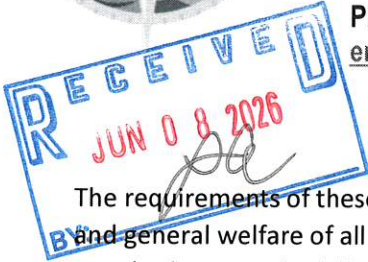




# VILLAGE OF PINCKNEY

220 S Howell Street, Pinckney Mi 48169  
Phone: 734-878-6206 Fax 734-878-9749  
email: [zoning@villageofpinckney.org](mailto:zoning@villageofpinckney.org)

## APPLICATION FOR WAIVER OF TECHNICAL STANDARDS



The requirements of these Technical Standards For Design and Construction are in place to protect the health, safety, and general welfare of all of the residents of the Village of Pinckney. If for some reason the strict letter of these standards cannot be followed due to circumstances beyond the control of Contractor, then any one of the Technical Standard requirements may be waived with the written consent of the Village Council after consulting the Village Engineer or qualified Village Agent.

Case # 2026-001-WTS Fee: \$ 300<sup>00</sup>  
Date filed: 06/04/2026 Zoning District: Secondary Business District  
Tax ID#: 4714-23-400-021 Lot #: NA Subdivision: NA  
Address of Subject Property: 1066 E M36, Village of Pinckney, MI  
Legal description: See QPS Michigan Holdings LLC Construction Plans Cover Sheet  
Owner: QPS Michigan Holdings  
Address: 4420 Varsity Drive, Ann Arbor, MI 48108  
Phone: (303) 886-6184 Email: Bob@c3industries.com

Appellant (if different than owner): Bob Phillips  
Address: 4420 Varsity Drive, Ann Arbor, MI 48108  
Phone: (303) 886-6184 Email: Bob@c3industries.com

Section of the Technical Standards that the applicant is requesting waiver: Section 01 20 07 Sub Section 1.07  
Parking Standards C.2, C.3, and C.4

Full description of request: C.2 & C.3 Primary parking lot access drive width of 24 feet face-of-curb to face-of-curb  
C.4 Tertiary traffic ways within the parking lot to have a width of 22 feet

Reason for Request/ Basis of request (practical difficulty or unnecessary hardships)  
Due to space limitations from the existing Fire Station Layout.

Please explain how the project meets each of the following standards:

a) That the alleged practical difficulties or hardships, or both, are exceptional and peculiar to the subject property, and result from physical conditions that do not generally exist throughout the Village of Pinckney:

Current conditions of the existing unused dilapidated building, flood plain, and wetlands reduce the usable area of the property below any practical use.

b) That failure to grant the waiver will deprive the property owner of its reasonable use as enjoyed by other property owners in the same district. This shall include substantially more than mere inconvenience and/or inability to attain a higher financial return.

Due to project location and sites existing building and entrance the property has very little room to accommodate all standard requirements. Meeting the requirements of technical standards mentioned above would reduce the space available for storm retention and parking.

c) That allowing the waiver will result in substantial justice being done, considering the public benefits intended to be secured by the standards, the individual hardships that will be suffered by failure to grant the waiver, and the rights of others whose property would be affected by approval of the waiver, if applicable:

See b above

d) That the waiver will be consistent with the purpose and intent of the standards, will not be contrary to the public interest, and will not injure the public or private rights of others:

adequate access will be provided and will not injure the public or private rights of others.

e) That the conditions and circumstances on which the waiver request is based have not been self-created by the property owner: Fire Station layout was existing and limitations were not self created.

f) That the waiver will not constitute a special privilege inconsistent with the limitations upon other properties in the Village of Pinckney, and shall constitute the minimum deviation that allow for a reasonable use of the property: Reduction in drive width and drive aisle will provided adequate access and allow for usable use of the property.

- I hereby certify that I am the owner of the subject property or have been authorized to act on behalf of the owner(s) and that all of the statements and attachments are true and correct to the best of my knowledge and belief.
- I acknowledge that approval of a waiver only grants that which was presented to Council.
- I acknowledge that I have reviewed the Technical Standards of the Village of Pinckney. The Application for Waiver and the Application Checklist have been submitted with all of the required information.
- (For Contractors) I understand that the need for waivers is evaluated and requested in the early stages of the site plan review submittal process and all costs incurred by the Village for professional review of a waiver request and the re-review of the site plan due to incorporation of the waiver shall be the sole responsibility of the Contractor. This cost is not part of a general preliminary/final/construction cost review escrows.



6/4/2026 | 2:39 PM EDT



6/4/2026 | 1:46 PM EDT

Signature of Owner

Date

Signature of Appellant

Date





220 S. Howell  
Pinckney, Michigan 48169  
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www.villageofpinckney.org

Date: June 8<sup>th</sup>, 2026

## **Motion to Approve Technical Standards Waiver**

### **QPS Michigan Holding, LLC – 1066 E. M-36**

I \_\_\_\_\_ move that the Village Council approve the request from **QPS Michigan Holding, LLC**, for a waiver from the Village of Pinckney Technical Standards for Design and Construction, Section 1. 20 07, *ROADWAY, PARKING, DRIVEWAY, AND SIDEWALK DESIGN REQUIREMENTS*. Subsection 1.07(C), *Parking Lot Design Standards*, for the property located at **1066 E. M-36**, subject to the findings and recommendations of the Village Planner and Planning Commission.

The approved waiver shall permit:

1. A reduction in the required **Primary Parking Lot Access Drive Width** from **31 feet face-of-curb to face-of-curb** to **24 feet face-of-curb to face-of-curb**.
2. A reduction in the required **Tertiary Traffic Way Width** within the parking lot from **24 feet to 22 feet**.

The Council finds that:

- A practical difficulty exists that justifies flexibility in applying the strict letter of the Technical Standards, being the particular conditions of this use, and the particular requests in question, that provide justification for such flexibility. This Applicant's project involves the reuse of an existing building. The circumstances are unique and specific to this property and are not related to the Applicant's personal situation. In addition, they do not apply generally to other properties in the district.
- The requested reductions are necessitated by site constraints and limited available space. Strict adherence to the current requirements without the requested waivers will limit the ability of the Applicant to make this project viable due to the limited space available and the current layout as established by the prior fire station facility.

- That the granting of the waivers will result in substantial justice being done, considering the public benefits of allowing the proposed rehabilitation of the former fire station to proceed and will result in the renovation and occupation of a vacant building that may be considered substantial community or public benefit.
- The waiver is generally consistent with the purpose and intent of the Pinckney Technical Standards, in particular the purpose of development of a viable use on this vacant parcel. The granting of the waivers will increase the value of the property, should not be detrimental to the property rights surrounding uses.
- The re-use of existing buildings and an existing property is one of the major reasons for this request. The proposed waivers are not the result of previous actions from the Applicant.
- Because of the unique conditions on this site, the waivers being requested do not constitute a special privilege or favor granted to the Applicant. The Applicant is upgrading the existing site and providing significant improvements which will enhance the area. The waivers requested are reasonable and will encourage development in the area.
- That the Applicant has established that practical difficulties and hardships exist in constructing the tertiary traffic way width within the parking lot and parking lot access drive in compliance with the strict letter of the Technical Standards that justifies the granting of the requested waivers, and the waivers represent the minimum deviation necessary to allow reasonable use of the property.
- The Village Planner has reviewed the request and determined the reduced widths are acceptable given the site's physical limitations.
- The Planning Commission has recommended approval.
- The waivers are consistent with Section 1.05 of the Village Technical Standards and will not adversely affect public health, safety, or welfare.



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**EFFECTIVE DATE:**

This Motion shall become effective upon its adoption by the Pinckney Village Council and publication in accordance with applicable law.

X

\_\_\_\_\_  
Jeffrey A Buerman  
President Village of Pinckney

X

\_\_\_\_\_  
Andrea McCall  
Clerk Village of Pinckney

Village Council Member \_\_\_\_\_ offered the foregoing Resolution and moved its adoption. The motion was seconded by Village Council Member \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

Jeffrey A Buerman, President  
Justin Bierman – President Pro-temp  
Stacy Conquest, Trustee  
Rob Coppersmith, Trustee  
Trisha Wagner, Trustee  
Nick Kane, Trustee  
Jo Self, Trustee

The President thereupon declared this Motion approved and adopted by the Village of Council of the Village of Pinckney this 8th day of June, 2026.

I hereby certify that the foregoing constitutes a true and complete copy of Motion adopted by the Village Council of the Village of Pinckney, County of Livingston, Michigan at a regular meeting held on Monday June 8th, 2026.

X

\_\_\_\_\_  
Andrea McCall  
Village Clerk