



April 30, 2026

Village of Pinckney
Planning Commission
220 S. Howell
Pinckney, Michigan 48169

Subject:	Site Plan Review Retail Marihuana Establishment
Applicant/Developer:	Ankur Rungta, QPS Michigan Holdings, LLC
Owner:	Michael Carney, Carney Enterprises of Michigan, LLC
Location:	1066 East Main Street / M-36 (Parcels No. 4714-23-400-021)
Current Zoning:	SBD, Secondary Business District

Dear Planning Commission Members:

We have reviewed a request for Site Plan approval for an adult-use marihuana retailer establishment in the SBD, Secondary Business District, as outlined in Sections 152.388 through 152.393 of the Village Zoning Ordinance.

1. **PROJECT BACKGROUND AND SITE DESCRIPTION**

This property, located on E. Main Street/M-36, is the site of the former fire hall, which has been vacant for several years. It consists of approximately 1.68 acres and includes a nonconforming structure with a lean-to carport in the rear. The property currently has two access driveways from Main Street/M-36: one directly in front of the building, spanning the width of the four garage doors, and another along the west side, sloping down toward the back. The existing building is a two-story structure with the exposed first floor in the rear.

The proposed redevelopment plan includes the removal of the lean-to carport and the eastern driveway approach from M-36. The building is proposed to be renovated for use as a marihuana retail establishment with a gross floor area of approximately 7,638 square feet with the main public entrance from the rear of the building.

The applicant has received a Village of Pinckney adult-use marihuana license, which first required prior Village Council approval of a Special Land Use request (granted by Village Council on July 14, 2025). The applicant is now seeking concurrent preliminary and final site plan review and approval.

Current Submittal

The applicant has submitted the following documents for review:

- Application for Preliminary and Final Site Plan review dated April 28, 2026.
- Preliminary/Final Site Plan package dated April 20, 2026, and revised April 24, 2026.
- Environmental checklist form dated April 24, 2026.
- Title documentation dated January 28, 2026.
- Property owner consent dated April 3, 2026.



2. ADJACENT EXISTING LAND USES, ZONING DISTRICTS, AND PLANNED LAND USES

Table 1: Adjacent Property Existing Land Uses, Zoning Districts, and Future Land Uses

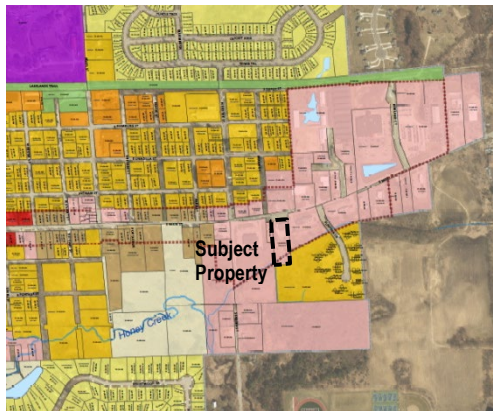
	Existing Land Use	Zoning District	Future Land Use
North	Huntington Bank	SBD, Secondary Business District	Commercial
East	Pinckney Auto Wash	SBD, Secondary Business District	Commercial with Green Infrastructure
	Residential	R-3, High Density Residential	High Density Residential with Green Infrastructure
South	Residential	R-3, High Density Residential	High Density Residential with Green Infrastructure
West	Single Family Home	SBD, Secondary Business District	Commercial

Figure 1: Map of Existing Land Uses, Zoning Districts, and Future Land Uses



Existing Land Uses

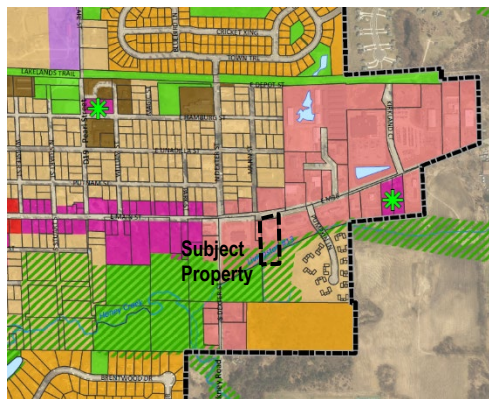
Subject Property
Current Land Use:
Vacant



Zoning Districts

- R1, Low Density Residential District
- R2, Medium Density Residential District
- R3, High Density Residential District
- R4, Multiple-Family Residential District
- ROB, Residential-Office Business District
- CBD, Central Business District
- SBD, Secondary Business District
- RTO, Research-Technology-Office District
- O, Office District
- PL, Public Lands District
- DDA Boundary

Subject Property
Existing Zoning:
SBD



Future Land Uses

- Low Density Residential
21,780 to 43,560 Sq. Ft. Min. Lots
- Medium Density Residential
10,890 to 21,780 Sq. Ft. Min. Lots
- High Density Residential
7,260 to 10,890 Sq. Ft. Min. Lots
- Multiple Family
4,356 to 7,260 Sq. Ft. Min. Lots
- Central Business District
- Green Infrastructure
- Commercial
- Mixed Use
- Public/Semi-Public
- Recreation/Conservation
- Research/Technology/Office
- Sub Areas

Subject Property
Future Land Use:
Commercial with
Green Infrastructure

June 2020

3. SITE PLAN REVIEW

The purpose of the site plan review is to confirm compliance with the Village Zoning Ordinance and conformance with the Village Technical Standards. The procedures for granting final site plan approval are outlined in Section 152.393 of the Village Zoning Ordinance. The Planning Commission reviews reports prepared by the Village Planner and Engineer, as well as staff reports and any other relevant information, and then approves, approves with conditions, or denies the final site plan. The basis for the decision and any conditions must be specified in the resolution or motion and the meeting minutes and provided in writing to the Village Council and the applicant.

The following constitutes our review with bold text identifying comments requiring attention or further discussion.

Site Development Standards

The site layout plan (Sheet 3) depicts the proposed development. The lean-to carport will be removed, a parking area will be added to the rear, and the front easternmost driveway from M-36 will be eliminated. The property's site development standards are summarized in Table 1.

Table 1: Area, Height, Yard, and Other Standards

	Minimum Required SBD, Secondary Business District	Provided
Lot Area (Gross)	5,000 sq. ft.	1.68 ac. or 73,051 sq. ft.
Lot Width	66 ft.	166 ft.
Front Yard	25 ft.	4.9 ft. (Existing Nonconforming)
Side Yard		
East Side	15 ft.	17.22 ft.
West Side	20 ft.	51.95 ft.
Rear Yard	20 ft.	372.41 ft.
Lot Coverage	50% maximum	5.4%
Structure Height	35 ft. or 2.5 stories maximum	25.42 ft. at front & 38.25 ft. at rear Average: 31.84 ft 2 stories

Existing Conditions and Natural Features

The property slopes downward toward Livingston Drain #13 and contains flood-prone and wetland areas. Environmentally sensitive areas include existing vegetation which will be preserved. The Landscape Planting Plan (Sheet LP-1/6) identifies existing vegetation, while the Site Grading Plan (Sheet 4) illustrates the existing and proposed elevation contours. Flood-prone zones and wetland areas associated with the County Drain are delineated on Sheets 2, 3 and 4, along with the required 10-foot buffer.

These areas are proposed to be preserved and enhanced through removal of invasive non-native plant species, selective clearing, and supplemental native plantings. Natural feature preservation is further integrated into the stormwater management system through green infrastructure elements, including native seed mixes and plantings around the proposed detention pond.

Site Access

An Access Plan has been provided (Sheet 5). Proposed vehicular and pedestrian access improvements include:

- Removal of the easternmost driveway at the front of the property.
- Retention and widening of the primary driveway along the west side (24-foot wide). This does not meet the required 31-foot minimum width (back of curb to back of curb) which is required per Village Technical Standards due to site constraints; therefore, **a waiver from Village Council is required.**
- Installation of a continuous sidewalk along M-36/Main Street.
- Addition of a pedestrian connection from the sidewalk to the building entrance, including a stairway along w the west side of the building providing access to the rear.

The Fire Marshal has reviewed and approved the plan for emergency access. The applicant is coordinating with the Michigan Department of Transportation (MDOT) for work within the M-36 right-of-way. **Evidence of MDOT approval must be provided to the Village upon receipt.**

Parking / Loading

In accordance with Section 152.283 of the Village Zoning Ordinance, 26 parking spaces are required and 34 are provided, including two barrier free spaces. The layout meets the ordinance dimensional requirements for stall and aisle dimensions.

An off-street loading space is also proposed along the west side of the main drive, as required.

Landscaping/Screening

The Landscape Planting Plan (Sheet LP-1 or 6) shows preservation of existing trees and removal of invasive species, along with new plantings. A landscape buffer is proposed along the west property line adjacent to residential uses, along with plantings throughout the site.

The plan meets and exceeds ordinance requirements (Sections 152.329-152.332), including:

- A buffer of 15 upright junipers along the west property line.
- Road frontage landscaping with 6 trees and 30 shrubs (required: 6 trees and 28 shrubs).
- Foundation plantings (7 trees, 14 shrubs, and 44 perennials).
- Parking lot landscaping with 5 trees and 104 perennials planted (meeting the 1 tree per 8 parking spaces requirement).
- Use of native plantings around the detention basing addressing the green infrastructure.

Building Floor Plans and Elevations

Building floor plans and elevations have been provided (Refer to Architectural drawings). While the current building footprint remains largely unchanged, exterior improvements are substantial. Color renderings have been provided and will be presented at the Planning Commission meeting. The Commission should review and approve building materials and design for compatibility with surrounding development.

Signage

Conceptual signage, including ground and wall signs, is shown on the architectural plans. A separate sign permit will be required prior to installation, as noted on Sheet A4.2.

Exterior Lighting

According with the Photometric Plan (Sheet 7), the proposal includes five 20-foot light poles, two wall-mounted fixtures, and four 13.5-foot downlights along the front façade. Lighting levels comply with ordinance standards, including a maximum of 0.5 foot-candles at residential property lines and 10 foot-candles within the site.

Waste Storage

A dumpster enclosure is proposed on a concrete pad, enclosed by an eight-foot-high masonry wall designed to match the building façade, with reinforced composite gates.

Site Grading, Drainage and Utilities

We defer to the Village Engineer for review of grading, utilities, and other engineering details.

4. **RECOMMENDATION**

We recommend that the Planning Commission approve the Final Site Plan for the proposed marijuana retailer establishment at 1066 Main Street/M-36 (Parcel No. 4714-23-400-021) subject on the following conditions:

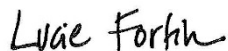
1. Approval by the Village Council of a waiver to permit a reduced driveway width from 31 feet to 24 feet.
2. Review and approval by Village staff (DPW), the Village Engineer, and applicable outside agencies, including MDOT, the Livingston County Drain Commissioner's Office, and the Building Department.

This recommendation is based on the following findings of fact and the determination that the proposed Site Plan meets the applicable standards of the Zoning Ordinance:

- The Site Plan is generally consistent with applicable dimensional, design, and performance standards of the Zoning Ordinance, including requirements for parking, landscaping, lighting, screening, and site layout. The proposal reflects reinvestment in an existing site through building improvements, removal of obsolete structures, and enhanced site design. Existing natural features, including wetlands and flood-prone areas, have been identified and are proposed to be preserved and incorporated into the site design through appropriate buffering and green infrastructure.
- The Site Plan provides for safe and efficient vehicle and pedestrian circulation, adequate parking and loading facilities, and appropriate emergency access, as confirmed by the Fire Marshal. While the primary access drive does not meet the minimum width required by the Village Technical Standards, the deviation is due to site constraints and may be considered by the Village Council through a waiver.
- Subject to the conditions set forth herein and required approvals from applicable agencies, the proposed Site Plan meets the intent and applicable standards of the Zoning Ordinance and is not expected to adversely impact adjacent properties or the public health, safety, and welfare.

Please do not hesitate to contact us if you have any questions.

Sincerely,



Lucie Fortin, AICP, PLA
Community Planner/Landscape Architect