



May 1, 2026

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

**Subject:** Site Plan Review  
Pinckney Chrysler Dodge Jeep Ram

**Owner:** Rob Gagliano, Genesis Automotive Group, 23001 Industrial Drive, St. Clair Shores, MI 48048

**Applicant:** Vic Habersmith, Bloom General Contracting, 25601 W. Eight Mile R., Redford, MI 49240

**Location:** 1295 E. Main Street/M-36 (Parcels # 4714-23-400-059)

**Zoning:** SBD, Secondary Business District

Dear Commission Members:

We have reviewed a request for Site Plan approval for the expansion of the Pinckney Chrysler Dodge Jeep Ram dealership. This review focuses evaluates compliance with the site plan approval standards and Section 152.387 through 152.393 of the Village Zoning Ordinance.

## **1. PROJECT BACKGROUND AND DESCRIPTION**

The proposed development includes an expansion of the front portion of the existing Pinckney Chrysler Dodge Jeep Ram dealership building. The project will add approximately 13,912 square feet to the existing 17,717-square-foot building to expand the showroom and enhance the service area and employee workspace.

In addition to the building expansion, the project includes improvements to the front parking area and on-site stormwater management.

The applicant is requesting concurrent preliminary and final site plan review and approval.

### **Current Submittal**

The applicant has submitted the following documents for review:

- Applications for preliminary and final site plan review dated April 30, 2026.
- Preliminary/Final Site Plan drawing package dated April 30, 2026.



**TECHNICAL SKILL.**  
**CREATIVE SPIRIT.**

**2. AREA ZONING AND LAND USE**

With the exception of the MDNR Mike Levine Lakelands Trail located along the north side of the property, which is zoned PL, Public Lands, adjoining Village properties are all zoned SBD, Secondary Business District. and used for commercial purposes.

Properties located south of M-36 and east of Taco Bell are within Putnam Township. They are zoned A-O, Agricultural/Open Space and used for agricultural purposes.



### 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.

Bold text identifies comments requiring further attention or discussion.

#### Site Development Standards

The site plan cover sheet (Sheet 01) provides the overall property site data. The proposed layout meets the site development standards of the SBD District.

**Table 1: Area, Height, & Yard Requirements**

	Minimum Required SBD, Secondary Business District	Proposed
<b>Lot Area</b>	5,000 sq. ft.	7.2 ac. or 310,147 sq. ft.
<b>Lot Width</b>		
Main Street/M-36	66 ft.	407 ft.
Kirkland Court	66 ft.	882 ft.
<b>Front Yard</b>		
From Main Street/M-36	25 ft.	171.8 ft.
From Kirkland Court	25 ft.	Approximately 300 ft.
<b>Side Yard - East Side</b>	0	52.9 ft.
<b>Rear Yard - North Side</b>	20 ft.	185.3 ft.
<b>Lot Coverage</b>	50% maximum	36%
<b>Structure Height</b>	35 ft. or 2.5 stories maximum	30.3 ft. overall 24.5 ft. new building addition

#### Existing Conditions and Natural Features

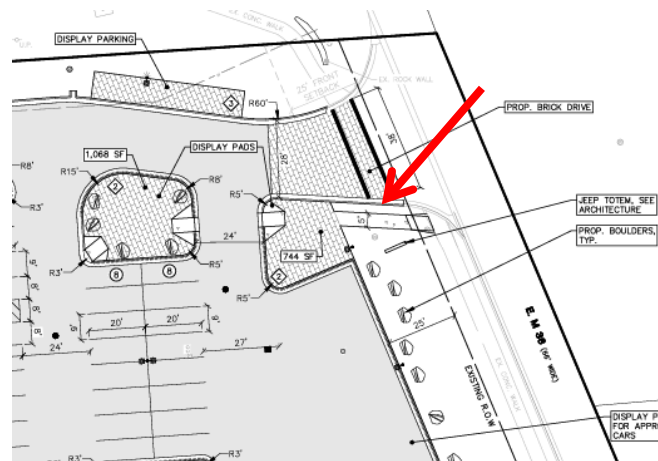
As shown on the Existing Area Wide Plan (Sheet 03), the redevelopment area is currently occupied by an existing parking area and a stormwater detention basin.

#### Site Access

Access to the site will remain unchanged, with connection to the west inventory lot and an entry drive from Main Street.

Brick pavers are proposed at the drive entrance and within parking lot islands for vehicle display. A pedestrian connection from the Main Street sidewalk to the building entrance has been added, including several ramps.

**A small gap remains and should be addressed to provide a continuous accessible connection, including a ramp at the crosswalk to the property to the east, as shown on the illustration to the right.**



### **Parking / Loading**

Based on a total building floor area of 31,629 square feet, 90 parking spaces (1 space/350 square foot) and 2 off-street loading spaces are required.

The current site improvements include a total of 77 spaces with 10 reserved for customers (including 2 barrier-free spaces) and 67 intended for display spaces.

However, as indicated on Sheet 01, the dealership portion of the property (excluding the east inventory lot) provides a total of 35 employee parking spaces, 10 customer spaces (including 2 barrier-free spaces), and 92 display spaces for a total of 137 parking spaces.

No off-street loading spaces are proposed with the current site improvements. Existing concrete pads along the existing back building appear to accommodate three existing loading spaces. **The applicant should confirm that the existing facilities are adequate or request a waiver from the Planning Commission.**

### **Landscaping/Screening**

The Landscape Plan (Sheet 17) shows the addition of trees and shrubs throughout the redevelopment area, including landscaping along Main Street/M-36, within the parking area, and as foundation plantings

The plan meets the intent of Sections 152.330-152.332 of the Village Zoning ordinance:

- Road frontage landscaping includes 4 trees, 20 shrubs, 64 perennials, and decorative boulders. While fewer than required, the proposed landscaping is consistent with the intent of the ordinance given the site constraints.
- Foundation plantings provide 49 shrubs and 107 perennials enhancing the building's appearance.
- Parking lot landscaping includes 10 trees planted within the parking lot islands and around the parking lot perimeter, meeting the requirement of one tree per eight parking spaces.

### **Building Floor Plans and Elevations**

Building floor plans and building exterior elevations have been submitted (Sheets TS1.6 and A2. 1). Exterior materials consist primarily of aluminum composite panels in gray, bamboo, silver, and black tones. The materials and colors create a visually appealing façade. The Planning Commission should review and approve the final building design for compatibility with surrounding development.

### **Signage**

The existing ground sign along Main Street/M-36 will remain. Proposed new signage, including ground and wall signs, is shown on the architectural plans. A separate sign permit will be required prior to installation,

### **Exterior Lighting**

The lighting plan (Sheet EL1.10), proposes new pole-mounted LED luminaires. Illumination levels exceed the maximum 10 foot-candles in some display areas; however, a note on the plan indicates that lights will be dimmed to 50% after 10 pm. Additionally, lighting levels at the property line comply with the 1 foot-candle maximum, and fixture heights meet the 20-foot limit.

Increased illumination may be considered if demonstrated to be necessary for safety and security. **The Planning Commission should evaluate whether the proposed lighting levels are justified.**

### **Waste Storage**

The existing dumpster enclosure will remain at the rear of the building (See Sheet SP1.1).

### **Site Grading, Drainage and Utilities**

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

#### 4. **RECOMMENDATION**

Based on the materials submitted, we recommend that the Planning Commission approve the Final Site Plan for 1295 E. Main Street/M-36 (Parcel # 4714-23-400-059), including a waiver for off-street loading spaces if applicable and higher illumination levels if warranted.

Approval should be contingent upon:

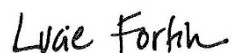
1. Revisions to the Final Site Plan to address all comments from this review, Village staff, and the Village Engineer.
2. A note added to the plans to indicate that a separate sign permit will be obtained prior to sign installation.
3. Review and approval by Village staff (DPW), the Village Engineer, and any required outside agencies (Livingston County Road Commission, Livingston County Drain Commission's Office and Building Department).

The recommendation for approval is based on the following findings:

- The proposed development is consistent with the intent and standards of the SBD (Secondary Business District) zoning classification.
- The site layout, building placement, and overall design comply with applicable dimensional and site development standards of the Zoning Ordinance.
- The proposed expansion represents a logical and compatible continuation of the existing commercial use and will not adversely impact surrounding properties.
- Adequate access, circulation, and parking are provided to serve the expanded use, subject to confirmation of loading space compliance or approval of a waiver.
- Landscaping and site design improvements enhance the visual character of the corridor and are generally consistent with ordinance intent, given site constraints.

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

Sincerely,



Lucie Fortin, AICP, PLA  
Community Planner/Landscape Architect