

VILLAGE OF PINCKNEY

NOTICE OF PUBLIC HEARING

Public body	Village of Pinckney Planning Commission
Date and time	Monday, October 5, 2026, at 6:30 p.m.
Location	Village Hall, 220 S. Howell Street, Pinckney, Michigan 48169
Subject property	Mugg & Bopps, 721 E. Main Street, Pinckney, Michigan 48169

Notice is hereby given that the Village of Pinckney Planning Commission will conduct a public hearing to receive public comment and consider special land use approval for two proposed monument or ground signs serving the Mugg & Bopps commercial development at the subject property.

Nature of the requests

A1	A fixed-panel monument sign shown on the submitted plans as having a sign area of approximately 40 square feet per face. Special land use approval is requested because the proposed two-faced configuration would exceed the maximum total ground-sign area otherwise permitted by Village Code § 152.306.
A2	An electronic monument sign shown on the submitted plans as having an area of approximately 48 square feet. The request includes the proposed electronic-message component and any associated dimensional or site-related relief requiring special land use review under the Village sign regulations, including §§ 152.305 and 152.306.

The Planning Commission may approve, approve with conditions, postpone, or deny either request and may consider reasonable modifications within the scope of the applications and the Village Zoning Ordinance.

Public participation and written comments

Members of the public may appear at the hearing and offer comments. Written comments concerning the requests may be delivered to the Village Clerk at Village Hall, 220 S. Howell Street, Pinckney, Michigan 48169, or emailed to clerk@villageofpinckney.org. Written comments should be received before the start of the public hearing on October 5, 2026.

The applications, plans, and related materials may be reviewed at Village Hall during regular business hours.

Accessibility

The Village will provide reasonable auxiliary aids and services to individuals with disabilities upon reasonable advance notice. Contact the Village Clerk at the address above to request assistance.

Andrea McCall, Village Clerk

Village of Pinckney

This notice is issued pursuant to the Michigan Zoning Enabling Act, MCL 125.3103 and MCL 125.3502, and the Village of Pinckney Zoning Ordinance.



VILLAGE OF PINCKNEY

220 S. Howell Street
Pinckney, MI 48169
zoning@villageofpinckney.org

SPECIAL LAND USE PERMIT APPLICATION

Case #: _____
Owner: Pinckney - M36, LLC
Address: 627 Dearborn Howell, MI 48843
Phone: 517376.5130 office
Email: admin@cdo10.com

Date of Application: 09/17/26
Applicant: Pinckney - M36, LLC
Address: PO Box 708 Howell, MI 48844
Phone: 517.202.0232
Email: todd@cdo10.com

Project Address: 75 S. Dexter St, Pinckney, MI 48169

Tax Code: 4714-23-400-013

Lot: _____ Subdivision: _____ Zoning: SBD

Legal Description: 14-23-400-013 SEC 23 T1N R4E VILLAGE OF PINCKNEY UNPLATTED LAND COMM S 1/4 COR TH N 1314.85 FT TO POB. TH N88°E 288.92 FT TH N86°E 69.94 FT TH S01°W 243.14 FT TH S89°E 61.41 FT TH S 210.26 FT TH S63°W 470.38 FT TH N 647.86 FT TO POB. REDESCRIBED BY SURVEY 9-99

Description of Request/Project (Attach Proposal): Change existing Rite Aid Monument sign to Mugg & Bopps sign A1

Check any that apply:

☐ Marihuana Establishment ☐ Residential Open Space ☐ Condominium or other Planned Development

Submission requirements:

- Preliminary site plan containing all information required by Section 152.389 of the Zoning Ordinance
- Written statement and supporting evidence explaining how the special land use will comply with the general criteria in Section 152.242-152.243 of the Zoning Ordinance
- If the applicant is not the owner of record, a notarized statement from the owner that the applicant is acting on owner's behalf
- All appropriate fees

Signature of Applicant: [Signature] Date: 09/17/26

Date of Submittal: 9-17-2026

Fee Paid: \$700.00

Escrow Paid: Ø

(The applicant is responsible for replenishing the escrow account in \$2,000 increments to maintain 30% balance of the original escrow amount.)

Action:

Public Hearing Date: OCT 5th 2026

Decision of Planning
Commission: _____

Council Meeting Date: _____

☐ Granted ☐ Denied

120
SITE PLAN AND SITE
DETAILS



VILLAGE OF PINCKNEY

220 S. Howell Street
Pinckney, MI 48169
zoning@villageofpinckney.org

SPECIAL LAND USE PERMIT APPLICATION

Case #: _____
Owner: Pinckney - M36, LLC
Address: 627 Dearborn Howell, MI 48843
Phone: 517.376.5130 office
Email: admin@cdo10.com

Date of Application: 09/17/26
Applicant: Pinckney - M36, LLC
Address: PO Box 708 Howell, MI 48844
Phone: 517.202.0232
Email: todd@cdo10.com

Project Address: 75 S. Dexter St, Pinckney, MI 48169 Tax Code: 4714-23-400-013

Lot: _____ Subdivision: _____ Zoning: SBD

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Description of Request/Project (Attach Proposal): Add electronic message board sign A2

Check any that apply:

☐ Marihuana Establishment ☐ Residential Open Space ☐ Condominium or other Planned Development

Submission requirements:

- Preliminary site plan containing all information required by Section 152.389 of the Zoning Ordinance
- Written statement and supporting evidence explaining how the special land use will comply with the general criteria in Section 152.242-152.243 of the Zoning Ordinance
- If the applicant is not the owner of record, a notarized statement from the owner that the applicant is acting on owner's behalf
- All appropriate fees

Signature of Applicant: [Signature] Date: 09.17.26

Date of Submittal: 9-17-2026

Fee Paid: Ø

Escrow Paid: Ø

(The applicant is responsible for replenishing the escrow account in \$2,000 increments to maintain 30% balance of the original escrow amount.)

Action:

Public Hearing Date: OCT 5th 2026

Decision of Planning
Commission: _____

Council Meeting Date: _____

☐ Granted ☐ Denied

