



July 30, 2024

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

<b>Subject:</b>	<b>Preliminary Site Plan Review</b> Essence - Class A Marihuana Microbusiness
<b>Applicant/Owner:</b>	Marco Lytwyn, Pinckney Developments LLC
<b>Location:</b>	1268 East Main Street / M-36 (Parcels no. 4714-23-400-007 & 4714-23-400-008)
<b>Current Zoning:</b>	SBD, Secondary Business District
<b>Project No.:</b>	401.2400218.000

Dear Commission Members:

We have considered a request for Preliminary Site Plan approval for a proposed Marihuana Microbusiness located on parcel no. 4714-23-400-007 and part of parcel 4714-23-400-008. This review focuses on the preliminary site plan approval standards and compliance with Section 152.387 through 152.390 of the Village Zoning Ordinance.

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

The two parcels, presently vacant, contain approximately two acres of land, and account for 111 and 121 feet of frontage on Main Street/M-36. The parcels were previously occupied as a residential home, which has since been demolished.

On December 11, 2023, the applicant received special land use approval for a Village of Pinckney Class A marihuana microbusiness license by Village Council, subject to the following conditions:

1. Establishment of a cross access agreement across the two parcels.
2. Provision of enhanced landscaping and pedestrian amenities, surpassing the minimum requirements of the Village Zoning Ordinance, to soften the appearance of the building and the site, especially the view from Main Street/M-36. This entails the addition of a low decorative wall combined with increased landscaping along the front of the property, and additional landscaping along the east property boundary.
3. Accommodations for walking/bicycling customers or employees with a sidewalk connection to Main Street/M-36, a bike rack by the entrance, outside seating, and waiting areas.
4. Incorporation of innovative stormwater management techniques aligning with the green infrastructure Master Plan goal.
5. Provision of additional information for Planning Commission review and approval on the proposed building, demonstrating attention to the existing character of the Village center and edge with compatible materials, colors, and detailing.

The applicant has submitted updated drawings, which are dated from 1-5-2024 to 7-15-2024. The updated and current development proposal features a 3,200-square foot marihuana micro-business primarily located on parcel 4714-23-400-007.



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

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

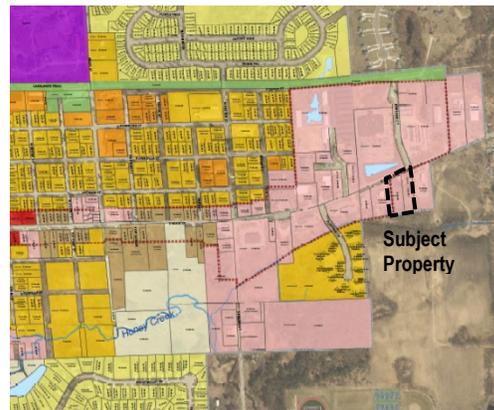
	Existing Land Use	Zoning District	Future Land Use
<b>North</b>	Busch's Market	SBD, Secondary Business District	Commercial
<b>East</b>	Taco Bell	SBD, Secondary Business District	Commercial
<b>South</b>	Creek & Farmed Land	A-O, Agricultural/Open Space Putnam Township	General Business Putnam Township
<b>West</b>	Wendy's	SBD, Secondary Business District	Commercial

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



Aerial Photo - Existing Land Uses

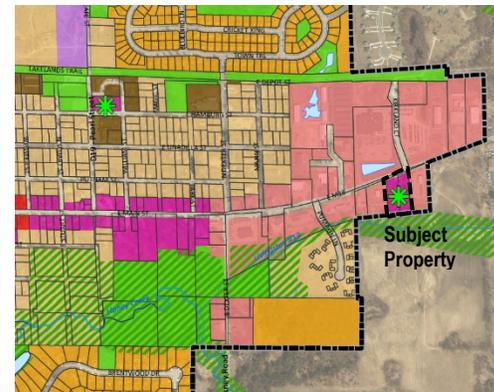
Subject Property  
Current Land Use:  
Vacant



Zoning District Map Detail

- 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 Use Map Detail

- 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-P
- Recreation/Cr
- Research/Technology/Office
- Sub Areas

Subject Property  
Future Land Use:  
Mixed Use

June 2020

### 3. PRELIMINARY SITE PLAN REVIEW

We are providing our preliminary comments with text shown in bold indicating comments needing attention or discussion.

#### Informational Requirements

The information provided largely meets the preliminary site plan submittal requirements of the Village Zoning Ordinance.

#### Area and Dimensional Requirements

The site layout depicted on Sheet C-03 (Site Plan) adheres to the dimensional requirements outlined in the Zoning Ordinance for SBD, Secondary Business District. Table 2 provides an overview of the area and dimensional standards, as depicted and/or measured from the submitted drawings and considering the eastern parcel (Parcel 4714-23-400-007).

Table 2: Area, Height, Yard, and Other Standards

	Required SBD, Central Business District	Provided Per Sheet C-03 Parcel 4714-23-400-007
Minimum Lot Area	5,000 square feet	+/- 45,738 Square Feet
Minimum Lot Width	66 feet	111 feet
Minimum Front Yard	25 feet	79 feet
Minimum Side Yard- East	0	5 feet
Minimum Side Yard- West	0	+/- 60 feet
Minimum Rear Yard	20'	+/- 200 feet
Maximum Lot Coverage	50%	+/- 7%
Maximum Building Height	35 feet	16.5 feet

#### Existing Conditions and Natural Features

The site features mature trees and a wooded area that slopes down to Livingston County Drain #13 located south of the property. The south portion of the site also includes a wetland area.

Sheet C-02, Removal Plan, indicates the removal of the existing approach from M-36 spanning both parcels and the clearing of vegetation along the south property. It appears that most existing trees within the parcel will have to be removed to accommodate the proposed development. **All existing trees should be identified and labeled on this sheet.** Any work within the Main Street/M-36 right-of-way will require a permit from MDOT, which has authority over the roadway.

#### Site Access and Circulation

Sheet C-3, Site Plan, depicts a proposed parking area accessible from Main Street/M-36 via a new drive approach, approximately 30 feet wide. As noted above, **the drive approach will need to meet MDOT's standards and receive their approval.**

A concrete pedestrian walkway connects the sidewalk along Main Street/M-36 to the building entrance at the back of the property.

#### Parking/Loading

The development provides 21 off-street parking spaces, including one barrier-free space. This meets the minimum number of parking spaces for both retail stores (1 per 300 square feet) and convenience stores (1 per 200 square feet). While we believe that there may be significant traffic associated with marijuana establishments, the open parcel to the west could accommodate additional parking in the future, if need be.

A 12 by 30-foot loading/unloading space is proposed in front of the building entrance area, meeting the minimum requirement set by the Village Ordinance.

The layout of the proposed parking spaces meets the dimensional standards for parking spaces (9 X 20 feet) and for drive aisle minimum width of 22 feet.

We note a paved area 17 feet by 64 feet proposed in the rear of the property, along with 230 feet of new curb extending 3 feet away from the western property line and a 25-foot drive return, which do not appear to support the current development proposal. **The applicant should provide the intent for these features or remove them if not needed.**

### **Landscaping**

The proposed preliminary landscape plan, as depicted on Sheet A002, features deciduous trees along the front of both parcels, plantings along the west side of the building, trees and shrubs within the parking lot islands, and a decorative wall incorporating a sign along M-36 within a pedestrian feature.

The proposed Landscape Plan generally meets the landscaping regulations set forth by the Village of Pinckney and aligns with the conditions of special land use approval. **However, the proposed development does not align with the conditions regarding the incorporation of innovative stormwater management techniques aligning with the green infrastructure Master Plan goal. We suggest moving the proposed site development closer to M-36 thereby preserving the existing wooded area and accommodating a more natural stormwater management area along the rear of the property.** This could include bio-retention areas, rain gardens, and native plantings along the wetland border.

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

The new building floor plan and elevations (Sheets A1 and A2) feature a modern design incorporating diverse materials, including dark grey bricks with black grout topped with composite siding horizontal boards, and the use of powder coated aluminum rain screens.

**We recommend that the applicant brings building sample materials** to facilitate the Planning Commission's review of the exterior building finishings and aesthetics for compatibility with the design and character of surrounding structures.

### **Signage**

A monument sign is proposed at the front of the building and wall signs are proposed along the north, east, and west sides of the building. **Further details must be submitted for review prior to the issuance of a sign permit.**

### **Exterior Lighting**

The new lighting photometric plan (dated 7-11-24) indicates 16 wall-mounted luminaires/sconces along the building facades. Additionally, five pole-mounted luminaires (S3 and SBLC Gardco LED) are proposed in the parking lot. In accordance with the standards outlined in the Village Zoning Ordinance, **the proposed light intensity levels exceed one (1) foot-candle at the eastern lot line and the maximum ten foot-candles around the proposed building. Cut sheets and additional details of the proposed light fixtures (such as height) will need to be submitted along with a revised photometric plan prior to final site plan approval.**

### **Waste Storage**

A dumpster enclosure is proposed at the rear of the property. Sheet C-03 provides an enclosure detail meeting ordinance standard.

### **Site Grading and Utilities**

We defer to the Village Engineer for review and comment on the engineering aspects of this site plan proposal.

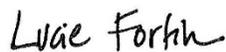
#### 4. **RECOMMENDATION**

Based on the information provided by the applicant, we recommend that the Planning Commission approve this Preliminary Site Plan for the property located on parcel numbers 4714-23-400-007 and 4714-23-400-008. The applicant should work towards final site plan approval, addressing the deficiencies noted in this review, including:

1. Identification and labeling of all existing trees, with trees to be removed clearly marked on the Demolition Plan.
2. Preliminary review by MDOT of the proposed drive approach.
3. Provision of a rationale for the development of extraneous curbs and pavement surfaces in the parking area.
4. Submission of a final Grading Plan and Landscape Plan that meet the standards of the Village of Pinckney and incorporate innovative stormwater management techniques aligning with the Village's green infrastructure goals.
5. Submission of building sample materials for Planning Commission review.
6. Revision of the site lighting design to meet the standards of the Village and provision of the proposed light fixture details.
7. Review and approval by Village staff (Zoning Administrator, DPW, Fire Marshall), the Village Engineer, and any necessary outside agencies (Michigan Department of Transportation, Livingston County Drain Commissioner's Office, and Building Department).

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

Sincerely,



Lucie Fortin, AICP, PLA  
Community Planner/Landscape Architect

c: Marco Lytwyn, Pinckney Developments LLC (email: k\_lytwyn@hotmail.com)