



November 20, 2024

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

Subject:	Special Land Use and Site Plan Reviews Krill Sports Complex - Commercial Indoor and Outdoor Recreation Use
Applicant/Owner:	Stephan Krill / BTC 475 Pinckney LLC
Location:	195 E. Hamburg St. (Parcel # 4714-23-301-004)
Current Zoning:	Conditional SBD, Secondary Business District
Project No.:	P1040001

Dear Commission Members:

We have reviewed the proposed Sports Complex development for Special Land Use and Site Plan approvals to allow both commercial indoor and outdoor recreation uses in a conditionally zoned SBD, Secondary Business District. This report includes two reviews: the first one pertains to **Special Land Use** permit request as outlined in Sections 152.240 through 152.243 of the Village Zoning Ordinance and the second relates to the **Site Plan** approval request as outlined in Sections 152.385 through 152.397 of the Ordinance.

1. PROJECT DESCRIPTION AND BACKGROUND

This section of the property comprises 2.61 acres and includes a 28,287-square-foot warehouse (measured from the drawings) along with a paved parking area. The site currently has two access drives, one from Hamburg Street and one from Howell Street.

The development proposal matches the one presented and approved in 2018. It involves rehabilitating the building's interior to provide 25,223 square feet of usable floor space dedicated to indoor recreational uses, including:

- A baseball training area with five batting cages and a field area, totaling approximately 10,666 square feet.
- Two leased spaces (Space A: 2,391 square feet and Space B: 2,173 square feet).
- A bouldering area with climbing pits and an exercise space, totaling 7,552 square feet.
- A mezzanine area, restrooms, showers, and storage spaces.

The applicant indicates that 37,810 square feet of the site is allocated for outdoor recreational uses, but no specific uses or improvements are detailed in the drawings. Planned exterior renovations include new windows, an entryway, siding, and other features. Access to the site is maintained through the eastern drive on Hamburg Street, connecting to the existing parking area, which is shared with an office use on part of the property.



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A conditional rezoning request to change the 2.61-acre western portion of the property from R4 (Multiple Family Residential District) to SBD (Secondary Business District) was originally approved by the Village Council on June 11, 2018. In 2023, the applicant resubmitted this request because the conditions of the original agreement were not met in time. The Village Council approved the extension of the rezoning amendment in October 2023.

The newly recorded Statement of Conditions Agreement outlines the following conditions, which the applicant has voluntarily offered and accepted:

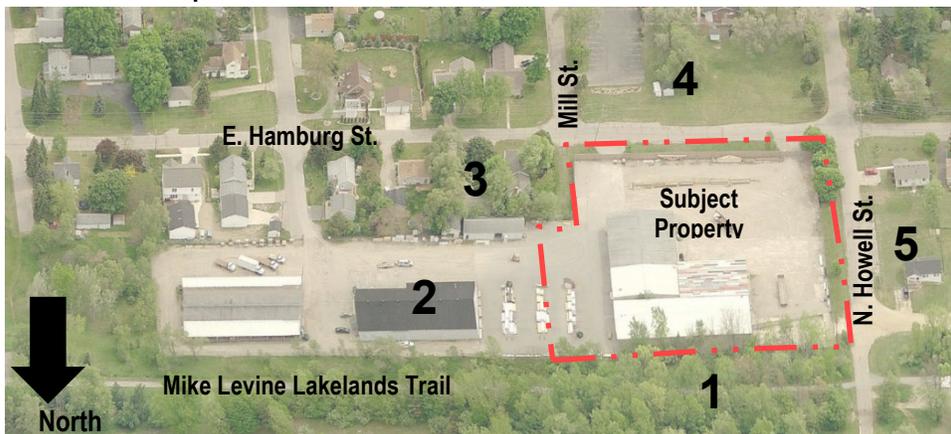
1. The Property Owner will execute a shared driveway and parking agreement between parcels.
2. The Property Owner will use only the southeast access as the main entrance and exit for the Sports Complex.
3. The Property Owner will limit internal building hours of operation to Monday through Saturday from 9:00 am to 10:00 pm and Sunday 10:00 am to 8:00 pm. The external recreational hours shall be limited to Monday through Saturday from 10:00 am to 9:00 pm and Sunday 10:00 am to 8:00 pm. The external recreational hours will be seasonally adjusted to operate during daytime hours only.
4. The Owner agrees that the purpose of this conditional rezoning is for indoor/outdoor recreational use only. If this use ends, the parcel will revert to Multiple Family Residential (R-4) within 12 months.
5. The Property Owner agrees to: (a) Enhance the existing property and structure by revitalizing the exterior with a facade improvement and internal upgrades for functionality; (b) Provide indoor/outdoor recreation providing an outlet for the youth of our community and surrounding areas; (c) Provide exterior security lighting; (d) Install a pedestrian gate along the E. side of the 195 E Hamburg main gate & use pedestal mailbox/signage to separate vehicle & pedestrian traffic; (e) Install shrubbery for screening of the fence along Hamburg St. & Howell St.; and (f) Extend Sidewalk from current location at E. Hamburg east corner of property at the street to include service walk into the pedestrian gate and continue to the corner of N. Howell.

2. SURROUNDING EXISTING LAND USES, ZONING, AND PLANNED LAND USES

Adjacent existing and future land uses, and zoning districts are:

1	North	Lakelands Trail	PL, Public Lands	Recreation/Conservation
2	East	Warehouse/Office	R-4, Multiple Family Residential with Office Use	High Density Residential
3	East	Single-Family Residences	R4, Multiple Family Residential	High Density Residential
4	South	Church	R3, High Density Residential	High Density Residential
5	West	Single-Family Residences	R3, High Density Residential	High Density Residential

Site Location Map



3. SPECIAL LAND USE REVIEW

The procedures for granting a special land use request are outlined in Section 152.241 of the Village Zoning Ordinance. The Planning Commission conducts a public hearing, reviews the application, and either approves the request (with or without conditions) or denies it. A decision may also be postponed or tabled for further consideration.

Section 152.240 of the Village Zoning Ordinance explains that the purpose of the special land use approval process is “to provide an opportunity for the Planning commission to impose the conditions as are necessary to ensure that the special land use will be compatible with surrounding uses and consistent with the purpose of the district in which it will be located. If it is determined that one or more negative impacts will be generated by the special land use and that these impacts cannot be reasonably mitigated, the Planning Commission may deny the special land use to protect the health, safety, welfare and quality of life of Village residents.”

In accordance with Section 152.242 of the Village Zoning Ordinance, the Planning Commission must consider the following general criteria in making its findings and decision.

- (1) Compliance with Comprehensive Plan. The special land use shall be consistent with the general goals, objectives and policies of the adopted Village of Pinckney Comprehensive Plan.**

The subject site is designated as Multiple Family Residential on the 2020 Village of Pinckney Future Land Use Map. Adjacent properties to the west and south are planned for High Density Residential, while the property to the north is designated for Recreation/Conservation (Mike Levine Lakelands Trail). Phase 1 of Lakeland Knolls, an approved open space subdivision, is expected to begin construction soon north of the Trail.

Although commercial outdoor/indoor recreation uses do not align with the site’s multi-family residential designation, they support the Village 2020 Master Plan’s parks and recreation goal of promoting the Village as a regional recreation hub and a designated Trail Town. The proposed development is likely to benefit from its proximity to the Lakelands Trail, offering opportunities for bicycle and pedestrian access to the site.

- (2) Compliance with Zoning District.**

(a) Special land uses permitted within any district shall be only those listed within the district.

(b) The special land use shall be consistent with the purpose of the zoning district in which it will be located.

(c) Unless otherwise specified in this chapter, the special land use shall comply with the lot, access, yard, setback and other site design requirements of the zoning district in which it is located.

(a) Commercial indoor and outdoor recreation are listed as special land uses in the SBD.

(b) These uses align with the conditions of the property's conditional rezoning to SBD, which specifically permits only these uses.

(c) As shown in the submitted drawings, the property layout generally complies with the SBD's requirements for minimum lot size, width, yard/setbacks, lot coverage, and building height, except for the rear building setback, which measures 11 feet instead of the 25 feet required for new buildings. This reduced setback is acceptable because the building is existing and was established prior to the effective date of the zoning ordinance.

- (3) Compatibility. The special land use shall be designed, constructed, operated and maintained in a manner that is compatible with the essential character, permitted use, enjoyment and value of surrounding property and shall enhance the community as a whole.**

The existing building interior was proposed to be renovated, and its exterior appearance was proposed to be enhanced with new windows, entryways, siding, and other features, some of which have been completed. With the building improvements and appropriate mitigation of any potential negative impacts on the surrounding neighborhood, the proposed uses are likely to be compatible with the character, enjoyment, and value of nearby properties, ultimately enhancing the community.

- (4) Infrastructure and services. The special land use shall be adequately served by essential public services and other infrastructures such as roads, emergency services, drainage structures and water and sewage facilities. The proposed use shall not create a need for additional public facilities or services at public cost.**

The building's previous connections to Village water and sewer services are reused, and several on-site drainage structures connect to a stormwater system. Since the building is already in place, will be served by Village water and sewer, and has access via a public road, the proposed uses are unlikely to require additional public facilities or services at public expense.

- (5) Traffic. The special land use shall minimize traffic impacts. In determining whether this requirement is met, consideration shall be given to anticipated traffic generation, automobile circulation, access to public roads, relationship to intersections, sight distances, access to off-street parking and pedestrian traffic. Access drives connected to roads under state and county jurisdiction shall comply with applicable road agency standards.**

Access to this portion of the property is limited to the existing drive from Hamburg Street. Traffic impact and parking needs were issues addressed and minimized in 2018. A shared parking arrangement is proposed with the adjacent office uses. The applicant provided a basis for the number of parking spaces required for each proposed use using comparative uses and/or other Zoning Ordinance requirements. The proposed recreation uses will generate a need for 67 parking spaces while 85 parking spaces are proposed. The parking area is defined by a small new front parking bay and the existing paved area between the subject building and the adjacent office building, as recommended.

- (6) Environmental performance. The special land use shall not involve uses, activities, processes, materials, equipment or conditions of operation that may be detrimental to any person or property, or to public health, safety and welfare. In determining whether this requirement is met, consideration shall be given to the production of runoff, traffic, noise, vibration, smoke, fumes, odors, dust, glare and light.**

The development proposal reduces runoff by removing impervious pavement. Due to the uncertainty surrounding the proposed outdoor recreation uses, it is not yet possible to determine whether these activities could have any detrimental effects on individuals, property, or public health, safety, and welfare, particularly with regard to noise. The submitted lighting plan indicates that light intensity levels and pole heights will not exceed the permitted limits.

- (7) Natural resources. The special land use shall minimize impacts on the natural environment. In determining whether this requirement is met, consideration shall be given to scenic views, floodplains, surface waters, wetlands, groundwater recharge areas, woodlands, wildlife habitat and steep slopes.**

There are no floodplains or high-quality natural areas on the site. However, the property is listed as a "facility" by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) due to contaminants identified on the site in 1997 and 2015. A baseline environmental assessment was submitted to EGLE in 2016, which identified contaminants in soil and groundwater samples from the site. A note on the drawings outlines the steps to be taken to prevent exposure to hazardous substances and other "due care" measures to prevent worsening of the contamination.

- (8) Architecture. The architectural design of all structures, including buildings and signs, shall be compatible with the design and character of structures in the surrounding area. As part of the application, the Planning Commission may require detailed drawings of proposed signs and architectural facades, including full construction elevations and information on exterior materials, colors and detailing.**

As mentioned earlier, the exterior of the existing building is enhanced with new windows, entryways, siding, and other features. These improvements make the building more attractive and better aligned with the character of the surrounding area. The 2018 building elevations, which were submitted with the site plan application, provided details on the exterior materials, colors, and design elements. No architectural drawings were re-submitted with the 2024 proposal. The applicant should address whether the planned building improvements are or will be completed.

- (9) **Compliance required. Uses and structures shall comply with all other provisions of this chapter, including Section 152.240 through Section 152.415 and all other applicable federal, state and local codes and ordinances.**

Compliance with other provisions of the Village Zoning Ordinance, Sections 152.240 through 152.415 is required.

According to Section 152.243 of the Village Zoning Ordinance, the Planning Commission needs to also consider the following specific criteria in making its findings and decision:

- (2) **Road frontage and access. If the site and proposed uses are intended to serve areas beyond the immediate neighborhood, at least one lot line shall abut a paved public road. All vehicular access shall be directly from the road.**

Two lot lines abut public roads: Howell Street and Hamburg Street. All vehicular access for this portion of the site is proposed from Hamburg Street.

- (3) **Setbacks. The following setbacks shall apply to parking and structures, including spectator seating, but excluding signs, walls and fences. Where unique site conditions apply, the Planning Commission may modify these setback requirements.**

(a) **All parking and structures shall be setback at least 50 feet from any street line or lot line abutting a nonresidential district and use.**

(b) **All parking and structures shall be setback at least 100 feet from any lot line abutting a residential district or use.**

The existing building is setback 120 feet from the Hamburg Street right-of-way line and 105 feet from the Howell Street right-of-way. The existing parking, which remains, is located approximately 10 feet from the lot line along Hamburg Street and 218 feet from the lot line along Howell Street. We recommend approving this reduced parking setback from Hamburg Street as was done in 2018.

- (4) **Enclosure and screening. Swimming pools shall comply with the enclosure and access requirements in Section 152.262(H).**

There are no swimming pools proposed.

- (5) **Modifications. The Planning Commission may modify off-street parking requirements in those instances wherein it is demonstrated that a significant number of the site's users will be pedestrians.**

A considerable number of the site's users will likely be bicyclists and pedestrians coming from the Mike Levine Lakelands Trail. The applicant provided a basis for the number of parking spaces required for each proposed use using comparative uses and/or other Zoning Ordinance requirements. The proposed recreation uses will generate a need for 67 parking spaces while 85 parking spaces are proposed. The parking area is defined by a small new front parking bay and the existing paved area between the subject building and the adjacent office building.

SPECIAL LAND USE REQUEST RECOMMENDATION

Considering the unique conditions for this site, we suggest that the Planning Commission approve this special land use request with the following conditions:

1. Parking may be set back 10 feet from the street line abutting Hamburg Street.
2. Any outdoor recreation uses or improvements shall require review and approval by the Planning Commission prior to implementation.

4. SITE PLAN REVIEW

Area and Size Requirements

As shown in the table below, the site plan generally complies with the site development standards of the Zoning Ordinance for SBD, with the exception of the existing rear yard, which is located 11 feet from the Lakelands Trail right-of-way.

	Required SBD, Secondary Business District	Provided SBD Conditional Rezoning Portion
Lot Area	5,000 Square Feet Minimum	2.61 Acres or 113,653 Square Feet
Lot Width	66' Minimum	327.49'
Front Yard – Hamburg Street	25' Minimum	120'
Front Yard – Howell Street	50' Minimum	105'
Side Yard - East Side	20' Minimum	64'
Rear Yard – North Side	25' Minimum	11' ⁽¹⁾
Building Height	2 stories / 35' Maximum	1 story / 22.4'

(1) The existing building was in place prior to the effective date of the Village Zoning Ordinance.

Access and Circulation

Access to this portion of the property is limited to the existing entrance from Hamburg Street. The parking layout, initially designed in 2018, prioritizes user safety. Sidewalks along the street rights-of-way are still proposed in compliance with the Village Zoning Ordinance. Additionally, a pedestrian entrance from Hamburg Street is planned, with a bicycle rack conveniently located near the building entrance.

Parking/Loading

The site plan proposes 85 shared parking spaces for both office and recreation uses, primarily utilizing the existing paved area. A small section of new asphalt pavement is planned for the parking area in front of the recreation building, along with new concrete sidewalks for improved building access. The proposed parking near the office building includes both gravel and asphalt surfaces, which do not meet Village standards. We recommend that parking for the outdoor/indoor recreation building be restricted to the paved area between the two buildings. Bumper guards are proposed for all parking stalls adjacent to buildings, sidewalks, or landscaped areas, ensuring greater safety and compliance with Village Zoning regulations.

Per Section 152.284 of the Zoning Ordinance, two loading spaces are required. Currently, no loading spaces are provided, though a note on Sheet C-4.0 indicates that loading activities will occur during off-business hours. In accordance with the Zoning Ordinance, the Planning Commission may consider granting a waiver for the off-street loading requirement.

Landscape Plan

Existing trees along Howell Street and Hamburg Street will be removed to make room for the new proposed sidewalks as noted on the Landscape Plan (Sheet L-1.0).

As required by Section 152.329 of the Village Zoning Ordinance, a landscape buffer area is proposed along the existing chain link fence and lot lines abutting the residential land use. A mixture of trees, evergreen and deciduous shrubs are proposed to provide the visual screen. Additionally, building foundation plantings are specified and four shade trees have been added along the front parking area and sidewalk.

Apart from a tree proposed at the drive entrance, no interior parking lot landscaping is proposed. Due to the existing nature of the property, we believe the Planning Commission should accept this modification.

Structures

Building floor plans and elevation drawings have not been re-submitted for review. The proposed 2018 enhancements included the installation of new cement board siding and stone base trim along the west, south, and east facades. The metal siding on the existing north facade was planned to be painted to match the updated aesthetic.

Additional features such as new windows, door openings, and roof details appear to have been incorporated, which have improved the building's visual appeal. The selected color palette includes white, taupe, copper brown, and "Plum Creek," creating a cohesive and attractive appearance. These improvements aim to make the building more visually interesting and aligned with the character of the surrounding area. The applicant needs to confirm that the exterior building improvements proposed in 2018 have been or will be completed.

Signs

An internally illuminated wall sign is proposed for the building's south elevation. The sign features letters with a height of 1.75 feet and a total sign area of 43 square feet. These dimensions comply with the maximum wall sign requirements for the SBD district, which allow up to 6 feet for letter height and 80 square feet for sign area.

Exterior Lighting

A photometric plan and detail sheet have been re-submitted for review. The proposed lighting includes LED area luminaires and building downlight fixtures. The maximum light level along the property boundaries is 0.4 foot-candles, which complies with the zoning ordinance requirement of 0.5 foot-candles or less at residential lot lines. Additionally, the proposed lighting meets the ordinance requirements for a maximum light level of 10 foot-candles and a pole height of 15 feet. The plan specifies a maximum light level of 9.1 foot-candles and poles with a height of 15 feet.

Waste Receptacles

The dumpster is proposed to be located on the east side of the office building. It will be placed on a concrete pad and enclosed by a 6-foot-high masonry wall designed to match the building's exterior. The gate for the enclosure is proposed to be constructed of wood, ensuring functionality while maintaining an attractive appearance.

Grading Plan and Utilities

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

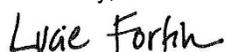
SITE PLAN REQUEST RECOMMENDATION

We recommend that the Planning Commission approves this site plan request, including a waiver for providing off-street loading spaces (see items 1 below), contingent upon the following:

1. Granting a waiver for providing off-street loading spaces per Section 152.284 of the Zoning Ordinance based on all loading activities occurring during off-business hours and finding that this would not result in traffic congestion, a safety hazard, a public nuisance, or undue encroachment upon neighboring property.
2. Submittal of new building elevation drawings with building exterior improvements as proposed in 2018 noted as completed or to be completed on the drawings.
3. Approval of the Special Land Use request with the stated conditions.
4. Addressing any additional comments from Village staff, the Engineer, and other required agencies.

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

Sincerely,



Lucie Fortin, AICP, PLA
Community Planner/Landscape Architect

cc: Stephen Kril, BTC 475 Pinckney LLC, 475 Webster, P.O. Box 589, Pinckney, MI 48169. snkril@aol.com