

**DRAFT
VILLAGE OF PINCKNEY
PLANNING COMMISSION
MONDAY, DECEMBER 2, 2024**

CALL TO ORDER:

The meeting was called to order by Chairperson Oliver at 7:28 p.m.

Present: Mike Carney (Ad hoc Member)
Jennifer Cooke (Ad hoc Member)
Savanna Gee
Bree Kraut
Joseph Hartman
Christine Oliver
Alex Smith
Trisha Wagner

Absent: Deborah Grischke

Also Present: Julie Durkin, Zoning Administrator & Lucie Fortin, Village Planner

PLEDGE OF ALLEGIANCE:

Chairperson Oliver led those present in the pledge of allegiance.

APPROVAL OF AGENDA:

Motion by Wagner, supported by Gee

To approve the agenda as presented

VOTE: Ayes: 6 Nays: 0 Absent: 1 Vacancy: 0 MOTION CARRIED

APPROVAL OF MINUTES:

Motion by Smith, supported by Wagner

To approve the minutes of the November 4, 2024 regular meeting as presented

VOTE: Ayes: 6 Nays: 0 Absent: 1 Vacancy: 0 MOTION CARRIED

REPORTS:

Councilman Hartman gave an update on changes to Village Council due to the November election.

Vice-Chairperson Smith discussed his recent attendance at the Pinckney business owner's group and his intentions of attending future meetings. He stated that he would like to be a liaison between the Commission and this group. He stated that he would be happy to pass along any information that the Commission would like them to know about.

PUBLIC FORUM:

Chairperson Oliver opened public forum at 7:31 p.m. Hearing no comment, the public forum was closed at 7:32 p.m.

OLD BUSINESS: None

NEW BUSINESS:

1. Election of Officers
 - a. Chairperson
 - b. Vice-Chairperson
 - c. Secretary

The floor was opened for nominations.

Commissioner Smith indicated that he would accept re-election to the Vice-Chairperson position.

Commissioner Kraut nominated herself to be elected Chairperson.

ZA Durkin stated that currently Commissioner Grischke is Secretary. Discussion was held on the likelihood of her acceptance. It was stated that an officer can resign from a position at any time, if she wished not to remain as Secretary.

Motion by Wagner, supported by Hartman

To elect the following:
Breana Kraut as Chairperson
Alex Smith as Vice-Chairperson
Deborah Grischke as Secretary

VOTE: Ayes: 6 Nays: 0 Absent: 1 Vacancy: 0 MOTION CARRIED

2. Approval of Amended Bylaws

ZA Durkin stated that these are the changes as discussed at the last meeting. She has provided a red-line version so you can clearly see the changes that are being made.

Motion by Wagner, supported by Gee

To amend the Planning Commission bylaws as presented

VOTE: Ayes: 6 Nays: 0 Absent: 1 Vacancy: 0 MOTION CARRIED

3. Approval of 2025 Meeting Dates

Motion by Smith, supported by Wagner

To approve the list of meeting dates for 2025

VOTE: Ayes: 6 Nays: 0 Absent: 1 Vacancy: 0 MOTION CARRIED

4. Public Hearing

Applicant: BTC 475 Pinckney, LLC (Stefan Kril)
Location: 183 E. Hamburg (4714-23-301-004)
Request: Approval of a special land use for commercial indoor and outdoor recreation

Chairperson Kraut opened the public hearing at 7:37 p.m.

Mr. Peter Sparks of 310 Webster asked for clarification on where the activities/use will take place.

Hearing no further public comment, the public hearing was closed at 7:39 p.m.

Planner Fortin gave some background information and description of the project. She stated that Mr. Kril worked very diligently on the 2018 approval. We have looked at the impact to the surrounding residential, and she is recommending approval of the special use. Approval should also include the reduced parking as well as the condition that the outdoor recreation uses will require approval of the Commission prior to implementation.

Discussion was held on the approval of the uses. Planner Fortin explained that those uses are not yet defined. As the applicant determines the needs and demand, the Commission will want to look at how those will fit in with the surrounding area.

Motion by Hartman, supported by Wagner

Finding that the applicant has met both the general approval criteria for Special Land Use of Section 152.240 and the specific criteria of Section 152.243 (D) of the Village Zoning Ordinance, the Commission approves the special land use for the indoor and outdoor recreational facility at 183 E. Hamburg (parcel #4714-23-301-004) contingent upon the following:

- To allow a reduced parking setback of 10 feet from the street line abutting Hamburg Road based on the unique layout of the existing building and existing parking.
- Approval of final site plan
- Any outdoor recreation uses or improvements shall require review and approval of the Planning Commission prior to implementation

VOTE: Ayes: 6 Nays: 0 Absent: 1 Vacancy: 0 MOTION CARRIED

ZA Durkin stated that now that the special use has been approved, we can proceed with site plan approval in January. Given that this plan was approved in 2018, this will be brought back for both preliminary and final approval.

Planner Fortin stated that her review letter does include the review of the site plan as well. She did have some questions as to the proposed exterior design and what has been completed since the 2018 approval.

Mr. Kril (via telephone) described the exterior and what has been done to date. He further stated that he will get elevation drawings from the 2018 approval submitted.

PUBLIC FORUM:

Chairperson Kraut opened public forum at 7:47 p.m. Hearing no comment, the public forum was closed at 7:47 p.m.

MEMBER DISCUSSION: None

ADJOURNMENT:

Motion by Gee, supported by Hartman

To adjourn the regular Planning Commission meeting at 7:48 p.m.

VOTE: Ayes: 5 Nays: 0 Absent: 2 Vacancy: 0 MOTION CARRIED

Respectfully submitted,

Breana Kraut, Chairperson

Julie Durkin, Zoning Administrator
Recording Secretary

