

Julie Durkin

To: marshall@smithbuildersllc.com
Subject: Fess Associated w/possible 8 unit development

Marshall,

I put together (as best I could) a list of fees associated with moving forward with the 2-building (8-unit) plan on your vacant property on W. Main. I did this based on some assumptions, so it is subject to change. And, of course, a big piece of the puzzle is the performance guarantee that is unknown at this time. The other factor as I'm sure you are aware is the cost of the consultants (engineer, planner & attorney), which is drawn from the established escrow funds.

Please let me know what questions you have, and if you want to sit down and go through it, I would be happy to do so.

Julie Durkin
Zoning Administrator
Village of Pinckney
734-878-6206

Julie Durkin

From: Julie Durkin
Sent: Monday, July 15, 2024 8:21 AM
To: 'marshall@smithbuildersllc.com'
Subject: FW: First Step - Special Land Use Request
Attachments: Smith Builders Special use Permit 08122019.pdf; P1040010_PlannerSpecialUseReview 062519.pdf; marshall-main st initial site plan 060619.pdf

From: Julie Durkin
Sent: Thursday, July 11, 2024 8:17 AM
To: marshall@smithbuildersllc.com
Subject: First Step - Special Land Use Request

<https://villageofpinckney.org/wp-content/uploads/2023/01/Special-Land-Use-Permit-Application.pdf>

Good Morning Marshall,

Above is a link to the application for Special Land Use. I have also attached your previous request and the Planner's review from 2019. I also found a .pdf of your plan – you should just make sure that nothing has changed on the plan since that was submitted back in 2019. The initial fee for the application is \$700 + \$1,000 escrow. If you get me the application by the end of next week, I can put it on the agenda to set a public hearing for the September meeting. We can at least get that portion out of the way so that you can then apply for the preliminary site plan.

Let me know if you need anything else.

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Julie Durkin
Zoning Administrator
Village of Pinckney
734-878-6206

Julie Durkin

From: Julie Durkin
Sent: Thursday, June 23, 2022 8:49 AM
To: marshall@smithbuildersllc.com
Cc: Clerk (clerk@villageofpinckney.org)
Subject: Parcel on Main Street

Marshall,

As we previously discussed, a single building on your site would be suitable for your property on Main Street (ROB Zoning District). A duplex would be allowed under a Special Land Use https://codelibrary.amlegal.com/codes/pinckney/latest/pinckney_mi/0-0-0-3865 as long as it meets the requirements of Section 152.123 (D) https://codelibrary.amlegal.com/codes/pinckney/latest/pinckney_mi/0-0-0-3806. The Special Land Use for multiple family you received in 2019 expired after one year. Therefore, you would have to go through the process with a new proposal. Furthermore, as we discussed and as stipulated in your approval of 2019, the three parcels would have to be combined into one.

I hope this answers your questions. As you know, the Zoning Ordinance is available on the Village website in its entirety to help guide you and answer your questions as well. I have provided links to the sections of the code that I made reference.

Julie Durkin
Zoning Administrator
Village of Pinckney

Julie Durkin

From: Julie Durkin
Sent: Tuesday, April 5, 2022 10:48 AM
To: marshall@smithbuildersllc.com
Cc: mark@smithbuildersllc.com
Subject: Request for Waiver

Marshall,

I received your application for Waiver of Technical Standards for the sidewalk in front of 321 S. Howell. As we discussed, there is a \$250 non-refundable fee plus \$1,000 escrow (for consultant(s) review, recording fees, etc.) that needs to be paid at the time of application. I also wanted to point out that the answers to questions on the application are designed to help you prove the hardship or basis for your request. You may wish to explain what that hardship is in a little more detail.

Julie Durkin
Zoning Administrator
Village of Pinckney

Julie Durkin

From: Julie Durkin
Sent: Tuesday, November 9, 2021 12:01 PM
To: marshall@smithbuildersllc.com
Subject: Meeting Next Tuesday

Marshall,

I have confirmed with both Joe White (Village Engineer) & Mike (DPW) that we will meet with you at 3:00 p.m. next Tuesday, November 16th.

Julie Durkin
Zoning Administrator
Village of Pinckney

Julie Durkin

From: Julie Durkin
Sent: Thursday, July 8, 2021 8:48 AM
To: mark@smithbuildersllc.com
Subject: FW: Development on W Main St

Mark

This was sent to Marshall back in May.

From: Rebecca Foster <r.foster@villageofpinckney.org>
Sent: Tuesday, May 25, 2021 12:09 PM
To: marshall@smithbuildersllc.com
Cc: Julie Durkin <j.durkin@villageofpinckney.org>; Lucie Fortin, Planning Consultant, V. of Pinckney <LFortin@manniksmithgroup.com>; Clerk <clerk@villageofpinckney.org>; Scott <dpw@villageofpinckney.org>; Joseph White <joew@wolveng.com>
Subject: Development on W Main St

As we discussed, I have looked into your situation regarding developing your property on W Main (parcels 403-031, 403-033 and 400-019).

1. You do not have an approved site plan. You had an approved special use permit, with conditions, from August 2019 – but these expire after one year, so this permit is no longer valid.

2. In November 2019, you informed the village zoning administrator that you were no longer interested in developing multi-family on this property, but did not submit any revised plans.

3. A performance bond is required for a multi-family development. However, you seem to misunderstand what this needs to cover. Per ordinance, the improvements covered by a bond include “those features and actions associated with a project that are considered necessary by the Planning Commission or Village Council to protect natural resources or the public health, safety and welfare, including roads, lighting, utilities, sidewalks, screening, landscaping and drainage. Improvements do not include the entire project that is the subject of zoning approval.” More detail on this can be found in our ordinance, https://codelibrary.amlegal.com/codes/pinckney/latest/pinckney_mi/0-0-0-3586

Basically, Marshall, you need to start over with this project. Please contact Julie to start the process.

Rebecca Foster, President
Village of Pinckney
www.villageofpinckney.org

M Brunner

From: M Brunner
Sent: Wednesday, July 10, 2019 8:49 AM
To: Marshall@SmithBuildersLLC.com; Laurie@SmithBuildersLLC.com
Cc: 'Lucie Fortin'
Subject: Meeting regarding Special Use Permit

Hello,

I know you had requested to meet with our DDA, or even a member of the DDA. After some discussion, given our DDA are also our Planning Commission, we feel that isn't a good idea.

Our planner, Lucie, has offered to meet with you regarding your Special Use Permit. The meeting would be at your expense, but I feel it would be the most beneficial way to get the direction, input and information you feel you need.

Please let me know if this is something you'd like to pursue.

Thank you,

Michelle Brunner, MICPT
Treasurer & Zoning Administrator
Village of Pinckney
734-878-6206

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