

**VILLAGE OF PINCKNEY  
PLANNING COMMISSION  
MONDAY, OCTOBER 2, 2023**

**CALL TO ORDER:**

The meeting was called to order by Chairperson Oliver at 7:00 p.m.

Chairperson Oliver led those present in the pledge of allegiance.

Present: Savanna Gee

Deborah Grischke

Joseph Hartman

Christine Oliver

Trisha Wagner

Absent: Ted Kinczkowski, 1 Vacancy

Also Present: Julie Durkin, Zoning Administrator & Planner Lucie Fortin (via Teams)

**APPROVAL OF AGENDA:**

Motion by Wagner, supported by Gee

To approve the agenda as presented

VOTE: Ayes: 5      Nays: 0      Absent: 1      Vacancy: 1      MOTION CARRIED

**APPROVAL OF MINUTES:**

Motion by Grischke, supported by Gee

To approve the minutes of the September 6, 2023 Regular meeting as presented

VOTE: Ayes: 5      Nays: 0      Absent: 1      Vacancy: 1      MOTION CARRIED

**REPORTS:** None

**PUBLIC FORUM:**

Chairperson Oliver opened public forum at 7:03 p.m. Hearing no public comment, public forum was closed at 7:04 p.m.

**OLD BUSINESS:**

1. Kril – Request for Conditional Rezoning or Reversion back to R4 from SBD
  - a. Public Hearing

Chairperson Oliver opened the public hearing at 7:04 p.m.

Mr. Frank Collins of 209 E. Unadilla asked about the details of the planned use and items such as a parking plan, noise abatement plan, etc.

Mr. Ben Harju of 146 W. Hamburg indicated that he attended meetings when the original plan was developed and inquired as to what changes have been made to the plan since that time. He further inquired as to details of the plan and the impact of the construction.

Hearing no further comment, the public hearing was closed at 7:07 p.m.

b. Recommendation to Village Council

- i. Recommend Reversion back to R-4
- ii. Recommend Entering Agreement for Conditional Rezoning to remain SBD based on Proposed Voluntary Conditions

Zoning Administrator Durkin explained the original agreement for conditional rezoning and what has taken place since that 2018 agreement as well as the special land use and site plan are all now expired. She indicated that we are now starting the process from the beginning to accomplish Mr. Kril's intent to build an indoor/outdoor recreation facility. She further explained that due to the expiration of the agreement, based on our ordinance, Village Council has requested that the Planning Commission start the process to revert the property back to the R4 zoning. However, given Mr. Kril's application for another conditional rezoning, the Planning Commission can consider that at the same time. It is up to the Commission to recommend to Council either reversion back to R-4 or enter an agreement for conditional rezoning based on the conditions proposed by Mr. Kril. She read those conditions. This would then go before Council for consideration. Depending on the outcome of that decision, Mr. Kril could then proceed with Special Land Use and Site Plan at which time the details of the use and site will be discussed.

Motion by Hartman, supported by Wagner

To recommend to Village Council they enter into an agreement with BTC 475 Pinckney, LLC for the conditional rezoning from R4 to SBD with Mr. Kril's voluntary conditions as follows:

- The Property Owner will execute a shared driveway and parking agreement between parcels
- The Property Owner will use only the southeast access as the main entrance and exit for the sports complex
- 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 of operation limited to 10:00 am to 9:00 pm Monday- Saturday, Sunday 10:00 am to 8:00 pm (seasonally adjusted to operate during daytime hours only).
- 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 back to the R4, multiple family residential district within 12 months.
- The Owner agrees to:
  - \* Enhance the existing property and structure by revitalizing the exterior with a facade improvement and internal upgrades for functionality
  - \* Provide indoor/outdoor recreation providing an outlet for the youth of our community and surrounding areas
  - \* Provide exterior security lighting
  - \* Install a pedestrian gate along the E. side of the 195 E Hamburg main gate & use pedestal mailbox/signage to separate vehicle & pedestrian traffic
  - \* Install shrubbery for screening of the fence along Hamburg St. & Howell St.
  - \* 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

ROLL CALL VOTE: Gee - YES

Grischke - YES

Hartman - YES

Oliver - YES

Wagner - YES

Kinczkowski - ABSENT  
1 Vacancy

MOTION CARRIED

2. Final Site Plan Review – Lakeland Knoll  
Applicant: Progressive Properties – Marshall Blau  
Location: Vacant Land west of water tower  
Proposed 123-unit single family – Residential Open Space Development
  - a. Progress Update

Zoning Administrator Durkin explained that not all of the details of the site plan have been worked out yet. The Planner's and Engineer's most recent reviews are included in the packet. The Bylaws and Master Deed have been reviewed by the Village Attorney with a few minor modifications. A meeting is scheduled for next week with Mr. Blau, staff and consultants to go over the details of the plan. We should have a revised plan for the November meeting.

Motion by Hartman, supported by Gee

To table consideration of the site plan for Lakeland Knoll until the November meeting

VOTE: Ayes: 5          Nays: 0          Absent: 1          Vacancy: 1          MOTION CARRIED

**NEW BUSINESS:**

1. Special Land Use Request – Day Care  
Applicant: Julie Amy – For Kids' Sake  
Location: 125 E. Unadilla
  - a. Set Public Hearing for November 6, 2023

Zoning Administrator Durkin explained that Julie Amy has made a request for Special Land Use at the Community Congregational Church. The property is zoned R-3, and a daycare is allowed as a special use in that zoning district. We need to schedule a public hearing to proceed.

Motion by Hartman, supported by Grischke

To schedule a public hearing for November 6, 2023 for consideration of Special Land Use for a daycare facility at 125 E. Unadilla

VOTE: Ayes: 5          Nays: 0          Absent: 1          Vacancy: 1          MOTION CARRIED

**PUBLIC FORUM:**

Chairperson Oliver opened the public forum at 7:18 p.m.

Pat Collins of 209 E. Unadilla asked where the new road is being proposed off of Unadilla. Zoning Administrator Durkin explained that it is actually N. Howell with a secondary access off of Pond Street for the new Lakeland Knoll development that is being proposed. The plan is online or is available in the office to view as well.

Mr. Kril indicated that at the last meeting, there was some discussion about the water capacity for the new development and asked how it would affect his parcel. Durkin stated that it would have no impact on his existing parcel. She suggested that he call our DPW Superintendent if he would like more detail.

Hearing no further comment, the forum was closed at 7:21 p.m.

**MEMBER DISCUSSION:** None

**ADJOURNMENT:**

Motion by Hartman, supported by Grischke

To adjourn the regular Planning Commission meeting at 7:21 p.m.

VOTE: Ayes: 5      Nays: 0      Absent: 1      Vacancy: 1      MOTION CARRIED

Respectfully submitted,

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Christine Oliver, Chairperson

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Julie Durkin, Zoning Administrator  
Recording Secretary