

DRAFT
VILLAGE OF PINCKNEY
PLANNING COMMISSION
MONDAY, April 7th, 2025 - 7:00PM

CALL TO ORDER

The meeting was called to order by Vice Chair Smith at 7:00 pm.

Present:

- Alex Smith
- Savanna Gee
- Christine Oliver
- Justin McInnes
- Robert Coppersmith III
- Tricia Wagner
- Jennifer Cooke (Ad hoc Member)

Absent:

- Bree Kraut
- Jennifer Cooke (Ad hoc Member)

Also Present:

- Jeffrey Buerman (Village Council President)

PLEDGE OF ALLEGIANCE

Vice Chair Smith led those present in the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion by Oliver, supported by Gee.

To approve the agenda with the following changes:

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

APPROVAL OF MINUTES

Motion by Wagner, supported by Coppersmith.

To approve the minutes of the March 3rd, 2025 regular meeting as presented.

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

REPORTS

Council:

Zoning is busy with lots of applications for roofing, siding, and decks. The closed Rite Aid is likely to be renovated into a Mugg N Bops gas station and Dunkin' Donuts. There will be a Town Hall Meeting on April 25, 2025 6:30 pm at Hell Survivors, the public is welcomed and council encourages everyone to spread the word.

Chair:

No reports as Chairperson Kraut was absent.

Secretary/Vice-President:

No reports from the Secretary or Vice-President.

PUBLIC FORUM

Vice Chair Smith opened public forum at 7:02 pm.

Hearing no public comment, public forum was closed by Vice Chair Smith at 7:02 pm.

PUBLIC HEARING:

Vice Chair Smith opened public hearing at 7:03 pm.

Hearing no further public comment, public hearing was closed by Vice Chair Smith at 7:03 pm.

OLD BUSINESS

1. Master Plan:

- 1. Update the Data and Community Context**
- 2. Land Use and Zoning Revisions**
- 3. Infrastructure and Environmental Sustainability**
- 4. Community Engagement & Vision**
- 5. Implementation and Phasing**
- 6. Community Feedback Questionnaire**

The commission is reviewing the questionnaire to ensure alignment with their goals before adding it to the newsletter. There has been an electronic malfunction causing a delay in water bills. In the survey questionnaire a question regarding what businesses residents often frequent with a few examples was removed as it did not offer value and could show bias towards the businesses listed as examples. Jeff Buerman will work with Breana Kraut to create a QR code to put on Village letterhead to distribute to local businesses, encouraging participation. Jeff Buerman will talk with Lucy regarding her thoughts regarding hiring a consultant to work on the Master Plan and to what degree. The planning commission feels having an expert would have a large value toward finishing the Master Plan by our goal of January 1, 2026 and reduce any inaccuracies or mistakes being set into plan. Dexter hired a consultant and did an amazing job.

NEW BUSINESS

1. Land Division for 407 Stuart:

An application to divide the lots of 407 Stewart Street into two parcels was discussed. A neighbor is looking to purchase a 50ft strip of land to eventually put a garage on. Motion to approve the land division at 407 Stewart Street, parcel ID 4714-233-01009 was made and seconded. Coppersmith abstained from the vote, due to conflict of interests.

Motion by Wagner, supported by Mcinnes.

To approve the land division application at 407 Stewart Street, parcel ID 4714-233-01009.

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

Rollcall:

- Smith: Yes
- Gee: Yes
- Oliver: Yes
- McInnes: Yes
- Coppersmith: Abstained
- Tricia Wagner: Yes

2. Letter to the Means Project:

There has been a lack of progress on the Means Project in regard to property and the building. Jeff Buerman reached out to the Means Project on March 19, 2025 in regard to the extensions that were authorized by Village Council, stating more than nine months have passed since the authorization of these extensions and construction has not taken place, nor have any building permits be obtained for such work. On March 25, 2025 Jacob A. Kahn, of Deneweth, Vittiglio & Sassak, P.C., representing The Means responded to The Village acknowledging the March 19, 2025 letter and stated that if the Village proceeds with rescinding The property, 935 West M-36, is currently listed for sale. The 3 provisional marijuana licenses granted to The Means are not transferable, unless there is an express prior approval of such transfer by Village Council.

Motion by Wagner, supported by McInnes.

To recommend to Village Council to rescind the land use permit and all licenses of the Means Project due to a lack of progress on the building and property.

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

Rollcall:

- Smith: Yes
- Gee: Yes
- Oliver: Yes
- McInnes: Yes
- Coppersmith: Yes
- Tricia Wagner: Yes

PUBLIC FORUM

Vice Chair Smith opened public forum at 7:17 pm.

Michael Szafranski of 120 Livingston, introduced himself as the DDA President. He expressed excitement for the April 25th, 2025 town hall meeting, at Hell Survivors. He informed the public of the next DDA meeting on Friday April 11th, 2025, in the Village Council Chambers at 9:30am. Also the DDA will have a couple evening meetings in the fall to accommodate some members.

Hearing no public comment, public forum was closed by Vice Chair Smith at 7:19 pm.

MEMBER DISCUSSION

Member Discussion was opened by Vice Chair Smith at 7:19 pm.

Hearing no further member discussion, member discussion was closed by Vice Chair Smith at 7:19 pm.

ADJOURNMENT

Motion by Vice Chair Smith, supported by Gee.

To adjourn the regular Planning Commission meeting at 7:19 pm.

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

Respectfully submitted,

Bree Kraut, Chairperson

Savanna Gee, Secretary

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