



# VILLAGE OF PINCKNEY

220 S. Howell Street  
Pinckney, MI 48169  
zoning@villageofpinckney.org

## APPLICATION FOR SITE PLAN REVIEW

Site Plan Review #: SPR-002-2024  
Owner: The Means MAAB Partnership, LLC/The Means Project, LLC  
Address: 935 M-36, Pinckney, MI  
Phone: (248)290-0410  
Email: jkahn@dvs-law.com

Date of Application: 6/19/2024  
Applicant: The Means MAAB Partnership, LLC/The Means Project, LLC  
Address: 1175 W. Long Lake Rd, Suite 202, Troy, MI 48098  
Phone: (248)290-0410  
Email: jkahn@dvs-law.com

Project Address: 935 M-36, Pinckney, MI Tax Code: 4714-22-300-003 and 4714-22-401-153

Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Zoning: Conditional RTO

Preliminary Site Plan Review  Final Site Plan Review  Preliminary & Final  
*(re-approval)*

Description of Project: Marihuana Grower, Processor, and Retailer Facility - Zoning Ordinance Section 152.243(S).

*Previously approved site plan SPR-001-2021*

### Submission requirements:

- Site Plan Application
- 6 copies of the Site Plan (24"x36") & 1 digital copy
- Impact Assessment Report (if required)
- Environmental Permits Checklist/Hazardous Substances Form (if required)
- Copies of Deed Restrictions, Easements, Protective Covenants, Master Deed or Association bylaws
- Proof that the Plan has been submitted for review to all other agencies (Final Site Plan)
- If the applicant is not the owner of record, a notarized statement from the owner that the applicant is acting on owner's behalf
- All appropriate fees

**Submittal shall be made no later than 30 days before the scheduled Planning Commission meeting – Meeting dates are listed on the village website: [villageofpinckney.org](http://villageofpinckney.org)**

Signature of Applicant: *[Signature]* Date 6/19/2024  
*Attorney for Applicant*

Date of Submittal: 6-20-24  
Fee Paid: 700<sup>00</sup>  
Escrow Paid: 1,000<sup>00</sup>

Fees:	
• Pre-Planning Meeting	\$1,000 per meeting Additional funds may be required
• Site Plan Application Fee:	\$700 per Review (preliminary & Final)
• Site Plan Revision:	\$350
<u>Escrow Account Deposit</u>	
Site Plan (Site size not disturbance area)	
• Less than 1 acre	\$5,000
• 1-5 acres	\$7,500
• 5-10 acres	\$10,000
• Over 10 acres	\$10,000+ \$500 per additional acre
(The applicant is responsible for replenishing the escrow account in \$2,000 increments to maintain 30% balance of the original escrow amount.)	

Planning Commission Action:  
(minutes shall be attached)  
Preliminary Site Approved \_\_\_\_\_  
Final Site Plan Approved \_\_\_\_\_

discussion was held on using caution based on the risk. Discussion was held on hybrid meetings with provisions for consultants as well as those with medical conditions.

**PUBLIC FORUM:**

Chairman Pais opened the public forum at 7:08 p.m. Hearing no comment, the forum was closed at 7:09 p.m.

**AGENDA:**

1. Request for one (1) year extension of Final Site Plan for 111 Pearl Street – 4714-23-302-050 & 4714-23-302-051

Chairman stated that we received a letter from the owner of 111 Pearl Street requesting an extension. Given the pandemic, he let it expire.

Discussion was held on the plan and his intention to move forward with the approved plan.

Motion by Kinczkowski, supported by D. Oliver

To approve the one-year extension of the final site plan for Pearl Street Holdings

ROLL CALL VOTE: Hartman – Yes, Kinczkowski – Yes, Mayernik-Yes, C. Oliver–Yes, D. Oliver–Yes, Hartman-yes, Pais– Yes MOTION CARRIED

2. Final Site Plan Review – SPR-001-2021  
Applicant: The Means MAAB Partnership, LLC  
Location: 935 W. Main Street/M-36  
Parcel No. 4714-22-300-003 & 4714-22-401-153

Lucie Fortin, Village Planner, gave a re-cap of the process to date. She discussed her letter of review and the information provided by the applicant. She addressed the outstanding items that need to be addressed.

Discussion was held on the need for photometrics for the entire property. Discussion was held on the MDOT approval and the need for a traffic impact assessment. They will also address whether a turning lane will be needed or not.

Chris Bonk, applicant, addressed the Engineer's request for a drivable surface around the detention pond. He stated that they have worked very hard to make that area look nice and having a drivable surface will not help. He further discussed the access to the pond every 15 years. They do have a path around it, which is noted on the plan. He does not have any

problems with any other item and is hoping that the Planning Commission would agree on this one requirement. Further discussion was held on the reasoning for the requirement and that this could be worked out administratively.

Discussion was held on the time it will take to receive MDOT approval and the possibility of a Temporary Land Use permit to begin work on the building work, not the site work. It was stated that this would be up to the Village, not the Commission.

Discussion was held on the location of the Village Gateway sign. The easement will be dedicated but the sign will be future. Chris Bonk stated that if, in the future, it would need to be moved, they would not have a problem working with the Village.

Motion by Mayernik, supported by Kinczkowski

Finding that the applicant has met the Final Site Plan Requirements of Section 152.391 thru 152.393, the Site Plan SPR-001-2021 for the Means M.A.A.B. Partnership, LLC – Chris Bonk located at 935 W. Main Street (M-36) is approved contingent upon the following:

- Copies of the recorded Parcel reconfiguration
- Agreement for shared drive/parking between the two parcels (4714-22-300-003 & 4714-22-401-153)
- Easement for the gateway/welcome sign and the walkway
- Provision of the height of the building
- Adjusting the sidewalk connection to the existing sidewalk at the northeast corner of the property
- Added note to indicate removal of the existing fences along the front of the property
- Removal of the trees running north-south in the middle of the property
- The relocation noted for the future gateway feature
- A lighting plan including a photometric plan and details of the light fixtures submitted for review
- Approval by Village staff (Zoning Administrator and DPW), the Village Engineer, Putnam Township Fire Marshall, and any needed outside agencies (MDOT, Livingston County Drain Commission's Office and Building Department)
- Resolution of the Watermain extension and use of existing well based on Village Council approval
- Correct/add the required notations to the individual plan sheets as recommended in the Village Engineer Review Letter dated September 30, 2021
- Provide draft copies of the Stormwater Operation and Maintenance Agreement, Sidewalk Culvert Agreement, Sanitary monitoring Manhole Agreement, and Private Fire Hydrant Maintenance Agreement Show Detroit Edison easement disclosed by instrument recorded in Liber 2536 Page 944 of the Livingston County Register of Deeds

- Conform to the Construction Administration items as listed in the Engineering Review dated September 30, 202

ROLL CALL VOTE: Kinczkowski – Yes, Mayernik-Yes, C. Oliver–Yes, D. Oliver–Yes, Hartman-Yes, Pais– Yes                      MOTION CARRIED

Chris Bonk discussed his Grant's Place project and the improvements and site plan he will be bringing forward.

**PUBLIC FORUM:**

Chairman Pais opened the public forum at 7:32 p.m. Hearing no comment, the forum was closed at 7:32 p.m.

**MEMBER DISCUSSION:**

Chairman Pais discussed the Zoning Administrator providing suggested motions to make sure that the details get into the minutes. Further discussion was held on having something prepared to make it clear to everyone. Discussion was held on any denial motions and the need for a clear reason stated for denial.

**ADJOURNMENT:**

Motion by Kinczkowski, supported by Hartman

To adjourn the regular Planning Commission meeting at 7:40 p.m.

Voice Vote: Ayes: 6    Nays: 0                      MOTION CARRIED

Respectfully submitted,

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Tom Pais, Chairman

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Julie Durkin, Zoning Administrator