

# Village Of Pinckney

## Planning commission Meeting

Tuesday March 10, 2026, at 7:00pm

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- Meeting called to order at 7:00pm
- Roll call taken.
  - Alex Smith – Board chair, Board Chair was absent for this meeting.
    - Christine Oliver, Rob Coppersmith, Holly Stebbins, Justin McInnis was present.
    - **Bree Kraut, Trisha Wanger - absent.**
    - Jeff Buerman - present.
- Pledge of Allegiance recited.
- Motion to approve the agenda was made by Justin McInnis Holly and seconded by Holly Stebbins.
  - Roll Call – Yes - Christine Oliver, Rob Coppersmith, Holly Stebbins, Justin McInnis, Alex Smith
- Motion to approve the February 2, 2026, meeting minutes was made by Justin McInnis and seconded by Rob Coppersmith.
  - Roll call - Yes - Christine Oliver, Rob Coppersmith, Holly Stebbins, Justin McInnis, Alex Smith.

## Council Report

- Special meeting held for marijuana licensing.
- Voted to increase retail licenses by one and award a retail license to both applicants.
  - Licenses are still pending but expected to be awarded later in the week.
  - Goal is to remove other licenses that could become available in the future.
- Essence (micro license) and M36 Development (Kurt) are the applicants.
  - Essence was proposing a retail facility adjacent to the micro license, but plans have changed.

- Essence is no longer planning to do a micro and only having one facility as retail.

## **Essence/M36 Development Update**

The city attorney and their attorney had discussions.

- M36 Development's goal was to sit on the license.
- M36 Development may drop the micro license and use the building for retail.
- Village of Pickney wants to ensure no changes are made to the building if they switch from micro to retail.
  - If changes are made, they will have to start the process over.
- Meeting requested for site plan and final site plan approval for both parties to start immediately after retail license is given.

## **Mugg and Bopp's and BP Lawsuit**

- Mugg and Bopp's moving forward with preliminary work completed.
- BP lawsuit attorneys requested postponement to the end of May.
  - Mugg and Bopp's understands that tearing down a third of the building is on them.
  - Eagle is good with their tanks and has all approvals.
  - Their attorneys have asked for an extension for the second time.

## **Cooke's Place is moving forward with self-financing.**

- No changes have been made since the approval.
- Exalt Fitness will be moving from its current location to that building.

## **DDA Lot**

- A deal for the DDA lot fell through because of an easement issue with the Pinckney Diner.

The diner received a "sweetheart deal" in 2015, leading to confusion about property ownership.

- There is not enough property for what the buyer wanted.
- The plan for a two-story sports bar with a rooftop and glass walkway to Bliss and Fish is no longer happening.
- The DDA will likely keep the garden for another year and add three cement pads with utilities for food trucks.
  - Eventually, a gazebo will be built to make it a community space.

## **Other DDA Matters**

- The DDA is running the St. Patrick's Day and Memorial Day parades.
- There are increasing requests for special land use permit waivers for siding and roofing.
- A water problem has been created by a shed built next to the dentist's office off M36.

## **Chris Bond's Project**

- Chris Bond's project is ahead of schedule.
- A public hearing will be held on the 23rd to discuss the allocation of a \$1.5 million grant.
  - \$700,000 will go towards apartments.
  - \$250,000 will cover administration costs.
- A third-party administrator will be hired to manage the grant program.
  - Qualifying homeowners can receive up to \$24,000 for home improvements.
  - The goal is to assist 10 to 15 homes.
- The final paperwork is expected by April 18th, with the program potentially launching by July.

## **Development Projects Updates**

- Final site plan review for the C3 LLC fire station and M36 Development, Retail Marijuana License will occur with both pre and final reviews done simultaneously.
- Pinckney Chrysler is planning improvements, including covering the holding pond and adding parking, shrubs, and trees.

- Lakeland Knoll's land use permit renewal is under consideration, with a desire to see progress or termination of the permit.

## DDA and Housing Development

- DDA boundaries will be expanded to include the Means project.
- The goal is to secure \$3-4 million in funding to acquire and demolish a property to create a housing development.
  - The development may include townhouses and tiny homes.
- Training is underway with Jim Jensen, Joe Self, Lori Echoes, and another individual to facilitate this project.

## Discussion Pinckney Rental Housing Ordinance

- Dave Stoker suggested reviewing highlighted areas of the Housing Law of Michigan to potentially add to the bill.
  - One section discusses unsafe buildings, but Village Council just pass an unsafe buildings Ordinance, so adding it to the bill would be duplicative and confusing.
- One board member reviewed the highlighted areas and suggested addressing trash disposal in the ordinances.
  - Concerned about residents not properly disposing of trash.

## Incorporating Michigan Housing Law

- Question of whether to include language in the ordinance that states all housing shall abide by the housing law of Michigan Act 167, 1917.
  - Violations would be considered non-conformities for the rental.
  - This would make the state law a requirement for rental houses in the village and allow them to use their own ordinance to enforce it.
- Will ask Dave Stoker if they can incorporate the state law into their ordinance.

## Next Steps

- The goal is to have a public hearing for the next meeting and approve the changes.

## Fee Schedule Draft

- A fee schedule draft was sent out, but it was the wrong version (11/25 instead of 12/18).
  - The correct version has numbers in blue.
- Registration/Licensing:
  - Initial rental registration fee: \$100
  - Biannual rental license fee: \$150 per dwelling
  - Minimum per property license fee: \$250
  - Late renewal fee: \$90
- Inspection fees:
  - \$300 per dwelling
  - Minimum routine inspection fee per property: \$175
  - Complaint inspection fee:
    - First complaint: \$50
    - Second complaint: \$100
  - Reinspection fees: \$300
  - After hours: \$400
- Administration/Enforcement:
  - Failure to register administration fee: \$150.
  - Failure to schedule inspection fees: \$100
  - Return payment: \$30.
  - Lock out/no access fee: \$125.

## Notes on Fees

- Fees are high because they will likely hire an independent director to do the inspections.
- "The village may waive complaint inspection fee when violations are not confirmed."
- Failure to register fee is \$150, plus the initial registration fee of \$100.

## Fines and Violations

- If they don't register, they are breaking the ordinance.
- If a property owner violates the ordinance, the fines are \$100, \$200, \$400, and then it goes to the courts.
- Reinspection fee would be \$300.
- Need to figure out what the fines are to be part of this on top of the schedule of fees.

## Action Items

- Create a fine schedule for violations.
- Fine amount and a correction deadline associated with violations.
- "The village will recover costs as laid out in the."
- Issue with locating the correct document being discussed.
  - The correct document is the one sent on 12/18/20.
  - There is also a four-page document, the rental housing health and safety ordinance.
- The document with blue highlights is the last draft.

## Fee Schedule and Cost Recovery

The village may recover the actual cost of enforcement, including inspections, reinspection costs, and reasonable attorney fees if authorized by law.

- Concern about the wording "actual costs" because the fee schedule is different.
  - Preference for language stating costs will be recovered as laid out in the fee schedule.
  - The fee schedule outlines the fees, with a provision for recovering additional costs if necessary (e.g., bringing in extra personnel).
- Proposed wording: "The village will recover costs as laid out in the fee schedule adopted by..."

# Member Discussion

## Unsafe Buildings and Properties

- The focus will be on unsafe buildings, including Pinckney Glass, the blue building/pole barn on Main Street, the house next to BP, and Koch's Corner.
- The tree service on Dexter Pinckney Road is also a target.

## Ordinances to be work on

- Sign ordinance will be addressed at next meeting.
- Focus on one or two more ordinances for the rest of the summer.
- The parking ordinance was a success.

## Meeting Adjournment

- The public forum was closed at 7:59 PM.
- A motion to adjourn was made by Justin McInnis and Second by Rob Coppersmith.
  - Roll Call – Yes - Christine Oliver, Rob Coppersmith, Holly Stebbins, Justin McInnis, Alex Smith

**The meeting was adjourned at 7:59 PM**

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Alex Smith - Co Chair

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Jeff Buerman - Recording Se

