

Village of Pinckney 2026 Master Plan Update

Master Plan Review

The current Village Master Plan was adopted in 2020 and can be viewed here:

https://villageofpinckney.org/Documents/Community/Master%20Plans/2020PinckneyMP_Adopted10-12-2020_OnlineViewing.pdf?t=202602261352220

The Village has initiated the process of reviewing the document, and an ad hoc committee has prepared a draft of proposed goals, objectives, actions and implementation. Based on this review, it has been determined that minor revisions are warranted. In accordance with Section 45(2) of the Michigan Planning Enabling Act (MPEA), PA 33 of 2008, the Planning Commission is responsible for reviewing, finalizing, and adopting the updated Master Plan.

As part of this process, the Planning Commission should review the draft master plan revisions along with the current plan's goals, objectives, strategies, and Future Land Use Map to determine whether additional changes are needed. In conducting this review, the Commission may wish to consider the following questions:

- Are the goals and objectives still appropriate for guiding the Village's development over the next 20 years?
- Has development within the Village or in neighboring communities affected the underlying planning principles, strategies, or future land use needs?
- Have changes in public opinion or community priorities resulted in values, goals, principles, or policies that differ from those reflected in the current Master Plan?
- Have significant changes occurred or been proposed that were not anticipated when the current Plan was adopted?
- Is the Zoning Map consistent with the Future Land Use Map?
- Have new studies or planning documents become available that could strengthen or improve the Master Plan?

Master Plan Adoption Process

The adoption process for a Master Plan update is established by the Michigan Planning Enabling Act (PA 33 of 2008) and includes the following steps:

<https://www.legislature.mi.gov/documents/mcl/pdf/mcl-Act-33-of-2008.pdf>

1. Notice of intent to prepare a Master Plan is sent to contiguous communities (Putnam Township), Livingston County, and other applicable agencies.
2. Preparation of the draft Master Plan.
3. The Planning Commission approves draft Master Plan, submits it to the Village Council for review and comment, and requests approval to distribute the draft for public review.
4. The Village Council approves distribution of the draft Master Plan (or, if it does not approve distribution, the draft is returned to the Planning Commission for further review).
5. The draft Master Plan is distributed to contiguous communities, Livingston County, and other applicable agencies for a 63-day public review and comment period.
6. Following the review period, the Planning Commission holds a public hearing on the draft Master Plan and makes any revisions it determines are appropriate based on comments received.
7. The Planning Commission adopts the Master Plan unless the Village Council has asserted, by resolution, the authority to approve or reject the Master Plan as provided in the Michigan Planning Enabling Act.

Preliminary Suggestions for Amendments and Updates

In addition to reviewing and updating the goals and objectives and evaluating the consistency of the Future Land Use Map, the following amendments are recommended:

- Update the Village's demographic and socioeconomic data.
- Update the discussion of redevelopment opportunities identified through the Redevelopment Ready Communities process as well as the Subarea Section of the Master Plan to provide additional guidance regarding desired redevelopment character and design.
- Incorporate the Village's Capital Improvements Plan into the Master Plan and ensure the two documents are coordinated.