

Village of Pinckney Planning Commission

Zoning Administrator Overview and Recommendation

Mugg and Bopp's A1 Fixed Monument Sign

Property: 75 S. Dexter Road, Pinckney, Michigan 48169

Parcel: 4714-23-400-013

Prepared by: Jeff Buerman, Village President and Zoning Administrator

Date: October 1, 2026

The applicant requests special land use approval for Sign A1, a fixed-panel monument sign with two faces of approximately 40 square feet each, totaling approximately 80 square feet. The proposed two-faced configuration exceeds the ordinary maximum total ground-sign area of 50 square feet under Village Code § 152.306 and therefore requires special land use approval unless redesigned to comply.

As Zoning Administrator, I support approval of Sign A1, subject to appropriate conditions and verification that the final design and location meet the applicable ordinance requirements.

I believe a permanent fixed monument sign can provide clear identification for the businesses within this development. My support is for the proposed fixed-panel configuration, with conditions that maintain safe visibility and protect neighboring properties.

Section 152.306(D) allows the Planning Commission to consider a sign exceeding the ordinary area requirements through special land use review. The Commission should evaluate the property's size, shape, and topography; the sign's relationship to neighboring properties and signs; and its visibility from the public street. The final decision should include the findings supporting the requested increase in sign area.

I recommend the following conditions:

1. **Sign area and configuration:** Limit approval to two fixed faces of no more than 40 square feet each, with a maximum combined area of 80 square feet, measured under § 152.306(A)(4).
2. **Final plans:** Confirm the sign's full height, location, setbacks, materials, and dimensions before issuing the sign permit. Approval should expressly identify any additional dimensional relief granted.
3. **Design and compatibility:** Require materials and a design consistent with the development and the character of the surrounding area.
4. **Public safety and lighting:** Maintain required sight lines and clearances, protect pedestrian movement, and require any illumination to comply with applicable shielding, glare, and operating restrictions.
5. **Permits:** Obtain the Village sign permit and all required construction and electrical permits before installation.

My recommendation is to **approve A1 with these conditions**, provided the hearing record supports the applicable special land use findings. The approval should clearly state the area relief granted and preserve all other applicable requirements unless separate relief is expressly authorized.

This recommendation addresses A1 only. It does not approve an electronic-message component. The electronic monument sign identified as A2 is a separate request requiring its own decision.

Ordinance references: Village Code §§ 152.240-152.242, 152.301, 152.304, and 152.306; September 17, 2026 A1 Administrative Zoning Review and Conditional Determination.