

Village of Pinckney Planning Commission

Zoning Administrator Overview and Recommendation

Mugg and Bopp's A2 Electronic 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 A2, an electronic monument sign described on the submitted plans as approximately 48 square feet. The request includes the electronic-message component and any specifically identified dimensional relief requiring review under Village Code §§ 152.305 and 152.306.

As Zoning Administrator, I support approval of Sign A2, subject to appropriate conditions and verification that the final design and location meet the applicable ordinance requirements.

I believe an electronic monument sign can serve a practical purpose for this commercial development by providing clear business identification and allowing information to be updated within a permanent sign structure. My support includes protecting neighboring properties and maintaining safe visibility for motorists and pedestrians.

The Planning Commission should evaluate the proposed sign's scale, placement, relationship to surrounding properties and signs, and visibility from the public street. The final approval should clearly identify the number of sign faces, area per face, combined sign area, height, setbacks, and the exact dimensional relief granted.

I recommend the following conditions:

1. **Final plans:** Confirm all dimensions, sign faces, location, setbacks, and requested relief before issuing the sign permit.
2. **Electronic display compliance:** Verify that the sign's zoning district, location, and separation distances satisfy § 152.305(G).
3. **Lighting and operation:** Require compliance with applicable brightness limits, automatic dimming, message-change intervals, nighttime restrictions, and malfunction controls.
4. **Public safety:** Maintain required sight lines and clearances, protect pedestrian movement, and prevent interference with traffic signs or signals.
5. **Permits:** Obtain the Village sign permit and all required construction and electrical permits before installation.

My recommendation is to **approve A2 with these conditions**, provided the hearing record supports the applicable special land use findings. Any relief should be expressly stated in the approval; it should not be interpreted as a general waiver of the electronic sign requirements.

This recommendation addresses A2 only. The fixed-panel monument sign identified as A1 is a separate request requiring its own decision.

Ordinance references: Village Code §§ 152.240-152.242, 152.304, 152.305(G), and 152.306(D); Ordinance 173.