

MASTER PLAN

Goals, Objectives, Actions & Implementation

Residential Goal: Guide residential development of the Village in a manner which will preserve, create and enhance the living environment of existing and future residential areas.

Objective 1: Update zoning ordinance to preserve and enhance the living environment of existing and future residential areas.

- Action 1: Conduct a comprehensive review of the zoning ordinance to understand the following:
 - What residential uses are permitted in which districts?
 - Are there land uses permitted in residential districts that are non-residential uses?
 - What are the current requirements for buffering around residential uses?
 - Are any of these things in conflict with our vision for the Village?
 - Are design guidelines in place in residential districts that align with current small-town character of the Village?
- Action 2: Amend the zoning ordinance to align with our vision for the Village.

Objective 2: Create more residential opportunities for current and future residents that include options for aging in place, low-moderate income households, and downtown living.

- Action 1: Amend Zoning Ordinance to include areas for higher density development. Options for aging in place, low-moderate income and downtown living:
 - First-floor, rear-facing residential in the downtown area
 - Missing middle housing: duplex, triplex, quadplex, etc. (smaller scale, higher density)
 - Accessory Dwelling Units
 - Mixed-use
- Action 2: Create a list of local priority development site that have potential for residential development, including redevelopment/rehab opportunities.
- Action 3: Work with local, regional, and state partners to promote potential development opportunities.

Objective 3: Implement maintenance and improvement programs for local streets and sidewalks to ensure safe access within and between residential neighborhoods and throughout Pinckney.

- Action 1: Conduct a sidewalk survey internally to assess the repair and expansion needs for each area throughout the village.
- Action 2: Conduct an annual Capital Improvements Plan process that includes a sidewalk repair/maintenance plan and phased sidewalk expansion plan.

Commercial Goal 1: Promote and maintain quality commercial and office development/redevelopment that meets the needs of Pinckney residents while strengthening the Village's tax and employment base.

Objective 1: Encourage a mixture of uses in the CBD including upper-floor residential.

- Action 1: Develop incentives for proposals in the CBD that increase the diversity of uses including residential.

Objective 2: Work with local and regional economic development agencies (i.e., Pinckney DDA, Livingston County Economic Development Council, Ann Arbor Spark, and the Michigan Economic Development Corporation) to identify opportunities for continued economic development and job creation in the Village.

- Action 1: Coordinate Village events and activities with the Chamber of Commerce, merchants, the Downtown Development Authority, and Putnam Township to improve the business climate and quality of life.

Objective 3: Promote the CBD as the retail and service center of the Village.

- Action 1: Coordinate with Pinckney's Downtown Development Authority (DDA) on planning and development efforts within the DDA district.
- Action 2: Promote available off-street parking options with increased signage to city-owned public lots.
- Action 3: Market the downtown area to attract appropriate commercial development as well as consumers of goods and services.
- Action 4: Continue to utilize Township Square as a focal point and center for the CBD.

Objective 4: Update the development standards in the Zoning Ordinance to improve walkability, encourage mixed use development, ensure consistent and quality architecture and facades and promote historic restoration and require parking lots to be at the rear or sides of developments.

- Action 1: Assess current development standards in zoning ordinance
- Action 2: Make amendments to improve core areas of importance/impact as outlined here.
- Action 3: Discourage strip style commercial development in favor of developments with multiple buildings, shared drives and parking, and landscaping.

Objective 5: Promote and strongly encourage the preservation, renovation, and maintenance of historic buildings, and redevelopment of existing buildings.

- Action 1: Develop a list of existing historic buildings and or existing building with redevelopment opportunities
- Action 2: Work with SHPO on the preservation, renovation and maintenance of historic buildings.

- Action 3: Work with local developers or potential developers on the redevelopment of existing buildings. Tie in state incentives where appropriate.
- Action 4: Maintain the local facade program to incentivize property owners to make physical improvements to their property.

Research, Tech, and Light Industry: Attract businesses involved with research, technology, and light industry.

Objective 1: Update Zoning Ordinance to include site development standards that address architectural details, landscaping, parking, access management, signage and environmental protection for planned research and development/light industrial zones.

- Action 1: Assess zoning ordinance to understand the types of industrial zones currently included in the Zoning Ordinance
- Action 2: Decide what types of uses are appropriate for which areas throughout the Village and amend the Zoning Ordinance to include standards that guide the site development in those areas.

Objective 2: Redevelop Brownfield Sites as Research, Technology and Light Industrial Business Parks.

- Action 1: Work with the Michigan Brownfield Redevelopment Authority and other economic development agencies to plan for the redevelopment areas
- Action 2: Maintain infrastructure such as broadband and wireless technologies to attract and retain high technology businesses.

Objective 3: Investigate the short- and long-term pros and cons of data centers, renewable energy, and other larger scale site uses as part of long-term planning efforts to protect the best interest of the community, its residents, and its vision for the future.

Parks and Recreation Goal: Provide high-quality parks, open spaces, and recreation opportunities for all residents of the Village.

Objective 1: Market the Village as a regional recreation hub, or Trail Town, that provides convenient access to thousands of acres of state parks and recreational areas with active and passive recreational opportunities.

- Action 1: Update the Pinckney-Putnam Parks and Recreation Master Plan every five
- (5) years to ensure Village residents are provided with adequate recreational opportunities and improve eligibility for recreation grants from the State of Michigan.
- Action 3: Research Trail Town designation and look into other designations that could help market the Village for its outdoor recreation opportunities.

Objective 2: Promote the use of the Mike Levine Lakelands Trail.

- Action 1: Improve connectivity from trail to downtown.
- Action 2: Add signage on the trail directing to the downtown, schools, and other areas of the Village and signage downtown and throughout the Village directing to the trail.

Objective 3: Collaborate with interest groups to renovate the historic Pinckney Depot at the intersection of D-19 and the Mike Levine Lakelands Trail.

Transportation and Circulation Goal: Maintain a safe and efficient transportation system, which minimizes conflicts among transportation users, promotes accessibility throughout the community and accommodates the vehicular and pedestrian circulation needs of Village residents.

Objective 1: Create a safe and accessible system of travel for non-motorized transportation options throughout the Village.

- Action 1: Incorporate bicycle lanes and other non-motorized pathway options throughout Village.
- Action 2: Add bicycle parking options in high traffic areas around the Village, including downtown, library, schools, etc.
- Action 2: Implement sidewalk maintenance and repair plan.
- Action 3: implement phased, sidewalk expansion plan.
- Action 4: Explore alternatives to calm traffic on M-36/ Main Street in cooperation with the Michigan Department of Transportation (MDOT) and the Livingston County Road Commission (LCRC).

Objective 2: Coordinate efforts with the Pinckney DDA to develop a circulation plan for the CBD that includes adequate parking, pedestrian and bicycle circulation, loading areas, traffic directional signs, and controlled access

Objective 3: Improve the function and appearance of local streets and streetscapes.

- Action 1: Implement cost effective placemaking efforts including, seasonal plantings/decorations, seating, signage, etc.
- Action 2: Implement design guidelines in the zoning ordinance that require placemaking elements be incorporated into new developments to contribute to the look and feel of the community.

Community Facilities and Infrastructure Goal: Provide quality community facilities and services necessary to protect the health, safety, and welfare of Pinckney residents and to strengthen the local economy and improve quality of life.

Objective 1: Manage utility infrastructure updates and maintenance.

- Action 1: Develop a Capital Improvement Plan that includes all Village facilities and

major equipment maintenance/replacement expenditures.

Objective 2: Coordinate utility and infrastructure improvements, upgrades and expansions with neighboring communities.

- Action 1: Work with surrounding townships to coordinate land use planning and community infrastructure services to serve the needs of the public.

Environmental and Natural Resources Goal: Provide for the protection and maintenance of the Village's environment and natural resources to support the health, safety, and welfare of the public and improve quality of life.

Objective 1: Preserve an interconnected system of open spaces, that contains high- quality outdoor recreation areas, and wilderness preservation areas to improve quality of life in Pinckney.

- Action 1: Amend the zoning ordinance to encourage the integration of open spaces and natural features in site development proposals. Options include:
 - integration of landscaping requirements including tree preservation and native plantings
 - small incentives for green infrastructure implementation
 - infrastructure build out to increase connectivity to existing natural resources

Objective 2: Protect the water quality of the Village lakes, streams, and creeks particularly Mill Pond and Honey Creek.

- Action 1: Continue to partner with the Michigan Department of Environment, Great Lakes and Energy (EGLE) to ensure a safe and adequate supply of public water.
- Action 2: Work with EGLE and MDARD to understand how the Village can promote the safe management and disposal of all waste materials, both hazardous and non-hazardous generated within, or transported through the Village.