VILLAGE OF PINCKNEY

MASTER PLAN







Draft November 3, 2026
For Village Council's Consideration



The Pinckney Planning Commission has prepared and approved this Master Plan update for the Village of Pinckney as a guide for the physical development of Pinckney.

Bree Kraut _____, 2027
Village of Pinckney Planning Commission Chair

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CONTENTS

ACKNOWLEDGEMENTS i

CONTENTS iii

INTRODUCTION

PURPOSE OF THE MASTER PLAN 1
HOW IS THE PLAN TO BE USED? 1
PLAN UPDATE 2
PLANNING PROCESS 2

COMMUNITY DESCRIPTION

LOCATION & REGIONAL CONTEXT 3
HISTORY OF PINCKNEY 4
POPULATION CHARACTERISTICS 5
SOCIO-ECONOMIC CHARACTERISTICS 7
HOUSEHOLDS & HOUSING CHARACTERISTICS 9
LAND USE & DEVELOPMENT PATTERN 12
Key Land Use Characteristics 13
Land Cover 13
Relationship with Putnam Township 14
Planning Considerations 15
NATURAL FEATURES & GREEN INFRASTRUCTURE 16
Topography & soils 16
Water Resources 18
Floodplains 19
Woodlands 19
Environmentally Sensitive Area & Green Infrastructure 21
ENVIRONMENTAL CONDITIONS & GRAY INFRASTRUCTURE 23
Water Quality 23
Wellhead Protection 24
Environmentally Impacted Sites 26
Public Water & Sewer System 26
COMMUNITY FACILITIES & SERVICES 28
Governmental Structure & Offices 28
Fire & Police 28
Schools 28
Parks & Recreation 29
Capital Improvement Plan 29
ECONOMIC DEVELOPMENT & REDEVELOPMENT READINESS 31
TRANSPORTATION 33
Road Classification 33
Traffic Count 34
Access Management 35
Nonmotorized Transportation 36
Overall Planning Considerations 41

GOALS & OBJECTIVES

GOAL 1. RESIDENTIAL LAND USE 44
GOAL 2. COMMERCIAL LAND USE 45
GOAL 3. RESEARCH, TECHNOLOGY & LIGHT INDUSTRY LAND USE 47
GOAL 4. PARKS & RECREATION 49
GOAL 5. TRANSPORTATION & CIRCULATION 51
GOAL 6. COMMUNITY FACILITIES & INFRASTRUCTURE 52
GOAL 7. ENVIRONMENTAL & NATURAL RESOURCES 53

FUTURE LAND USE

LOW DENSITY RESIDENTIAL 55
MEDIUM DENSITY RESIDENTIAL 55
HIGH DENSITY RESIDENTIAL 56
MULTIPLE FAMILY RESIDENTIAL 57
CENTRAL BUSINESS DISTRICT 57
MIXED-USE 58
SECONDARY COMMERCIAL 58
RESEARCH, TECHNOLOGY & OFFICE 58
PUBLIC/SEMI-PUBLIC 59
RECREATION & CONSERVATION 59
GREEN INFRASTRUCTURE 59

IMPLEMENTATION STRATEGIES

ZONING AND LAND USE REGULATIONS 61
FUTURE LAND USE AND ZONING 61
IMPLEMENTATION STRATEGIES AND ACTION PLAN 63
FUNDING AND FINANCING 65
PLAN EDUCATION AND PUBLIC INVOLVEMENT 66
PLAN REVIEW AND UPDATES 66

APPENDIX: COMMUNITY SURVEY

..... 67

APPENDIX: HAZARD MITIGATION

Flooding 80
Tornadoes 80
Lightning 80
Earthquakes 81
Winter Storms 81

List of Figures

Figure 1. Planning Process 2
Figure 2. Location Map 3
Figure 3. Planned Land Use around Pinckney 14
Figure 4. Soils 17
Figure 5. Natural Features 20
Figure 6. Green Infrastructure Map 22
Figure 7. Wellhead Protection Area 25
Figure 8. Water and Sanitary Sewer Systems 27
Figure 9. Parks and Community Facilities 30
Figure 10. Traffic Counts 34
Figure 11. Regional Trails 36
Figure 12. Route 1 of the Great Lake-to-Lake Trails 36
Figure 13. Michigan Iron Belle Trail 37
Figure 14. The Regional Loop Trail 38
Figure 15. Livingston County Trails Plan 38
Figure 16. The Huron River Water Trail 39
Figure 17. Community Walk/Bike Way System 40
Figure 18. Future Land Use Map 56

List of Tables

Table 1. Population, 1990-2050 5
Table 2. Age Characteristics, 2020-2050 5
Table 3. Highest Level of Education, 2024 6
Table 4. Forecasted Jobs by Industry, 2020-2050 7
Table 5. Per Capita Income and Median Household Income, 2010-2024 (in 2024 dollars) 8
Table 6. Village of Pinckney Household Incomes, 2024 8
Table 7. Village of Pinckney and Putnam Township Households, 2010-2020 9
Table 8. Housing Tenure, 2010-2024 9
Table 9. Residential Building Permits, 2010-2026 (partial) 10
Table 10. 2020 Land Use Acreage 12
Table 11. 2020 Land Cover 13
Table 12. Pinckney Soils 16
Table 13. Zoning Plan 62

INTRODUCTION

Planning is a process involving the conscious selection of policy choices related to land use, growth, and the physical development of a community. The Village of Pinckney Master Plan states the Village's goals and identifies the objectives and strategies it will pursue regarding land use and development.

PURPOSE OF THE MASTER PLAN

The Master Plan is the Village's primary official document setting forth a growth and development vision for Pinckney's future. The Village derives its authority to prepare a Master Plan from the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended (MCL 125.3833, Section 33, Subsection 1), which states:

> *"A master plan shall address land use and infrastructure issues and may project 20 years or more into the future. A master plan shall include maps, plats, charts and descriptive, explanatory and other related matter and shall show the Planning Commission's recommendations for the physical development of the planning jurisdiction."*

HOW IS THE PLAN TO BE USED?

The Master Plan serves several functions:

- **First and foremost**, the Plan is a general statement of the Village's goals and policies, providing a single, comprehensive view of the community's desires for the future.
- **It aids in daily decision-making**. The goals and policies outlined in the Plan guide the Planning Commission, Village Council, and other municipal bodies in their deliberations on zoning, subdivision, capital improvements, and other land use and development matters.
- **It provides the statutory basis for zoning decisions**. The Michigan Planning Enabling Act requires that the zoning ordinance be based upon a plan designed to promote the public health, safety, and general welfare. The Master Plan and accompanying maps do not replace other Village Ordinances, specifically the Zoning Ordinance and Map.
- **It coordinates public improvements and private development**. For example, public investments such as road or sewer and water improvements should be located in areas identified in the Plan as resulting in the greatest benefit to the Village and its residents.
- **It serves as an educational tool**, giving citizens, property owners, developers, and adjacent communities a clear indication of the Village's direction for the future.

Together, these functions make the Master Plan a long-range statement of goals and policies aimed at the Village's coordinated development, one that complements the goals of nearby governmental units wherever possible. The Plan enables the Village to manage change in a deliberate and orderly manner, providing the basis upon which zoning and land use decisions are made.

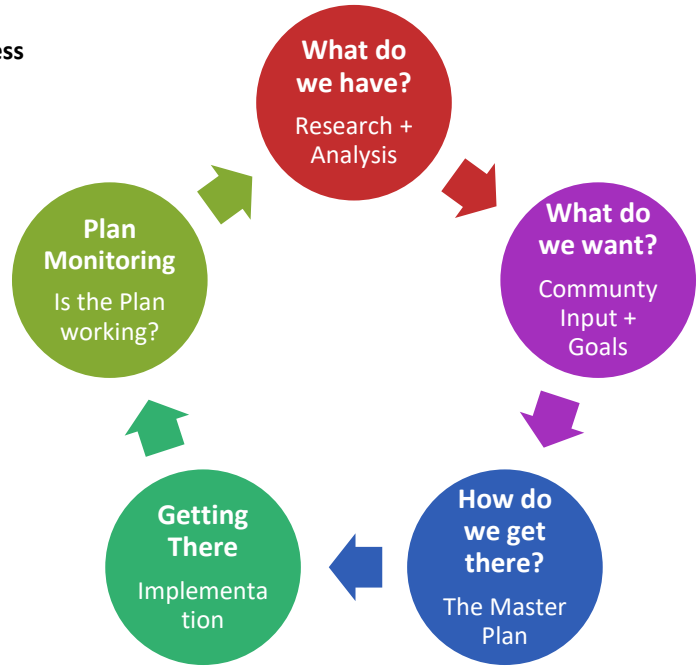
Plan Update

This document represents an update to the 2020 Village Master Plan. Because communities are constantly changing, the information contained in a plan becomes outdated over time; as the conditions change, so do opportunities and expectations for the future. It is therefore essential to periodically update the Master Plan's information and re-evaluate its basic vision and implementation programs. Current state legislation requires that a Master Plan be reviewed every five years (MCL 125.3845, Section 45, Subsection 2).

Planning Process

The process to update the Master Plan consists of six phases: community description, community input, goals and objectives, future land use plan, implementation strategies, and adoption. Formulating plans for the future requires accounting for numerous existing conditions and trends within the community. This process is illustrated in the diagram below:

Figure 1. Planning Process



Together, these elements establish the foundation for the remainder of this Master Plan. The chapters that follow build upon this introduction, beginning with a ***Community Description*** that examines Pinckney's regional context, population, housing, land use patterns, natural features, infrastructure, community facilities, economic conditions, and transportation network. This foundation informs the ***Goals & Objectives*** established for the Village, which in turn shape the ***Future Land Use*** plan guiding development decisions across the community. The ***Implementation Strategies*** chapter then translates these goals into actionable steps, addressing zoning, funding, and the ongoing education and periodic updates needed to keep the Plan relevant. While the Master Plan represents a snapshot of the Village's priorities at the time of adoption, it is intended to function as a living document, one that the Village will continue to consult, apply, and revisit as community needs evolve. Its effectiveness ultimately depends on the continued engagement of residents, businesses, and public officials in carrying its vision forward.

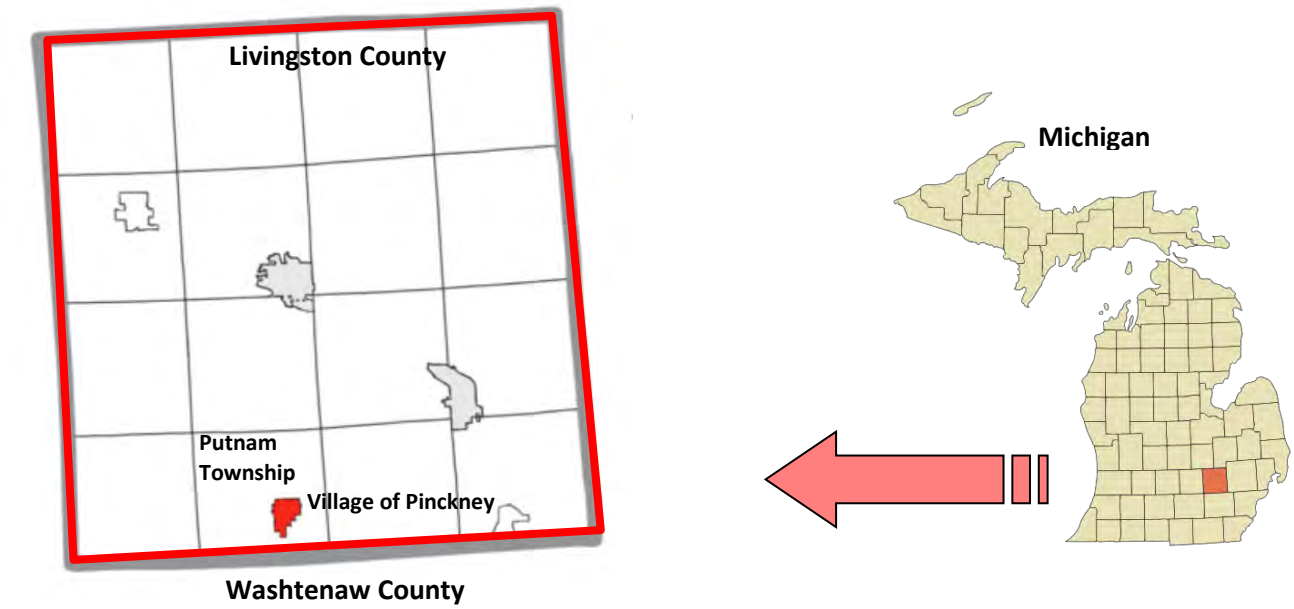
COMMUNITY DESCRIPTION

Background information provides the foundation for the goals, objectives, and policies of the Master Plan. Past trends, current conditions, and future projections are important considerations in determining future land use and community needs. This chapter examines population, demographic, socioeconomic, housing, land use, natural resource, infrastructure, community facility, and transportation characteristics to provide a broader understanding of existing conditions and future needs. In addition to population, the social, economic, and physical characteristics of the area were also taken into account.

LOCATION & REGIONAL CONTEXT

The Village of Pinckney is located in southern Livingston County along M-36, a major east-west road corridor through the County. Pinckney's location offers its residents convenient access to the major metropolitan centers of Lansing, Flint, Detroit, and Ann Arbor via major expressways. I-96 is approximately 12 miles north of Pinckney, US-23, 13 miles to the east and I-94, nine miles to the south. This regional accessibility provides residents and businesses with convenient connections to employment centers, services, and markets.

Figure 2. Location Map

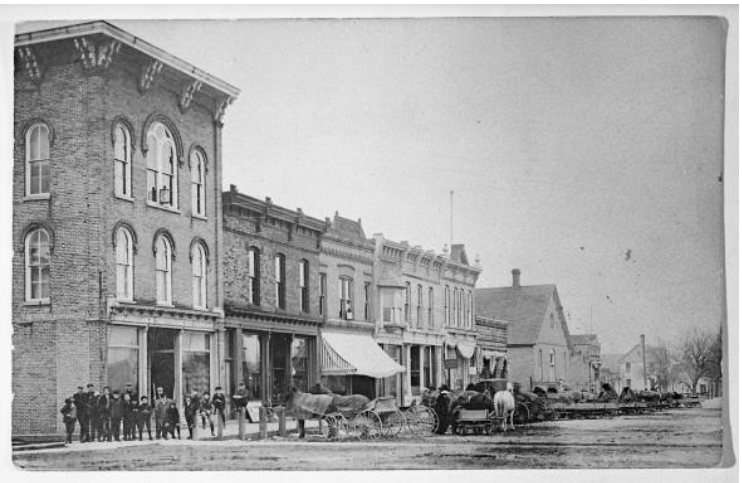


Source: Adapted from Livingston County and Wikipedia

Pinckney's location provides access to regional employment, services, and markets while allowing the Village to retain its small-town character and compact development pattern. Its position along M-36 and its proximity to surrounding employment centers also contribute to its role as both a community and a regional destination. Future planning should recognize the benefits of regional accessibility while considering transportation capacity, the relationship between the Village and surrounding rural areas, and the environmental features that influence future development.

HISTORY OF PINCKNEY

The history of Pinckney is closely tied to its location within the agricultural landscape of southern Livingston County and its role as a local center of commerce. Settlement in the area increased during the 1830s, and William Kirkland acquired approximately 1,400 acres for development of a new village. The Village of Pinckney was platted in August 1837 around a central town square and near a mill and millpond that supported the growing agricultural community. By the mid-1800s, commercial activity had become concentrated along Main and Howell Streets, establishing the basic pattern of the Village's historic downtown.



The arrival of the Grand Trunk Railroad in 1883 significantly increased Pinckney's commercial importance and contributed to a period of economic growth. Grain and lumber businesses developed near the railroad, while the downtown continued to evolve. Fires destroyed portions of the downtown during the late nineteenth and early twentieth centuries. Subsequent reconstruction resulted in several brick buildings that remain important elements of the Village's historic character. During the 1920s, Henry Ford acquired the local mill, dam, and surrounding property with the intention of developing a small manufacturing facility; although the proposed factory was never constructed, the mill and surrounding area were substantially altered. Main Street was subsequently paved and designated as M-36.

Beginning in the 1940s, agriculture became a less significant part of the local economy as farms were converted to residential, cottage, and recreational uses. At the same time, improved roads and expanding employment opportunities in surrounding urban areas increased the number of residents commuting outside the community for employment. The closure of the local railroad and the construction of public sewer service further influenced the Village's development pattern. During the 1960s and 1970s, Pinckney and the surrounding area experienced substantial residential growth, while the local economy was also affected by broader economic changes and the decline of some traditional downtown businesses.

Pinckney subsequently became increasingly integrated into the regional economy while retaining its compact downtown, established residential neighborhoods, and connection to the surrounding rural and recreational landscape. This evolution—from an agricultural and railroad-oriented community to a primarily residential community with strong regional connections—continues to shape the Village's land use and development pattern. The historic downtown and town square, established neighborhoods, and recreational resources remain important elements of the Village's identity and provide a foundation for future reinvestment, redevelopment, and community revitalization.

POPULATION CHARACTERISTICS

According to the U.S. Census Bureau, Pinckney's population remained relatively stable between 2010 and 2020, following substantial growth between 1990 and 2010, while Putnam Township's population declined and Livingston County's population increased. Projections provided by the Southeast Michigan Council of Governments (SEMCOG) indicate population will increase in the future for all three communities, although Pinckney's growth is not substantial.

Table 1. Population, 1990-2050

	1990	2000	2010	2020	% Change 2010-2020	2050 Forecast	% Change 2020-2050
Pinckney	**1,603**	**2,141**	**2,427**	**2,415**	**-0.5%**	**2,524**	**4.5%**
Putnam	4,580	5,359	5,821	5,475	-5.9%	6,821	24.6%
Livingston County	115,645	156,951	180,967	193,866	7.1%	238,137	22.8%

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, & SEMCOG 2050 Regional Development Forecast.

In addition to examining the number of people in Pinckney, it is important to understand the characteristics of the community. This information can be used for planning for recreation facilities, special services for the elderly, and other governmental services. Age distribution can also shed light on potential future housing needs within the Village. The following presents basic information about Village and Township residents.

Table 2. Age Characteristics, 2020-2050

	Pinckney				Putnam			
	2020		**2050**		**2020**		**2050**	
Preschoolers, up to 5 years	156	6.5%	131	5.2%	222	4.1%	279	4.1%
School aged, 5 – 17 years	367	15.2%	382	15.1%	669	12.2%	796	11.7%
Young adults, 18 – 24 years	183	7.6%	174	6.9%	425	7.8%	531	7.8%
Families, 25-64 years	1,338	55.4%	1,364	54.0%	2,967	54.2%	3,580	52.5%
Seniors, 65-84 years	319	13.2%	316	12.5%	1,112	20.3%	1,328	19.5%
Elderly, 85 years and over	52	2.2%	157	6.2%	80	1.5%	307	4.5%
Total	**2,415**		**2,524**		**5,475**		**6,821**	

Source: SEMCOG 2050 Regional Development Forecast.

Children below the age of 18 make up approximately 22 percent of the total population in Pinckney and 16 percent in Putnam. The proportion of children in the Village is projected to decrease to 20 percent in 2050 while the proportion of children in the Township is projected to stay approximately the same at 16 percent in 2050. Children below the age of 18 make up 21 percent of the total population in Livingston County and that proportion is projected to decrease to 20 percent in 2050.

The most significant demographic changes are projected to occur among older adults, particularly residents age 65 and older. Similar aging trends are projected for Putnam Township and Livingston County.

According to the 5-year American Community Survey, the percentage of residents 25 years and older with an Associate Degree, Bachelor's Degree, or a graduate/professional degree makes up 38 percent of Pinckney's population compared with 47 percent in Putnam Township and 50 percent in Livingston County.

Table 3. Highest Level of Education, 2024

	Pinckney		Putnam		Livingston County	
	ACS 2024	% Change 2010-2024	ACS 2024	% Change 2010-2024	ACS 2024	% Change 2010-2024
Graduate/Professional Degree	12.5%	5.7%	6.9%	0.1%	13.5%	3.5%
Bachelor's Degree	17.9%	-3.4%	25.4%	11.2%	26.6%	5.5%
Associate Degree	7.8%	-2.4%	14.7%	6.8%	9.9%	0.5%
Some College, No Degree	29.3%	2.4%	20.6%	-11.0%	22.1%	-3.1%
High School Graduate	26.7%	-3.3%	30.7%	3.0%	24.2%	-3.6%
Did Not Graduate High School	5.7%	1.1%	1.8%	-10.1%	3.6%	-2.8%

Source: U.S. Census Bureau & 2006-2010 & 2020-2024 American Community Survey 5-Year Estimates.

Population growth in Pinckney is expected to remain relatively modest over the long term. However, changes in age distribution and declining household size may have greater implications for future community needs than overall population growth. These trends suggest continued demand for a range of housing options, accessible community facilities, pedestrian and nonmotorized connections, and services that can accommodate residents at different stages of life. Future planning should therefore focus not only on accommodating additional population, but also on ensuring that the Village's housing, transportation, recreation, and community services respond to changing demographic needs.



SOCIO-ECONOMIC CHARACTERISTICS

Understanding the local economic base is an important component of the planning process. Employment trends, business activity, and economic conditions help inform the amount, location, and type of land needed for commercial, employment, and other nonresidential uses. Local businesses and employment opportunities contribute to the Village's economic vitality and tax base. Commercial and employment uses should, however, be located and designed to be compatible with surrounding land uses and adequately served by public utilities, transportation, and other infrastructure.

According to SEMCOG, 1,188 people aged 16 and over were employed in Pinckney in 2020. That number is expected to increase by 176 to 1,364 in 2050. Table 4 shows the employment sectors that are represented in Pinckney as well as total employment numbers for Putnam Township and Livingston County.

Table 4. Forecasted Jobs by Industry, 2020-2050

	2020	2050	Change 2020- 2050	% Change 2020-2050
Natural Resources, Mining, & Construction	76	109	33	43.4%
Manufacturing	23	19	-4	-17.4%
Wholesale Trade	15	29	14	93.3%
Retail Trade	341	264	-77	-22.6%
Transportation, Warehousing, & Utilities	45	52	7	15.6%
Information & Financial Activities	132	176	44	33.3%
Professional and Technical Services & Corporate HQ	67	72	5	7.5%
Administrative, Support, & Waste Services	22	45	23	104.5%
Education Services	25	34	9	36.0%
Healthcare Services	93	126	33	35.5%
Leisure & Hospitality	246	366	120	48.8%
Other Services	57	72	15	26.3%
Public Administration	46	0	-46	-100.0%
Total Pinckney	**1,188**	**1,364**	**176**	**14.8%**
Total Putnam	**2,329**	**2,873**	**544**	**23.4%**
Total Livingston County	**86,166**	**108,161**	**21,995**	**25.5%**

Source: SEMCOG 2050 Regional Development Forecast.

Employment within the Village is projected to increase modestly, with the largest changes occurring in service-oriented sectors, including *Leisure and Hospitality*, *Information & Financial Activities*, *Natural Resources, Mining, & Construction*, and *Healthcare Services*. At the same time, many Pinckney residents are employed outside the Village and remain part of the broader regional economy. These conditions support maintaining a diverse local business base and providing opportunities for appropriately scaled commercial, service, and mixed-use development that are compatible with the Village's established character.

Income levels in Pinckney have generally increased since 2010. Per capita income increased from approximately $37,279 in 2010 to $46,730 in 2024, while median household income increased only modestly, from approximately $95,071 to $96,855 during the same period, based on 2024 dollars. Income levels in Pinckney remain generally comparable to those of surrounding communities, although Putnam Township has experienced a greater increase in per capita income during the same period.

The distribution of household income also indicates that Pinckney includes households across a relatively broad range of income levels. In 2024, approximately 15 percent of households reported incomes between $100,000 and $124,000, while other households were distributed among lower and middle income categories. This range of household incomes is relevant to planning for housing, community services, and other amenities that should be accessible to residents with differing financial circumstances.

Overall, income trends indicate a relatively stable economic base, with increases in per capita income and more modest growth in median household income. Future planning should recognize the diversity of household economic circumstances when considering housing opportunities, community services, and the types of development that may be appropriate within the Village.

Table 5. Per Capita Income and Median Household Income, 2010-2024 (in 2024 dollars)

	Annual Per Capita Income			Annual Median Household Income		
	ACS 2010	ACS 2024	% Change 2010-2024	ACS 2010	ACS 2024	% Change 2010-2024
Pinckney	$37,279	$46,730	25.4%	$95,071	$96,855	1.9%
Putnam	$23,974	$44,311	84.8%	$90,367	$96,442	6.7%
Livingston County	$44,169	$51,721	17.1%	$100,790	$103,039	2.2%

Source: U.S. Census Bureau & 2006-2010 & 2020-2024 American Community Survey 5-Year Estimates.

Table 6. Village of Pinckney Household Incomes, 2024

Annual Household Income	ACS 2024	%	Annual Household Income	ACS 2024	%
Less than $10,000	9	1.1%	$45,000 to $49,999	18	2.2%
$10,000 to $14,999	10	1.2%	$50,000 to $59,999	59	7.1%
$15,000 to $19,999	92	11.1%	$60,000 to $74,999	79	9.6%
$20,000 to $24,999	10	1.2%	$75,000 to $99,999	108	13.1%
$25,000 to $29,999	22	2.7%	$100,000 to $124,999	127	15.4%
$30,000 to $34,999	5	0.6%	$125,000 to $149,999	69	8.4%
$35,000 to $39,999	19	2.3%	$150,000 to $199,999	114	13.8%
$40,000 to $44,999	8	1.0%	$200,000 or more	77	9.3%
			Total	**826**	**100.0%**
Households in Poverty	84	4.5%			
Persons in Poverty	31	3.8%			

Source: U.S. Census Bureau, & 2020-2024 American Community Survey 5-Year Estimates.

HOUSEHOLDS & HOUSING CHARACTERISTICS

The 2020 Census reported 921 households within the Village of Pinckney, representing a 6 percent increase from the number reported in 2010. During the same time period in Putnam Township, the 2020 Census reported 2,196 households, representing a 1.4 percent increase from the number reported in 2010. The table below depicts the household information for the Village of Pinckney and Putnam Township. Residential vacancy rates decreased in both Pinckney and Putnam Township. Average household size decreased in Pinckney but increased in Putnam Township. The decline in average household size in Pinckney is consistent with an increase in households consisting of people living alone, including older adults. Putnam Township experienced a different trend, with average household size increasing between 2010 and 2020.

Table 7. Village of Pinckney and Putnam Township Households, 2010-2020

	Village of Pinckney			Putnam Township		
	2010	**2020**	**Change 2010-2020**	**2010**	**2020**	**Change 2010-2020**
Number of Households	869	921	6.0%	2,166	2,196	1.4%
Residential Vacancy Rate	6.3%	1.4%	-4.9%	11.7%	11.1%	-0.5%
Average Household Size	2.78	2.53	-0.25	2.49	2.68	+0.19

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates,& SEMCOG 2050 Regional Development Forecast.

In Pinckney, owner-occupied units represent the majority, 75 percent, of the total housing units in 2024, while renter-occupied units include 18 percent and vacant units 7 percent. Similar numbers are observed for Putnam Township where owner-occupied units represent 81 percent, renter-occupied 12 percent, and vacant units 7 percent of the total housing units in 2024.

Between 2010 and 2024, both the Village of Pinckney and Putnam Township experienced small housing declines. While owner-occupied housing units increased for Putnam Township, the overall number of housing units decreased by 33 in Pinckney, and Putnam Township saw 39 fewer units during the same time period.

Table 8. Housing Tenure, 2010-2024

	Village of Pinckney			Putnam Township		
	2010	**2024**	**Change 2010-2024**	**2010**	**2024**	**Change 2010-2024**
Owner-Occupied	690	669	-21	1,904	2,013	**109**
Renter Occupied	179	157	-22	262	227	**-35**
Vacant	58	68	10	286	173	**-113**
Total	**927**	**894**	**-33**	**2,452**	**2,413**	**-39**

Source: U.S. Census Bureau, 2006-2010 & 2020-2024 American Community Survey 5-Year Estimates.

The stagnant growth in population and housing units for the Pinckney area is not consistent with the trend in the economy experienced in Livingston County and southeast Michigan between 2010 and 2026. As Table 9 shows, trends in residential building permits issued for the Village and the Township between 2010 and 2026 indicate very slow growth. However, residential building permits for the County and the region generally indicate moderate growth until 2022 when housing growth began to decline.



Table 9. Residential Building Permits, 2010-2026 (partial)

	Pinckney	Putnam	Livingston County	Southeast Michigan
2010	0	2	137	404
2011	0	5	161	1,122
2012	0	19	360	2,243
2013	0	11	669	5,186
2014	0	19	735	1,433
2015	0	12	618	3,543
2016	0	7	602	4,882
2017	0	13	783	7,976
2018	0	8	713	5,217
2019	2	14	629	5,914
2020	0	9	615	7,719
2021	1	13	792	9,552
2022	1	11	1,108	9,567
2023	2	19	877	8,449
2024	2	32	458	8,541
2025	0	10	441	8,283
2026	0	6	346	4,057
Total 2010-2026	**8**	**210**	**10,044**	**94,088**

Note: The data includes new units permitted - existing buildings demolished.
Source: SEMCOG Development.

According to the American Community Survey, the median house value for the Village in 2024 was $267,600, up from $258,203 in 2010.

The Village's housing stock indicates a wide range of ages. In general, historic homes encompass roughly 10 percent of the housing units in Pinckney, while the largest amount of the housing stock was built between 1950 and 2000. Housing construction increased substantially between 2000 and 2009 with 27 percent of the Village's total housing units built during this decade, while recent construction from 2010 to present shows that growth has slowed down significantly. Older homes are an important component of the Village's established neighborhood and historic character. Maintaining these properties can help preserve neighborhood character and the community's sense of place.

Housing development in Pinckney has been relatively limited in recent years compared with surrounding Putnam Township and Livingston County. This suggests that future residential growth is more likely to occur through infill development, redevelopment, and reuse of vacant or underutilized properties.

At the same time, the Village has a greater proportion of rental and multifamily housing than Putnam Township, while household size has declined and the existing housing stock continues to age. These conditions indicate a need to maintain a range of housing opportunities, including appropriately scaled single-family, attached, multifamily, and smaller-unit housing. Continued reinvestment in established neighborhoods, preservation of neighborhood character, and compatible infill development should therefore be important considerations in future land-use and zoning decisions.



Land Use & Development Pattern

The Village of Pinckney was platted in 1837 around a central town square and has evolved as a compact community surrounded by the predominantly rural landscape of Putnam Township. The Village contains a greater concentration of residential, commercial, institutional, and recreational uses, while the surrounding Township is characterized primarily by larger-lot residential development, agriculture, woodlands, and other natural resources. This distinct development pattern is influenced by the area's limited road network and the presence of numerous lakes, wetlands, and other natural features.

The predominant land use within the Village is residential. Single-family residential use accounts for the largest individual land-use category. Other significant land uses include institutional use, recreation/open space, retail, industrial use, and vacant land. The Village's land-use pattern reflects its role as a small community center, with residential neighborhoods located in proximity to commercial, civic, recreational, and other community services. Table 10 provides a comparison of 2020 land-use acreage in the Village and Putnam Township.

Table 10. 2020 Land Use Acreage

	Pinckney		Putnam	
	Acres	**Percent**	**Acres**	**Percent**
Agricultural/Rural Residential	37.8	3.5%	11,971.9	52.6%
Single-Family Residential	274.2	25.7%	1,535.0	6.7%
Attached Condo Housing	0.4	0.0%	0.4	0.0%
Multi-Family Residential	5.7	0.5%	17.0	0.1%
Mixed Use	0	0.0%	3.2	0.0%
Retail	39.9	3.7%	54.0	0.2%
Office	6.0	0.6%	13.4	0.1%
Hospitality	6.5	0.6%	47.4	0.2%
Medical	34.2	3.2%	35.0	0.2%
Institutional	89.4	8.4%	273.9	1.2%
Industrial	51.0	4.8%	148.3	0.7%
Recreation / Open Space	116.9	11.0%	5,846.6	25.7%
Cemetery	10.3	1.0%	11.3	0.0%
Golf Course	0	0.0%	138.3	0.6%
Parking	7.0	0.7%	7.0	0.0%
Extractive	50.4	4.7%	195.5	0.9%
Transportation, Communication & Utility	40.7	3.8%	184.4	0.8%
Vacant	145.8	13.7%	1,086.4	4.8%
Water	36.1	3.4%	838.2	3.7%
Not Parceled	114.2	10.7%	368.1	1.6%
Total	**1,066.5**	**100.0%**	**22,775.4**	**100.0%**

Source: SEMCOG Data.

Key Land Use Characteristics

SEMCOG land use data indicate several important differences between the Village and surrounding Township:

- Residential Development: Single-family residential uses account for approximately 26 percent of the Village's land area, compared with approximately 7 percent in Putnam Township. Putnam Township's residential development is generally characterized by larger lots and a more dispersed development pattern.
- Recreation and Open Space: Recreation and open space account for approximately 11 percent of the Village and 26 percent of Putnam Township. The Village's parks and open spaces contribute significantly to the community's character and quality of life.
- Institutional Uses: Institutional uses account for approximately 8 percent of the Village's land area, reflecting the concentration of civic, educational, and other community facilities.
- Commercial and Employment Uses: Retail, office, hospitality, medical, and industrial uses together represent a relatively small portion of the Village's land area but provide important commercial, employment, and community services.
- Vacant Land: Approximately 14 percent of the Village is identified as vacant in the 2020 SEMCOG data. Some of this land may represent opportunities for future development or redevelopment; however, actual development potential will depend on factors such as infrastructure capacity, parcel configuration, environmental constraints, and access.

Land Cover

Land cover data further illustrate the difference between the Village and surrounding Township. As shown in Table 11, approximately 18.9 percent of the Village consists of impervious surfaces, including buildings, roads, driveways, and parking areas, compared with only 4.6 percent in Putnam Township. Conversely, approximately 58.6 percent of Putnam Township is identified as tree cover, compared with 38.4 percent in the Village.

The data illustrate the more developed and compact character of the Village compared with the surrounding Township, while also highlighting the importance of maintaining the Village's existing tree canopy, open spaces, and natural features as future development and redevelopment occur.

Table 11. 2020 Land Cover

	Pinckney		Putnam	
	Acres	**Percent**	**Acres**	**Percent**
Impervious (buildings, roads, driveways, parking lots)	202.4	18.9%	1,038.2	4.6%
Trees (woody vegetation, trees)	410.7	38.4%	13,338.0	58.6%
Open Space (agricultural fields, grasslands, turf grass)	358.5	33.5%	6,990.8	30.7%
Bare (soil, aggregate piles, unplanted fields)	24.4	2.3%	238.2	1.0%
Water (Rivers, lakes, drains, ponds)	73.8	6.9%	1,169.6	5.1%
Total	**1,069.7**	**100.00%**	**22,774.7**	**100.0%**

Source: SEMCOG data.

Relationship with Putnam Township

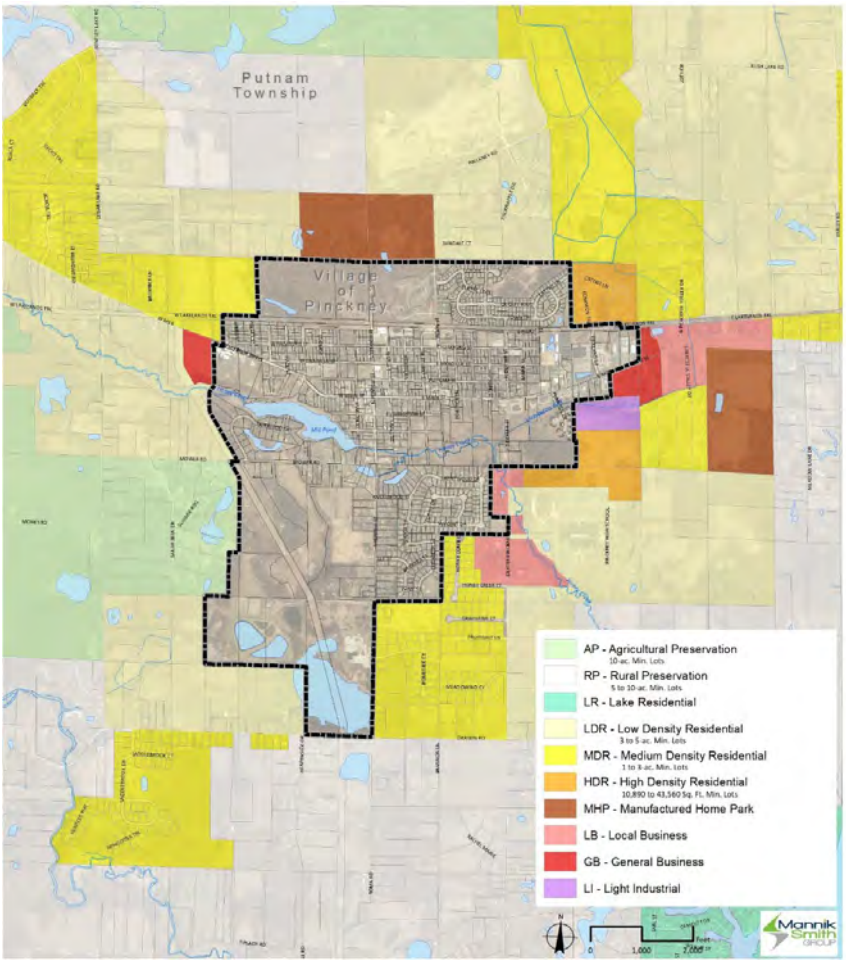
The most recent Putnam Township Master Plan (2026) reinforces the distinction between the Village's development pattern and the predominantly rural character of the surrounding Township. The planned land uses bordering the Village include:

- Low and Medium Density Residential: Most areas surrounding the Village are planned for low and medium density residential uses, with minimum lot sizes ranging from 1 to 5 acres.
- Commercial: Areas along M-36/Main Street and Dexter-Pinckney Road are planned primarily for local and general business uses.
- High-Density Residential: Two small areas located northeast and southeast of the Village are planned for high density residential use, with densities ranging from 1 to 4 dwelling units per acre.
- Light Industrial: A small area immediately east of the Village is planned for light industrial use.
- Manufactured Homes: A small area north of the Village is planned for manufactured homes.
- Agricultural Preservation: Areas along the west side of the Village are planned for agricultural preservation.
- Rural Preservation: Areas south of the Village are planned for rural preservation.

Putnam Township's planned residential densities are generally substantially lower than those within the Village. For example, Putnam Township's Low-Density Residential category provides for minimum lot sizes of approximately 3 to 5 acres, while Pinckney's Low-Density Residential category provides for approximately 0.5- to 1-acre lots.

Figure 3 depicts Putnam Township's planned land uses in the areas surrounding the Village of Pinckney.

Figure 3. Planned Land Use around Pinckney



Source: Putnam Township Master Plan 2026 as well as Livingston County and Putnam

Planning Considerations

The existing and planned land-use patterns indicate that Pinckney functions as a more compact residential, commercial, institutional, and recreational center within a predominantly rural landscape. The distinction between the Village and surrounding Township is an important characteristic of the community and contributes to its small-town identity.

Future land use planning should therefore recognize and reinforce the Village's established development pattern while appropriately managing transitions between Village development and the lower-density residential, agricultural, and rural preservation areas of Putnam Township. Particular attention should be given to redevelopment and infill opportunities, compatibility at the Village and Township boundary, protection of natural resources, preservation of open space and tree canopy, and the efficient use of existing infrastructure.

Natural Features & Green Infrastructure

The natural features of the region have played a major role in influencing and attracting growth and development to the area. Like much of Michigan's southern lower peninsula, the area's landscape is characterized by gently rolling topography formed by glacial action. The retreat of the glaciers shaped the region's gently rolling landscape, including the hills, depressions, lakes, and wetlands that characterize the area today.

Topography & soils

The Pinckney area is generally flat to gently rolling except for steep slopes at the perimeter of the Village above Howell Street, near Mower Road, and along Honey Creek. Land elevations range from approximately 880 feet above sea level along the banks of the Mill Pond and Honey Creek, to over 970 feet in the northern sections of the Village west of Pinckney Road near the Village's water tower.

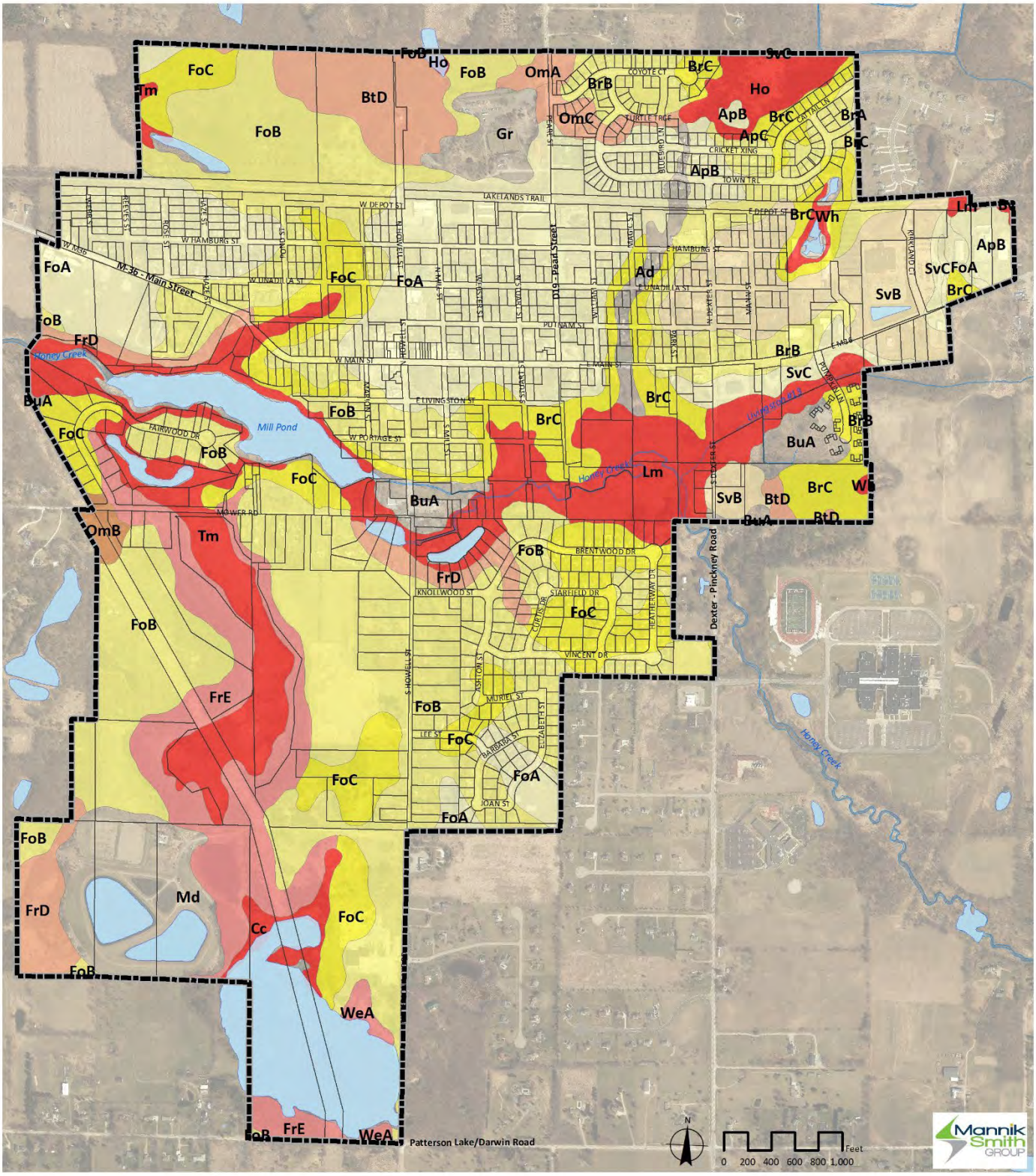
A large portion of the Village contains Fox sandy loam soils (FoA, FoB, FoC), with slopes between 0 and 12 percent (Figure 4 and Table 12). These soils are characteristically well-drained and stable and support a wide variety of development types. These soils also possess slight limitations when used for septic field systems. Low-lying areas, mainly located within the natural drainage areas of the Village and occasional depressions, consist of both Fox-Boyer complex soils (FrD, FrE), with 12-25 percent slopes and Tawas muck soils. Typically, Fox-Boyer soils are well-drained, fairly stable soils; however, the steep slopes associated with this soil type in the Village may substantially limit development potential. Likewise, development on Tawas muck soils (Tm) should also be discouraged, as they are typically associated with high water tables and slowly drained or ponded areas.

Table 12. Pinckney Soils

Soil Type	Soil Name	Septic System Limitations	Soil Type	Soil Name	Septic System Limitations
Ad	Alluvial land	Severe	BtC	Boyer-Oshtemo loamy sands	Slight
Cc	Carlisle muck	Severe	BtD	Boyer-Oshtemo loamy sands	Moderate
Gr	Gravel pits	N/A	BuA	Brady loamy sand	Moderate
Ho	Houghton muck	Severe	FoA, FoB, FoC	Fox sandy loam	Slight
Lm	Linwood muck	Severe	FrD	Fox-Boyer complex	Moderate
Tm	Tawas muck	Severe	FrE	Fox-Boyer complex	Severe
Wh	Washtenaw silt loam	Severe	OmA, OmB, OmC	Owosso-Miami sandy loam	Moderate
ApA, ApB,ApC	Arkport fine sandy loam	Slight	SvB, SvC	Spinks-Oakville loamy sands	Slight
BrA, BrB, BrC	Boyer sandy loam	Slight	WeA	Wasepi sandy loam	Severe

Source: Soil Survey of Livingston County, U.S. Department of Agriculture Soil Conservation Service.

Figure 4. Soils



Source: Livingston County Map Data.

Loamy sand soils throughout most of the Village provide excellent drainage. However, dense mucks, silts, and clays, which exist mostly in the low-lying areas of the Village, retain too much water to support intensive development of any type. In general, Pinckney's well-drained, coarse-textured soils provide suitable foundations for building sites.

The most important characteristics making soil suitable or unsuitable for development are steepness of slopes and limitations on uses for basements and septic fields. Areas that are most suitable for development include those soils with slight slopes and good drainage. Soils with severe limitations can make development difficult due to a number of factors including poor drainage and percolation, flooding, and ponding. Soils with severe limitations have slopes that range between 18 and 40 percent. This information should be carefully reviewed by the Village and potential developers to avoid unexpected costs associated with site preparation, engineered septic systems, foundations, drainage improvements, or other site-specific measures.

Water Resources



Pinckney is in the Huron River Watershed. The Huron River and its associated chain of lakes and wetlands to the east of the Village have made the Pinckney area a very desirable location to live and recreate. Honey Creek, a tributary of the Huron River, is the primary area waterway flowing from west to east through the center of the Village and Township. Mill Pond, the largest water body in the Village of Pinckney, is surrounded by low-density residential development. Other major lakes in the area include Portage, Hi-Land, and Patterson lakes.

Figure 5 depicts wetlands, floodplain, and other natural features found in Pinckney. Wetlands are areas of land that are saturated or flooded with water for a sufficient time to support the plants and other wildlife, and develop hydric soils. Wetlands of all sizes play a critical role in flood and stormwater storage: reducing the velocity of stormwater; protecting water quality by removing and breaking down sediments, nutrients, and toxins; providing floral diversity and wildlife habitat protection; creating habitats for fish, reptiles, and amphibians; and offering aesthetics and recreational opportunities.

The wetland benefits noted above are often referred to as wetland "functions." If physical changes are made around a wetland, changes to the hydrological cycle may occur and alter the functions the wetland performed prior to those alterations. For example, certain wetland plants grow only within a limited range of water depths. If a wetland is used for stormwater storage and water levels are increased beyond that range, the plant community may change, potentially affecting the wetland's ability to support certain types of wildlife. The Village recognizes the importance of its wetlands. Therefore, through the Natural Resources and Environmental Protection Act of 1994 (Act 451), the Village adopted a wetlands ordinance that provides protection for all wetlands of more than two acres and those identified on an official wetlands map.

Floodplains

Floodplains are areas adjacent to a stream or river that are subject to flooding or inundation during severe storm events. The 1-percent-annual-chance floodplain, commonly referred to as the 100-year floodplain, encompasses the extent of land where flooding may occur. The boundary of the 100-year floodplain for Pinckney is depicted on Figure 5 and was mapped by the Federal Emergency Management Agency (FEMA) in 2008. The Village of Pinckney has enacted a Floodplain Management Ordinance to protect those property owners who could potentially be affected by flooding.

By storing floodwaters, floodplains reduce the velocity of floodwaters and peak flows downstream thereby decreasing property damage and other potential hazards to people residing in the floodplain. A floodplain can also improve water quality by filtering out pollutants and sediment, and recharging groundwater. Vegetated floodplains can stabilize soils during floods, thus reducing the amount of sediment carried downstream. Floodplains provide habitat for plants and animals, and are particularly important as breeding and feeding areas. Floodplains are also excellent areas for open space, parks, greenways, and recreation areas, all of which protect the natural functions of the floodplain.

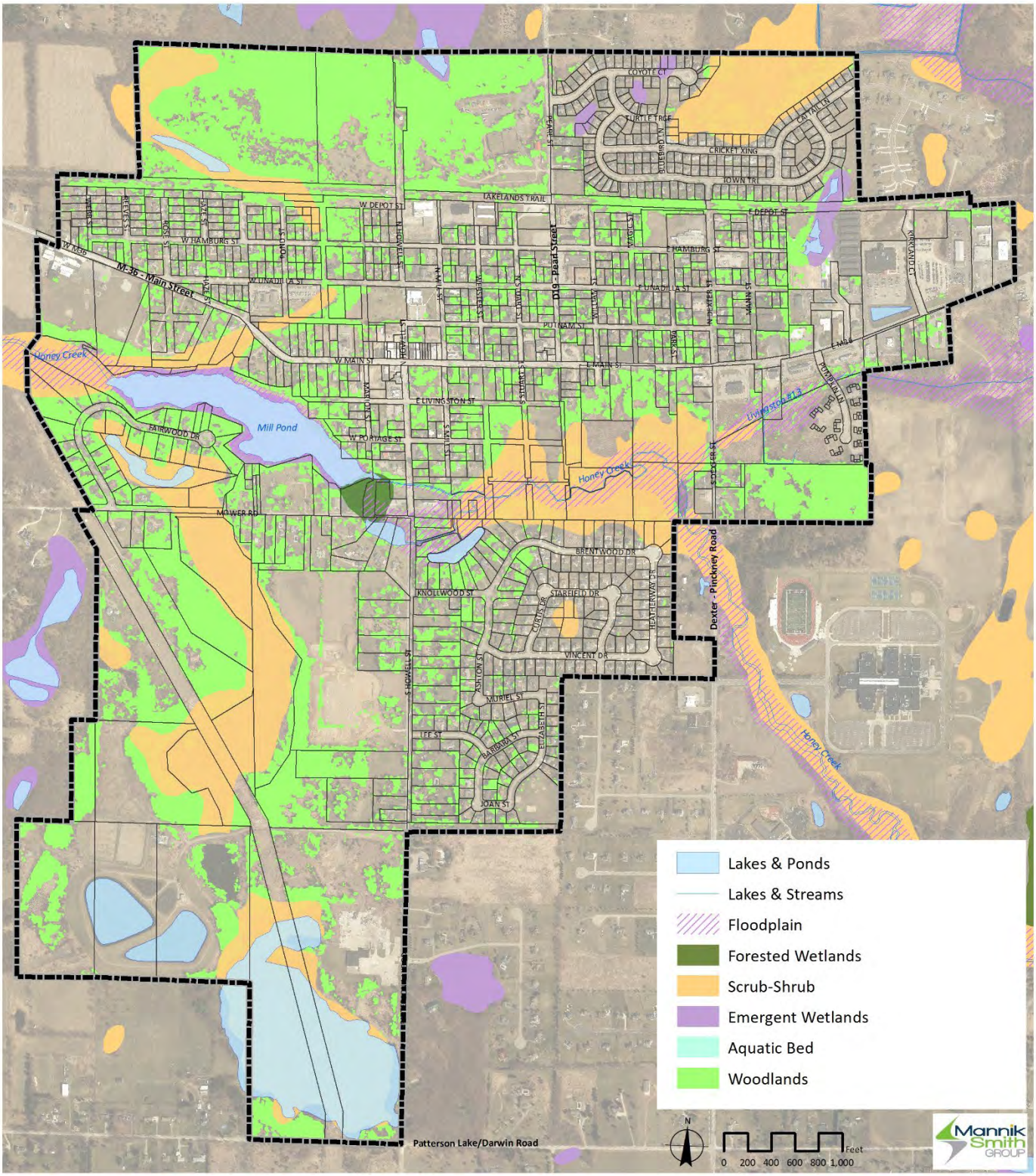
Because of the wide range of benefits from floodplains, the Village supports efforts to reduce development within floodplains. Development proposals should identify floodplains, if any, on site plans and indicate any impacts. Future development or alteration within floodplains should be done in a manner that limits potential impacts to downstream wildlife and development. Floodplain management involves balancing the economic gain from floodplain development against the resulting increase in flood hazards.

Woodlands

Existing woodlands are located primarily along the waterways and wetlands. Moderately to well drained wooded areas consist mostly of a mixture of hardwoods including oak, hickory, sugar maple, ash, cherry, beech, basswood, and elm. Vegetation on poorly-drained soils consists mainly of elm, red maple, aspen, white cedar, and tamarack. These wooded areas contribute to wildlife habitat, stormwater management, visual character, and the Village's green infrastructure network and should be considered when evaluating future development and redevelopment.



Figure 5. Natural Features



Source: Livingston County Map Data.

Environmentally Sensitive Areas & Green Infrastructure

With assistance from the Huron River Watershed Council, the Village has recently started to look at connecting Pinckney's environmentally sensitive areas into a green infrastructure network. Green infrastructure refers to an interconnected network of natural areas, wildlife habitat, riparian corridors, wetlands, woodlands, and other natural features that support ecological functions and community quality of life. This network supports native species, maintains natural ecological processes, sustains air and water resources, and contributes to the health and quality of life in Pinckney.

Two main corridors cross the Village to form the network. A west-east corridor associated with Honey Creek and Mill Pond includes wetland, floodplain, and wooded areas bisecting the center of the Village. It originates in the west in the Pinckney State Recreation Area and continues into Putnam Township east along a drain located south of M-36 and southeast along Honey Creek to Portage Lake. A second north-south corridor crosses the Village west of Howell Street and along the Peoples Church property to reach Mill Pond. It continues south along the west side of the Village to reach the Patterson Lake property.

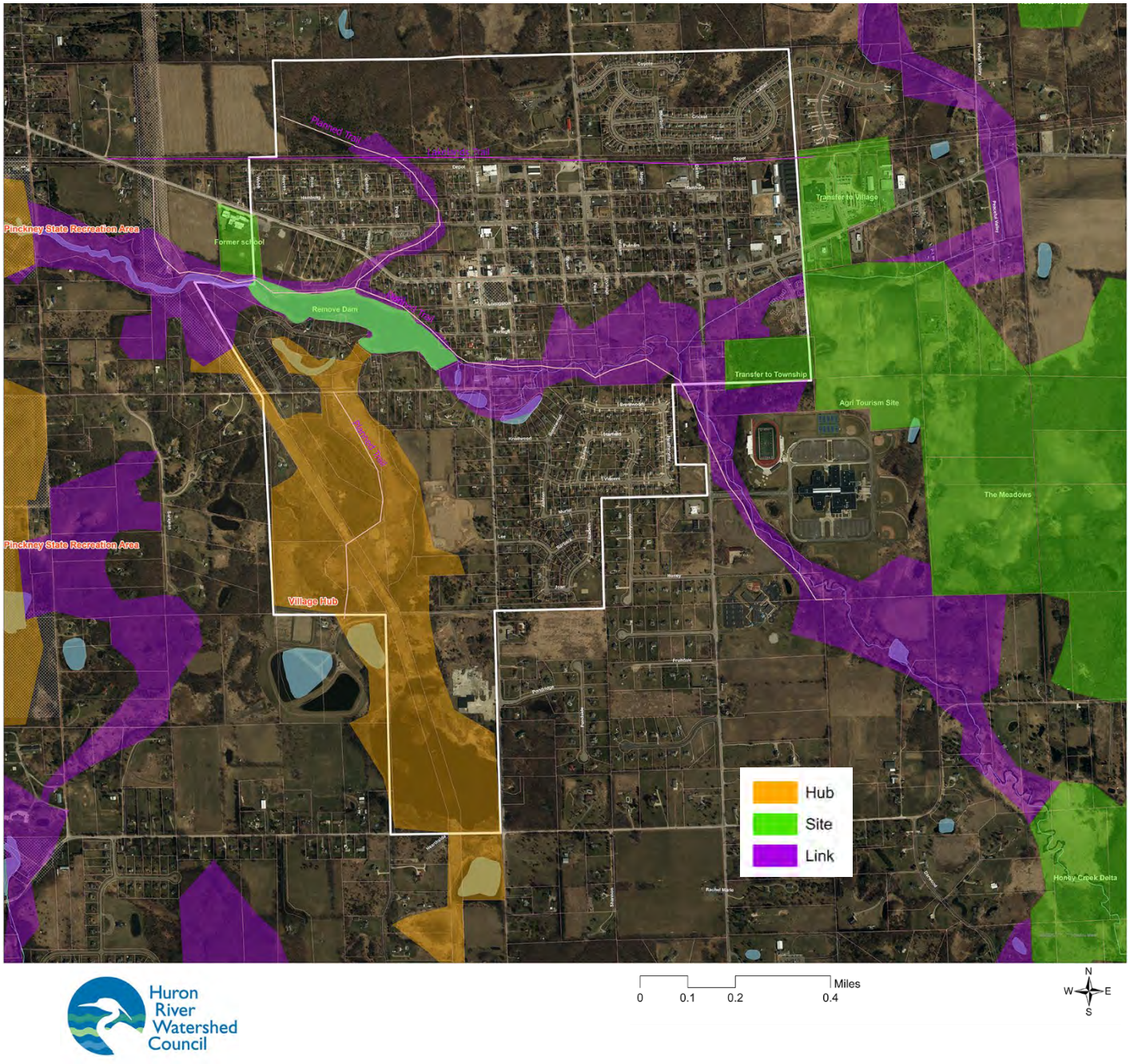
Both of these branches form a clear green infrastructure network of "hubs," "sites," and "links." The hubs and sites anchor the network, provide habitat for wildlife, and help maintain the natural ecological processes. They vary in size and importance. The links are the connections that hold the network together and facilitate movement from one hub to another. They are a vital component for the system to function as a network. Without these linkages, the natural areas would become fragmented islands within the landscape.

In Pinckney, five hubs can be identified as part of the Village green infrastructure network: the Mill Pond area, an east area along Honey Creek south of Pinckney's downtown and between Howell and Dexter-Pinckney Road, a north wooded area, a low-lying area west of the Wellbridge development, and another low-lying area including the Patterson Lake property. The last three areas appear less critical than the area associated with Honey Creek.

Growth and development should occur in concert with the Village green infrastructure network. At a community-wide level, this means preserving and maintaining the green infrastructure network using the hubs, sites, and links for habitat protection and restoration. It can also mean highlighting these links through potential recreational trail systems. At a site level, enhancing the green infrastructure network in the Village can include the use of rain gardens, green streets, native landscaping, bio-retention areas, and more.



Figure 6. Green Infrastructure Map



Source: Huron River Watershed Council.

Environmental Conditions & Gray Infrastructure

While green infrastructure describes the natural systems that provide ecological and community benefits, gray infrastructure consists of constructed systems that support public health, environmental protection, and community development. Environmental concerns in Pinckney are focused on maintaining water quality. Gray infrastructure refers to the constructed structures such as treatment facilities, sewer and stormwater systems, or storage basins.

Water Quality

The Village of Pinckney relies exclusively on groundwater for its drinking water source. The water table is generally high throughout Pinckney and older wells are shallow, averaging 35 feet in depth. The Pinckney sewer system was constructed in 1991, greatly diminishing the potential for groundwater contamination from septic fields. Limited sewer capacity, the cost of system expansion, and continued development pressures may create future challenges for groundwater protection in areas that rely on private septic systems. In addition, water hardness, iron content, and salinity are other important water quality issues that must be monitored.

The Village has experienced environmental problems with groundwater contamination. Prior to the construction of Pinckney's sewer system, all of the residents in the Village core were serviced by domestic wells. These wells were shallow and drew their water from the same aquifer. High levels of dichloroethylene and other chemicals were found in several of those wells. According to the Livingston County Health Department, the suspected source of the contamination was an industrial plant located in the northeast quadrant of the Village. The Village, with assistance from the Michigan Department of Natural Resources, subsequently installed a municipal water system providing residents and businesses in the contaminated area with safe drinking water. Monitoring wells have been drilled in the southwest corner of the Village to monitor the amount of sodium, chloride, and phosphorus that is discharged from the Waste Water Treatment Plant back into the groundwater. To maintain a discharge permit, the wells must remain under 400 milligrams per liter for sodium.

Another threat to water quality in Pinckney and other communities is stormwater generated from impervious surfaces (i.e., pavement and rooftops). In a natural state, precipitation slowly percolates through the soil replenishing groundwater and migrating to surface waters. However, impervious surfaces add to the amount and rate of stormwater entering surface waters. Uncontrolled runoff carries a variety of pollutants such as fertilizers, pesticides, oil, and bacteria from animal waste, degrading water quality. Uncontrolled runoff also increases the flow into the system, which increases the magnitude and frequency of flood events, reduces fish and other aquatic species diversity, increases stream bank erosion, and decreases infiltration into the groundwater.

Stormwater management has moved into the forefront for many communities since the inception of the Federal Clean Water Act's Phase II requirements regulating stormwater runoff. This new perspective on stormwater is guiding communities away from trying to capture and discharge stormwater off-site as quickly as possible. Now, they are working to reduce runoff through on-site infiltration and then treat any runoff before it is discharged into streams or wetlands for improved watershed quality. The Village of Pinckney has a comprehensive stormwater management plan as well as a stormwater protection

ordinance that was enacted in August 2013. In addition, the Village is one of the communities in Michigan that features a "green street." Through funding assistance from the State, Mill Street was reconstructed as a two-lane roadway with on-street parking including a variety of green infrastructure techniques using porous pavement, bio-retention systems, perforated storm sewer, infiltration trenches, and native plantings.

Wellhead Protection

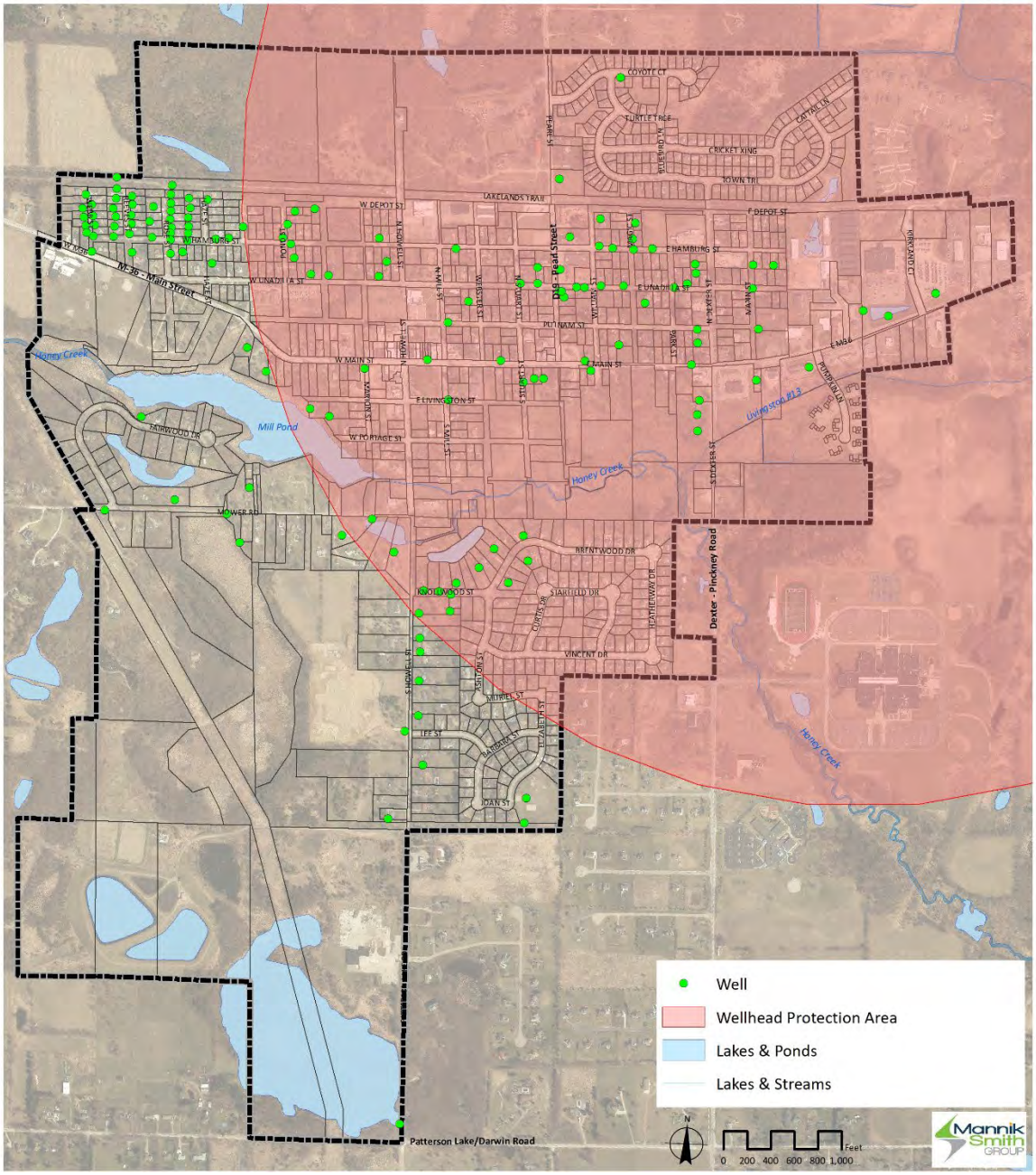
In response to the concern over safety of the public water supply, the Village has instituted a Wellhead Protection Program (WHPP). WHPPs develop long-term strategies aimed at protecting community drinking water supplies. The purpose of a WHPP is to identify the Wellhead Protection Area (WHPA) and establish long-term strategies to protect the public water supply from contamination (Figure 7). A WHPA is defined as the surface and subsurface areas surrounding a water well or well field, which supplies a public water system and through which contaminants are likely to move toward and reach the water well or well field within a 10-year time-of-travel. The State of Michigan requires communities to identify seven elements to be included in the WHPP. These elements are described below.

1. Roles and Responsibilities: Identify individuals responsible for the development, implementation, and long-term maintenance of the local WHPP.
2. WHPA Delineation: Determine that area which contributes groundwater to the public water supply wells.
3. Contaminant Source Inventory: Identify known and potential sites of contamination within the WHPA, and include in a contaminant source inventory list and map.
4. Management Strategies: Provide mechanisms which will reduce the risk of existing and potential sources of contamination from reaching the public water supply wells or well field.
5. Contingency Planning: Develop an effective contingency plan in case of a water supply emergency.
6. Siting of New Wells: Provide information on existing groundwater availability, the ability of the Public Water Supply System to meet present and future demands, and the vulnerability of the existing wells to contamination.
7. Public Education and Outreach: Generate community awareness in the WHPP by focusing on public education and the dissemination of WHPP information.

It is the intent of this Master Plan to encourage protection of the Village's public water wells by establishing a Wellhead Protection Ordinance. Within the ordinance, regulations will limit land uses and practices that may degrade groundwater quality within and outside the wellhead protection area.

As mentioned previously, the most significant sources of water supply contamination in Pinckney are subsurface percolation from septic tanks and cesspools, open dumps, uncapped or improperly capped abandoned wells, injection wells, and underground storage tanks. These uses represent both point and non-point contamination sources. Point source is the term used to describe contaminants which originate in the immediate area of the well or tap. All of the above, if located in close proximity to the water supply source, are examples of potential point source polluters. Contaminants from these uses may seep directly down through the soil to the water source.

Figure 7. Wellhead Protection Area



Source: Livingston County Map Data.

Non-point source contamination is much more difficult to control because the cause of the problem may actually be located a considerable distance from the well. This type of contamination is caused by pollutants that filter into an underground aquifer and then migrate slowly through the groundwater aquifer to off-site wells and water sources. Prevention of this type of contamination must involve a collective effort on the part of property owners and local officials from a large geographic area. It is the recommendation of this Plan that all existing and future wells be protected from both point and non-point source contamination to the greatest degree possible. It is also the intent of this Plan to recognize the importance of groundwater protection within Pinckney.

Environmentally Impacted Sites

The use of chemicals and the potential release of a hazardous substance harmful to the environment is an important consideration in land use planning, particularly where past or current activities may have affected soil or groundwater quality.

Underground storage tanks (UST) are widely used by large and small industries, farmers and individual homeowners, primarily to store petroleum fuels. However, acids, solvents, and chemicals are also regularly stored in these underground receptacles. The problem with underground storage tanks is that they were primarily made of steel, which over time, rusts, and then leaks. Although most tanks installed today have some type of leak detection, old leaking tanks have caused roughly 50 percent of all groundwater contamination in the Village. According to the Michigan Environment, Great Lakes and Energy (EGLE), there are no unresolved cases of possibly leaking underground storage tanks (LUST) in the Pinckney area.

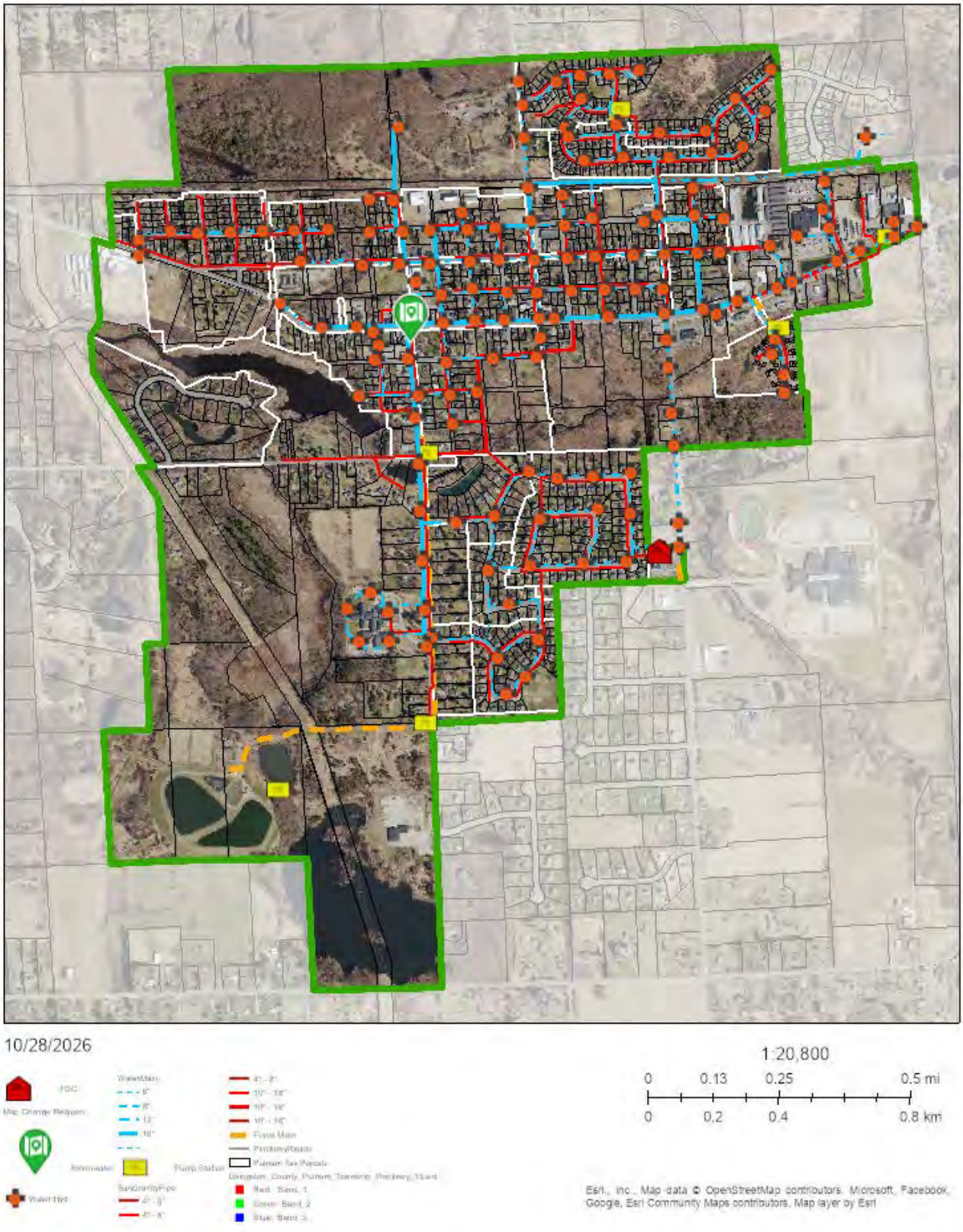
EGLE defines an open (unresolved) LUST site where a release has occurred from an underground storage tank system and where corrective actions have not been completed to meet the use criteria. An open LUST site may have more than one confirmed release. A closed LUST site is where a release has occurred from an underground storage tank system and where corrective actions have been completed to meet the appropriate land use criteria. EGLE may or may not have reviewed and concurred with the conclusion that the corrective actions described in a closure report meets criteria.

Public Water & Sewer System

The Village's public water system includes two wells and a central distribution system serving the Village core and approximately 75 percent of Village residents. Both wells have a pumping capacity of 550 gallons per minute and are linked directly into the water distribution system with no pre-treatment. The central distribution system is comprised of 16- and 12-inch water mains, which are connected to 8- and 6-inch distribution lines. Water storage is provided by a 460,000-gallon water tower located at the terminus of North Howell Street near Depot. Village residents not served by the public water system rely on private on-site wells for their water needs.

Approximately 90 percent of the Village’s residents are served by the Pinckney public sewer system. The DPW maintains a lagoon treatment facility located at Patterson Lake Road. Residents not served by the Village’s public sewer system rely on private on-site septic systems for waste disposal. In 2019, the Village completed an aeration plant upgrade which allows the Village to treat waste more efficiently. Figure 8 depicts the location of the sanitary sewers, water main, hydrants, cell towers, and wells.

Figure 8. Water and Sanitary Sewer Systems



Source: Village of Pinckney.

Community Facilities & Services

Adequate community facilities and services are essential to maintaining quality of life and supporting existing and future development. Schools, parks, public buildings, utilities, and public safety facilities also influence the Village's ability to serve residents and businesses.

Governmental Structure & Offices

The Village is governed by a seven-member Village Council, which includes the Village President. A seven-member Planning Commission is responsible for overseeing the planning and zoning functions of the Village. Since 2009, the Village Council has served as the Zoning Board of Appeals as well.

Located on 220 South Howell Street, Village Hall houses the Pinckney Police Department. The Department of Public Works (DPW) is located at 1600 Patterson Lake Road.

The mission of the Village of Pinckney Council and Offices is to serve the residents of the Village with integrity and respect; practice responsible management of common funds and resources; conduct business with transparency and accountability; maintain the quality of life through public safety and security; preserve the historic nature of the Village and welcome progress with vision; ensure that all issues are addressed with honesty and fairness.

Fire & Police

Fire protection is provided by the Putnam Township Fire Department, located at 3250 West M-36. The Pinckney Police Department provides services for Village residents. Staff includes four full-time officers, three part-time officers, and six reserve officers.



Schools

Pinckney Community Schools maintains two elementary schools (grades K-2), one school for grades 3 through 5, one school serving grades 6 through 8, as well as a high school (grades 9-12). The total student enrollment is approximately 2,023 to 2,050 students.

Parks & Recreation

The Village maintains two public parks: Loy Bond Memorial Park, located in the south part of the Village within the Portage Dells Subdivision, and Fireman's Park, a park property on E. Hamburg Street acquired in 2025. Loy Bond Park includes a parking area, playground, sand volleyball court, and open field. Site improvements planned for Fireman's Park include a parking area, picnic tables, swings, and bike repair station, in conjunction with its connection to the Mike Levine Lakelands Trail.

The historic Town Square is located in the center of the Village and is owned by Putnam Township. It includes a playground, gazebo, and open grass areas. It is the focus for community events sponsored by the Downtown Development Authority (DDA) such as Movies in the Park, Pinckney Spooktacular, Light up the Park, parades, and other celebrations. The Pinckney, Putnam, Hamburg, Hell Chamber of Commerce also sponsors the Art in the Park while the Pinckney Lions Club supports Hootin' in the Park.

The Pinckney Depot, owned by the Michigan Department of Natural Resources (MDNR), is located on Pearl Street and includes a trailhead for the Mike Levine Lakelands Trail. Efforts are underway to restore and transform the historic railroad depot into a community gathering space and trailside hub. The building is envisioned as a trailside café, bike rental shop, and outdoor performance venue that would attract visitors into Pinckney. The Village and community groups are actively raising funds for a formal feasibility study to evaluate the structural and financial requirements of restoring the landmark.

A portion of the former Village Education Center property located in the Village was redeveloped for the new Pinckney Community Public Library. The west half of the property, currently owned by Peoples Church, includes open space with playground equipment. Other public properties in Pinckney include a cemetery and other properties owned by the Village as identified on Figure 9.

The Village joined Putnam Township in creating a Recreation Master Plan, which was last updated in 2023. The Pinckney-Putnam Parks and Recreation Master Plan articulates a vision for parks and recreation in the area. The Plan guides parks and recreation planning and development in the Village and Township through 2028. The Plan is the official document to be used by the communities to guide decisions regarding parks and recreation. The updated Plan is intended to meet state standards for community recreation planning that are necessary to gain eligibility for grant programs. The Recreation Plan was developed with input from local officials, staff, and residents. Important elements of this Plan include goals and objectives, and an action program for implementation which will be summarized later in this report.

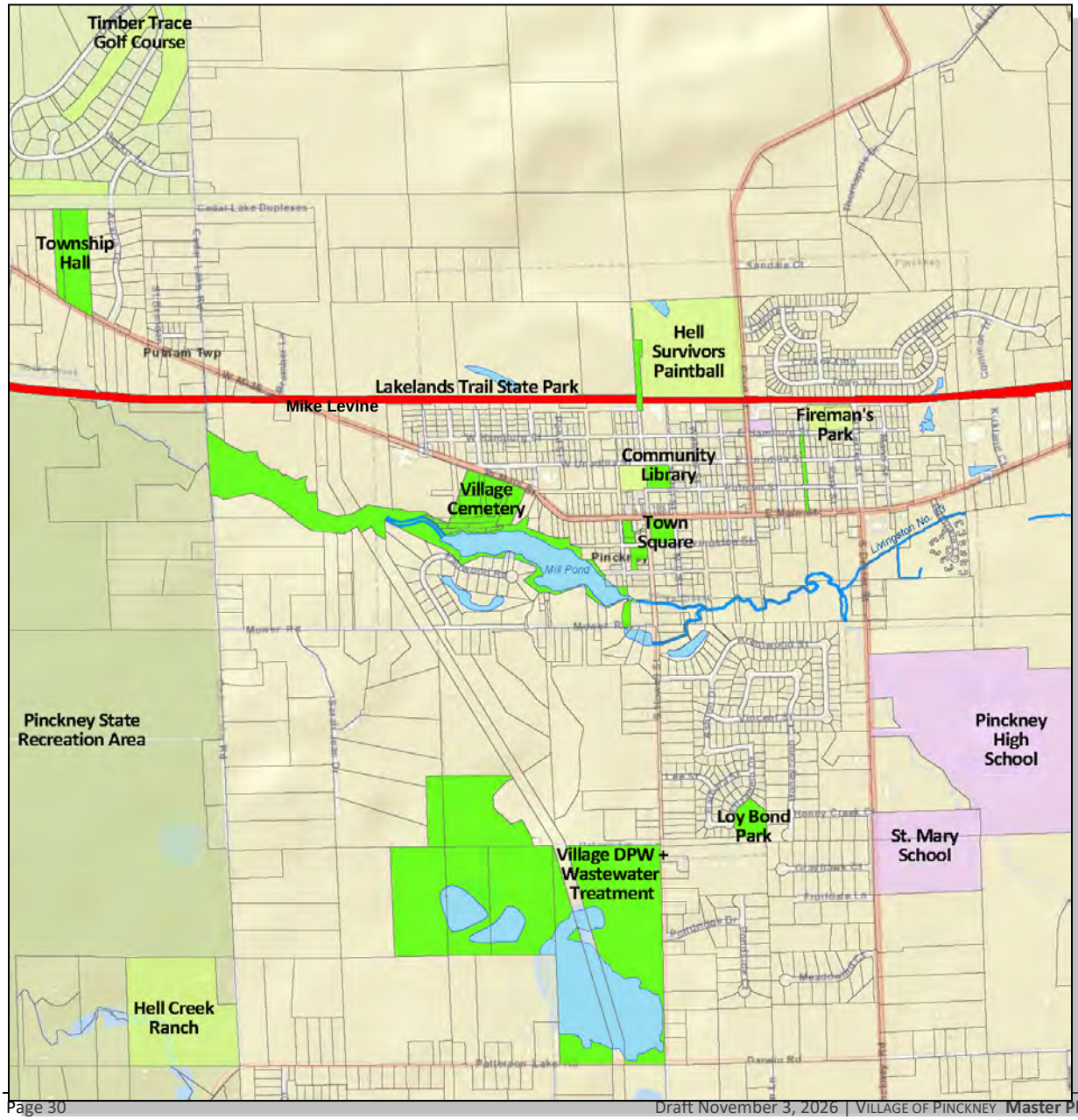
Capital Improvement Plan

While preparation of the Capital Improvement Plan (CIP) is designated to the Planning Commission under the Michigan Planning Enabling Act (MCL 125.3865), the Village of Pinckney, in 2013, assigned this responsibility to staff and Village Council. The CIP is intended to connect the Village's master planning and budgeting processes, rather than constitute final approval of every project. The CIP is expected to be updated annually as priorities, project costs, funding availability, and community needs change.

The last formally adopted CIP for 2021-2026 addressed infrastructure deficiencies and long-term investment needs. The important themes in the CIP are:

- Infrastructure rehabilitation is the dominant capital priority, particularly the sanitary sewer system.
- Asset management, particularly for streets.
- Replacement of aging equipment and infrastructure, rather than expansion of municipal facilities.
- Coordination of infrastructure projects —for example, replacing sewer infrastructure in conjunction with street reconstruction.
- Coordination between the Village's master plan, infrastructure needs, and annual budgeting process.

Figure 9. Parks and Community Facilities



Economic Development & Redevelopment Readiness

The Village of Pinckney is a member of the Economic Development Council of Livingston County (EDCLC), which works with Ann Arbor SPARK and the Michigan Economic Development Corporation (MEDC). The Village also collaborates closely on retaining and attracting new business and industry within the Village limits with the Pinckney, Putnam, Hamburg, Hell Chamber of Commerce and Putnam Township along with other stakeholders mainly through the Pinckney Summit program.

The Village encourages economic development through the Downtown Development Authority (DDA), which is a Tax Increment Financing (TIF) district. The DDA was established in 2001 and through its authority captures tax increases associated with building and/or property improvements within the district. The amount of taxes captured through the TIF is then reinvested in the DDA district facilitating further investment by property owners and encouraging economic development. The DDA's reinvestment has funded significant streetscape improvements on Main Street (M-36) between Marion and Mill streets.

The Village of Pinckney is known for its close proximity to numerous natural resources and outdoor recreational opportunities. The Village's proximity to lakes, parks, trails, and other recreational resources may provide opportunities for businesses that serve residents and visitors participating in outdoor recreation.

The Village became part of the MEDC Redevelopment Ready Communities (RRC) program in 2018. The RRC certification program promotes communities to be development ready and competitive in today's economy by actively engaging stakeholders and proactively planning for the future – making them more attractive for projects that create places where people want to live, work and invest. The Village is currently in the process of renewing this certification.



Pinckney's vision for the Village economic strategy includes renewed investment and increased foot-traffic in the Village downtown as the central point in the community as well as enhancing and embracing Pinckney's small-town identity. The strategy also looks to research and development, cyber security, and healthcare as areas of innovation and industries of the future. The Village must be inclusive to accommodate a changing workforce through new housing, educational, and recreational opportunities.

Pinckney's economic development strategy identifies four primary goals:

1. Infrastructure: Ensure that the Village's transportation and utility infrastructure meets the needs of residents and businesses, accommodating a diverse range of users and multiple modes of travel. Use capital improvements to strengthen Pinckney's sense of place and community identity.
2. Livability and Downtown: Promote Pinckney as a great place to live, work, and play through coordinated marketing and downtown development efforts. Expand the variety of housing and transportation options, including mixed-use development. Favor the rehabilitation and revitalization of older buildings and neighborhoods over new construction where feasible. Manage growth to preserve the Village's small-town character.
3. Business Attraction: Attract new companies that will raise the standard of living in the Village, while discouraging industrial uses that would threaten its small-town character.
4. Regulation and Coordination: Establish regulations and procedures that protect the health and welfare of Village residents. Align the goals and objectives of the Village's planning documents with the Capital Improvement Plan, and streamline the development review process by reducing administrative burden.



TRANSPORTATION

Pinckney's transportation system is an important component of the Village's land use and development pattern. The street network provides access for residents, businesses, emergency services, and visitors, while sidewalks and other nonmotorized facilities connect neighborhoods with the downtown, schools, parks, and surrounding communities. Transportation capacity and connectivity will therefore remain important considerations as the Village evaluates future development and redevelopment.

There are two major routes through Pinckney, State Highway M-36, which bisects the Village east to west, and the north-south routes of D-19 (Howell-Pinckney Road), and Dexter-Pinckney Road. These routes provide access to Interstate 96 and US-23, which are approximately 12 miles to the north and east, respectively.

Road Classification

The Michigan Department of Transportation Bureau of Transportation Planning uses the National Functional Classification (NFC) map. It is a planning tool which federal, state, and local transportation agencies have used since the late 1960s. All public roads are classified according to function - this allows roads to be studied and compared across different regions of the state or the entire country. The NFC is also used to determine which roads are eligible to receive federal funds for improvements.

According to the Michigan Department of Transportation (MDOT), all roads within the Village are categorized as one of the following three road types:

1. Major Arterial: M-36 (Main Street), D-19 (Howell-Pinckney Road), and Dexter-Pinckney Road.
2. Major Collector: Howell Street and Patterson Lake Road. Unadilla Street is classified as a major collector as it is an emergency alternative to M-36 for heading east and west through the Village.
3. Local Street: All other streets in the Village are local streets.

Only interstates, arterials, and collectors are considered federal-aid roads and are eligible for federal funds under the National Highway System (NHS) or Surface Transportation Program (STP). The Village is responsible for the maintenance of many of the local and collector roads; MDOT oversees M-36; and the Livingston County Road Commission is responsible for Pearl Street (D-19) and the remainder of Dexter-Pinckney Road. The Village of Pinckney does not maintain private roads unless otherwise accepted by the Village Council. Typically, a private association maintains private roads.

Traffic Count

Traffic counts for the Village, as documented by SEMCOG, are portrayed on Figure 10 and show the most significant traffic volumes for M-36, D-19, and Dexter-Pinckney Road.

Additional development and redevelopment within the Village, combined with continued growth in surrounding communities, may increase traffic demand on these corridors. Cooperative arrangements with communities in the region, Livingston County, and State that address land use planning and access management would likely help improve traffic flow within and through the Village and the region in general. Efforts to increase nonmotorized transportation throughout the Village and improve connections to surrounding communities may also help to lessen traffic flow. All of this may best be addressed as a long-range plan that advocates and coordinates road improvements and the construction of nonmotorized facilities throughout the region.

Figure 10. Traffic Counts



Source: SEMCOG Data.

Access Management

In general, access management principles are used to reduce traffic congestion, preserve the flow of traffic, improve traffic safety, prevent crashes, preserve existing road capacity and preserve investment in roads by managing the location, design, and type of access to property. It is a multi-dimensional approach to limit and consolidate access, while promoting a supporting street system and unified access and circulation systems for development or redevelopment. The result is a roadway that functions safely and efficiently for its useful life and a more attractive corridor. Access management principles can also be used to meet the needs of pedestrians and bicyclists. Successful implementation of access management techniques requires cooperation between property owners, local land use authorities, and local, county, and state authorities in order to provide safe access to private property and protect the public's investment in roads.

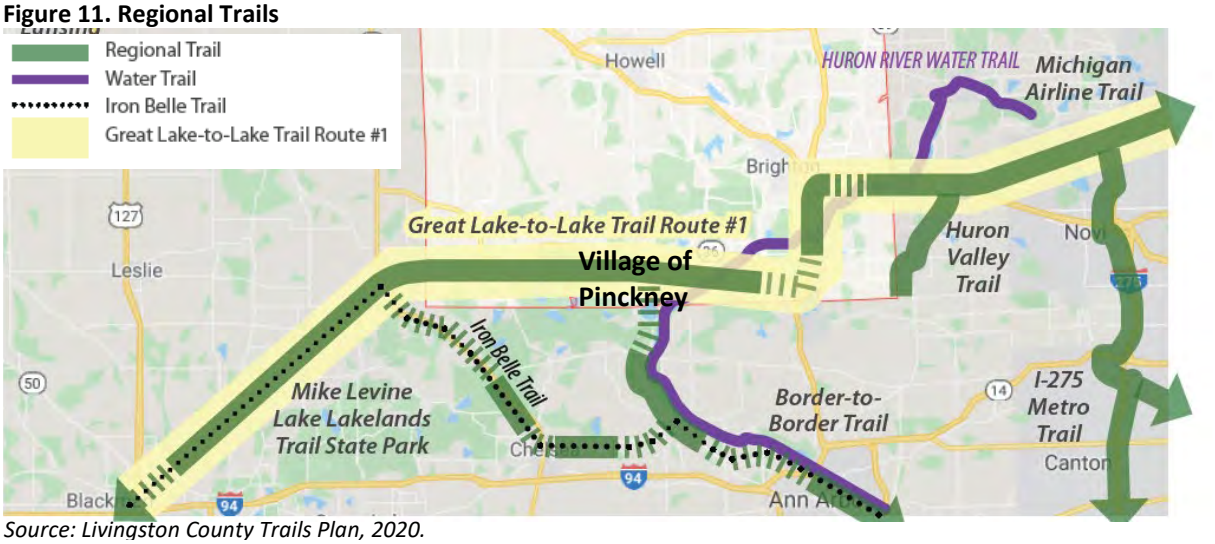
While a full access management plan is beyond the scope of this Plan, there are certain sub-areas of the Village that may require more attention. In particular, the entire length of M-36 within the Village should be continually analyzed for potential opportunities to remove or combine curb cuts. The Village should develop access management regulations as part of its Zoning Ordinance affecting all development on M-36 and within a certain distance of all intersections with M-36. The Village should also consider requiring curb cut closures through the site plan review process where feasible. Voluntary and cooperative efforts with current landowners to improve access management at existing developments would be beneficial. A full access management study of the entire M-36 corridor within and beyond Village limits should be considered in order to help target limited resources to improving the function of the road where it is most impaired by poorly configured access drives.



Nonmotorized Transportation

The vision for nonmotorized transportation in Livingston County has evolved to include a system of walk and bike routes along roadways and utility easements, as well as along river and stream corridors. Of particular interest to the Village of Pinckney is the convergence of the regional trails in the area, namely the Great Lake-to-Lake Trail, Iron Belle Trail, Mike Levine Lakelands Trail, the Washtenaw County Border-to-Border Trail, and the Huron River Water Trail.

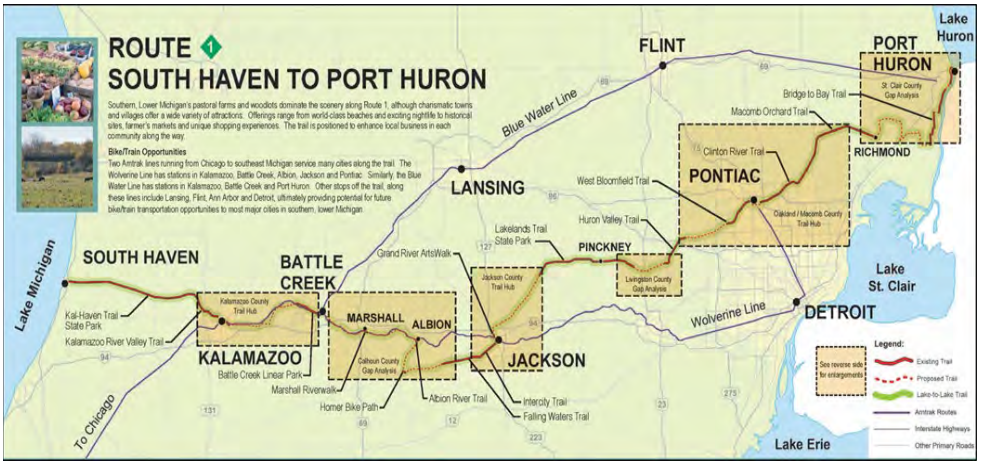
Figure 11. Regional Trails



Source: Livingston County Trails Plan, 2020.

The Mike Levine Lakelands Trail is an important link in Route 1 of the Great Lake-to-Lake Trails, a statewide trail that was envisioned to provide a continuous shared-use trail from Lake Huron to Lake Michigan stretching 240 miles from South Haven to Port Huron. Spearheaded by the Michigan Trails and Greenways Alliance (MTGA), this Great Lake-to-Lake Trail follows the former Michigan Airline Railway. The MDNR, Michigan Department of Transportation (MDOT), MTGA, and approximately 30 local jurisdictions are working to make this trail a reality. Figure 12 illustrates the different existing and proposed segments along the trail.

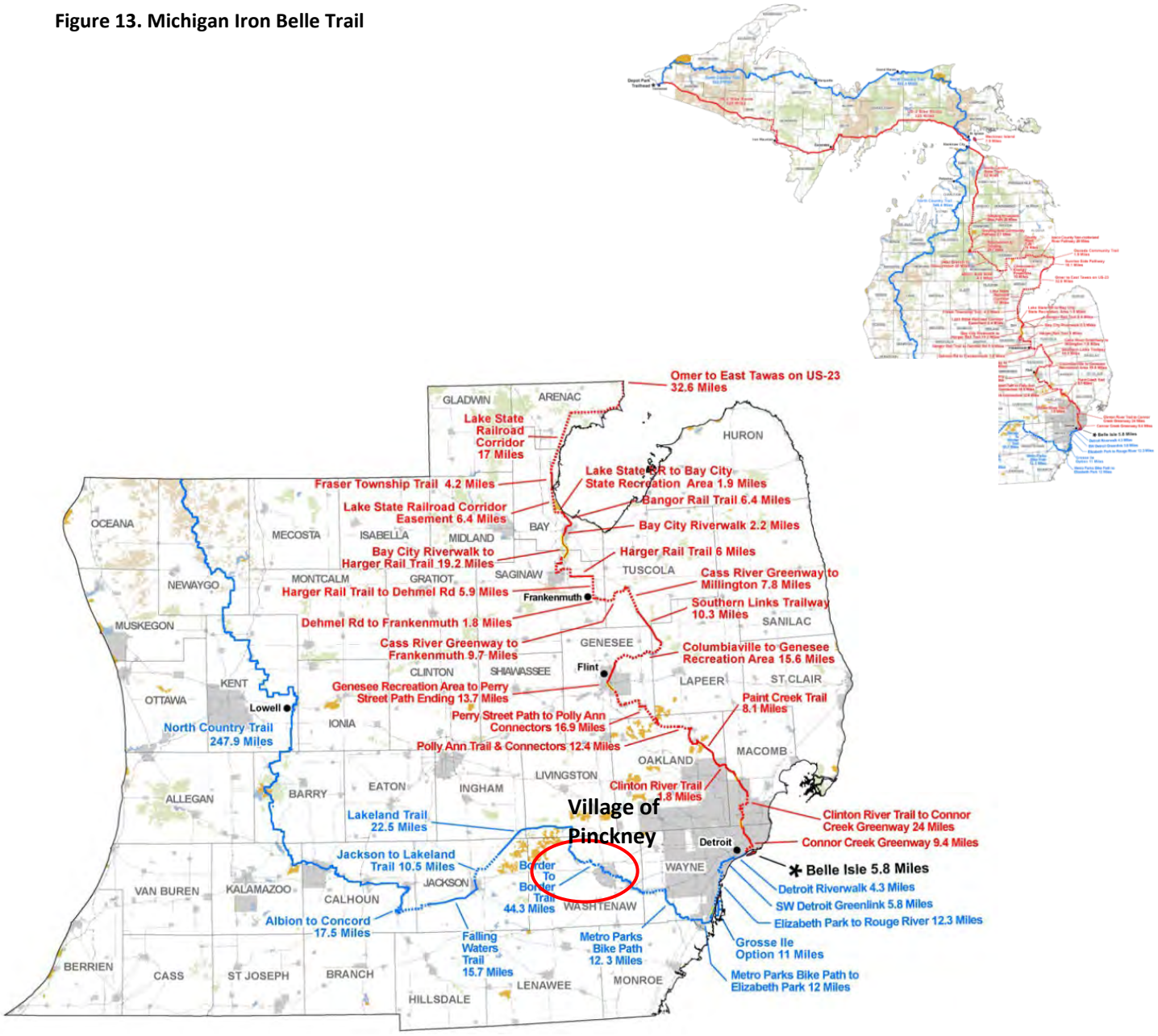
Figure 12. Route 1 of the Great Lake-to-Lake Trails



Source: MTGA, 2011.

A portion of Route 1 of the Great Lake-to-Lake Trail was also part of the planned Iron Belle Trail, the statewide trail initiated in 2013 to further Michigan's key role in the national network of trails and provide an economic driver for the state's tourism industry. As envisioned, the trail would connect Ironwood to Belle Isle along both a western and an eastern route through the State of Michigan. The western trail route shows a key segment which includes the Mike Levine Lakelands Trail traversing across the southwest corner of Livingston County. Figure 13 illustrates the routes with the blue western route representing a trail meant primarily for "hikers" and the red route, designed for "bicyclists."

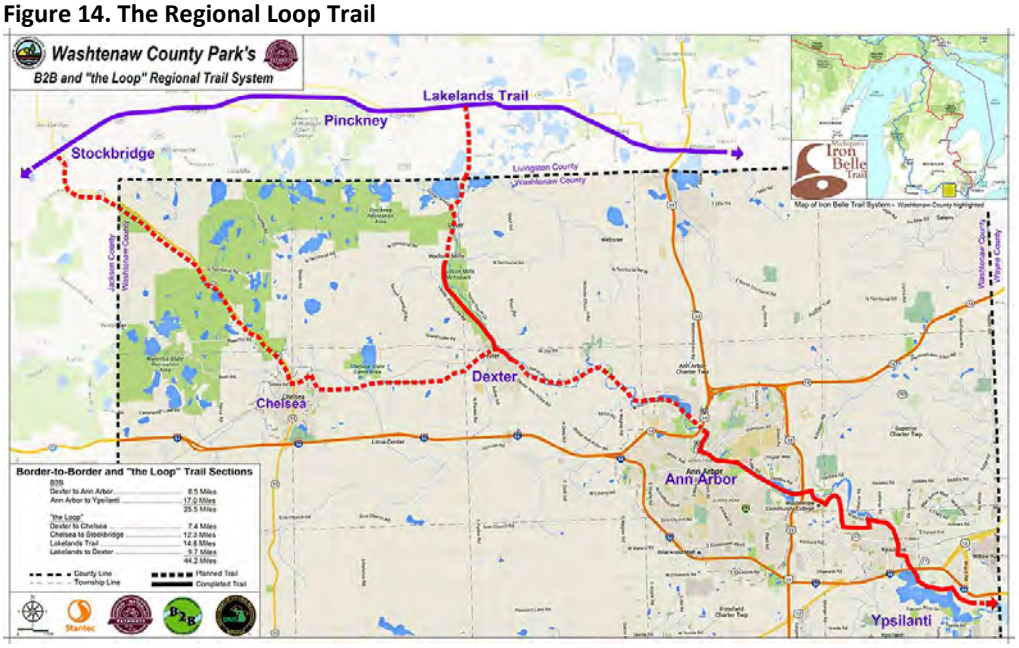
Figure 13. Michigan Iron Belle Trail



Source: MDNR, 2015.

Locally, the Iron Belle Trail goes west from Dexter to Chelsea and follows M-52 west to Stockbridge. Another segment is also planned to extend from Dexter through Hudson Mills Metropark north to reach the Lakelands Trail in Hamburg Township. Once this connector is established, the Mike Levine Lakelands Trail/Great Lake-to-Lake Trail will form a very desirable loop system connecting all the local regional trails.

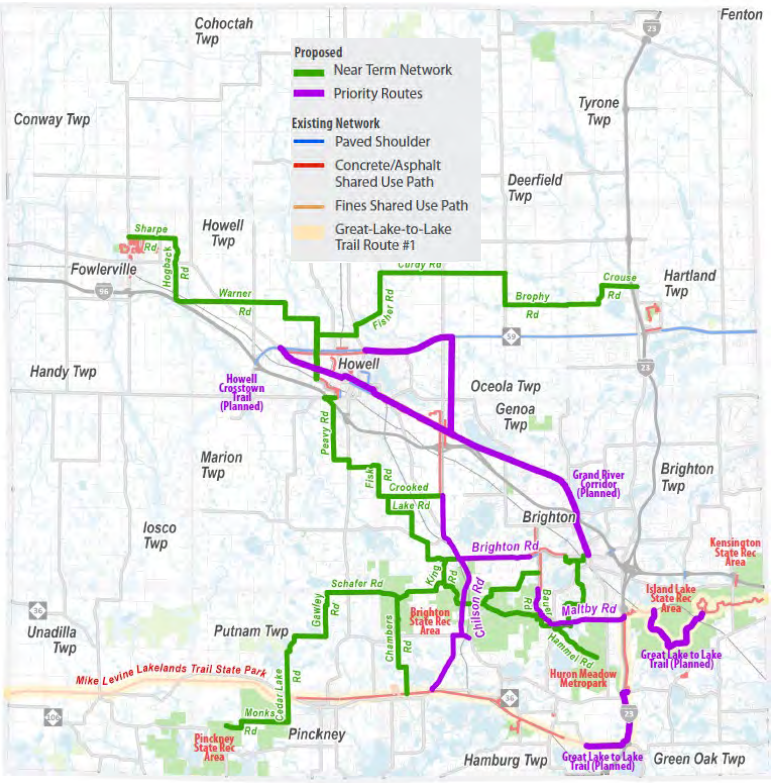
Figure 14. The Regional Loop Trail



Source: Washtenaw County Park's Loop Trail.

The County has adopted a 2020 Trails Plan that recommended a near-term network connecting the area north to Howell and east to Brighton and Island State Recreation Areas as depicted in Figure 15 using primarily gravel roads. The vision for the Putnam and Pinckney area is a western connector from Pinckney State Recreation area using Monks Road, between Cedar Lake Road north to Schafer Road, with an eastern connector from the Mike Levine Lakelands Trail north using Chambers Road.

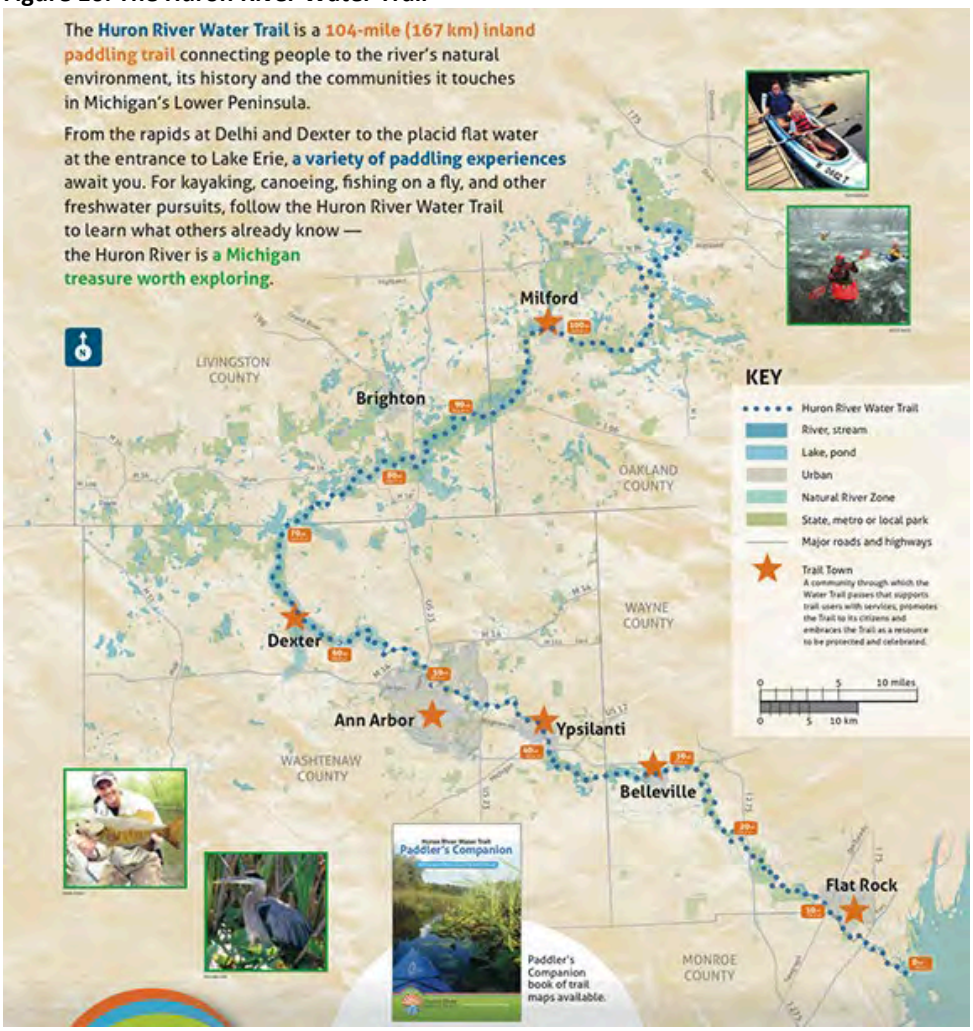
Figure 15. Livingston County Trails Plan



Source: Livingston County Trails Plan, 2020

The regional Huron River water trail, located in proximity to Pinckney and Putnam, is an initiative of the Huron River Watershed Council to encourage the recreational use of the Huron River and continue to protect and restore its water quality. A number of communities, as shown on Figure 16 below, have become water trail towns. The water trail runs immediately outside the southeast corner of Putnam Township, from Dexter to Base Line Lake and continues northeast through Hamburg Township to Brighton and Oakland County.

Figure 16. The Huron River Water Trail



Source: Huron River Watershed Council.

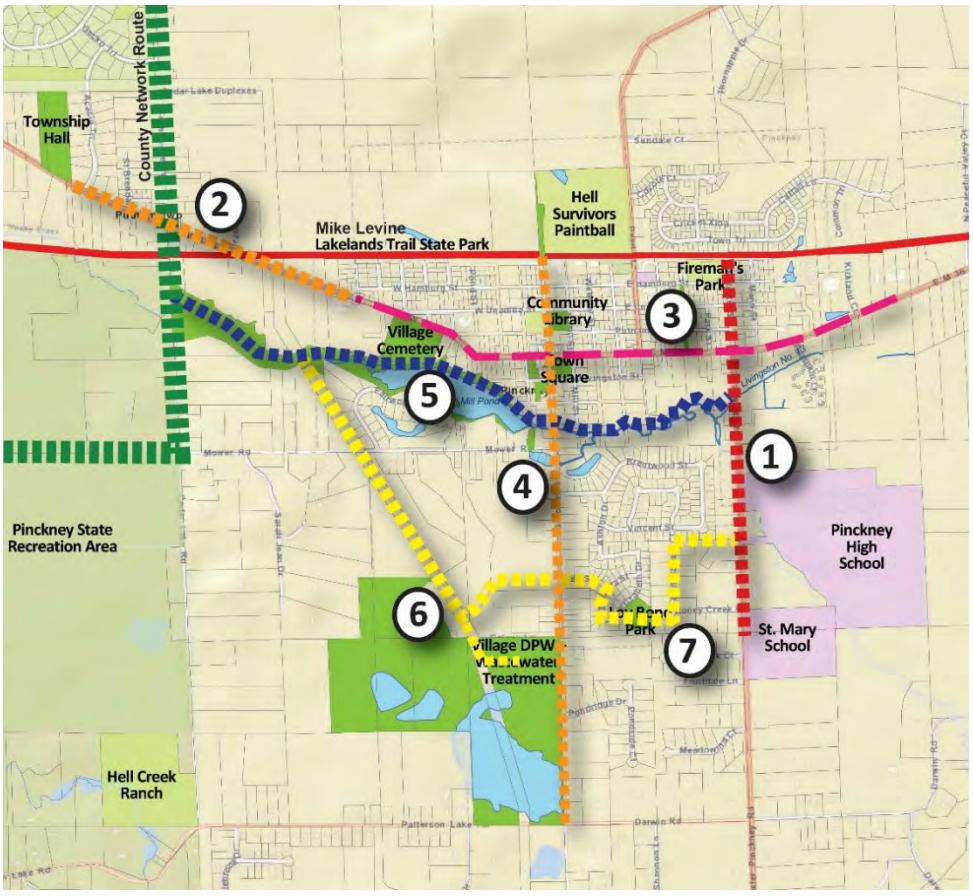
Opportunities for a local water trail have been identified along the Portage River from Bruin Lake in the Pinckney State Recreation Area through Putnam Township, which would connect to Portage Lake and to the Huron River water trail.

Honey Creek through Putnam Township and the Village of Pinckney may also present opportunities for a local water trail to Portage Lake. The two dams, including the Mill Pond dam in the Village, present some challenges. Returning Honey Creek to a free-flowing stream by removing the dams as was done in Dexter is seen as ecologically beneficial for the creek's hydrology.

Pinckney's nonmotorized transportation system for bicycle and pedestrian traffic is provided by existing sidewalks and the Mike Levine Lakelands Trail. However, the system of sidewalks in the Village is currently incomplete. The Village's long-term objective is to establish an interconnected sidewalk and nonmotorized network throughout Pinckney. The sidewalk system should be completed, wherever possible, to enhance pedestrian circulation within the Village and connect with Putnam Township. As a step to achieve this goal, the Village adopted an ordinance that requires all future developments to provide sidewalks. Potential nonmotorized connections identified through previous planning efforts include:

1. A shared use path along the east side of Dexter-Pinckney Road from St. Mary's School to the Mike Levine Lakelands Trail;
2. A shared-use path along the north side of M-36 from Putnam Township Campus to Village sidewalks;
3. On-street bicycle lanes within Village limits on Main Street;
4. On-street bicycle lanes along Howell Street from Patterson Lake Road to the Mike Levine Lakelands Trail;
5. A shared-use path along Mill Pond and Honey Creek from Cedar Lake Road to Dexter-Pinckney Road;
6. Shared-use path from Howell Street through the Wellbridge property to the ITC corridor; and
7. A shared-use path from Howell Street to Dexter-Pinckney Road through subdivisions.

Figure 17. Community Walk/Bike Way System



Overall Planning Considerations

The Community Description indicates that Pinckney is an established small community with a compact development pattern, a historic downtown, established residential neighborhoods, and strong connections to the surrounding regional economy and recreational resources.

Population growth is projected to remain modest through the planning horizon; however, changes in age distribution, household size, housing conditions, and housing preferences are likely to have greater implications for future community needs than overall population growth. Limited recent residential development further suggests that future growth will occur primarily through infill, redevelopment, and reinvestment within the existing community rather than through substantial outward expansion.

Pinckney's regional location provides important access to employment and services, while its historic downtown, established neighborhoods, and surrounding natural and recreational resources contribute to its distinctive small-town character. Environmental conditions—including groundwater sensitivity, floodplains, wetlands, and the Village's green infrastructure network—will influence where and how future development and redevelopment can occur. Future planning should balance opportunities for economic and residential development with the preservation of these natural and community assets.

Taken together, these conditions establish the framework within which the Village's future land use, infrastructure, and community facility decisions must be made. The goals and objectives presented in the following chapter translate these findings into specific direction for the Village's growth, guiding decisions related to housing, economic development, transportation, natural resource protection, and community facilities over the planning horizon.



GOALS & OBJECTIVES

The adoption of community goals and objectives is a vital step in the planning process. The needs and desires of residents must be properly understood and interpreted so that workable solutions can be developed. This requires careful analysis of the various factors that characterize the Village of Pinckney, as well as the specific issues and challenges the community may face.

The Goals and Objectives section of the Master Plan provides a broad framework for land use decision-making in the Village. Goals are general statements describing the desired future conditions of the Village, while objectives are more specific statements that provide direction on how each goal may be achieved.

This Master Plan updates the Village's 2020 Master Plan. Many of the goals and objectives established in the previous Plan remain relevant and are part of this update with revisions and additions reflecting changing circumstances. This update also includes specific strategies and actions for implementing the goals and objectives.

In the context of community planning, goals and objectives provide the Master Plan with the philosophical guidance needed to address current issues, establish a clear direction for the community, and guide planning decisions into the future.



Goal 1. Residential Land Use

Guide residential development in the Village in a manner that preserves, creates, and enhances the quality and character of existing and future residential areas, while providing a variety of housing opportunities that attract and retain residents, including young families.

Objectives

1.1. Update the Zoning Ordinance to preserve and enhance the quality, character, and livability of existing and future residential areas.

- **Action 1**: Conduct a comprehensive review of the Zoning Ordinance to evaluate permitted residential and non-residential uses within residential districts, buffering and screening requirements, and applicable residential design standards. The review should identify provisions that may conflict with the Village's vision for residential development or may not adequately support the Village's small-town character.
- **Action 2**: Amend the Zoning Ordinance, as appropriate, to align residential development regulations, buffering and screening requirements, permitted uses, and design standards with the Village's vision, goals, and desired community character.

1.2. Expand residential opportunities for current and future residents by providing a range of housing types and development options, including opportunities for aging in place, low- and moderate-income households, young families, and downtown residents.

- **Action 1**: Amend the Zoning Ordinance, as appropriate, to allow a greater range of housing types and residential densities in appropriate locations, including:
  - Rear-oriented residential uses at the ground floor level in the downtown area;
  - Missing-middle housing, such as duplexes, triplexes, and quadplexes, at a scale and density compatible with the Village's character;
  - Accessory dwelling units (ADUs); and
  - Mixed-use development that incorporates residential uses.
- **Action 2**: Develop and maintain a list of local priority development sites with potential for residential development, including opportunities for redevelopment, rehabilitation, and adaptive reuse.
- **Action 3**: Coordinate with local, regional, and state partners to promote priority residential development and redevelopment opportunities and identify potential funding, technical assistance, and other resources.

1.3. Implement programs to maintain and improve sidewalks and pedestrian connections to provide safe, accessible connections within and between residential neighborhoods.

- **Action 1**: Conduct a Village-wide sidewalk inventory and condition assessment to identify sidewalk repair, replacement, maintenance, accessibility, and expansion needs.
- **Action 2**: Incorporate sidewalk maintenance, repair, replacement, and expansion priorities into the Village Capital Improvements Plan, including a phased approach for addressing identified needs and expanding the sidewalk network.

Goal 2. Commercial Land Use

Promote and maintain quality commercial and office development and redevelopment that meets the needs of Pinckney residents while strengthening the Village's tax base, employment opportunities, and economic vitality.

Objectives

2.1. Encourage a diverse mixture of commercial, office, and residential uses within the Central Business District (CBD), including upper-floor residential opportunities.

- **Action 1:** Develop incentives to encourage proposals within the CBD that increase the diversity of uses, including upper-floor residential development.
- **Action 2:** Review the Zoning Ordinance to ensure it accommodates cottage industries and a diverse range of retail, service, office, and other small-scale businesses within the CBD.
- **Action 3:** Amend the Zoning Ordinance, as appropriate, to support a diverse mix of commercial, office, residential, and other compatible uses within the CBD.

2.2. Coordinate with local and regional economic development organizations to support continued economic development, business retention and attraction, and job creation in the Village.

- **Action 1:** Coordinate business attraction, retention, and job creation efforts with local and regional economic development organizations, including the Pinckney Downtown Development Authority (DDA), Economic Development Council of Livinston County (EDCLC), Ann Arbor SPARK, and the Michigan Economic Development Corporation (MEDC).
- **Action 2:** Coordinate Village events and activities with the Chamber of Commerce, local merchants, DDA, and Putnam Township to strengthen the business climate, support local businesses, and enhance community quality of life.
- **Action 3:** Establish a social district within the CBD, where appropriate, to encourage evening activity, support local businesses, and increase downtown vibrancy.
- **Action 4:** Participate in local, regional, and statewide initiatives that attract and retain young adults and families and promote activity, walkability, and vibrancy within the CBD and the Village.

2.3. Promote the CBD as the primary retail and service center of the Village.

- **Action 1:** Coordinate with the Pinckney DDA on planning, redevelopment, business development, and other initiatives within the DDA district.
- **Action 2:** Improve public awareness and visibility of available off-street parking through enhanced signage directing visitors to Village-owned public parking lots.
- **Action 3:** Market and promote the downtown area to attract appropriate commercial development and increase patronage of local businesses and services.
- **Action 4:** Continue to utilize Township Square as a focal point and gathering place that supports activity and strengthens the identity of the CBD.

2.4. Update development standards in the Zoning Ordinance to improve walkability, encourage mixed-use development, promote consistent and high-quality architecture and building facades, support historic preservation, and encourage appropriate site design and parking placement.

- **Action 1:** Conduct a comprehensive review of existing development standards in the Zoning Ordinance, with particular attention to walkability, mixed-use development, building design, architectural quality, historic character, landscaping, and parking location.
- **Action 2:** Amend the Zoning Ordinance, as appropriate, to strengthen development standards related to walkability, mixed-use development, building and facade design, historic preservation, landscaping, and parking location.
- **Action 3:** Encourage development patterns that incorporate multiple buildings, shared access drives, shared parking, landscaping, and pedestrian connections rather than conventional strip-style development with parking located primarily between buildings and the street.

2.5. Promote and encourage the preservation, renovation, maintenance, and adaptive reuse of historic and existing buildings.

- **Action 1:** Develop and maintain an inventory of historic buildings and existing buildings with potential for renovation, adaptive reuse, or redevelopment.
- **Action 2:** Coordinate with the State Historic Preservation Office (SHPO) and other preservation partners to support the preservation, renovation, maintenance, and appropriate reuse of historic buildings.
- **Action 3:** Work with local property owners, developers, and prospective developers to identify opportunities for the renovation, adaptive reuse, and redevelopment of existing buildings and connect projects with available state and other economic development incentives, where appropriate.
- **Action 4:** Maintain and promote the local facade improvement program to incentivize property owners to make improvements that enhance the appearance, condition, and long-term viability of commercial properties.



Goal 3. Research, Technology & Light Industry Land Use

Encourage appropriate research, technology, and light industrial development that supports economic diversification, expands employment opportunities, and strengthens the Village's economic base while protecting community character, environmental quality, and the quality of life of residents.

Objectives

3.1. Update the Zoning Ordinance to establish appropriate site development standards for research, technology, and light industrial uses, including architectural design, landscaping, parking, access management, signage, and environmental protection.

- **Action 1:** Conduct a comprehensive review of the Zoning Ordinance to evaluate existing industrial and employment-related zoning districts, permitted uses, and applicable development standards.
- **Action 2:** Identify appropriate locations and types of research, technology, and light industrial uses based on the Village's land use vision, surrounding uses, infrastructure capacity, environmental conditions, and compatibility with adjacent neighborhoods.
- **Action 3:** Amend the Zoning Ordinance, as appropriate, to establish standards that guide the location, intensity, design, and site development of research, technology, and light industrial uses.
- **Action 4:** Incorporate appropriate standards for architecture, landscaping, parking, access management, signage, buffering, lighting, stormwater management, and environmental protection into applicable zoning districts.

3.2. Explore opportunities for the redevelopment of appropriate brownfield sites as research, technology, and light industrial business parks.

- **Action 1:** Coordinate with the Michigan Brownfield Redevelopment Authority and other local, regional, and state economic development partners to identify, evaluate, and plan for the redevelopment of brownfield sites.
- **Action 2:** Identify available financial incentives, grants, technical assistance, and other resources that can support brownfield assessment, remediation, infrastructure improvements, and redevelopment.
- **Action 3:** Maintain and improve infrastructure, including broadband and wireless technology, to support the attraction and retention of research, technology, and other high-technology businesses.

3.3. Evaluate the potential short- and long-term impacts of data centers, utility-scale solar energy facilities, battery energy storage facilities, and other large-scale land uses as part of the Village's long-term planning efforts.

- **Action 1:** Research and evaluate case studies from communities with data centers, renewable energy facilities, and other large-scale land uses to understand their potential effects on residents, the environment, infrastructure, public services, tax revenues, employment, and overall quality of life.

- **Action 2:** Identify potential benefits, challenges, infrastructure requirements, and community impacts associated with large-scale land uses and consider their compatibility with the Village's goals, community character, and long-term vision.
- **Action 3:** Use the findings of this evaluation to inform future land use, zoning, infrastructure, and development decisions and to establish appropriate standards for large-scale uses, where warranted.





Goal 4. Parks & Recreation

Provide high-quality parks, open spaces, trails, and recreational opportunities that are accessible to and meet the needs of all Village residents, while strengthening Pinckney's role as a regional recreation destination.

Objectives

4.1. Maintain a current and comprehensive parks and recreation plan that guides the development and improvement of recreational facilities and opportunities.

- **Action 1:** Update the Pinckney-Putnam Parks and Recreation Master Plan every five years to assess community needs, establish priorities for parks and recreation improvements, and maintain eligibility for recreation grants and other funding opportunities through the State of Michigan.
- **Action 2:** Coordinate parks and recreation planning with the Village's Master Plan and other applicable community planning initiatives.

4.2. Promote the Village as a regional recreation destination and Trail Town by highlighting its access to state parks, trails, lakes, and other recreational resources.

- **Action 1:** Develop and implement coordinated marketing and promotional efforts that highlight the Village's parks, trails, recreational amenities, and proximity to thousands of acres of state parks and recreational lands.
- **Action 2:** Promote opportunities for both active and passive recreation and encourage connections between recreational amenities, downtown businesses, neighborhoods, and other community destinations.

4.3. Preserve and enhance the historic Pinckney Depot as a community and recreational asset.

- **Action 1:** Continue to collaborate with community organizations, interest groups, and appropriate public agencies to support the renovation, preservation, and adaptive reuse of the historic Pinckney Depot at the intersection of D-19 and the Mike Levine Lakelands Trail.
- **Action 2:** Explore grant funding, partnerships, and other resources to support improvements to the Depot and its surrounding area.

4.4. Improve access to and connections with the Mike Levine Lakelands Trail from neighborhoods, schools, downtown, and other community destinations.

- **Action 1:** Identify opportunities to improve pedestrian and bicycle connections to the Mike Levine Lakelands Trail from residential areas, Pinckney High School, downtown, and other key destinations.
- **Action 2:** Incorporate trail connections, pedestrian facilities, bicycle facilities, wayfinding, and other nonmotorized improvements into future transportation, capital improvement, and development planning.

4.5. Strengthen coordination and partnerships among local, regional, and state organizations to improve parks, recreation, and quality of life for Village residents.

- **Action 1:** Coordinate recreation planning and programming with the Pinckney-Putnam Area Recreational Authority, Livingston County, Pinckney Community Schools, Michigan Department of Natural Resources, surrounding communities, and other public and private partners.
- **Action 2:** Pursue joint initiatives, shared facilities, programming, funding opportunities, and other partnerships that expand recreational opportunities and maximize available resources.

4.6. Evaluate options for establishing a coordinated governance structure to guide the implementation of parks and recreation priorities.

- **Action 1:** Evaluate the feasibility of forming a joint Parks and Recreation Commission to provide ongoing coordination, oversight, and guidance for implementation of the Pinckney-Putnam Parks and Recreation Master Plan.
- **Action 2:** Define appropriate roles, responsibilities, and coordination procedures among participating jurisdictions and organizations to support effective implementation of parks and recreation initiatives.





Goal 5. Transportation & Circulation

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

Objectives

5.1. Create a safe and accessible Village-wide system of nonmotorized transportation.

- **Action 1**: Incorporate appropriate bicycle facilities, such as bike lanes, shared-use paths, and other nonmotorized transportation improvements.
- **Action 2:** Require bicycle racks as part of new development proposals and in high-traffic areas, including downtown, the library, schools, and other key destinations.
- **Action 3:** Develop and implement a sidewalk maintenance and repair program.
- **Action 4:** Develop and implement a phased sidewalk expansion plan.
- **Action 5:** Explore alternatives to calm traffic along M-36/Main Street in cooperation with the Michigan Department of Transportation (MDOT) and the Livingston County Road Commission (LCRC).

5.2. Coordinate with the Pinckney DDA to develop a circulation plan for the Central Business District (CBD) that addresses adequate parking, pedestrian and bicycle circulation, loading areas, traffic-directional signage, and controlled access.

- **Action 1:** Evaluate pedestrian and bicycle circulation patterns within the CBD, including crosswalks, sidewalk connections, and potential conflict points with vehicular traffic and loading activity, and identify improvements to enhance safety and connectivity.
- **Action 2:** Identify appropriate locations for loading and delivery areas that minimize conflicts with parking, pedestrian circulation, and traffic flow along Main Street and adjacent side streets.
- **Action 3:** Develop a coordinated traffic-directional and wayfinding signage plan to guide visitors to available public parking, key destinations, and pedestrian/bicycle connections within the CBD.
- **Action 4:** Evaluate opportunities to manage or consolidate curb cuts and access points within the CBD in coordination with MDOT and the Livingston County Road Commission, consistent with the access management principles identified in the Transportation section of this Plan.

5.3. Improve the function and appearance of local streets and streetscapes.

- **Action 1:** Implement cost-effective placemaking efforts, including seasonal plantings and decorations, seating, signage, and other amenities.
- **Action 2:** Require appropriate placemaking elements in applicable new development and redevelopment to contribute to the character and appearance of the community.

Goal 6. Community Facilities & Infrastructure

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

Objectives

6.1. Manage utility infrastructure improvements, upgrades, maintenance, and replacement.

- **Action 1**: Develop a Capital Improvements Plan that includes all Village facilities and major equipment maintenance and replacement expenditures.

6.2. 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 meet the needs of the public.





Goal 7. Environmental & Natural Resources

Protect and maintain the Village's environment and natural resources to support the health, safety, and welfare of the public and improve the quality of life.

Objectives

7.1. Preserve an interconnected system of open spaces that includes high-quality outdoor recreation areas and natural areas to improve the quality of life in Pinckney.

- **Action 1**: Amend the Zoning Ordinance to encourage the integration of open spaces and natural features into site development proposals. Options may include:
  - Integrating landscaping requirements, including tree preservation and native plantings.
  - Providing incentives for green infrastructure implementation.
  - Expanding infrastructure to increase connectivity to existing parks, open spaces, and natural resources.

7.2. Protect the water quality of the Village's 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 protect water quality and ensure a safe and adequate supply of public water.

7.3. Promote the safe management and disposal of waste materials within and through the Village.

- **Action 1**: Work with EGLE and the Michigan Department of Agriculture and Rural Development (MDARD) to identify opportunities for the Village to promote the safe management and disposal of hazardous and non-hazardous waste materials generated within or transported through the Village.

7.4. Promote stormwater management practices and green infrastructure that reduce runoff, protect water quality, and preserve natural drainage patterns.

- **Action 1**: Evaluate and incorporate green infrastructure practices into Village projects and applicable private development, including rain gardens, bioswales, native plantings, tree preservation, permeable surfaces, and other practices that reduce stormwater runoff.
- **Action 2**: Review the Zoning Ordinance and other applicable regulations to identify opportunities to promote stormwater management practices that minimize impervious surfaces, preserve natural drainage patterns, and reduce impacts on the Village's lakes, streams, and creeks.
- **Action 3**: Coordinate with the Livingston County Drain Commissioner and other applicable agencies to identify opportunities to improve stormwater management and address drainage concerns throughout the Village.

Together, these seven goals establish a comprehensive framework for guiding Pinckney's growth and development over the planning horizon. They reflect the Village's commitment to preserving its small-town character and historic downtown while accommodating a diversifying housing stock, strengthening its economic base, protecting its natural resources, and maintaining safe, well-connected infrastructure for residents of all ages. The objectives and actions identified under each goal are not intended to be pursued in isolation; many are interrelated, and progress on one — such as updates to the Zoning Ordinance — will directly support the achievement of others. The Future Land Use chapter that follows translates these goals and objectives into specific land use recommendations and a future land use map, providing the physical framework needed to implement the community's vision.





Future Land Use

The factors considered in preparing the Future Land Use Plan include but are not limited to, existing land use and development patterns, demographic trends, regional influences, and transportation networks. In addition to these factors, the Plan considered the comments and opinions gathered from Village residents through a master plan survey conducted during the summer of 2026 (a summary is included in the appendix) and Planning Commission meetings taking place in 2026. To this extent, the Future Land Use Plan represents the Village's general policy toward development and redevelopment in both graphic and narrative form.

To guide future development of land in the Village, distinct future land use categories are established. The sections below provide descriptions of each future land use category depicted in Figure 18. The map is used as a guide for future growth and development in the Village.

Low Density Residential

The Low Density Residential designation applies primarily to the southwestern portion of the Village, where public water and sanitary sewer services are not available. The intended residential density ranges from one to two dwelling units per acre, corresponding generally to lot sizes of approximately 21,780 square feet to one acre. Appropriate land uses include single-family residential development, either through conventional subdivision design or open space residential development, as well as parks, open space, and conservation areas.

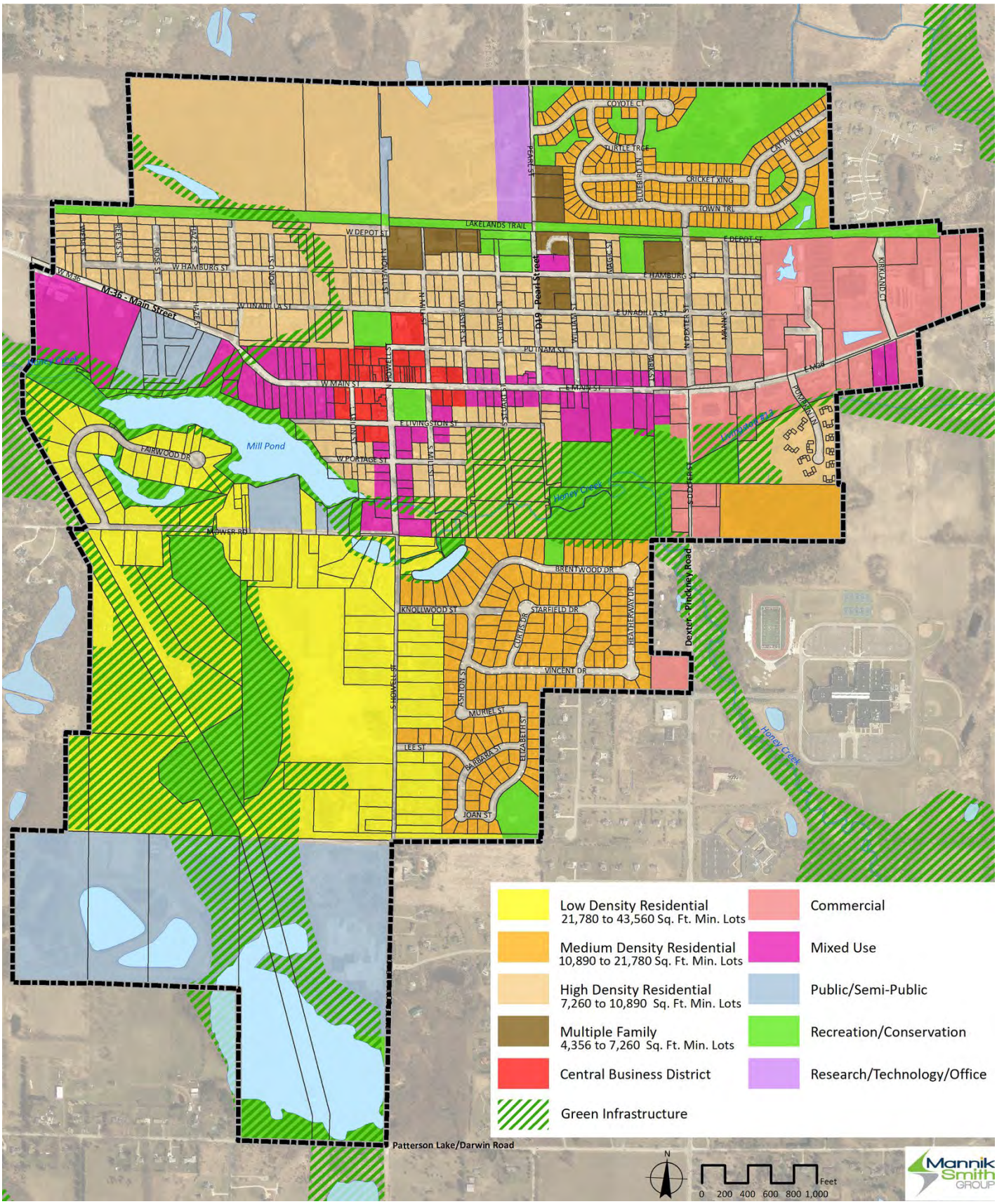
This area includes a significant wetland system connected to Mill Pond. Future development should be planned to minimize impacts on wetlands and other natural features and, where feasible, incorporate these features into a connected open space system.

Medium Density Residential

The Medium Density Residential designation provides for residential development at densities generally ranging from two to four dwelling units per acre, corresponding to lot sizes of approximately 10,890 to 21,780 square feet. The designation is intended to provide a transition between lower-density residential areas and the more compact residential development surrounding the Central Business District (CBD).

Appropriate land uses include single-family residential development through conventional or open space residential design, together with parks, open space, and conservation areas. Development should be designed to maintain compatibility with adjacent residential uses and the surrounding community character.

Figure 18. Future Land Use Map



High Density Residential

The High Density Residential designation generally encompasses the Village's older residential neighborhoods surrounding the Central Business District. These areas are characterized by historically smaller lots and a more compact development pattern, with intended densities ranging from four to six dwelling units per acre, corresponding generally to lot sizes of approximately 7,260 to 10,890 square feet.

Appropriate land uses include single-family dwellings, detached or attached, as well as parks, open space, and conservation areas. New development and redevelopment should be compatible with the established scale and character of these neighborhoods.

Multiple Family Residential

The Multi-Family Residential designation is intended to accommodate higher-density residential development, generally in areas along major arterial roads or near the northern edge of the Village. These areas are intended to be served by public water and sanitary sewer systems.

The planned density ranges from six to ten dwelling units per acre. Appropriate development may include multi-family housing, apartments, attached dwellings, and innovative housing projects. Parks, open space, conservation areas, and compatible community facilities may also be appropriate where permitted by the Zoning Ordinance.

Development should provide suitable access, parking, landscaping, and transitions to adjoining residential uses.

Central Business District

The Central Business District (CBD) is intended to maintain and strengthen Pinckney's historic downtown as a compact, pedestrian-oriented center for retail, services, employment, civic activities, and housing. The designation encourages a mix of uses, including retail businesses, restaurants, offices, lodging, residential development, municipal and institutional uses, and appropriate open space.

Development should support convenient pedestrian access and, where feasible, continuous retail frontage along the principal downtown streets. Drive-through facilities and other auto-oriented uses that could interrupt storefront continuity or hinder pedestrian circulation should generally be discouraged.

Residential development is encouraged as a means of supporting downtown businesses and maintaining activity beyond traditional business hours. Where feasible, buildings should accommodate retail or office uses at street level, with residential or office uses on upper floors. New development and redevelopment should respect the historic character, scale, and architectural context of the Village center.

MIXED-USE

The Mixed-Use designation is intended to accommodate a compatible combination of residential, office, and selected commercial uses in areas surrounding the Central Business District. These areas are located primarily west, south, and east of the CBD along M-36/Main Street and South Howell Street, as well as near the Village's central square.

Much of the area consists of older homes that contribute to the established character of the Village. The designation is intended to encourage the continued residential use of these properties while providing opportunities for compatible office and professional uses, including the adaptive reuse of existing buildings. Where a property is converted to a business use, building design, site improvements, and landscaping should help maintain the area's residential scale and visual character.

This designation also includes selected sites identified for potential reuse or redevelopment elsewhere in this Plan. Appropriate uses may include residential development, professional and medical offices, dental and veterinary offices, and other compatible uses.

SECONDARY COMMERCIAL

The Secondary Commercial designation applies primarily to the eastern portion of the Village along M-36, with additional areas along D-19/Howell-Pinckney Road and Dexter-Pinckney Road. These locations provide visibility and access along major transportation corridors and are intended to accommodate a range of retail and service businesses that may require larger sites or more automobile-oriented access than is appropriate in the downtown.

Appropriate uses may include restaurants, including drive-through facilities, grocery stores, automobile service establishments, and retail businesses serving Village and regional customers. Development should be designed to manage access and traffic conflicts, provide appropriate landscaping and screening, and maintain compatibility with nearby residential and other land uses.

RESEARCH, TECHNOLOGY & OFFICE

The Research, Technology & Office designation is intended to accommodate professional offices, research and development facilities, laboratories, and compatible light industrial and manufacturing uses. Business parks and office parks may be appropriate where they provide suitable access to major roads and are designed to minimize impacts on surrounding properties.

Land-intensive industrial uses and activities that could generate substantial noise, traffic, emissions, or other off-site impacts should be discouraged. Appropriate uses may include professional, medical, dental, and veterinary offices; research facilities; laboratories; assembly and light manufacturing; and associated open space and conservation areas.

This designation is limited to land bordering D-19/Pearl Street north of the Village. Development should be compatible with adjacent land uses and include appropriate site design mitigation measures such as setbacks, landscaping, and other regulations.

Public/Semi-Public

This category combines the previously designated municipal and institutional categories. It consists of lands currently being used or planned for municipal use, specifically the Pinckney Cemetery, Village water treatment facility, DPW Yard, utility facilities, as well as operating churches, schools, or other institutional facilities.

Recreation & Conservation

The Recreation & Conservation designation includes existing parks and public recreational resources, including the Mike Levine Lakelands Trail, as well as undeveloped areas containing environmentally sensitive features. The designation is intended to protect natural resources, maintain open space, and provide opportunities for recreation consistent with the character and environmental constraints of each site.

Appropriate uses may include parks, trails, passive and active recreation facilities, and conservation areas. Any residential development should be consistent with the underlying zoning, the environmental characteristics of the property, and the intent to preserve open space and natural resources.

Green Infrastructure

The Green Infrastructure designation is an overlay applied to other future land use categories. It identifies natural features and open space areas that contribute to an interconnected system of environmental protection and potential recreation. These features may include wetlands, floodplains, woodlands, wildlife corridors, and areas that could provide opportunities for trails and other nonmotorized connections.

The intent is to conserve important natural features and connect existing and proposed open space and recreational areas throughout the Village. Green Infrastructure is not intended to prohibit all development within the mapped areas. Rather, it provides a framework for considering natural resource protection, open space preservation, and potential recreational connections as development and redevelopment proposals are evaluated.

Depending on site conditions and applicable regulations, compatible approaches may include conservation areas, trails, parks, and residential open space developments. The underlying future land use designation and applicable zoning and environmental requirements continue to guide the uses and development permitted on each property.

IMPLEMENTATION STRATEGIES

The Master Plan establishes the Village's long-term vision for growth, redevelopment, community character, and environmental stewardship. Achieving that vision will require continued attention to land use decisions, public improvements, development regulations, and coordination among Village officials, residents, property owners, and other stakeholders.

Although the Master Plan provides the policy framework for future decisions, its effectiveness depends on consistent implementation. The strategies outlined in this chapter identify practical steps the Village can take to guide compatible development, support reinvestment in existing areas, protect natural resources, and improve connections among neighborhoods, businesses, parks, and regional recreational facilities.

ZONING AND LAND USE REGULATIONS

Zoning is one of the principal tools available to the Village to implement the Master Plan. In addition to regulating land use and development, zoning can help achieve several important community objectives:

1. Promote orderly growth and development consistent with the policies and recommendations of the Master Plan.
2. Maintain the Village's character through appropriate relationships among land uses, building scale, and development patterns.
3. Accommodate appropriate development and redevelopment through zoning districts, planned unit developments, overlay districts, and special land use provisions.
4. Minimize conflicts between incompatible land uses through appropriate separation, buffering, and development standards.
5. Protect established neighborhoods and existing development while allowing compatible changes consistent with the Master Plan.
6. Encourage the productive reuse and redevelopment of underutilized properties.

The Master Plan establishes the Village's long-range planning policies, while the Zoning Ordinance provides the regulatory framework for evaluating individual development proposals. Periodic review of the Zoning Ordinance is necessary to ensure that its provisions remain consistent with the Master Plan and continue to address the Village's planning needs.

FUTURE LAND USE & ZONING

The Michigan Planning Enabling Act (PA 33 of 2008) provides that a master plan for a community with a zoning ordinance must include a zoning plan explaining how the land use categories on the Future Land Use Map relate to the districts on the zoning map.

The following table identifies the Village's future land use categories and the zoning districts generally intended to implement each designation. It illustrates the relationship between the Future Land Use

Plan and the Zoning Ordinance and provides a framework for evaluating future zoning amendments. The table does not supersede the Zoning Ordinance or independently establish permitted uses or development standards.

Table 13. Zoning Plan

Future Land Use Designation	Corresponding Zoning Districts and Development Standards
Residential	
Low Density Residential	R-1 – Low Density Residential District Without Public Sewer: 0.75 Acre Minimum Lot Area With Public Sewer: 0.5 Acre Minimum Lot Area
Medium Density Residential	R-2 – Medium Density Residential District 12,000 Square Feet Minimum Lot Area
High Density Residential	R-3 – High Density Residential District 8,712 Square Feet Minimum Lot Area
Multi-Family Residential	R-4 – Multi-Family Residential District 8,712 Square Feet Minimum Lot Area 10,000 Square Feet Minimum Lot Area for Two-Family Dwelling 1 room/1,600 Square Feet of Net Lot Area
Commercial/Office	
Central Business District	CBD – Central Business District No Minimum Lot Size PL – Public Land 11,000 Square Feet Minimum Lot Area
Mixed Use	ROB – Residential-Office Business District 8,712 Square Feet Minimum Lot Area O – Office 8,712 Square Feet Minimum Lot Area PUD – Planned Unit Development
Secondary Commercial	SBD – Secondary Business District 5,000 Square Feet Minimum Lot Area
Research, Technology, and Office	RTO – Research-Technology-Office District 1 Acre Minimum Lot Area
Other	
Public/Semi-Public	PL – Public Land 11,000 Square Feet Minimum Lot Area
Recreation & Conservation	PL – Public Land 11,000 Square Feet Minimum Lot Area
Green Infrastructure	R-1 – Low Density Residential District Without Public Sewer: 0.75 Acre Minimum Lot Area With Public Sewer: 0.5 Acre Minimum Lot Area R-2 – Medium Density Residential District 12,000 Square Feet Minimum Lot Area R-3 – High Density Residential District 8,712 Square Feet Minimum Lot Area PL – Public Land 11,000 Square Feet Minimum Lot Area PUD – Planned Unit Development

IMPLEMENTATION STRATEGIES & ACTION PLAN

The following strategies identify actions the Village can pursue to advance the Master Plan. They address land use regulation, corridor design, environmental protection, parks and recreation, and pedestrian and bicycle connections. Together, these efforts can help maintain Pinckney's established character while accommodating appropriate development, strengthening local businesses, and improving the quality of life for residents.

1. **Review and Amend the Zoning Ordinance**
   The Village should periodically review the Zoning Ordinance and identify amendments needed to implement the Master Plan. This review should consider the relationship between zoning districts and future land use designations, the suitability of existing development standards, and opportunities to improve compatibility between adjoining uses.

   Potential amendments may include revisions to zoning district regulations, dimensional and site development standards, special land use provisions, planned unit development requirements, and overlay districts. Particular attention should be given to ensuring that regulations support the intended character of the Central Business District, surrounding Mixed-Use areas, commercial corridors, residential neighborhoods, and environmentally sensitive areas. Maintaining consistency between the Master Plan and Zoning Ordinance will help provide a clearer basis for evaluating development proposals and guiding future investment.

2. **Evaluate a Main Street/M-36 Corridor Overlay District**
   The Village should evaluate the establishment of an overlay district along the Main Street/M-36 corridor to help maintain the historic character of downtown while guiding development and redevelopment in the more recently developed portions of the corridor. The corridor includes areas with different development patterns and functions. Design standards should recognize these differences while promoting an attractive, coordinated appearance and a positive experience for pedestrians, motorists, and nearby residents.

   Depending on the results of further study, the overlay district could address building placement and articulation, exterior materials, architectural features, signage, landscaping, parking lot location and screening, service areas, fencing, lighting, utilities, and access management. Standards should be tailored to the character and development conditions of the areas to which they apply. A carefully designed overlay district could provide a more consistent framework for evaluating development proposals and help ensure that future improvements contribute positively to the Village's character.

3. **Strengthen Environmental Protection and Green Infrastructure**
   The Future Land Use Plan identifies natural features and open spaces that contribute to environmental quality, recreation, and community character. These resources include wetlands, floodplains, woodlands, and other environmentally sensitive areas, as well as recreational resources such as the Mike Levine Lakelands Trail. Together, they provide opportunities to protect natural systems and establish connections among open spaces and recreational areas.

The Village's existing regulations provide some protection for these resources. The Zoning Ordinance includes a Residential Open Space Development option requiring 30 percent of a development site to be permanently set aside as common open space. In addition, Ordinance No. 34, Wetlands and Watercourse Protection, addresses wetlands adjacent to Mill Pond and wetlands exceeding two acres in size.

The Village should review these provisions to determine whether additional measures are warranted to support the Green Infrastructure policies of the Master Plan. Potential measures include improved stormwater management, reduction of unnecessary impervious surfaces, tree preservation, watercourse buffering, and more comprehensive landscaping requirements.

As development and redevelopment occur, the Village should seek opportunities to protect significant natural features, maintain open space, and connect existing and proposed recreational areas. These efforts can help preserve environmental resources while supporting the long-term quality and character of the community.

4. **Advance Parks, Recreation, and Trail Connections**
   The Village should continue to improve access to the Mike Levine Lakelands Trail and strengthen connections between the trail, downtown businesses, residential neighborhoods, parks, and other community destinations.

   Implementation efforts should be coordinated with the Pinckney-Putnam Parks and Recreation Plan and with sidewalk and other nonmotorized transportation improvements. A connected network of pedestrian and bicycle facilities would provide additional opportunities for residents to reach local destinations and access regional recreational resources.

   Improved trail access and connections may also support local businesses and reinforce Pinckney's role as a gateway to the Pinckney Recreation Area and surrounding recreational destinations. The Village should continue to consider opportunities to enhance trail-related amenities and make the community more accessible to residents and visitors.

5. **Improve Sidewalks and Pedestrian Amenities**
   The Village should continue to address gaps in the sidewalk network and identify opportunities to improve pedestrian safety, accessibility, and convenience. Priority should be given to connections that link residential areas with downtown, parks, schools, public facilities, businesses, and existing nonmotorized routes.

   Additional pedestrian amenities may include wayfinding signs, benches, trash receptacles, and bicycle racks at appropriate locations. These improvements should be coordinated with street, park, and corridor projects whenever feasible to maximize their effectiveness and avoid unnecessary duplication of work. A connected and well-maintained pedestrian network would complement the Village's land use objectives, support downtown activity, and improve access to community destinations.

FUNDING AND FINANCING

The Village can pursue a variety of funding and financing mechanisms to support implementation of the Master Plan. The appropriate approach will depend on the type of improvement, project eligibility, available local resources, and potential partnerships. The following programs and tools may help the Village advance priority projects related to transportation, downtown improvements, infrastructure, and community development.

1. **Transportation Alternatives Program (TAP)**
   The Transportation Alternatives Program provides competitive funding for eligible transportation improvements, including pedestrian and bicycle facilities, trail connections, streetscape improvements, pedestrian safety measures, and certain historic transportation preservation projects. The Village should continue to evaluate opportunities to use TAP funding to address sidewalk gaps, improve access to the Mike Levine Lakelands Trail, and connect neighborhoods with downtown and other community destinations. Applications are subject to program eligibility requirements, available funding, and competitive review by the administering agency.

2. **Downtown Development Authority (DDA), Public Act 57 of 2018**
   The Village has an established Downtown Development Authority and has used tax increment financing to help fund downtown improvement projects. The DDA can continue to serve as an important mechanism for supporting downtown revitalization, streetscape improvements, and other eligible projects consistent with its development plan and applicable law.

3. **Tax Increment Financing, Public Act 57 of 2018**
   Tax increment financing can help fund eligible public improvements and redevelopment activities by capturing increases in property tax revenue within an established district, subject to applicable statutory requirements and an adopted financing plan. Depending on the circumstances, this mechanism may help support infrastructure improvements, streetscapes, and other projects that facilitate reinvestment and redevelopment.

4. **Corridor Improvement Authority (CIA), Public Act 57 of 2018**
   A Corridor Improvement Authority may provide a financing and organizational mechanism for eligible improvements along designated commercial corridors outside a traditional downtown area. Depending on local conditions and statutory requirements, the Village could evaluate whether this mechanism would be appropriate for portions of the Main Street/M-36 corridor or other commercial areas. Establishing an authority would require further evaluation of project needs, eligible boundaries, financing options, and administrative responsibilities.

5. **Principal Shopping Districts and Business Improvement Zones, Public Act 120 of 1961, as amended by Act 260 of 1984**
   State law provides mechanisms through which eligible commercial areas may support certain improvements and services through designated districts and associated financing arrangements.

Depending on the applicable statutory framework, these mechanisms may help fund activities such as maintenance, security, improvements, and promotional efforts. The Village should evaluate their applicability in consultation with appropriate legal and financial advisors before pursuing this approach.

6. **Special Assessment**
   Special assessments may provide a means of financing eligible public improvements that confer a particular benefit on properties within a defined district. Depending on the project and applicable legal requirements, this approach may be considered for improvements such as streets, sidewalks, or utilities. Any proposed assessment should be evaluated for its legal basis, distribution of costs, and relationship to the benefits received by affected properties.

Plan Education and Public Involvement

Successful implementation of the Master Plan depends on continued communication and cooperation among Village officials, residents, property owners, businesses, and other stakeholders. The Village should make the Plan and its recommendations accessible to the public and encourage community awareness of planning policies, land use decisions, public improvements, and future development.

Public involvement should continue as individual recommendations are considered and implemented. Sharing information, soliciting feedback, and explaining the basis for planning decisions can help residents understand the Plan's purpose and contribute to its ongoing implementation.

Plan Review and Updates

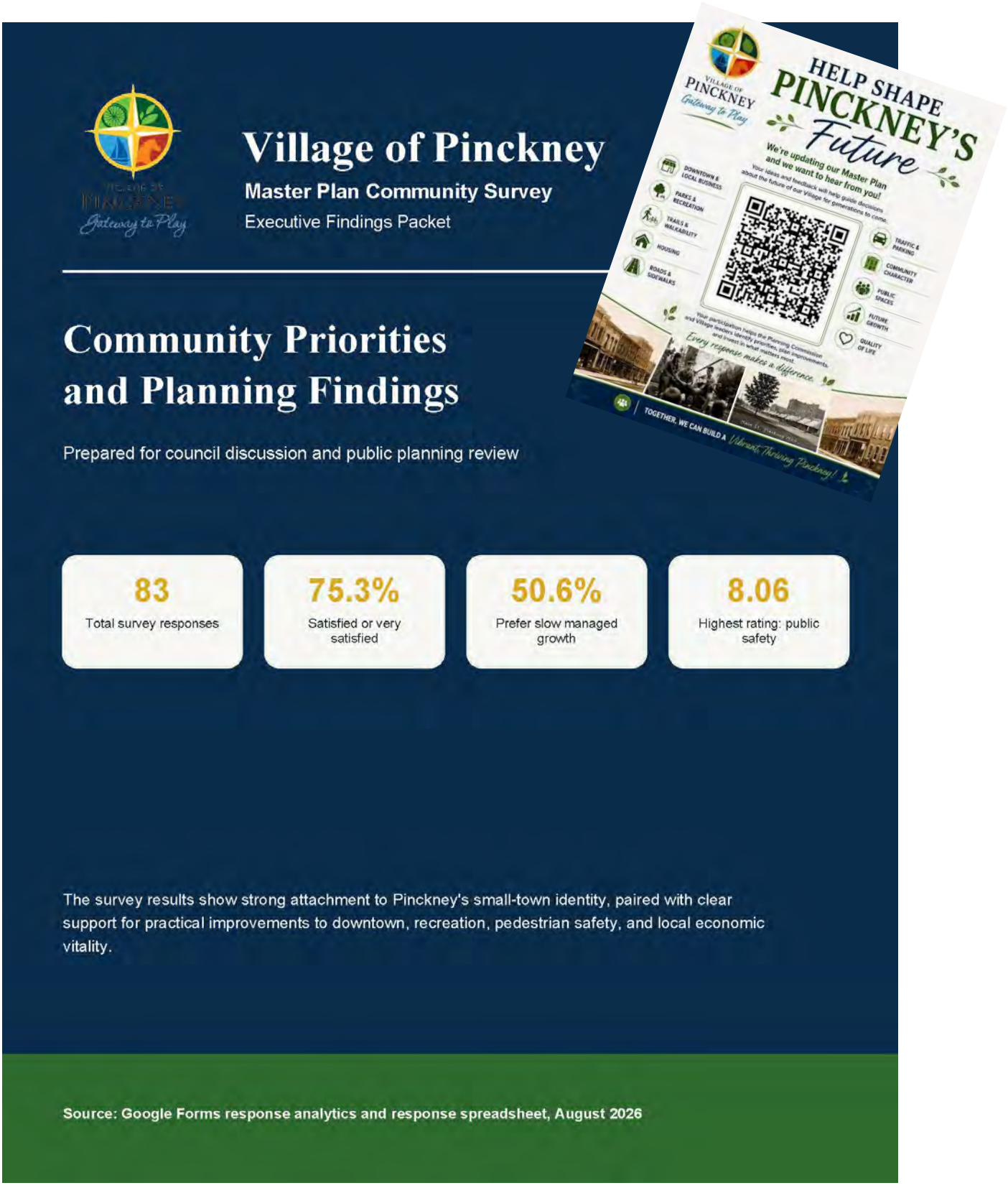
The Master Plan should remain an active guide for the Village's future development rather than a static document. As conditions change, the Planning Commission should periodically evaluate the Plan's goals, policies, and recommendations to determine whether they remain relevant and whether amendments or a new plan are warranted.

The Michigan Planning Enabling Act requires the Planning Commission to review the Master Plan at least every five years after adoption and determine whether to begin the process of amending or replacing it. The review and its findings must be recorded in the minutes of the relevant Planning Commission meeting or meetings.

In addition to this statutory review, the Planning Commission should monitor implementation progress and identify opportunities to update individual sections as needed. Changes in development patterns, infrastructure, community priorities, and environmental conditions may warrant adjustments to specific recommendations or the Future Land Use Plan.

The Master Plan should also be coordinated with the Village's Parks and Recreation Plan and other relevant planning documents to maintain consistency among land use policies, recreation priorities, and proposed public improvements. Regular review and coordination will help ensure that the Plan continues to provide a practical and relevant framework for decisions affecting Pinckney's future.

APPENDIX: COMMUNITY SURVEY



Executive Summary

Residents largely report a positive quality of life in Pinckney. At the same time, the responses identify clear opportunities to strengthen downtown, improve family and youth recreation, expand sidewalk and crosswalk safety, and support responsible growth that protects community character.

4.92
Lowest rating: economic development

67.1%
Want more restaurants downtown

55.6%
Want sidewalk improvements

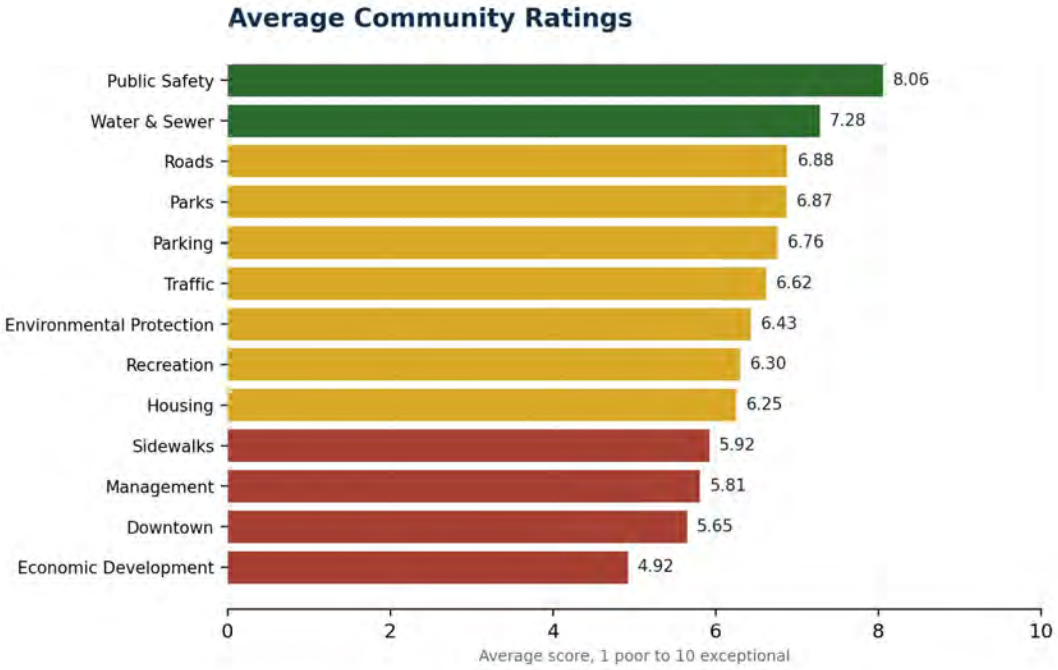
39.5%
Want youth recreation

Top Findings

- Quality of life is viewed positively, with 75.3 percent of respondents satisfied or very satisfied.
- Public safety received the highest average rating at 8.06 out of 10.
- Economic development received the lowest average rating at 4.92 out of 10, signaling a clear concern area.
- Restaurants, retail, and community events ranked as the highest downtown priorities.
- Youth recreation, river access, playgrounds, and trails ranked as the highest recreation priorities.
- The strongest growth preference was slow managed growth, selected by 50.6 percent of respondents.

Community Ratings Overview

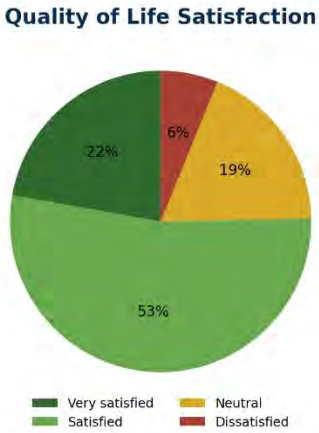
Average scores identify what residents see as working well and where they see room for improvement. Higher scores reflect stronger current satisfaction.

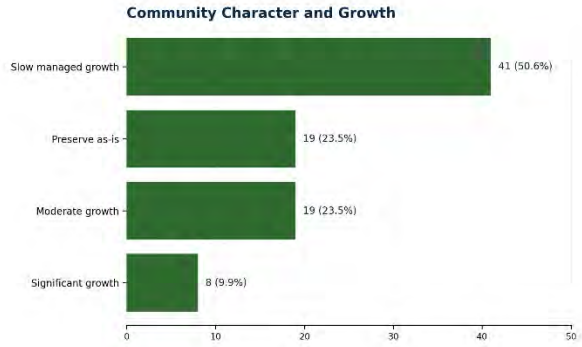


Interpretation: public safety and water/sewer are perceived as relative strengths. Economic development, downtown, management, and sidewalks are the most visible areas for improvement.

Page 3

Overall Sentiment and Growth Preference



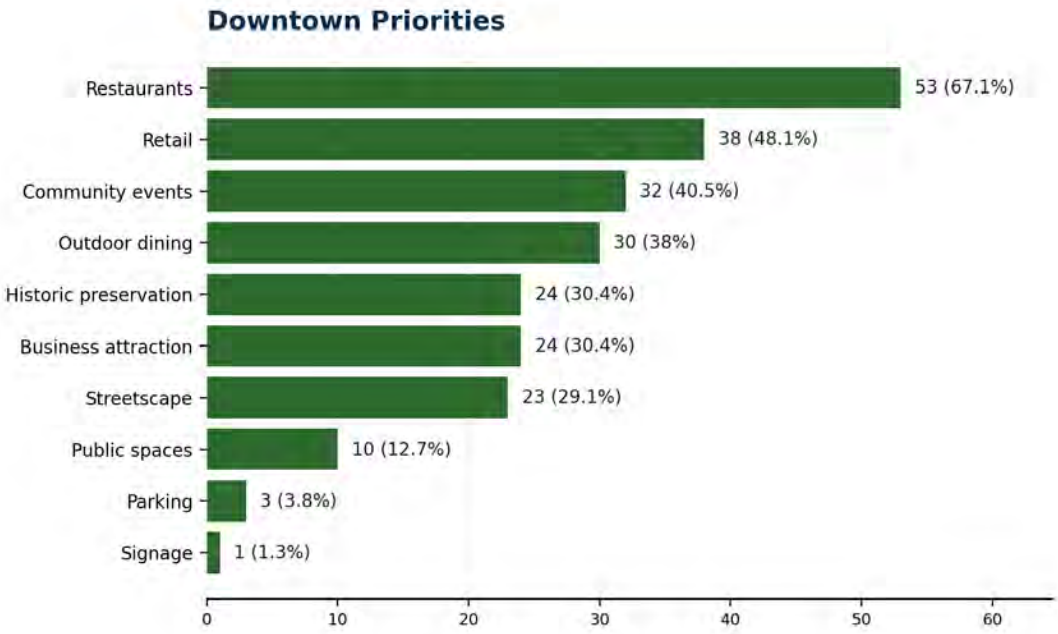


What this means

- The community is generally satisfied with quality of life in Pinckney.
- Residents are not rejecting improvement. They are asking for improvement that fits the village.
- The dominant growth position is careful and managed, not rapid or unchecked.
- Preservation and moderate growth appear to be compatible when improvements support local identity.

Downtown Priorities

Downtown responses show the strongest consensus around additional restaurants and retail. Residents also support community events, outdoor dining, historic preservation, and business attraction.



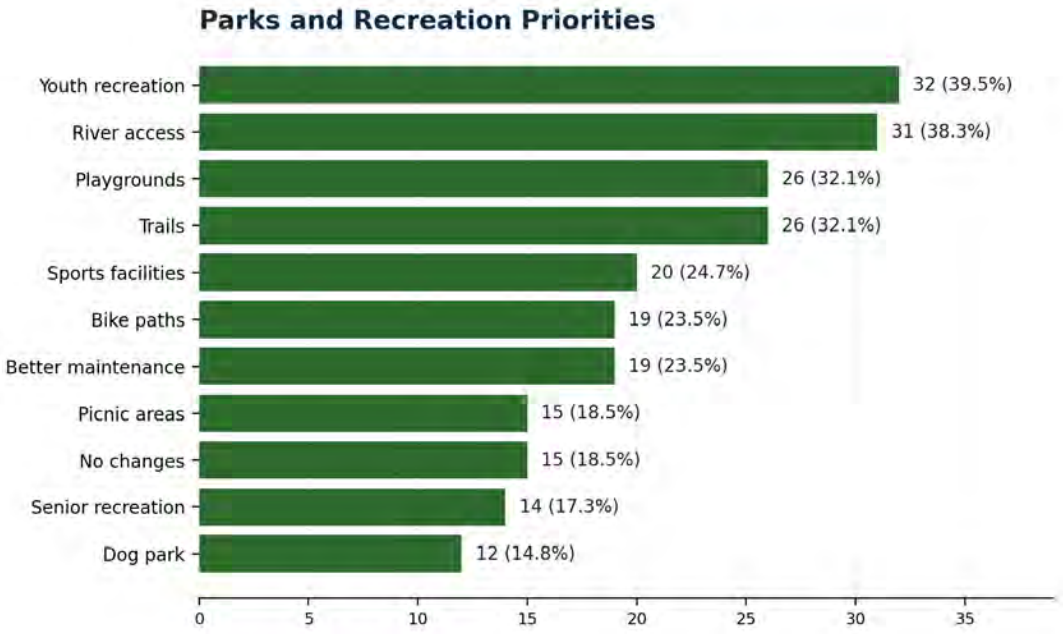
Executive finding

The data supports a downtown strategy focused on practical business attraction, dining, retail, event activation, historic character, and improvements that increase foot traffic without compromising small-town identity.

Page 5

Parks and Recreation Priorities

Residents placed clear emphasis on youth recreation, river access, playgrounds, trails, sports facilities, bicycle paths, and better maintenance.



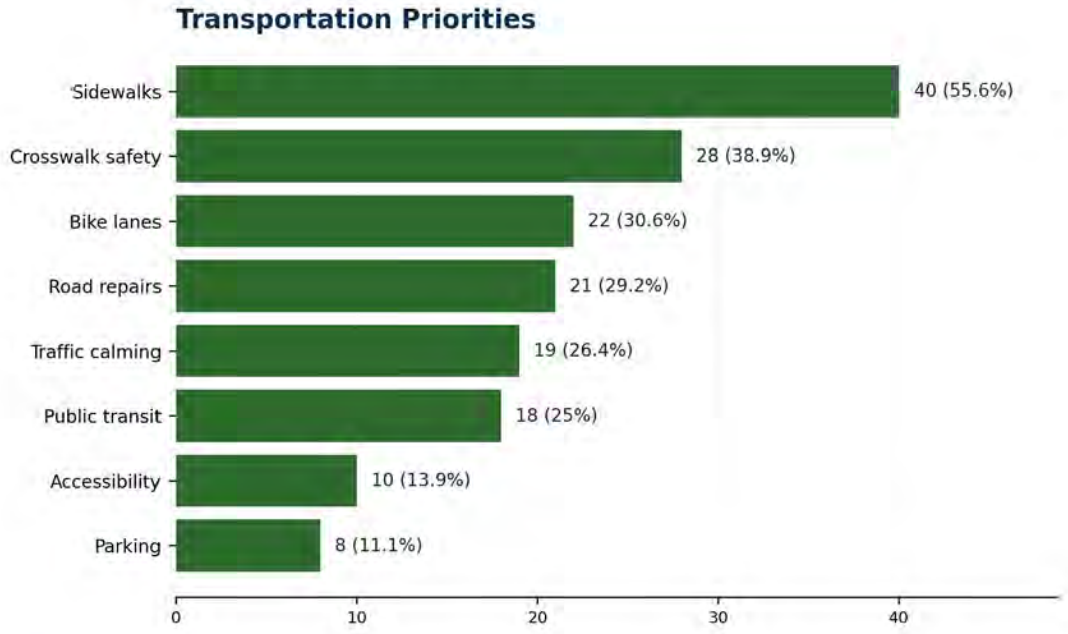
Executive finding

The responses support family-centered recreation planning, including youth activities, river and trail connections, playgrounds, sports facilities, and maintenance of existing community assets.

Page 8

Transportation Priorities

Transportation responses show strong concern for practical safety and connectivity improvements, especially sidewalks and crosswalk safety.



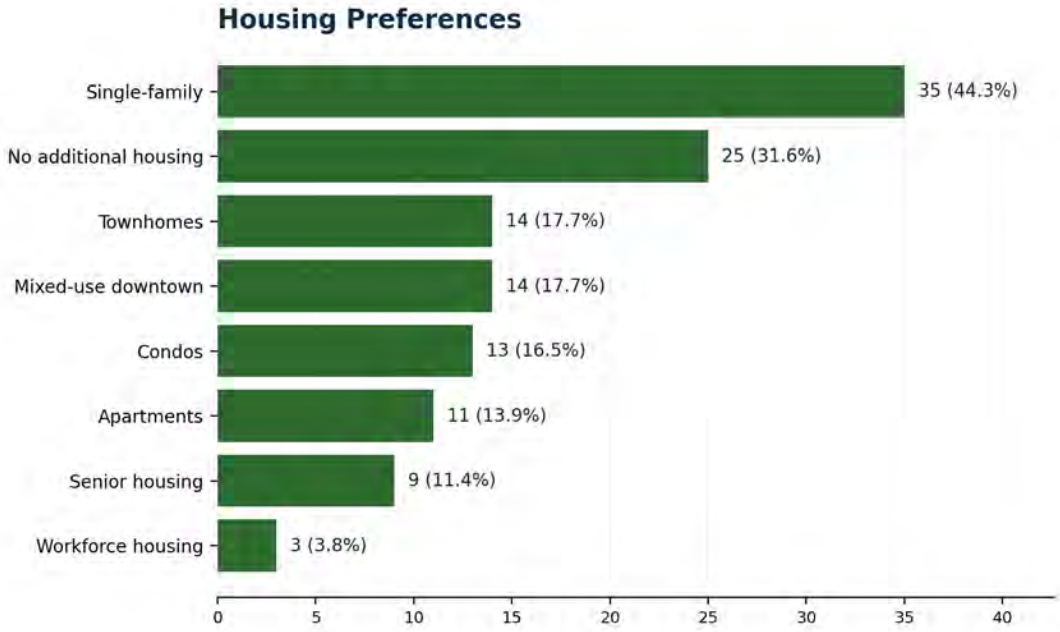
Executive finding

The data supports prioritizing sidewalk gaps, safer crossings, bicycle accommodations, road repairs, and traffic calming as part of the Master Plan and future capital planning.

Page 7

Housing Preferences

Housing responses show the strongest support for single-family homes, while also showing measurable interest in no additional housing, townhomes, and mixed-use downtown housing.



Executive finding

Housing planning should be framed carefully. The community shows support for traditional single-family character, but also acknowledges targeted housing options such as mixed-use downtown housing and smaller-scale alternatives when they fit the village context.

Page 8

What Residents Said Most Often

Written comments were reviewed for recurring themes. The following summaries reflect repeated concerns and approvals without including lengthy individual comments.

Most Repeated Approvals

- Small-town atmosphere and community identity
- Public safety and desire to maintain local police service
- Community events and activity in the square
- Historic character and village charm
- Parks, trails, and natural surroundings

Most Repeated Concerns

- Limited restaurants, retail, and everyday businesses
- Lack of youth and teen activities
- Need for safer crossings and sidewalk connectivity
- Traffic impacts and speeding
- Fear that rapid growth could harm village character

Planning Opportunities

- Focus downtown development on restaurants, retail, and practical services
- Pursue trail, river, and recreation improvements that align with Pinckney identity
- Prioritize safety improvements along M-36 and key trail crossings
- Use managed growth language to build public trust
- Create a visible implementation plan so residents see progress

Page 9

Recommended Next Steps

The survey findings provide a clear basis for immediate planning priorities and future Master Plan implementation work.

1. Downtown Action Strategy

Prioritize restaurants, retail, business attraction, outdoor dining, streetscape improvements, and historic preservation as a coordinated downtown implementation effort.

2. Family and Youth Recreation Plan

Develop a targeted recreation plan that addresses playgrounds, youth programming, trails, river access, sports facilities, and maintenance needs.

3. Pedestrian Safety and Connectivity

Identify high-priority sidewalk gaps, crosswalk improvements, trail crossings, and M-36 pedestrian safety concerns for capital planning.

4. Managed Growth Framework

Use the Master Plan update to define what slow, managed growth means for Pinckney, including where growth is appropriate and what must be protected.

5. Economic Development Implementation

Respond to the low economic development rating by creating a practical business recruitment and retention strategy tied to downtown vitality and resident needs.

6. Public Communication and Progress Reporting

Publish a simple annual progress report showing what was heard, what is being addressed, and what remains pending.

Council Summary

Bottom line

The survey does not show a community opposed to improvement. It shows a community that wants improvement handled carefully, visibly, and in a way that protects the character residents value.

Council-ready statement

The community survey results indicate broad support for preserving Pinckney's small-town character while making targeted improvements to downtown, recreation, pedestrian safety, and local economic opportunity. The strongest areas of approval are quality of life and public safety. The clearest areas of concern are economic development, downtown vitality, sidewalks, and management. Residents favor slow, managed growth and want future investment to strengthen Pinckney without changing what makes the village unique.

Best use of this survey

- Guide the Master Plan update.
- Support grant applications and capital improvement priorities.
- Frame future public engagement around what residents actually identified.
- Create an implementation matrix with timelines, responsible parties, and progress tracking.

APPENDIX: HAZARD MITIGATION

This section focuses on measures that the Village of Pinckney can take to prepare for and mitigate the effects of potential hazards. It attempts to address the aftermath of scenarios such as an overturned chemical tanker that spills hazardous materials into the Mill Pond, or severe flooding that leaves hundreds of people without shelter.

The Federal Emergency Management Agency (FEMA) defines hazard Mitigation as actions taken to reduce or eliminate long-term risk to people and property from hazards and their effects. Hazards often do not exist alone, they are often accompanied by other more significant hazards and can come in many different forms including natural; technological or manufactured and biological. Below is a list of hazards that could occur in Pinckney:

- Natural Hazards - flooding, tornadoes, lightning, earthquakes, wind damage, and winter storms;
- Technological or Manufactured - hazardous substance risk, terrorism, airplane crashes, and fires; and
- Biological - water supply contamination.

Pinckney faces primarily natural hazards, but there is always a potential threat from any type of hazard. For example, the Ameritech telephone service relay station located on the north side of M-36 (415 Main Street) between Pearl Street and Stuart Street uses sulfuric acid, which is found in large batteries in the facility. This site is listed with the Livingston County Emergency Management Division as a SARA Title III, which means that the sulfuric acid located on site is considered to be an extremely hazardous substance.

Sulfuric acid can come in a liquid or gas form. Swallowing the liquid or breathing the fumes can result in death; however, it is unlikely that an individual would ingest sulfuric acid. Breathing the fumes is much more likely to occur. Sulfuric acid vapors are heavier than air; therefore, accumulate in low areas. Sulfuric acid also reacts violently with many organic materials including wood and paper. Considering this, the Village and the County should consider applying for a mitigation grant to purchase the Ameritech property and relocate it to an industrial district isolated from residential uses.

Having a better understanding of the potential hazards that face a community is just one step in the hazard mitigation process. Knowing how to reduce the effects of these hazards is a large component in implementing mitigation strategies, most of which must be implemented at the local level. The main objective of this section is to identify potential hazards that could affect Pinckney and establish detailed goals and objectives to mitigate their effects. The primary role of Pinckney's officials is to protect the life, safety, and welfare of Village residents. The following paragraphs discuss several natural hazards and outline potential mitigation strategies.

Flooding

Flash floods are the number one weather related killer in the United States. Ways to mitigate the effects of a flash flood include zoning regulations and public information. Through zoning, Pinckney officials can regulate where different land uses can be located (i.e., outside floodplains) and promote the reduction of impervious surfaces, which can reduce the amount and speed at which water collects in local waterways. Most flood damage occurs in structures that are constructed within a floodplain boundary.

Mitigation Strategies: All new buildings or residential structures shall not be permitted with floor levels below the base flood elevation. The lowest floor, including basement, shall be at least one (1) foot above the base flood elevation, plus floodway computation increases. Floodway computation increases range from 0 to 0.5 feet and are listed in the Flood Insurance Study published by the Federal Emergency Management Agency (FEMA). The Village has joined the National Flood Insurance Program (NFIP). By joining the NFIP, FEMA has documented the boundaries of any floodplains in the Village (Flood Insurance Rate Map (FIRM) Panel numbers: 26993C, 0430D, and 0433D). Residents of Pinckney are able to purchase flood insurance through FEMA regardless if their structure is in a floodplain. Residents in a floodplain should flood-proof their homes to prevent water damage in the event of a flood.

Tornadoes

Tornadoes are the most violent storms on earth. An average of sixteen (16) tornadoes occur in Michigan each year. They can come without any warning and leave entire towns in ruins. Pinckney is under the umbrella of the County's emergency siren system. When a tornado warning (a warning means that there is a direct threat of a tornado in a localized area) is issued by the local weather service for the Pinckney area, the sirens are sounded by the local fire department, warning residents that a tornado has been spotted in their area. These sirens that the Livingston County Emergency Management office has in place are an example of a mitigation measure to lessen the destructive effects of tornadoes.

Mitigation Strategies: Residents of Pinckney should consider purchasing National Oceanic and Atmospheric Administration (NOAA) weather radios from their local electronics store. Village residents could then receive watches and warnings via radio directly from the satellite NOAA office in White Lake, Michigan. Residents of the Village are encouraged to complete a sky warn spotter training course. These courses are offered through many county emergency management offices. The course provides residents with the knowledge of what signs to look for in the event of a severe weather situation. Residents can obtain a self-construction guide from FEMA on how to build a tornado safe room in their house.

Lightning

Michigan has the second most lightning related deaths, just behind Florida. We know lightning can be dangerous if caught outside during the storm. However, the effects of lightning can be felt inside the home also. There have been several confirmed cases of lightning related injuries from people who were inside during lightning storms. Many of these injuries occurred when lightning struck directly outside their homes but traveled through either tree roots or power lines into the homes and exiting electrical devices such as a corded telephone or electric stove and eventually striking individuals.

Mitigation Strategies: The best way to mitigate the effects of lightning is through public awareness. Getting the word out that lightning poses a serious threat is the best way to avoid lightning injuries and deaths. Through public awareness, Pinckney officials can encourage people to avoid using electrical devices such as a corded telephone. Residents of Pinckney can avoid parks and open spaces during a lighting storm.

Earthquakes

Residents of Pinckney and Michigan, probably do not consider earthquakes to be a significant hazard. However, in southeastern Missouri the New Madrid fault line is considered to be very dangerous; one that could potentially give way, leading to strong earthquakes affecting even Michigan.

Mitigation Strategies: Local officials should adopt more stringent building code ordinances, which could help reduce structural damage in the event of an earthquake. Pinckney residents should consider adding a rider on their homeowners insurance to cover earthquake damage.

Winter Storms

Winter storms in Michigan can be crippling on residents and on community budgets. Winter storms often cause power outages and leave many people without warm water and a source of heat. Pinckney residents should consider the following strategies.

Mitigation Strategies: Residents should consider obtaining individual auxiliary heat sources such as fireplaces or wood burning stoves as a way to minimize the need for evacuation to emergency shelters (Livingston County, Livingston County Department of Planning, Master Plan/Hazard Mitigation Interface, (1998-99) 207). Residents should also consider obtaining an auxiliary power source such a generator for their individual home (Livingston County Department of Planning 208). A non-perishable source of reserve food and water (3-day supply) should be in individual homes to better prepare for longer lasting winter storms.