

Village Of Pinckney
Planning commission Meeting
Monday April 6th, 2026, at 7:00pm

- Meeting called to order at 7:00 PM.
- Roll Call:
 - Christine Oliver – Present
 - Alex Smith – Present
 - Bree Kraut – Present
 - Justin McInnis – Present
 - Rob Coppersmith – Present
 - Trisha Wagner – Present
- Absent: Holly Stebbins
- Also, present Jeff Buerman

Approval of Agenda and Minutes

- Motion to approve the agenda as is.
 - Motion made by Justin McInnis and Second by Alex Smith
 - Roll Call Vote:
 - Christine Oliver – Yes
 - Alex Smith – Yes
 - Bree Kraut – Yes
 - Justin McInnis – Yes
 - Rob Coppersmith – Yes
 - Trish Wagner – Yes
 - **Motion Approved**
- Motion to approve the minutes from March 10th meeting with revisions.
 - Motion made by Justin McInnis and Second by Rob Coppersmith
 - Roll Call Vote:
 - Christine Oliver – Yes
 - Alex Smith – Yes
 - Bree Kraut – Yes
 - Justin McInnis – Yes
 - Rob Coppersmith – Yes
 - Trish Wagner – Yes
 - **Motion Approved**

Reports

- Council updates: Rob Coppersmith
 - Community Development Block Grant (CBDG) is moving forward.

- Bids in for the third-party administrator role; Council to review bids next week.
- Water and sewer rates are being revised.
- Zoning updates from Jeff:
 - Addressed Facebook rumors regarding CBDG grant.
 - SEMCOG manager of transportation will work with the county commission on Pearl Street.
 - SEMCOG has a government affairs manager to help with grants and budgets.
 - SEMCOG will provide professional photographers and videographers to create a community advertisement.
 - Mugg & Bopps is moving steadily and will start tearing down the front of the building soon.
 - Pinckney Chrysler is still moving forward with their plans.
 - Land waiver permits have come in for sighting windows, roofs, and fences.

Public Forum Opened at 7:09 PM

- Linda Lavey from 234 Putnam addressed the Planning Commission (PC) regarding the minutes from the March 10, 2026, meeting.
 - She urged PC members to pay close attention to the agenda and minutes to ensure transparency and factual accuracy for the historical record.
 - She urged the PC to reject the minutes and send them back for restructuring and correction.

Public Forum closed at 7:14 PM

Rental Housing Public Hearing Opened at 7:15 PM and closed at 7:15 PM

- The PC opened the public hearing for the rental housing health and safety ordinance at 7:15 PM and closed it immediately due to no attendees.
- The PC members agreed that the revisions to the ordinance were positive and that it is good for the community.
- A motion was made to advance the ordinance amending the village of Pinckney code of ordinances, specifically Title 15, Land Usage, Chapter 155, Registration of Residential rental dwelling units.
 - Motion made by Trish Wanger and second by Justin McInnis
 - Roll Call Vote:
 - Justin McInnis – Yes
 - Trisha Wagner – Yes
 - Rob Coppersmith – Yes
 - Christine Oliver – Yes
 - Alex Smith – Yes
 - Bree Kraut – Yes
 - **Motion Approved**

Updates Jeff Buerman

- The next meeting will include the old fire station / marijuana.
 - Final site plan review and site plan review will occur at the same time.
- The sign ordinance should be reviewed.
 - Information will be provided on its status.

Public Forum

- Public Forum opened at 7:20 PM and closed at 7:20 PM due to no community members coming forward to speak.

Member Discussion

- Bree Kraut - It is imperative to have a recording Secretary, taking minutes.
 - It is unfair for Jeff to handle all these responsibilities.
 - I (Bree Kraut) cannot run the meeting and take minutes simultaneously.
- If no one on the committee is willing, we will need to hire someone.

Apologies and Clarifications

- Jeff Buerman Apologies for errors in the minutes.
 - "We're all volunteers."
 - "I'm looking for solutions. I'm looking for help, not putting this community backwards into dark ages."
- Looking for someone on the commission or externally to take on the secretary position.
- If no one is found by June, the position will be included in the budget to hire with pay, which is already tight.

DDA Lot and Marijuana Licenses update from Jeff Buerman

- The village maintains the DDA parking Lot and has an easement agreement with Pinckney Dinner to maintain there portion of the parking lot.
- Essence and M36 Development want to drop their micro license and transfer the retail license.
 - The village is willing to work with them if there are no changes to the special land use permit and final site plan.
- The cannabis committee is working to eliminate all micro licenses and revise ordinances to align with state guidelines for better regulation.
 - This will reduce the number of marijuana places to two.

Budget Ordinance and Council Responsibilities from Jeff Buerman

- **Tackling the budget ordinance is more the responsibility of the council than the Planning Commission.**

- The council has fiduciary responsibility for the monies.
- Money cannot be spent without council approval, including raises.
 - There must be a resolution and a vote recorded in the minutes.

Meeting Time Change from Jeff Buerman

- Considering starting meetings at 6:30 PM, beginning July 1st.
- Council seems motivated to start meetings earlier.
- The first meeting in July would be at 6:30 PM instead of 7 PM.

Adjournment

- Chairperson Kraut asked if there were any other member discussion items, concerns, or thoughts.
- A motion to adjourn was made by Trish Wagner and second by Alex Smith
- There was no opposition. Meet was adjourned at 7:39pm

Bree Kraut - Chair

Jeff Buerman - Recording Secretary