

Village Of Pinckney
Planning commission Meeting
Wednesday May 13th, 2026, at 7:00pm

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

Approval of Agenda and Minutes

- Motion to approve the agenda as is.
 - Motion made by Justin McInnis and Seconded by Christine Oliver
 - Roll Call Vote:
 - Christine Oliver – Yes
 - Alex Smith – Absent
 - Bree Kraut – Absent
 - Justin McInnis – Yes
 - Rob Coppersmith – Yes
 - Trish Wagner – Yes
 - Holly Stebbins - Yes
 - **Motion Approved**
- Motion to approve the minutes from April 6th, 2026, meeting with revisions.
 - Motion made by Justin McInnis and Seconded by Holly Stebbins
 - Roll Call Vote:
 - Christine Oliver – Yes
 - Alex Smith – Absent
 - Bree Kraut – Absent
 - Justin McInnis – Yes
 - Rob Coppersmith – Yes
 - Trish Wagner – Yes
 - Holly Stebbins - Yes
 - **Motion Approved**

Reports

Council updates: Rob Coppersmith

- Council discussed concerns regarding the recently adopted housing inspection ordinance. Primary concerns involve privacy issues and the ordinance language permitting Village inspections of private residences. Possible revisions or further review of the ordinance may be brought back before Council at a future meeting.

- The Village has entered budgeting season. Draft budgets were reviewed at the last meeting and have been posted within the Council packet materials for public review.
- Administration is also working on clarifying salary positions, overtime policies, and standardizing vacation and paid time off policies to ensure alignment with updated Michigan labor laws.

Zoning updates from Jeff Buerman:

- Updated budget documents were distributed to Council members and placed in the Zoning inbox for review.
- Mugg and Bopp's project continues progressing on schedule with no major issues reported.
- Exalt Fitness redevelopment continues moving forward. Interior demolition has been completed, and once additional building department approvals are received, work will begin on the front façade improvements.
- Several new land use waiver requests have started coming into the Village for review and processing.
- Overall development activity remains steady; however, recent weather conditions have slowed some project timelines and construction activity.

Public Forum Opened at 7:05 PM

Public Forum closed at 7:05 PM

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

Carney Enterprises of Michigan / QPS Michigan Holding LLC

Recommendations from Village Planner: Lucie Fortin

- Reported meeting with the applicant multiple times to review the proposed site plan and ensure compliance with Village ordinances and applicable standards.
- Stated that the project substantially conforms to ordinance requirements and recommended approval of the site plan, subject to conditions.
- It was noted that the applicant will require a waiver related to driveway width standards due to limited site space and grading constraints. Staff concurred with the justification for the requested waiver.
- During the review process, the applicant revised the site layout by eliminating previously proposed front parking spaces and relocating parking to the rear of the building. Staff indicated this change would improve safety and site circulation at the building entrance.
- Further noted that the applicant is proposing significant exterior and visual improvements to the building, which would substantially enhance the appearance of the property compared to existing conditions.
- The Planning Commission was informed that all required outside agency reviews and engineering reviews are still in process, and any approval would be contingent upon final staff, engineering, and outside agency approvals.
- Referenced additional findings and supporting language included within the written recommendation that could be incorporated into the approval motion to strengthen the record and basis for approval.
- Clarification was made that the applicant's Special Use approval and licensing had already been granted previously, and that the current request before the Planning Commission was limited strictly to site plan review and proposed property improvements.

Bob Phillips of C3 Industries

- Bob Phillips of C3 Industries introduced himself as the applicant for the proposed development at 1066 E. Main Street (M-36). He stated that C3 Industries is a Michigan-based cannabis retail company operating since 2020 with locations across Michigan and six additional states.

- Stated that the company maintains a strong operational and compliance record, including adherence to state regulations, local ordinances, fire safety inspections, and security requirements.
- Noted that the proposed facility is expected to create approximately 15–20 new jobs in addition to construction and ongoing economic activity associated with the redevelopment project.
- Reviewed the proposed site layout, including:
 - Widening of the existing driveway access along M-36;
 - Removal of asphalt and parking areas previously located in the front yard;
 - Relocation and expansion of parking to the rear of the building;
 - Installation of pedestrian access from the public sidewalk to the rear entrance;
 - Landscaping improvements consistent with Village ordinance requirements.
- Stated that coordination with MDOT is ongoing regarding driveway access and compliance with state transportation requirements.
- The project engineer from Livingston Engineering stated that the site plan complies with drainage, stormwater management, soil erosion control, and other applicable engineering requirements.
- Described proposed building improvements, including:
 - Removal of existing garage doors;
 - Installation of a new storefront glass façade facing M-36;
 - Removal of an existing rear lean-to structure;
 - New paint, updated entrances, landscaping, and overall exterior renovation of the building.
- Presented examples of previous redevelopment projects completed by C3 Industries in other communities to demonstrate the company’s approach to rehabilitating vacant or underutilized properties.
- Christine Oliver asked whether a right-turn-only driveway configuration onto M-36 had been considered to improve traffic safety and site access. The applicant responded that the concept had not yet been finalized and would be reviewed further with MDOT and the project engineer.
- Rob Coppersmith raised concern regarding the proposed glass storefront and planned interior graphic display visible from the street. The applicant explained that the display would consist of subdued community-oriented artwork or branding elements rather than advertising or promotional cannabis signage.
- Lucie Fortin inquired regarding whether the proposed graphic treatment could be considered signage under the Village ordinance. Commissioners expressed that community-style artwork or mural-type graphics would be more appropriate than promotional advertising displays.
- Stated that all formal signage applications would be submitted separately for Village review and approval.
- Following discussion and questions from the Commission, a motion was requested to proceed with formal consideration of the site plan request.

Motion by Commissioner Holly Stebbins, supported by Commissioner Justin McInnis, to approve the Final Site Plan for Carney Enterprises of Michigan LLC and QPS Michigan Holdings LLC for the proposed marihuana retailer establishment located at 1066 E. Main Street (M-36), Parcel No. 4714-23-400-021, subject to the following conditions:

1. Approval by the Village Council of a waiver from the Village Technical Standards to permit a reduced driveway width from thirty-one (31) feet to twenty-four (24) feet;
2. Review and approval by the Village Department of Public Works, Village Engineer, Livingston County Drain Commissioner’s Office, Michigan Department of Transportation (MDOT), Building Department, and all other applicable governmental agencies having jurisdiction; and
3. Compliance with all applicable provisions of the Village of Pinckney Zoning Ordinance and any other applicable local, county, state, or federal regulations.

The Planning Commission further finds that, subject to the conditions stated herein, the Final Site Plan satisfies the applicable standards and requirements of the Village of Pinckney Zoning Ordinance, including standards relating to site layout, parking, landscaping, lighting, circulation, screening, preservation of identified wetlands and flood-prone areas, and compatibility with adjacent properties. The Planning Commission further finds that the proposed development constitutes reinvestment in an existing commercial site through building improvements, removal of obsolete structures, and enhanced site design, and that the proposed development, as conditioned, will not adversely affect the public health, safety, or welfare.

Roll Call Vote:

Bree Kraut Absent
Alex Smith – Absent
Christine Oliver – Yes
Rob Coppersmith – Yes
Justin McInnis – Yes
Holly Stebbins – Yes
Trish Wagner - Yes

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.
- 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