

DATE: May 13th, 2026

**RESOLUTION APPROVING FINAL SITE PLAN 1295 E. MAIN STREET
(M-36) PARCEL NO. 4714-23-400-059**

WHEREAS

Rob Gagliano, Genesis Automotive Group (“Applicant”), has submitted an application for Final Site Plan approval for property located at 1295 E. Main Street (M-36), Pinckney, Michigan, Parcel No. 4714-23-400-059; and

WHEREAS

The Planning Commission has reviewed the Final Site Plan pursuant to the Village of Pinckney Zoning Ordinance and applicable development standards; and

WHEREAS

The Planning Commission has received and considered the recommendations of the Village Planner, Village staff, Village Engineer, and other reviewing agencies; and

WHEREAS

The Planning Commission finds that the proposed development is consistent with the intent and standards of the SBD (Secondary Business District) zoning classification; and

WHEREAS

The Planning Commission further finds that the site layout, building placement, and overall design comply with the applicable dimensional and site development standards of the Village of Pinckney Zoning Ordinance; and

WHEREAS

The Planning Commission further finds that the proposed expansion represents a logical and compatible continuation of the existing commercial use and will not adversely impact surrounding properties; and

WHEREAS

The Planning Commission further finds that adequate access, circulation, and parking are provided to serve the expanded use, subject to confirmation of loading space compliance or approval of a waiver for off-street loading spaces, if applicable; and

DATE: May 13th, 2026

WHEREAS

The Planning Commission further finds that the proposed landscaping and site design improvements enhance the visual character of the corridor and are generally consistent with the intent of the Zoning Ordinance given the constraints of the site; and

WHEREAS

The Planning Commission determines that, subject to the conditions set forth herein and approval by all applicable governmental agencies, the proposed Final Site Plan complies with the intent and applicable requirements of the Village of Pinckney Zoning Ordinance and will not adversely impact adjacent properties or the public health, safety, and welfare.

NOW, THEREFORE, BE IT RESOLVED, that the Village of Pinckney Planning Commission hereby approves the Final Site Plan for Genesis Automotive Group located at 1295 E. Main Street (M-36), Parcel No. 4714-23-400-059, subject to the following conditions:

1. Revisions to the Final Site Plan to address all comments contained within the planner review, comments from Village staff, and comments from the Village Engineer;
2. A note shall be added to the Final Site Plan indicating that a separate sign permit shall be obtained prior to installation of any signage on the property;
3. Review and approval by the Village Department of Public Works, Village Engineer, Livingston County Road Commission, Livingston County Drain Commissioner’s Office, Building Department, and all other applicable governmental agencies having jurisdiction;
4. Confirmation of compliance with required off-street loading space requirements or approval of a waiver for such loading spaces, if determined applicable by the Village; and
5. Approval of higher illumination levels were determined appropriate and consistent with operational and safety requirements, subject to review by Village staff and the Village Engineer.

DATE: May 13th, 2026

EFFECTIVE DATE:

This Resolution shall become effective upon its adoption.

X

Bree Kraut
Chairperson

X

Jeff Buerman
Secretary

Village Planning Commission Member _____ offered the foregoing Resolution and moved its adoption. The motion was seconded by Planning Commission Member _____, and upon being put to a vote, the vote was as follows:

- Bree Kraut – Chairperson
- Alex Smith – Planning Vice Chair
- Christine Oliver
- Rob Coppersmith
- Savanna Gee

- Justin McInnis

The Planning Chair thereupon declared this Resolution approved and adopted by the Village Planning Commission of the Village of Pinckney this 13th day of May 2025.

I hereby certify that the foregoing constitutes a true and complete copy Resolution No. 2026- adopted by the Village Council of the Village of Pinckney, County of Livingston, Michigan at a regular meeting held on Wednesday May 13th, 2025.

X

Jeff Buerman
Acting Secretary