

DATE: October 5th, 2026

Resolution Denying the A2 Electronic Monument Sign

Property: 75 S. Dexter Road, Pinckney, Michigan 48169

Parcel ID: 4714-23-400-013

WHEREAS, the applicant requests special land use approval for Sign A2, an electronic monument sign described as approximately 48 square feet, including its electronic-message component and requested dimensional or site-related relief, at the property identified above; and

WHEREAS, the Planning Commission reviews this request under Village Code §§ 152.305(G) and 152.306(D), §§ 152.240–152.242, and other applicable requirements; and

WHEREAS, after notice required by law, the Planning Commission held a public hearing on October 5th, 2026, and considered the application, plans, staff reports, public comments, and other evidence identified in its record;

NOW, THEREFORE, BE IT RESOLVED by the Village of Pinckney Planning Commission as follows:

1 Findings supporting denial

The Commission finds, by a preponderance of the evidence, that A2 fails the following applicable standard or standards. The findings address the actual submitted configuration and operating proposal:

a. Unmet standard and exact ordinance citation: _____

b. Material facts and supporting evidence, including any measured separation, display specifications, dimensional issue, or documented safety effect: _____

c. Conditions or design changes considered, and why they would not cure the identified defect within the request being decided: _____

2 Decision and scope

The Commission DENIES the special land use request for Sign A2 as submitted, including the requested electronic-message component and associated relief, based on the foregoing findings.

The denial shall rest on an applicable standard and evidence rather than a general objection to electronic signs. It does not decide A1 or authorize installation of A2. Staff shall provide the applicant the decision and preserve its supporting record. A conforming proposal remains subject to permit review; renewed special land use applications are governed by § 152.241(G).

VILLAGE OF PINCKNEY

RESOLUTION NO. 2026

DATE: October 5th, 2026

EFFECTIVE DATE:

This Resolution shall become effective upon its adoption.

X

Bree Kraut
Chairperson

X

Holly Stebbins
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
– Planning Vice Chair
Christine Oliver
Rob Coppersmith
Holly Stebbins
Adam Schingeck
Justin McInnis

The Planning Chair thereupon declared this Resolution approved and adopted by the Village Planning Commission of the Village of Pinckney this 5th day of October 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 Monday October 5th, 2026.

X

Holly Stebbins
Acting Secretary