

DATE: May 13th, 2026

RESOLUTION APPROVING FINAL SITE PLAN 1066 E. MAIN STREET (M-36) PARCEL NO. 4714-23-400-021

WHEREAS

Carney Enterprises of Michigan LLC and QPS Michigan Holdings LLC (“Applicant”) have submitted an application for Final Site Plan approval for property located at 1066 E. Main Street (M-36), Pinckney, Michigan, Parcel No. 4714-23-400-021, for the development of a marihuana retailer establishment; 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, Fire Marshal, and other reviewing agencies; and

WHEREAS

The Planning Commission finds that the proposed Site Plan is generally consistent with the applicable dimensional, design, and performance standards of the Village of Pinckney Zoning Ordinance, including standards related to parking, landscaping, lighting, screening, circulation, and site layout; and

WHEREAS

The Planning Commission further finds that the proposed development represents reinvestment in an existing commercial site through building improvements, removal of obsolete structures, and enhanced site design; and

WHEREAS

The Planning Commission further finds that existing natural features, including identified wetlands and flood-prone areas, have been recognized within the Site Plan and are proposed to be preserved through appropriate buffering and site design measures; and

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WHEREAS

The Planning Commission further finds that the Site Plan provides for safe and efficient vehicular and pedestrian circulation, adequate parking and loading facilities, and appropriate emergency access, subject to approval by the Village Council of a waiver from the Village Technical Standards for reduction of the driveway width from thirty-one (31) feet to twenty-four (24) feet; 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 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 all other applicable local, county, state, and federal laws, ordinances, regulations, permits, and licensing requirements.

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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 ___ day of _____ 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 _____, 2025.

X

Jeff Buerman
Acting Secretary