

Village Of Pinckney
Planning Commission Meeting
Monday, July 20th, 2026, at 6:30pm

- Meeting called to order at 6:30pm
 - Roll Call
 - Bree Kraut - Present
 - Rob Coppersmith - Present
 - Holly Stebbins - Present
 - Christine Oliver - Present
 - Alex Smith - Present
 - Justin McInnes - Absent
 - Adam Schingeck - Present
 - Also, present Jeff Buerman, Jo Self and Mike Carney
- Approval of Agenda and Minutes
 - Motion to approve the agenda as is
 - Motion made by Alex Smith, seconded by Rob Coppersmith
 - Roll Call Vote
 - Bree Kraut - Yes
 - Rob Coppersmith - Yes
 - Holly Stebbins - Yes
 - Christine Oliver - Yes
 - Alex Smith - Yes
 - Justin McInnes - Absent
 - Adam Schingeck - Yes
 - **Motion Approved**
 - May 13th Meeting minutes
 - Bree Kraut and Rob Coppersmith noted that edits needed to be made to the presented minutes such as the names of commissions and public forums, Jeff Buerman made said changes and updated the minutes.
 - Motion to approve the minutes from May 13th with revisions.
 - Motion made by Holly Stebbins, seconded by Rob Coppersmith
 - Roll Call Vote
 - Bree Kraut - Yes
 - Rob Coppersmith - Yes
 - Holly Stebbins - Yes
 - Christine Oliver - Yes
 - Alex Smith - Yes
 - Justin McInnes - Absent
 - Adam Schingeck - Yes
 - **Motion Approved**

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- **Reports**

- Chair
 - No report, last meeting (June) had been canceled
- Secretary
 - Holly Stebbins will now be Secretary for the meeting and will be completing the minutes
- Council Report from Rob Coppersmith
 - From the Joint Meeting, the council is finalizing budgeting updates and setting compensation for various appointed and elected officials. A public safety millage for the police department is planned for the November 2026 ballot. The specific millage amount is expected to be finalized at the next council meeting.
 - Rob indicated that the Planning Commission may need to review activities related to the Downtown Development Authority (DDA) due to recent administrative complications.
 - Alex Smith stated that the Joint Meeting was a positive meeting and recommended it be continued
- Zoning from Jeff Buerman
 - New Tattoo Shop should open in the next 4 weeks, medical marijuana interior renovations in progress, Pinckney Dodge to start renovation with parking lot soon. Beck sale fell through, Xalt Fitness progress is going well. 19 land use permits and 20 waivers last month.
- Public Forum
 - Opened and closed at 6:50pm, with no comments
- New Business
 - **Master Plan Update**
 - Bree Kraut identified technical issues with the village website while reviewing master plan documentation.
 - The hyperlink for the 2019 Livingston County master plan is currently a dead link, though the 2020 Village of Pinckney plan remains accessible.
 - Jeff Beurman committed to coordinating with staff to repair the broken links and streamline the zoning ordinance section.
 - The commission reviewed the Master Plan Review Roadmap and initial drafts developed with the Readiness Redevelopment Community (RRC).
 - Jo Self explained that the current draft focuses on reorganizing goals and objectives to ensure alignment with MEDC standards.
 - The commission discussed including language for future technology and energy development, such as renewables and data centers.
 - Jo noted that while there is currently limited land available for these uses, establishing a framework now will guide development over the next five years.

Master Plan Reaffirmation and Financial Strategy

- The committee is pursuing a formal reaffirmation of the current master plan to secure redevelopment ready certification and achieve essentials status.
 - Maintaining this certification opens the village to increased funding opportunities, professional networks, and economic development assistance.
 - Jo Self proposed a financial roadmap to save 5,000 dollars annually over the next five years to fund a comprehensive master plan rewrite.
 - The full update is strategically scheduled for 2031 to utilize finalized data from the 2030 census.
 - This approach allows the village to utilize free assistance and funding provided by external agencies for the eventual full rewrite while keeping a viable plan in place now.

Commercial Development and Social District Planning

- The group discussed the feasibility of establishing a social district to enhance downtown commercial viability.
 - Legal requirements for a social district necessitate at least two participating liquor licenses within a contiguous area.
 - Jeff Beurman noted that the two current licenses are held by Bliss and Fish and Hell Survivors, though their locations make a connected district geographically challenging.
 - Five liquor licenses are currently held in escrow by third parties, with market prices ranging between 75,000 and 150,000 dollars.
- New objectives will be added to the master plan to address the lack of evening activity in the downtown core.
 - Rob Coppersmith emphasized the need for high-level decisions that encourage businesses to remain open past 8:00 PM.
 - Jo Self will investigate adding specific action points to support a more vibrant nightlife and explore incentives for extended hours of operation.

Infrastructure, Walkability, and Public Safety

- The committee reviewed goals for improving non-motorized transportation and pedestrian safety to help attract young families.

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- A primary objective involves connecting the existing trail system to the high school and St. Mary's Church.
- Holly Stebbins highlighted significant gaps in the sidewalk network on Dexter Street and Pearl Street that currently force pedestrians onto the shoulder of the road.
- Adam Schingeck and Jeff Beurman suggested prioritizing affordable safety solutions, such as improved crosswalk painting and flashing lights, over expensive full-scale sidewalk construction.
- Transportation and circulation objectives will focus on traffic calming and multi-jurisdictional cooperation.
 - The village may work with MDOT and the county to explore installing a stoplight at the intersection of D19 and M36.
 - Jo Self noted the urgent need to coordinate with authorities to fix the signal timing at the intersection of Dexter Pinckney Road and M36 to accommodate expanding traffic volumes.

Site Use and Economic Diversification

- A new objective has been formally integrated into the plan to investigate the long-term impacts of large-scale site uses.
 - Research will focus specifically on the pros and cons of data centers and renewable energy installations.
 - Holly Stebbins suggested utilizing recent documentation and planning frameworks from the State of New York as a reference for these new developments.

Next Steps and Approvals

- The current goal was to reach an agreement on the overall vision and direction, which Rob Coppersmith confirmed is covered by the current working document.
- Jo Self will incorporate the feedback regarding crosswalk safety, nightlife incentives, and family-centric verbiage into the draft.
- The updated document will be circulated for a final review and formal approval in the coming months to meet the five-year reaffirmation window.
- Old Business
 - Ordinance Updates & Priorities: The council agreed to prioritize reviewing the Sign Ordinance and Ordinance 161 Section 5, with a specific decision to explore increasing the *Accessory Dwelling Unit (ADU)* limit from 600 sq. ft. to 800 sq. ft. or moving toward setback-based regulations.
- Public Forum open at 7:37pm

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Business sector. Stated that the town of Broken Bone as an example for Data Center ordinances.

- Julie Amy discussed the DDA Budget and the possibility of some funds may be available for sidewalks, pathways and crosswalk improvements or additions.
- Public Forum closed at 7:42pm
- Member Discussion
 - The council agreed that the 6:30 PM start time was effective and will likely continue.
- A motion to adjourn was made by Adam Schingeck and seconded by Rob Coppersmith
- There was no opposition. Meeting was adjourned at 7:42pm on 07/20/2026


Bree Kraut Planning Chair


Holly Stebbins Planning Secretary