

Village Of Pinckney
Planning Commission Meeting

Monday, August 3rd, 2026, at 6:30pm

- Meeting called order at 6:30pm
 - Roll Call
 - Bree Kraut - Present
 - Alex Smith - Absent
 - Rob Coppersmith - Absent
 - Holly Stebbins - Present
 - Christine Oliver - Present
 - Justin McInnes - Present
 - Adam Schingeck - Present (arrived at 7:00pm)
 - Also present Jeff Buerman, Jo Self and Lucie Fortin
- **Approval of Agenda and Minutes**
 - Motion to approve the Agenda as is
 - Motion made by Justin McInnes, seconded by Holly Stebbins
 - Roll Call Vote
 - Bree Kraut - Yes
 - Rob Coppersmith - Absent
 - Holly Stebbins - Yes
 - Christine Oliver - Yes
 - Alex Smith - Absent
 - Justin McInnes - Yes
 - Adam Schingeck - Absent
 - **Motion Approved**
 - July 20th Meeting minutes
 - Bree Kraut and Rob Coppersmith noted that edits needed to be made to the Commissioner McInnes name from McInnis to McInnes and Public Addresser Linda Seger from Linda Sagar to Linda Seger. Also noted that the mention of RRS gets corrected to RRC.
 - Motion to approve the minutes from July 20th with revisions.
 - Motion made by Justin McInnes, seconded by Holly Stebbins
 - Roll Call Vote
 - Bree Kraut - Yes
 - Rob Coppersmith - Absent
 - Holly Stebbins - Yes
 - Christine Oliver - Yes
 - Alex Smith - Absent
 - Justin McInnes - Yes
 - Adam Schingeck - Absent
 - **Motion Approved**

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- **Reports**

- Chair

- Bree Kraut stated that the Planning Commission may need to look for another members soon, although not official, Alex Smith has many life events going on and that he may need to step down. If you know anyone who is interested please point them in our direction.

- Secretary

- Nothing at this time

- Council Report from Jeff Buerman

- Working on budget, especially on the police side. Jeff states that the budget is looking good.
 - The Council will be discussing the Village's cameras at the August 10th meeting. We do not have Flock cameras. The council will have more information at the meeting. They are currently researching information with the Chief of Village Police.
 - Grants for the Church project have been submitted by both the owner and Village. The owner is pursuing their own grant funding.
 - Village President met with Mugg and Bopps with a demonstration of how the gas pumps monitor system works and the redundancies for safety on them.
 - C3, they want to be done by October. The inside demo is almost complete. Building will be hooked to the village water vs existing well.
 - Jennifer Cook's building, she's still shooting for September 1st to be done. Working on State permitting

- **Public Forum**

- Opened and closed at 6:38pm, with no comments

- **New Business**

- No New Business was discussed

- **Old Business**

- **Master Plan Process Overview**

- Lucie Fortin explained the adoption process and stated the need to meet a timeline for development-ready certification while otherwise keeping the 2020 master plan intact and making targeted updates. Jo Self noted that a cross-sectional committee had reviewed goals and objectives and recommended actions to be incorporated as part of a living document approach.

- Residential and Commercial**

- The residential section was reviewed with minor wording changes and an intent to reformat question-style guidance into declarative policy statements; objective updates add emphasis on aging-in-place,

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affordability, young-family opportunities, and downtown living. The commercial section added actions to assess and update zoning for cottage industry and diverse retail, coordinate job attraction and local event efforts, establish a social district in the CBD, and promote walkability and vibrancy.

Technology/Industrial and Infrastructure

- The industrial/technology section added a new action to conduct preliminary research on data centers, renewable energy, and large-scale site uses to understand their impacts on residents and quality of life, which prompted discussion on whether research is necessary versus outright prohibition and a recommendation to classify large utility-scale uses as industrial. Transportation and facilities/infrastructure were confirmed with limited changes, and participants noted that capital improvement priorities exist but current funding is unavailable to implement projects.

Planning Roles and Parks Rec Review

- The participants clarified that development authority lies with the village council rather than the planning commission and then reviewed the Parks and Recreation plan without identifying major changes. Chelsea's existing trail town designation was highlighted as a potential planning asset. The chapter includes initial discussion about trail routing and connectivity that led into more detailed trail conversation.

Trail Routing and Constraints

- The discussion covered specific trail legs from Chelsea to Stockbridge and connections to the Lakelands Trail, plus a Hudson Mills spur, and described physical constraints—especially bridge and lakeshore width issues—that may force the trail route through parks instead of along the lake. Participants agreed the trail could eventually include Chelsea and that map specifics should be verified for the master plan graphic.

Environment, Green Infrastructure, and Connectivity

- Participants debated terminology and policy for natural resources, proposing a shift from "wilderness preservation areas" to "environmentally sensitive areas" and defining green infrastructure as an overlay to flag wetlands, wooded areas, and riparian buffers for developers rather than as a land use designation. They discussed grant and permitting constraints (including concerns about EGLE rules) and agreed to use "permitting agencies" broadly in the plan text. Local connectivity options to the high school were examined, noting potential landowner cooperation but insufficient funding.

Drafting, Surveys, and Public Engagement

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- Lucie recommended a public meeting for review of the draft goals and objectives once survey results are in and asked participants to send existing materials to support drafting background content and the metrics appendix. Attendees confirmed surveys are ongoing and discussed timing for high-school outreach, with the planner committing to wait for survey results before finalizing the draft and circulating an amended document.

■ **Sign Ordinance Review**

- Sign discussion concentrated on temporary/portable signs, the practical benefits for some businesses, and enforcement gaps that allow signs to remain out overnight despite language restricting that practice. Participants noted the existing penalty reference is vague and lacks immediate consequences, prompting a debate about adding enforceable repercussions while balancing business visibility needs.
- Sign enforcement and notification
 - Participants debated whether businesses receive adequate notice before penalties are applied and noted that enforcement is hampered when notifications are not consistently issued. The group confirmed that penalties exist but emphasized the need for consistent warnings and follow-through when an ordinance is violated.
- Reporting path and approval process for signs
 - The committee clarified that sign complaints go to the zoning office and typically through the village clerk, and discussed whether the committee should recommend the sign language to council now or wait for Rob to address questions.
- Clarification on "window signs" exception (49:04)
 - A member asked what "with the exception of window signs" meant, and another explained it likely referred to small interior signs such as neon open or welcome signs, prompting resolution of that specific wording question.

■ **ADU Ordinance Review**

- The committee reviewed the current ordinance's 600 sq ft cap and the 40% limit tied to the principal structure's gross floor area as the starting point for potential changes.
- Members debated replacing numeric caps with setback-based rules or keeping the 40% principal-structure cap; they discussed how setbacks and lot zoning (R1/R2/R3) affect ADU feasibility and raised the possibility that removing numeric limits could allow property owners to reclassify buildings to create additional units.

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- The group examined aesthetic and neighborhood-change concerns, cited cost pressures that make ADUs attractive, and described a concrete example of replacing a deteriorating mobile home with an ADU to improve property and house family members.
- The committee agreed to do more research before making ordinance changes.
- **Public Forum**
 - Open at 7:34pm and close at 7:35pm with no comments
- **Member Discussion**
 - Justin McInnes wanted to thank Jo Self for all her work on the Master Plan.
 - Adam Schingeck apologized for being late, though the meeting was at 7:00, we are now meeting at 6:30pm
- A motion to adjourn was made by Justin McInnes and seconded by Adam Schingeck
 - There was no opposition. Meeting was adjourned at 7:37pm on 08/03/2026

Bree Kraut Planning Chair

Holly Stebbins Planning Secretary