Village Of Pinckney

Planning Commission Meeting

Wednesday, October 5th, 2026 at 6:30pm

- **Meeting called to order at 6:42pm**
  - Roll Call
    - Bree Kraut - Present
    - Rob Coppersmith - Present
    - Holly Stebbins - Present
    - Christine Oliver - Present
    - Justin McInnes - Absent
    - Adam Schingeck - Absent
    - Also present Village President, Jeff Buerman and Mike Carney Pro-Tem.

- **Approval of agenda and meeting minutes**
  - Motion to approve the agenda
    - Motion made by Rob Coppersmith, seconded by Christine Oliver
    - Roll Call Vote
      - Bree Kraut - Yes
      - Rob Coppersmith - Yes
      - Holly Stebbins - Yes
      - 0ptChristine Oliver - Yes
      - Justin McInnes - Absent
      - Adam Schingeck - Absent
    - **Motion Approved**
  - Motion to approve the September 7th meeting minutes
    - The commission reviewed the September 7, 2026 minutes. Members identified minor corrections and approved the minutes with those changes.
      - Motion made by Rob Coppersmith, seconded by Holly Stebbins
      - Roll Call Vote
        - Bree Kraut - Yes
        - Rob Coppersmith - Yes
        - Holly Stebbins - Yes
        - Christine Oliver - Yes
        - Justin McInnes - Absent
        - Adam Schingeck - Absent
      - **Motion Approved**

- **Reports**
  - Chair
    - Bree Kraut explained the delayed start and proposed circulating minutes in Word format to all commission members for edits before posting. Jeff Buerman noted that the distribution to the committee and changes to the minutes should be

directed to the Secretary. The chair also announced Alex Smith's resignation and the need to replace his position.

- Secretary
  - Holly agreed to the distribution of minutes to the group and noted that Jeff Buerman will give the email addresses of the committee to the Secretary.
- Council Report from Rob Coppersmith
  - Rob noted that the Council had a ZBA hearing to approve a setback request for a shed that was approved. The council approved hiring a new full-time officer to replace the retiring officer and they also looked into authorizing the sale of the six acre parcel on Patterson Lake road next to the DPW property. The sale is on hold pending resolution of a state lien
  - The Council will have a special meeting on Tuesday, October 13, 2026 at 7:00pm. The proposed Agenda has been posted to the Village website.
- Zoning Administrator Report from Jeff Buerman
  - Highpoint Cannabis in the old fire station want to complete their renovations by October 19th. They are waiting for the state to approve their OC. Water was hooked up today, the 5th and the renovation looks great. The tattoo place is open for business, currently by appointment only, until everything has been approved to fully open. Jen Cook's building is progressing with an opening in November 2026. The brick building across for the old PNC Bank is working to create a Retail space with Residential space on the upper floor.
  - Upcoming events include the Spookacular and Light Up the Park.
  - Holly asked Jeff about the questions that were raised during the Sept meetings Special Assessment. Jeff noted that he has spoken to the gentleman who had these questions about septic and sewers. Jeff noted that no one would be forced to hook up the sewer until their sewer or drain field fails.

- **Public Forum**
  - Opened and closed at 6:55pm, with no comments.

- **Public Hearing for Special Land User Permit - Mugg and Bopps**
  - Opened and closed at 6:55pm

- **New Business**
  - Review, approved or disapproved Special Land Use Permit for Mugg and Bopp's
    - Todd Lekander representing Pinckney M36 LLC, who is asking for the Special Land Use for the two signs, discussed that the biggest hurdle with our current ordinance was the square footage requirements of 25 square feet and that they would be over the allowance. Mr Lekander noted that the old Rite Aid sign was also over the current square footage and

provided a photo of the old sign as reference (attached). The proposed signs would be 40 square feet for the fixed sign (A1) and 48 square feet for the electronic sign (A2)

- Fixed-Panel Monument Sign (A1) - Approved or Disapproved
  - Holly Stebbins made a motion to approve the applicants request for special land use approval for sign (A1), a fixed-panel monument sign with two faces approximately 40 square feet, each side totaling approximately 80 square feet, at the property 75 S. Dexter Road, Pinckney, MI. Christine Olivery seconded motion
  - Roll Call Vote
    - Bree Kraut - Yes
    - Rob Coppersmith - Yes
    - Holly Stebbins - Yes
    - Christine Oliver - Yes
    - Justin McInnes - Absent
    - Adam Schingeck - Absent
  - **Motion Approved unanimously**
- Electronic Monument Sign (A2) - Approved or Disapproved
  - Holly Stebbins noted that the A2 Approval was not on the web and that it needs to be added
  - Holly Stebbins made a motion to approve the applicants request for special land use approval for sign (A2), an electronic monument sign described as approximately 48 square feet, including an electronic message component and specifically identified dimensional relief, at the property 75 S Dexter Road, Pinckney, MI. Christine Oliver seconded the motion.
  - Roll Call Vote
    - Bree Kraut - Yes
    - Rob Coppersmith - No
    - Holly Stebbins - Yes
    - Christine Oliver - Yes
    - Justin McInnes - Absent
    - Adam Schingeck - Absent
  - **Motion Approved with 3 Yays and 1 Nay**

- **Old Business**
  - Ordinances that needs reviewing
    - Sign Ordinance
      - Members discussed whether existing sign-are limits are too restrictive and considered examples from nearby municipalities

(attached). They favored reviewing comparable communities and district-specific needs before deciding whether to modify the limits.
    - Participants said the sign-related work was close to completion and discussed moving it toward council review. They anticipated having edits and sign measurements ready for the next meeting.
- ADU Ordinance Review
    - The group reviewed the proposed ADU standards, including square footage, setbacks and how a unit incorporated into an accessory building would be treated. Members discussed owner-occumpany requirements and favored requiring the owner to reside in either units.
- Flower Gardens and Rain Gardens
    - The group considered how to define weeds and distinguish maintained gardens from neglected yards. Discussion centered on annual or semi-annual cutting, recognizable borders and a possible sidewalk setback but no final standards were adopted.

- **Public Forum**
    - Opened and closed public forum at 8:04pm

- **Member Discussion**
    - Bree Kraut asked the group to look at the sign restrictions from the other municipalities and around our Village to see what others have done.

- A motion to adjourn was made at 8:05pm Bree and unanimously agreed to.

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Bree Kraut - Chairperson Holly Stebbins - Secretary