

# Village Of Pinckney

## Planning Commission Meeting

Wednesday, September 9th, 2026, at 6:30pm

- **Meeting called to order at 6:30pm**

- Roll Call

- Bree Kraut - Present
    - Alex Smith - Absent
    - Rob Coppersmith - Present
    - Holly Stebbins - Present
    - Christine Oliver - Present
    - Justin McInnes - Present
    - Adam Schingeck - Present

- Also present Laurie Echols present in for Village President Jeff Buerman

- **Approval of Agenda and Minutes**

- There was a discussion on if the 3rd New Business agenda item, Resolutions Approving DDA Actions 2025-2026 was included in the Agenda. After some discussion it was noted that the electronic version of the Agenda included the item and will be used for the approval
    - Christine noted that the Agenda's day needs to be changed from Monday to Wednesday, Bree noted the good catch.

- Motion to approve the Agenda with revisions

- Motion made by Rob Coppersmith, seconded by Justin McInnes
    - Roll Call Vote

- Bree Kraut - Yes
      - Rob Coppersmith - Yes
      - Holly Stebbins - Yes
      - Christine Oliver - Yes
      - Alex Smith - Absent
      - Justin McInnes - Yes
      - Adam Schingeck - Yes

- **Motion Approved**

- Motion to approve the minutes for the August 3rd meeting with the modification that for the July 20th meeting minutes, it was Bree and Justin McInnes that noted the edits needed to be made.

- Motion made by Rob Coppersmith, seconded by Justin McInnes
    - Roll Call Vote

- Bree Kraut - Yes
      - Rob Coppersmith - Yes
      - Holly Stebbins - Yes
      - Christine Oliver - Yes
      - Alex Smith - Absent
      - Justin McInnes - Yes

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- Adam Schingeck - Yes

### ■ Motion Approved

## ● Reports

### ○ Chair

- Bree Kraut stated that the Planning Commission may need to look for another member soon, Jeff Buerman may have someone but hasn't officially said the person of interest. Bree thanked Holly Stebbins for the diligent work with the minutes and that she likes the header format being used.

### ○ Secretary

- Nothing at this time

### ○ Council Report from Rob Coppersmith

- The last council meeting was fairly quiet. We barely had a quorum so there weren't any big decisions made, but there's ongoing discussion on the license plate reader camera and that whole system and reaction to sort of some community concerns there, pretty global concerns it seems like in the US right now. I'm sure we'll be discussing that more in the next meeting.
- The Village posted a full-time position for the DPW replacing Ray, who is retiring.
- We have passed a resolution in support of the DDA. There's ongoing discussions amending the DDA boundary. That's going to continue next meeting.

## ● Public Forum

- Opened and closed at 6:37pm, with no comments

## ● Public Hearing for Special Land User Permit - Malik

- Opened at 6:38pm
- Jim Murray who resides directly across the street from the property discussed some of the issues, questions and concerns he had about the property. Namely the property has not been moved since 2025, what the size of the house and property setbacks would be like and questioned the road use and the possibility of the property being used as a business. Bree recommended Mr Murray look at the Village of Pinckney web page where that information is online. He asked if the permitter was present, he was not. Bree noted that when we do have public hearings, we do prefer the person applying to be present to clear up any issues and answer questions.
- Mr Murray asked about sewer, as he has Village water but not sewer and if the permitter is required or asks for sewer access will he be obligated to get sewer. Council noted that was an excellent question. Council noted that they would ask

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the Zoning Commissioner about this issue and get back to Mr Murray, who noted his phone number was given to the Secretary.

- Committee President Bree noted that this is just a public hearing and that their will be more discussion about this project before approval of the Permit.
- Public Hearing closed at 6:49pm.

- **New Business**

- **Review, approved or disapproved Special Land Use Permit for Joseph Malik**

- The Village President had emailed the commission the permit documentation to review, Bree noted that the permit looks to be compliant with the village requirements and asked the members to review the documents.
    - Rob Coppersmith noted that the parcel is in the central business district and looks like it's an appropriate use for a vacant parcel, although it's a small lot, it's well within the set backs and not out of the ordinary for the size of the proposed residential house and that the proposed house seems like a better fit for the property than a business, even though the lot is currently zoned commercial.
    - Bree Kraut stated that approving the special land use permit doesn't negate the concerns of the public hearing participant and that there are still multiple other steps that have to happen and that we are only looking if the proposal meets the allowances.
    - Rob Coppersmith made a motion to approve the special land use permit, with the conditions that the Zoning Administrator had made in their recommendation. Final administrative approval of the complete site plan administrative compliance with applicable TBD development standards. Final approval of the building elevations, exterior materials, colors, lighting and access parking, grading, gradient and utility connections as well as Receipt of all other required permits and agency approval before construction begins and construction and use of the property in substantial compliance with the approved plans and all conditions of approval. Justin McInnes seconded motion.
    - Roll Call Vote
      - Bree Kraut - Yes
      - Rob Coppersmith - Yes
      - Holly Stebbins - Yes
      - Christine Oliver - Yes
      - Alex Smith - Absent
      - Justin McInnes - Yes

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- Adam Schingeck - Yes
- **Motion Approved**

### ■ **Flower Gardens and Rain Gardens**

- Jeff did send an email with some guided discussion questions such as how should we define a rain garden? Should we define vocab words such as pollinator, wildflower, naturalized landscaping? What visible features should demonstrate that an area is intentional and maintained? Should a mode or landscape border be required? Should minimum setbacks be established from sidewalks, streets, driveways, neighboring properties, intersections? Should there be limits on plant height, visibility, public safety, where the public safety is involved? Should invasive or legally prohibited plants be specifically excluded? Should larger naturalized areas require registration or administrative approval? Should approved gardens be exempt from annual exception requirements under 94.06E? What seasonal maintenance requirements should apply and should village owned and other public properties be required to follow the same standards? Who should be responsible for administering and enforcing the ordinance?
- The committee discussed how the ordinance could protect intentional naturalized landscaping while addressing unmanaged growth. We are seeking enforceable standards that would protect the intentional landscaping from weed enforcement. Questions such as should these types of gardens be required to register and should there be a mowed path or other defined border as well as definitions for these types of landscaping should be developed for the ordinance and will be discussed at the next meeting.

### ■ **Resolutions Approving DDA Actions 2025 - 2026**

- The DDA resolution is intended to ratify actions taken during the period before the separate DDA ordinance number 185 was properly published and reapproved.
- Rob Coppersmith noted that the DDA has done some amazing things in the past year and half since separating from the Planning Commission and would like to see them continue in their current capacity. We feel the actions they took are consistent with the actions the commission would have taken and approve of the actions.
- A motion by Rob Coppersmith was made and seconded by X to approve the resolution to ratify, confirm and approve the downtown development authority board of directors actions, decisions and recommendations.

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- Roll Call Vote
  - Bree Kraut - Yes
  - Rob Coppersmith - Yes
  - Holly Stebbins - Yes
  - Christine Oliver - Yes
  - Alex Smith - Absent
  - Justin McInnes - Yes
  - Adam Schingeck - Yes
- **Motion Approved**
- **Old Business**
  - **Master Plan Process Overview**
    - Review and Updating

The Master Plan is being updated incrementally through ordinance changes rather than through a comprehensive review due to budgeting constraints.
  - **Ordinance that needs reviewing**
    - The Sign and ADU ordinance questions and suggested changes from the August and September meetings will be sent to the Village President and legal counsel for review.
  - **Sign Ordinance**
    - Members identified overnight sandwich-board signs as an enforcement and safety concern but did not reach a final decision on the ordinance language. The committee generally supported allowing sidewalk and sandwich signs to remain overnight if they are safely secured.
    - Members agreed that the sign ordinance may need to be rewritten to loosen enforcement rather than the current highly restrictive form. The committee will ask the Village President to draft a less restrictive sign ordinance language for the committee's review.
    - Committee members agreed that a maintenance standard should apply to signage.
  - **ADU Ordinance Review**
    - Discussion on the ADU ordinance continued so that member Rob Coppersmith, who was absent from the August meeting could be included in the discussion
    - Rear lot line setbacks and square footage restrictions were the main topics.

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- Clarification of whether an ADU floor-area limits apply to the unit's livable space or the entire adjoining structure. In the current ordinance the ADU cannot be larger than the primary residence.
  - A motion on this ordinance will not take place before being reviewed by legal counsel
- **Public Forum**
  - Open at 7:41pm and closed at 7:41pm with no comments
- **Member Discussion**
  - Members discussed the questions addressed in the Public Forum about needing clarification regarding potential water and sewer hookup costs associated with the special land use permit and what obligations apply to the property associated with it. These questions will be brought to the zoning commissioner for clarification.
  - Member Adam Schingeck will return with a clearer definition of rain gardens, pollinators and a replacement term for “weeks” at a future meeting.
  - Laurie Echols mentioned that they will be a “Painting Party” at the Lloyd Bond Park on September 29th and asked that the committee members please think about participating.
- A motion to adjourn was made by Christine Oliver and seconded by Rob Coppersmith at 7:45pm and unanimously agreed to.

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Bree Kraut - Chairperson

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Holly Stebbins - Secretary