

**Village of Pinckney
Planning Commission
Virtual Meeting using Microsoft Teams
Monday, June 7, 2021
7:00 P.M.**

CALL TO ORDER:

The meeting was called to order by Chairman Pais at 7:00 p.m.

Present: Joseph Hartman, joining from Village of Pinckney, Michigan
Ted Kinczkowski, joining from Village of Pinckney, Michigan
Richard Mayernik, joining from Village of Pinckney, Michigan
Andrea McCall, joining from Village of Pinckney, Michigan
Christine Oliver, joining from Village of Pinckney, Michigan
Donald Oliver, joining from Village of Pinckney, Michigan
Tom Pais, joining from Village of Pinckney, Michigan

Also Present: Rebecca Foster (Village President), Lucie Fortin (Village Planner) & Julie Durkin (Zoning Administrator)

PLEDGE TO THE FLAG: Chairman Pais led those present in the Pledge to the Flag.

APPROVAL OF PROPOSED AGENDA:

Motion by Mayernik, supported by Kinczkowski

To approve the agenda as presented

Voice Vote: Ayes: 7 Nays: 0 MOTION CARRIED

APPROVAL OF MAY 2021 MINUTES:

Two minor corrections were made, the misspelling of Councilman Kinczkowski's name and on page 3 "cannabis".

Motion by Kinczkowski, supported by Mayernik

To approve the minutes of the May 3, 2021 meeting as corrected

Voice Vote: Ayes: 7 Nays: 0 MOTION CARRIED

REPORTS:

1. Chair: None
2. Secretary/Vice-Chairperson: None
3. Council Report: None
4. Zoning Administrator: None

PUBLIC FORUM:

Chairman Pais explained the purpose of the public forum is to discuss any topic. There will be time for public comment during each public hearing. He explained that there is a 5 minute time limit. He opened the public forum at 7:05 p.m. Hearing no comment, the forum was closed at 7:05 p.m.

AGENDA:

1. Special Land Use Request - Marihuana Retail Facility

Location: 1201 E. Main Street
Parcel ID: 4714-23-400-031

a. Public Hearing

Chairman Pais opened the public hearing at 7:06 p.m. Hearing no comment, the public hearing was closed at 7:07 p.m.

b. Recommend to Council Approval/Denial of Special Use Request

Lucie Fortin, Village Planner, explained that we need to consider whether this is a good use for this location. They have provided a preliminary site plan with detail, but we should focus on the use and whether the Commission feels that there are additional items you wish to impose above and beyond what the ordinance requires. She discussed the general and specific criteria for the use. This is a property within the DDA and in accordance with the Master Plan goals and objectives, there is the idea that a shared parking arrangement would be an asset to this area of the Village. She discussed the pedestrian connections and she feels that there could be more connections in that area. This is strictly a retail facility, therefore the impact on services are not much greater than what is currently available. She discussed traffic as a major concern. She discussed parking and traffic backing into the roadway.

Mr. Chris Enright, Architect representing Lume who is the applicant, presented the project proposed at 1201 E. Main Street. He gave a brief history of Lume as a company. Lume operates and maintains all of their properties and facilities. They are owned and operated privately. He discussed their facilities, operations, and products. He discussed security and regulations. He discussed their plans for the facility including the removal of the rear portion of the building and renovation of the front portion of the building and relocating the ATI Rehabilitation facility back into the same facility. He discussed the retention, storm water and landscaping beyond current zoning ordinance requirements. He discussed the purchase of the car wash property to supplement the parking at their location. He stated that they feel that they meet all of the requirements of the Special Use requirements and ask for approval.

The question was asked if the applicant has talked to the other neighbors about the possibility of shared parking. Mr. Enright stated that the parking from the car wash is going to supply them with enough parking, however if there is a mutually beneficial way of doing it, then they would be happy to do it. They like to have approximately 40 spaces for both employees and customers based on the size of the business. With ATI in the location as well, they feel that 40-50 spaces would be ideal.

Discussion was held on the detention pond. Mr. Enright stated that they have designed the system. Their plan is to put everything underground and upgrade the stormwater system in general.

Discussion was held on the Lume logo.

Motion by Mayernick, supported by Kinczkowski

Finding that the application for a marihuana establishment – Marihuana Retail Facility to be located at 1201 E. Main Street has met the Zoning Ordinance general requirements of Section 152.242 and the specific requirements of Section 152.243(S), I move to recommend that Village Council approve the application contingent upon the following:

- The extension of the sidewalk along all adjacent driveways.
- Development of an alternative parking layout that would limit cars from backing onto Pirates Cove Drive.
- Design development of a shared parking arrangement to service the adjacent businesses located along the back side of the property to improve circulation and access of this area

Roll Call Vote: Ayes: Hartman, Kinczkowski, Mayernik, McCall, C. Oliver, D. Oliver, Pais Nays: None
MOTION CARRIED

2. Special Land Use Request - Marihuana Retail facility

Location: 1066 E. Main Street

Parcel ID: 4714-23-400-021

Chairman Pais stated that he owns the property immediately to the west of this property and share a common boundary. He will not withdraw from voting on the issue unless the Commission or the applicant wishes that he abstain. He does not see that he would be in any way prejudiced. The consensus of the Commission was to allow Chairman Pais to participate in the discussion and voting.

a. Public Hearing

Chairman Pais opened the public hearing at 7:27 p.m. Hearing no public comment, the public hearing was closed at 7:28 p.m.

b. Recommend to Council Approval/Denial of Special Use Request

Lucie Fortin, Village Planner, explained that the Master Plan calls for some green infrastructure, meaning that certain innovative methods should take place. For example, when paving the area which is now gravel, some innovative storm water management feature would bring it into compliance with the Master Plan. This request is similar to the previous request as it is in the DDA district, therefore particular attention to pedestrian movement and traffic is important. We see no issues with compliance with the zoning district. There could be more landscape improvements. The buffering could be improved with the residence next door. She discussed the traffic and the direct access to M-36. They do not feel that this is

a safe situation to have parking with no circulation with an in and out and feel that there should only be parking in the back. It would also require MDOT approval. There are natural features at the back of the property, and they would like to see some management of that. She further discussed the native plants and trees and the need to maintain regularly as part of normal maintenance. They are proposing to keep the architecture of the building much the same with some improvements. There could be more description of materials or color changes or anything that would change the appearance outside. These are the conditions they feel should be attached to any recommendation of approval to Village Council.

Mr. Ankur Rungta, on behalf of the applicant, gave an overview of their proposal. He gave a description of C3 Industries based in Ann Arbor including cultivation, processing and retail. He further explained their experience in the cannabis industry. He discussed the proposed site, its potential and character.

The question was asked if there is a mural being proposed on the east side facing the car wash. Mr. Rungta stated that this is signage they are proposing with their logo. They would make sure that it is in compliance with the local codes.

Mr. Landon Bartley also representing the applicant, discussed the front parking spaces proposed. He discussed the two-story building and the lower floor not being proposed for a use at this time. The ground level would be the retail store and the parking in front would be for wheelchair access. They are willing to make changes based on the Planning Commission wishes. Further discussion was held on pedestrian connection. He discussed the buffering and drainage pond to the rear and additional plantings that can be added.

Discussion was held on the main entrance in the front and the need for additional features.

Discussion was held on adding the elimination of the small parking area as a contingency. Discussion was held on leaving that item for site plan review. Further discussion was held on the elimination of those spaces and leaving it as a contingency.

Motion by Mayernik, supported by Kinczkowski

Finding that the application for a marihuana establishment – Marihuana Retail Facility to be located at 1066 E. Main Street has met the Zoning Ordinance general requirements of Section 152.242 and the specific requirements of Section 152.243(S), I move to recommend that Village Council approve the application contingent upon the following:

- Incorporation of innovative stormwater management techniques meeting the green infrastructure Master Plan goal for the property.
- Provision of increased landscaping and pedestrian amenities above the minimum requirements of the Village Zoning Ordinance to soften the appearance of the building and the site, and to accommodate outside seating and waiting areas.
- Elimination of the east drive approach and small parking area from the building front yard.
- Preparation and implementation of a management plan for the site's natural features.

- Additional information provided for Planning Commission review and approval on the proposed building demonstrating attention to the existing character of both the Village center and edge with compatible materials, colors, and detailing

Roll Call Vote: Ayes: Hartman, Kinczkowski, Mayernik, McCall, C. Oliver, D. Oliver, Pais Nays: None
MOTION CARRIED

PUBLIC FORUM:

Chairman Pais opened the public forum at 7:54 p.m.

Discussion was held on the next steps for the Marihuana licensing including approval by Council and the scoring procedure.

Hearing no further comment, the forum was closed at 7:55 p.m.

MEMBER DISCUSSION:

Discussion was held on meeting in person after July 1st. President Foster explained that the local State of Emergency is written that it will expire when all of the restrictions are lifted by the State. She further explained that we are working on having hybrid meetings so that members of the public can participate without having to come to the Village Council Chambers. She further discussed the few special accommodations that can be made.

ADJOURNMENT:

Motion by Hartman, supported by C. Oliver

To adjourn the regular Planning Commission meeting at 8:01 p.m.

Voice Vote: Ayes: 7

Nays: 0

MOTION CARRIED



June 2, 2021

Village of Pinckney
Planning Commission
220 S. Howell
Pinckney, Michigan 48169

Subject:	Special Land Use Request
	For a Marihuana Establishment - Retailer
Applicant:	Christopher Enright, Enright Architects (Lume Cannabis Company)
Owner:	Thomas Heider, Tomick Properties, LLC
Location:	1201 East Main Street / M-36 (Parcels No. 4714-23-400-031)
Current Zoning:	SBD, Secondary Business District
Project No.:	P1040018

Dear Commission Members:

We have reviewed the proposed request for a Special Land Use to allow an adult-use marihuana retailer establishment, Lume Cannabis Co., in the SBD, Secondary Business District as outlined in Sections 152.240 through 152.243 of the Village Zoning Ordinance.

1. PROJECT BACKGROUND AND SITE DESCRIPTION

This property is the current location of ATI Physical Therapy located on E Main Street/M-36. It contains approximately 0.65 acres of land and includes the existing 7,800-square foot ATI Physical Therapy building and parking area. It is accessible from Main Street/M-36 through Pirates Cove Drive, a shared private drive providing access to several other businesses.

The front building is proposed to be rehabilitated into a 4,413-square foot building which will house two separate spaces: a marijuana retailer establishment use in the portion fronting Main Street (Lume - 1,865 square feet) and a medical professional office use lease space in the back portion (ATI - 2,548 square feet).

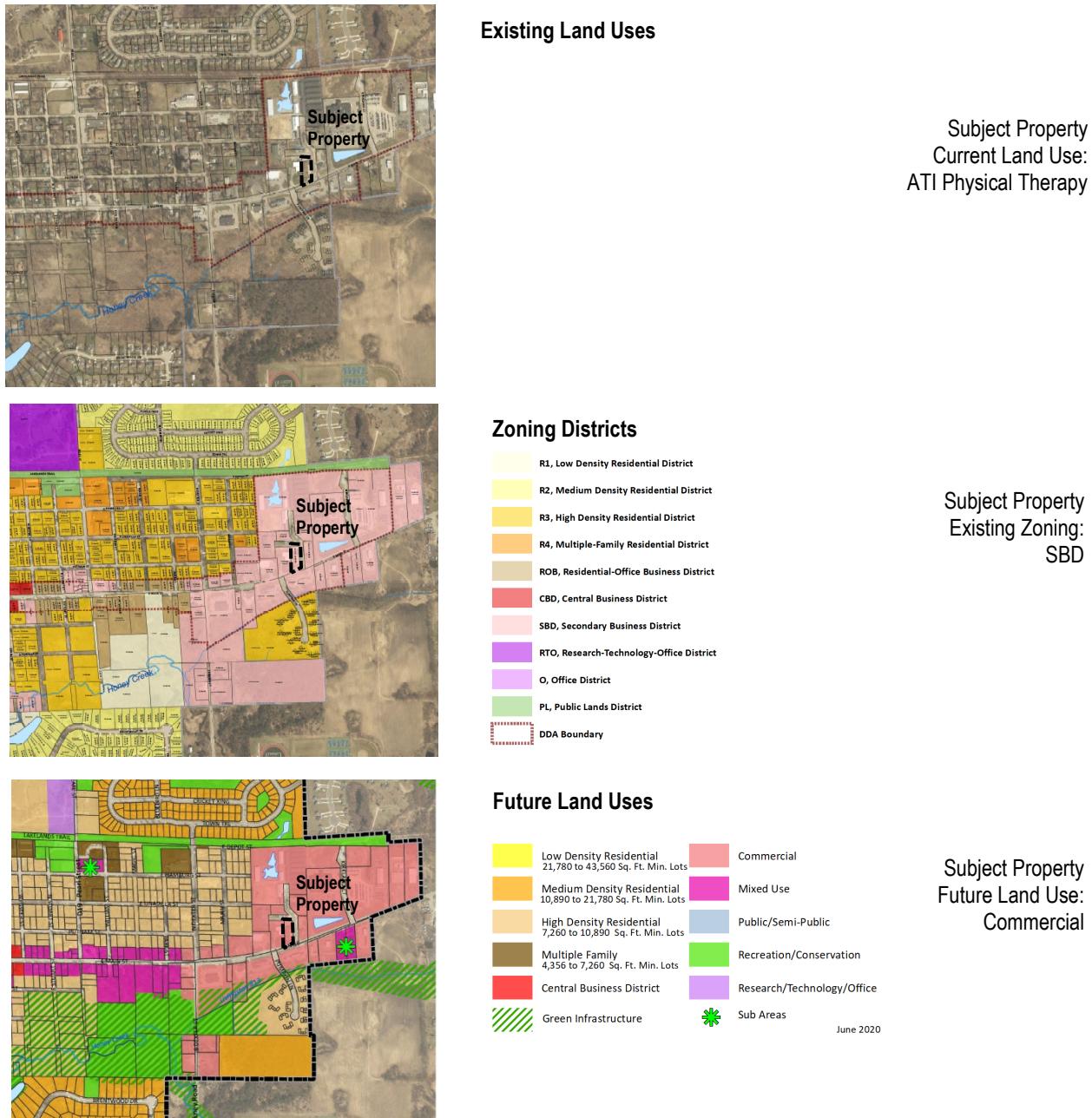
The applicant is applying for a Village of Pinckney adult-use marihuana license, which first calls for Village approval of a Special Land Use request. The applicant has submitted an application for a special use permit, which includes a letter addressing the special use criteria, property owner authorization, and preliminary site plan drawings dated May 12, 2021.

2. ADJACENT EXISTING LAND USES, ZONING DISTRICTS, AND PLANNED LAND USES

Table 1: Adjacent Property Existing Land Uses, Zoning Districts, and Future Land Uses

	Existing Land Use	Zoning District	Future Land Use
North	Pinckney Car Wash	SBD, Secondary Business District	Commercial
East	Professional Medical Office - Vacant	SBD, Secondary Business District	Commercial
South	McDonald's	SBD, Secondary Business District	Commercial
West	Advance Auto Parts	SBD, Secondary Business District	Commercial

Figure 1: Map of Existing Land Uses, Zoning Districts, and Future Land Uses



3. SPECIAL LAND USE REVIEW

The procedures for granting a special land use request for adult-use marihuana establishments are outlined in Section 152.241 of the Village Zoning Ordinance. The Planning Commission conducts a public hearing, reviews the application, and makes a recommendation to the Village Council to approve, approve with conditions or deny the special use request.

As stated in Section 152.240 of the Village Zoning Ordinance, the purpose of the special land use approval process is “to provide an opportunity for the Planning commission to impose the conditions as are necessary to ensure that the special land use will be compatible with surrounding uses and consistent with the purpose of the district in which it will be located. If it is determined that one or more negative impacts will be generated by the special land use and that these impacts cannot be reasonably mitigated, the Planning Commission may recommend denial of the special land use to protect the health, safety, welfare, and quality of life of Village residents.”

A. General Approval Criteria

According to Section 152.242 of the Village Zoning Ordinance, the Planning Commission needs to consider the following general criteria in making its findings and decision.

(1) *Compliance with Comprehensive Plan. The special land use shall be consistent with the general goals, objectives and policies of the adopted Village of Pinckney Comprehensive Plan.*

The Village Future Land Use Map designates this property for future Secondary Commercial land uses. This future land use category is intended to include the most intensive variety of retail and service businesses in the Village.

Specific objectives of the Master Plan guiding future commercial development in Pinckney, which would be met by the proposed use and development plan include:

- Objective 2.2: Discourage strip style commercial development in favor of developments with multiple buildings, shared drives and parking, and abundant landscaping;
- Objective 2.7: Promote the reuse of existing buildings as an alternative to new construction; and
- Objective 2.8: Encourage redevelopment of vacant properties and obsolete buildings in commercial areas.

We note the opportunity, as indicated in Objective 2.2 above, to design a shared parking arrangement for the group of businesses on the west side of Pirates Cove Drive. **With the addition of a shared parking area, the proposed marihuana retail establishment would be consistent with the goals, objectives, and planned future land uses of the adopted Village of Pinckney Master Plan as outlined above.**

(2) Compliance with Zoning District.

- (a) Special land uses permitted within any district shall be only those listed within the district.**
 - (b) The special land use shall be consistent with the purpose of the zoning district in which it will be located.**
 - (c) Unless otherwise specified in this chapter, the special land use shall comply with the lot, access, yard, setback and other site design requirements of the zoning district in which it is located.**
- (a) An adult-use marihuana retailer is a use listed as a special land use in the SBD, Secondary Business District.**
 - (b) The proposed adult-use marihuana retail facility is consistent with the purpose of the SBD District, as opposed to the central business district, because parcels are typically larger, the business activities generate greater traffic and require a greater number of off-street parking spaces on site.**
 - (c) As depicted on the preliminary site plan drawings submitted, the layout of the property generally complies with the minimum lot size, building yard/setbacks, and lot coverage of the SBD District. Specific site design and development regulations will be reviewed during the site plan review process to ensure they meet the requirements of the SBD District.**

(3) Compatibility. The special land use shall be designed, constructed, operated and maintained in a manner that is compatible with the essential character, permitted use, enjoyment and value of surrounding property and shall enhance the community as a whole.

The property will be developed using a smaller building footprint than the existing building and generally emphasizing quality site design and architecture, particularly improving how the building will be viewed from Main Street/M-36 and Pirates Cove Drive. Appropriate screening and softening of the parking area will be provided with the required landscaping. The landscape plan will be reviewed more specifically during the site plan review process. **Increased pedestrian improvements will need to be provided.** Considering the landscaping and pedestrian improvements, the proposed use is likely to be compatible with the character, enjoyment, and value of the surrounding properties and enhance the community.

(4) Infrastructure and Services. The special land use shall be adequately served by essential public services and other infrastructures such as roads, emergency services, drainage structures and water and sewage facilities. The proposed use shall not create a need for additional public facilities or services at public cost.

The property has access to Main Street/M-36 and ready access to the Village water and sewer services. The building will maintain the existing connections to the Village water and sewer services. The proposed retail use is not likely to burden the capacity of the Village infrastructure and services. Stormwater run-off is proposed to be captured and treated by a mechanical water quality unit before discharging off-site. As noted, this will be reviewed by the Livingston County Drain Commissioner's Office and the Village Engineer.

The Village Engineer will conduct an in-depth review of the proposed drainage structures and utility connections during the site plan review process. The Village Police Department and the Putnam Township Fire Marshal will also be consulted for any issues or concerns the proposed use may generate in terms of emergency services and public safety.

- (5) **Traffic.** *The special land use shall minimize traffic impacts. In determining whether this requirement is met, consideration shall be given to anticipated traffic generation, automobile circulation, access to public roads, relationship to intersections, sight distances, access to off-street parking and pedestrian traffic. Access drives connected to roads under state and county jurisdiction shall comply with applicable road agency standards.*

Access to the property will be accomplished through Pirates Cove Drive, an existing private shared drive providing access to seven businesses.

The preliminary site plan features access and circulation patterns, both automobile and pedestrian, directly from Pirates Cove Drive and another western concrete drive extension providing access to three other businesses. While the specific layout of the parking area and sidewalks will be reviewed during the site plan review process, we have some concerns regarding site access, circulation, and potential traffic congestion. **We believe there is room for improving the site's circulation with sidewalk extensions and a better parking layout. Consideration for an alternative parking layout needs to be explored to increase safety by limiting cars from backing onto Pirates Cove Drive. It is suggested that a shared parking arrangement be developed between the four businesses in the back, which would improve access and circulation of the whole area.** A parking analysis will be requested during site plan review to demonstrate the need for greater parking spaces than what is required by ordinance.

- (6) **Environmental Performance.** *The special land use shall not involve uses, activities, processes, materials, equipment or conditions of operation that may be detrimental to any person or property, or to public health, safety and welfare. In determining whether this requirement is met, consideration shall be given to the production of runoff, traffic, noise, vibration, smoke, fumes, odors, dust, glare and light.*

Activities, equipment, and conditions of operation related to the proposed retail marihuana establishment will take place within a secure building. They are not likely to result in issues that would be detrimental to public health, safety, or welfare. The preliminary plans exhibit consideration for stormwater management, traffic and circulation, glare, and light. As mentioned earlier, the stormwater management will be reviewed by both the Village Engineer and the Livingston County Drain Commissioner's office. A lighting plan including a photometric plan and details of the light fixtures was submitted with this application and will be reviewed during the site plan review process.

- (7) **Natural Resources.** *The special land use shall minimize impacts on the natural environment. In determining whether this requirement is met, consideration shall be given to scenic views, floodplains, surface waters, wetlands, groundwater recharge areas, woodlands, wildlife habitat and steep slopes.*

The property does not include wetlands, woodlands, steep slopes, or notable natural features. The existing fenced-off retention pond will be removed which will improve the overall appearance of the property.

- (8) **Architecture.** *The architectural design of all structures, including buildings and signs, shall be compatible with the design and character of structures in the surrounding area. As part of the application, the Planning Commission may require detailed drawings of proposed signs and architectural facades, including full construction elevations and information on exterior materials, colors and detailing.*

Building floor plan and elevation renderings were provided with the drawing submittal. The current building footprint will be reduced and the exterior building facade appearance will be improved with new windows, separate entrances, and interesting architectural features including entry canopies and metal awnings.

Exterior materials will include a mixture of brick, metal siding, precast stone with colors featuring brick red, black, and "majestic purple" (Lume's brand color).

Solar panels are proposed on the roof and appear to be hidden from view. The building elevation drawings indicates two monument signs and two wall signs. Both monument and wall signs match the building exterior color selection. Further sign details will need to be provided for review prior to approval.

The renderings included in the submittal package illustrate views from the road as well as aerial views of the proposed development, which will be aesthetically very attractive.

- (9) **Compliance Required.** *Uses and structures shall comply with all other provisions of this chapter, including Section 152.240 through Section 152.415 and all other applicable federal, state and local codes and ordinances.*

As mentioned throughout this review, compliance with other provisions of the Village Zoning Ordinance, Sections 152.240 through 152.415 will be required. This will include General Provisions, Off-Street Parking and Loading, Signs, Landscaping and Screening, and Site Plan Review. A detailed review of these regulations will be part of the site plan review process.

B. Specific Approval Criteria

According to Section 152.243 (S) of the Village Zoning Ordinance, the Planning Commission needs to consider the following specific criteria in making its findings and decision.

- (1) **Prohibited Uses.** *Any marihuana establishment or marihuana event not specifically listed as a permitted business or event in Sections 152.045, 152.182, and 152.202 shall be prohibited within the Village of Pinckney.*

The proposed marihuana establishment retailer use is a permitted business listed under special land use approval in the SBD district.

- (2) **State License.** *An application for a marihuana establishment special use permit and site plan approval shall not be accepted by the Village unless the applicant has received pre-qualification approval from the Michigan Regulatory Agency. The appropriate State License to conduct the business shall be provided to the Village prior to a certificate of occupancy being issued.*

The applicant has submitted a letter from the Michigan Department of Licensing and Regulatory Affairs documenting Lume's prequalification status pursuant to the licensing provisions of the Michigan Regulation and Taxation of Marihuana Act (MRTMA).

- (3) **Co-Location and Stacked Licenses.** *Co-location of marihuana establishments on one property is permitted subject to all applicable state laws, rules, and regulations concerning co-location and all uses are permitted within the property.*

Co-location and stacked licenses are not proposed for this site.

- (4) **Hours of Operations.** *Business hours for marihuana retailers shall be no earlier than 9:00 a.m. to no later than 9:00 p.m.*

The proposed hours of operation for the retail business are between 10:00 am to 9:00 pm, Monday through Saturday and 11:00 am to 9:00 pm on Sunday.

- (5) **Security.** All marihuana or marihuana infused products shall be contained within an enclosed, secure area. The establishment shall be open to any representative of the Village to inspect and examine all premises of the establishment. A Security Plan shall be submitted to the Village for review.

A security plan was submitted with the application, which includes two components: facility and operations security. The plan indicates a comprehensive security system using exterior and interior camera surveillance, burglary alarm system, employee-controlled access, 2-3 on-site security guards, limited access areas, Treez Point of Sale system, alarm panic buttons, and entry monitoring. The building floor plan drawing on Sheet SK-2 illustrates the security plan.

- (6) **Road Frontage and Access.** All vehicular access for marihuana establishments located in the SBD District shall be directly from M-36/Main Street.

Vehicular access is directly from Main Street/M-36 via the private Pirates Cove Drive.

- (7) **Separation Distances.** The following separation distances from sensitive land uses shall apply to properties where the proposed marihuana establishment is to be located. Distance measurements shall be made between the closest property lines of the sensitive land use to the improved portion of the proposed land use.

- (a) At least 1000 feet from a pre-existing public or private school, including preschools.
(b) At least 500 feet from a religious institution, licensed day-care facility, public parks, and trails.

As demonstrated on the Area Plan, Sheet SK-1 of the drawing submittal, the proposed marihuana establishments meet the minimum separation distances from sensitive land uses in the Village.

- (8) **Enclosure and Screening.** All uses shall be completely enclosed within a building and comply with §§ 152.385 et. seq. for landscaping and screening.

The proposed retail operations will be completely enclosed within the building. The preliminary landscape plan shows proposed landscaping along the roadway, parking lot landscaping, and foundation plantings along the building as required by the Village Zoning Ordinance. Further review of the landscaping and screening will be conducted during the site plan review process.

- (9) **Environmental Performance.** No activities or uses shall result in the emission of glare, noise, vibration, odor, dust, pollution or any other negative impact, as regulated by §§ 152.370 et. seq. An Odor Control Plan shall be submitted to the Village for review.

Activities, equipment, and conditions of operation related to the proposed marihuana retail establishment will take place within the secured building. They are not likely to result in negative impacts or issues that would be detrimental to public health, safety, or welfare. Compliance with the exterior lighting requirements of the Village will be required.

As stated in the application documentation, all Lume products are shipped in sealed containers from the processing center in Evart, MI. They are then stored and displayed in the same containers in the retail establishment. There is no marihuana odor that emanates from the facility at any time.

(10) Water Supply and Sanitary Sewerage Facilities. Waste disposal and water supply and disposal for the facility shall not produce contamination or create other hazards that may negatively impact the structure and/or surrounding properties.

Lume creates no waste containing marihuana products or components. Waste disposal and water supply or disposal needs will be similar to a standard office use. An on-site dumpster is proposed to handle garbage collection.

(11) Off-Street Parking and Loading. The requirements for off-street parking and loading shall comply with the provisions of §§ 152.280 et. seq.

Compliance with off-street parking and loading regulations (Section 152.280) will be required and reviewed during the site plan review process. A parking analysis will be requested during site plan review to demonstrate the need for greater parking spaces than what is required by ordinance.

(12) Signs. Signs may not depict or reference marihuana or marihuana-related paraphernalia and shall comply with the provisions of §§ 152.300 et. seq.

The renderings submitted show a sign for Lume that does not depict or reference marihuana or marihuana-related paraphernalia. Compliance with the sign regulations (Section 152.300) will be required for this site and reviewed during the site plan review process.

(13) All other site development standards related to lot area, minimum lot width, yards and setbacks, lot coverage, and structure height shall comply with the zoning district in which the marihuana establishment is located.

As mentioned throughout this review, compliance with other provisions of the Village Zoning Ordinance, Sections 152.240 through 152.415 will be required. This will include General Provisions, Off-Street Parking and Loading, Signs, Landscaping and Screening, and Site Plan Review. A detail review of these regulations will be part of the site plan review process.

4. SPECIAL LAND USE REQUEST RECOMMENDATION

We suggest the Planning Commission recommends Village Council approval of the retailer marihuana establishment special land use request for the development proposed on parcel number 4714-23-400-031, with the following conditions:

- The extension of the sidewalk along all adjacent driveways.
- Development of an alternative parking layout that would limit cars from backing onto Pirates Cove Drive.
- Design development of a shared parking arrangement to service the adjacent businesses located along the back side of the property to improve circulation and access of this area.

Please do not hesitate to contact us if you have any questions.

Sincerely,

Lucie Fortin

Lucie Fortin, AICP, PLA

Community Planner/Landscape Architect

c: Christopher Enright, Enright Architects, Royal Oak, MI 48067, cenright@enrightarchitects.com

A



View from South East

D



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Consultants

Project

LUME - Pinckney, MI
1201 E Main St,
Pinckney, MI 48169

Special Use Application 05/12/2021

MARK DATE DESCRIPTION

PROJECT NO: 21-250

MODEL FILE: 21_Mrx-Pinckney_SD_2.4

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SHEET TITLE

Rendering

SK-4

A



Aerial View from South East

D

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MARK DATE DESCRIPTION

PROJECT NO: 21-250

MODEL FILE: 21_Mrx-Pinckney_SD_2.4

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SHEET TITLE

Rendering

SK-5

A



View from South



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MARK DATE DESCRIPTION

PROJECT NO: 21-250

MODEL FILE:
21_Mrx-Pinckney_SD_2.4

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SHEET TITLE

Rendering

SK-6

A



View from South West

D



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MARK DATE DESCRIPTION

PROJECT NO: 21-250

MODEL FILE:
21_Mrx-Pinckney_SD_2.4

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SHEET TITLE

Rendering

SK-7

A



Aerial View from South West

D



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MODEL FILE:
21_Mrx-Pinckney_SD_2.4

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SHEET TITLE

Rendering

SK-8

A



Aerial View from North East

D



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Consultants

Project

LUME - Pinckney, MI
1201 E Main St,
Pinckney, MI 48169

Special Use Application 05/12/2021

MARK DATE DESCRIPTION

PROJECT NO: 21-250

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SHEET TITLE

Rendering

SK-9