



February 1, 2023

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

<b>Subject:</b>	<b>Rezoning Request Review</b> From <b>PL</b> , Public Lands to <b>SBD</b> , Secondary Business District
<b>Applicant:</b>	Lennie Morgan, The Corporate Protection Group, LLC (lenniem@cpgstrategy.com)
<b>Owner:</b>	Putnam Township, 3280 W. M-36
<b>Location:</b>	350 Mower Road (Parcel # 4714-22-400-010 & 4714-22-400-007)
<b>Current Zoning:</b>	PL, Public Lands District

Dear Commission Members:

We have reviewed this request for rezoning a property from PL, Public Lands District to SBD, Secondary Business District. Our review follows the considerations outlined in Section 152.461 Map Amendment Criteria of the Village Zoning Ordinance.

#### 1. **PROJECT BACKGROUND AND SITE DESCRIPTION**

This property is currently owned by Putnam Township and has been used as the Township Senior Center. It contains approximately 1.2 acres of land, a one-story building (approximately 230 square feet), a shed, and a 19-space parking lot including barrier-free spaces, and landscaping. The property borders Mill Pond to the north and Honey Creek to the east.

The applicant is proposing to make minor improvements to the existing building's interior and use it for an insurance business office. The property, however, can be used **for any of the uses permitted** in the new district, regardless of the use currently proposed.

The procedures for granting a rezoning request and amending the zoning map are outlined in Section 152.460 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 with or without modifications, or deny the request. The Village Council makes the final decision on the map amendment or re-zoning request.



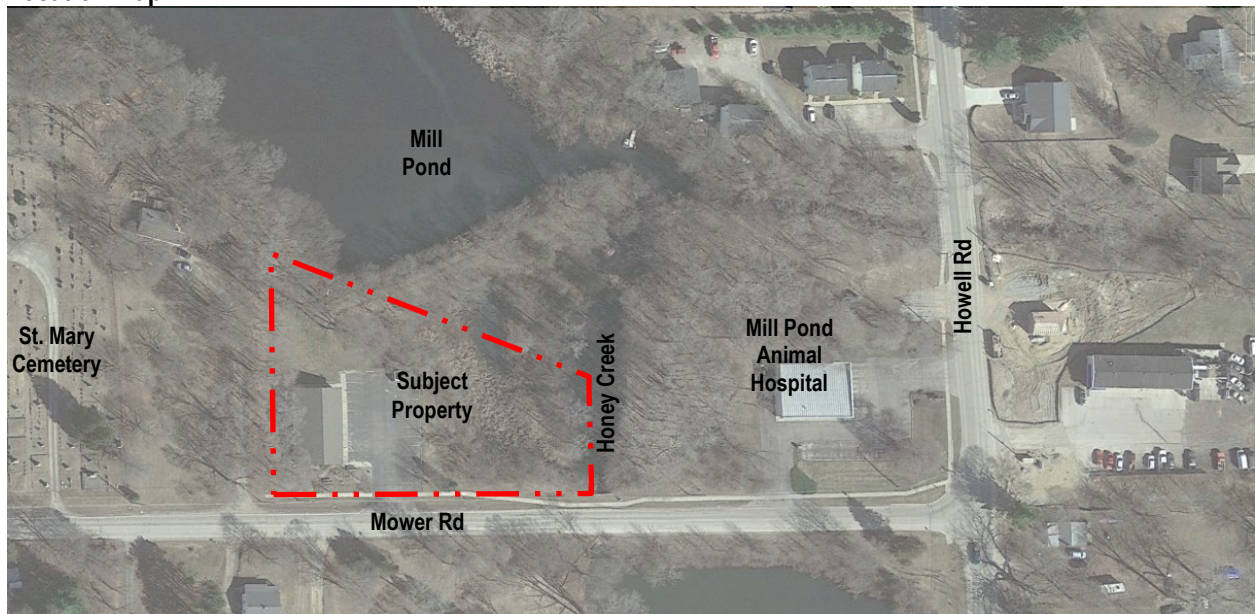
**2. EXISTING LAND USES, ZONING, AND PLANNED LAND USES**

The subject property is currently zoned PL and planned for Low Density Residential and Public/Semi-Public uses. Adjacent existing and future land uses and zoning districts are:

**Table 1: Adjacent Zoning and Land Use**

	Current Land Use	Zoning District	Future Land Use
<b>North</b>	Mill Pond	PL, Public Lands District	Recreation/Conservation
<b>East</b>	Honey Creek	PL, Public Lands District	Recreation/Conservation
	Mill Pond Animal Hospital	SBD, Secondary Business District	Mixed-Use
<b>South</b>	Single-Dwelling Residential Unit	R1, Low Density Residential District	Low Density Residential
<b>West</b>	Single-Dwelling Residential Unit	R3, High Density Residential District	Low Density Residential
	St. Mary Cemetery	PL, Public Lands District	Public/Semi-Public

**Location Map**



**3. ZONING DISTRICT COMPARISON**

The dimensional requirements for PL and SBD are outlined in Table 2. Table 3 outlines the uses allowed for PL, SBD, and O Districts

**Table 2: Schedule of Regulations**

Zoning District	Minimum Lot Area (In Square Feet)	Minimum Lot Width (In Feet)	Minimum Front Yard/ Setback (In Feet)	Minimum Side Yard/ Setback (In Feet)	Minimum Rear Yard/ Setback (In Feet)	Maximum Lot Coverage	Maximum Building Height
<b>PL</b>	11,000	66	30	N/A <sup>10</sup>	N/A <sup>10</sup>	35%	2.5 stories / 35 feet
<b>SBD</b>	5,000	66	25	None <sup>6</sup>	20	50%	2.5 stories / 35 feet

<sup>6</sup>The principal building may be constructed on the side lot line; however, the total minimum side yards shall be 15 feet. When abutting a residential district or use, the side yard shall be at least 20 feet.

<sup>10</sup>Side and rear yards shall conform to the requirements of the abutting zoning district.

**Table 3: Permitted and Special Land Uses**

LAND USE	PL	SBD	O
Adult foster care family home (1 to 6 adults)			S
Adult foster care small group home (7 to 12 adults)		P	
Adult foster care large group home (13 to 20 adults)		P	
Adult foster care congregate facility (>20 adults)		S	
Bed and breakfast inn		P	S
Business support service		P	P
Cemetery	P		
Central dry cleaning plant			S
Changeable message sign		S	
Commercial indoor recreation		S	
Commercial kennel		S	
Commercial outdoor display		S	
Commercial outdoor recreation	S	S	
Composting center			S
Conference center		S	
Convenience store without gasoline sales		P	S
Day Care: child care center		P	
Day Care: family day care home (1 to 6 children)			S
Dwelling, single-family			P
Farmers market	P	S	P
Financial institution with up to three drive-through windows		P	S
Financial institution without drive-through windows			S
Funeral home and mortuary		P	S
Health club		P	
Home for the elderly		P	
Home Occupation			S
Hospital		S	
Hotel and motel		P <sup>2</sup>	
Indoor self-storage facility		S	
Landscape nursery		S	
Laundromat and dry cleaner		P	S
Marihuana Grower Facility		S	
Marihuana Microbusiness		S	
Marihuana Safety Compliance Facility		S	

LAND USE	PL	SBD	O
Marihuana Secure Transporter Facility		S	
Nursing home		P	
<b>Office: business, professional, medical, dental and non-profit</b>		<b>P</b>	<b>P</b>
Personal service		P	P
Photography, art and craft studio and gallery		P	P
Private club		S	
Produce stand		S	
Public and private riding stables	S		
Public building	P	P	P
Public park	P	P	P
Public swimming pools and golf courses	S		
Public utility facility	P	S	
Recreation equipment rental		S	
Religious institution	S	S	
Restaurant, carry-out and open front		S	
Restaurant, fast food		S	
Restaurant, standard		P	S
Retail store and retail food store		P <sup>4</sup> /S <sup>5</sup>	
School, elementary, middle and high	P	P	P
School, personal improvement			P
School, vocational and higher education institution		S	
Shopping center		S	
Tavern and nightclub		P	
Telecommunication tower	S		
Theater		P	S
Vehicle service station		S	S
Vehicle repair service, vehicle dealership and car wash		S	S
Veterinary clinic		S	S
Video rental establishment		P	

P= Permitted - S= Special Land Use - <sup>2</sup>: Maximum 20 guest rooms - <sup>4</sup>: Maximum 15,000 square feet of floor area - <sup>5</sup>: More than 15,000 square feet of floor area

#### 4. MAP AMENDMENT/REZONING CRITERIA

According to Section 152.461 of the Village Zoning Ordinance, the Planning Commission and Village Council should consider the following criteria in making its findings and decision.

- (A) *Consistency with the goals, policies, and future land use map of the Village of Pinckney Comprehensive Plan, including any subarea or corridor studies. If conditions have significantly changed since the Comprehensive Plan was adopted, the consistency with recent development trends in the area.***

The Village of Pinckney future land use map shows this property planned for low-density residential and public/semi-public uses. The site borders Mill Pond and Honey Creek and is part of the east-west green infrastructure traversing the Village. While current plans do not involve any changes to the site, any future improvements should take into account the environmentally sensitive site features.

The existing uses in the vicinity are primarily residential with single-family homes on both the west and south sides of the subject property. Properties further east of Honey Creek along Howell Street are currently planned for mixed uses with desirable uses including professional, medical, dental, and veterinary offices and other similar uses and corresponding to ROB, Residential-Office Business District and O, Office District.

While a rezoning to SBD would permit the desired business office use, it is not consistent with the Village Master Plan.

- (B) *Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.***

The property includes significant environmental features, which would limit development of many of the uses permitted in the SBD. The less intensive office uses permitted under SBD may be compatible with the site's physical and environmental features.

- (C) *The ability of the site to be reasonably developed with one of the uses permitted under the current zoning.***

The current PL District accommodates public buildings and spaces conducive to community interaction, recreation, and services. The site is currently vacant because Putnam Township has built a new expanded senior center adjacent to Putnam Township Hall in 2021. As noted in Table 3, any re-use of the existing structure and parking would be very limited under the current PL zoning district.

- (D) *The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature or use, traffic impacts, aesthetics, infrastructure and potential influence on property values and local economy.***

Table 3 notes all potential uses permitted by right or with special land use approval in the SBD zoning district. They include a variety of retail and service uses some of which may be considered intensive uses such as laundromats, dry cleaners, large food stores, taverns, night clubs, and fast-food restaurants. These uses may have a negative impact on surrounding residential properties in terms of intensity of development, density, and traffic.

- (E) *The capacity of Village infrastructure and services to accommodate the uses permitted in the requested district without compromising public health, safety or welfare.***

The proposed development is a re-use and not likely to burden the capacity of the Village infrastructure and services or compromise public health, safety or welfare.

***(F) The apparent demand for the types of uses permitted in the requested zoning district in the village in relation to the amount of land in the village currently zoned to accommodate the demand.***

There is a demand for business and professional offices as demonstrated by both the recent re-use of the property located at 120 Livingston Street and the IHA medical office on Dexter-Pinckney Road. In these two cases, the business and professional office uses were allowed by rezonings to CBD and O districts respectively.

Business and professional offices are allowed in ROB, SBD, O, and CBD zoning districts, which represent a substantial amount of land in the Village primarily located on the major roadways of Main Street, Dexter-Pinckney Road, Pearl Street, and South Howell Street.

***(G) Where a re-zoning is reasonable given the above criteria, a determination the requested zoning district is more appropriate than another district or amending the list of permitted or special land uses within a district.***

Rezoning is more appropriate than amending the list of permitted or special land uses within the PL District to allow the business office use proposed.

On the other hand, rezoning to O, Office District, in our opinion, would be more appropriate than SBD given the location of this property and the intensity of some of the uses allowed under SBD. The Office District accommodates a variety of business and professional offices and is intended to have less of an impact on surrounding uses.

***(H) The request has not previously been submitted within the past one year, unless conditions have changed or new information has been provided.***

No rezoning request for this property has been submitted within the past year.

**4. CONCLUSION**

Because some of the intensive uses permitted under SBD are not suited to the location of this property and could have negative impacts on the surrounding residential uses, we suggest the Planning Commission makes a recommendation to the Village Council to deny the rezoning request from PL, Public Lands District to SBD, Secondary Business District for the subject property.

**However, we would suggest the applicant considers requesting a rezoning to O, Office District, a less intensive district than SBD, which would support the development of the proposed insurance business office use along with other business uses that are more appropriate for the location of the property and would likely result in less negative impacts on surrounding properties.**

*Lucie Fortin*

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