



VILLAGE OF
PINCKNEY

APPLICATION FOR ZONING AMENDMENT

Date of Application: 12/15/2022
Owner: Putnam Township
Address: 3280 W. M-36, Pinckney
Phone: 734-878-3131
Email: _____

Applicant: The Corporate Protection Group, LLC
Address: 1126 S. Main St., Plymouth, MI 48170
Phone: 734-667-3910 (Lennie Morgan)
Email: lenniem@cpgstrategy.com

Property Address: 350 Mower Road Tax Code: 14-22-400-010 & 14-22-400-007
Property is located on Mower Rd. between Howell Street and Fairwood Dr. roads
Legal Description (attach if necessary): _____

Existing Zoning: PL (Public Lands) Current Use of the Property: vacant Senior Center

Requested Zoning: SBD (Secondary Business District) Proposed Use of the Property: Office

- Include a statement addressing map amendment criteria as follows:
 - (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;
 - (B) Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district;
 - (C) The ability of the site to be reasonably developed with one of the uses permitted under the current zoning;
 - (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;
 - (E) The capacity of village infrastructure and services to accommodate the uses permitted in the requested district without compromising 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;
 - (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; and
 - (H) The request has not previously been submitted within the past one year, unless conditions have changed or new information has been provided.
- Attach a sketch drawn to scale of the subject property and all property with 100 feet including the use of all properties

I (we) certify that I am (we are) the sole owners of the above property and agree to the request for rezoning as presented.

Signature of Owner: Attached Letter of Authorization

Signature of Applicant: [Signature] Date January 13, 2023

Date of Submittal: 12/15/2022
Fee Paid: \$1,000
Escrow Paid: \$1,500

Planning Commission Action: _____
Recommend Approval or Denial
Date: _____
Council Action: _____
Approval or Denial
Date: _____



22 December, 2022

Julie Durkin
Zoning Administrator
Village of Pinckney
220 S. Howell
Pinckney, MI 48169

RE: Rezoning of 350 Mower St, Pinckney MI

Dear Julie,

Per your note and our meeting, the following is our statement of intent for the above property located in the village.

Upon rezoning and closing on the above property, we will be relocating our offices from Plymouth, MI.

1. Our primary business is insurance advisory and support. We help our clients buy and manage their insurance more efficiently
2. Customer traffic will be minimal, as most of our services are completed virtually
3. We will employ between 8-12 people at the Mower location
4. We have several other locations in the US, as well as Canada.
5. We will be doing some minor improvements to the interior
 - a. New Paint
 - b. New flooring
 - c. Addition of offices
 - d. Addition of a Boardroom
 - e. Upgrade the bathrooms
6. Additional information is available on our company at cpgstrategy.com

Since, I and most of our Michigan employees live in Pinckney or the surrounding communities the building offered a centralized location and ease of commute.

Should you or the board have any additional questions please feel free to contact me.

Thank you for considering our request.

Lennie Morgan
Licensed Insurance Counselor

Cc: Matt Semler, CPG



Putnam Township
3280 West M-36
Pinckney, MI 48169

Dennis M. Brennan
Supervisor

(734) 878-3131
Supervisor@putnamtwp.us

December 20, 2022

The Village of Pinckney
Attention: Jill Chapman, Village Clerk
220 S. Howell St.
Pinckney MI 48169

Subject: 350 Mower Rd. Parcel IDs 14-22-400-007 and 14-22-400-010

Dear Jill,

Acting on behalf of Putnam Township, this letter authorizes Leonard Morgan, as Purchaser under a Purchase Agreement dated October 18, 2022, to apply to the Village of Pinckney for rezoning of the subject property, subject to the closing of the purchase, in accordance with that Purchase Agreement.

We understand that Leonard Morgan has reserved the right to complete the purchase on behalf of a Limited Liability Corporation (LLC) to be named at a later date.

We thank you for your cooperation in this matter.

Very truly yours,

Dennis M. Brennan,
Supervisor

Subscribed and sworn before me, this 20th
day of December, 2022, a Notary Public
in and for Livingston County,
State of Michigan.

Valerie J. [Signature]
(Signature)

NOTARY PUBLIC

My Commission expires 09-23-2025

REZONING STATEMENT
350 MOWER ROAD, VILLAGE OF PINCKNEY MICHIGAN
PARCEL NUMBER'S 14-22-400-010 & 14-22-400-007
FOR
THE CORPORATE PROTECTION GROUP, LLC

The Corporate Protection Group, LLC (CPG) currently has under contract in the Village of Pinckney the former Putnam Township Senior Center located at 350 Mower Road in the Village. It is the intent of CPG to repurpose the building as an office to support their business which consist of insurance advisory and support.

The subject building has been vacant for some time as the Senior Center has been relocated to a larger, more modern facility which better suites their current needs. The building contains ample parking and Village services to function as an office building for the intended proposed use. Immediately to the East is the Mill Pond Animal Hospital located in the Secondary Business District (SBD) Zoning District. Immediately to the West is a single family residence on property that is zoned R3, High Density Residential. A short distance to the West is the St Mary's Cemetery.

In accordance with the Village of Pinckney Application For Zoning Amendment, the following information is provided as required :

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 Recreation and Conservation goals of the adopted master plan states that this category includes "the Mike Levine Lakelands Trail as well as areas that have not been developed because they incorporate environmentally sensitive land". This category however, does not take into account parcels such as the subject parcels that have been developed for a particular use but are no longer viable for such use and need to be repurposed. The subject parcel's contain an existing well-constructed building that sits on a piece of high ground that is easily suited for office use. Ample parking and infrastructure to support such a use are already in place on the property and no exterior improvements are needed and necessary to support the proposed use change. The parcel immediately to the East currently is zoned SBD with an existing Animal Hospital which further supports the proposed use of the subject parcel.

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

As the subject site is already developed and requires no physical changes to the exterior of the site to function, the proposed use is compatible with these items. In fact, the proposed office use will function similarly to the former senior center with respect to these items.

C. The ability of the site to be reasonably developed with one of the uses permitted under the current zoning;

As previously stated, the subject site already has a viable structure existing on the site. Under the current Public Lands District, there is very limited allowable uses that would utilize building such as the one that currently exists. Permitted uses such as “elementary, middle and high schools” would require substantially larger pieces of property while other allowable uses such as “public buildings and public utility facilities” seem undesirable as well as the last uses of the building, a Senior Center and prior to that a library, have relocated to more desirable locations.

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;

While the SBD zoning district has several permitted uses, including the intended professional office, most of such uses are likely not practical due to the existing building and site limitations. The proposed office use that is intended for this re-zoning is compatible with the surrounding uses as it will operate in a very similar manor as the prior Senior Center and Library before that.

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 re-zoning for the use of the existing building as an office will not be detrimental to the Village infrastructure and it will function similarly to the previous Senior Center in those regards.

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;

The demand for the proposed office use intended by the applicant is aligned with the demand by the fact that this will be an owner-occupied facility. This site and current building offers an ideal building configuration and

location that is compatible with their needs. Other nearby locations that met this criteria were not readily available in the immediately vicinity.

- 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;**

With the current Public Land (PL) zoning, the allowable uses are neither compatible or similar to that which would allow an office building. Given the fact that this site contains a vacant building that has many practical uses, such as the proposed office building, a change in zoning appears to be the most logical way to accommodate such.







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

A request for re-zoning has not been submitted within the past one year.

EXHIBIT A - 1



LEGEND

-  SECTION CORNER
-  SET IRON ROD
-  FOUND MONUMENT
-  FENCE
-  FOUND IRON ROD/PIPE
-  SOIL BORING

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL THE REQUIREMENTS OF PUBLIC ACT NUMBER 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.



LIVINGSTON ENGINEERING
 CIVIL ENGINEERING SURVEYING PLANNING
 3300 S. OLD U.S., BRIGHTON, MI 48114
 INTERNET: WWW.LIVINGSTONENG.COM PHONE: (810) 225-7100 FAX: (810) 225-7699

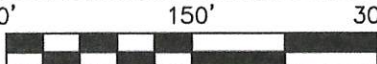
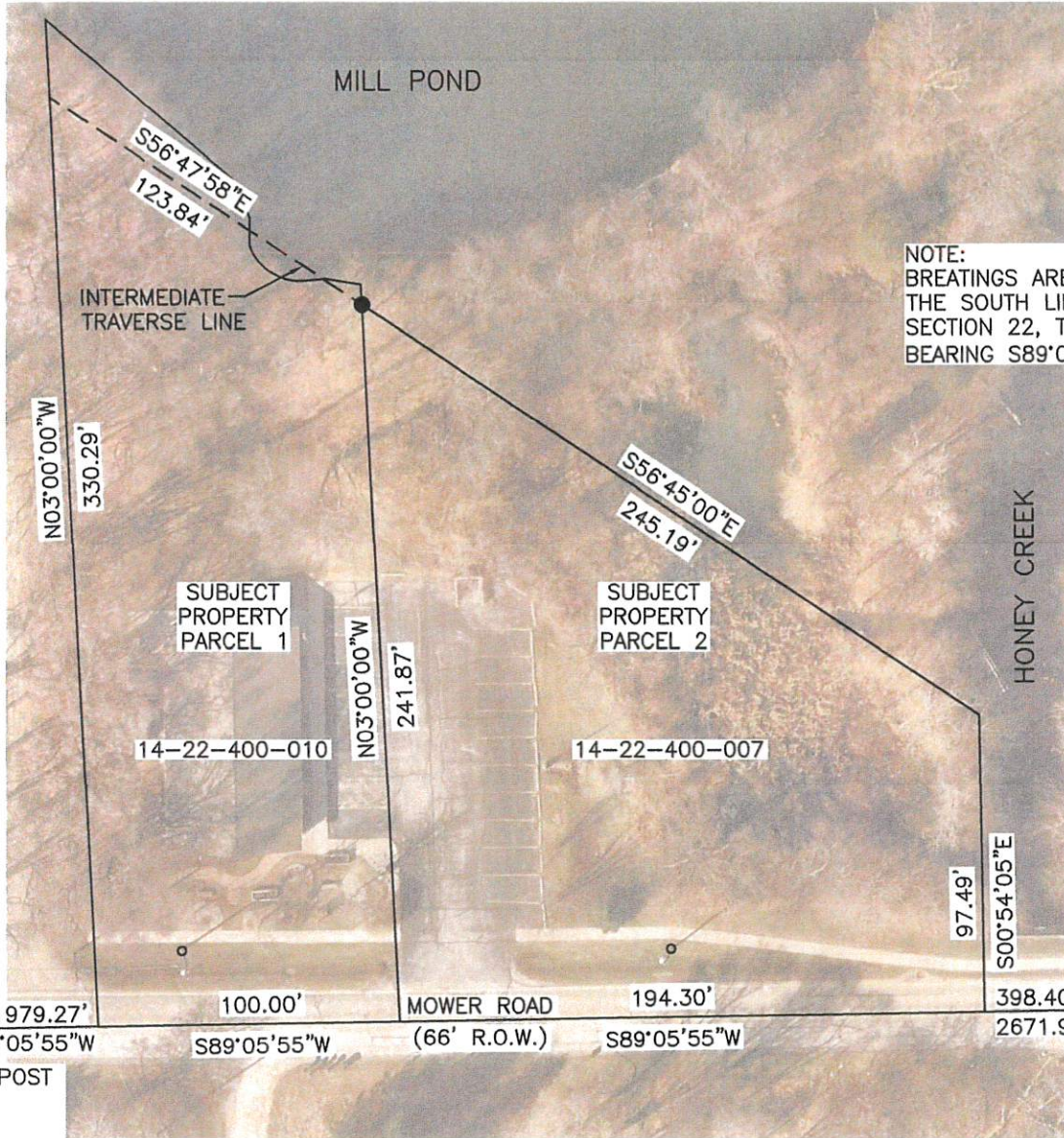


CLIENT		DATE 01/16/23
DESCRIPTION SE 1/4 OF SEC 22 T1N, R4E, PUTNAM TWP LIVINGSTON COUNTY, MI	SCALE 1"=150'	REV.
	SHEET No. 1 of 2	CREW
	DRAWN	CHECK




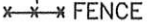


EXHIBIT A - 2



NOTE:
 BEARINGS ARE BASED ON
 THE SOUTH LINE OF
 SECTION 22, T1N, R4E,
 BEARING S89°05'55\"/>

 SOUTH 1/4 POST
 SECTION 22
 T1N, R4E
 LSC 498m

 SOUTHEAST
 CORNER
 SECTION 22
 T1N, R4E
 LSC 499m

LEGEND	 SECTION CORNER	 SET IRON ROD	 FOUND MONUMENT
	 FENCE	 FOUND IRON ROD/PIPE	 SOIL BORING

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL THE REQUIREMENTS OF PUBLIC ACT NUMBER 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.



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 CIVIL ENGINEERING SURVEYING PLANNING
 3300 S. OLD U.S., BRIGHTON, MI 48114
 INTERNET: WWW.LIVINGSTONENG.COM PHONE: (810) 225-7100 FAX: (810) 225-7699


CLIENT	0' 60' 120'	DATE 01/16/23
DESCRIPTION SE 1/4 OF SEC 22 T1N, R4E, PUTNAM TWP LIVINGSTON COUNTY, MI		REV.
	SCALE 1"=60'	JOB No. 23114
	SHEET No.2 of 2	DRAWN
		CHECK

EXHIBIT B

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION OF LAND IN THE COUNTY OF LIVINGSTON, VILLAGE OF PINCKNEY, STATE OF MICHIGAN, AS PROVIDED IN COMMITMENT NO. 2789-651739 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

PARCEL 1:

PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 1 NORTH, RANGE 4 EAST, PUTNAM TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTERLINE OF MOWER ROAD, SOUTH 89 DEGREES 05 MINUTES 55 SECONDS WEST 592.7 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 89 DEGREES 05 MINUTES 55 SECONDS WEST 100 FEET; THENCE NORTH 3 DEGREES WEST TO THE LOW WATER MARK OF THE MILL POND; THENCE EASTERLY ALONG SAID LOW WATER MARK TO A POINT LYING NORTH 3 DEGREES WEST OF THE POINT OF BEGINNING; THENCE SOUTH 3 DEGREES EAST OF THE CENTERLINE OF MOWER ROAD AND THE POINT OF BEGINNING.
TAX ITEM NO. 4714-22-400-010

PARCEL 2:


PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 1 NORTH, RANGE 4 EAST, PUTNAM TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN DESCRIBE AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 22, SOUTH 89 DEGREES 05 MINUTES 55 SECONDS WEST 398.40 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 89 DEGREES 05 MINUTES 55 SECONDS WEST ALONG SAID SOUTH LINE OF SECTION 22, WHICH IS ALSO THE CENTERLINE OF MOWER ROAD RIGHT OF WAY, 194.30 FEET; THENCE NORTH 3 DEGREES 00 MINUTES WEST 235.30 FEET; THENCE SOUTH 56 DEGREES 45 MINUTES 00 SECONDS EAST 245.19 FEET; THENCE SOUTH SOUTH 00 DEGREES 54 MINUTES 05 SECONDS EAST 97.49 FEET TO THE POINT OF BEGINNING.
TAX ITEM NO. 4714-22-400-007

LEGEND	 SECTION CORNER	 SET IRON ROD	 FOUND MONUMENT
	 FENCE	 FOUND IRON ROD/PIPE	 SOIL BORING

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL THE REQUIREMENTS OF PUBLIC ACT NUMBER 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

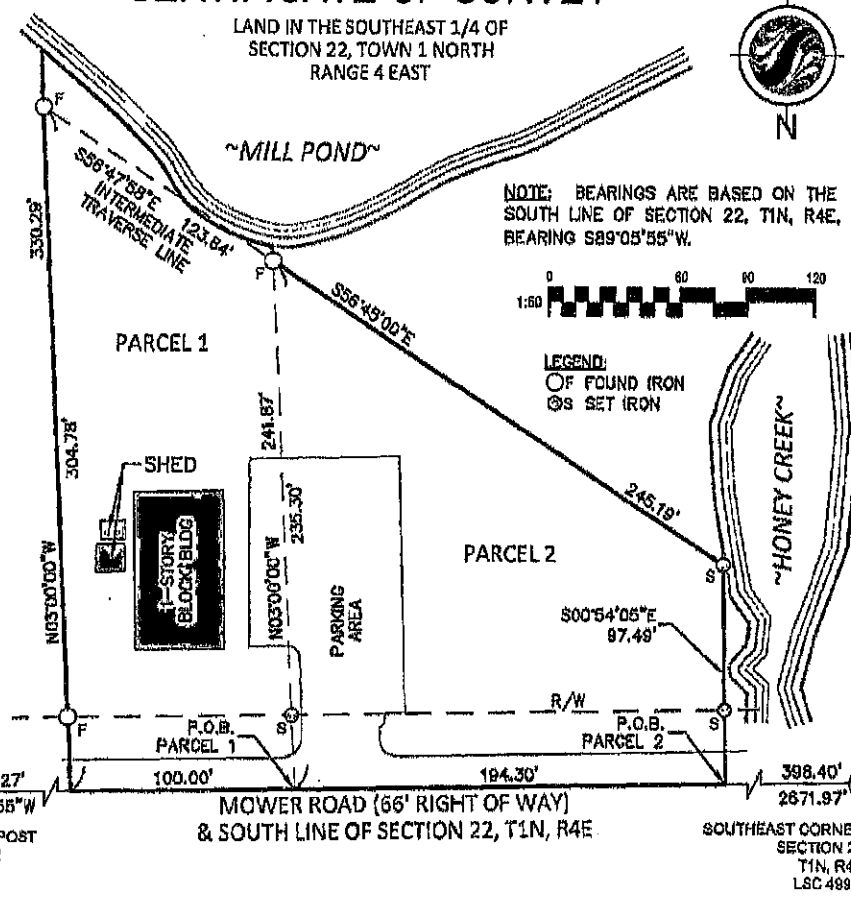


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CLIENT DESCRIPTION SE 1/4 OF SEC 22 T1N, R4E, PUTNAM TWP LIVINGSTON COUNTY, MI	0' 60' 120'		DATE 01/16/23
			REV.
	SCALE 1"=60'	JOB No. 23114	CREW
	SHEET No. 1 of 1	DRAWN	CHECK

CERTIFICATE OF SURVEY

LAND IN THE SOUTHEAST 1/4 OF SECTION 22, TOWN 1 NORTH RANGE 4 EAST



1979.27' S89°05'55"W SOUTH 1/4 POST SECTION 22 T1N, R4E L&C 498m

330.26' 304.78' 241.87' 235.30' 245.19' 97.49'

100.00' 194.30' 398.40' 2671.97'

MOWER ROAD (65' RIGHT OF WAY) & SOUTH LINE OF SECTION 22, T1N, R4E

SOUTHEAST CORNER SECTION 22 T1N, R4E L&C 499m

LEGAL DESCRIPTION OF LAND IN THE COUNTY OF LIVINGSTON, VILLAGE OF PINCKNEY, STATE OF MICHIGAN, AS PROVIDED IN COMMITMENT NO. 2789-651739 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

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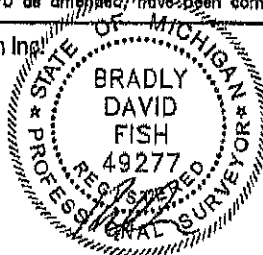
TAX ITEM NO. 4714-22-400-007

I, Brady D. Fish, hereby certify that this survey was prepared under my direct supervision, and that the ratio of closure on the unadjusted field observations of such survey exceeded 1/1000 in accuracy, and that all the requirements of P.A. 132, 1970 as amended, have been complied with.



Stantec

Stantec Consulting Michigan Inc.
 3764 Ranchero Drive
 Ann Arbor MI U.S.A.
 48106-2771
 Tel. 734.761.1010
 Fax. 734.761.1200
 www.stantec.com



Client/Project
 PUTNAM TOWNSHIP
 360 MOWER ROAD
 PINCKNEY, MI 48109

Sheet No.
 SHEET 1

ID# 4714-22-400-007
 ID# 4714-22-400-010

WESTCOR LAND TITLE INSURANCE COMPANY
ALTA COMMITMENT FOR TITLE INSURANCE
(Adopted 6-17-06; Rev. 08-01-2016)

Transaction Identification Data for reference only:

Issuing Agent: Liberty Title Agency
Issuing Office: 111 N. Main Street
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: LIB179105
Issuing Office File Number: LIB179105
Property Address: 350 Mower Rd., Pinckney, MI 48169-9001
Revision Number: 0

SCHEDULE A

1. Commitment Date: 10/17/2022 at 8:00 AM
2. Policy to be issued:
 - a) (X) Owner's Policy (ALTA Owner's Policy (6/17/2006))
Proposed Insured: Bruce Thorne and Leonard Morgan
Proposed Policy Amount: \$360,000.00
 - b) () Loan Policy (ALTA Short Form Residential Loan Policy (12/3/2012))
Proposed Insured:
Proposed Policy Amount:
3. The estate or interest in the Land described or referred to in this Commitment is FEE SIMPLE
4. The Title is, at the Commitment Date, vested in:

Township of Putnam, a Michigan general law township
5. The Land is described as follows:

SEE SCHEDULE C ATTACHED HERETO

Westcor Land Title Insurance Company



Authorized Signatory

This page is only a part of 2016 ALTA Commitment for Title Insurance issued by Westcor Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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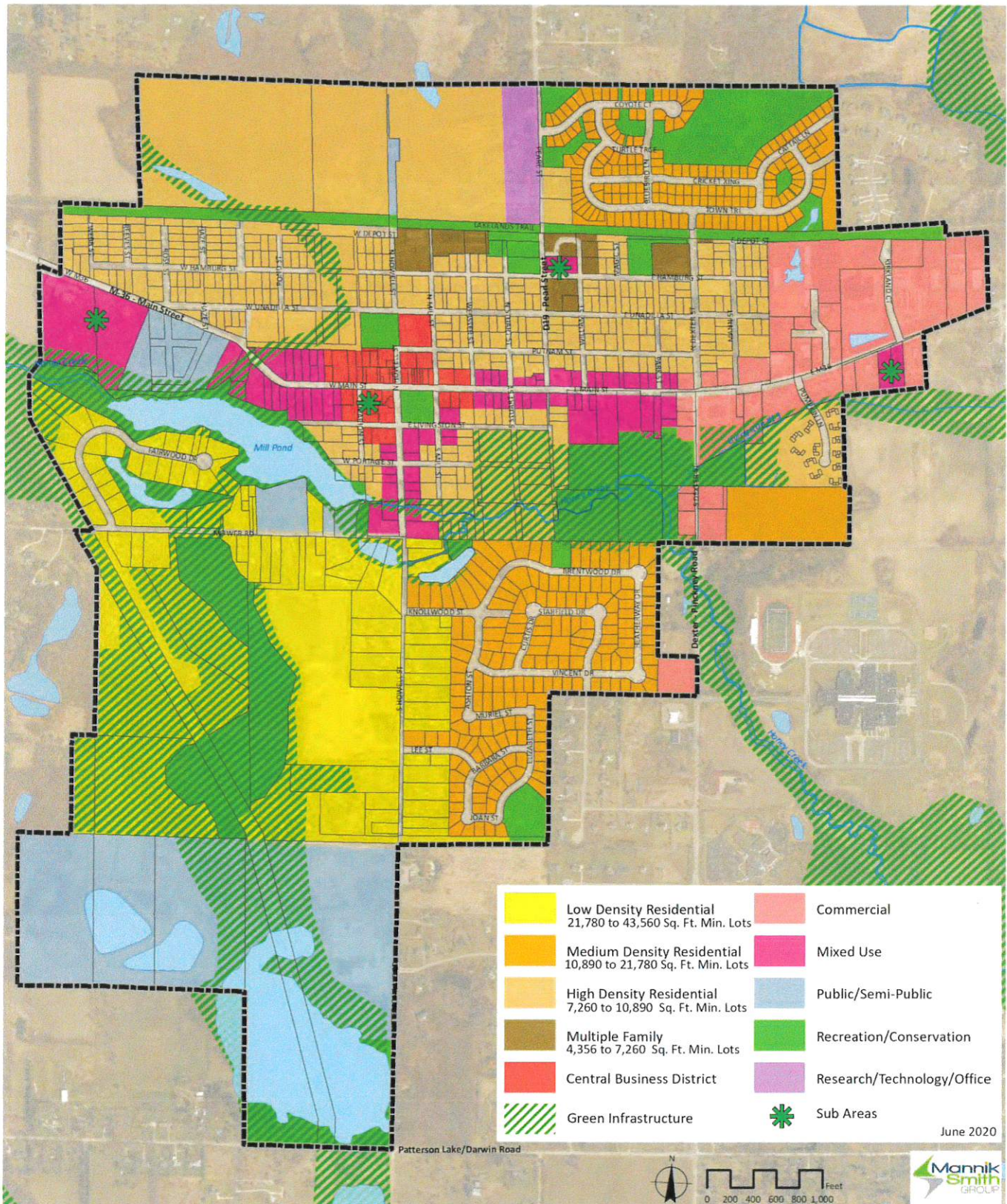
File No.: LIB179105

ALTA Commitment For Title Insurance 8-1-16

AMERICAN
LAND TITLE
ASSOCIATION



Figure 14. Future Land Use Map



Edward Sewart Sr

390 Mower

Pinckney, MI 48169

Carney Enterprises

455 S. Howell

Pinckney, MI 48172

Village

Howell Street, LLC

10261 Honeycomb Ct.

Pinckney, MI 48178

Joe Jr. & Levette Crout

95 Mower

Pinckney, MI 48181

Amelia Nicholas

351 Mower

Pinckney, MI 48184

John & Elizabeth Munn Trust

495 Mower

Pinckney, MI 48187

St. Mary's Cemetery

10601 Dexter-Pinckney Rd.

Pinckney, MI 48190

Johnny & Melissa Diehr

9801 Rolling Greens Dr.

Pinckney, MI 48170

Virgil & Andrea McCall

233 Portage

Pinckney, MI 48173

Charles & Susan Bell

185 Portage

Pinckney, MI 48176

Matthew & Paula Krzewinski

522 S. Howell

Pinckney, MI 48179

David Warnke & Jennifer Pennell

99 Mower

Pinckney, MI 48182

Pinckney Real Estate Co., LLC

664 S. Howell

Pinckney, MI 48185

James Shay & Lynn Beck Shay

P.O. Box 174

Pinckney, MI 48188

Putnam Township Clerk

3280 W. M-36

Pinckney, MI 48191

Larry & Cindy Neblett

3310 Shawnee

Pinckney, MI 48171

Geni Parker

217 Portage

Pinckney, MI 48174

James Loken

306 S. Howell

Pinckney, MI 48177

Kenneth & Catherine Hammer

536 S. Howell

Pinckney, MI 48180

Arvid & Michele Otberg

355 Mower

Pinckney, MI 48183

Sean O'Connor

449 Mower

Pinckney, MI 48186

Village

The Corporate Protection Group

1126 S. Main Street

Plymouth, MI 48170