



June 1, 2023

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

Subject:	Site Plan Review McFarland's Tree Service
Applicant/Owner:	Shane and Angela Black
Location:	425 South Dexter (Parcel # 4714-23-400-015)
Current Zoning:	SBD, Secondary Business District

Dear Commission Members:

We have reviewed the proposed development for Site Plan approval to develop a tree service business including an office space on a property in the SBD, Secondary Business District. This second review focuses on the issues noted in our first review of November 3, 2022 as well as compliance with Section 152.391 of the Village Zoning Ordinance.

1. **PROJECT BACKGROUND AND SITE DESCRIPTION**

The 0.98-acre property includes an existing two-story home with a garage and shed. The applicants intend to use the existing house, garage, and property for a tree service business, which would incorporate an office. The main house exterior is proposed to be improved with a new roof, new windows, and improved access while the interior will be completely renovated with new and updated walls, flooring, and bathrooms. Office and additional storage spaces will be occupying the second floor. Two new pole barns, 3,240 square feet and 1,680 square feet in size, are proposed.

Special land use approval for the development was granted by the Village Planning Commission on July 7, 2021 with a 6-month extension granted on July 6, 2022. The special land use allows a landscape contractor business with office space, a farmers market, and storage of equipment/vehicles.

In addition, preliminary site plan approval for the development was granted by the Village Planning Commission on November 7, 2023 subject to addressing the Village staff, Planner, and Engineer's comments.

The applicants have recently submitted an application for site plan review which includes the application form, fee, and revised site plan drawings dated April 20, 2023. The procedures for granting a final site plan approval are outlined in Section 152.393 of the Village Zoning Ordinance. The Planning Commission reviews the application, and approves, approves with conditions, or denies the final site plan request.



2. SITE PLAN REQUEST RECOMMENDATION

We suggest the Planning Commission postpones approval the final site plan for parcel # 4714-23-400-015 (SPR 002-2023) located at 425 South Dexter until the following has been provided:

- Title commitment or policy for the property;
- A waiver request for the installation of a sidewalk along South Dexter with the understanding that a walkway connection would be added should a pathway be built along the roadway;
- A note on the site plan addressing the approved Planning Commission waiver for a loading/unloading space (approved on November 7, 2022);
- The location and details of any proposed future sign, if applicable;
- Reduction of light intensity levels to 10 foot candles or below within the site unless it can be demonstrated that this is necessary for safety or security purposes;
- Submittal of the light fixture technical data or cut sheets for review by the Planning Commission; and
- Approval from or proof that plans were submitted to all other agencies as applicable (Livingston County Drain Commission, Health Department, Road Commission, Building Department, Pinckney Fire Authority & Police Department, Village of Pinckney Engineer and staff).

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Community Planner/Landscape Architect

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