



VILLAGE OF PINCKNEY

220 S. Howell Street
Pinckney, MI 48169
zoning@villageofpinckney.org

APPLICATION FOR SITE PLAN REVIEW

Site Plan Review #: SP2002-2023
Owner: Shane + Angela Black
Address: 425 S. Dexter
Phone: 734-904-8638
Email: mcfarlandstreetsevice@gmail.com

Date of Application: 4/21/2023
Applicant: Shane + Angela Black
Address: 10704 Whitewood
Phone: 734 904 8638
Email: mcfarlandStreetService@gmail.com

Project Address: 425 S. Dexter Tax Code:

Lot: Subdivision: Zoning:

- Preliminary Site Plan Review [] Final Site Plan Review [x] Preliminary & Final []

Description of Project: obtain special use permit for 425 S. Dexter
Site plan for landscape Nursery, Farmers Market &
Equipment Vehicle & storage

- Submission requirements:
- Site Plan Application
- 6 copies of the Site Plan (24"x36") & 1 digital copy 4
- Impact Assessment Report (if required)
- Environmental Permits Checklist/Hazardous Substances Form (if required)
- Copies of Deed Restrictions, Easements, Protective Covenants, Master Deed or Association bylaws
- Proof that the Plan has been submitted for review to all other agencies (Final Site Plan)
- If the applicant is not the owner of record, a notarized statement from the owner that the applicant is acting on owner's behalf
- All appropriate fees

Submittal shall be made no later than 30 days before the scheduled Planning Commission meeting - Meeting dates are listed on the village website: villageofpinckney.org

Signature of Applicant: [Signature] Date: 4/21/2023

Date of Submittal: 5/1/2023
Fee Paid: \$700.00
Escrow Paid:

Planning Commission Action:
(minutes shall be attached)
Preliminary Site Approved
Final Site Plan Approved

Table with Fees and Escrow Account Deposit sections. Fees include Pre-Planning Meeting (\$1,000), Site Plan Application Fee (\$700), and Site Plan Revision (\$350). Escrow Account Deposit includes Site Plan (Site size not disturbance area) with rates for less than 1 acre to over 10 acres.



April 24, 2023

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

RE: McFarland's Tree Service
425 S. Dexter Street

Dear Ms. Durkin;

Please find attached three sets of the site plan for the site at 425 S. Dexter Street, in addition to three sets of the architecture plans for the same project. The plans have been revised in accordance with review letters issued by Lucie Fortin of Mannik Smith Group and Joseph C. White of Wolverine Engineers & Surveyors. Revisions include:

- Noted approximate height of existing structures on site
- The parking and storage area narrative has been revised to reflect more precisely expected on site usage
- Parking lot details have been revised to reflect Village Technical Standards
- Driveway has been revised to be full width for its entire length and to meet Village Technical Standards for materials
- Road frontage has been revised to leave room for future public walkway project and in anticipation of requesting a waiver for the requirement for a road frontage sidewalk to be installed
- Bumper blocks have been proposed adjacent to parking in proximity to proposed outbuilding.
- Proposed landscaping has been updated to better screen proposed outbuildings and existing structures, avoid existing active and reserve septic fields, and leave adequate space for a future public walkway project along Dexter Street
- Notes regarding colors and materials for existing and proposed buildings have been added
- A lighting plan has been added to the plan set
- Additional information has been added to plan set including: gross site area, dimensions for Dexter Street

If there are any concerns, please let us know.

Respectfully;
DESINE INC.

A handwritten signature in blue ink, appearing to read "Steve Baibak". The signature is fluid and cursive, with the first name "Steve" being more prominent than the last name "Baibak".

Steve Baibak

**Board of County Road Commissioners
Livingston County, Michigan
Application for Permit to Construct a Commercial Driveway Approach**

Name of Proposed Development: McFarland's Tree Service

Township: Village of Pinckney Section: 23

Roadway On: S. Dexter Street/Dexter-Pinckney Rd. Side of Road: North South East West

Crossroad Reference: 900 feet mile N S E W of M-36
 (Distance) (Direction) (Nearest Crossroad)

Property Owner: Shane & Angela Black Contractor: _____

Current Address: 425 Dexter Pinckney Address: _____

City, State, Zip: Pinckney, MI 48169 City, State, Zip: _____

Day Phone: (734) 904-8639 Day Phone: _____

Email: mcfarlandstreeservice@gmail.com Email: _____

Applicant Requirements

- A copy of site plan is required to be submitted electronically to permits@livingstonroads.org.
- Property corners and centerline of approach must be clearly staked. Indicate date when stakes will be placed: _____
- Prior to issuance of a construction permit, Contractor information must be completed and a certificate of insurance (with the Livingston County Road Commission named as an additional insured) is required. Please check on box below that applies:
 - Contractor has not been selected. Information and insurance will be provided at later date.
 - Contractor information is complete. Certificate of insurance will be provided at later date.
 - Contractor information is complete. Certificate of insurance is attached or on file with LCRC.
- Is the applicant the property owner? Yes No

(If no, print name, company and phone number/email of applicant)

By checking this box, the Property Owner, Contractor and Applicant are hereby accepting the terms and conditions as outlined on the permit and approved plans.

LCRC Use Only

*Initial Application Fee =	\$ 200.00	Payment #1	Payment #2
**Additional Fees (determined by the LCRC)		_____/_____/_____ Date Received	_____/_____/_____ Date Received
Plan Review(s) = _____ @ \$40.00 = \$ _____		<input type="checkbox"/> Cash	<input type="checkbox"/> Cash
Inspection(s) = _____ @ \$40.00 = \$ _____		<input type="checkbox"/> Check No. _____	<input type="checkbox"/> Check No. _____
Total Additional Fees = \$ _____		<input type="checkbox"/> Credit Card	<input type="checkbox"/> Credit Card
Total Additional Fees =	\$ _____	_____/_____/_____ Receipt No. \$ _____ Amount	_____/_____/_____ Receipt No. \$ _____ Amount

***Application Fee** includes application, initial field inspection, construction permit, compliance inspection and compliance report.

****Additional Fees** may be required if services exceed the scope associated with the Application Fees and will be determined by the LCRC.

1/2023

Property Owner: _____

Township: _____

Review No: _____