

**VILLAGE OF PINCKNEY  
PLANNING COMMISSION  
MONDAY, JUNE 5, 2023**

**CALL TO ORDER:**

The meeting was called to order by Chairperson Oliver at 7:00 p.m.

Present: Deborah Grischke

Joseph Hartman

Ted Kinczkowski

Christine Oliver

Donald Oliver

Absent: Robert (Tim) Brown & Trisha Wagner

Also Present: Julie Durkin, Zoning Administrator & Planner Lucie Fortin (via Teams)

**APPROVAL OF AGENDA:**

Motion by Grischke supported by D. Oliver

To approve the agenda as presented

VOTE: Ayes: 5      Nays: 0      Absent: 2      MOTION CARRIED

**APPROVAL OF MINUTES:**

Motion by Kinczkowski, supported by Grischke

To approve the minutes of the May 1, 2023 Regular meeting as presented

VOTE: Ayes: 5      Nays: 0      Absent: 2      MOTION CARRIED

**REPORTS:**

**PUBLIC FORUM:**

Chairperson Oliver opened the public forum at 7:06 p.m. Hearing no comment, the forum was closed at 7:06 p.m.

**OLD BUSINESS:**

1. Sign Ordinance Amendments
  - a. Discussion
  - b. Schedule Public Hearing for July 6, 2023

Zoning Administrator Durkin stated that this was discussed during her absence at the last meeting however, there are still three areas that we still need clarification. The first being the proposed language for businesses within the SBD district additional advertising twice per year for special sales, hiring, etc. She discussed the number of signs that are popping up at businesses. For example, there are at least 10 additional signs in front of Taco Bell and advertising of events and businesses within the right-of-way. Her suggestion is to try to help the business owners but still put some limitations on what can be done.

Discussion was held on increasing the number of times per year. Durkin stated that if you allow this, it becomes permanent signage because it is up throughout the year in addition to their ground signage, wall signage, etc. Discussion was held on all of this becoming sign pollution. She further stated that our current ordinance allows for no temporary signage. She is suggesting a compromise. Further discussion was held on why this is not being enforced. Durkin discussed that it would take a lot more time to do so, and she feels that the proposed language would give her some additional leverage that if they ignore the ordinance, then they will not be allowed the two times per year that is allowed. Additional discussion was held on possibly allowing four times per year, but again this becoming more of a permanent situation. Discussion was held on the duration of the proposed temporary signage. Durkin stated that she is proposing two times per year for seven consecutive days. She further stated that she feels that if you are going to have it more than twice per year, we should not have it at all due to the enforcement and tracking of it.

Discussion was held on easier enforcement when the necessary permits are obtained.

Discussion was held on the current sign ordinance allowing sandwich board signs within the CBD and the limited wall signage available within that district.

Discussion was held on a problem with having an ordinance that it difficult to enforce and the number of violations that occur.

Zoning Administrator Durkin stated that the second discussion is similar, but addresses community events such as church rummage sales, movies in the park, etc. She is suggesting that we allow some signage. Currently we do not have regulations for these events other than they are not allowed other than garage sales. She is suggesting we allow signage on the premises where the function will take place with a 50 square foot maximum or 25 square feet per side and then allow additional off-premises signs on private property, not within the road right-of-way. There is a time limitation being proposed as well. Durkin stated that her biggest concern is the road right-of-way. No signs should be placed in the right-of-way.

Discussion was held on the fine for municipal civil infractions. Further discussion was held on enforcement.

Discussion was held on political signage. Durkin stated that after the discussion at the last meeting regarding the time between the the primary and general elections, she has revised the text to allow political signs to be erected 90 days prior to an election. She pointed out that the problem with doing so will result in allowing political signs to remain for a period of 6 months every two years. It was stated that the number of signs would "thin out" after the primary. Discussion was held on why we would care if they have to take them down and put them back up.

Discussion was held on the poor condition that some of these temporary paper type signs become if left unattended.

Discussion was held on bringing these topics to the joint meeting with Council. This will give everyone time to consider the discussion tonight as well.

It was stated that there is no need to schedule any public hearing at this time.

**NEW BUSINESS:**

1. Request for Extension of Final Site Plan – Grant’s Place

Zoning Administrator Durkin stated that we have a request from Chris Bonk for a one-year extension of his final site plan for Grant’s Place. He has indicated that it is possible to begin construction later this year.

Motion by Hartman, supported by Grischke

To approve the one-year extension of the Final Site Plan for Grant’s Place

VOTE: Ayes: 5            Nays: 0            Absent: 2            MOTION CARRIED

2. Final Site Plan Review - SPR-002-2023

Applicant: Scott & Angela Black

Location: 425 S. Dexter

Proposed McFarland’s Tree Service, Landscape & Nursery

Zoning Administrator Durkin stated that we have both the Engineer’s and the Planner’s review letters. There are still a lot of items outstanding that need to be addressed.

Planner Fortin discussed her letter of review. She indicated that most of the issues from the preliminary review have been addressed with a few outstanding items including the sidewalk, lighting and signage issues. We appreciate the efforts in addressing the landscaping issues. However, there are outstanding engineering items as indicated in that review that need to be addressed before we can recommend approval of the final site plan.

Zoning Administrator Durkin stated that she has discussed with the applicant the need for applying for waiver of the Technical Standard and she did have the title commitment document. The Fire and Police Departments have no comment on the site plan, which means that they both agree with what has been presented. We do not have anything from Livingston County Health Department, Drain Commission or Road Commission. She has discussed many of the items with the applicant and they are aware of what they need to do moving forward. She would suggest that we table approval of the final site plan at this time until the August meeting.

Motion by Kinczkowski, supported by Grischke

To table the consideration of Final Site Plan for 425 Dexter (McFarland’s Tree Service) until August to allow the applicant to address the concerns of the Village Planner and Engineer

VOTE: Ayes: 5            Nays: 0            Absent: 2            MOTION CARRIED

3. Joint Meeting with Council – July 10, 2023

a. Topics of Discussion

Zoning Administrator Durkin stated that the joint meeting is scheduled for July 10<sup>th</sup> and asked if there is anything that the Planning Commission would like to discuss with Council or any issues you feel you would like direction from Council.

The question was asked if this is strictly Planning Commission or does it deal with DDA as well. Durkin stated that the DDA is an Authority, not a Commission. However, the Planning Commission is the DDA as well and this would be an appropriate time to discuss projects, etc. of the DDA.

Durkin stated that we had discussed the Property Maintenance Code and Subdivision Control as well, both are not pressing at this time. We have no proposals coming forward for a platted subdivision and we want to make sure that we pick the sections of the Michigan Property Maintenance Code that we would like to adopt locally, which will take some time.

b. Annual Report to Council – Discussion/Approval

Durkin stated that at this meeting, she would also like to present to Council the annual report of the Planning Commission as required. She has prepared the document and looking to see if there are any suggested changes. The Commission can either make changes or approve the document as presented.

Discussion was held on some of the DDA projects also being included in the report.

Motion by Kinczkowski, supported by Grischke

To approve the Annual Report to Council as prepared

VOTE: Ayes: 5                      Nays: 0                      Absent: 2                      MOTION CARRIED

**PUBLIC FORUM:**

Chairperson Oliver opened the public forum at 7:59 p.m. Hearing no comment, the forum was closed at 7:59 p.m.

**MEMBER DISCUSSION:**

Member Kinczkowski stated that although this is also a Council issue, his feeling is that we should not be waiving all of the sidewalk requirements. If we waive one and then their neighbors, and then the next, we might as well get rid of the requirement. He understands that someone does not want to put in a sidewalk to nowhere, but until we make people put in the sidewalks, we are never going to have sidewalks.

Discussion was held on the need to have the requirement so that there is something to connect to. Further discussion was held on the property just discussed on Dexter Road which may be an exception given the plans for a path to the high school. Discussion was held drafting resolutions requiring participation or if nothing moves forward by a certain date, they must meet the requirement. Discussion was held on meeting the criteria set forth for granting waivers.

**ADJOURNMENT:**

Motion by Kinczkowski, supported by Hartman

To adjourn the regular Planning Commission meeting at 8:07 p.m.

VOTE: Ayes: 5      Nays: 0      Absent: 2

MOTION CARRIED

Respectfully submitted,

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Christine Oliver, Chairperson

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Julie Durkin, Zoning Administrator  
Recording Secretary