



VILLAGE OF PINCKNEY

APPLICATION FOR ZONING AMENDMENT

Date of Application: 9-12-23
Owner: Bre 475 Pinckney LLC.
Address: 195 E. Hamburg St.
Phone: 734-323-2717
Email: Stefan@KriEnterprises.com

Applicant: Stefan Kri... mm BRE475
Address: 195 E. Hamburg
Phone: 734-323-2717
Email: Stefan@KriEnterprises.com

Property Address: 183 E. Hamburg Formerly 450 Howell Tax Code:
Property is located on Hamburg between Howell and D-19 roads
Legal Description (attach if necessary): TAX ID 4714-23-301-004
183 E. Hamburg Street Pinckney ME 48169

Existing Zoning: ... Current Use of the Property Storage
Requested Zoning: SBD Proposed Use of the Property Recreational Facility

- 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...
(B) Compatibility of the site's physical, geological, hydrological and other environmental features...
(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...
(E) The capacity of village infrastructure and services to accommodate the uses permitted in the requested district...
(F) The apparent demand for the types of uses permitted in the requested zoning district...
(G) Where a re-zoning is reasonable given the above criteria, a determination the requested zoning district is more appropriate...
(H) The request has not previously been submitted within the past one year...
Attach a sketch drawn to scale of the subject property and all property within 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 [Signature]
Signature of Applicant [Signature] Date 9-12-23

Date of Submittal: 9/15/23
Fee Paid:
Escrow Paid:

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

BTC 475 Pinckney, LLC 195 E Hamburg Pinckney, MI 48169

September 12, 2023

Application for Zoning Amendment

Proposed Conditional Rezoning of the Parcel from R-4 to SBD Section 152.182 (J) & (K)
Statement of Reason for Requested Change, Use Proposed and Voluntary Proposed Conditions

Subject Property

183 E. Hamburg St. Pinckney, MI 48169

Subject Change in use

Proposed Indoor/Outdoor Recreation

Multi-Function Recreational Activities Facility

Providing Recreation Activities to the Community and Surrounding Areas

We are Voluntarily Proposing to have the Property Conditionally Re-Zoned to SBD Special use Sections (J) and (K), the Latest Intensive Zoning in Which the Building and Property May be Revitalized Using the Special Land Use Category.

The conditions we are voluntarily proposing for the rezoning to SBD are as follows:

- Enhance an Existing Property and Structure by Revitalizing the Exterior with a Façade Improvement and Internal Upgrades for internal functionality
- Enhance Offerings to the community and surrounding area by offering Indoor/Outdoor Recreation
- Provide an outlet Opportunity For the youth of our community and surrounding areas
- Utilize Existing Exterior Security Lighting
- The Main Entrance / Exit Located at 195 E. Hamburg
- Install a pedestrian Gate along the E. side of the 195 E Hamburg Main Gate
- Pedestal Mailbox/signage to separate Vehicle & Pedestrian Gates at 195 E. Hamburg
- Install shrubbery for Screening of the fence along Hamburg St. & Howell St.
- Extend Sidewalk From Current Location at E. Hamburg East Corner of property at the street to include service walk into the pedestrian Gate and continue to the corner of N. Howell

The Structure within this Property is a Pre Engineered Metal Building (PEMB) in excess of 30,000 sq. ft. The parcel has approx. lot dimensions of 335' along N. Howell and 360' along E. Hamburg. The area described does not include the balance of additional parcels that make up the entire property. Our intent is to enhance the exterior of the structure, improve the overall appearance of the exterior fence, enhance access to the property by adding a pedestrian gate, extending the sidewalk, adding Interior and exterior recreational activities (ie; Sports, BMX, Electric RC cars, Skateboards, Scooters, Bouldering Gym, Fitness Gym, Yoga, etc.). The owner of the property will provide a shared driveway and parking agreement with the adjoining parcel so the existing entrance and lots may be utilized to their full capacity for parking. An alternate space will be allocated for overflow and/or additional parking if necessary. The interior space we would like to include the following: restrooms and or locker rooms, vending, counter sales, supportive gear, equipment rentals and seating.

BTC 475 PINCKNEY, LLC
P.O. Box 589
Pinckney, MI 48169
Tel: (810) 436-9840 • Fax: (810) 299-2983

Proposed Voluntary Conditions

1. A shared driveway and parking agreement between parcels will be executed upon acceptance of the proposed land use.
2. Parcel 4714-23-301-004 has three potential access gates. We will only use the southeast access as the main entrance and exit for the sports complex.
3. Internal building Hours of operation: Monday-Saturday 9 AM to 10 PM, Sunday 10 AM to 8 PM.
 - i) External Recreational Hours of operation: 10 am to 9 pm Monday-Saturday, Sunday 10 am to 8 pm (seasonally adjusted to operate during daytime hrs only).
4. The purpose of this conditional rezoning is for indoor/outdoor recreational use only. If this use should end, the parcel will revert back to HDR (R-4) within 12 months.

Stefan N Kril II
Managing Member
BTC475 Pinckney, LLC