



September 13, 2023

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

Subject:	Final Open Space Residential Plan Review – Second Review Lakeland Knoll
Applicant/Owner:	Progressive Properties, Inc. / Mr. Marshall Blau
Location:	Vacant Land in the Northeast Quarter of Section 22 (Parcel # 4714-22-200-004 & 4714-22-200-005)
Current Zoning:	R3, High Density Residential District / Residential Open Space Development
Project No.:	P1040012

Dear Planning Commission Members:

We have conducted a thorough review of the proposed residential open space development for Final Site Plan approval to construct Lakeland Knoll, a single dwelling residential development. This report constitutes our second review focusing on addressing the comments from our previous evaluation dated 7/26/2023, as well as additional comments based on the new set of plans dated 8/30/2023.

A. REVIEW COMMENTS

Landscaping and Screening

In accordance with the Village of Pinckney zoning ordinance, a landscape buffer area is required along the outer boundary of Residential Open Space developments as stipulated in Section 152.354.

The most recent landscape plan, Sheet LP-1 dated 08/15/2023 illustrates the preservation of existing vegetation, largely meeting the stipulated standard throughout most of the development. However, the area located south of Pond 2 will be significantly impacted by the proposed grading operations and, as a result, the existing trees in that area are likely to be cleared. The Landscape Plan acknowledges the need for “a natural landscape buffer to be maintained, supplemented, or installed.” We have provided snippets highlighting these specific areas for clarity (Figures 1 and 2 on page 2).

In light of the concerns raised during the public hearing on September 6, 2023, **a revised landscape plan for the area south of Pond 2 should be provided for Planning Commission review.** This plan or detail should specifically address the area to be cleared and must meet the intent of the buffer requirement and maintain, as was agreed in 2020, a “natural look” for the development.

The Landscape Plan also shows proposed street trees within the street rights-of-way. **In accordance with Section 152.266 (D), street trees are required to be planted within a ten-foot planting strip immediately adjacent to the road right-of-way.**

Figure 1. Lakeland Knolls Landscape Plan – Area south of Pond 2

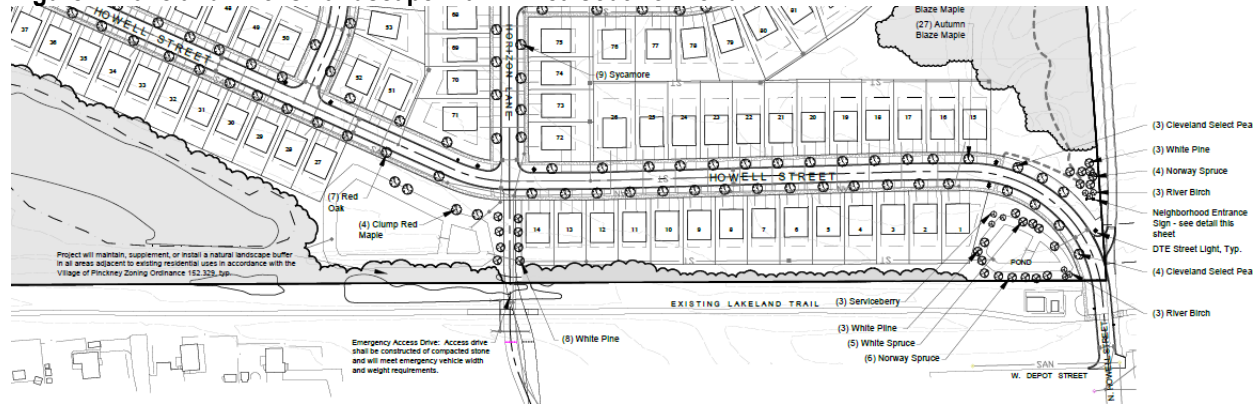
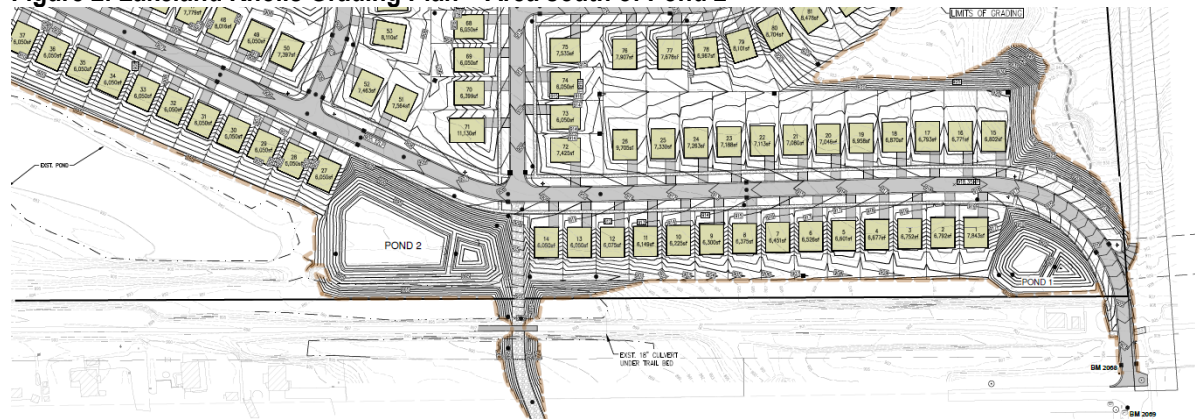


Figure 2. Lakeland Knolls Grading Plan – Area south of Pond 2



B. FINAL SITE PLAN REQUEST RECOMMENDATION

We suggest the Planning Commission recommends Village Council approval of the final open space residential development plan proposed for parcel numbers 4714-22-200-004 and 4714-22-200-005 contingent upon the following:

1. Submission of a revised landscape plan addressing the comments outlined on Page 1.
2. Submittal of the EGLE permit to the Village before commencing construction.
3. Submission of a complete final site plan package, which includes the photometric plan, light fixture specifications, and typical building elevations.
4. Approval of the final Master Deed and Bylaws by the Village Attorney.
5. Resolution of any addition concerns raised by the Village staff, Village Engineer, and receipt of final approval from the Putnam Township Fire Marshal regarding the emergency access.

Please do not hesitate to contact us if you have any questions.

Sincerely,

Lucie Fortin

Lucie Fortin, AICP, PLA
Community Planner/Landscape Architect

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