

**VILLAGE OF PINCKNEY  
PLANNING COMMISSION  
WEDNESDAY, SEPTEMBER 6, 2023**

**CALL TO ORDER:**

The meeting was called to order by Chairperson Oliver at 7:00 p.m.  
Chairperson Oliver led those present in the pledge of allegiance.

Present: Savanna Gee

Deborah Grischke

Joseph Hartman

Ted Kinczkowski

Christine Oliver

Absent: Robert (Tim) Brown & Trisha Wagner

Also Present: Julie Durkin, Zoning Administrator & Planner Lucie Fortin

**APPROVAL OF AGENDA:**

Motion by Kinczkowski, supported by Hartman

To approve the agenda as presented

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

**APPROVAL OF MINUTES:**

Motion by Kinczkowski, supported by Wagner

To approve the minutes of the August 7, 2023 Regular meeting as presented

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

**REPORTS:** None

**PUBLIC FORUM:**

Chairperson Oliver opened the public forum at 7:02 p.m.

Mr. Mike Szfranski of 120 Livingston (State Farm) stated that he is excited about the possibility of a new neighborhood being developed and wanted to voice his support.

Mr. Rick Beaudin read a letter of support from Rick Todd, Superintendent of Schools who could not attend this meeting. His letter addressed his support of the new development being proposed and opportunity to invest in the next generation of families. Mr. Beaudin also expressed his support and discussed the need for new development and housing. He stated that as President of the Chamber of Commerce, we need families to support our local businesses as well. He further discussed the demand for affordable housing.

Hearing no further comment, the forum was closed at 7:11 p.m.

**OLD BUSINESS:**

1. Sign Ordinance Amendments
  - a. Public Hearing

Chairperson Oliver opened the public hearing at 7:12 p.m. Hearing no public comment, the public hearing was closed.

- b. Recommendation to Village Council

Zoning Administrator Durkin discussed the communication from the Village Attorney regarding the temporary sign language that we have proposed. She discussed the options to move this forward. We could adopt the ordinance as prepared, amend the language with more generic temporary sign language much like the example from City of Troy, adopt the language except for the temporary sign language and continue to work on that for adoption at a later date.

Member Kinczkowski indicated that we have been over this several times and feels that we should recommend to Village Council adoption as it is written.

Durkin made one correction to page 11 (H)(3) to read: The signs shall not exceed six square feet in area and four feet in height. This will keep the language consistent.

Motion by Kinczkowski, supported by Grischke

To recommend to Village Council adoption of the revised Sign Ordinance as written with the correction to page 11 (H)(3)

ROLL CALL VOTE: Brown - Absent

Gee - Yes

Grischke - Yes

Hartman - Yes

Kinczkowski - Yes

Wagner - Absent

C. Oliver - Yes

MOTION CARRIED

2. Final Site Plan Review – Lakeland Knoll
  - Applicant: Progressive Properties – Marshall Blau
  - Location: Vacant Land west of water tower
  - Proposed 123-unit single family – Residential Open Space Development
  - a. Public Hearing

Chairperson Oliver opened the public forum at 7:14 p.m.

Mr. Jerry Marhofer of 7744 Hinchey Road stated that although he does not live in the Village, he has been in the area for many years. He indicated that we are going to see growth and we need a development such as this.

Carrie Cline of 422 Pond Street stated that she has had opportunity to speak with Mr. Blau who has been very personable. She is in favor of the development as well as growth. She hopes that we can keep the aesthetics of the

Lakeland Trail. She would like to see some type of access to downtown from the trail. She further discussed the need for people in town to support our local business as we are not a pass-through town.

Zoning Administrator Durkin stated that we have received letters in favor of the development from Mr. Marhofer, Dave and Kelly Massey and EJ Sherry who is also thankful that the construction traffic will not be using N. Howell Street.

Natalie Schultz of 443 Coleman Street voiced her concern about losing their scenery. She asked how much of the woods we expect to lose. Discussion was held on the plans that are available. Ms. Schultz indicated that she is in favor of development as long as they do not lose their view.

Hearing no further comment, the public hearing was closed at 7:21 p.m.

b. Revised Final Site Plan – Table for further review

Zoning Administrator Durkin stated that at the last Village Council meeting, the applicant was granted a waiver of the technical standards allowing the 27-foot-wide roads as opposed to the 31-foot-wide roads that are required. He has submitted revised site plans which are being reviewed. Possibly by the next meeting, we will have plans for review and recommendation. At this point, we should table consideration.

Mr. Blau discussed the Fire Department's requirement of the secondary access. He stated that the DNR actually has a 100-foot right-of-way for the trail and the lots along the trail are 132 feet deep. Current residents should not be able to see these homes, with possibly the exception being the winter months.

Mr. Blau presented a petition from the residents on Pond Street supporting the development.

Mr. Blau gave a brief summary of the project and the process to date. He discussed the proposed two phases.

Motion by Hartman, supported by Grischke

To table consideration and recommendation to Village Council the final site plan for Lakeland Knoll until the next meeting

VOTE:

MOTION CARRIED UNANIMOUSLY

**NEW BUSINESS:**

1. Kril – Reversion of zoning based on Conditional Re-Zoning Agreement
  - a. Schedule public hearing for October 2, 2023

Zoning Administrator Durkin stated that at the last meeting, the Village Council requested that the Planning Commission begin the process to revert the zoning at 450 N. Howell from SBD back to the R-4 zoning district based on the agreement for conditional rezoning. A lot of time has passed with no progress on the site plan. COVID, supply chain issues, etc. kept him from moving forward. However, no extension was requested and the site plan and special land use approval have expired. According to our zoning ordinance, we must hold a public hearing and revert the zoning back to R-4. However, Mr. Kril was at that last Council meeting and expressed his desire to move forward with the site plan. She has sent Mr. Kril an email indicating that if he desired to do so, he could make application for a conditional rezoning and agreement to maintain the SBD zoning that could be heard at that public hearing as well.

He would then have to request the special land use and site plan approval, which could be done fairly quickly as, most likely, there would not be any significant change.

Motion by Kinczkowski, supported by Hartman

To schedule a public hearing for rezoning of 450 N. Howell

Discussion was held on the differences in procedure for the reversion process from the State to our local ordinance. Zoning Administrator Durkin stated that in this case, we do have to follow our ordinance. We will be looking at changing the language of the ordinance in the future to bring it in line with the State regulations.

ROLL CALL VOTE: Brown - Absent

Gee - Yes

Grischke - Yes

Hartman - Yes

Kinczkowski - Yes

Wagner - Absent

C. Oliver - Yes

MOTION CARRIED

**PUBLIC FORUM:**

Chairperson Oliver opened the public forum at 7:31 p.m.

A request was made to clarify what is taking place for the Kril property. Zoning Administrator Durkin gave a brief summary of the conditional rezoning agreement, special land use and site plan for a sports complex.

Hearing no comment, the forum was closed at 7:33 p.m.

**MEMBER DISCUSSION:** None

**ADJOURNMENT:**

Motion by Hartman, supported by Kinczkowski

To adjourn the regular Planning Commission meeting at 7:33 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