

VILLAGE OF PINCKNEY

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

SPECIAL LAND USE PERMIT APPLICATION

Case #: SPU-2023-001
Owner: Pinckney Developments LLC
Address: 17228 Summit Dr, Northville, MI 48168
Phone: 734-674-3958
Email: mlytwyn321@gmail.com

Date of Application: 10/26/2023
Applicant: Marco Lytwyn
Address: 17228 Summit Dr, Northville, MI 48168
Phone: 734-674-3958
Email: mlytwyn321@gmail.com

Project Address: 1268 E Michigan 36, Pinckney, MI 48169 Tax Code: 4714-23-400-007

Lot: 14-23-400-007 Subdivision: _____ Zoning: SBD

Legal Description: 14-23-400-007 SEC 23 T1N R4E COMM E 1/4 COR TH 50020 '19" E 587.39 FT TH 57034 '10" W 595.63 FT TH 57105 '37" N 205 FT TO POB. TH 50047 '36" E 423.71 FT 58716 '07" W 107 FT TH N0035 '00" W 342.83 FT TH N7105 '37" E 111 FT TO POB. .995 AC M/L REDESCRIBED 5-06

Description of Request/Project (Attach Proposal): We are proposing a special land use application for a marijuana establishment.

Check any that apply:

Marijuana Establishment Residential Open Space Condominium or other Planned Development

Submission requirements:

- Preliminary site plan containing all information required by Section 152.389 of the Zoning Ordinance
- Written statement and supporting evidence explaining how the special land use will comply with the general criteria in Section 152.242-152.243 of the Zoning Ordinance
- 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

Signature of Applicant: Date 10/26/2023

Date of Submittal: 10/20/23

Fee Paid: \$700⁰⁰

Escrow Paid: \$1000⁰⁰

(The applicant is responsible for replenishing the escrow account in \$2,000 increments to maintain 30% balance of the original escrow amount.)

Action: _____

Public Hearing Date: _____

Decision of Planning Commission: _____

Council Meeting Date: _____

Granted Denied














ESSENCE - PINCKNEY

1268 E M-36
PINCKNEY, MI 48169



Sheet List	
Sheet Number	Sheet Name

A000	COVER SHEET
A001	SITE PLAN - EXISTING
A001.1	SITE PLAN - PROPOSED
A002	LANDSCAPE PLAN
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A102	ELEVATIONS
A103	POWER PLAN
A600	AXON VIEW - NW
A601	AXON VIEW - SW
A800	POINT OF SALE PLANS
A801	DISPLAY CASE PLANS
R001	EXTERIOR RENDERING 2
R002	EXTERIOR RENDERING 1
R003	INTERIOR RENDERING 1
R004	INTERIOR RENDERING 2
R100	TEMP - EXTERIOR RENDERING 1
R101	TEMP - EXTERIOR RENDERING 2

-  Buffer from Sensitive Land Uses
-  ODA Boundary
-  R1, Low Density Residential District
-  R2, Medium Density Residential District
-  R3, High Density Residential District
-  R4, Multiple-Family Residential District
-  ROB, Residential-Office Business District
-  CBD, Central Business District
-  SBD, Secondary Business District
-  RTO, Research-Technology-Office District
-  O, Office District
-  PL, Public Lands District
-  Subject to Conditional Rezoning

ARCHITECT OF RECORD
TBD

DRAWN BY
PETER ARTON

PROPERTY OWNER
MARC LYTWYN
17228 SUMMIT DR,
NORTHVILLE, MI 48168
(734)-675-3958

REFERENCED CODES
2021 IBC, CHAPTER 3, SECTION
309 : MERCANTILE GROUP M
2021 IBC, CHAPTER 10, TABLE
1004.1.2
152.388, 152.389, 152.243, 152.391
(C)(c) Zoning Ordinance

GROSS LAND AREA
+/- 87,400 SF COMBINED TOTAL
2 ACRES COMBINED TOTAL
2 PROPOSED STRUCTURES:
(1) 3,000 SF BUILDING & (1) 800 SF
TEMPORARY BUILDING

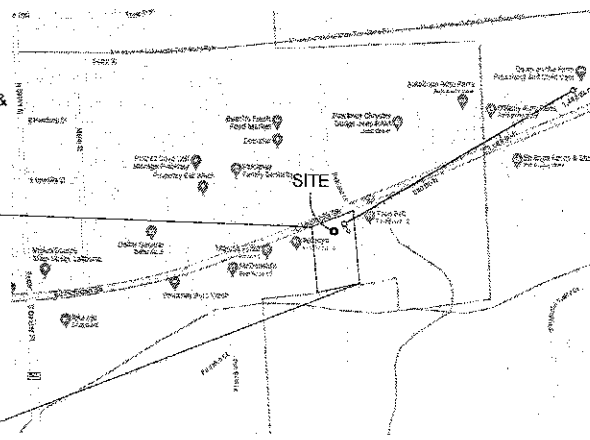
FLOOR AREA:
NET SQUARE FOOTAGE - 2,900 SF
GROSS SQUARE FOOTAGE- 3,020 SF

LEGAL DESCRIPTION
PARCEL IDENTIFICATION #: 14-23-400-007 &
14-23-400-008

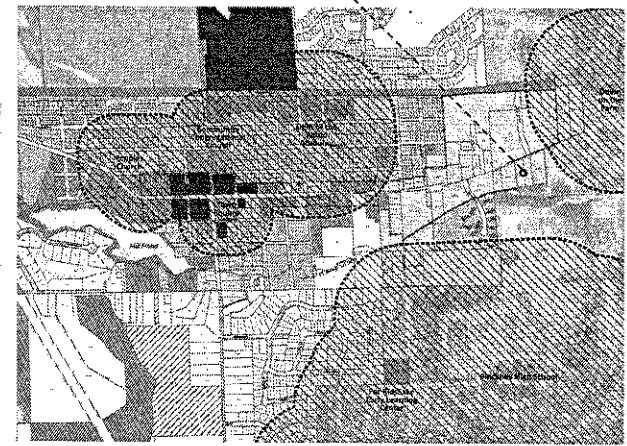
ZONE: SECONDARY BUSINESS DISTRICT
HOURS OF OPERATION: 9:00 AM - 9:00 PM



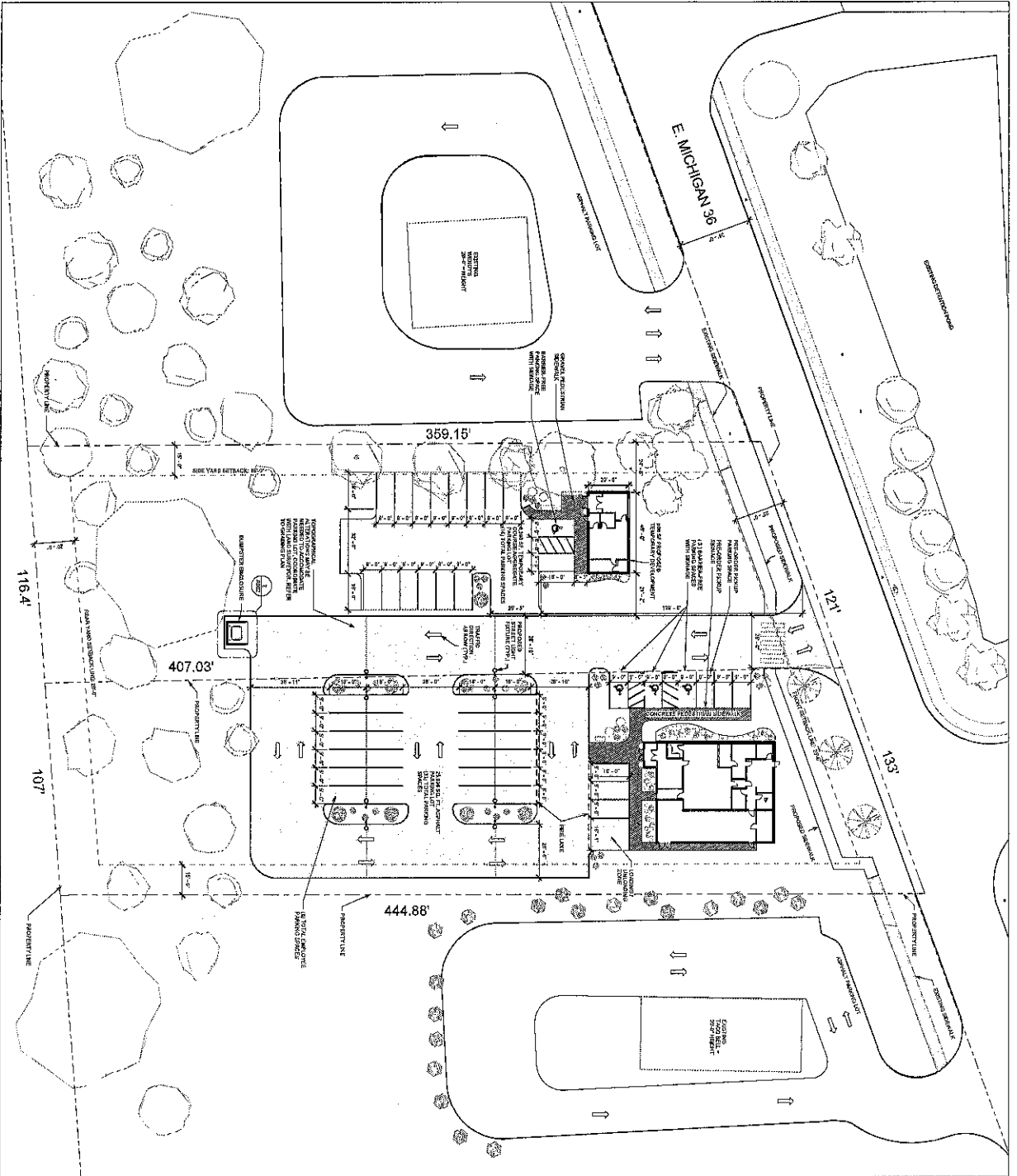
LOCATION MAP



VICINITY MAP: NTS



ZONING MAP: NTS



SITE PLAN - PROPOSED



www.pinckney.com/mvc

Owner: Pinckney/Davidman
 Phone: 313-775-5483
 Email: J.Piny@pinckney.com

Consultant:
 Address:
 Phone:

Consultant:
 Address:
 Phone:

No.	Description	Date
1	Preplan 1	10/22/2023
2	Preplan 2	10/22/2023

Marco Lytwyn
 PINCKNEY
 SITE PLAN -
 PROPOSED

Project Number: 0002
 Date: 10/22/2023
 Drawn By: Aton, Peter
 Checked By: [Blank]
 Note: [Blank]

Scale: 1" = 20'-0"

GENERAL SITE REQUIREMENT CALCULATIONS:
SECTION 10-282.2

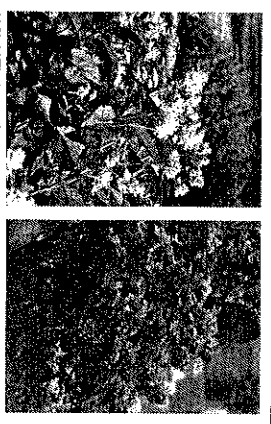
GROSS SITE AREA = +/- 87,400 SF
PROPOSED LANDSCAPED AREAS = 2,248 SF +/-
PERCENTAGE OF TOTAL PROPOSED LANDSCAPED
OPEN AREAS: 2,579 SF / 87,400 SF = 0.029 X 100% = 3%

GENERAL SITE REQUIREMENT CALCULATIONS:
SECTION 10-282.1 (A)(2)

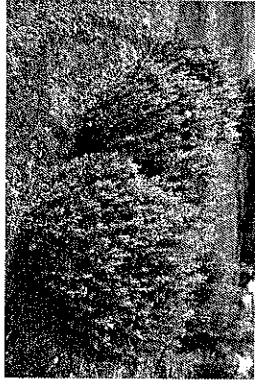
GROSS LANDSCAPED AREAS = 2,248 SF +/-
(8) DECIDUOUS TREES @ 800 SF + (24) SHRUBS @ 216 SF + (16) FLOWERS @ 100 SF + (4) ROSE BUSHES @ 36 SF = 1,152 SF +/- OF PROPOSED LANDSCAPE MATERIAL

1,152 SF / 2,248 SF = 0.512 X 100% = +/- 51.25 %
LOT COVERAGE CALCULATIONS: SECTION 152.243

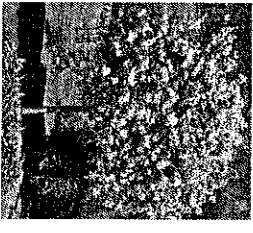
GROSS SITE AREA = +/- 87,400 SF
PROPOSED LOT COVERAGE = 25,936 SF
25,936 SF / 87,400 SF = 0.296 X 100% = +/- 30%
{ PROPOSED TEMPORARY AGGREGATE PARKING LOT COVERAGE : 6,930 SF
25,936 + 6,930 = 32,866 SF
32,866 SF / 87,400 SF = 0.376 X 100% = +/- 37.60% }



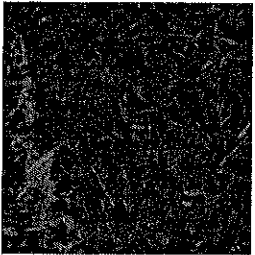
(4) ROSE BUSHES:
3' X 3' LENGTH/WIDTH
X 3'-0" HEIGHT = 36 +/- SF.



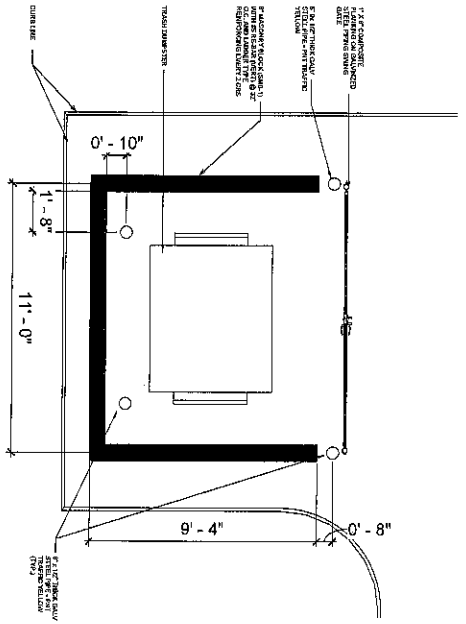
(24) BOXWOOD HEDGES: 3'-0" X
3'-0" LENGTH/WIDTH X 4'-0"
HEIGHT = 216 +/- SF.



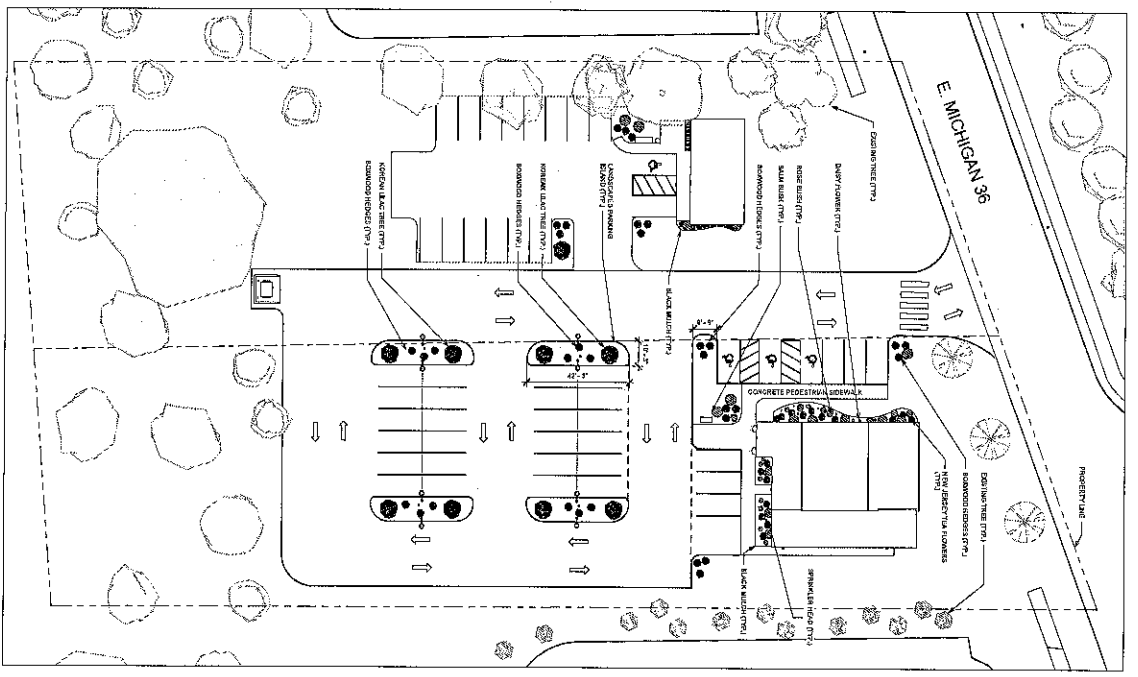
(8) KOREAN LILAC TREES:
10'-0" WIDTH X 10'-0" HEIGHT
= 800 +/- SF.



(7) TOTAL LANDSCAPE
AREAS = 2,248 SF +/-



(8) ENLARGED DUMPSTER ENCLOSURE PLAN
SCALE: 1/8" = 1'-0"



Landscape Plan
SCALE: 1/8" = 1'-0"

www.jasonhill.com/hiit

Owner: Pinckney Development
E-mail: L.Lytwyn@pinckney.com

Consultant:
Address:
Address:
Address:
Phone:

Consultant:
Address:
Address:
Address:
Phone:

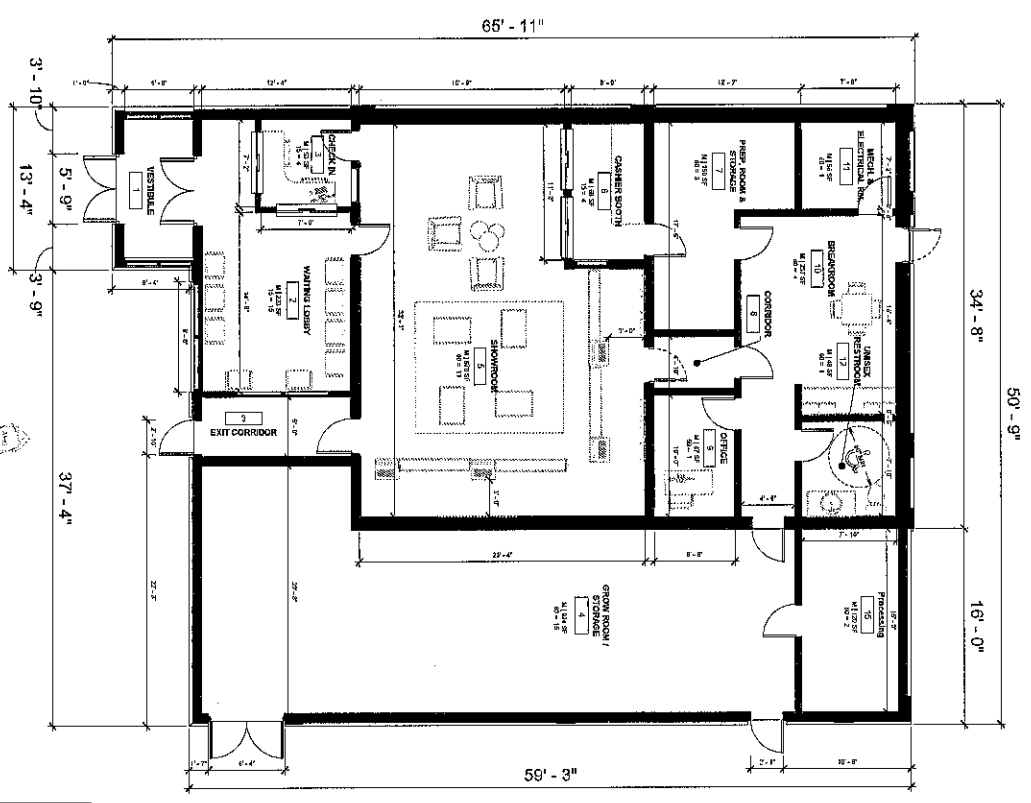
No.	Description	Date
1	Revision 1	10/22/2023
2	Revision 2	10/22/2023

Marco Lytwyn
PINCKNEY
LANDSCAPE PLAN

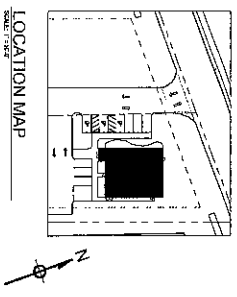
Project Number: 0002
Date: 10/22/2023
Drawn By: Atron, Peter
Checked By: Name.

Scale: As Indicated
A002

NUMBER OF EMPLOYEES: 12
 MAX NUMBER OF CUSTOMERS IN SHOWROOM AT ONE TIME: 11
 MAX NUMBER OF CUSTOMERS IN WAITING LOBBY AT ONE TIME: 15



FLOOR PLAN



www.allsides.com/bank

Owner: Piedmont Development
 Project: C13772422
 Address: 1501-1503
 Email: C.L.Peddy@allstates.com

- Consultant
 Address
 Address
 Phone
- Consultant
 Address
 Address
 Phone
- Consultant
 Address
 Address
 Phone

No.	Description	Date
1	Architect	10/20/23

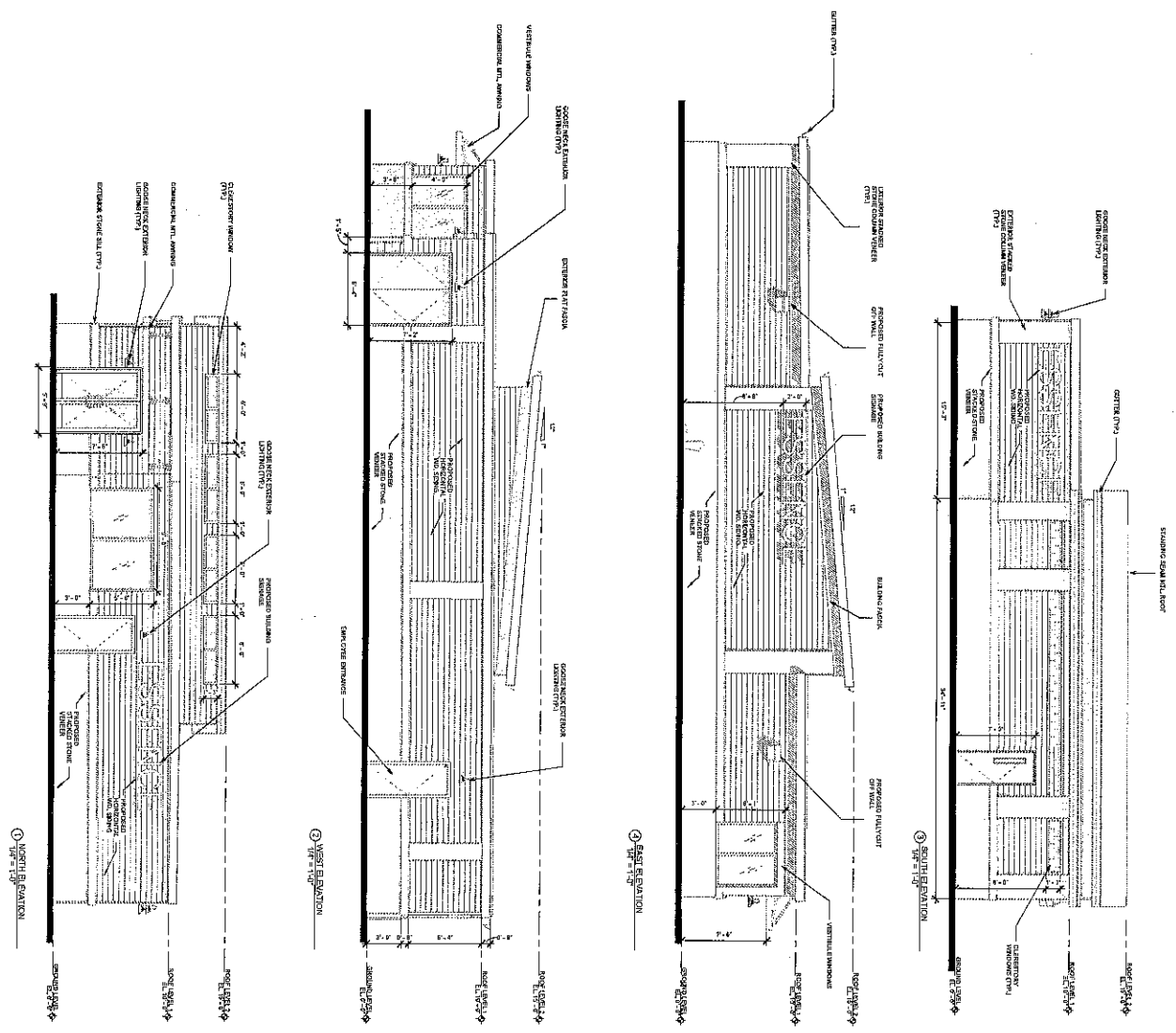
Marco Lytwyn
 PINCKNEY
 FLOOR PLAN

Project Number: 0002
 Date: 10/22/23
 Drawn By: Acton, Peter
 Checked By: None
A100
 Scale: As indicated

WINDOW CALCULATIONS:

West Facade gross wall area: 712 SF
 Total Window Area: 34 SF
 Total Window Percentage: $34/712 = 0.047$
 $0.047 \times 100\% = 4.77\%$

North Facade gross wall area: 675 SF
 Total Window Area: 132 SF
 Total Window Percentage: $132 / 675 = 0.195$
 $0.195 \times 100\% = 19.5\%$



www.a102.com/bk

Owner: Pinckney Development
 Email: A.Lywy@a102.com

Consultant:
 Address:
 Address:
 Phone:

Consultant:
 Address:
 Address:
 Phone:

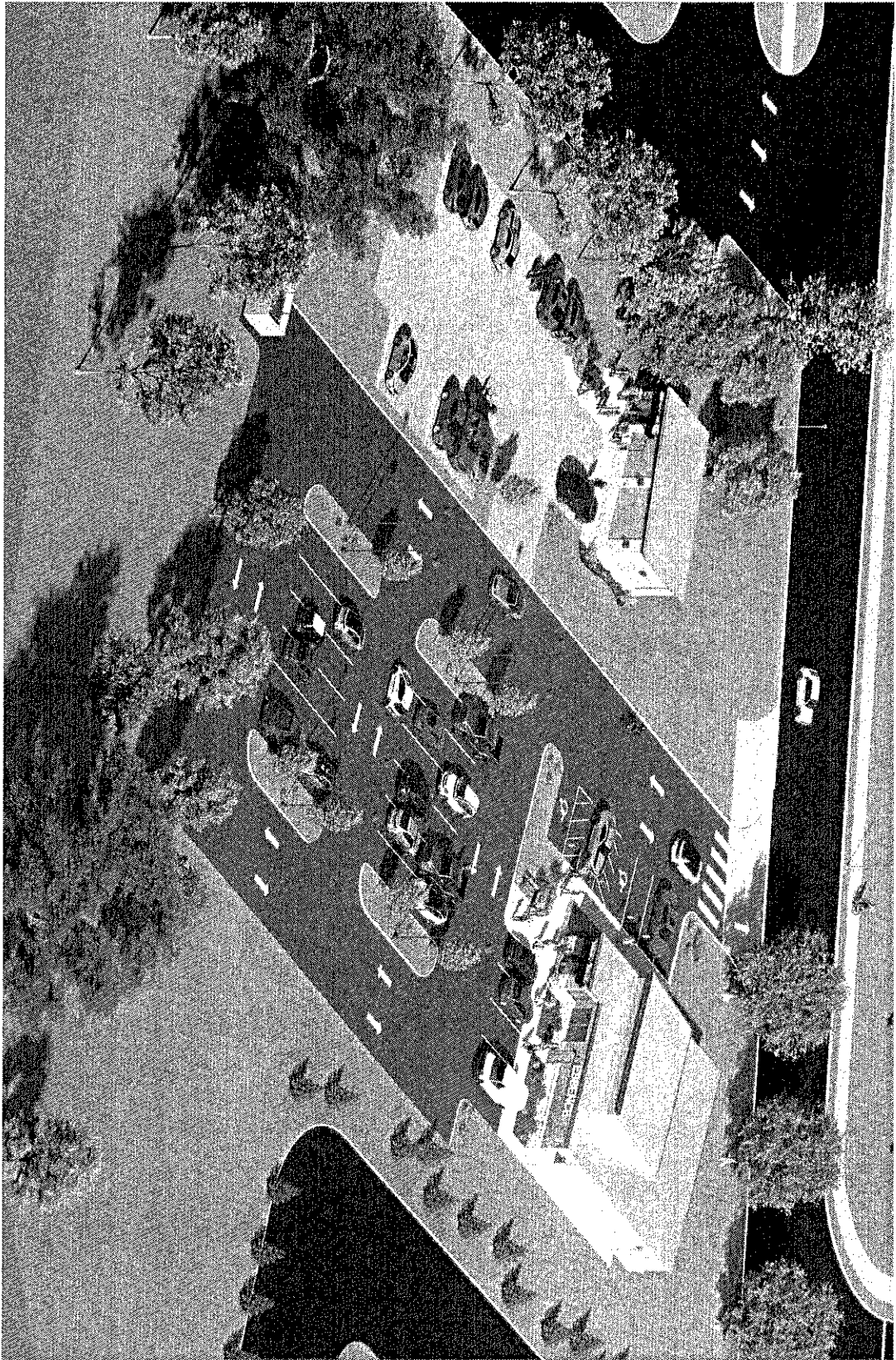
Consultant:
 Address:
 Address:
 Phone:

No.	Description	Date
1	Revised	10/20/2021

Project Number: 0002
 Date: 1/02/2023
 Drawn By: Arlon, Peter
 Checked By: N/A

Scale: 1/4" = 1'-0"

A102



www.axonview.com/nw/

Owner: Pinckney Developments
Phone: 513-374-4442
Email: LJW@pinckney.com

Consultant:
Address:
Phone:

Consultant:
Address:
Phone:

Consultant:
Address:
Phone:

No.	Description	Date
1	Exhibit 1	1/2/2023

Marco Lytwyn

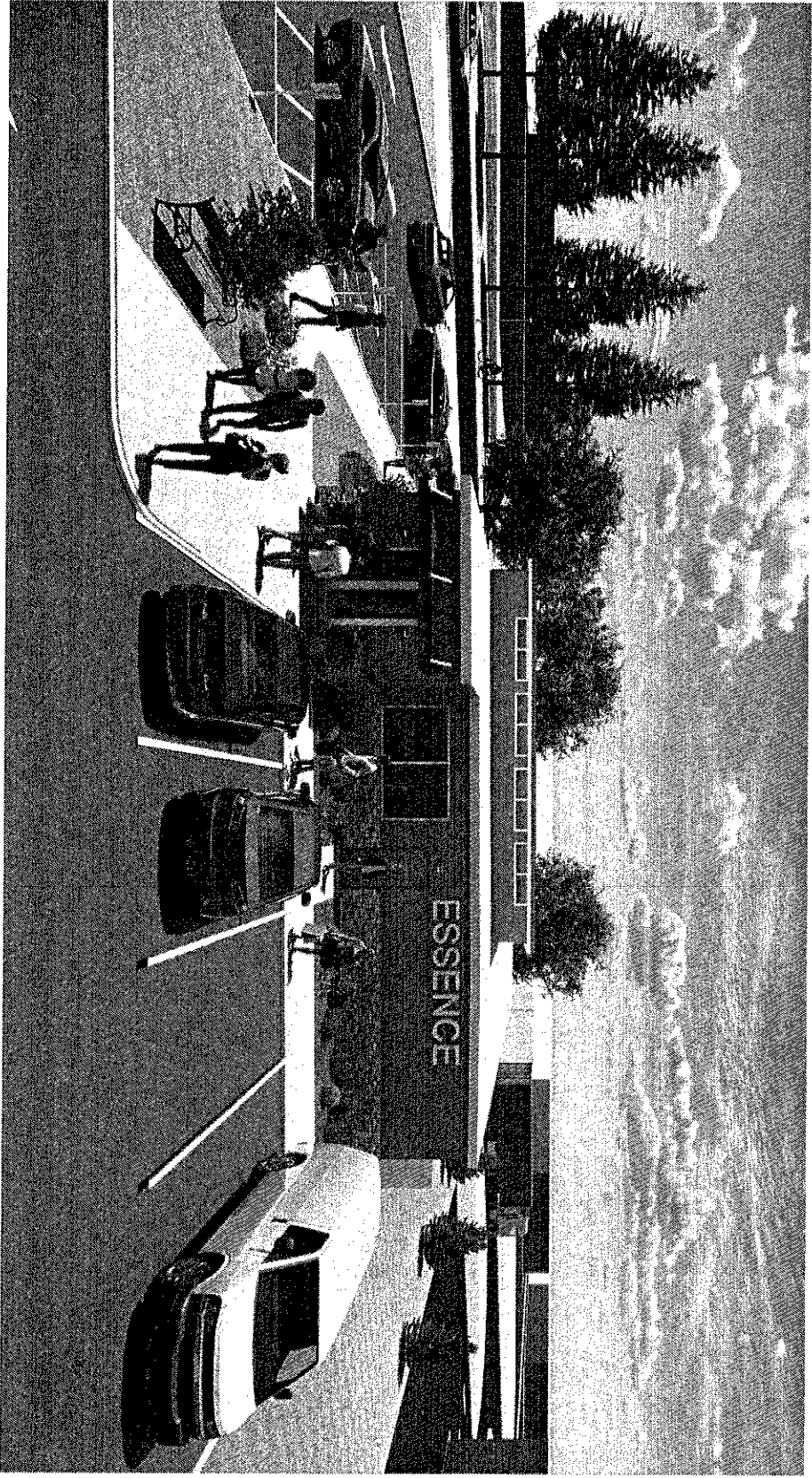
PINCKNEY

AXON VIEW - NW

Project Number: 00072
Date: 10/27/2023
Drawn By: Anton Palat
Checked By: Norma

A600

Scale:



www.zandeford.com/real

Owner: Pinckney Developments
 Email: Lytt@zandeford.com
 Phone: (707) 458-1888

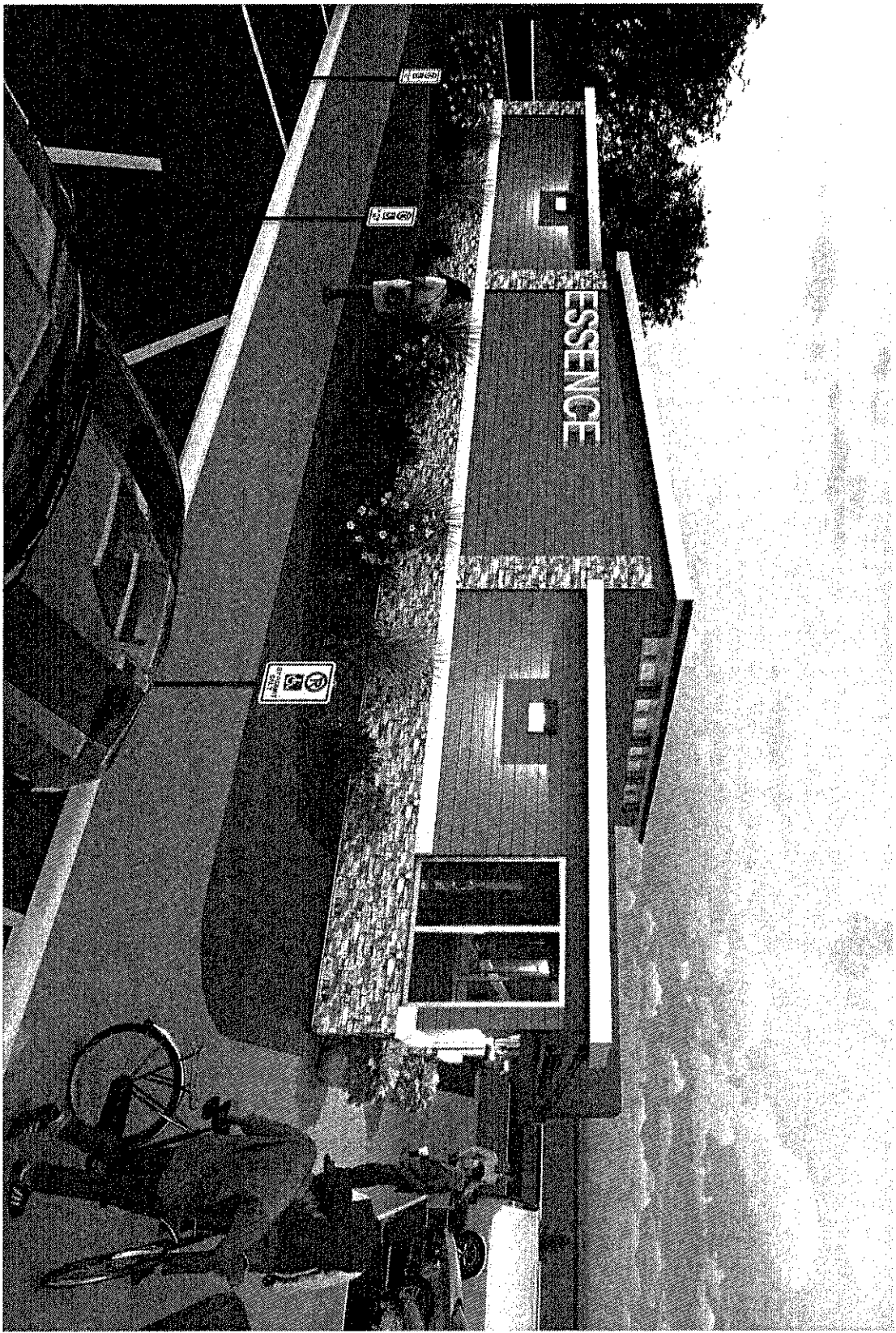
Consultant:
 Address:
 Address:
 Phone:
 Consultant:
 Address:
 Address:
 Phone:

No.	Description	Date
1		

Marco Lytwyn
 PINCKNEY
 EXTERIOR
 RENDERING 1

Project Number: 0002
 Date: 10/22/2023
 Drawn By: ANON_PSEIF
 Checked By: Name:
 Title:

R002



www.aalofdc.com/hmk

Owner: Parking Development
 Phone: 313-773-6422
 Email: 313773@essence.com

Contractor:
 Address:
 Address:
 Phone:

Consultant:
 Address:
 Address:
 Phone:

Consultant:
 Address:
 Address:
 Phone:

No.	Description	Date
1	Master Plan	10/23/2023

Marco Lytwyn

PINCKNEY

EXTERIOR
 RENDERING 2

Project Number: 0002
 Date: 10/22/2023
 Drawn By: Alton, Palati
 Checked By: Norma

R001

Scale: