

Pinckney SLU Written Statement of Compliance

Northville Services and Holdings LLC will submit any and all necessary documentation in order to comply with the general criteria in Section 152.242-152.243 of the Zoning Ordinance for a Marihuana establishment.

152.242 General Approval Criteria

- The general goals, objectives and policies of the adopted Village of Pinckney Comprehensive Plan. The Pinckney Comprehensive Plan (Master Plan) designates the property as commercial with the goal: “Secondary Commercial The Secondary Commercial designation is limited to the eastern part of the Village along M-36 and other small areas along D-19/Howell-Pinckney Road and Dexter-Pinckney Road that provide good accessibility and visibility. This designation is intended to include the most intensive variety of retail and service businesses in the Village. Desirable uses in this area include restaurants (including drive-through restaurants), large grocery stores, auto service establishments, and retail uses that serve a regional clientele.” We are proposing a retail facility on E. M36 within an existing commercial district with a product/service not currently being provided within the district or surrounding area.
- Compliance within the secondary business district as indicated by the Village of Pinckney’s Zoning Ordinance. Section 152.182 of the Village Zoning Ordinance prescribes that a Class A adult use marihuana microbusiness is a permitted use under the Special Land Use criteria. The property is currently vacant and we will work with Village staff, consultants and the Commission to provide a site to meet all lot access, yard setbacks and other design requirements.
- Compatibility. The special land use shall be designed, constructed, operated, and maintained in a manner that is compatible with the essential character, permitted use, enjoyment and value of surrounding property and shall enhance the community as a whole. The surrounding properties are commercial in nature and include fast-food restaurants, grocery stores, restaurants, etc. We are proposing a facility commercial which will blend well with the essential character and other permitted uses in the area and enhance and draw clientele for surrounding business and enhance the property values of not only surrounding properties but the entire community.
- Infrastructure and services. The special land use shall be adequately served by essential public services and other infrastructures such as roads, emergency services, drainage structures, and water and sewage facilities. The proposed use shall not create a need for additional public facilities or services at public cost. When developing our property we will design it in a matter that makes essential services easy to conduct, and doesn’t interfere with the general public. Northville Services and Holdings LLC will create and maintain

relationships with firms who are able to perform these essential public services when needed. Furthermore, these services will not create costs for the public as it is our responsibility to maintain our property to the best of our ability to abide by the rules set by the Village of Pinckney.

- Traffic. The special land use shall minimize traffic impacts. In determining whether this requirement is met, consideration shall be given to anticipated traffic generation, automobile circulation, access to public roads, relationship to intersections, sight distances, access to off-street parking and pedestrian traffic. Our property is located on a very accessible M-36, which complies with applicable road agency standards, and furthermore is designed in a way that will allow for ease of traffic for all. Marihuana establishments can generate more traffic than the average business and as such we have modified our designs to accommodate this. To be specific, we have created a curb cut that is wide enough to allow one lane in, two lanes out going left and right. We also have added parking lots behind the proposed buildings so that there is easy accessibility to the main driveway in and out. Additionally, our property will have the proper sidewalks added to allow for pedestrian traffic and is also far enough from major intersections as to not pose a safety risk to any pedestrians walking by. We are willing and able to modify our designs to conform to the guidelines set by the Village of Pinckney if they are not already met.
- Environmental performance. The special land use shall not involve uses, activities, processes, materials, equipment or conditions of operation that may be detrimental to any person or property, or to public health, safety and welfare. In determining whether this requirement is met, consideration shall be given to the production of runoff, traffic, noise, vibration, smoke, fumes, odors, dust, glare and light. The Class A Microbusiness license allows for a grow operation and as such there will be a necessity for water and the creation of runoff/drainage. This will be accommodated for in a safe, efficient, and environmentally friendly matter as allowed by the Village of Pinckney and approved by our architects and engineers. With the implementation of a grow, there are several requirements and guidelines set by the Cannabis Regulatory Agency that are designed to maintain the safety and well being of all. For example, through the Bureau of Fire and Safety we will be designed to create the layout of our grow operation in a manner that allows for easy exits in the case of emergency, having doors with the correct amount of space for their inswing or outswing, and hallways that are wide and long enough for the use. There are several other requirements that will encourage environmental performance with our proposed special land use application. In addition, we will possess all the correct equipment to handle irrigation (water and its runoff), marihuana odor, hazardous fumes, dust, and light. This includes: an irrigation system that controls water flow and disposes of waste properly, air scrubbers and carbon filters to help eliminate the smell of marihuana, fire extinguishers and sprinklers in case of a fire, ect. Our facility will conform to marihuana use in the most safe and effective way possible.

- Natural resources. The special land use shall minimize impacts on the natural environment. In determining whether this requirement is met, consideration shall be given to scenic views, floodplains, surface waters, wetlands, groundwater recharge areas, woodlands, wildlife habitat and steep slopes. Our proposed location at 1268 M-36 is located on mainly flat land with no existing structures on it. The proposed location does not contain any wetlands, steep slopes, or woodlands. As mentioned in the prior bullet point, all water and drainage will be accommodated for in a safe, efficient, and environmentally safe way that conforms to the guidelines set by any and all government agencies. Because the proposed grow is an indoor grow, the proper insulation and equipment will be utilized so that no fumes or odors escape the building. As such, we believe that the proposed use will not adversely impact the natural environment.
- Architecture. The architectural design of all structures, including buildings and signs, shall be compatible with the design and character of structures in the surrounding area. As part of the application, the Planning Commission may require detailed drawings of proposed signs and architectural facades, including full construction elevations and information on exterior materials, colors and detailing. In our proposed SLU application we have included: cover sheet, site plan, landscape plan, floor plan, elevations, security plan, exterior renderings, and photometric plans. In our proposed SLU application it is our intention to design and build our facility in a manner that compliments the M-36 corridor. To be specific, when building the proposed facility we will add stucco or stacked stone in order to beautify the exterior of the building. We will also beautify the landscaping in order to boost the curb appeal of our proposed location. The proposed designs fit the M-36 corridor well, and compliments the other commercial business types in the area.

152.243 Specific Approval Criteria – Adult Use Marihuana Establishments

- The facility shall be located in the SBD and/or RTO Districts as specified in 152.045, 152.182, and 152.202. As such, our proposed location at 1268 M-36 is located in the SBD district.
- The proposed marihuana establishment shall comply with the safety, security, health, and sanitation practices related to such establishments. As addressed in our facility sanitation plan, we are committed to adhering to the practices related to marihuana establishments. Specifically, our proposed marihuana establishment adheres to these practices by accounting for: the design and layout of the facility for contamination prevention, sanitary practices for employees such as PPE in order to maintain a clean and safe facility, periodic quality control checks, consistent inspections and testing, disposal of cannabis that abides by the guidelines set by the Cannabis Regulatory Agency, trash removal, pest management, labeling and storage of toxic solvents, agents, and chemicals, having adequate, readily accessible lavatories, restrictions on cannabis product handlers, and facility handwashing practices and stations.

- The proposed marihuana establishment is a Class A Microbusiness and is a permitted business type as indicated in 152.045, 152.182, and 152.202.
- The applicant has received prequalification approval from the Michigan Regulatory Agency and as such can apply for a special use permit and site plan approval. Marco Lytwyn of Northville Services and Holdings LLC was granted a prequalification letter by the MRA and can apply for a special use permit and site plan approval in the Village of Pinckney. The prequalification letter will be part of our SLU submission.
- The proposed marihuana establishment will not be a co-location or require a stacked license.
- Our proposed marihuana establishment shall comply with the hours of operation for marihuana retailers which shall be no earlier than 9:00 a.m. to no later than 9:00 p.m.
- Our proposed marihuana establishment will ensure that all marihuana or marihuana infused products shall be contained within an enclosed, secure area. The establishment shall be open to any representative of the village to inspect and examine all premises of the establishment. A security plan shall be submitted to the village for review. Our proposed facility is committed to ensuring that all marihuana products are contained in an enclosed, secure area. To be specific, based on the layout of the proposed facility there will be a minor amount of products on the actual showroom floor. The product on the showroom floor is for display only. Most, if not all product will be contained in either a secure storage room with the appropriate locks or in a room where our product handler will prepare orders and then deliver those orders to the cashier box. This room will also be secure, with the appropriate locks. In addition, our security plan accounts for the alarm system, cameras, motion detectors, locks, and other tools to ensure the safety and well being of our employees, customers, and products.
- The proposed marihuana establishment will ensure that all vehicular access shall be directly from M-36 as we are in the SBD District. The curb cut location and location of our facility ensures that all traffic MUST come from M-36 and can not come from anywhere else.
- The proposed marihuana establishment complies with the separation distances established by the Village of Pinckney, as shown below:
 - At least 1000 feet from a pre-existing public or private school, including preschools.
 - At least 500 feet from a religious institution, licensed day-care facility, public parks, and trails.
- The proposed marihuana establishment shall be completely enclosed within a building and comply with §§ 152.385 et seq. for landscaping and screening. As discussed in 152.385, the Village of Pinckney discusses highlighting things such as: existing and proposed trees, shrubs, and vegetation, ground covers, methods of planting, locations of different areas and spaces, composition,

berms, dumpsters, buffered areas, landscaping adjacent to roads, and landscaping to off street parking lots. Our proposed facilities retail and grow space are indoor only, with no exposure to outside whatsoever. Additionally, as it pertains to landscaping and screening, we will comply with 152.385. To be specific, we plan to add some forms of vegetation such as the allowed shrubs in 152.385 around our building, and also remove some of the larger evergreen trees that are located on our property. Our plans highlight the locations of the existing trees, and the areas in which we want to add vegetation.

- The proposed marihuana establishment ensures that no activities or uses shall result in the emission of glare, noise, vibration, odor, dust, pollution or any other negative impact, as regulated by § 152.370 et seq. An odor control plan shall be submitted to the village for review. As mentioned in prior bullet points and displayed in our odor control plan, we have no intention of conducting any activities that will result in the emission of glare, noise, vibration, odor, dust, pollution, or any other negative impacts. In order for us to operate a functional and profitable facility, we can not have any of these negative activities. In fact, it significantly hurts our business to have any of these negative effects, in particular with growing marihuana. Our building will be designed using windows that eliminate glare. Not to mention, State law limits the amount of open windows you can have, basically limiting the use of regular windows to the waiting room only. All other locations within the facility can not have regular windows. Additionally, dust, pollution, and odor will be non existent for several different reasons. First, we will implore the correct types of equipment to eliminate these negative factors. Secondly, the layout of our facilities (both retail and grow) will be designed in a way that reduces the possibility of creating odor, dust, or pollution. Lastly, we will include different practices to identify and eliminate these negative effects if they do happen to exist. Noise and vibration will be addressed in the design and layout of our facilities. Mainly the insulation, dry wall, and layout of the building will help significantly reduce the noise and vibrations that may be generated from traffic on M-36.
- The proposed marihuana establishment ensures that waste disposal and water supply and disposal for the facility shall not produce contamination or create other hazards that may negatively impact the structure and/or surrounding properties and/or sanitary sewer system. This is shown in the facilities wastewater treatment plan. When purchasing the property, we conducted different environmental's to ensure that our property isn't contaminated. However, with the addition of a grow there will be a need for equipment and systems that preserve our property. As discussed in the facility sanitation plan, we will take several measures as to not negatively impact our property and surrounding properties with contamination or other hazards. As such, we will: properly label and store water, have procedures and systems for the handling and disposal of waste, have waste traceability, have equipment specifications for wastewater treatment and discharge, and lastly adhere to any other local and state requirements. Our goal is to be environmentally friendly and safe

with any contamination or hazards to ensure the integrity of our property and the Village of Pinckney.

- Off-street parking. The proposed marihuana establishment will NOT have off-street parking.
- Our proposed marihuana establishment's signs shall not depict or reference marihuana or marihuana-related paraphernalia and shall comply with the provisions of § 152.300 et seq.
- The proposed marihuana establishment shall comply with all other site development standards related to lot area, minimum lot width, yards and setbacks, lot coverage, and structure height shall comply with the zoning district in which the marihuana establishment is located. Specifically, we will comply with 152.183 site development standards for the SBD district. This includes:
 - Having a minimum lot area of 5000 square feet.
 - Having a minimum lot width of at least 66 feet.
 - Front yard setback being at least 25 feet from the lot line.
 - Side yard setbacks being at least 15 feet from the lot line.
 - Rear yard setback being at least 20 feet from the lot line.
 - Lot coverage not exceeding 50%.
 - Structure height shall not be greater than two and one half stories or 35 feet.



Marco Lytwyn, Owner of Northville Services and Holdings LLC

10/25/2023