

DRAFT
VILLAGE OF PINCKNEY
PLANNING COMMISSION
MONDAY, MAY 6, 2024

CALL TO ORDER:

The meeting was called to order by Chairperson Oliver at 7:13 p.m.

Present: Savanna Gee
 Deborah Grischke
 Joseph Hartman
 Ted Kinczkowski
 Alex Smith
 Christine Oliver
 Trisha Wagner

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

APPROVAL OF AGENDA:

Zoning Administrator Durkin stated that she would like to remove New Business #1 to give the applicant additional time to amend the plan as recommended by the staff and consultants.

Motion by Kinczkowski, supported by Gee

To approve the agenda as amended removing New Business #1

VOTE: Ayes: 7 Nays: 0 Absent: 0 MOTION CARRIED

APPROVAL OF MINUTES:

Motion by Smith, supported by Hartman

To approve the minutes of the December 4, 2023 regular meeting as presented

VOTE: Ayes: 7 Nays: 0 Absent: 0 MOTION CARRIED

REPORTS:

Zoning Administrator Durkin stated that at their last meeting, Council approved an amendment to the zoning ordinance adding two non-voting, ad hoc members to the Planning Commission. Appointments will be made after the effective date of May 19th. President Lavey is currently accepting applications for those two positions. The question was asked if there is a term for these appointments. Durkin stated that these members will serve until resignation or a successor is appointed.

PUBLIC FORUM:

Chairperson Oliver opened public forum at 7:15 p.m. Hearing no public comment, public forum was closed at 7:16 p.m.

OLD BUSINESS:

1. Request for Extension – Final Site Plan Review
SPR-002-2022
Tru-Fit Pinckney/Cooke Coaching, LLC – 140 Main Street

ZA Durkin stated that Jen Cooke has made a request for an extension of the site plan for 140 Main Street. Jen Cooke, applicant stated that they have received a letter of intent from the MEDC (Michigan Economic Development Corporation) for grant monies to do a great renovation to the building. They have also been talking to Council about a tax abatement issue which will be going on the next Council agenda for consideration of setting a public hearing on the matter. They are making progress.

Member Kinczkowski stated that according to the timeline provided, they anticipate completion November 1st, therefore he would propose a one-year extension.

ZA Durkin stated that with some anticipated building improvements being proposed, it may need to be brought back to Planning for an amendment to the site plan. Ms. Cooke stated that she understands that the approval was just for the parking lot, and they are planning on improvements to the building as well.

Motion by Kinczkowski, supported by Hartman

To approve an additional one-year extension of the final site plan for Tru-fit/Cooke Coaching, LLC at 140 Main Street with the understanding that a review of any building improvements may require an amendment of the final site plan approval.

VOTE: Ayes: 7 Nays: 0 Absent: 0 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

ZA Durkin stated that a public hearing was held by the Planning Commission on the final site plan in September. Since that time, Mr. Blau and his consultants have been working with staff, Village Engineer and Planner to make final changes. That plan is before the Commission for consideration.

Planner Fortin stated that the applicant did receive a variance to allow the trees within the right-of-way. The landscape architect did a good job ensuring certain types of trees that would be better in shape and root system, allowing for setback from utilities, etc. There was only one species that she had concern with, and she has spoken to the landscape architect about it. Her recommendation is to move forward with recommendation of approval to Council. There are a number of engineering comments that need to be addressed as well. A lot of the details will work out during the construction plan review. ZA Durkin stated that she has prepared a suggested motion outlining those concerns that can be changed as the Commission desires.

Mr. David LaClaire, lead engineering consultant for the project stated that unfortunately Mr. Blau, who did fly back to Michigan to attend the meeting, became ill and is in the hospital recovering. He stated that they have worked very hard to get to where we are tonight, and they are ready to move on. They have addressed most of the concerns of the engineer and planner with most of the remaining items being construction level. He reviewed the contingency items and indicated that these have been discussed, and they are comfortable handling these during the engineering review.

Member Wagner asked if the only access is on Howell Street. Mr. LaClaire explained that the one entrance will be from N. Howell. There is an emergency access down Pond Street. It will be gated with break away bollards for the Fire Department to get through, if needed.

Mr. LaClaire stated that to address the comment regarding the construction traffic, Mr. Blau has secured an easement from the adjoining paintball property owner for access during construction. This will be directly off D19 and not going down Village streets. He further stated that they have provided an access point for connection to this development at the time that property is developed.

ZA Durkin stated that pending approval by the Commission, according to our ordinance, an additional public hearing will be held by the Village Council prior to approval. That hearing has been scheduled so as not to have any further delays.

Motion by Kinczkowski, supported by Grischke

Finding that the revised plan dated 4/16/2024 for the Lakeland Knoll Residential Open Space Development meets the criteria and standards set forth in the Village Zoning Ordinance Section 152.242 and 152.388, the Planning Commission recommends to the Village Council approval of the Open Space Development with the following conditions:

- Water shall be extended beyond the southern property line an adequate distance to allow for a future connection to Pond Street
- All utilities will be reviewed during construction plan review and must be approved by the Village Engineer and DPW staff prior to any work on the site
- All requirements found under section § 152.391(C) "Final Site Plan" of the zoning ordinance (that have not received a variance/waiver from the Village), must be satisfactorily addressed during construction plan review, and no work may begin until all items of the zoning ordinance have been satisfactorily addressed.
- All existing easements and proposed easements within the project area should be shown and approved by the Village during construction plan review
- Performance guarantees shall be provided [152.391(C)(1)(i)]
- Applicant shall comply with requirements of all outside agencies.
- A letter of approval of the proposed drainage system from the Livingston County Drain Commissioner shall be submitted.
- Maintenance agreement to be provided for entire stormwater system [152.391(C)(8)(c)]
- Extend the 12" water main through the intersection of N Howell Street and Horizon Lane – not reduced to 8" line as indicated on the plan.
- Provide a landscape buffer area along the outer boundary according to Section 152.354 and add additional evergreen trees on both sides of the emergency access drive. Submission and administrative approval of the revised landscape plan required.
- All standards and conditions of approval to be incorporated in a development agreement. The agreement shall be approved by the Village Attorney, and the Village Council, and signed by both the village and the applicant.

VOTE: Ayes: 7

Nays: 0

Absent: 0

MOTION CARRIED

NEW BUSINESS: None

PUBLIC FORUM:

Chairperson Oliver opened the public forum at 7:29 p.m. Hearing no comments. the forum was closed at 7:29 p.m.

MEMBER DISCUSSION: None

ADJOURNMENT:

Motion by Hartman, supported by Gee

To adjourn the regular Planning Commission meeting at 7:29 p.m.

VOTE: Ayes: 6 Nays: 0 Absent: 1 MOTION CARRIED

Respectfully submitted,

Christine Oliver, Chairperson

Julie Durkin, Zoning Administrator
Recording Secretary

