

Village of Pinckney
Planning Commission Meeting Minutes

Wednesday, July 8, 2020

Due to COVID-19 and per State of Michigan Executive Order 2020-129, the Planning Commission meeting was held virtually, online using the Microsoft Teams platform.

Call to Order: Chairman Pais called the meeting to order at 7:00 PM.

Roll Call:

Ted Kinczkowski: Present

Richard Mayernik: Present

Andrea McCall: Absent

Christine Oliver: Present

Donald Oliver: Present

Katharina Sagaert: Absent

Tom Pais: Present

Also Present: Michelle Brunner (Zoning Administrator), Lucie Fortin (Village Planner).

Pledge of Allegiance

Approval of Proposed Agenda:

Approval of Proposed Agenda. Motion by Commissioner D. Oliver and seconded by Commissioner C. Oliver.

Yeas: 5 Nays: 0 Absent: 2

All in favor.

Approval of June Meeting Minutes:

Approval of June 1, 2020 Planning Commission Meeting Minutes. Motion by Commissioner Mayernik and seconded by Commissioner Kinczkowski.

Yeas: 5 Nays: 0 Absent: 2

All in favor.

Reports:

Chairman: Chairman Pais: Chairman Pais gave a quick summary of opportunities for the public to speak during the meeting in both Public Forum and during the Public Hearing.

Secretary / Vice-Chairperson: Commissioner Christine Oliver: Nothing to report

Council Report: Commissioner Kinczkowski: Council has received a revised timeline for the screen building and pumphouse/lift station project, which has it completed by December 12th.

Zoning Administrator Brunner: Reviewed the Zoning Administrator monthly report, covering progress on all projects, particularly IHA, 211 W Main and the upcoming ZBA sign variance at 1277 E M36.

Public Forum:

Opened 7:07 PM.

No response.

Closed 7:08 PM.

Agenda:

1. Public Hearing to hear comments on Special Use Permit for Residential Open Space Development for parcels 4714-22-200-004 and 4714-22-200-005.

Open Public Hearing at 7:10

A summary of the project, Lakeland Knoll, was presented by Marshall Blau of Progressive Properties, the developer, and Jim Eppink, his planner. It is a 57.7 acre property that will be developed into 130 home sites in two phases. The Residential Open Space Development Special Use Permit is being requested to allow this.

Andrea McCall joined the meeting at 7:21

Lucie Fortin clarified the process the project would go through - the Special Land Use Permit, Preliminary Site Plan and the Final Site Plan.

The floor was opened to the public.

Robin Moyer of 425 Rose asked about the emergency access onto Coleman and wasn't sure what would stop people from using this. Mr. Blau explained that breakaway posts would be installed across the road. Signage could also be added. Ms. Moyer asked about the walking trail and where it would connect and Mr. Blau confirmed it would connect to the Mike Levine Lakelands Trail. Ms. Moyer asked what types of dwellings would be built. Mr. Blau said they would be single family, detached homes similar to the ones recently being

built in Hamburg Township at Regency Village.

Larry Schimmell of 9173 Cedar Lake Road has a concern about light pollution and asked if there needs to be streetlights given there will be garage lights and porch lights. Mr. Schimmell also asked what the working hours will be for the project. Ms. Brunner stated that per the Village Technical Standards, construction hours are 7:30am to 7:00pm, Monday through Saturday. Mr. Schimmell asked about the foresting of the property. Mr. Blau explained that only a portion will be cleared and that a buffer to the NE corner will remain, leaving many trees. Mr. Blau said the required lighting will be through the DTE program and they are only proposing lights at the street intersections. Mr. Schimmell asked about the phases of clearing the property and if they would coincide with the phases of the project. Mr. Blau stated that hasn't been entirely decided yet. Mr. Schimmell asked what company would be doing the foresting. Mr. Blau stated it will be Tri-County logging.

Tom Parrish, the Putnam Township Fire Department Fire Marshall, said that they are going to request a gate with a Knox box rather than breakaway posts. Mr. Parrish also said that the emergency access will need to remain plowed when there is snow. Mr. Parrish requested that the walking trail's park benches be identified somehow. Mr. Blau stated the trail will be strictly walking and they mark the trail at both ends with signage. Mr. Parrish also suggested no parking signs around the emergency access point to eliminate any chance of it being blocked.

Connie Bolton, of 9157 Cedar Lake Rd, said her property will back up against the homes being built in the second phase and is concerned about people wandering onto their property. Mr. Blau stated they won't be doing fencing around the properties of the homes being built but she is welcome to put up a fence on her property. Mr. Blau also explained that any sidewalks would be in front of the homes, so nobody would be walking behind the homes. Also, there would be no sidewalk on the north side of Horizon St, which is in the north-west corner of the property.

Michael Szafranski, of 105 E Main, said this project is very exciting, it will be great for the downtown and he is all for it.

Rick Beaudin, of 9676 Zukey Drive, Hamburg, stated that he is the president of the Hamburg, Hell, Pinckney, Putnam Chamber of Commerce and they are totally in support of this project. The walkability is good and it is a positive project for Pinckney. He stated that he also recently spoke to the Superintendent of Pinckney Community Schools, Rick Todd, about this project and Mr. Todd said the schools would love this.

Ms. Brunner read the following two comments that were given before the meeting:

Duane Shane, a resident, had left a voicemail that said to vote no on the zoning proposal.

Patricia McIlrith, who owns a parcel of property on Hamburg, had wanted to know where the project was but felt it wouldn't really affect her.

Robin Moyer of 425 Rose asked about what the price point on the new homes would be and how would that affect the homes in their sub and how it would affect buying and selling. Chairman Pais asked if Mr. Beaudin could speak to that item and Mr. Beaudin said he didn't feel it would affect them negatively and if anything, would bring things higher because

appraisers would bring the new comps in, as long as the market stays as it is.

Public Hearing Closed at 8:31

2. Special Use Permit for Residential Open Space Development and Preliminary Site Plan Review for Parcels 4714-22-200-004 and 4714-22-200-005

Chairman Pais opened up discussion amongst the commissioners and made sure everyone know that Planning Commission would not be making a final determination on this but would be making a recommendation to Council.

Commissioner Mayernik stated that he is supportive of the development but has concerns about the project stemming from the Engineer's report and recommendation, particularly concerning the water and sewer capacity.

Ms. Brunner had a conversation with the Village Engineers the day before and the Village Engineers understand there are still a number of unknowns before approvals can be given. After having several discussions with the developer's engineer, the Village Engineers are now comfortable with recommending the special use permit be approved with the conditions that the applicant provide all information in the engineer's review to the Village engineer's satisfaction.

Commissioner Mayernik stated that if the special use permit moves forward, the developer needs to understand they bear the risk.

Motion by Commissioner Kinczkowski, seconded by Commissioner Mayernik, that having considered all elements for general approval criteria as spelled out in section 152.242 of the Zoning Ordinances and also having considered all elements of the Residential Open Space Development ordinance in section 152.354, to recommend to Council approval of the Special Use Permit for Residential Open Space Development with the following conditions being met:

1. A water and sewer system survey being completed to determine capacity;
2. All recommendations in the Village Engineer's review letter dated June 30, 2020 being addressed, and with all information submitted, to the Village Engineer's satisfaction;
3. All recommendations in the Village Planner's review letter dated June 30, 2020 being addressed to the Village Planner's satisfaction;

and grant the specific departures from the requirements of the Zoning Ordinance for minimum lot area from 8,712 to 6,050 square feet, minimum lot width from 66 to 55 feet, minimum front yard from 30 to 22 feet, minimum side yard from 6 to 7.5 feet, and minimum rear yard from 20 to 30 feet.

Roll Call Vote conducted:

Ted Kinczkowski: Yes

Richard Mayernik: Yes

Andrea McCall: Yes

Christine Oliver: Yes

Donald Oliver: Yes

Katharina Sagaert: Absent

Tom Pais: Yes

The motion carried in a roll call vote at 8:48 PM.

Motion by Commissioner Mayernik, seconded by Commissioner Kinczkowski, to approve the Preliminary Site Plan for the application submitted by Progressive Properties, Inc (AKA Lakeland Knoll) subject to the following conditions:

1. Applicant to address comments made in the Village Planning Consultant's report dated June 30, 2020;
2. Applicant to address comments made in the Village Engineer's report dated June 30, 2020;

and recommend to Council to review and ratify Planning Commission's approval of the preliminary site plan.

Roll Call Vote conducted:

Ted Kinczkowski: Yes

Richard Mayernik: Yes

Andrea McCall: Yes

Christine Oliver: Yes

Donald Oliver: Yes

Katharina Sagaert: Absent

Tom Pais: Yes

The motion carried in a roll call vote at 8:54 PM.

3. Master Plan Update

Ms. Fortin stated all Master Plan comments had been forwarded and will be incorporated into Draft. Next steps are to seek approval from Council to distribute plan.

Motion by Commissioner Kinczkowski, seconded by Commissioner C. Oliver, to recommend to Council that the Draft Master Plan be approved for distribution in accordance with the Michigan Planning Act..

Roll Call Vote conducted:

Ted Kinczkowski: Yes

Richard Mayernik: Yes

Andrea McCall: Yes

Christine Oliver: Yes

Donald Oliver: Yes

Katharina Sagaert: Absent

Tom Pais: Yes

The motion carried in a roll call vote at 9:07 PM.

4. Annual Planning Commission Report

Annual Planning Commission report for 2019 through 2020 summarizing all items that Planning Commission has accomplished over the past year.

Motion by Commissioner Mayernik, seconded by Commissioner McCall, to accept the 2019-2020 Annual Planning Commission Report and forward it to Council.

Yeas: 6 Nays: 0 Absent: 1

All in favor.

5. Appoint Officers

Per the ByLaws, the first regular meeting in May is when a Chairperson and a Secretary/Vice-Chairperson is elected by a majority vote of the membership of the Planning Commission. All officers serve a one-year term from July 1 through June 30.

Motion by Commissioner Kinczkowski, seconded by Commissioner D. Oliver, to nominate Chairman Pais to continue as Chairman.

Roll Call Vote conducted:

Ted Kinczkowski: Yes

Richard Mayernik: Yes

Andrea McCall: Yes

Christine Oliver: Yes

Donald Oliver: Yes

Katharina Sagaert: Absent

Tom Pais: Yes

The motion carried in a roll call vote at 9:13 PM.

Motion by Commissioner Mayernik , seconded by Commissioner D. Oliver to nominate Commissioner C. Oliver to continue as Secretary/Vice Chairman.

Roll Call Vote conducted:

Ted Kinczkowski: Yes

Richard Mayernik: Yes

Andrea McCall: Yes

Christine Oliver: Yes

Donald Oliver: Yes

Katharina Sagaert: Absent

Tom Pais: Yes

The motion carried in a roll call vote at 9:14 PM.

Public Forum:

Opened 9:14 PM.

No response.

Closed 9:14 PM.

Member Discussion:

None.

Adjournment:

Motion by Commissioner C. Oliver, seconded by Commissioner Mayernik, to adjourn the meeting.

Yeas: 6 Nays: 0 Absent: 1

The motion carried. Meeting adjourned at 9:16 PM.

DRAFT