



VILLAGE OF PINCKNEY

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

SPECIAL LAND USE PERMIT APPLICATION

Case #: 2024-001-SLU
Owner: Pinckney Developments LLC
Address: 17228 Summit Drive, Northville, MI 48168
Phone: 734-674-3958
Email: mlytwyn321@gmail.com

Date of Application: 05/20/2024
Applicant: Pinckney Developments LLC
Address: 17228 Summit Drive, Northville, MI 48168
Phone: 734-674-3958
Email: mlytwyn321@gmail.com

Project Address: 1268 M36, Pinckney, MI 48169 Tax Code: 47 1 4-23-400-008

Lot: 14-23-400-008 Subdivision: _____ Zoning: SBD

Legal Description: 14-23-400-008 SEC 23 T1N R4E COMM E 1/4 COR TH S00°20'19"E 587.39 FT TH S70°34'10"W 595.63 FT TH S71°05'37"W 316 FT TO POB, TH S00°35'00"E 392.83 FT TH S87°16'07"W 116.4 FT TH N00°21'06"E 359.15 FT TH N71°05'37"E 121 FT TO POB. .997 AC M/L REDESCRIBED BY SURVEY 5-06

Description of Request/Project (Attach Proposal): Pinckney Developments LLC is requesting special land uses for a Gas Station and a Fast Food Restaurant in the Village of Pinckney.

Check any that apply:

- Marihuana 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: *Mary Lynn* Date 05/20/2024

Date of Submittal: 5-20-24
 Fee Paid: \$700⁰⁰
 Escrow Paid: \$1,000⁰⁰

(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

Pinckney SLU Written Statement of Compliance

Pinckney Developments 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 Gas Station and Fast Food Restaurant establishments.

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 gas station and fast food restaurant on E. M36 within an existing commercial district.
- 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 gas station and fast food restaurant 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 facilities that 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. Pinckney Developments 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. 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.
- 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 vacant land with no existing structures on it. 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. 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 plans, landscape plan, floor plan, elevations, and Renderings. 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

Pinckney Developments LLC will abide by the Villages ordinance requirements listed below regarding Vehicle Service Stations (Gas Station) and Restaurants (Fast Food). Our plans abide by all the requirements listed below.

(H) Vehicle service stations, repair services and washes.

(1) Principal uses. Vehicle service stations, vehicle repair services and car washes.

(2) Prohibited uses.

(a) Vehicle sales, including vehicle dealerships;

(b) Equipment or activity related to vehicle repair services outside of a completely enclosed building;

(c) Outdoor commercial display or storage of vehicle parts, supplies or repair equipment, except within an area defined on the site plan, approved by the Planning Commission and located no more than ten feet beyond the principal building;

(d) Storage of inoperative or unlicensed vehicles for more than 14 days. The storage shall not occur in the front yard, side yard, or road; and

(e) Storage of discarded or salvaged materials.

(3) Lot area. The minimum lot area shall be 17,424 square feet.

(4) Road frontage and access.

(a) The subject lot shall have at least 132 feet of frontage on an arterial road or collector road.

(b) All vehicular access shall be directly from an arterial road or collector road.

(5) Driveway and parking. All driveways and parking lots must comply with the requirements set forth in the Village Technical Standards (approach, sight distance, curb, etc.)

(6) Setbacks. The following setbacks shall apply to structures including fuel pumps, but excluding signs, walls and fences:

(a) Street line:

1. Buildings shall be setback at least 50 feet from the edge of any road right-of-way; and

2. All other structures shall be setback at least 15 feet from the edge of any road right-of-way.

(b) Structures shall be setback at least 50 feet from any lot line abutting a residential district or use.

(c) Structures shall be setback from any lot line abutting a nonresidential district and use as specified for permitted uses on the subject site.

(7) Enclosure and screening.

(a) If the subject lot is adjacent to a residential district or use, all commercial activity shall be completely obscured from the residential district or use by means of a continuous solid wall or fence six feet in height and a landscaped buffer area in compliance with § 152.329.

(b) Outside dumpsters shall be completely enclosed and obscured by an opaque fence or wall and gate and in compliance with § 152.262(M).

(8) Drainage of storm water. The entire service area shall be paved with a permanent surface of concrete or asphalt and shall be graded and drained to dispose of all storm water without negatively impacting adjacent property.

(9) Car washes. All vehicles waiting to enter the facility shall be provided with adequate off-street stacking spaces. No vehicle stacking area shall cross any maneuvering lane, drive, sidewalk or public right-of-way. A bypass lane or other suitable means of direct access to a public road shall be provided for vehicles that do not use the car wash.

(I) Restaurants, taverns and nightclubs.

(1) Principal uses. Standard restaurants, fast food restaurants, taverns and nightclubs.

(2) Lot area. The minimum lot area shall be 15,000 square feet.

(3) Road frontage and access. All vehicular access shall be directly from an arterial road or collector road.

(4) Setbacks. The following setbacks shall apply to structures, excluding signs, walls and fences:

(a) Structures shall be setback at least 15 feet from the edge of any road right-of-way;

(b) Structures shall be setback at least 50 feet from any lot line abutting a residential district or use; and

(c) Structures shall be setback from any lot line abutting a nonresidential district and use as specified for permitted uses on the subject site.

(5) Enclosure and screening.

(a) If the subject lot is adjacent to a residential district or use, all commercial activity shall be completely obscured from the residential district or use by means of a continuous solid wall or fence six feet in height and a landscaped buffer area in compliance with § 152.329.

(b) Outside dumpsters shall be completely enclosed and obscured by an opaque fence or wall and gate, in compliance with § 152.262(M).

(6) Fast food restaurants.

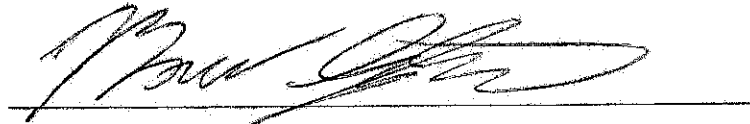
(a) All patrons served in their vehicles via a drive-through facility shall be provided with adequate off-street standing spaces. No vehicle stacking areas shall cross any maneuvering lane, drive, sidewalk or public right-of-way. A bypass lane or other suitable means of access to a public road shall be provided for automobiles that do not use the drive-through facility.

(b) One illuminated menu board sign shall be allowed in addition to all other signs

permitted by §§152.300 et seq. The surface area of the menu board sign shall not exceed 32 square feet and the height shall not exceed six feet above grade.

(7) Fast food restaurants, open front restaurants and outdoor cafés. The Village Planning Commission may restrict outdoor loudspeakers or hours of operation to control noise.

(8) Serving alcohol. All restaurants, taverns and nightclubs permitted by the Planning Commission to serve alcohol shall comply in every respect with the Michigan Liquor Control Code of 1998, as amended.



Marco Lytwyn, Pinckney Developments LLC

05/20/2024

