



May 1, 2024

Village of Pinckney
Planning Commission
220 S. Howell
Pinckney, Michigan 48169

Subject:	Final Open Space Residential Plan Review – Third Review Lakeland Knoll
Applicant/Owner:	Progressive Properties, Inc. / Mr. Marshall Blau
Location:	Vacant Land in the Northeast Quarter of Section 22 (Parcel # 4714-22-200-004 & 4714-22-200-005)
Current Zoning:	R3, High Density Residential District / Residential Open Space Development
Project No.:	P1040012

Dear Planning Commission Members:

We have conducted a review of the Lakeland Knoll residential development for Final Site Plan approval. This report constitutes our third review, concentrating on the landscape plan and incorporating feedback from our previous review dated 9/27/2023. It is based on a revised landscape plan dated 3/12/2024. The applicant received a variance on April 8, 2024, from Section 152.266 (D) of the Village Zoning Ordinance to plant street trees along the development’s road rights-of-way.

A. REVIEW COMMENTS

Landscaping and Screening

In accordance with the Village of Pinckney zoning ordinance, a landscape buffer area is mandated along the outer boundary of Residential Open Space developments as stipulated in Section 152.354.

While the landscape plan depicts the preservation of existing vegetation, meeting the stipulated standard across most of the development, the area located along the south boundary, adjacent to the emergency access drive will undergo significant impact due to proposed grading operations. As a result, existing trees in that area will be cleared. The revised Landscape Plan includes the addition of four maples along the west side of the emergency access drive. **We suggest augmenting this with additional evergreen trees on both sides of the drive where grading impacts are anticipated.**

The proposed street trees will maintain a 6-foot distance from sewer and water lines to mitigate any potential damage to underground utilities. The selected tree species are suitable choices street tree planting, having a deep taproot system or a narrow/columnar growth habit. We note the use of Shagbark Hickory trees which are not ideal for street planting due to the potential damage caused by their falling fruit. **We recommend substituting this tree species with an alternative such as the narrow vase Zelkova or other tree species.**



TECHNICAL SKILL.
CREATIVE SPIRIT.

P1040012_FinalOpenSpaceResidential_3rdReview.Docx

B. FINAL SITE PLAN REQUEST RECOMMENDATION

We suggest the Planning Commission recommends Village Council approval of the final open space residential development plan proposed for parcel numbers 4714-22-200-004 and 4714-22-200-005 contingent upon the following:

1. Submission and administrative approval of a revised landscape plan that addresses the comments outlined on the previous page.
2. Resolution of any concerns raised by the Village staff, Village Engineer, and approval from the Putnam Township Fire Marshal and any relevant outside agencies.

Please do not hesitate to contact us if you have any questions.

Sincerely,

Lucie Fortin

Lucie Fortin, AICP, PLA
Community Planner/Landscape Architect

cc: Mr. Marshall Blau, Progressive Properties, P.O. Box 2709, Southfield, MI 48037, proprop@comcast.net
Jim Eppink, Planner/Landscape Architect, J Eppink Partners, Inc., 9336 Sashabaw Rd., Clarkston, MI 48348 jim@jeppink.com
Timothy J. Zimmer, Engineer, Livingston Engineering, 3300 S. Old US-23, Brighton, MI 48114