

RESOLUTION

NO. : 24 - _____

VILLAGE OF PINCKNEY

DATE: June 10, 2024

RESOLUTION APPROVING LAKELAND KNOLL RESIDENTIAL OPEN SPACE DEVELOPMENT

WHEREAS, the Village Council of the Village of Pinckney has reviewed the Village Planning Commission's findings that Lakeland Knoll Residential Open Space Development meets the criteria and standards set forth in the Village Zoning Ordinance and the Planning Commission recommendations for approval of Lakeland Knoll Residential Open Space Development with conditions; and

WHEREAS, the Village Council reviewed the development at its May 13, 2024 regular Council meeting, including input from the Applicant's representative, the Zoning Administrator and the DPW Director, the record of materials presented to the Planning Commission, comments Council members, and comments from members of the public in attendance at that meeting; and

WHEREAS, the Village Council concurs with the findings of the Village Planning Commission and desires to approve and adopt the recommendations of the Planning Commission as to the Lakeland Knoll Residential Open Space Development, subject to modifications of some of the approval conditions.

NOW, THEREFORE, BE IT RESOLVED, that the Village Council of Village of Pinckney hereby finds that Lakeland Knoll Residential Open Space Development meets the criteria and standards set forth in the Village Zoning Ordinance Sections 152.242, 152.350-152.354, and 152.388; adopts the May 6, 2024 findings of Village Planning Commission regarding the Lakeland Knoll Residential Open Space Development; and approves the Lakeland Knoll Residential Open Space Development with the following conditions:

1. The Applicant shall extend the Water main beyond the initial planned end point near the southern property line an adequate distance to allow for a future connection to Pond Street, with the distance to be determined by the Village DPW and Village Engineer, and with the cost of this additional extension to be reimbursed to the Applicant by the Village.
2. 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.
3. 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.

4. All existing easements and proposed easements within the project area should be shown and approved by the Village during construction plan review.
5. Performance guarantees shall be provided Code Sections 152.026 and 152.351(J), which may include at the Developer's option a cash deposit, certified check, irrevocable bank letter of credit, corporate surety bond, or combination thereof.
6. Applicant shall comply with requirements of all outside agencies.
7. A letter of approval of the proposed drainage system from the Livingston County Drain Commissioner shall be submitted.
8. Maintenance agreement to be provided for those portions of the stormwater system located outside of the public right of ways as provided for in Code Section 152.391(C)(8)(c).
9. 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.
10. 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.
11. 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.

Village Council Member _____ offered the foregoing Resolution, and moved its adoption. The motion was seconded by Village Council Member _____, and upon being put to a vote, the vote was as follows:

Linda E. Lavey, President	_____
Justin Bierman, Trustee	_____
Jeffrey Buerman, Trustee	_____
Stacy Conquest, Trustee	_____
Ted Kinczkowski, Trustee	_____
Brian Matson, Trustee	_____
Jeffrey Spencer, Trustee	_____

The President thereupon declared this Resolution approved and adopted by the Village Council of the Village of Pinckney this 10th day of June, 2024.

Linda E. Lavey, Village President

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Village Council of the Village of Pinckney, County of Livingston, Michigan, at a regular meeting held on June 10, 2024.
