



June 25, 2025

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

Subject:	Special Land Use Request For a Marihuana Establishment - Retailer
Applicant:	Ankur Rungta, on behalf of QPS Michigan Holdings, LLC
Owner:	Carney Enterprises of Michigan, LLC
Location:	1066 East Main Street / M-36 (Parcels No. 4714-23-400-021)
Current Zoning:	SBD, Secondary Business District

Dear Commission Members:

We have reviewed the proposed request for a Special Land Use to allow an adult-use marihuana retailer establishment in the SBD, Secondary Business District as outlined in Sections 152.240 through 152.243 of the Village Zoning Ordinance.

1. PROJECT BACKGROUND AND SITE DESCRIPTION

This property, located on E Main Street/M-36, is the site of the former Fire Hall which has been vacant for several years. It consists of approximately 1.65 acres and includes a non-conforming structure with a lean-to carport in the rear. The property currently has two access driveways from Main Street/M-36: one directly in front of the building, spanning the width of the four garage doors, and another along the west side, sloping down toward the back. The existing building is a two-level structure.

The proposed re-development plan includes the removal of the lean-to carport and the eastern driveway approach from M-36. The building is proposed to be renovated for use as a marihuana retail establishment. with a gross floor area of approximately 4,200 square feet.

The applicant is applying for a Village of Pinckney adult-use marihuana license, which first calls for Village approval of a Special Land Use request. The applicant has applied for a special land use, which includes a preliminary site plan dated May 21, 2025, a written statement of compliance with the Zoning Ordinance, a property purchase agreement, a State of Michigan prequalification letter, and a security plan. and.

This special land use request was initially submitted in June 2021. On June 7, 2021, the Planning Commission recommended approval with conditions to the Village Council. The Council granted special land use approval with conditions on June 28, 2021. Following review of multiple marihuana retailer applications by the Cannabis Committee, the Village Council awarded the only available retailer license to the Means project on August 23, 2021, as it received the highest score among all applicants.

2. ADJACENT EXISTING LAND USES, ZONING DISTRICTS, AND PLANNED LAND USES

Table 1: Adjacent Property Existing Land Uses, Zoning Districts, and Future Land Uses

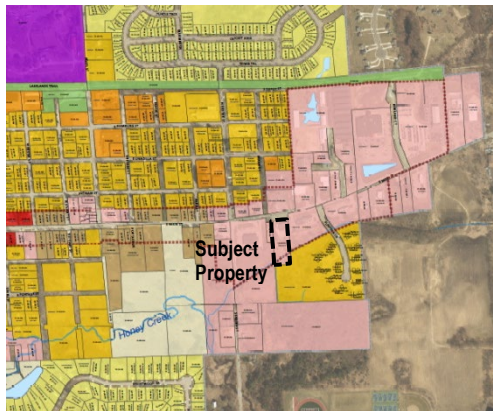
	Existing Land Use	Zoning District	Future Land Use
North	Huntington Bank	SBD, Secondary Business District	Commercial
East	Pinckney Auto Wash	SBD, Secondary Business District	Commercial with Green Infrastructure
	Residential	R-3, High Density Residential	High Density Residential with Green Infrastructure
South	Residential	R-3, High Density Residential	High Density Residential with Green Infrastructure
West	Single Family Home	SBD, Secondary Business District	Commercial

Figure 1: Map of Existing Land Uses, Zoning Districts, and Future Land Uses



Existing Land Uses

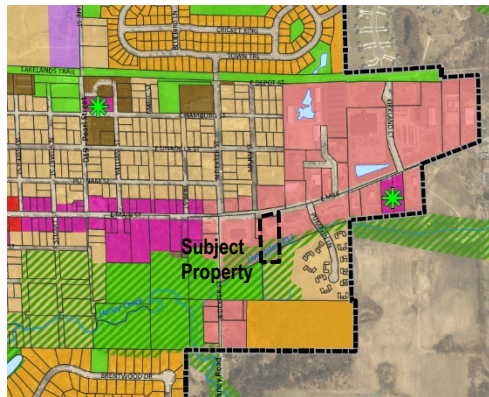
Subject Property
Current Land Use:
Vacant



Zoning Districts

- R1, Low Density Residential District
- R2, Medium Density Residential District
- R3, High Density Residential District
- R4, Multiple-Family Residential District
- ROB, Residential-Office Business District
- CBD, Central Business District
- SBD, Secondary Business District
- RTO, Research-Technology-Office District
- O, Office District
- PL, Public Lands District
- DDA Boundary

Subject Property
Existing Zoning:
SBD



Future Land Uses

- Low Density Residential
21,780 to 43,560 Sq. Ft. Min. Lots
- Medium Density Residential
10,890 to 21,780 Sq. Ft. Min. Lots
- High Density Residential
7,260 to 10,890 Sq. Ft. Min. Lots
- Multiple Family
4,356 to 7,260 Sq. Ft. Min. Lots
- Central Business District
- Green Infrastructure
- Commercial
- Mixed Use
- Public/Semi-Public
- Recreation/Conservation
- Research/Technology/Office
- Sub Areas

June 2020

Subject Property
Future Land Use:
Commercial with
Green Infrastructure

3. **SPECIAL LAND USE REVIEW**

The procedures for granting a special land use request for adult-use marihuana establishments are outlined in Section 152.241 of the Village Zoning Ordinance. The Planning Commission conducts a public hearing, reviews the application, and makes a recommendation to the Village Council to approve, approve with conditions, or deny the special use request.

As stated in Section 152.240 of the Village Zoning Ordinance, the purpose of the special land use approval process is “to provide an opportunity for the Planning Commission to impose the conditions as are necessary to ensure that the special land use will be compatible with surrounding uses and consistent with the purpose of the district in which it will be located. If it is determined that one or more negative impacts will be generated by the special land use and that these impacts cannot be reasonably mitigated, the Planning Commission may recommend denial of the special land use to protect the health, safety, welfare, and quality of life of Village residents.”

A. General Approval Criteria

According to Section 152.242 of the Village Zoning Ordinance, the Planning Commission needs to consider the following general criteria in making its findings and decision.

(1) Compliance with Comprehensive Plan. The special land use shall be consistent with the general goals, objectives and policies of the adopted Village of Pinckney Comprehensive Plan.

The Village Future Land Use Map designates this property for future **Secondary Commercial** land uses. This land use category is intended to accommodate the most intensive types of retail and service businesses in the Village.

The proposed use and development plan aligns with several objectives of the Village Master Plan that guide future commercial development in Pinckney, including:

- Objective 2.2: Discourage strip style commercial development in favor of projects featuring multiple buildings, shared driveways and parking areas, and abundant landscaping;
- Objective 2.7: Promote the reuse of existing buildings as an alternative to new construction; and
- Objective 2.8: Encourage redevelopment of vacant properties and obsolete buildings in commercial areas.

A portion of the property is also designated in the Master Plan as **Green Infrastructure**. This land use category identifies an interconnected open space or greenway system along Honey Creek and other drains, intended to preserve significant natural features and environmentally sensitive land. While ideally envisioned as wildlife corridors, properties with this land use designation presents an opportunity to utilize a natural landscaping approach for site development such as incorporating innovative stormwater management features. This would include the use of bio-swales and rain gardens to handle stormwater and mitigate the negative effects of impervious surfaces.

With the integration of such techniques for the proposed parking lot, the marihuana retail use and associated site development would be consistent with the goals, objectives, and planned future land uses set forth in the Village of Pinckney Master Plan.

(2) Compliance with Zoning District.

- (a) Special land uses permitted within any district shall be only those listed within the district.**
- (b) The special land use shall be consistent with the purpose of the zoning district in which it will be located.**
- (c) Unless otherwise specified in this chapter, the special land use shall comply with the lot, access, yard, setback and other site design requirements of the zoning district in which it is located.**

- (a) An adult-use marihuana retailer is a use listed as a special land use in the SBD, Secondary Business District.
- (b) The proposed adult-use marihuana retail facility is consistent with the purpose of the SBD District, as opposed to the central business district, because parcels in the SBD are typically larger, and the associated business activities may generate greater traffic and require more parking spaces on site.
- (c) As shown on the submitted preliminary site plan drawings, while the building is non-conforming due to a reduced front setback, the site layout generally complies with the SBD District's minimum lot size, other building yard/setbacks, and lot coverage requirements. Specific site design and development regulations will be further reviewed during the site plan review process to ensure compliance with the requirements of the SBD District.

(3) 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 property will be developed using the existing building footprint, with proposed improvements of the building's interior and exterior, along with the addition of a new parking area. Appropriate screening and landscaping will be required for the parking area to meet the Village landscaping regulations. The landscape plan will be reviewed during the site plan review process to ensure that suitable buffers are provided along adjacent residential land uses.

(4) 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.

The property has direct access to Main Street/M-36 and is already served by Village water and sewer systems. The building will likely maintain its existing connections to these utilities. The proposed retail use is not expected to overburden the capacity of the Village's infrastructure or services. Stormwater runoff is proposed to be captured on site via a detention pond. As noted, the Livingston County Drain Commissioner's Office and the Village Engineer will review this aspect of the development proposal.

The Village Engineer will conduct a detailed review of the proposed drainage infrastructure and utility connections during the site plan review process. The Village Police Department and the Putnam Township Fire Marshal will also be consulted to address any public safety or emergency services considerations related to the proposed use.

- (5) ***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. Access drives connected to roads under state and county jurisdiction shall comply with applicable road agency standards.***

Access to the property is proposed via one improved drive approach from Main Street/M-36. While the specific layout of the parking area and sidewalks will be considered during site plan review, it is noted that the building includes pedestrian entrance the Main Street sidewalk and a rear entrance for motorists.

A parking analysis will be requested during site plan review to assess the parking demand/needs for the proposed use.

- (6) ***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.***

All activities, equipment, and operations related to the proposed marijuana retail establishment will occur within a secure building. These are not expected to pose risks to public health, safety, or welfare. The preliminary plans and narrative demonstrate attention to stormwater management, traffic, and glare. As previously mentioned, stormwater management will be reviewed by both the Village Engineer and the Livingston County Drain Commissioner's Office. In addition, a lighting plan, including a photometric plan and details of the light fixtures, will be required and reviewed during the site plan review process.

- (7) ***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.***

The property slopes down toward Livingston Drain #13 and contains flood prone areas and environmentally sensitive areas. The low lying area of the site includes a vegetative buffer. The site plan will need to identify the site's natural features, including mature vegetation, wooded areas, steep slopes, flood prone zones, and any wetland areas associated with the County Drain and the low-lying areas.

While these environmentally sensitive areas are proposed to be preserved, they could be enhanced and better managed with the removal of invasive non-native plant species, selective clearing, and supplemental native plantings. Natural feature preservation could also be integrated with the site's stormwater system to create green infrastructure features such as bio-swales, in addition to the proposed detention pond. These features would support the Master Plan's goal of using innovative stormwater management practice on the site.

- (8) 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.*

Preliminary building floor plans and elevations have not been included with the drawing submittal. While the current building footprint will remain unchanged, we believe the building's exterior will be improved. As this application proceeds through the site plan review process, the applicant will be required to provide building floor plans and elevations as well as additional details on exterior materials, colors and architectural detailing. This information will be reviewed to by the Planning Commission to assess compatibility with the design and character of nearby structures. The same level of review will apply to any proposed signs.

- (9) Compliance Required.** *Uses and structures shall comply with all other provisions of this chapter, including Section 152.240 through Section 152.415 and all other applicable federal, state and local codes and ordinances.*

As noted throughout this review, compliance with other applicable provisions of the Village Zoning Ordinance, Sections 152.240 through 152.415, will be required. This includes General Provisions, Off-Street Parking and Loading, Signs, Landscaping and Screening, and Site Plan Review. A more detailed evaluation of these regulations will be conducted as part of the formal site plan review.

B. Specific Approval Criteria

According to Section 152.243 (S) of the Village Zoning Ordinance, the Planning Commission needs to consider the following specific criteria in making its findings and decision.

- (1) Prohibited Uses.** *Any marihuana establishment or marihuana event not specifically listed as a permitted business or event in Sections 152.045, 152.182, and 152.202 shall be prohibited within the Village of Pinckney.*

The proposed marihuana establishment retail use is a permitted business listed under special land use approval in the SBD district.

- (2) State License.** *An application for a marihuana establishment special use permit and site plan approval shall not be accepted by the Village unless the applicant has received pre-qualification approval from the Michigan Regulatory Agency. The appropriate State License to conduct the business shall be provided to the Village prior to a certificate of occupancy being issued.*

A letter dated December 11, 2019, from the Michigan Department of Licensing and Regulatory Affairs was submitted, documenting the applicant's prequalification status under the Michigan Regulation and Taxation of Marihuana Act (MRTMA). As prequalification status is valid for only 2 years, the applicant will need to reapply for prequalification.

- (3) Co-Location and Stacked Licenses.** *Co-location of marihuana establishments on one property is permitted subject to all applicable state laws, rules, and regulations concerning co-location and all uses are permitted within the property.*

Co-location and stacked licenses are not proposed for this site.

- (4) **Hours of Operations.** Business hours for marihuana retailers shall be no earlier than 9:00 a.m. to no later than 9:00 p.m.

The proposed hours of operation for the marihuana retail business are between 10:00 am to 9:00 pm, daily.

- (5) **Security.** All marihuana or marihuana infused products shall be contained within an enclosed, secure area. The establishment shall be open to any representative of the Village to inspect and examine all premises of the establishment. A Security Plan shall be submitted to the Village for review.

A security plan was submitted with the application, detailing a comprehensive system that includes restricted areas controlled by key access, keycards, and keypad PIN entry. It also incorporates auto-locking commercial-grade door hardware, interior and exterior video surveillance, an alarm system, and more.

- (6) **Road Frontage and Access.** All vehicular access for marihuana establishments located in the SBD District shall be directly from M-36/Main Street.

Vehicular access is directly from Main Street/M-36.

- (7) **Separation Distances.** The following separation distances from sensitive land uses shall apply to properties where the proposed marihuana establishment is to be located. Distance measurements shall be made between the closest property lines of the sensitive land use to the improved portion of the proposed land use.

- (a) At least 1000 feet from a pre-existing public or private school, including preschools.
- (b) At least 500 feet from a religious institution, licensed day-care facility, public parks, and trails.

The proposed marihuana retail establishment meets the minimum separation distances from sensitive land uses in the Village.

- (8) **Enclosure and Screening.** All uses shall be completely enclosed within a building and comply with §§ 152.385 *et. seq.* for landscaping and screening.

The proposed retail operations will be conducted entirely within the building. The preliminary landscape plan shows streetscape landscaping along the roadway, parking lot plantings, and foundation landscaping along the building. Further review will occur during the site plan phase.

- (9) **Environmental Performance.** No activities or uses shall result in the emission of glare, noise, vibration, odor, dust, pollution or any other negative impact, as regulated by §§ 152.370 *et. seq.* An Odor Control Plan shall be submitted to the Village for review.

All activities associated with the marihuana retail establishment will take place within the secured building and are not expected to negatively impact environmental performance or public health, safety, or welfare. The project must comply with the Village's exterior lighting requirements.

According to the application, no marihuana odor will emanate from the facility. An odor control plan will be required for Village review and approval.

- (10) *Water Supply and Sanitary Sewerage Facilities.* Waste disposal and water supply and disposal for the facility shall not produce contamination or create other hazards that may negatively impact the structure and/or surrounding properties.**

Waste disposal and water supply/disposal needs will be similar to a standard office use. Curb side trash collection will be used for the proposed development. Garbage/refuse will be stored in wheeled trashcans and placed out for pickup on the assigned day.

- (11) *Off-Street Parking and Loading.* The requirements for off-street parking and loading shall comply with the provisions of §§ 152.280 et. seq.**

Compliance with the off-street parking and loading regulations of Section 152.280 will be required and evaluated during the site plan review process. A parking analysis will be requested at that time to demonstrate that the proposed parking supply adequately meets the anticipated demand.

- (12) *Signs.* Signs may not depict or reference marihuana or marihuana-related paraphernalia and shall comply with the provisions of §§ 152.300 et. seq.**

Compliance with the sign regulations of Section 152.300 will be required for this site and reviewed during the site plan review process.

- (13) *All other site development standards related to lot area, minimum lot width, yards and setbacks, lot coverage, and structure height shall comply with the zoning district in which the marihuana establishment is located.***

As mentioned throughout this review, compliance with other provisions of the Village Zoning Ordinance, Sections 152.240 through 152.415 will be required. This will include General Provisions, Off-Street Parking and Loading, Signs, Landscaping and Screening, and Site Plan Review. A detail review of these regulations will be part of the site plan review process.

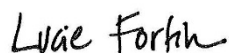
4. SPECIAL LAND USE REQUEST RECOMMENDATION

We recommend that the Planning Commission forward a recommendation of approval to the Village Council for the Special Land Use request for the marihuana retailer establishment on parcel number 4714-23-400-021, with the following conditions:

- Submission of updated prequalification documentation from the State of Michigan.
- Incorporation of innovative stormwater management techniques that support the green infrastructure goals identified in the Village Master Plan.

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

Sincerely,



Lucie Fortin, AICP, PLA
Community Planner/Landscape Architect

c: Ankur Rungta, ankur@c3industries.com