

Final  
VILLAGE OF PINCKNEY  
PLANNING COMMISSION Minutes  
MONDAY, May 5, 2025 - 7:00PM

**CALL TO ORDER**

The meeting was called to order by Chairperson Kraut at 7:00 pm.

Present:

- Alex Smith (Vice-Chairperson)
- Savanna Gee (Secretary)
- Christine Oliver
- Bree Kraut (Chairperson)
- Robert Coppersmith III
- Tricia Wagner
- Justin Mcinnes
- Mike Carney

Absent:

- Lucie Fortin (Village Planner)
- Jennifer Cooke (Ad hoc Member)

Also Present:

- Jeffrey Buerman (Village Council President)

**PLEDGE OF ALLEGIANCE**

Chairperson Kraut led those present in the Pledge of Allegiance.

**APPROVAL OF AGENDA**

- Motion by Tricia Wagner, supported by Savanna Gee.

To approve the agenda.

VOTE: Ayes: 7      Nays:      Absent: 1      Vacancy:      MOTION CARRIED

**APPROVAL OF MINUTES**

Motion by Robert Coppersmith, supported by Justin Mcinnes .

To approve the minutes of the April 7th, 2025, regular meeting.

VOTE: Ayes: 7      Nays: 0      Absent: 1      Vacancy:      MOTION CARRIED

**REPORTS**

Council: President Buerman indicated that the Village of Pinckney currently does not have a commercial building ordinance. President Buerman is working with the attorney for the Village to adopt the International Property Maintenance Code which is adhered by the State of Michigan and Livingston County. There are several commercial properties that are not well maintained. Having this ordinance will allow the Village to enforce something and if a legal situation were to arise, the State of Michigan will send representatives on the Village's behalf representing that this ordinance is the Standard for the State of Michigan.

The Village is also looking into Cost Refund, meaning the Village is able to go after the cost of property damage, costs from nuisances, such as nuisance calls to Police or Fire. There is still some investigating that will be done in regards to Cost Refund before it is brought in fruition.

No updates on the Means project, the Village is waiting until the July meeting to revoke their marijuana license.

Essence is doing a final site plan review, and hopefully will commence work within the next month and a half. Bliss and Fish is officially open. Overall many positive things happening for and within the Village.

Chair: Chairperson Kraut indicated that it seems on social media, specifically Facebook, there has been numerous posts regarding the Village of Pinckney and the Master Plan. These posts used disrespectful language, contained misinformation and some were threatening in nature and frankly concerning. A lot of the posts in question, were made by individuals who Chairperson Kraut has not seen these individuals in attendance of the Village of Pinckney Council or Planning Commission meetings. The topic of Police being on the Master Plan Survey was brought up online and at the Town Hall Meeting, many people were questioning why this was included. This was included as the Master Plan contains a section on public safety.

Secretary/Vice-President: Vice-Chairperson Smith disclosed that had partaken in the Village of Pinckney's Survey regarding the Master Plan and wanted to be transparent with that as he serves on the Planning Commission. Kraut agreed that she also took the survey. Secretary Gee was not able to attend the Town Hall but was eager to hear from others their thoughts on the event.

### **PUBLIC FORUM**

Chairperson Kraut opened public forum at 7:12 pm.  
There was no involvement in public forum.

Hearing no public comment, public forum was closed by Chairperson Kraut at 7:12 pm.

### **OLD BUSINESS**

Discussion of Master plan review.

1. Update the Data and Community Context
2. Land Use and Zoning Revisions
3. Infrastructure and Environmental Sustainability
4. Community Engagement & Vision
5. Implementation and Phasing
6. Community Feedback Questionnaire

We have the Survey up and running, once all that data is collected it can be analyzed into graphs.

Chairperson Kraut indicated that discussion is needed on who will be working with us for the Master Plan. We can either hire Lucie Fortin or we can bid it out by advertising the position and have Lucie amongst other interested applicants give a short presentation for Master Plan Revision. Tricia Wagner felt it would be worthwhile to bid it out to see options.

Motion by Robert Coppersmith, supported by Justin McInnes.

*to bid out a consultant to see all options available to us, each candidate would give a short presentation to decide who be helping with the Master Plan.*

VOTE: Ayes: 6      Nays: 1 Absent: 1      Vacancy:      MOTION CARRIED

Rollcall on Motion:

- Alex Smith (Vice-Chairperson) - Yes
- Savanna Gee (Secretary) - Yes
- Christine Oliver - No
- Bree Kraut (Chairperson) - Yes
- Robert Coppersmith III - Yes
- Tricia Wagner - Yes

- Justin McInnes – Yes

## **NEW BUSINESS**

Review Mugg and Bops proposed site plan for vacant building, formerly Rite Aid. The vacant building is limited as far as parking, which limits prospective buyers. The site plan for the Mugg and Bops will utilize the property despite these limits.

There was discussions of the environmental impacts of gas stations, as well as the desire to have vacant buildings becoming occupied.

Heritage Pharmacy is in the works of opening in the Village. President Buerman explained there has been a lot of calls for the vacant properties in the Village, getting these building occupied will bring in more tax revenue for the Village.

Tom Pace – 1050 E. Main St

Tom lives adjacent to the proposed Mugg and Bops. The current site plan for Mugg and Bops includes eliminating the driveway of 1050 E. Main St and having a driveway from the Mugg and Bops parking lot to achieve an entrance and exit for Mugg and Bops directly on M-36. Tom expressed no objects to Mugg and Bops going into that lot but he is not willing to give up his driveway.

## **PUBLIC FORUM**

Chairperson Kraut opened public forum at 7:35 pm.

Linda Lavey – 234 Putnam

Regarding the Master Plan, she expressed an interest in Lucie continuing the Master Plan as she has worked on the last three. Linda believes Lucie will be cheaper than another consultant.

Chairperson Kraut closed public forum at 7:38 pm.

## **MEMBER DISCUSSION**

Member Discussion was opened by Chairperson Kraut at 7:38 pm.

President Buerman discussed the budget being reviewed currently. Also he asked the planning commission if they would be interested in official Village of Pinckney shirts for summer and winter. These shirts would have each member's name on it as well.

Member discussion was closed by Chairperson Kraut at 7:42 pm.

## **ADJOURNMENT**

Motion by Gee, supported by Wagner

To adjourn the regular Planning Commission meeting at 7:43 pm.

VOTE: Ayes: 7      Nays: 0      Absent: 1      Vacancy:      MOTION CARRIED

There was a lack of a motion made, Kraut called for adjournment at 7:43 pm.

Respectfully submitted,

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Bree Kraut, Chairperson

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Savanna Gee, Secretary