

**Date:****RECOMMENDING APPROVAL OF AMENDMENT TO § 152.281 GENERAL REQUIREMENTS (B) CENTRAL BUSINESS DISTRICT – OFF-STREET PARKING AND LOADING MODIFICATIONS**

**WHEREAS**, the Village of Pinckney Planning Commission seeks to promote a cohesive, pedestrian-oriented, and walkable downtown environment consistent with the Village's overall design vision; and

**WHEREAS**, the Planning Commission recognizes that properties within the Central Business District (CBD) may possess unique characteristics such as size, shape, topography, location, or existing structures that may make strict application of current off-street parking and loading requirements impractical or incompatible with downtown development goals; and

**WHEREAS**, the Planning Commission finds it necessary to provide flexibility in off-street parking and loading requirements to foster mixed-use development, accommodate alternative transportation modes, and encourage design innovation within the CBD; and

**WHEREAS**, the Planning Commission has reviewed and hereby supports the following amendment to § 152.281 General Requirements, by adding subsection (B) as outlined below:

**(B) Central Business District.**

To allow for design flexibility, the Planning Commission may waive or modify the requirements of this subchapter for off-street parking or loading in the Central Business District (CBD), upon finding that all the following criteria are met. Development within the CBD is encouraged to reflect a walkable, cohesive, pedestrian-oriented downtown environment consistent with the Village's overall design objectives. To support this vision and allow for design flexibility, the Planning Commission shall waive or modify the off-street parking or loading requirements set forth in this subchapter, provided that:

1. The proposed development supports a walkable, mixed-use downtown character, adequate public parking or alternative transportation access is available nearby, the modification will not negatively impact traffic flow, public safety, or pedestrian access, and the design maintains consistency with the Village's goals for aesthetic and functional integration within the CBD;
2. Due to one or more unique characteristics of the property, such as its size, shape, topography, location, existing structures or surroundings, the strict application of off-street parking and loading requirements in this subchapter will deprive the property owner of its reasonable use, as enjoyed by other property owners in the CBD;
3. The modification will not create a traffic hazard or any other unsafe or undesirable condition. The applicant may be required to submit a traffic study and/or other documented evidence of compliance with this criterion; and
4. The modification will be consistent with the purposes of the CBD and this subchapter and will provide adequate parking for the proposed use(s).

**NOW, THEREFORE, BE IT RESOLVED**, that the Village of Pinckney Planning Commission hereby recommends this amendment to the Village Council for approval and inclusion in the Village of Pinckney Zoning Ordinance.

Effective Date.

This Ordinance shall become effective Fifteen (15) days from its adoption by the Pickney Village Council and publication in accordance with applicable law.

X  
\_\_\_\_\_  
Jeffrey A Buerman  
President Village of Pinckney

X  
\_\_\_\_\_  
Andrea McCall  
Clerk Village of Pinckney

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

Jeffrey A Buerman, President	_____
Justin Bierman – President Pro-temp	_____
Stacy Conquest, Trustee	_____
Rob Coppersmith, Trustee	_____
Keri Hochertz, Trustee	_____
Nick Kane, Trustee	_____
Jo Self, Trustee	_____

The President thereupon declared this Ordinance approved and adopted by the Village of Council of the Village of Pinckney this \_\_\_\_ day of \_\_\_\_\_ 2025.

I hereby certify that the foregoing constitutes a true and complete copy of Ordinance No. \_\_\_\_\_ adopted by the Village Council of the Village of Pinckney, County of Livingston, Michigan at a regular meeting held on \_\_\_\_\_, 2025.

X  
\_\_\_\_\_  
Andrea McCall  
Village Clerk