

DRAFT
VILLAGE OF PINCKNEY
PLANNING COMMISSION
MONDAY, July 7th, 2025 - 7:00PM

CALL TO ORDER

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

Present:

- Alex Smith
- Savanna Gee
- Christine Oliver
- Bree Kraut
- Justin McInnes

Absent:

- Robert Coppersmith III
- Tricia Wagner
- Jennifer Cooke (Ad hoc Member)

Also Present:

- Jeffrey Buerman (Village Council President)
- Lucie Fortin (Village Planner)

PLEDGE OF ALLEGIANCE

Chairperson Smith led those present in the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion by Justin McInnes, supported by Smith.

To approve the agenda without changes.

VOTE: Ayes: 5 Nays: 0 Absent: 2 Vacancy: MOTION CARRIED

APPROVAL OF MINUTES

Motion by Savanna Gee, supported by Justin McInnes.

To approve the minutes of the June 2, 2025 regular meeting as presented.

VOTE: Ayes: 5 Nays: 0 Absent: 2 Vacancy: MOTION CARRIED

REPORTS

Council: Jeffrey Buerman (Village Council President) reported a lot of permits have been pulled for decks, siding, and roofing.

Chair: No reports from chair.

Secretary/Vice-President: No reports from the secretary or vice-president.

PUBLIC FORUM

Chairperson Kraut opened public forum at 7:03 pm.

Hearing no public comment, public forum was closed by Chairperson Kraut at 7:03 pm.

PUBLIC HEARING:

1. QPS Michigan Holdings LLC / Approve Special Land Use Permit.

a. conversion of existing building to an adult use cannabis retailer to occupy the currently existing building on 1066 East M-36, Pinckney MI 48169.

Chairperson Kraut opened public hearing at 7:04 pm.

- Bob Phillips - C3 Industries
Spoke on his company being a Michigan based cannabis company that values community and currently has 10 cannabis retail spaces in Michigan. They plan doing an interior remodel on the building with additional parking on the backside of the building.
- Joan Schram - 4327 Eucalyptus Way, Pinckney
Questioned why there is a need/desire for two cannabis stores. Stated her desire for something else to occupy this space other than a cannabis store.
- Laura Dumsch - 518 Cherry St., Stockbridge
Stated that she works in the Village and has family that lives in th Village as well. She claimed that cannabis is on the rise in usage for older generations as it is a great alternative to prescription opioid use. She thinks it would do well.
- Holly P. - 640 Pearl St, Pinckney
Stated she thinks it is great idea for tax revenue for the Village. Also that we should not discourage business from coming to Pinckney, especially if the business is planning to occupy a currently vacant space.
- Mike Carney - 455 S. Howell St., Pinckney (also current owner of 1066 East M-36)
Stated that he understands the cannabis industry has a bad reputation. But believes this will drive business and foot traffic from neighboring communities, such as Howell, Stockbridge, Dexter, and Gregory. This would be an innovative edge for the Village. He also stated is open to any other offers of 1066 East M-36.
- Tom Pais - 1050 E. Main St., Pinckney
Stated he has no objection to a cannabis facility going into the building, despite living directly next door to it. Why question this facility if it meets the requirements?
- Michael Szafranski - 120 Livingston, Pinckney
People voted on allowing cannabis industries in the Village about 5 years ago, we are past the point of allowing cannabis. He stated he is not of the cannabis industry, but is a fan of business in the Village and building revitalization.
- Owen Welch - 608 Cattail Lane, Pinckney
A resident for the past 21 years, stated he has many concerns regarding a cannabis retail store in the Village. He claimed on a Washington DC trip that a child brought cannabis edibles with him and got very sick. He also mentioned that he believes Pinckney had a drug problem about 10 years ago and that this could negatively impact the community. He also is concerned with the effects of this proposed cannabis retail store could possibly pose on the value of his home. He did state that he understands the tax revenue would be a positive for the village.

Hearing no further public comment, public hearing was closed by Chairperson Kraut at 7:27 pm.

OLD BUSINESS

1. QPS Michigan Holdings LLC / Approve Special Land Use Permit.

a. conversion of existing building to an adult use cannabis retailer to occupy the currently existing building on 1066 East M-36, Pinckney MI 48169.

Lucie Report: Recommended planning commission makes a recommendation to council approving the special land use permit.

NEW BUSINESS

APPROVAL OF MOTION -

Village of Pinckney Planning Commission Motion for Special Land Use Request Recommendation

Motion by Commissioner Justin McInnes, supported by Commissioner Savanna Gee:

I move that the Planning Commission forward a recommendation of approval to the Village Council for the following Special Land Use Request:

Request: Special Land Use for a Marihuana Establishment – Retailer Applicant: Ankur Rungta, on behalf of QPS Michigan Holdings, LLC Owner: Caney Enterprises of Michigan, LLC Location: 1062 East Main Street / M-36 Parcel Number: 4714-23-400-021 Current Zoning: SBD, Secondary Business District

With the following conditions:

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

This motion is made in accordance with the standards and findings set forth in the Village of Pinckney Zoning Ordinance and reflects consideration of the site's zoning, use compatibility, and alignment with the Master Plan.

Roll Call Vote:

- Alex Smith - YES
- Savanna Gee - YES
- Christine Oliver - NO
- Bree Kraut - YES
- Justin McInnes - YES

Absent:

- Robert Coppersmith III
- Tricia Wagner

VOTE: Ayes: 4 Nays: 1 Absent: 2 Vacancy: MOTION CARRIED

PUBLIC FORUM

Chairperson Kraut opened public forum at 7:46pm.

- Joan Schram - 4327 Eucalyptus Way, Pinckney

Asked about Rite Aid becoming a Mugg N Bops. Jeff Buerman responded that there is a period of 8 years where a pharmacy cannot occupy the former Rite Aid building.

Hearing no public comment, public forum was closed by Chairperson Kraut at 7:53 pm.

MEMBER DISCUSSION

Member Discussion was opened by Chairperson Kraut at 7:54pm.

Hearing no member discussion, member discussion was closed by Chairperson Kraut at 7:54pm.

ADJOURNMENT

Motion by Alex Smith, supported by Justin McInnes.

To adjourn the regular Planning Commission meeting at 7:57pm.

VOTE: Ayes: 5 Nays: 0 Absent: 2 Vacancy: MOTION CARRIED

Respectfully submitted,

Bree Kraut, Chairperson

Savanna Gee, Secretary