



October 1, 2025

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

Subject:	Lot Reconfiguration Request Portage Dells Subdivision
Location:	10170 and 10148 Ashton Drive (Parcels #4710-26-103-052 and #4714-26-103-053) Lots 52 and 53, Portage Dells No. 2 (Liber 21, Page 29, Livingston County Records)
Request:	Adjustment of Shared Lot line between Two Platted Lots
Owners:	Kenneth Mason, 10170 Ashton Street Josh Moran, 10148 Ashton Street
Current Zoning:	R2- Medium Density Residential Zoning District

Dear Commission Members:

The applicants/owners have submitted a request to adjust the shared lot line between two platted lots in the Portage Dells subdivision. Materials submitted include:

- An application for land division (dated September 15, 2025).
- Survey drawings of the existing and proposed lots (dated September 10, 2025).
- Legal descriptions of the reconfigured parcels.
- Property records from the Livingston County website for both lots.

We have reviewed the request for compliance with the Village of Pinckney Zoning Ordinance and the Michigan Land Division Act (Act 288 of 1967, as amended).

Under Village procedures, a platted lot line adjustment requires:

1. **Planning Commission Review:** The Planning Commission reviews the application and forwards a recommendation of approval, denial, or approval with conditions to the Village Council. A public hearing is required to notify nearby property owners.
2. **Village Council action:** The Village Council makes the final decision. A public hearing may also be held prior to Council action.
3. **Record the changes:** Upon approval, the reconfiguration must be recorded with the Livingston County Register of Deeds.

In accordance with Section 150.04 (Standards for Approval of Land Division) of the Village of Pinckney Code of Ordinances, we evaluated the request as follows:

(A) Lot Width, Access, Setback, and Area

The reconfigured parcels comply with R-2 Medium Residential District standards for area, width, frontage, and setbacks. Nonconformities include the shed location in the front yard of Lot 52 and the rear yard setback of the shed on Lot 53; these are existing conditions and not created by the reconfiguration.

	Required R2- Medium Residential District	Proposed Lot 52	Proposed Lot 53
Lot Area	12,000 Sq. Ft. Minimum	14,721 Sq. Ft.	18,877 Sq. Ft.
Lot Width	66' Minimum	327.49'	
Front Yard	30' Minimum	61.5'	66.6'
Side Yard	6' Minimum	24.6' & 12.3'	27.7' & 10.2'
Rear Yard	30' Minimum	74'	105'
Shed Setback	5' Minimum Located in Rear or Side Yard	10' Located in Front Yard	3' Located in Rear Yard

(B) Compliance with the Land Division Act and the Village Zoning Ordinance

The proposed lots meet minimum zoning requirements for lot width, depth, and area. Pursuant to Section 104 of the Land Division Act, a lot line shift between platted lots requires a replat. Procedures for preparation, review, and recording are outlined in Sections 111–151. **Written consent of the affected owners is required.**

(C) Access to Public Roads

Both lots maintain frontage on Ashton Drive, with adequate access for public utilities, emergency services, and vehicles.

(D) Public Utilities

A 12-foot wide stormwater easement and storm line located along the shared lot line will lie primarily within Lot 53 after reconfiguration. **Final determination of adequacy is deferred to the Village.**

(E) Taxes Paid

Verification shall be provided that all property taxes and special assessments on the affected parcels have been paid in full.

(F) Depth to Width Ratio

The reconfigured lots do not exceed the 4:1 depth-to-width ratio.

(G) Impact on Existing Structures

The reconfiguration does not create new nonconformities or cause existing structures to become nonconforming beyond their current status.

(H) Zoning Classification

Both lots remain within the R-2 Medium Density Residential District; no zoning changes result.

(I) Easements, Curb Cuts, and Additional Safeguards

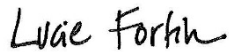
Approval is subject to dedication of any required easements for public facilities. If a new curb cut is proposed, review and approval by the Village Public Works Department is required. The Village may impose additional safeguards as needed to ensure compliance.

RECOMMENDATION

We recommend that the Planning Commission forward a recommendation of approval to the Village Council for the requested lot reconfiguration on Parcels #4710-26-103-052 and #4714-26-103-053 (10170 and 10148 Ashton Drive) subject to the following conditions:

1. Written consent from all affected owners be submitted.
2. Approval from the Village Public Works Department for the adequacy of the utility easement, and any future easement dedication or curb cut locations.
3. Verification shall be provided that all property taxes and special assessments on the affected parcels have been paid in full.

Sincerely,



Lucie Fortin, AICP, LLA
Community Planner/Landscape Architect