



December 23, 2025

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

<b>Subject:</b>	<b>Site Plan Review</b> Mugg & Bopps
<b>Applicant/Owner:</b>	Pinckney-M36, LLC
<b>Location:</b>	75 S. Dexter Street (Former Rite Aid Drugstore) - Parcel # 4714-23-400-013
<b>Current Zoning:</b>	SBD, Secondary Business District

Dear Commission Members:

We have reviewed the Mugg & Bopps development proposal, which seeks Site Plan approval for a vehicle service station with a Dunkin' counter on the former Rite Aid property, zoned SBD (Secondary Business District). This report evaluates the proposal's compliance with the site plan approval standards set forth in Sections 152.387 through 152.393 of the Village Zoning Ordinance.

## **1. PROJECT DESCRIPTION AND BACKGROUND**

This subject property consists of approximately 4.95 acres of land and contains an existing 11,240-square foot building with a drive-thru window and a paved parking area. The site has frontage on both Main Street (M-36) and Dexter-Pinckney Road.

The applicant proposes to reuse the existing building and site as a gas station, convenience store, and coffee and donuts counter. The project includes reducing the existing building footprint to approximately 9,220 square feet. The renovated building will house a Mugg & Bopps convenience store and a Dunkin' counter with drive-through service, utilizing the former Rite Aid pharmacy drive-through location. The parking lot will be reconfigured, with the proposed gas pumps located on the west side of the renovated building along Dexter-Pinckney Road (Dexter Street).

The applicant received Special Use approval by the Planning Commission on June 24, 2025 and the Zoning Board of Appeals approved the following variances on August 25, 2025:

- A minimum parking lot setback of 12 feet from M-36.
- A minimum parking lot setback of 5 feet from Dexter Street.
- A 5-foot planting strip adjacent to the Dexter Street right-of-way.

The applicant is requesting Site Plan approval and has submitted the following documents:

- An application for site plan review.
- A site plan drawing set dated December 18, 2025.

## 2. SURROUNDING EXISTING LAND USES, ZONING, AND PLANNED LAND USES

Adjacent existing land uses, zoning districts, and future land use designations are included in the Table below.

		Existing use	Zoning District	Future Land Use
1	West	Single-Family Residence	SBD, Secondary Business District	Recreation/Conservation
2	West	Vacant	SBD, Secondary Business District	Commercial
3	West	BP Gas Station & Tubby's Sub Shop	SBD, Secondary Business District	Commercial
4	North	Vision Source Optician	SBD, Secondary Business District	Commercial
5	North	Multi-Family Residence	SBD, Secondary Business District	Commercial
6	East	Single-Family Residence	SBD, Secondary Business District	Commercial
7	East	Vacant	SBD, Secondary Business District	Commercial & Recreation/Conservation
8	South	Vacant	SBD, Secondary Business District	Recreation/Conservation

### Site Location Map



### 3. **SITE PLAN REVIEW**

Text shown in bold identifies items needing attention or discussion.

#### **Area and Size Requirements**

The site plan generally complies with the dimensional requirements of the Zoning Ordinance for SBD districts and Gas Station Special Use. A summary of the applicable area and size requirements is provided below. **The Site Data presented on Sheet 6 will need to be revised to reflect the applicable SBD District standards and Gas Station Special Use criteria (Section 152.183 and 152.243 (H)).**

	Required – SBD/ Gas Station	Provided*
<b>Lot Area</b>	17,424 sq. ft. Minimum	4.95 Acres
<b>Lot Width</b>	132 ft. Minimum on Arterial or Collector Road.	320 ft. on M-36 570 ft. on Dexter-Pinckney Rd.
<b>Yards and Setbacks</b>		
<b>Front Yard</b> – from M-36 and Dexter-Pinckney Rd	50 ft. Minimum	98.8 ft. on M-36 96 ft. on Dexter-Pinckney Rd.
<b>Side Yard</b> – East Side- residential use	50 ft. Minimum	89.5 ft.
<b>Rear Yard</b> – South Side	20 ft. Minimum	290 ft.
<b>Lot Coverage</b>	50% Maximum	4%
<b>Structure Height</b>	2 ½ Story / 35 ft. Maximum	25 ft.

Note: Numbers are approximate.

#### **Existing Conditions and Natural Features**

The former Rite Aid building and parking area occupy the northern portion of the property. The southern portion contains a wetland that drains south to Livingston Drain No. 13. Soils consist primarily of Boyer Loamy Sand and Spinks-Oakville Loamy sand. The site's landscaping was installed in 2006 along the parking lot perimeter and building foundations. Stormwater is managed by an underground detention system that discharges into a swale at the northeast end of the site. The southern portion of the site remains undeveloped with existing wetland vegetation preserved.

The proposed development includes reconstruction of two cast-in-place retaining walls, extending 3.5 feet above grade along both the east and south sides of the site, to facilitate circulation and accommodate a drive-through stacking lane.

#### **Site Access and Circulation**

Vehicular access will remain largely as existing, with a right-in/right-out driveway from Main Street (M-36), and a widened 3-lane driveway approach from Dexter-Pinckney Road to improve on-site vehicular circulation.

A new 6-foot sidewalk is proposed along Dexter-Pinckney Road and a new pedestrian connection to the building is provided from Main Street. **Pedestrian access from Dexter-Pinckney Road to the building should be provided.**

Permits from both MDOT and the Livingston County Road Commission will be required for all work within Main Street (M-36) and Dexter-Pinckney Road rights-of-way.

### **Parking / Loading**

Based on the usable floor area, 25 parking spaces are required and 38 are provided, including 2 barrier-free parking spaces. Nine vehicle stacking parking spaces are provided for the drive-through window, exceeding the minimum requirement of 6 spaces (Section 152.285). The parking lot layout meets ordinance requirements for stall dimensions and aisle widths.

One off-street loading space is required and provided in compliance with Section 152.284.

### **Landscaping/Screening**

Due to the reconfigured parking layout, most existing landscaping will be removed and replaced. A landscape plan has been submitted (Sheet 11) and includes buffering, roadway landscaping, and general landscaping consistent with the intent of the ordinance. The following items are noted for Planning Commission consideration:

- A landscape buffer area is required along the lot line adjacent to the residential use (Section 152.329). **We recommend extending the landscape buffer along the property line adjacent to the residential use with a mix of wetland-appropriate trees and shrubs rather than the standard evergreen buffer to soften views of the retaining wall and drive-through window.**
- Building foundation plantings along the facades facing Main Street (M-36) and Dexter-Pinckney Road fall short of full compliance. **Due to site layout limitations, we recommend approval of this reduction.**
- The applicant proposes a decorative 3-foot high curvilinear landscape masonry wall (Redi-Scapes rock wall) along the Main Street (M-36) frontage, as detailed on Sheet A-2.1. This frontage also incorporates 1 preserved mature tree, 11 new trees, and approximately 70 new shrubs, meeting the requirements of Section 152.331 for 320 feet of frontage.

Along Dexter-Pinckney Road, approximately 290 feet of frontage is being improved which would require 10 trees and 49 shrubs. Only 6 trees and approximately 41 shrubs are proposed along with 5 perennials. While this falls short of ordinance requirements, due to safety and visibility considerations, **we recommend approval of this reduction.**

- Interior parking lot landscaping has been eliminated from the preliminary version of the landscape plan. **We recommend adding landscaping as was previously proposed within the landscape islands fronting Dexter-Pinckney Road given the reduced plantings in both the landscaping adjacent to roads and building foundation plantings.**

### **Waste Storage**

A dumpster enclosure is proposed at the southeast corner of the parking area. It is located on a concrete pad and fully enclosed by a wall, 6 feet 10 inches in height which generally meets Section 152.262 (M). **However, additional specifications on the wall materials and colors must be submitted for Planning Commission review.**

### **Building Floor Plans and Elevations**

The applicant has submitted building floor plans and elevations illustrating the reduced building footprint, the layout of each use, and the exterior building materials and colors, including brick and metal siding. Details of the building materials are included on Sheet A-4.2.

### **Signage**

The plan indicates the existing ground sign will remain at the corner of Main and Dexter. Wall signs, canopy signage, and a menu board are also shown. According to Sheet A-2.1, the following sign areas by sign type are proposed:

- **Ground (Monument) Sign:** based on the detail provided on Sheet A-2.1, a new monument sign, 48 square feet in area, is proposed meeting the total maximum allowable 50 square feet for two or more sign faces of multiple tenants buildings (Section 152.306 (B)). **The applicant should verify the number of sign faces proposed.** Because the lot fronts two arterial streets, one sign for each frontage is permitted.
- **Wall Signs-North Building Elevation:** 68.31 square feet of sign area, meeting the maximum allowable 100 square feet (Section 152.308 (B) – Building length= 107.10 feet).
- **Wall Signs-West Building Elevation:** 108.43 square feet of sign area, exceeding the maximum allowable 87 square feet (Section 152.308 (B) - Building length= 86.10 feet ).
- **Wall Signs-South Building Elevation:** 32 square feet of sign area, meeting the maximum allowable 100 square feet (Section 152.308 (B) – Building length= 107.10 feet ).
- **Menuboard Signs:** approximately two 12 square feet digital menu boards, 6 feet 9 inches in height, meeting ordinance requirements (Section 152.305 (C)). **The applicant needs to confirm what is being proposed.**

In addition to these signs, the gas pump canopy includes canopy signs which total approximately 44.30 square feet in area. The Planning Commission should review the overall signage proposal and determine whether the cumulative sign area is excessive. **A special land use permit is required for the additional wall signage in accordance with Section 152.308 (C) and may also be obtained for the additional canopy and menuboard signs. Additional details on the proposed electronic message boards must be provided for review to verify compliance with Section 152.305 (G) of the Ordinance.**

### **Exterior Lighting and other Environmental Performance Standards**

Lighting levels meet ordinance requirements at residential and nonresidential lot lines. However, lighting levels beneath the gas canopy exceed 10 foot-candles. Pursuant to Section 152.371 (B), the Planning Commission may allow increased lighting levels if justified for safety and security, which the applicant is requesting. **The submitted lighting plan does not reflect the most recent site layout and should be revised accordingly.**

In accordance with Section 152.371 (C), noise from the drive-through menu boards and any outdoor speakers used at the pump stations shall not exceed 60 decibels between 6:00 am and 9:00 pm and shall not exceed 45 decibels between 9:00 pm and 6:00 am. **A note reflecting these limitations must be added on the final site plan.**

### **Site Grading, Drainage and Utilities**

Review of grading, soil erosion and sedimentation control measures, stormwater management, utilities and other engineering-related elements is deferred to the Village Engineer.

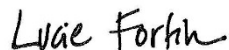
#### **4. SITE PLAN REVIEW RECOMMENDATION & SUGGESTED MOTION**

Based on the information provided, we recommend the Planning Commission approve the final site plan for Parcel #4714-23-400-013, located at 75 S. Dexter, contingent upon:

1. Revision of the Site Data table on Sheet 6 to reflect applicable SBD and Gas Station special use standards.
2. Improved pedestrian access to the building from Dexter-Pinckney Road.
3. Revision of the landscape plan to complete the east-side buffer and enhance plantings within the parking lot islands.
4. Submission of additional details for review of the proposed dumpster enclosure wall materials and colors.
5. Submission of additional details for review of proposed signage (ground sign, menu board, and electronic message board) and approval of a special land use permit for signage exceeding ordinance requirements.
6. Any necessary revisions to the lighting plan and inclusion of noise level limitations on the site plan.
7. Revision to the final site plan to address all comments from this review, Village staff, and the Village Engineer.
8. Final review and approval by Village staff (DPW), the Village Engineer, and any required outside agencies including the Livingston County Road Commission, Livingston County Drain Commissioner's Office, and the Building Department.

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

Sincerely,



Lucie Fortin, AICP, PLA  
Community Planner/Landscape Architect