



Village of Pinckney
220 S. Howell Street
Pinckney, MI 48169

APPLICATION FOR FINAL SITE PLAN REVIEW

Site Plan Review #: SPR-003-2025

Owner: Pinckney - M36, LLC

Address: PO Box 708 Howell, MI 48844

Phone: 517.202.0232

Email: todd@cdo10.com

Date of Application: 12-2-2025

Applicant: Pinckney - M36, LLC

Address: PO Box 708 Howell, MI 48844

Phone: 517.202.0232

Email: todd@cdo10.com

Project Address: 75 S. Dexter St, Pinckney, MI 48169

Tax Code: 4714-23-400-013

Lot: _____ Subdivision: _____ Zoning: SBD

Description of Project: Conversion of existing vacant Rite-Aid to Mugg & Bopps Gas Station with Dunkin Donuts drive-thru and Convenient store.

IS THE REQUEST FOR BOTH PRELIMINARY & FINAL? _____

If no, date of Preliminary Approval 06/02/2025

☒ YES ☒ NO
EBL *TJAL*
JB *JB*

Have all of the contingencies of preliminary approval been met?

☒ YES ☐ NO

Submission requirements:

- Site Plan Application
- Four (4) individually folded copies of the Site Plan (24"x36") & one (1) digital copy
- Impact Assessment Report (if required)
- Environmental Permits Checklist/Hazardous Substances Form (if required)
- Copies of Deed Restrictions, Easements, Protective Covenants, Master Deed or Association bylaws
- If the applicant is not the owner of record, a notarized statement from the owner that the applicant is acting on owner's behalf
- All appropriate fees

Submittal shall be made no later than 30 days before the scheduled Planning Commission meeting.
Meeting dates are listed on the village website: <https://villageofpinckney.org/planning-commission/>

Signature of Applicant: _____

Date 09/09/2025

Date of Submittal: 12-2-2025

Fee Paid: \$ 70.00

Escrow Paid: \$ 7500

Planning Commission Action:
(minutes shall be attached)

Final Site Approved: _____

Additional meetings where plan was considered by the
Commission: _____

Fees:

Site Plan Application Fee: \$70

Escrow Account Deposit

Site Plan (Site size not disturbance area)

Less than 1 acre \$5,000

1-5 acres \$7,500

5-10 acres \$10,000

Over 10 acres \$10,000+ \$500 per additional acre

The applicant is responsible for replenishing the escrow account in \$2,000 increments to maintain 30% balance of the original amount.)