

DATE: July 14th, 2025

RESOLUTION TO APPROVE THE PLANNING COMMISSION RECOMMENDATIONS FROM JULY 14, 2025, REGARDING A SPECIAL LAND USE REQUEST FOR 75 S. DEXTER

WHEREAS, the Village of Pinckney Planning Commission held a duly noticed meeting on **July 14, 2025**, to review and consider a **Special Land Use Request** for a **gas station and fast-food restaurant with a drive-thru window** on **Parcel #4714-23-400-013**, located at **75 S. Dexter**; and

WHEREAS, following review of the site plan, staff reports, and applicable zoning standards, the Planning Commission voted to recommend **approval** of the Special Land Use request to the Village Council; and

WHEREAS, the Planning Commission further recommended that approval be granted subject to the following conditions:

1. A minimum **25-foot parking setback** from the **M-36 right-of-way** is required in compliance with Section 152.281(D). This may be achieved by reducing the drive aisle width.
2. A minimum **10-foot parking/drive setback** from the **Dexter-Pinckney Road right-of-way** is required to accommodate a required road frontage landscape strip.
3. **Submittal and review of a traffic and parking analysis** to evaluate traffic impacts and demonstrate that the reduced parking supply will meet demand.
4. Any additional conditions the Planning Commission may wish to include, such as **limitations on the use of outdoor speakers** or other site-specific requirements deemed necessary.

WHEREAS, the Village Council has reviewed the Planning Commission's findings and recommendations and finds them to be consistent with the Village of Pinckney Zoning Ordinance, Master Plan, and the intent to promote safe, efficient, and compatible land use development.

NOW, THEREFORE, BE IT RESOLVED, that the **Village Council of the Village of Pinckney** hereby **approves** the **Special Land Use Request** for a gas station and fast-food restaurant with a drive-thru window on Parcel #4714-23-400-013 (75 S. Dexter) **, subject to the conditions listed above.

BE IT FURTHER RESOLVED, that Village staff and consultants are hereby authorized and directed to take all necessary actions to implement this approval and to prepare and execute any related documents consistent with this resolution.


VILLAGE OF PINCKNEY

RESOLUTION NO. 2025- 20

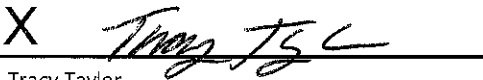
DATE: July 14th, 2025

EFFECTIVE DATE:

This Resolution shall become effective upon its adoption by the Pickney Village Council and publication in accordance with applicable law.

X 

Jeffrey A Buerman
President Village of Pinckney

X 

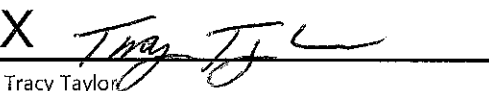
Tracy Taylor
Deputy Clerk Village of Pinckney

Village Council Member Justin Bierman offered the foregoing Resolution and moved its adoption. The motion was seconded by Village Council Member Nick Kane , and upon being put to a vote, the vote was as follows:

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

The President thereupon declared this Resolution approved and adopted by the Village of Council of the Village of Pinckney this 14th day of July 2025.

I hereby certify that the foregoing constitutes a true and complete copy Resolution No. 20 adopted by the Village Council of the Village of Pinckney, County of Livingston, Michigan at a regular meeting held on July 14th, 2025.

X 

Tracy Taylor
Deputy Village Clerk