

DRAFT
VILLAGE OF PINCKNEY
PLANNING COMMISSION Minutes
MONDAY, NOVEMBER 3rd, 2025 - 7:00PM

CALL TO ORDER

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

Present:

- Savanna Gee (Secretary)
- Christine Oliver
- Bree Kraut (Chairperson)
- Robert Coppersmith II
- Mike Carney

Absent:

- Alex Smith (Vice-Chairperson)
- Tricia Wagner
- Justin McInnes D
- Jennifer Cooke (Ad hoc Member)

Also Present:

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

PLEDGE OF ALLEGIANCE

Chairperson Kraut led those present in the Pledge of Allegiance.

APPROVAL OF AGENDA

- Motion by Robert Coppersmith II, supported by Christine Oliver.

To approve the agenda with the following changes:

VOTE: Ayes: 4 Nays: 0 Absent: 2 Vacancy: MOTION CARRIED

APPROVAL OF MINUTES

Motion by Christine Oliver, supported by Savanna Gee .

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

VOTE: Ayes: 4 Nays: 0 Absent: 3 Vacancy: MOTION CARRIED

REPORTS

Council:

Surf Internet will be available to Village residents in the next 6-8 months. The county commissioners have gone ahead and approved a 911 tower and they approved that to put it in the Village of Pinkney which will enhance our EMS service communication especially in south to southwest Livingston County which is really poor right now. So, we're excited to partner with the county.

The Village has applied for some grants to the state of um Michigan and from the federal government. One to help um Chris Bon finish his seven unit apartment in the old St. Mary's building to rehab the building which we're excited about which he will get some funding which will help uh to the units will have to be um low income qualified units and then also in that same grant we're going to I'm not sure the exact amount but be available about 10 homes or about 40,000 a piece where if you

qualify they have the guidelines for us if you need a new roof need insulation you need new windows you need a new heating system that will be available. Uh as those details come, if we're awarded the grant, we will have an individual already that will work for with us in the village that we will put out an application. It'll be first come, first serve. If you meet the qualifications, you can get up to \$40,000 to improve the insulation value and upkeep of your home.

We have a new treasurer. We hired Tabitha Dolan, from Genoa Township after Maria decided to go back to Dexter Township.

Chair:

Reported that Secretary Gee will be stepping down when her term expires and encourages residents to apply for a spot on the planning commission.

Secretary/Vice-President:

Secretary Gee spoke that she will not be applying to remain on the Planning Commission after her term expires in January 2026. She expressed the honor she felt to serve on this commission but due to personal scheduling conflicts, she does not feel equipped to give the time needed for this position.

PUBLIC FORUM

Chairperson Kraut opened public forum at 7:10 PM

Forest Malot - 142 Mill Street

My family lives in Pinckney where we've been located for 46 years. Our family came here uh long ago because of the community that we saw here. I grew up a small town what I was looking for and this uh community had all that and more. It was a pleasant place to raise children. We did and even our children are raising have raised their children here and it's been a good community over the years. Of course, with the increased population we've seen many changes. Uh the year 2000 brought u CO in and we saw all the detrimental effects that had on our community, especially the youth in our school. And I'm uh concerned about this uh advocacy for the establishment of places that sell marijuana. I came through the 60s. I've had extensive experience with the detrimental effects of that. And uh regardless of the laws that stand in our state now and even township that have passed. I do not think, and I have a strong opinion that this is not a good thing to have in our community. It does not speak well to the citizens here. It does not speak well to the youth of this community. Uh it opens the window for ease of straw purchases for underage kids to have more easily and ready access to marijuana which has detrimental mental effects. All this stuff is documented. Google it. It's not good and it has a very strong addiction potential and perhaps a small percentage, but it does have a gateway effect into stronger and other drugs given a person's disposition and the problems they're going through. So, I have a strong antipathy towards seeing this happen in our community. We saw the old great school established as a marijuana growing and distributing center and that has fallen through, and I thank God for that. That was not a welcome development. What does this community want to be known for? Come to Art in the Park and get high. What does that say to our children? What does that say to the surrounding communities? Brighton managed to shoot this down in their citizen citizenry. So, what's the problem here? Why did this slide through? Why do not we give us a wider notice in communication between the leadership in this community and these things that are happening. And since uh this is going through Anyway, that's my opinion. There you have it. And if there's anything I could do to inhibit this, I would be more than happy to step forth and do that. Thank you.

Roberta Malott - 142 Mill Street

Forest is my husband, and he is speaking about firsthand experience with marijuana. He's not exaggerating. We kids were in the 70s. We were hippies, okay? And um the only reason we it was bondage. I remember trying to go a week without marijuana. And I've heard it's a lot stronger now. I couldn't do it because when you're high, you have to come down. And when you come down, you're depressed. You don't want to be down. Nobody wants to be depressed. So you get high again. And the next thing you know, it's not strong enough. And there's always somebody there. prepared to hand you something else. And it was, in all honesty, it was through somebody telling us about Jesus Christ. We accepted the Lord. We became Jesus' people instead of hippies. That was 50 years ago. And I am I'm just um crushed to think I know it's legal, but it doesn't matter. It is evil. It is wrong. You guys are totally unaware of the doors that you're opening here. You're being extremely really

naive. It's all I can say and it's the truth. I'm telling you the truth. We have lived it. We have experienced it. It distorts your um reality and you do things that you never would have thought you would have done and stealing is one of them. And so I'm just telling you, I'm warning you, this is not good. And when they had that original vote, we never even heard about it. So I don't like Forest said, I don't know where the communication is because We would have certainly voted against it and we would have gotten everybody that we would have we would have gone around and tried to get people that would be concerned. People have children here. We have a very good friend that lives in Village Edge that's raising three little boys and he couldn't make it here tonight. He's very concerned that marijuana is going to be available here. I'm telling you guys, it's not innocent, okay? It's a drug and it leads to harder drugs. Thank you.

Peter Sparks - 310 Webster Street

Thank you Bob and Forest for that. And I have some more information that perhaps would be relevant is that in the village ordinance talks about that Um, special use land use permits need to safeguard the health, safety, welfare, and quality of life of Joseph residents and that's in section 52240. So, I did a little research myself at the Institute for Social Research and they do many many surveys and including one that's called monitoring the future and I would invite you to look at websites called monitoring the future. org and they have a uh a number of studies and this particular study I'm talking about tracks um 8th 10th 12th high school graduates young adults in the ages 19 to 30 cohorts of 35 to 50 55 to 65 they've been running the study since 1975 and they are from my experience of 30 plus years of university very thorough in the methodology and so the numbers that they come up with are a little bit shocking. So for just marijuana use that is marijuana that's the bugs that's you know the vaping you know any sort of marijuana use amongst our youth across the nation taking representative samples of um across 100 schools and 10,000 students in each of these grades. It comes up like this for use of marijuana over the past 12 months. In the eighth grade, 7.2%. In the 10th grade, 15.9%. In the 12th grade, 25.8%. .And in the age group, which is the highest group after high school, young adults in college, that's 4 1.4% have used it over the past 12 months. And as already mentioned, marijuana habitual use can be very addictive. And in this particular study, they looked at daily use of these students. And this is all self-reported by the students themselves and amongst other risky behaviors and other drugs. And those numbers of course drop down dramatically because not everyone does this every day. But in the eighth grade it's 7%. In the 10th grade it's 2.7%. In the 12th grade it's 5.1 and in 19 to 30 year olds it's 10.8. And that pattern is really concerning to me. So if we were to have a marijuana establishment here in Pinkney and these numbers say that our youth are getting marijuana even though it's illegal and they're not of age. then it becomes so much easier for them because it's local. It's really disheartening for me when I looked at a map of Michigan which showed marijuana establishments and I think it was called Macana Trail and this place shows that Ann Arbor has about 30 establishments and I'm sure that it's increasingly it's probably the hot spot in Michigan and that's not far away from So consider that as you're reviewing this application. Thank you very much.

Anna Sylvanas - 2894 Patterson Lake Road

I agree with what they said. Um I am totally against this too. I feel that when there's like like a cannabis type retailer that it just increases crime, it increases addictions. It increases, you know, the kids getting involved or they're just um it affects their health. And I just feel that it's I don't want to see it in our community. So that's what I feel.

Hearing no further public comment, public forum was closed by Chairperson Kraut at 7:22 PM

PUBLIC HEARING:

Petitioner: M-36 Development Location: 1268 E M-36, Pinckney MI 48169

Request: Special Use Permit to open an adult use cannabis retailer.

Parcel ID: 4714-23-400-007

Case #2025-003-SUP

Chairperson Kraut opened public hearing at 7:23 PM

Forest Malot - 142 Mill Street

I realize the hope of establishing new businesses in this community is uh increased revenue, which definitely impact positively the budget that you guys are working with. But again, I would like to reiterate there are better ways to do that. If there is anything legally within the boundaries that you can deal with to uh refuse these places from being established, I greatly encourage you to do so. I can only see the impact uh it's been established in other places increasing crime uh juvenile as I mentioned before juveniles having easier access through straw purchases and that can impact their future. U the detrimental effects of the drugs will impact their abilities to play in high school teams, college teams, get scholarships. The ripple effect goes on. And what about the police department? How are they going to police that these things aren't going on with these places. Do we have enough police work that they'll be able to monitor this separately from everything else that they're doing? I think not. And can you hire more police to monitor these places to make sure that they're operating within legal limits? What about that? And what about any potential crime impact. Uh these establishments have been raided before in other places and they don't just take cash, they take the gold and they go back on the street illegally. Uh I just see a lot of negative impact here and uh you know as representatives for this town I mean I would strongly encourage you to work diligently to see if you can work around stopping these establishments. I see nothing good happening from it. And any potential revenue from that is hypothetical anyway.

Anna Sylvanas (A) - 2894 Patterson Lake Road

A: When I first came in, Jeff said that there was a way to reverse the laws. So, you basically said we needed to get like 236.

Commission: It's based on people that voted in the last election. You need X amount of signatures to get it onto the ballot for each.

A: Okay. So, let's say this goes through and you guys um you know give these or give a permit out. You said you only have one. And let's say we get something like that on the ballot and they vote it. down, then what happens?

Commission: If they vote down saying that we don't want marijuana, correct? Well, then that would go through the courts and we figure it out. I'm not sure. I couldn't answer that. Okay.

I don't know.

A: Okay. And how much time do you have to prepare to get like uh this information like on a ballot?

Commission: You would have to call the county or the public township and talk to them to get something on the ballot. I think uh we're putting some millages on the ballot for next November. starting in January and I think I have to have it.

A: Okay. All right. Thank you.

Commission: Depending if it's going to be on the primary or the general election. I don't know yet. I just started that research. So, I'm not an expert yet, but I'm working on that.

public forum was closed by Chairperson Kraut at 7:28 PM

NEW BUSINESS:

1. M-36 Development proposing a Special Land Use Permit for approval for a cannabis retail location.

Planner Review and Applicant Response Village Planner Lucy provided a review, noting the site was previously proposed for a gas station/fast food restaurant and identified as a "catalyst site" in the master plan. She detailed seven areas requiring additional information or adjustment for compliance.

Kirk Litwin - M36 developments.

Thanked community for voicing concerns. Expressed that he has been operating for 9 years now and a lot of what's going on in here this evening. Um whether or not you want to believe me as a truthful statement is a simple lack of education. Cannabis is not a gateway drug. Youth aren't allowed to come in. We have very stringent rules as it pertains to identification and allowing access to a licensed facility. The state is very protective of that. They understand your concerns and have implemented that into state level laws where they get the opportunity to request my video anytime, they want. I have to give it all to them and they scrutinize it and they go through and they look for every evidence of wrongdoing inclusive of ID related events. And if they find them, you're getting a minimum of a \$10,000 charge for every incurrence. The facilities themselves are state-of-the-art when it comes to security systems um and things like that. You know, facial recognition. I mean, these things the camera will follow you around if you're outside. AI monitored events. You're not allowed to consume cannabis on the property. You're not allowed to loiter. You can't even have a cigarette in the parking lot of a cannabis facility, you have to literally leave the whole entire premises uh just to have a cigarette if you're a smoker. He asked the community that you expand your minds and really talk to people in other communities and ask their friends and family.

Forest Malot - 142 Mill Street

Interrupted Kirk Litwin with obscenities stating Kirk is only after money and is lying about the impact. Chairperson Kraut stated if Forest could not listen without interruption he would have to leave. To which he left.

Kirk Litwin - M36 developments

States he is seeing what these facilities can do for our community. His business participates in giving back to the community with such events such as free turkey dinners for Thanksgiving. Reiterates that 65% of the clientele is 50 and older. It's not stoners. It's people who can't sleep, people have pains and issues.

His Response to 7 areas in Lucy's Report:

1. Updated Pre-qualification License: Applicant claimed the state license pre-approval is "perpetual", although the planner stated she read it was a two-year balance.
2. Pedestrian/Bicycle Access: Agreed to provide accommodations, including a sidewalk connection and bike rack.
3. Enhanced Landscaping: Will pursue enhanced landscaping to exceed minimum requirements.
4. Drive-Thru Window Elimination: The submitted plan included an entire building, but the cannabis facility portion will not include a drive-thru; the window will be removed from the site plan. The cannabis retail facility will occupy approximately one-third of the building, with the remainder reserved for future commercial retail.
5. Shared Use Agreement: Expected to submit an updated shared use agreement the following day.
6. Specific Information (Hours/Odor/Security/Waste): Applicant will submit proposed hours (following village guidelines), odor control plan, security plan, and waste disposal method. Litwin argued that retail facilities typically do not have odor issues. He emphasized that the state heavily polices licensed facilities, requiring surveillance video access and imposing minimum \$10,000 charges for ID violations, mitigating concerns about loitering or increased local crime.
7. Architectural Details: Detailed building exterior information is being prepared.

Litwin proposed a target timeline for the \$3.5 million project: groundbreaking in late spring (April/May), with completion by the end of summer (August/September). He cited the time needed for local and state application, site plan approval, and inability to pour cement in winter as reasons for the timeline.

Litwin suggested an alternative plan regarding the adjacent "Essence" micro-business parcel (run by his son): if the M36 license is approved, they could potentially park the Essence license (keeping it active but non-operational). This proposal would eliminate competition, resulting in only one operating facility while allowing the Village to collect revenue share for two active licenses (a "triple win").

Christine Oliver made a motion to table the decision, stating she needed more time and information. This motion failed due to lack of a second.

Proposed Resolution

A proposed resolution was made by Savanna Gee for: So, subject special land use request at the regular meeting of the village of Pinkney planning commission Livingston County, Michigan held on the 3rd day of November

2025 at 700 p.m. Present we have Robert Coppers Smith, Brie Crot, Savannah Gee, Christine Oliver. Absent is Justin McKinis, Trisha Wagner, and Alex Smith. Um sub projects, special land use, marijuana retailer establishment. Whereas the village of Pinkney Planning Commission has received a request from Kirk Lightwin, 759 East Pineconing LLC, seeking special land use approval to operate an adult use marijuana retailer establishment on property located at East Main Street, M36, parcel number 4714-23-400-008, currently zoned SBD Secondary Business District. And whereas proposed use is permitted by special land use in the SBD district under sections 152.240 through 52.243 of the village zoning ordinance and whereas the planning commission has reviewed the application site plan and supporting documentation submitted by the applicant as well as the professional review provided by the manic and Smith group incorporated. And whereas the planning commission held a public hearing and considered comments from the public, village staff and consultants. And whereas the planning commission finds the proposed special land use is generally consistent with the intent of the zoning ordinances and the village's master plan provided that specific items and improvements are addressed to ensure compliance and compatibility with the surrounding properties. Now therefore, be it resolved that the village of Pinkney planning commission hereby recommends approval of the special land use request for an adult-use marijuana retailer. establishment at the above described location subject to the following conditions. One, updated license licensing. Applicant shall provide an updated pre-qualification license certificate demonstrating current and approved status with the state of Michigan. Two, pedestrian and bicycle access. The site shall be revised to include accommodations for walking and bicycling customers and employees, including a sidewalk connection to Main Street/M36 and to neighboring marijuana micro businesses, a bike rack near the entrance and outdoor seating or waiting areas. Three, enhanced landscaping shall exceed the minimum requirements of the village zoning ordinance to soften the site's appearance, particularly from Main Street/M36. A low decorative wall with additional planting shall be added along the front of the property, and additional landscaping shall be installed with the east property boundary for elimination of drive-through window. window. The drive-through window shall be removed from the site plan. Five, shared use agreement. Applicant shall submit an updated shared use agreement addressing the common access approach, drive, parking, and other shared site elements across both parcels. Six, marijuana retailer specific information. Applicant shall submit the following detailed information for planning commission and village review. Proposed hours of operation, odor control plan, security plan, and waste disposal method. Seven, architectural details. Detailed building exterior information shall be submitted demonstrating compatibility with the villages ex existing character and context, including appropriate materials, colors, and architectural detailing. Be it further resolved that upon satisfactory completion and submittal of the above items, the planning commission recommends the village council grant final approval of the special land use request for the proposed marijuana retailer establishment.

VOTE: Ayes: 3 Nays: 1 Absent: 3 Vacancy: RESOLUTION CARRIED

Rollcall on Resolution:

- Alex Smith (Vice-Chairperson) - Absent
- Savanna Gee (Secretary) - Yes
- Christine Oliver - No
- Bree Kraut (Chairperson) - Yes
- Robert Coppersmith III - Yes
- Tricia Wagner - Absent
- Justin McInnes – Absent

OLD BUSINESS:

1. Master Plan:

a. Review & update

2. Prohibited Parking in the Village

a. Review and update if needed.

Jeff presented a draft parking ordinance prepared with lawyer Stoker, intended to adapt current non-enforced rules regarding parking on non-paved surfaces.

- Time Limitation: Robert Coppersmith opposed the draft's limit of "nine total days per calendar month" for parking on grass, arguing it was too strict given the common parking habits of many residents. The consensus was to strike the nine-day limit and keep the three consecutive calendar day limit (with vehicles moved for 24 hours afterward).
- Rear Yard Parking: Regarding setbacks for rear yard parking, the suggestion was made to require compliance with accessory structure setbacks (e.g., not closer than six feet to the property line).
- Screening: For large vehicles (exceeding 8 ft in height or 22 ft in length), the ordinance stated they "may require a 6-foot opaque screen". It was agreed that this determination would be made by the Zoning Administrator. Jeff will make the discussed changes and bring the ordinance back for review and a required public hearing.

PUBLIC FORUM

Chairperson Kraut opened public forum at 8:25 pm.

Peter Sparks - 310 Webster Street
Expressed thankfulness for time.

Hearing no further comment, Chairperson Kraut closed public forum at 8:25 pm.

MEMBER DISCUSSION

Chairperson Kraut member discussion forum at 8:25 pm.

Having no discussion, Chairperson Kraut closed member discussion at 8:25 pm.

ADJOURNMENT

Motion by Christine Oliver, supported by Robert Coppersmith II.

To adjourn the regular Planning Commission meeting at 8:25 pm

VOTE: Ayes: 4 Nays: 0 Absent: 3 Vacancy: MOTION CARRIED

Respectfully submitted,

Bree Kraut, Chairperson

Savanna Gee, Secretary