

**DRAFT**  
**VILLAGE OF PINCKNEY**  
**PLANNING COMMISSION**  
**MONDAY, FEBRUARY 3, 2025**

**CALL TO ORDER:**

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

Present:

- Alex Smith
- Savanna Gee
- Christine Oliver
- Bree Kraut
- Justin McInnes
- Robert Coppersmith III
- Mike Carney (Ad hoc Member)

Absent:

- Tricia Wagner
- 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 Smith, supported by Coppersmith.

To approve the agenda with the following changes:

- Add resignation of Deb Grischke as Planning Commission Secretary
- Appoint Justin McInnes to the Planning Commission (he was voted in at the previous Village Council meeting on January 27, 2025)
- Appoint a new Secretary to the Planning Commission

VOTE: Ayes: 6      Nays: 0      Absent: 1      Vacancy: 0      MOTION CARRIED

**APPROVAL OF MINUTES:**

Motion by Gee, supported by Coppersmith.

To approve the minutes of the January 6, 2025, regular meeting as presented.

VOTE: Ayes: 6      Nays: 0      Absent: 1      Vacancy: 0      MOTION CARRIED

**REPORTS:**

Council: Jeff Buerman reported on behalf of the Village Council stating that there is going to be enforcement taking place about shoveling snow. It has been noticed that within the village sidewalks are not being shoveled in a timely manner and there is an ordinance in place for

implementing fines in these situations and these are going to have to be implemented. Buerman also gave an update on the Means Project that there is an interested company, but he can't release details about it at this time.

*Chair:* Bree Kraut reported that if anyone would like to be involved in the DDA to let her know as there are currently 9 members and there can be up to 12 members.

Secretary/Vice-Chairperson: No reports

**PUBLIC FORUM:**

Chairperson Kraut opened public forum at 7:06 pm.

Pam inquired about what the plan was for the 5-acre property (on D19) behind BP (on M36). She was informed that the Village does not have knowledge of a plan for that property at this time.

Hearing no further public comment, public forum was closed at 7:08 pm.

**PUBLIC HEARING:**

Chairperson Kraut opened public hearing at 7:13 pm.

1. Special Use Permit for 4714-22-403-031, 4714-22-403-033 & 4714-22-400-019 to allow multiple family dwellings in Residential-Office Business District.

Residents John Dinkel (251 W. Main St.) and Russell Hollister (312 W. Main St.) brought up concerns about raised traffic on M-36 due to the housing development. Concerns for accidents and current driveway access issues were also noted. Objections to apartments being built behind single-family homes and concerns on the nature of the housing such as, low-income. The residents also had concerns about compatibility with the existing quiet neighborhood and drainage of water.

Marshall Smith, Developer, discussed that the proposal involves building on the T-shaped property west of PNC bank and that he plans for 8-12 units. Smith addressed concerns about water drainage. Smith also discussed his conversations with People's Church which parcel is located behind the proposed housing development.

Lucie Fortin, Village Planner, discussed the current plan for the property and reminded everyone in attendance that this request was previously approved in 2019. Fortin also stated that the planning commission can add reasonable conditions to alleviate concerns that have been brought up by residents. Fortin also emphasized that approval today does not include the plan, that the project must be reviewed as a site plan, approval today solely approves the idea of the development. Recommendations from Fortin included, the development standards should match those of the multifamily residential district and that the site plan should demonstrate high levels of pedestrian and bicycle accessibility.

Hearing no further public comment, public hearing was closed by Chairperson Kraut.

**OLD BUSINESS:**

No old business to discuss.

**NEW BUSINESS:**

1. Special Use Permit for 4714-22-403-031, 4714-22-403-033 & 4714-22-400-019
  - a. Marshall Smith, Builder, Smith Builders LLC
  - b. To allow multiple family dwellings in Residential-Office Business District
  - c. Location: 4670 M-36 Pinckney, MI

Motion by Coppersmith, supported by Gee.

VOTE: Ayes: 5      Nays: 1 (Oliver)      Absent: 1      Vacancy: 0      MOTION CARRIED

2. Resignation of Deb Grischke as Planning Commission Secretary. Grischke submitted her formal resignation to Jeff Buerman, Village President and Bree Kraut, Village Planning Commission Chairperson on January 19, 2025.

Motion by Smith, supported by Gee.

VOTE: Ayes: 6      Nays: 0      Absent: 1      Vacancy: 0      MOTION CARRIED

3. Appoint Justin McInnes to the Planning Commission (he was voted in at the previous Village Council meeting on January 27, 2025)

Motion by Gee, supported by Coppersmith.

VOTE: Ayes: 6      Nays: 0      Absent: 1      Vacancy: 0      MOTION CARRIED

4. Appoint a new Secretary to the Planning Commission

Motion by Oliver, supported by Smith

VOTE: Ayes: 6      Nays: 0      Absent: 1      Vacancy: 0      MOTION CARRIED

**PUBLIC FORUM:**

Chairperson Kraut opened public forum at 7:36 pm.

There was discussion about Putnam Street and the uncertainty about where the street currently ends. It was expressed that there is a need for resolution before any further actions can take place regarding the Smith project.

Jeff Buerman stated that there is a commitment to keep the community informed, updates will be provided periodically and that multiple departments still need to get involved before this project can move forward: Engineers, Planners, Drain Commission, MDOT, and Building Departments. Buerman also emphasized a need for community participation in Planning Commission meetings and expressed his desire for meetings to be community driven. Buerman also encouraged residents to reach out with questions. Buerman apologizes for mistakes he has made with procedural things and welcomes feedback to learn and improve moving forward.

Hearing no further public comment, public forum was closed at 7:41 pm.

**MEMBER DISCUSSION**

Member Discussion was opened by Chairperson Kraut.

Alex Smith spoke up about being happy for Justin McInnes joining the Planning Commission. Smith also reported that he has information about a grant that has a due date in mid-March that he is going to share the information for.

Planning Commission discussed that the DDA meetings take place on the second Friday of every month from 9-11am at the Village Council Hall.

Hearing no further member discussion, member discussion closed by Chairperson Kraut.

**ADJOURNMENT**

Motion by Smith, supported by McInnes

To adjourn the regular Planning Commission meeting at 7:55 pm.

VOTE: Ayes: 6      Nays: 0      Absent: 1      Vacancy: 0      MOTION CARRIED

Respectfully submitted,

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Bree Kraut, Chairperson