



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

APPLICATION FOR PRELIMINARY SITE PLAN REVIEW

Site Plan Review #: _____

Owner: 75 DEXTER ROAD TIC-I & TIC-II

Address: 429 LAKE DR, RHINEBECK, NY, 12572

Phone: _____

Email: _____

Date of Application: 04/30/2025

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 store with food service, Dunkin Donuts drive-thru and Convenience store.

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 04/30/2025

Date of Submittal: June 2nd 2025

Fee Paid: \$700 00

Escrow Paid: \$8200 00

Planning Commission Action:
(minutes shall be attached)

Preliminary Site Approved _____

Additional meetings where plan was considered by
the Commission: _____

Fees:

- Site Plan Application Fee: \$700

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.)

VILLAGE OF PINCKNEY

220 S. Howell St • Pinckney, MI 48169 • (734) ____-____

Date: September 3, 2025

Jesse A. Lewter, P.E.

Wolverine Engineers & Surveyors, Inc.

312 North Street

Mason, MI 48854

RE: Mugg & Bopps – Please start Site Plan Review (Former Rite Aid)

Project Address: 75 South Dexter Street, Pinckney, MI 48169

Hi Jesse,

Thanks again for partnering with us on so many projects. For this one, could you please open site plan review for the former Rite Aid redevelopment to Mugg & Bopps (fuel + convenience retail)?

We'll send the usual package—application, narrative, survey, preliminary plan set, utility/storm concepts, lighting/landscape, and elevations—in your preferred format.

When you get a chance, please confirm: (1) preferred submittal method (PDF/email or upload) and any hard-copy needs, (2) current review fee, and (3) an estimated turnaround and next available Planning Commission date. We'll coordinate with your schedule.

MDOT and County coordination are underway; we'll fold any outside comments into the next submittal.

Appreciate it—call or email anytime if you need anything else.

Best,