



VILLAGE OF PINCKNEY

220 S. Howell Street
Pinckney, MI 48169
zoning@villageofpinckney.org

SPECIAL LAND USE PERMIT APPLICATION

Case #: _____
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

Legal Description: 14-23-400-013 SEC 23 T1N R4E VILLAGE OF PINCKNEY UNPLATTED LAND COMM S 1/4 COR TH N 1314.85 FT TO POB. TH N88°E 288.92 FT TH N86°E 69.94 FT TH S01°W 243.14 FT TH S89°E 61.41 FT TH S 210.26 FT TH S63°W 470.38 FT TH N 647.86 FT TO POB. REDESCRIBED BY SURVEY 9-99

Description of Request/Project (Attach Proposal): Conversion of existing vacant Rite Aid to a Mugg & Bopps store with food service and convenience store with Dunkin Donuts Drive-Thru.

Check any that apply:

☐ Marihuana Establishment ☐ Residential Open Space ☒ Condominium or other Planned Development

Submission requirements:

- Preliminary site plan containing all information required by Section 152.389 of the Zoning Ordinance
- Written statement and supporting evidence explaining how the special land use will comply with the general criteria in Section 152.242-152.243 of the Zoning Ordinance
- 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

Signature of Applicant: Todd C. O'Dell Date 04-30-2025

Date of Submittal: 5/1/25
Fee Paid: \$1700.00 Check: 0034235
Escrow Paid: _____

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

Action:

Public Hearing Date: June 2ND 2025

Decision of Planning Commission: June 2ND 2025

Council Meeting Date: _____

☒ Granted ☐ Denied