



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@cd010.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 Miller

Date 04-30-2025

Date of Submittal: 5/11/25

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 2<sup>nd</sup> 2025

Decision of Planning Commission: June 2<sup>nd</sup> 2025

Council Meeting Date: \_\_\_\_\_

Granted  Denied