

VILLAGE OF  
**PINCKNEY**

220 S. Howell  
Pinckney, Michigan 48169  
734.878.6206  
734.878.9749 Fax  
[www.villageofpinckney.org](http://www.villageofpinckney.org)

**VILLAGE OF PINCKNEY  
NOTICE OF PUBLIC HEARING  
ZONING BOARD OF APPEALS**

NOTICE IS HEREBY GIVEN that the Village of Pinckney Zoning Board of Appeals will hold a public hearing on **Monday, August 25, 2025**, at 7:00 p.m. at the Village of Pinckney Town Hall, 220 S. Howell Street, Pinckney, MI 48169.

The purpose of the hearing is to consider a **request for a setback variance** for the property located at:

**Mugg & Bopps  
75 S. Dexter Street  
Pinckney, MI 48169**

**Parcel ID: 14-23-400-013**

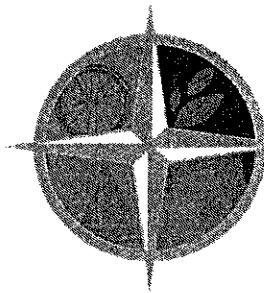
**Legal Description:** Sec 23, T1N, R4E, Village of Pinckney, Unplotted Land

The applicant is seeking relief from the setback requirements as outlined in the Village of Pinckney Zoning Ordinance. The variance request, if approved, would permit modifications to existing setback regulations for the subject property.

Interested parties are invited to attend the hearing and provide public comment. Written comments may be submitted in advance to the Village Office at the address listed above or via email to [insert email address].

A copy of the variance request and supporting materials are available.





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220 S Howell Street, Pinckney Mi 48169  
Phone: 734-878-6206 Fax 734-878-9749  
email: [zoning@villageofpinckney.org](mailto:zoning@villageofpinckney.org)

**ZONING BOARD OF  
APPEALS**  
**APPLICATION**

Case # 2025 - Mugbopps

Fee: \$600.00

Date filed: 7-10-2025

Zoning District: SBD

Tax ID#: 4714-

Lot #:

Subdivision:

Address of Subject Property: 75 South Dexter Street

Legal description: 14-23-400-013 SEC 23 T1N R4E VILLAGE OF PINCKNEY UNPLATTED LAND

(attach separate sheet if necessary)

Owner: Pinckney - M36, LLC

Address: P.O. Box 708 Howell, MI 48844

Phone: 517-202-0232

Email: todd@cdol0.com; tj@cdol0.com

Appellant (if different than owner):

Address:

Phone:  Email:

**Type of Appeal:**

Interpretation of:  Zoning Ordinance  Zoning District Boundaries  Other

Specify:

Variance:  Dimensional Variance  Use Variance

Specify: Set back requirement along M36 and Dexter Roads

Lot size: Front: 648' Dexter Rear: 358' on M-36 Side: 470' south Side: 455' east

Size of Existing structure: 11,500 square feet

Existing setbacks (if applicable) Front: 10 (Dexter) Rear: 23.8 (M-36) Side:  Side:

Proposed setbacks (if applicable) Front: 5 (Dexter) Rear: 12 (M-36) Side:  Side:

Section of Zoning Ordinance appealing or requesting interpretation: 152.281 General Requirements (D) Setbacks  
152.331 Landscaping Adjacent to Roads Attached sheet lists Village of Pinckney Planner review comments being addressed

Reason for Request/ Basis of appeal or special conditions existing where a literal enforcement of the provisions of the Zoning Ordinance would involve practical difficulties or cause unnecessary hardship or practical difficulty:

Re-use of existing building. New use requires drive space for customer travel. Owner taking the following steps to make site function. Removing 23' feet from west end of (high quality) building, adding 20' of hard surface to both the South & East drive ways.

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Please explain how the project meets each of the following standards:

a) The alleged practical difficulties, hardships or both, are exceptional and peculiar to the subject property or intended use of the property, that do not apply generally to other properties or class of uses in the same district: Position of existing building does not allow traffic flow for the new use. Additionally, subject property is a corner lot with dual frontages, and lastly it is a 4.95ac lot but because of wetlands only 2.05ac are usable.

b) Failure to grant the variance will deprive the property owner of his/her reasonable use as enjoyed by other property owners in the same district and vicinity. This shall include substantially more than mere inconvenience and/or inability to attain a higher financial return:

Properties in the same district and vicinity enjoy reduced setback requirements. Granting this variance request enables successful site use by customers. Further building modifications to achieve full set-backs would result in a loss of site functionality.

c) Allowing the variance will result in substantial justice being done, and considers the public benefits intended by the ordinance, the individual hardships that will be suffered by failure to grant the variance and the rights of others whose property would be affected by approval of the variance:

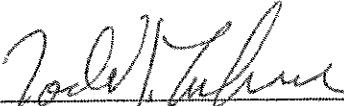
Granting this variance provides for the positive re-use of an existing vacant building.

d) The variance will be consistent with the purpose and intent of the ordinance, will not adversely affect the purpose or objectives of the master plan of the village, will not be contrary to the public interest, will not injure the public or private rights of others and will not diminish the value of surrounding properties: Granting this variance request brings a vacant building into productive, long term use. This business will employ community members and serve customers in a business class allowed under current zoning with (special use) as provided in the master plan.

e) The conditions and circumstances on which the variance request is based have not been self-created by the applicant or predecessors in title: The conditions present were created when the site was originally developed and the building was constructed for a different type of business use.

f) The variance will not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and the same zoning district, and shall be the minimum variance that will make possible a reasonable use of the land or structure: The variance requested is similar to properties in the vicinity. The request is the minimum needed after significant modifications are made to the building and site by the applicant.

- I hereby certify that I am the owner of the subject property or have been authorized to act on behalf of the owner(s) and that all of the statements and attachments are true and correct to the best of my knowledge and belief.
- I acknowledge that approval of a variance only grants that which was presented to the ZBA.
- I acknowledge that I have reviewed the Village of Pinckney Zoning Ordinance, The ZBA Application and the Application Checklist and have submitted all of the required information.
- I understand that there will be a public hearing on this item and that either the property owner or appellants shall be in attendance at that hearing.
- I understand that a Land Use Permit is required prior to construction if a variance is granted.
- I understand that any order of the ZBA permitting the erection alteration of a building will be void after one (1) year (12 months), unless a valid building permit is obtained and the project is started and completed.

  
Signature of Owner

07-17-25  
Date

Signature of Appellant

Date

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Application Checklist:

Zoning Board of Appeals Application

Plot Plan showing:

- Location and width of road(s)
- Location and dimensions of existing/proposed construction.
- Dimensions, designation, and heights of existing structures on property clearly marked.
- Dimensions of property (lot lines).
- Location and dimensions of required setbacks and proposed setbacks
- All easements and location of water & sewer lines

Preliminary Sketch of proposed structure

Proof of ownership

Applicable Fee \$ 600 00 & Escrow Deposit\* \$ 1000 00

\* All legal, engineering and planning consultant fees, publication costs, recording fees and all charges related to the request will be deducted from the escrow deposit. All remaining funds will be returned to the applicant.

\*\*\*\*\*

Date Application Received: \_\_\_\_\_

Date of Publication: \_\_\_\_\_

Date of Meeting: \_\_\_\_\_

Approved  Basis for approval: \_\_\_\_\_

Not approved  Reason for denial: \_\_\_\_\_

Signature of ZBA Chair \_\_\_\_\_ Date: \_\_\_\_\_

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The special use plan review letter by the Village planner asked that we address two specific items. The Planner wrote:

1. A minimum 25-foot parking setback from the M-36 right-of-way is required in compliance with Section 152.281 (D). This may be achieved by reducing the drive aisle width.
2. A minimum 10-foot parking/drive setback from the Dexter-Pinckney Road right-of-way is required to accommodate a required road frontage landscape strip.

Below are the sections of Village of Pinckney Ordinances that are being referred to.

**152.281 GENERAL REQUIREMENTS.**

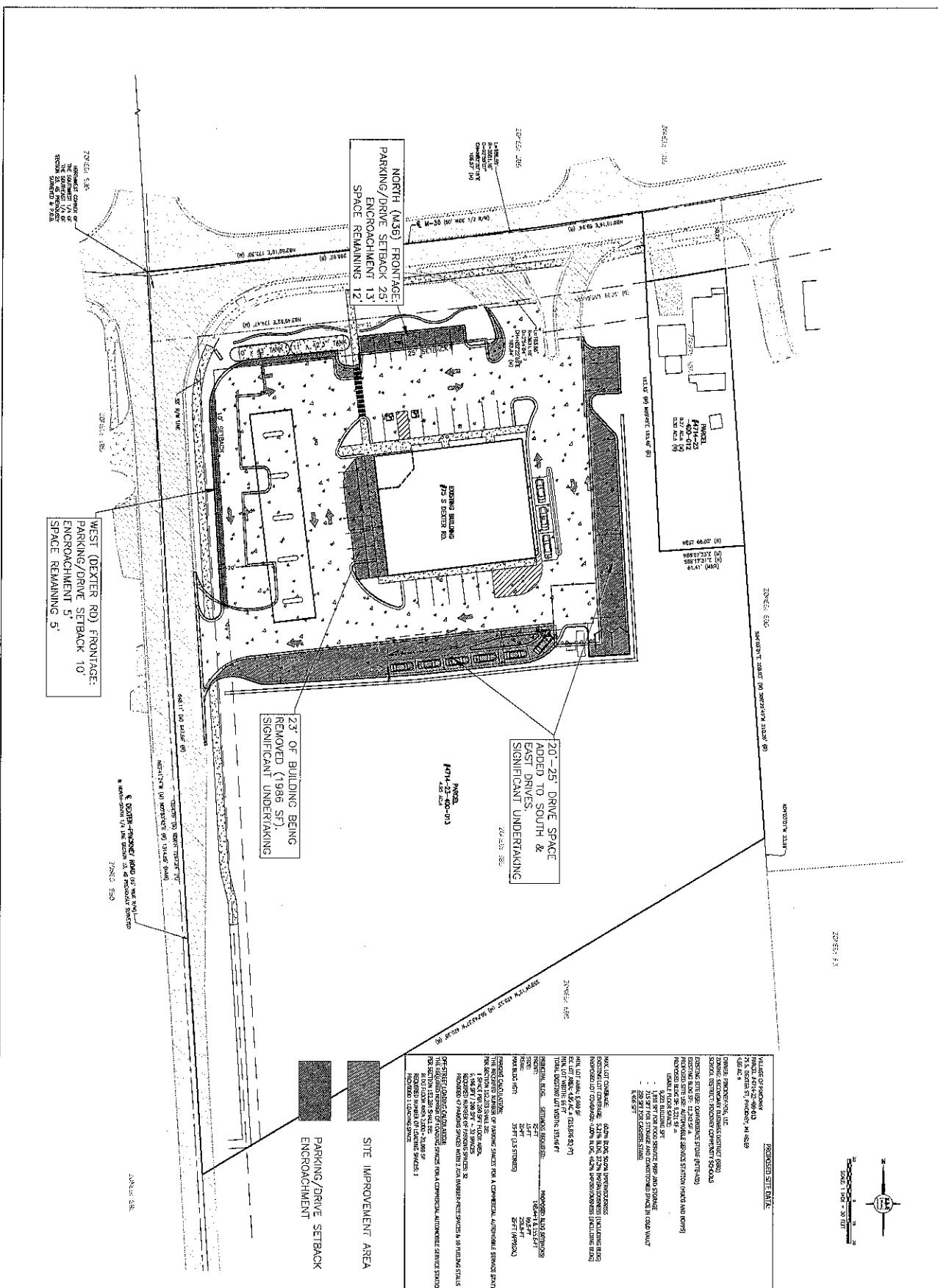
(D) Setbacks. Off-street parking, loading and stacking spaces shall be setback from street lines and lot lines as required for structures in the zoning district in which the spaces are located.

**152.331 LANDSCAPING ADJACENT TO ROADS.**

All non-residential developments shall include one tree and five shrubs per 30 lineal feet or road frontage. Trees are not required to be evenly spaced and may be clustered. The required landscaping adjacent to public and private roadways shall be located on private property within a planting strip a minimum of ten feet adjacent to the road right-of-way.

Please see the ZBA application in full answer to these two points.

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1 OF 1		RE
DESIGNED BY:	ST	
DRAWN BY:	SI	
CHECKED BY:		
SCALE:	1/4" = 1'-0"	
JOB NO:	25-086	
SHEET NO.	05/20/25	

PROJECT: MUGG AND BOPPS - PINCKNEY GAS STATION

PREPARED FOR: PINCKNEY-M36, LLC

PO BOX 750  
10415 M-1444  
517.232.2022

TITLE: IMPROVEMENTS PLAN



LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS ON THESE DRAWINGS AND DAILY APPROXIMATE AND APPROXIMATE ELEVATION OF EXISTING GROUND SURFACE ARE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR PROVIDING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES REQUIRED FOR THE EXCAVATION IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE LOCATION OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM DRAWINGS.

## SECONDARY BUSINESS DISTRICT

### § 152.180 PURPOSE.

The Secondary Business District (SBD) is intended to accommodate those business activities that typically require large areas of land, may generate a large volume of automobile traffic, may require large areas of off-street parking and are potential obstacles to an efficient, convenient neighborhood service or central business district.

(Ord. 37, passed 8-28-2005)

### § 152.181 PERMITTED USES.

- (A) Financial institutions with up to three drive-through facilities.
- (B) Business offices, professional offices, medical or dental clinics and non-profit organization offices.
- (C) Business support services.
- (D) Photography, art and craft studios and galleries.
- (E) Personal services.
- (F) Adult foster small group homes (seven to 12 adults) and adult foster care large group homes (13 to 20 adults).
- (G) Homes for the elderly and nursing homes.
- (H) Public buildings and public parks.
- (I) Elementary, middle and high schools.
- (J) Child care centers.
- (K) Bed and breakfast inns.
- (L) Hotels and motels with no more than 20 guest rooms.
- (M) Health clubs.
- (N) Theaters.
- (O) Taverns and nightclubs.
- (P) Restaurants, standard.
- (Q) Retail stores and retail food stores with not more than 15,000 square feet of floor area.
- (R) Video rental establishments.
- (S) Convenience stores without gasoline sales.
- (T) Funeral homes.
- (U) Laundromats and dry cleaners (does not include dry cleaning plants).
- (V) Accessory uses customarily incidental and subordinate to a permitted use.

(Ord. 37, passed 8-28-2005)

### § 152.182 SPECIAL LAND USES.

The following special land uses are permitted in the SBD District, subject to compliance with §§ 152.240 et seq.

- (A) Adult foster care congregate facility (more than 20 adults);
- (B) Retail stores with more than 15,000 square feet of floor area;
- (C) Religious institutions;
- (D) Vocational schools and higher education institutions;
- (E) Private clubs;
- (F) Restaurants, carry-out with open front service and walk-up windows;
- (G) Restaurants, fast food;
- (H) Farmers markets and produce stands;
- (I) Landscape nurseries;
- (J) Commercial indoor recreation;
- (K) Commercial outdoor recreation, including golf courses;
- (L) Recreation equipment rental;
- (M) Vehicle service stations, vehicle repair services, vehicle dealerships and car washes;
- (N) Commercial outdoor displays;
- (O) Hospitals;
- (P) Veterinary clinics;
- (Q) Commercial kennels;
- (R) Indoor self-storage facilities;
- (S) Conference centers;
- (T) Shopping centers;
- (U) Public utility facilities;
- (V) Changeable message signs;
- (W) Buildings and other structures with a height exceeding the maximum allowed under § 152.183; and
- (X) Outdoor storage lot for recreational vehicles.
- (Y) Adult use marihuana establishments including: marihuana grower facility - Class A or B, marihuana microbusiness, marihuana retailer, marihuana safety compliance facility, and marihuana secure transporter facility, subject to the provision of Chapter 113, Miscellaneous Businesses Requiring a License; Title XI, Business Regulations, of this Code of Ordinances.

(Ord. 37, passed 8-28-2005; Ord. 134, passed 11-14-2016; Ord. 153, passed 12-14-2020)

## **§ 152.183 SITE DEVELOPMENT STANDARDS.**

The following standards shall apply to all uses and structures in the SBD District unless otherwise modified by the provisions of §§ 152.240 et seq., §§ 152.260 et seq., §§ 152.415 et seq. or §§

152.440 *et seq.*

- (A) *Lot area.* The minimum lot area shall be 5,000 square feet.
- (B) *Minimum lot width.* The minimum lot width shall be 66 feet, measured along the front lot line. For cul-de-sac and flag lots, the lot width may be measured along the front setback line.
- (C) *Yards and setbacks.* The minimum yards and setbacks shall be as follows:
  - (1) *Front yard.* Structures shall be setback at least 25 feet from the front lot line.
  - (2) *Side yard.* The principal building may be constructed on the side lot line; however, the entire side yard shall total at least 15 feet in width. Where the side lot line abuts a residential district or residential use, the side yard shall be at least 20 feet in width.
  - (3) *Rear yard.* Structures shall be setback at least 20 feet from the rear lot line.
- (D) *Lot coverage.* Lot coverage shall not exceed 50%.
- (E) *Structure height.* No building shall be erected or altered to a height greater than two and one-half stories or 35 feet; whichever is less. No other structure shall be erected or altered to a height greater than 35 feet. (See § 152.267 for definitions of building height and structure height)
- (F) *Compliance required.* Uses and structures shall comply with all other provisions of this chapter, including §§ 152.240 *et seq.* through §§ 152.415 *et seq.* and all other applicable federal, state and local codes and ordinances.

(Ord. 37, passed 8-28-2005) Penalty, see § 152.999



3121 E. Grand River Howell, MI 48843  
517.546.4836 fax 517.548.1670  
[www.bosseng.com](http://www.bosseng.com)

## **Site Comparison-Pinckney Petroleum and Mugg and Bopps, M-36 and Dexter Streets**

### Curb to Parking Distance-M-36

Pinckney Petroleum-20'  
Mugg and Bopps-42'

### Curb to Parking Distance-Dexter Street

Pinckney Petroleum-18'  
Mugg and Bopps-17'

### Curb to Canopy-M-36

Pinckney Petroleum-50'  
Mugg and Bopps-90'

### Curb to Canopy-Dexter Street

Pinckney Petroleum-54'  
Mugg and Bopps-45' (north end of canopy) and 52' (south end of canopy)

# Untitled Map

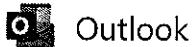
Write a description for your map.

## Legend

- Huntington Bank
- Pinckney Barbershop
- Tubby's Sub Shop



Google Earth



Outlook

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## ZBA hearing for Mugg & Bopps

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**From** Jeffrey Buerman <president@villageofpinckney.org>

**Date** Tue 8/19/2025 8:52 AM

**To** Justin Bierman <j.bierman@villageofpinckney.org>; Stacy Conquest <s.conquest@villageofpinckney.org>; Jo Self <jself@villageofpinckney.org>; Keri Hochertz <khochertz@villageofpinckney.org>; Robert Coppersmith <rcoppersmith@villageofpinckney.org>; Nick Kane <nkane@villageofpinckney.org>

**Cc** Clerk <clerk@villageofpinckney.org>; Bree Kraut <krautb33@gmail.com>; Mike Szafranski <michael.szafranski.yawz@statefarm.com>; Dave Stoker <dstoker@cstmlaw.com>

6 attachments (3 MB)

75 Dexter - ZBA Site Plan with Site Improvement Detail.pdf; 75SDexter\_Mugg+Popps\_VarianceReview\_Planners Review 08-19-25.pdf; Executed Copy - Pinckney - M36, LLC ZBA Application 07.17.25.pdf; Option 1 Granting Variance 8 12 2025.pdf; Proposed Resolution Option 2 Granting Variance with Conditions 8 12 2025.pdf; Proposed Resolution Option 3 Denial of Variance 8 12 2025.pdf;

Good Morning, all —

I hope you had a fantastic weekend.

Next Monday we will be holding a ZBA hearing for Mugg & Bopp's, so please come prepared.

Based on the unique characteristics of this parcel, the professional findings of the Village Planner and Village Attorney, and the information provided in the attached documents, I believe that granting the requested variances will not only make redevelopment of this challenging site feasible but will also enhance the project in a way that remains consistent with the Village of Pinckney's small-town character and appeal. The station is located on a constrained parcel that would be extremely difficult to repurpose for any other use in the Village without dimensional relief. Reuse of the existing building and infrastructure provides the best opportunity to improve both the appearance and function of this prominent corner without sacrificing the identity of our downtown.

Therefore, I recommend that the Village of Pinckney Zoning Board of Appeals approve the following variances requested by Pinckney-M36, LLC for Parcel #4714-23-400-013, located at 75 S. Dexter Street:

- To allow parking within the M-36 front yard setback (Section 152.281(D) – Variance No. 1)
- To allow parking within the Dexter Street front yard setback (Section 152.281(D) – Variance No. 2)
- To allow a reduced 5-foot landscape strip along Dexter Street (Section 152.331 – Variance No. 3)

It is further recommended that approval of these variances be conditioned upon full compliance with an approved final site plan, ensuring that the redevelopment meets all other Village technical standards and retains the traditional aesthetic and scale appropriate to the Village of Pinckney.

Please let me know if you have any questions so I can get them to the planner and attorney.

Take care,

Jeff Buerman  
Village President  
734-564-7395