



January 27, 2026

Village of Pinckney
Planning Commission
220 S. Howell
Pinckney, Michigan 48169

Subject: Land Division Request
Grant's Place Apartments

Applicant: HWPOET LLC - Chris Bonk, 5755 Long Pointe Drive, Howell, MI 48843

Location: Former St. Mary's Church
551 E. Hamburg St. (Parcel # 4714-23-301-010)

Zoning: R4, Multiple-Family Residential

Dear Commission Members:

We have reviewed the land division request for compliance with the Village of Pinckney Code of Ordinances.

PROJECT BACKGROUND AND DESCRIPTION

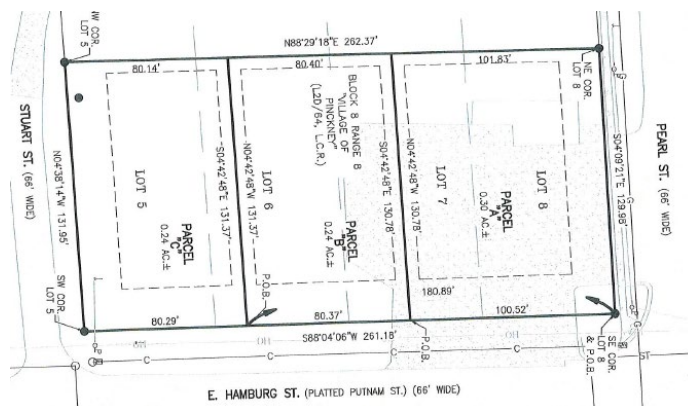
The development proposal involves rehabilitation of the former St. Mary's Church into apartment units. The project will use Village housing grants funds and private financing to separate the church sanctuary -proposed to be converted into seven apartment units- from the rear L-shape building, which is proposed to be split and rehabilitated into two duplexes in a future phase.

The subject property is vacant and located at the northwest corner of Pearl and Hamburg streets across from the proposed redevelopment. This 0.78-acre parcel is proposed to be split into three parcels consisting of:

- Parcel "A", proposed to be improved for the off-street parking area serving the apartment unit residents, and
- Parcel "B" and "C", to be split for future residential development.

The Grant's Place Apartment project received site plan approval from the Planning Commission on January 5, 2026, contingent upon approval of both a zoning variance and the requested land divisions. This report focuses the land division request for Parcel No. 4714-23-301-010 only.

Proposed Land Division - Parcel No. 4714-23-301-010



TECHNICAL SKILL.
CREATIVE SPIRIT.

The applicant submitted the following materials:

- An application for land division (dated January 12, 2026).
- Survey drawings of the existing and proposed parcels (dated December 19, 2025).
- Proof of ownership.
- Verification that all taxes have been paid in full.
- Property boundary maps and legal descriptions for the proposed split parcels.

Pursuant to Chapter 150, *Lots*, Sections 150.01 through 150.04, of the Village Code of Ordinances, land division requests require the following:

1. **Planning Commission Review:** The Planning Commission reviews the application and forwards a recommendation of approval, denial, or approval with conditions to the Village Council. A public hearing is required to notify nearby property owners.
2. **Village Council action:** The Village Council makes the final determination. A public hearing may also be held prior to Council action.
3. **Recording of Approved Parcels:** Upon approval, the split parcels must be recorded with the Livingston County Register of Deeds.

In accordance with Section 150.04 (Standards for Approval of Land Division) of the Village of Pinckney Code of Ordinances, the request was evaluated as follows:

(A) Lot Width, Access, Setback, and Area

The reconfigured parcels fully comply with the R4 Multiple-Family Residential District standards for minimum lot area, width, and frontage. Since no buildings are proposed, setback requirements are not applicable.

| | Required R4- Multi Residential District | Proposed Parcel "A"- East #4714-23-301-010 | Proposed Parcel "B"- Middle #4714-23-301-010 | Proposed Parcel "C"- West #4714-23-301-010 |
|------------------|--|--|--|--|
| Lot Area | 8,712 sq. ft. Minimum | 13,068 Sq. Ft. (0.30 Ac.) | 10,454 Sq. Ft. (0.24 Ac.) | 10,454 Sq. Ft. (0.24 Ac.) |
| Lot Width | | | | |
| Pearl Street | 66 ft. Minimum | 130 | N/A | N/A |
| Hamburg Street | 66 ft. Minimum | 101 ft. | 80 ft. | 80 ft. |
| Lot Depth | | | | |
| North-South | | 130 ft. | 131 ft. | 131 ft. |

(B) Compliance with the Land Division Act and the Village Zoning Ordinance

The proposed parcels meet the requirements of the Village Zoning Ordinance and the Land Division Act.

(C) Access to Public Roads

All parcels maintain adequate accessibility from Hamburg Street, providing adequate access for public utilities, emergency services, and vehicular access. Additionally, Parcel "A" maintains frontage on Pearl Street but will not provide a direct vehicular access to the street.

(D) Storm Drainage and Public Utilities

The proposed land division is not anticipated to adversely affect stormwater drainage and public utilities.
Final determination of adequacy is deferred to the Village.

(E) Taxes Paid

Documentation has been provided verifying that all property taxes and special assessments on the subject parcel have been paid in full.

(F) Depth to Width Ratio

All proposed parcels do not exceed the maximum allowable depth-to-width ratio of 4:1.

(G) Impact on Existing Structures

Not applicable.

(H) Zoning Classification

All parcels will remain zoned R4 Multiple-Family Residential District. No zoning changes are proposed.

(I) Easements, Curb Cuts, and Additional Safeguards

A curb cut is proposed for Parcel "A" to provide access to the parking area. Additional safeguards are not deemed necessary.

RECOMMENDATION

We recommend that the Planning Commission forward a recommendation of approval to the Village Council for the requested land division on Parcel #4710-23-301-010 subject to the following conditions:

1. Approval of the associated zoning variance request.
2. Approval by the Village Public Works Department.

Sincerely,



Lucie Fortin,
Community Planner/Landscape Architect