



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 # 4714-23-304-080)

Zoning: R4, Multiple-Family Residential

Dear Commission Members:

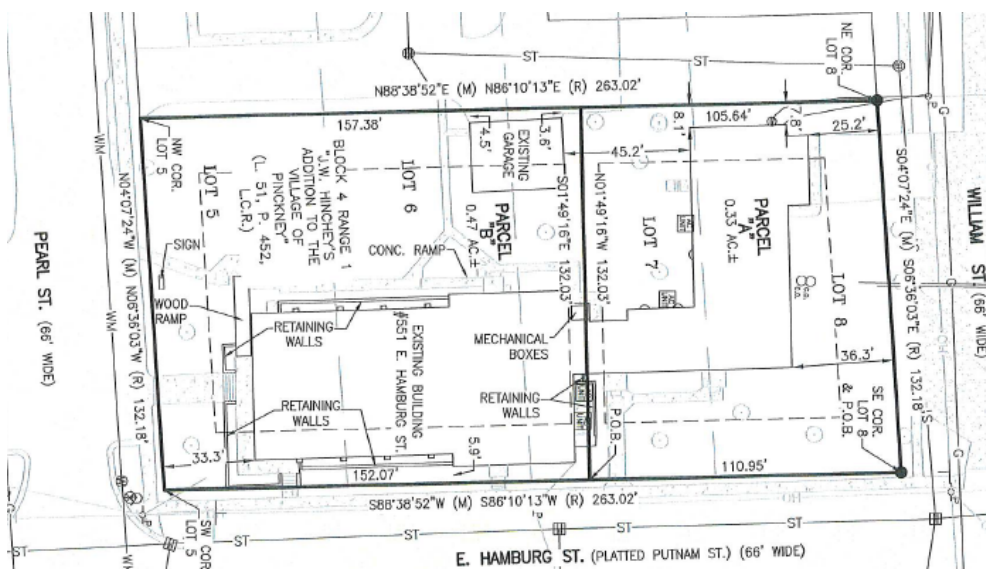
We have reviewed the land division request for compliance with the Village of Pinckney Code of Ordinances.

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 (Parcel "B")- from the rear L-shape building, which is proposed to be split and rehabilitated into two duplexes in a future phase (Parcel "A").

This 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. 4714-23-304-080 only.

Proposed Land Division - Parcel No. 4714-23-304-080



**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

Compliance of the reconfigured parcels with the R4 Multiple-Family Residential District standards for lot area, width, frontage, and setbacks is summarized in the table below. The existing buildings on the site are nonconforming, and those nonconformities will remain unchanged. These include deficiencies in the rear yard setback for the building on Parcel “A” and the front yard setback from Hamburg Street for Parcel “B.” In addition, the garage on Parcel “B” does not meet the minimum rear yard setback requirement. These existing nonconformities are highlighted in yellow in the table and are not proposed to be altered.

The proposed parcel split and building separation will, however, result in a reduced side yard setback for the existing apartment building on Parcel “B,” below the minimum required by the zoning ordinance. This condition is highlighted in red in the table and is the subject of a separate variance request.

	Required R4- Multi Residential District	Proposed Parcel “A”- East Parcel #4714-23-304-080	Proposed Parcel “B”- West Parcel #4714-23-304-080
Lot Area	8,712 sq. ft. Minimum	14,375 Sq. Ft. (0.33 Ac.)	20,473 Sq. Ft. (0.47 Ac.)
Lot Width			
Pearl Street	66 ft. Minimum	N/A	132 ft.
Hamburg Street	66 ft. Minimum	111 ft.	152 ft.
William Street	66 ft. Minimum	132 ft.	N/A
Front Yard			
Pearl Street	20 ft. Minimum	N/A	33 ft.
Hamburg Street	20 ft. Minimum	37.5 ft.	5.9 ft.
William Street	20 ft. Minimum	25 ft.	N/A
Side Yard	6 ft. Minimum	6 ft.	5 ft.
Rear Yard	20 ft. Minimum	7.8 ft.	65 ft.
Garage Setback	5 ft. Minimum	N/A	3.6 ft.

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

The proposed parcels generally meet the requirements of the Village Zoning Ordinance and the Land Division Act except as noted above.

(C) Access to Public Roads

Parcel "A" maintains frontage on William Street and Parcel "B" on Pearl Street. In addition, both parcels have frontage on Hamburg Street, providing adequate access for public utilities, emergency services, and vehicular access.

(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

Neither proposed parcel exceeds the maximum allowable depth-to-width ratio of 4:1.

(G) Impact on Existing Structures

The land division will result in a side yard setback that does not meet the minimum zoning requirement. The applicant has submitted a variance request to address this condition.

(H) Zoning Classification

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

(I) Easements, Curb Cuts, and Additional Safeguards

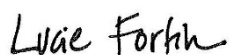
No new easements or curb cuts are proposed. Additional safeguards are not deemed necessary.

RECOMMENDATION

We recommend that the Planning Commission forward a recommendation of approval to the Village Council for the requested land division on Parcel #4710-23-304-080 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