

**VILLAGE OF PINCKENY
PLANNING COMMISSION
2025 ANNUAL REPORT**

CURRENT MEMBERSHIP: The Planning Commission consists of seven members. One member is selected by the Village Council to serve as a member ex officio and six members appointed by the Village President subject to the approval of the Village Council by majority vote. An appointed member shall not hold another municipal office, except that one appointed member may be a member of the Zoning Board of Appeals. As vacancies occur, new members are appointed to fill the balance of a vacant term so that all terms remain staggered. On April 22, 2024, Council approved an amendment to Village Code allowing for the addition of two non-voting, ad hoc members of the Commission. These two members shall be persons having an interest in property located in the DDA district or officers, members, trustees, principals, or employees of a legal entity having interest in property within the district.

Current Members include:

<i>Trisha Wagner</i>	<i>Term Expires 1/2028 – appointed to Commission 1/10/2022.</i>
<i>Justin McInnis</i>	<i>Term Expires 1/2028 – appointed to Commission 2/28/2025.</i>
<i>Christine Oliver, Chairperson</i>	<i>Term Expires 1/2027 – elected Chairperson 12/5/2022.</i>
<i>Holly Stebbins</i>	<i>Term Expires 1/2028 – Appointed 12/8/2025.</i>
<i>Alex Smith, Vice Chairperson</i>	<i>Term Expires 1/2027 – Appointed 10/9/2023.</i>
<i>Bree Kraut, Chairperson</i>	<i>Term Expires 1/2027 – Appointed 12/15/2024.</i>
<i>Rob Coppersmith</i>	<i>Council Representative</i>

The current bylaws of the Commission were adopted on 12/5/2025 and will be reviewed and adopted by the majority vote of the Commission at the first meeting of the Planning Commission following the seating of the Village Council members elected in November 2026.

MEETINGS: The Planning Commission must meet at least four (4) times per year, and generally meet the first Monday of each month (with the exception of holidays when the Commission meets on the following Wednesday).

<u>2025 Meeting Dates</u>	<u>2026 Meeting Dates</u>
January 6 th	January 5 th
February 6 th	February 3 rd
March 3 rd	March 3 rd
April 7 th	April 7 th
May 5 th	May 5 th
June 2 nd	June 2 nd
June 24 th Special Meeting	
July 5 th	July 7 th
August 7	August 4 th
September 6 th – No Meeting	September 3 rd
October 2	October 6 th
November 6	November 3 rd
December 4	December 1 st

STAFF & CONSULTANTS:

Jeff Buerman was appointed as Zoning Administrator in January 13th 2025 and is responsible for review of all applications for preliminary and final site plan approval, special land use permits, rezonings and other matters that the Planning Commission is required to decide, formulate recommendations, coordinate with Village Consultants and other staff and report to the Planning Commission with recommendations, submit to the Village Council the applications together with the recommendations of the Planning Commission and notify the applicant, in writing, of any decision of the Planning Commission or Village Council.

Lucie Fortin of Mannik Smith Group remains the Village Planner, and upon request, reviews plans and proposals from developers and makes recommendations based on compliance with Village ordinances and standards.

Jesse Lewter of Wolverine Engineers and Surveyors replaced Joseph White as the Village Engineer. Upon request of the Zoning Administrator, the Village Engineer reviews plans and proposals from developers and makes recommendations based on compliance with Village ordinances and Technical Standards.

TRAINING:

We continue to inform members of various training and networking opportunities and require all members to complete the Citizen Planner class provided by the MSU Extension Program. Time constraints on working individuals makes it difficult for many to participate in additional activities and training seminars.

ORDINANCE AMENDMENTS

In 2025, the Commission recommended to Council amendments to several significant Ordinance and is still working on a few more that will be recommended to the Council in 2026.

MASTER PLAN:

The Master Plan is the primary official Village document which sets forth a growth and development vision for Pinckney's future. The Village derives its authority for the preparation of a Master Plan from the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended. MCL 125.3833 Section 33 states: "A master plan shall address land use and infrastructure issues and may project 20 years or more into the future. A master plan shall include maps, plats, charts and descriptive, explanatory and other related matter and shall show the Planning Commission's recommendations for the physical development of the planning jurisdiction." In October 2020 the Planning Commission recommended approval to the Village Council who approved the proposed 2020 Master Plan, including all of the chapters, figures, maps and tables, and the Future Land Use Map as revised.

Because communities are constantly changing, the information contained in a plan becomes outdated over time. As the conditions change, so do opportunities and expectations for the future. It is therefore essential to update, periodically, the information contained in the Master Plan as well as re-evaluate its basic vision and implementation programs. Current state legislation requires a review of a Master Plan every five years. A review of the 2020 plan will begin in 2024.

The Pinckney-Putnam Parks and Recreation Master Plan follows the format suggested by the Michigan Department of Natural Resources (MDNR) in the Guidelines for the Development of Community Park, Recreation, Open Space and Greenway Plans. In late 2022 the Pinckney-Putnam Parks and Recreation

Master Plan Committee reviewed and presented an update to the cooperative document that was officially adopted by the Pinckney Village Council and Putnam Township Board in January 2023.

PLAN REVIEW AND ACTION TAKEN BY THE PLANNING COMMISSION:

See Attached Documents.

CONCLUSION:

Staff will continue to keep members apprised of changing legislation to stay current with the latest developments, technology and environmental concerns and make recommendation when necessary. The Commission looks forward to reviewing new and re-development of the community and its businesses in conjunction with the Village staff, consultants, and the Village Council.

Respectfully submitted,

Bree Karut, Chairperson

Alex Smith, Vice-Chairperson

Jeff Buerman, Recording Secretary

Commissioners:

Holly Stebbins

Justin McInnes

Trisha Wagner

Rob Coppersmith, Council Representative

Christine Oliver

1. 475 Pinckney, LLC – Preliminary & Final Site Plan Approval

Applicant: BTC 475 Pinckney, LLC (Stefan Kril)

Location: 183 E. Hamburg

Parcel ID: 4714-23-301-004

Request: Indoor/Outdoor Recreation Facility

Case #: SPR002-2024

Action Taken

The Planning Commission found the application compliant with:

- Section 152.389 – Preliminary Site Plan
- Section 152.393 – Final Site Plan

Conditions

- Approval of a reduced **10-foot setback** from Hamburg Road due to existing building and parking layout.

Vote

Unanimous approval (1 absent)

2. Northville Services & Holdings, LLC (Essence) – Final Site Plan

Location: 1268 M-36

Request: Cannabis Retail Facility

Case #: SPR004-2024

Summary

All engineering comments were addressed following preliminary approval. Discussion included parking configuration, stormwater impacts, door usage, and odor mitigation. Applicant confirmed compliance with state regulations.

Action Taken

Final Site Plan approved.

Vote

- Yes: 4
 - No: 1
-

3. Smith Builders LLC – Special Land Use Permit

Applicant: Marshall Smith, Smith Builders LLC

Location: 4670 M-36

Parcels: 4714-22-403-031, -033, -019

Request: Multiple-Family Dwellings in Residential–Office Business District

Action Taken

Special Land Use Permit approved.

Vote

- Ayes: 5
 - Nays: 1
 - Absent: 1
-

4. Land Division – 407 Stewart Street

Parcel ID: 4714-233-01009

Summary

Request to divide property to allow sale of a 50-foot portion to an adjacent property owner.

Action Taken

Land division approved.

Note: Commissioner Coppersmith abstained due to conflict of interest.

Vote

- Ayes: 5
 - Nays: 0
 - Absent: 2
-

5. Means Project – Recommendation to Rescind Approvals

Property: 935 W. M-36

Background

Despite Council-approved extensions, no construction activity or building permits have been issued. The property is listed for sale. Provisional marijuana licenses are not transferable without Council approval.

Recommendation

Rescind the land use permit and all associated licenses due to lack of progress.

Vote

- Ayes: 6
 - Nays: 0
 - Absent: 1
-

6. Mugg & Bopps – Special Land Use Permit

Location: 75 S. Dexter Street

Request: Gas Station and Fast-Food Restaurant with Drive-Through

Action Taken

Special Land Use Permit approved.

Vote

- Ayes: 5
 - Nays: 1
 - Absent: 1
-

7. QPS Michigan Holdings LLC – Special Land Use Permit

Location: 1066 E. M-36

Request: Adult-Use Cannabis Retail Facility (Existing Building Conversion)

Action Taken

Recommend approval of Special Land Use Permit.

Vote

- Ayes: 4
 - Nays: 1
 - Absent: 2
-

8. Chicken Ordinance

Action Taken

Approved as presented and forwarded to Village Council for consideration.

9. Ordinance Amendment – Section 152.262 (Supplementary Use Regulations)

10. Ordinance Amendment – Section 152.281 (General Requirements – CBD)

11. M-36 Development – Special Land Use Permit

Location: 1268 E. M-36

Parcel ID: 4714-23-400-007

Case #: 2025-003-SUP

Request: Adult-Use Cannabis Retail

Vote

- Ayes: 3
 - Nays: 1
 - Absent: 3
-

12. Prohibited Parking Ordinance (Draft – Combined Report)

Summary

The Planning Commission reviewed a draft ordinance intended to modernize and enforce parking regulations related to non-paved surfaces, large vehicles, and residential parking practices.

Key Discussion Points

- **Grass Parking:**
 - Remove the proposed “nine days per month” limit.
 - Retain a **three consecutive day limit**, with vehicles removed for at least 24 hours afterward.
 - Consider allowing **up to three vehicles** on grass at owner-occupied residences if:
 - Vehicles are operable and maintained.
 - Parking areas remain free of mud, ruts, and deterioration.
- **Rear Yard Parking:**
 - Require compliance with **accessory structure setback standards** (minimum six feet).
- **Large Vehicles (RVs, Boats, Trailers, Heavy Equipment):**
 - Vehicles exceeding **8 feet in height or 22 feet in length** may require a **6-foot opaque screen**, as determined by the Zoning Administrator.
- **Enforcement Flexibility:**

- Ordinance revisions should balance enforceability with typical residential use patterns.

Next Steps

Village Attorney to review proposed concepts and provide recommendations. Revised ordinance to return to the Planning Commission for review and required public hearing.

No formal action taken.

13. Zoning Discussion – RTO to Commercial Outdoor Recreation

Summary

Preliminary discussion held regarding potential rezoning in coordination with Hell Survivors. No formal action taken.

14. Rental Housing Ordinance – Review

Summary

- Establish registration for long-term rental properties (biennial renewal).
- Improve tracking of absentee owners.
- Define “transient lodging” to clarify exclusion of short-term rentals.
- Discussion included inspections, fines, and enforcement timelines.

Next Steps

Staff to gather comparable municipal ordinances and fee structures; Village Attorney input requested.

15. Public Forum and Public Hearing

Public Hearing – Mason Moran Parcel Split

Land Split

Properties: 10170 Ashton Street & 10148 Ashton Street

Staff Report

- Not a zoning ordinance matter
- Adjustment within platted lots
- No plat amendment required

- Lots remain as originally platted and require reassessment
- Configuration:
 - Lot 53 plus triangular portion
 - Lot 52 minus triangular portion
- Written owner consent and tax verification required
- DPW has no objection, acknowledging existing easement
- Septic fields located in front yards

Action Taken

Land split approved pending receipt of required documentation.

Vote

Unanimous approval.

16. Land Use Permit Extension Request Lakeland Knoll

Summary

One-year extension requested due to DNR coordination and Lakeland Trail crossing issues.

Action Taken

One-year extension approved.

Vote

Unanimous approval.

**VILLAGE OF PINCKNEY
PLANNING COMMISSION
AGENDA
MONDAY, JANUARY 6, 2025
7:00 P.M.**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES: December 2, 2024 Regular meeting

REPORTS: Chair

Secretary/Vice-Chairperson

Council report

Zoning Administrator

PUBLIC FORUM*

PUBLIC HEARING:

1. Special Use Permit for 4714-22-403-031, 4714-22-403-033 & 4714-22-400-019 to allow multiple family dwellings in Residential-Office Business District

OLD BUSINESS:

1. Approval of Final Site Plan

Applicant: Northville Services & Holdings, LLC (Essence)

Location: 1268 M-36

Request: Final Site Plan Approval for Cannabis Retail facility

NEW BUSINESS:

1. Approval of Preliminary & Final Site Plan

Applicant: BTC 475 Pinckney, LLC (Stefan Kril)

Location: 183 E. Hamburg (4714-23-301-004)

Request: Approval of both Preliminary & Final Site Plan for Indoor/Outdoor Recreation Facility

2. Special Use Permit for 4714-22-403-031, 4714-22-403-033 & 4714-22-400-019

a. Marshall Smith, Builder, Smith Builders LLC

b. To allow multiple family dwellings in Residential-Office Business District

c. Location 4670 M-36 Pinckney MI

PUBLIC FORUM*

MEMBER DISCUSSION

ADJOURNMENT

*Please note: Each speaker may be limited to 5 Minutes per the Planning Commission bylaws

DRAFT
VILLAGE OF PINCKNEY
PLANNING COMMISSION
MONDAY, JANUARY 6, 2025

CALL TO ORDER

The meeting was called to order by Chairperson Kraut at 7:00 pm

Present:

- Savanna Gee
- Deborah Grischke
- Bree Kraut
- Christine Oliver
- Tricia Wagner
- Mike Carney (Ad hoc Member)
- Jennifer Cooke (Ad hoc Member)

Absent:

- Alex Smith

Also Present:

- Jeffrey Buerman (Village Council President)
- Lucie Fortin (Village Planner)

PLEDGE OF ALLEGIANCE

Chairperson Kraut led those present in the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion by Wagner, supported by Gee

To approve the agenda with the following changes:

- Add Alayna Morez under new business to present her Lakeland Trail Depot Redevelopment Project
- Table Public Hearing for Special Use Permit 4714-22-403-031, 4714-22-403-033 & 4714-22-400-019 to allow for multiple family dwellings in Residential-Office Business District (Marshall Smith Builders) until February 3, 2025 meeting. The reasons to table included changes in the office and misunderstanding of deadlines.

VOTE: Ayes: 5 Nays: 0 Absent: 1 Vacancy: 1 MOTION CARRIED

APPROVAL OF MINUTES

Motion by Wagner, supported by Gee

To approve the minutes of the December 2, 2024 regular meeting as presented

VOTE: Ayes: 5 Nays: 0 Absent: 1 Vacancy: 1 MOTION CARRIED

REPORTS

Chair, Secretary, Vice-President, and Zoning Administrator: No reports

Council Report: Village President shared Councilman Hartman's resignation from his position on the Planning Commission and Downtown Development Authority. He stated that Councilman Hartman will be serving on the Village Council Board exclusively. Replacing Councilman Hartman will be Rob Coppersmith. Julie Durkin has also resigned from her position as Zoning Administrator. This role will temporarily be assumed by the Village President until a permanent replacement can be found.

PUBLIC FORUM

Chairperson Kraut opened public forum at 7:07 pm.

Representing Protect Livingston Youth and Community, Mr. Mike Panczyk of 9484 Wendover Ct., Brighton addressed the commission. He revisited his concerns shared at the August 5, 2024 regular Planning Commission meeting. He requested updates on the answers to those questions which included a detailed traffic study, information on underground storage tanks for waste products, and odor control measures related to the pending Essence project.

Hearing no further public comment, public forum was closed at 7:09 pm.

OLD BUSINESS

1. Approval of Final Site Plan
Applicant: Northville Services & Holdings, LLC (Essence)
Location: 1268 M-36
Request: Final Site Plan Approval for Cannabis Retail Facility

Planner Fortin shared that the commission previously approved the preliminary site plan, and the applicant has addressed all comments from the engineer. There was discussion on the project's parking lot and concerns with water control impacting neighboring businesses. Ad hoc Member Cooke asked for additional information on the purpose and use of an external door and the impact on odor control. The door was designed as an internal entrance for the cultivation area. Further discussion continued and included details on the odor control measure and state regulations. The applicant is now seeking approval of the final site plan.

Motion by Wagner, supported by Gee.

Finding that the applicant has met the Final Site Plan Requirements of Section 152.393, the Commission hereby approves SPR004-2024 for Northville Services & Holdings, LLC (Essence) at 1268 M-36.

ROLL CALL VOTE:

- Gee - Yes
- Grischke - Yes
- Kraut - Yes
- Oliver - No
- Wagner - Yes

MOTION CARRIED (1 absent)

NEW BUSINESS

1. Approval of Preliminary & Final Site Plan
Applicant: BTC 475 Pinckney, LLC (Stefan Kril)
Location: 183 E. Hamburg (4714-23-301-004)
Request: Approval of both Preliminary & Final Site Plan for Indoor/Outdoor Recreation Facility

Motion by Wagner, supported by Grischke.

Finding that the application has met the Preliminary Site Plan Requirements of Section 152.389 and Final Site Plan Requirements of 152.393, the Commission hereby approves SPR002-2024 for BTC 475 Pinckney, LLC (Stefan Kril) at 183 E. Hamburg with the following conditions:

- To allow a reduced setback of 10 feet from the street line abutting Hamburg Road based on the unique layout of the existing building and existing parking lot.

ROLL CALL VOTE:

- Gee - Yes
- Grischke - Yes
- Kraut - Yes
- Oliver - Yes
- Wagner - Yes

MOTION CARRIED (1 absent)

2. Guest Presentation

Presenter: Alayna Morez Lakeland Trail Depot Redevelopment Project

Ms. Morez provided an overview of her Lawrence Tech graduate school project on the Lakeland Trail Depot Redevelopment Project. The purpose of the project was twofold: 1. To research and present ideas to revitalize a storage facility (former train depot) into a community destination and 2. To attract visitors to downtown Pinckney. Proposed features of the Lakeland Trail Depot included a trailside café, bike rental, and outdoor seating and recreation area. The cost to implement the proposed plan is estimated at one million dollars. A funder has not been identified for the project.

PUBLIC FORUM

Public forum was opened and closed without comments.

MEMBER DISCUSSION

Member Discussion was opened by Chairperson Kraut and closed without comments.

ADJOURNMENT

Motion by Grischke, supported by Gee

To adjourn the regular Planning Commission meeting at 7:31 pm.

VOTE: Ayes: 5 Nays: 0 Absent: 1 Vacancy: 1 MOTION CARRIED

Respectfully submitted,

Bree Kraut, Chairperson

Deborah Grischke, Recording Secretary

**VILLAGE OF PINCKNEY
PLANNING COMMISSION
AGENDA
MONDAY, FEBUARY 3, 2025
7:00 P.M.**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES: December 6, 2025 Regular meeting

REPORTS: Chair

Secretary/Vice-Chairperson

Council report

Zoning Administrator

PUBLIC FORUM*

PUBLIC HEARING:

1. Special Use Permit for 4714-22-403-031, 4714-22-403-033 & 4714-22-400-019 to allow multiple family dwellings in Residential-Office Business District

OLD BUSINESS:

NEW BUSINESS:

1. Special Use Permit for 4714-22-403-031, 4714-22-403-033 & 4714-22-400-019
 - a. Marshall Smith, Builder, Smith Builders LLC
 - b. To allow multiple family dwellings in Residential-Office Business District
 - c. Location 4670 M-36 Pinckney MI

PUBLIC FORUM*

MEMBER DISCUSSION

ADJOURNMENT

*Please note: Each speaker may be limited to 5 Minutes per the Planning Commission bylaws

**DRAFT
VILLAGE OF PINCKNEY
PLANNING COMMISSION
MONDAY, FEBRUARY 3, 2025**

CALL TO ORDER:

The meeting was called to order by Chairperson Kraut at 7:00 pm

Present:

- Alex Smith
- Savanna Gee
- Christine Oliver
- Bree Kraut
- Justin McInnes
- Robert Coppersmith III
- Mike Carney (Ad hoc Member)

Absent:

- Tricia Wagner
- Jennifer Cooke (Ad hoc Member)

Also Present:

- Jeffrey Buerman (Village Council President)
- Lucie Fortin (Village Planner)

PLEDGE OF ALLEGIANCE:

Chairperson Kraut led those present in the Pledge of Allegiance.

APPROVAL OF AGENDA:

Motion by Smith, supported by Coppersmith.

To approve the agenda with the following changes:

- Add resignation of Deb Grischke as Planning Commission Secretary
- Appoint Justin McInnes to the Planning Commission (he was voted in at the previous Village Council meeting on January 27, 2025)
- Appoint a new Secretary to the Planning Commission

VOTE: Ayes: 6 Nays: 0 Absent: 1 Vacancy: 0 MOTION CARRIED

APPROVAL OF MINUTES:

Motion by Gee, supported by Coppersmith.

To approve the minutes of the January 6, 2025, regular meeting as presented.

VOTE: Ayes: 6 Nays: 0 Absent: 1 Vacancy: 0 MOTION CARRIED

REPORTS:

Council: Jeff Buerman reported on behalf of the Village Council stating that there is going to be enforcement taking place about shoveling snow. It has been noticed that within the village sidewalks are not being shoveled in a timely manner and there is an ordinance in place for

implementing fines in these situations and these are going to have to be implemented. Buerman also gave an update on the Means Project that there is an interested company, but he can't release details about it at this time.

Chair: Bree Kraut reported that if anyone would like to be involved in the DDA to let her know as there are currently 9 members and there can be up to 12 members.

Secretary/Vice-Chairperson: No reports

PUBLIC FORUM:

Chairperson Kraut opened public forum at 7:06 pm.

Pam inquired about what the plan was for the 5-acre property (on D19) behind BP (on M36). She was informed that the Village does not have knowledge of a plan for that property at this time.

Hearing no further public comment, public forum was closed at 7:08 pm.

PUBLIC HEARING:

Chairperson Kraut opened public hearing at 7:13 pm.

1. Special Use Permit for 4714-22-403-031, 4714-22-403-033 & 4714-22-400-019 to allow multiple family dwellings in Residential-Office Business District.

Residents John Dinkel (251 W. Main St.) and Russell Hollister (312 W. Main St.) brought up concerns about raised traffic on M-36 due to the housing development. Concerns for accidents and current driveway access issues were also noted. Objections to apartments being built behind single-family homes and concerns on the nature of the housing such as, low-income. The residents also had concerns about compatibility with the existing quiet neighborhood and drainage of water.

Marshall Smith, Developer, discussed that the proposal involves building on the T-shaped property west of PNC bank and that he plans for 8-12 units. Smith addressed concerns about water drainage. Smith also discussed his conversations with People's Church which parcel is located behind the proposed housing development.

Lucie Fortin, Village Planner, discussed the current plan for the property and reminded everyone in attendance that this request was previously approved in 2019. Fortin also stated that the planning commission can add reasonable conditions to alleviate concerns that have been brought up by residents. Fortin also emphasized that approval today does not include the plan, that the project must be reviewed as a site plan, approval today solely approves the idea of the development. Recommendations from Fortin included, the development standards should match those of the multifamily residential district and that the site plan should demonstrate high levels of pedestrian and bicycle accessibility.

Hearing no further public comment, public hearing was closed by Chairperson Kraut.

OLD BUSINESS:

No old business to discuss.

NEW BUSINESS:

1. Special Use Permit for 4714-22-403-031, 4714-22-403-033 & 4714-22-400-019
 - a. Marshall Smith, Builder, Smith Builders LLC
 - b. To allow multiple family dwellings in Residential-Office Business District
 - c. Location: 4670 M-36 Pinckney, MI

Motion by Coppersmith, supported by Gee.

VOTE: Ayes: 5 Nays: 1 (Oliver) Absent: 1 Vacancy: 0 MOTION CARRIED

2. Resignation of Deb Grischke as Planning Commission Secretary. Grischke submitted her formal resignation to Jeff Buerman, Village President and Bree Kraut, Village Planning Commission Chairperson on January 19, 2025.

Motion by Smith, supported by Gee.

VOTE: Ayes: 6 Nays: 0 Absent: 1 Vacancy: 0 MOTION CARRIED

3. Appoint Justin McInnes to the Planning Commission (he was voted in at the previous Village Council meeting on January 27, 2025)

Motion by Gee, supported by Coppersmith.

VOTE: Ayes: 6 Nays: 0 Absent: 1 Vacancy: 0 MOTION CARRIED

4. Appoint a new Secretary to the Planning Commission

Motion by Oliver, supported by Smith

VOTE: Ayes: 6 Nays: 0 Absent: 1 Vacancy: 0 MOTION CARRIED

PUBLIC FORUM:

Chairperson Kraut opened public forum at 7:36 pm.

There was discussion about Putnam Street and the uncertainty about where the street currently ends. It was expressed that there is a need for resolution before any further actions can take place regarding the Smith project.

Jeff Buerman stated that there is a commitment to keep the community informed, updates will be provided periodically and that multiple departments still need to get involved before this project can move forward: Engineers, Planners, Drain Commission, MDOT, and Building Departments. Buerman also emphasized a need for community participation in Planning Commission meetings and expressed his desire for meetings to be community driven. Buerman also encouraged residents to reach out with questions. Buerman apologizes for mistakes he has made with procedural things and welcomes feedback to learn and improve moving forward.

Hearing no further public comment, public forum was closed at 7:41 pm.

MEMBER DISCUSSION

Member Discussion was opened by Chairperson Kraut.

Alex Smith spoke up about being happy for Justin McInnes joining the Planning Commission. Smith also reported that he has information about a grant that has a due date in mid-March that he is going to share the information for.

Planning Commission discussed that the DDA meetings take place on the second Friday of every month from 9-11am at the Village Council Hall.

Hearing no further member discussion, member discussion closed by Chairperson Kraut.

ADJOURNMENT

Motion by Smith, supported by McInnes

To adjourn the regular Planning Commission meeting at 7:55 pm.

VOTE: Ayes: 6 Nays: 0 Absent: 1 Vacancy: 0 MOTION CARRIED

Respectfully submitted,

Bree Kraut, Chairperson

**VILLAGE OF PINCKNEY
PLANNING COMMISSION
AGENDA
MONDAY, MARCH 3RD, 2025
7:00 P.M.**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES: February 3rd, 2025 Regular meeting

REPORTS: Chair

Secretary/Vice-Chairperson

Council report

Zoning Administrator

PUBLIC FORUM*

OLD BUSINESS:

NEW BUSINESS:

1. Master Plane Review

- a. Update the Data and Community Context
- b. Land Use and Zoning Revisions
- c. Infrastructure & Environmental Sustainability
- d. Community Engagement & Vision
- e. Implementation and Phasing
- f. Community Feedback Questionnaire

PUBLIC FORUM*

MEMBER DISCUSSION

ADJOURNMENT

*Please note: Each speaker may be limited to 5 Minutes per the Planning Commission bylaws

DRAFT
VILLAGE OF PINCKNEY
PLANNING COMMISSION Minutes
MONDAY, March 3rd, 2025 - 7:00PM

CALL TO ORDER

The meeting was called to order by Chairperson Kraut at 7:00 pm.

Present:

- Alex Smith (Vice-Chairperson)
- Savanna Gee (Secretary)
- Christine Oliver
- Bree Kraut (Chairperson)
- Robert Coppersmith III
- Tricia Wagner
- Mike Carney

Absent:

- Justin McInnes
- Lucie Fortin (Village Planner)
- Jennifer Cooke (Ad hoc Member)

Also Present:

- Jeffrey Buerman (Village Council President)

PLEDGE OF ALLEGIANCE

Chairperson Kraut led those present in the Pledge of Allegiance.

APPROVAL OF AGENDA

- Motion by Tricia Wagner, supported by Alex Smith.

To approve the agenda with the following changes:

- with following correction: "Master Plane" to "Master Plan".

VOTE: Ayes: 6 Nays: Absent: 2 Vacancy: MOTION CARRIED

APPROVAL OF MINUTES

Motion by Alex Smith, supported by Robert Coppersmith.

To approve the minutes of the January 6th, 2025, regular meeting.

VOTE: Ayes: 6 Nays: 0 Absent: 2 Vacancy: MOTION CARRIED

REPORTS

Council: President Buerman indicated a need to enforce snow removal within village limits, this matter will need to be taken to Council. In addition, he indicated that there has been an uptick in land use permits and that most vacant buildings will be occupied in the near future Building formerly occupied by "Fondness" has been purchased and is set to become a Mediterranean restaurant by the name of "Bliss & Fish." The new Village of Pinckney website is set to be published on July 1st, 2025.

Chair: Chairperson Kraut indicated that she will absent at the next Planning Comision Meeting of April 7th, 2025 as she will abroad, Alex Smith volunteered to lead the April 7th, 2025 Planning Commission Meeting in her place.

Secretary/Vice-President: n/a

PUBLIC FORUM

Chairperson Kraut opened public forum at 7:11 pm.
There was no involvement in public forum.

Hearing no public comment, public forum was closed by Chairperson Kraut at 7:13 pm.

OLD BUSINESS

No old business.

NEW BUSINESS

Discussion of Master plan review.

1. Update the Data and Community Context
2. Land Use and Zoning Revisions
3. Infrastructure and Environmental Sustainability
4. Community Engagement & Vision
5. Implementation and Phasing
6. Community Feedback Questionnaire

Gee explained an interest in promoting and improving the outdoor recreation and walkability of the Village.

Both Kraut and Gee felt strongly to using a QR code for Community Feedback Questionnaire to encourage feedback from the Village residents.

Smith led the commission in reviewing the Questionnaire, members discussed changes, new questions, and items to omit. Kraut will be drafting those changes and emailing to other members for review.

PUBLIC FORUM

Chairperson Kraut opened public forum at 8:12 pm.

Ms. Julie Amy, of For Kids' Sake 10300 Dexter-Pinckney Rd, expressed a desire for the master plan and questionnaire to reflect encouraging young families to move to and live in the Village. She mentioned a decline in the number of children in Pinckney Schools that could be attributed Livingston County homes including Pinckney are out of reach for young families. She also announced that she is running the St. Patrick's Day, as the last volunteer was doing everything by herself and experienced burnout. She expressed wanting more participants to get involved. Ms. Julie explained she would like to see information more readily available on the Village website, such as water bills with a pay now option.

Hearing no further public comment, public forum was closed by Chairperson Kraut at 8:23 pm.

Jim Jensen, Putnam Township Trustee, expressed that the average home sale in Livingston County for the year 2024 was \$453,000.00, although Pinckney was not quite as high, in reference to Ms. Julie Amy's concerns for young family's ability to live in the Village.

Chairperson Kraut closed public forum at 8:24 pm.

MEMBER DISCUSSION

Member Discussion was opened by Chairperson Kraut at 8:24 pm.

Hearing no member discussion, member discussion was closed by Chairperson Kraut at 8:25 pm.

ADJOURNMENT

Motion by _____, supported by _____.

To adjourn the regular Planning Commission meeting at 8:25 pm.

VOTE: Ayes: Nays: Absent: Vacancy: MOTION CARRIED

There was a lack of a motion made, Kraut called for adjournment at 8:25 pm.
Respectfully submitted,

Bree Kraut, Chairperson

Savanna Gee, Secretary

DRAFT

**VILLAGE OF PINCKNEY
PLANNING COMMISSION
AGENDA
MONDAY, APRIL 7TH, 2025
7:00 P.M.**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES: March 3rd, 2025, Regular meeting

REPORTS: Chair

Secretary/Vice-Chairperson

Council report

Zoning Administrator

PUBLIC FORUM*

PUBLIC HEARING:

1. Application for Land Division
 - a. 407 Stuart St
 - b. Parcel Size: 50' X 132'
 - c. Parcel ID: 4714-23-301-009

NEW BUSINESS:

1. Land Division for 407 Stuart St
2. Letter to the Means Project

OLD BUSINESS:

1. Master Plan:
 - a. Update the Data and Community Context
 - b. Land Use and Zoning Revisions
 - c. Infrastructure & Environmental Sustainability
 - d. Community Engagement & Vision
 - e. Implementation and Phasing
 - f. Community Feedback Questionnaire – Review / Ok to send out

NEW BUSINESS:

PUBLIC FORUM*

MEMBER DISCUSSION

ADJOURNMENT

*Please note: Each speaker may be limited to 5 Minutes per the Planning Commission bylaws

DRAFT
VILLAGE OF PINCKNEY
PLANNING COMMISSION
MONDAY, April 7th, 2025 - 7:00PM

CALL TO ORDER

The meeting was called to order by Vice Chair Smith at 7:00 pm.

Present:

- Alex Smith
- Savanna Gee
- Christine Oliver
- Justin McInnes
- Robert Coppersmith III
- Tricia Wagner
- Jennifer Cooke (Ad hoc Member)

Absent:

- Bree Kraut
- Jennifer Cooke (Ad hoc Member)

Also Present:

- Jeffrey Buerman (Village Council President)

PLEDGE OF ALLEGIANCE

Vice Chair Smith led those present in the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion by Oliver, supported by Gee.

To approve the agenda with the following changes:

VOTE: Ayes: 6 Nays: 0 Absent: 1 Vacancy: MOTION CARRIED

APPROVAL OF MINUTES

Motion by Wagner, supported by Coppersmith.

To approve the minutes of the March 3rd, 2025 regular meeting as presented.

VOTE: Ayes: 6 Nays: 0 Absent: 1 Vacancy: MOTION CARRIED

REPORTS

Council:

Zoning is busy with lots of applications for roofing, siding, and decks. The closed Rite Aid is likely to be renovated into a Mugg N Bops gas station and Dunkin' Donuts. There will be a Town Hall Meeting on April 25, 2025 6:30 pm at Hell Survivors, the public is welcomed and council encourages everyone to spread the word.

Chair:

No reports as Chairperson Kraut was absent.

Secretary/Vice-President:

No reports from the Secretary or Vice-President.

PUBLIC FORUM

Vice Chair Smith opened public forum at 7:02 pm.

Hearing no public comment, public forum was closed by Vice Chair Smith at 7:02 pm.

PUBLIC HEARING:

Vice Chair Smith opened public hearing at 7:03 pm.

Hearing no further public comment, public hearing was closed by Vice Chair Smith at 7:03 pm.

OLD BUSINESS

1. Master Plan:

- 1. Update the Data and Community Context**
- 2. Land Use and Zoning Revisions**
- 3. Infrastructure and Environmental Sustainability**
- 4. Community Engagement & Vision**
- 5. Implementation and Phasing**
- 6. Community Feedback Questionnaire**

The commission is reviewing the questionnaire to ensure alignment with their goals before adding it to the newsletter. There has been an electronic malfunction causing a delay in water bills. In the survey questionnaire a question regarding what businesses residents often frequent with a few examples was removed as it did not offer value and could show bias towards the businesses listed as examples. Jeff Buerman will work with Breana Kraut to create a QR code to put on Village letterhead to distribute to local businesses, encouraging participation. Jeff Buerman will talk with Lucy regarding her thoughts regarding hiring a consultant to work on the Master Plan and to what degree. The planning commission feels having an expert would have a large value toward finishing the Master Plan by our goal of January 1, 2026 and reduce any inaccuracies or mistakes being set into plan. Dexter hired a consultant and did an amazing job.

NEW BUSINESS

1. Land Division for 407 Stuart:

An application to divide the lots of 407 Stewart Street into two parcels was discussed. A neighbor is looking to purchase a 50ft strip of land to eventually put a garage on. Motion to approve the land division at 407 Stewart Street, parcel ID 4714-233-01009 was made and seconded. Coppersmith abstained from the vote, due to conflict of interests.

Motion by Wagner, supported by McInnes.

To approve the land division application at 407 Stewart Street, parcel ID 4714-233-01009.

VOTE: Ayes: 5 Nays: 0 Absent: 2 Vacancy: MOTION CARRIED

Rollcall:

- Smith: Yes
- Gee: Yes
- Oliver: Yes
- McInnes: Yes
- Coppersmith: Abstained
- Tricia Wagner: Yes

2. Letter to the Means Project:

There has been a lack of progress on the Means Project in regard to property and the building. Jeff Buerman reached out to the Means Project on March 19, 2025 in regard to the extensions that were authorized by Village Council, stating more than nine months have passed since the authorization of these extensions and construction has not taken place, nor have any building permits be obtained for such work. On March 25, 2025 Jacob A. Kahn, of Deneweth, Vittiglio & Sassak, P.C., representing The Means responded to The Village acknowledging the March 19, 2025 letter and stated that if the Village proceeds with rescinding The property, 935 West M-36, is currently listed for sale. The 3 provisional marijuana licenses granted to The Means are not transferable, unless there is an express prior approval of such transfer by Village Council.

Motion by Wagner, supported by McInnes.

To recommend to Village Council to rescind the land use permit and all licenses of the Means Project due to a lack of progress on the building and property.

VOTE: Ayes: 6 Nays: 0 Absent: 1 Vacancy: MOTION CARRIED

Rollcall:

- Smith: Yes
- Gee: Yes
- Oliver: Yes
- McInnes: Yes
- Coppersmith: Yes
- Tricia Wagner: Yes

PUBLIC FORUM

Vice Chair Smith opened public forum at 7:17 pm.

Michael Szafranski of 120 Livingston, introduced himself as the DDA President. He expressed excitement for the April 25th, 2025 town hall meeting, at Hell Survivors. He informed the public of the next DDA meeting on Friday April 11th, 2025, in the Village Council Chambers at 9:30am. Also the DDA will have a couple evening meetings in the fall to accommodate some members.

Hearing no public comment, public forum was closed by Vice Chair Smith at 7:19 pm.

MEMBER DISCUSSION

Member Discussion was opened by Vice Chair Smith at 7:19 pm.

Hearing no further member discussion, member discussion was closed by Vice Chair Smith at 7:19 pm.

ADJOURNMENT

Motion by Vice Chair Smith, supported by Gee.

To adjourn the regular Planning Commission meeting at 7:19 pm.

VOTE: Ayes: 6 Nays: 0 Absent: 1 Vacancy: MOTION CARRIED

Respectfully submitted,

Bree Kraut, Chairperson

Savanna Gee, Secretary

DRAFT

**VILLAGE OF PINCKNEY
PLANNING COMMISSION
AGENDA
MONDAY, MAY 5TH, 2025
7:00 P.M.**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES: April 7th, 2025 Regular meeting

REPORTS: Chair

Secretary/Vice-Chairperson

Council report

Zoning Administrator

PUBLIC FORUM*

PUBLIC HEARING:

NEW BUSINESS:

1.

OLD BUSINESS:

1. Master Plan:

- a. Update the Data and Community Context
- b. Land Use and Zoning Revisions
- c. Infrastructure & Environmental Sustainability
- d. Community Engagement & Vision
- e. Implementation and Phasing
- f. Community Feedback Questionnaire – Review Questionnaire on hand

NEW BUSINESS:

1. Review Mugg & Bopps / Rite Aid Building

PUBLIC FORUM*

MEMBER DISCUSSION

ADJOURNMENT

*Please note: Each speaker may be limited to 5 Minutes per the Planning Commission bylaws

DRAFT
VILLAGE OF PINCKNEY
PLANNING COMMISSION Minutes
MONDAY, May 5, 2025 - 7:00PM

CALL TO ORDER

The meeting was called to order by Chairperson Kraut at 7:00 pm.

Present:

- Alex Smith (Vice-Chairperson)
- Savanna Gee (Secretary)
- Christine Oliver
- Bree Kraut (Chairperson)
- Robert Coppersmith III
- Tricia Wagner
- Justin McInnes
- Mike Carney

Absent:

- Lucie Fortin (Village Planner)
- Jennifer Cooke (Ad hoc Member)

Also Present:

- Jeffrey Buerman (Village Council President)

PLEDGE OF ALLEGIANCE

Chairperson Kraut led those present in the Pledge of Allegiance.

APPROVAL OF AGENDA

- Motion by Tricia Wagner, supported by Savanna Gee.

To approve the agenda with the following changes:

VOTE: Ayes: 7 Nays: Absent: 1 Vacancy: MOTION CARRIED

APPROVAL OF MINUTES

Motion by Robert Coppersmith, supported by Justin McInnes .

To approve the minutes of the , 2025, regular meeting.

VOTE: Ayes: 7 Nays: 0 Absent: 1 Vacancy: MOTION CARRIED

REPORTS

Council: President Buerman indicated that the Village of Pinckney currently does not have a commercial building ordinance. President Buerman is working with the attorney for the Village to adopt the International Property Maintenance Code which is adhered by the State of Michigan and Livingston County. There are several commercial properties that are not well maintained. Having this ordinance will allow the Village to enforce something and if a legal situation were to arise, the State of Michigan will send representatives on the Village's behalf representing that this ordinance is the Standard for the State of Michigan.

The Village is also looking into Cost Refund, meaning the Village is able to go after the cost of property damage, costs from nuisances, such as nuisance calls to Police or Fire. There is still some investigating that will be done in regards to Cost Refund before it is brought in fruition.

No updates on the Means project, the Village is waiting until the July meeting to revoke their marijuana license. Essence is doing a final site plan review, and hopefully will commence work within the next month and a half. Bliss and Fish is officially open. Overall many positive things happening for and within the Village.

Chair: Chairperson Kraut indicated that it seems on social media, specifically Facebook, there has been numerous posts regarding the Village of Pinckney and the Master Plan. These posts used disrespectful language, contained misinformation and some were threatening in nature and frankly concerning. A lot of the posts in question, were made by individuals who Chairperson Kraut has not seen these individuals in attendance of the Village of Pinckney Council or Planning Commission meetings.

Secretary/Vice-President: Vice-Chairperson Smith disclosed that had partaken in the Village of Pinckney's Survey regarding the Master Plan and wanted to be transparent with that as he serves on the Planning Commission. Kraut agreed that she also took the survey. Secretary Gee was not able to attend the Town Hall but was eager to hear from others their thoughts on the event.

PUBLIC FORUM

Chairperson Kraut opened public forum at 7:12 pm.
There was no involvement in public forum.

Hearing no public comment, public forum was closed by Chairperson Kraut at 7:12 pm.

OLD BUSINESS

Discussion of Master plan review.

1. Update the Data and Community Context
2. Land Use and Zoning Revisions
3. Infrastructure and Environmental Sustainability
4. Community Engagement & Vision
5. Implementation and Phasing
6. Community Feedback Questionnaire

We have the Survey up and running, once all that data is collected it can be analyzed into graphs.

Chairperson Kraut indicated that discussion is needed on who will be working with us for the Master Plan. We can either hire Lucy Fortin or we can bid it out by advertising the position and have Lucy amongst other interested applicants give a short presentation for Master Plan Revision. Tricia Wagner felt it would be worthwhile to bid it out to see options.

Motion by Robert Coppersmith, supported by Justin McInnes.

to bid out a consultant to see all options available to us, each candidate would give a short presentation to decide who be helping with the Master Plan.

VOTE: Ayes: 6 Nays: 1 Absent: 1 Vacancy: MOTION CARRIED

Rollcall on Motion:

- Alex Smith (Vice-Chairperson) - Yes
- Savanna Gee (Secretary) - Yes
- Christine Oliver - No
- Bree Kraut (Chairperson) - Yes
- Robert Coppersmith III - Yes

- Tricia Wagner - Yes
- Justin McInnes – Yes

NEW BUSINESS

Review Mugg and Bops proposed site plan for vacant building, formerly Rite Aid. The vacant building is limited as far as parking, which limits prospective buyers. The site plan for the Mugg and Bops will utilize the property despite these limits.

There was discussions of the environmental impacts of gas stations, as well as the desire to have vacant buildings becoming occupied.

Heritage Pharmacy is in the works of opening in the Village. President Buerman explained there has been a lot of calls for the vacant properties in the Village, getting these building occupied will bring in more tax revenue for the Village.

Tom Pace – 1050 E. Main St

Tom lives adjacent to the proposed Mugg and Bops. The current site plan for Mugg and Bops includes eliminating the driveway of 1050 E. Main St and having a driveway from the Mugg and Bops parking lot to achieve an entrance and exit for Mugg and Bops directly on M-36. Tom expressed no objects to Mugg and Bops going into that lot but he is not willing to give up his driveway.

PUBLIC FORUM

Chairperson Kraut opened public forum at 7:35 pm.

Linda Lavey – 234 Putnam

Regarding the Master Plan, she expressed an interest in Lucy continuing the Master Plan as she has worked on the last three. Linda believes Lucy will be cheaper than another consultant.

Chairperson Kraut closed public forum at 7:38 pm.

MEMBER DISCUSSION

Member Discussion was opened by Chairperson Kraut at 7:38 pm.

President Buerman discussed the budget being reviewed currently. Also he asked the planning commission if they would be interested in official Village of Pinckney shirts for summer and winter. These shirts would have each member's name on it as well.

Member discussion was closed by Chairperson Kraut at 7:42 pm.

ADJOURNMENT

Motion by Gee, supported by Wagner

To adjourn the regular Planning Commission meeting at 7:43 pm.

VOTE: Ayes: 7 Nays: 0 Absent: 1 Vacancy: MOTION CARRIED

There was a lack of a motion made, Kraut called for adjournment at 7:43 pm.

Respectfully submitted,

Bree Kraut, Chairperson

Savanna Gee, Secretary

**VILLAGE OF PINCKNEY
PLANNING COMMISSION
AGENDA
MONDAY, JUNE 2ND, 2025
7:00 P.M.**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES: May 5th, 2025, Regular meeting

REPORTS: Chair

Secretary/Vice-Chairperson

Council report

Zoning Administrator

PUBLIC FORUM*

PUBLIC HEARING:

1. Mugg & Bopps / Rite Aid Building Conversion of Existing building to Mug & Bopps store with food Service.

NEW BUSINESS:

1. Mugg & Bopps / Approve Special Land Use Permit / Conversion of existing vacant Rite Aid to a Mugg & Bopps store with food Service and convenience store with Dunkin Donuts Drive-Thru.
 - a. Approve Special Land Use Permit

OLD BUSINESS:

1. Master Plan:
 - a. Update the Data and Community Context
 - b. Land Use and Zoning Revisions
 - c. Infrastructure & Environmental Sustainability
 - d. Community Engagement & Vision
 - e. Implementation and Phasing
 - f. Community Feedback Questionnaire – Review Questionnaire on hand

PUBLIC FORUM*

MEMBER DISCUSSION

ADJOURNMENT

*Please note: Each speaker may be limited to 5 Minutes per the Planning Commission bylaws

**DRAFT
VILLAGE OF PINCKNEY
PLANNING COMMISSION
MONDAY, June 2nd, 2025**

CALL TO ORDER

The meeting was called to order by Chairperson Kraut at 7:00 pm.

Present:

- Savanna Gee
- Christine Oliver
- Bree Kraut
- Justin McInnes
- Robert Coppersmith III
- Tricia Wagner
- Mike Carney (Ad hoc Member)

Absent:

- Alex Smith
- Jennifer Cooke (Ad hoc Member)

Also Present:

- Jeffrey Buerman (Village Council President)
- Lucie Fortin (Village Planner)

PLEDGE OF ALLEGIANCE

Chairperson Kraut led those present in the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion by Robert Coppersmith supported by Trisha Wagner.

To approve the agenda.

VOTE: Ayes: 5 Nays: 0 Absent: 1 Vacancy: 0 MOTION CARRIED

APPROVAL OF MINUTES

Motion by Motion by Robert Coppersmith supported by Trisha Wagner.

To approve the minutes of the May 5th, 2025 regular meeting as presented.

VOTE: Ayes: 5 Nays: 0 Absent: 1 Vacancy: 0 MOTION CARRIED

REPORTS

Council: Jeff Buerman reports that there are lots of permits being filed with the Village. Also, there is a Planning Commission Special Hearing on June 24, 2025, at 7:00 PM regarding a Special Use Permit to Conversion of existing vacant Rite Aid to A Mugg & Bop's store with Food service and convenience Store with Dunkin Doughnuts Drive-Thru.

Chair: No report from Chair.

Secretary/Vice-President: No reports from Secretary and Vice-President Alex Smith was absent.

PUBLIC FORUM

Chairperson Kraut opened public forum at 7:04 pm.

Hearing no public comment, public forum was closed by Chairperson Kraut at 7:05 pm.

PUBLIC HEARING:

Chairperson Kraut opened public hearing at 7:05 pm.

Tom Pais – 1050 E Main

Lives directly next to the Proposed Mugg and Bops and expressed again his opposition to the proposed site plan (page 12) that shows eliminating his existing driveway and installing a new driveway for his personal residence that is connected to the proposed parking lot on the proposed site plan (page 12). He does not want to give up his driveway our curb cut on E Mi Bree Kraut confirmed with the engineering and Mugg and Bops representatives that were present that page 12 of the proposed site plan are plans. Robert Coppersmith suggested that Mugg and Bops Proposed Site Plan be introduced without page 12 showing the above plans, moving Tom Pais' driveway. Representatives of Mugg and Bops stated that the plan was included if Tom Pais were interested in selling his property, which he is not, but down the line if Tom were interested in selling, Mugg and Bops would revisit the page 12 site plan. Bree Kraut also mentioned that such plans would require approval from MDOT and Tom Pais before they could be executed. Mugg and Bops is paying for a traffic study to be conducted.

Eli J. – 830 E Main

Speaking on behalf of the BP gas station across the street from the proposed Mugg and Bops site. Eli stated that having a new gas station in such close proximity to his business would be too large of an impact on traffic for that and that he believes it would put him out of business.

Hearing no further public comment, public hearing was closed by Chairperson Kraut at 7:10 pm.

OLD BUSINESS

We need to reach out to the residents of the Village and encourage more participation in the Master Plan Survey. So far there have been approximately 66 participants, but no new participants since the May Planning Commission Meeting. Bree Kraut inquired to Jeff Buerman on the status of physical flyers being distributed to local businesses to encourage participation. Jeff Buerman indicated there have not been flyers distributed yet but that they plan on doing so.

NEW BUSINESS

Mugg and Bops SLU Review:

Lucie Fortin completed a six-page review of the project. The key takeaways noted by Lucie included the proposal aligning with the Village Comprehensive Plan and SBD zoning district requirements. The existing building will be renovated and be reduced to approximately 9,220 sq. ft. The parking lot will be reconfigured with gas pumps added on the west side. The current access on M-36 and Dexter-Pinckney Rd will remain the same. The site improvements and building renovations are expected to enhance compatibility with surrounding properties.

PUBLIC FORUM

Chairperson Kraut opened public forum at 7:39 pm.

Jess Slicker – 9942 McGregor Rd (Hamburg)

Moved here to be away from the city, she just started a small business. She has worries regarding the economic ramifications of more corporations moving to Pinckney. She referenced how expensive commercial property and leases have become in Ann Arbor and attributed that to a significant amount of small businesses moving elsewhere as they cannot operate with that expensive overhead. She had an idea of the proposed Mugg and Bops being renovated to accommodate small booths where small businesses could lease out, as she has spoken with other small business owners who are interested in such a space existing in Pinckney. The planning commission were interested in the concept of that space but agreed that filling vacant properties is an overall benefit for the Village. Also Bree Kraut mentioned there being other leases and properties available for sale within the Village.

Hearing no further public comment, public forum was closed by Chairperson Kraut at pm.

MEMBER DISCUSSION

Member Discussion was opened by Chairperson Kraut at 7:39 pm.

There is a Planning Commission Special Hearing on June 24, 2025, at 7:00 PM regarding a Special Use Permit to Conversion of existing vacant Rite Aid to A Mugg & Bop's store with Food service and convenience Store with Dunkin Doughnuts Drive-Thru. Majority of the commission agreed they will be able to attend.

Trisha Wagner brought up the idea of moving Art in the Park to the second weekend in June. This comes from Pinckney High School's graduation falling on the same weekend, as well as other craft fairs across Michigan negatively effecting the potential turnout. Mike Carney has had talks amongst his dad and various vendors that share a similar sentiment. Jeff Buerman indicated he would look into this matter, but it may be controlled by Chamber of Commerce. The planning commission also discussed the location of the Port-A-Potties for Art in the Park as there has been complaints from attendees that they are hard to locate.

Hearing no further member discussion, member discussion was closed by Chairperson Kraut at 7:47 pm.

ADJOURNMENT

Motion by Trisha Wagner supported by Robert Coppersmith.

To adjourn the regular Planning Commission meeting at 7:47 pm.

VOTE: Ayes: 5 Nays: 0 Absent: 1 Vacancy: 0 MOTION CARRIED

Respectfully submitted,

Bree Kraut, Chairperson

Savanna Gee, Secretary

**VILLAGE OF PINCKNEY
PLANNING COMMISSION
AGENDA
MONDAY, JUNE 24th, 2025**

7:00 P.M.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES: June 2nd, 2025, Regular meeting

REPORTS: Chair

1. Secretary/Vice-Chairperson
2. Council report
3. Zoning Administrator

PUBLIC FORUM*

PUBLIC HEARING:

NEW BUSINESS:

OLD BUSINESS:

1. **Mugg & Bopp's** / Approve Special Land Use Permit / Conversion of existing vacant Rite Aid to a Mugg & Bopp's store with food Service and convenience store with Dunkin Donuts Drive-Thru. Approve Special Land Use Permit

2. **Master Plan:** Update the Data and Community Context

Land Use and Zoning Revisions

Infrastructure & Environmental Sustainability

Community Engagement & Vision

Implementation and Phasing

Community Feedback Questionnaire – Review Questionnaire on hand

PUBLIC FORUM*

MEMBER DISCUSSION

ADJOURNMENT

VILLAGE OF PINCKNEY
PLANNING COMMISSION Minutes

TUESDAY, June 24, 2025 - 7:00 PM

CALL TO ORDER

The meeting was called to order by Chairperson Kraut at 7:00 pm.

Present:

- Alex Smith (Vice-Chairperson)
- Savanna Gee (Secretary)
- Christine Oliver
- Bree Kraut (Chairperson)
- Robert Coppersmith II
- Justin McInnes
- Mike Carney

Absent:

- Tricia Wagner
- Jennifer Cooke (Ad hoc Member)

Also Present:

- Jeffrey Buerman (Village Council President)
- Lucie Fortin (Village Planner)

PLEDGE OF ALLEGIANCE

Chairperson Kraut led those present in the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion by Tricia Wagner, supported by Savanna Gee.

To approve the agenda with the following changes:

VOTE: Ayes: 5 Nays: — Absent: 1 Vacancy: — MOTION CARRIED

APPROVAL OF MINUTES

Motion by Robert Coppersmith, supported by Justin McInnes.

To approve the minutes of the June 2, 2025, regular meeting.

VOTE: Ayes: 7 Nays: 0 Absent: 1 Vacancy: — MOTION CARRIED

REPORTS

Council: • Budget approved with a deficit in the \$300,000 - \$400,000 range. The Village is working on ways to reduce the deficit, including looking at water rate increases. General Appropriations Act for the budget approved. Martina Finnicks has been appointed as a new DDA member. Cemetery plot fee for non-residents discussed; proposed increase to \$2,000 (currently \$750 for both residents and non-residents). Requests have been made for additional training trash cans along the Lakeland Trail. No updates on the Means project, the Village is waiting until the July meeting to revoke their marijuana license. Essence is doing a final site plan review, and hopefully will commence work within the next month and a half. Bliss and Fish is officially open. Overall many positive things happening for and within the Village.

Chair: Chairperson Kraut indicated that it seems on social media, specifically Facebook, there have been numerous posts regarding the Village of Pinckney and the Master Plan. These posts used disrespectful language, contained misinformation and some were threatening in nature and frankly concerning. A lot of the posts in question were made by individuals whom Chairperson Kraut has not seen in attendance at the Village of Pinckney Council or Planning Commission meetings.

Secretary/Vice-Chair: Vice-Chairperson Smith disclosed that he had partaken in the Village of Pinckney's survey regarding the Master Plan and wanted to be transparent with that as he serves on the Planning Commission. Kraut agreed that she also took the survey. Secretary Gee was not able to attend the Town Hall but was eager to hear others' thoughts on the event.

PUBLIC FORUM

Chairperson Kraut opened public forum at 7:05 pm.

- Roger Myers (915 North Michigan Avenue, Howell) — Roger addressed the proposed special use permit. He submitted a letter in opposition on behalf of Pinckney Petroleum LLC (owner of the BP store across from the subject property). Concerns included oversaturation of gasoline service, traffic impacts (recommended traffic impact study; unsure if completed), and potential reduction in parking that could exacerbate circulation issues. Requested denial of the special land use permit.

Hearing no further public comment, public forum was closed by Chairperson Kraut at 7:07 pm.

SPECIAL LAND USE PERMIT DISCUSSION

- The meeting is for the proposed approval of the special land use permit.

- Letter from Roger L. Myers (Myers & Myers PLLC) read aloud: representing Pinckney Petroleum LLC, opposing the permit.
- Concerns: oversaturation of gasoline service locations; detrimental traffic impacts from new development (gasoline service/fast food drive-thru); parking issues; non-compliance with road setback requirements; request to deny the special use permit.
- MDOT is conducting a traffic study (not yet completed).
- The vote is solely on approval of the special land use permit (converting the property from a pharmacy to a Mug and Box store).
- Other environmental and criteria-related steps are part of a separate process.
- Lucie's report from the last meeting addressed the issue of parking reduction, which will need to be addressed at the site planning level.
- Lucie recommends a condition for a setback along Dexter Pinckney between the trail/sidewalk and the pavement of the property; absence of a green space or landscape strip would require a variance and is considered poor planning and unsafe. A variance will be required regardless, as a 10-foot setback is normally required.

Parking Lot and Setback Concerns

- The side of the parking lot facing Dexter Pinckney is pushing into the grass, leaving little to no space.
- The current layout appears to use all available space without allowing for the required 10-foot minimum landscape strip (see §152.331).
- There should also be a front setback, which is normally 25 feet.

Applicant Response (Brent Labano, Boss Engineering)

- The current plan along Dexter Pinckney Road has about a two-foot buffer.
- A revised site plan will be resubmitted with an increased buffer, but it is not yet at 10 feet.
- The applicant requests consideration of approval for the two special land uses (gasoline and drive-through).
- The applicant wishes to further discuss the Dexter Pinckney Road buffer with the Planning Commission and planning consultant.

Conditions and Variances

- A condition can be added to the permit, approving it contingent on a certain amount of space.
- The applicant believes imposing an arbitrary number for the setback without full discussion is problematic.
- The applicant is confident they can satisfy Lucie's concerns and requests approval for gas and a drive-through with the understanding that other details will be worked out later.
- A condition for a landscape strip can be reserved along both roadways without specifying a specific number.

- The ZBA can approve a variance even if a 10-foot setback is specified; a requirement for green space may be preferable to specifying 10 feet.

Considerations for the Vote

- Alex Smith shared his rationale, noting it is not government's role to decide business winners or losers; new businesses should not be blocked simply because older ones exist.
- A new gas station could encourage existing ones to improve their appeal.
- Respect for the certifier's request regarding the green space setback.
- Pinckney Petroleum interjected, noting that trust should not be based solely on knowing someone or their business history.
- Lucie and Bree responded that checks and balances are in place, including the MDOT survey. The actual distance of the green space will be determined during site plan approval.
- A variance is needed before proceeding with the site plan if the current layout is not compliant. The Village Council will act as the ZBA.

Discussions with TJ and Todd

- Mobility on the lot is important. The applicant is willing to add approximately 20 ft of driving surface to the south and east sides of the building.
- The applicant seeks approval for converting the drive-through and adding gas.
- The extension of the driving surface toward the east side of the building will not affect current residents.

Motion to Approve

A motion was made to approve the special land use request for a gas station and fast-food restaurant with a drive-through window at 75 South Dexter.

VOTE: Ayes: 5 Nays: 1 Absent: 1 Vacancy: — MOTION CARRIED

Roll Call on Motion:

- Alex Smith (Vice-Chairperson) – Yes
- Savanna Gee (Secretary) – Yes
- Christine Oliver – No
- Bree Kraut (Chairperson) – Yes
- Robert Coppersmith III – Yes
- Tricia Wagner – Absent
- Justin McInnes – Yes

PUBLIC FORUM

Chairperson Kraut opened public forum at 7:33 pm.

Hearing no comment, Chairperson Kraut closed public forum at 7:33 pm.

MEMBER DISCUSSION

Opened: 7:34 pm

Marijuana Retail and Special Use Permit: The discussion on July 7 will focus on a special land use permit for a change of use, not the final say. There are currently no retail licenses available, and the existing one will be allowed to expire per Village Council recommendation. A report was made about concrete washout being dumped into a storm drain in Village Edge. Efforts are underway to recoup losses to the Village, and legal counsel is amending and rewriting the proposal. Robert Coppersmith will be absent from the July 7 meeting.

Closed: 7:37 pm

ADJOURNMENT

Motion by Justin McInnes to adjourn, supported by Gee, to adjourn the regular Planning Commission meeting at 7:38 pm.

VOTE: Ayes: 6 Nays: 0 Absent: 1 Vacancy: — MOTION CARRIED

Motion made and Pass; Chairperson Kraut called for adjournment at 7:43 pm.

Respectfully submitted,

Bree Kraut, Chairperson

Savanna Gee, Secretary

**VILLAGE OF PINCKNEY
PLANNING COMMISSION
AGENDA
MONDAY, JULY 7TH, 2025
7:00 P.M.**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES: May 5th, 2025, Regular meeting

REPORTS: Chair

Secretary/Vice-Chairperson

Council report

Zoning Administrator

PUBLIC FORUM*

PUBLIC HEARING:

Change of use at 1066 East M-36, Pinckney MI 48169, Old fire hall conversion of existing building to an adult use cannabis retailer to occupy the currently existing building on 1066 East M-36, Pinckney MI 48169.

NEW BUSINESS:

1. QPS Michigan Holdings LLC / Approve Special Land Use Permit.
 - a. conversion of existing building to an adult use cannabis retailer to occupy the currently existing building on 1066 East M-36, Pinckney MI 48169.

OLD BUSINESS:

1. Master Plan:
 - a. Land Use and Zoning Revisions
 - b. Community Engagement & Vision
 - c. Community Feedback Questionnaire – Review Questionnaire on hand

PUBLIC FORUM*

MEMBER DISCUSSION

ADJOURNMENT

*Please note: Each speaker may be limited to 5 Minutes per the Planning Commission bylaws

**VILLAGE OF PINCKNEY
PLANNING COMMISSION
MONDAY, July 7th, 2025 - 7:00PM**

CALL TO ORDER

The meeting was called to order by Chairperson Kraut at 7:00 pm.

Present:

- Alex Smith
- Savanna Gee
- Christine Oliver
- Bree Kraut
- Justin McInnes

Absent:

- Robert Coppersmith III
- Tricia Wagner
- Jennifer Cooke (Ad hoc Member)

Also Present:

- Jeffrey Buerman (Village Council President)
- Lucie Fortin (Village Planner)

PLEDGE OF ALLEGIANCE

Chairperson ~~Smith~~ ^{KRAUT} led those present in the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion by Justin McInnes, supported by Smith.

To approve the agenda without changes.

VOTE: Ayes: 5 Nays: 0 Absent: 2 Vacancy: MOTION CARRIED

APPROVAL OF MINUTES

Motion by Savanna Gee, supported by Justin McInnes.

To approve the minutes of the June 2, 2025 regular meeting as presented.

VOTE: Ayes: 5 Nays: 0 Absent: 2 Vacancy: MOTION CARRIED

REPORTS

Council: Jeffrey Buerman (Village Council President) reported a lot of permits have been pulled for decks, siding, and roofing.

Chair: No reports from chair.

Secretary/Vice-President: No reports from the secretary or vice-president.

PUBLIC FORUM

Chairperson Kraut opened public forum at 7:03 pm.

Hearing no public comment, public forum was closed by Chairperson Kraut at 7:03 pm.

PUBLIC HEARING:

1. QPS Michigan Holdings LLC / Approve Special Land Use Permit.

a. conversion of existing building to an adult use cannabis retailer to occupy the currently existing building on 1066 East M-36, Pinckney MI 48169.

Chairperson Kraut opened public hearing at 7:04 pm.

- **Bob Phillips - C3 Industries**

Spoke on his company being a Michigan based cannabis company that values community and currently has 10 cannabis retail spaces in Michigan. They plan doing an interior remodel on the building with additional parking on the backside of the building.

- **Joan Schram - 4327 Eucalyptus Way, Pinckney**

Questioned why there is a need/desire for two cannabis stores. Stated her desire for something else to occupy this space other than a cannabis store.

- **Laura Dumsch - 518 Cherry St., Stockbridge**

Stated that she works in the Village and has family that lives in the Village as well. She claimed that cannabis is on the rise in usage for older generations as it is a great alternative to prescription opioid use. She thinks it would do well.

- **Holly P. - 640 Pearl St, Pinckney**

Stated she thinks it is a great idea for tax revenue for the Village. Also that we should not discourage business from coming to Pinckney, especially if the business is planning to occupy a currently vacant space.

- **Mike Carney - 455 S. Howell St., Pinckney (also current owner of 1066 East M-36)**

Stated that he understands the cannabis industry has a bad reputation. But believes this will drive business and foot traffic from neighboring communities, such as Howell, Stockbridge, Dexter, and Gregory. This would be an innovative edge for the Village. He also stated is open to any other offers of 1066 East M-36.

- **Tom Pals - 1050 E. Main St., Pinckney**

Stated he has no objection to a cannabis facility going into the building, despite living directly next door to it. Why question this facility if it meets the requirements?

- **Michael Szafranski - 120 Livingston, Pinckney**

People voted on allowing cannabis industries in the Village about 5 years ago, we are past the point of allowing cannabis. He stated he is not of the cannabis industry, but is a fan of business in the Village and building revitalization.

- **Owen Welch - 608 Cattail Lane, Pinckney**

A resident for the past 21 years, stated he has many concerns regarding a cannabis retail store in the Village. He claimed on a Washington DC trip that a child brought cannabis edibles with him and got very sick. He also mentioned that he believes Pinckney had a drug problem about 10 years ago and that this could negatively impact the community. He also is concerned with the effects of this proposed cannabis retail store could possibly pose on the value of his home. He did state that he understands the tax revenue would be a positive for the village.

Hearing no further public comment, public hearing was closed by Chairperson Kraut at 7:27 pm.

OLD BUSINESS

1. QPS Michigan Holdings LLC / Approve Special Land Use Permit.

a. conversion of existing building to an adult use cannabis retailer to occupy the currently existing building on 1066 East M-36, Pinckney MI 48169.

Lucie Report: Recommended planning commission makes a recommendation to council approving the special land use permit.

NEW BUSINESS

APPROVAL OF MOTION -

Village of Pinckney Planning Commission Motion for Special Land Use Request Recommendation

Motion by Commissioner Justin McInnes, supported by Commissioner Savanna Gee:

I move that the Planning Commission forward a recommendation of approval to the Village Council for the following Special Land Use Request:

Request: Special Land Use for a Marihuana Establishment – Retailer Applicant: Ankur Rungta, on behalf of QPS Michigan Holdings, LLC Owner: Caney Enterprises of Michigan, LLC Location: 1062 East Main Street / M-36 Parcel Number: 4714-23-400-021 Current Zoning: SBD, Secondary Business District

With the following conditions:

1. Submission of updated prequalification documentation from the State of Michigan.
2. Incorporation of innovative stormwater management techniques that support the green infrastructure goals identified in the Village Master Plan.

This motion is made in accordance with the standards and findings set forth in the Village of Pinckney Zoning Ordinance and reflects consideration of the site's zoning, use compatibility, and alignment with the Master Plan.

Roll Call Vote:

- Alex Smith - YES
- Savanna Gee - YES
- Christine Oliver - NO
- Bree Kraut - YES
- Justin McInnes - YES

Absent:

- Robert Coppersmith III
- Tricia Wagner

VOTE: Ayes: 4 Nays: 1 Absent: 2 Vacancy: MOTION CARRIED

PUBLIC FORUM

Chairperson Kraut opened public forum at 7:46pm.

- Joan Schram - 4327 Eucalyptus Way, Pinckney

Asked about Rite Aid becoming a Mugg N Bops. Jeff Buerman responded that there is a period of 8 years where a pharmacy cannot occupy the former Rite Aid building.

Hearing no public comment, public forum was closed by Chairperson Kraut at 7:53 pm.

MEMBER DISCUSSION

Member Discussion was opened by Chairperson Kraut at 7:54pm.

Hearing no member discussion, member discussion was closed by Chairperson Kraut at 7:54pm.

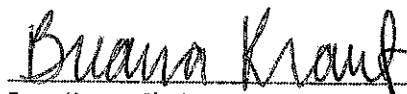
ADJOURNMENT

Motion by Alex Smith, supported by Justin McInnes.

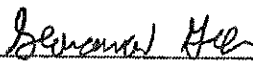
To adjourn the regular Planning Commission meeting at 7:57pm.

VOTE: Ayes: 5 Nays: 0 Absent: 2 Vacancy: MOTION CARRIED

Respectfully submitted,



Bree Kraut, Chairperson



Savanna Gee, Secretary

**VILLAGE OF PINCKNEY
PLANNING COMMISSION
AGENDA
MONDAY, AUGUST 4TH, 2025
7:00 P.M.**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES: No Minutes for July 7th, 2025, Regular meeting. Will a approve next meeting. Approval for June 24th meeting

REPORTS: Chair

Secretary/Vice-Chairperson

Council report

Zoning Administrator

PUBLIC FORUM*

PUBLIC HEARING:

NEW BUSINESS:

1. Start review, change, and update ORDINANCE where needed.
 - a. Chickens
 - b. Review 152.262 supplementary use regulations. C-2
 - c. Review 152.281 General Requirements. B Central Business

OLD BUSINESS:

1. Master Plan:
 - a. Review & update

PUBLIC FORUM*

MEMBER DISCUSSION

ADJOURNMENT

*Please note: Each speaker may be limited to 5 Minutes per the Planning Commission bylaws

Minutes for Planning Commission Meeting

Created on August 4, 2025, at 6:59 PM

Pledge of Allegiance and Roll Call

- Pledge of Allegiance was recited.
- Roll call was taken:
 - Savannah - Here
 - Christine Oliver - Absent
 - Brie Crone - Here
 - Justin McGinnis - Here
 - Robert Coppersmith - Here
 - Patricia Laner - Here
 - Jeff Buerman - Present
 - Mike Carney - Present

Approval of Agenda

- Correction needed on the agenda to reflect the date as August 4th.
- Motion to approve the agenda with the corrected date.
- Motion seconded.
- Agenda approved.

Approval of Minutes from July 7th Meeting

- Correction needed to swap names under the pledge of allegiance (mine and Alice's last name).
- Motion to approve the minutes with the name correction.
- Motion seconded.
- Minutes approved with correction.

Reports

- Jeff handed out three ordinances to be discussed.
- Alex appreciated the thoroughness of the summary of comments in the minutes.
- Jeff reported on zoning:
 - Receiving many requests for junk cars, dead trees, and unfinished buildings.
 - Addressing these issues, including a home that may end up in court.

- "People are finally coming and Stepping up and not afraid to and be attacked. And we're actually going to deal with it the right way and handle it."
- Hoping to resolve these issues in the next couple of months.

Public Forum

- Public forum opened at 7:04 PM.
- No participants.
- Public forum closed at 7:05 PM.

New Business - Ordinances

- Three ordinances were mentioned.
- The council will discuss the chicken ordinance first.

Chicken Ordinance - HOA Bylaws

- A village edge owner asked if HOA bylaws supersede a village ordinance.
 - The owner read that the HOA bylaws state that you can't have any household pets.
- It is believed that HOA bylaws would supersede the village ordinance.
- The HOA board at Village Heads has not been dissolved.

House Bill 4049

- The state is going to introduce House Bill 4049.
 - The council is addressing the chicken ordinance now because of this bill.
 - The bill has not passed yet, but it sounds like it will.
- Andrea brought the bill to the council's attention.

Audio Issues

- Some people reported that the audio was not working.
- The microphone was muted, but then unmuted.
- The wrong microphone was selected.
 - The correct microphone was selected and the audio issue was resolved.

Chicken Ordinance - Questions and Concerns

- The council wants to take a closer look and recommend any changes to the village council.

- An amendment to the current ordinance for chickens has been written for approval/consideration/change.
- The council is open to questions about keeping chickens and dealing with neighbors.

Enforceability of Ordinances

- A council member commented on the mini debacle over the temporary sign issue.
 - The issue came about because of lacking enforceability.
- The council member wants to see enforceability in mind for the chicken ordinance.
 - Specifically, what happens if there are complaints or violations.

Enforcement Process

- If someone complains, the first step is to send a letter giving them 30 days to come into compliance.
- After that, a fine of \$100 is issued, then \$200, then \$400, then it goes to the county.
- If someone files a complaint, the village follows up on it.

Chicken Ordinance Vote

- Motion to approve the chicken ordinance as presented was made and seconded.
- Vote to approve the chicken ordinance, sending it to the village council:
- The chicken ordinance moves on to the council.

152.262 Supplementary Use Regulations Ordinance

- Discussion about removing section C2 from the Ordinances because it is redundant, as it is already outlined in Livingston County and the state of Michigan.
- The biggest reason to keep it would be to purposely be different than the state of Michigan or the county requirements.
- Question of why it was in the master plan in the first place.
 - "My guess is historically maybe I don't know. Did you look back in the history? I tried to find it. I couldn't. I. I'm not sure."
- Proposal to keep C2 and have it state that multiple family dwellings should have a minimum floor plan in accordance with Livingston County and the state of Michigan regulations.

Motion to Send Revision to Village Council

- Motion to send revision to the council for changing the wording on section C2, section 152. 262 supplementary.
- Seconded.

- Roll call:
 - Alex: Yes
 - Three: Yes
 - Preston: Yes
 - Trisha: Yes

Document Regarding Master Plan: 152.281 General Requirements

- Letter B: Central business district currently states to allow for disability flexibility of the planning commission may waive or modify the requirements of this subject for off street parking or loading in the central business district CBD upon finding that all of the following criteria are met.
- Jeff brought up that this is already happening.
- Recommendation to remove section B or reword it so that it's not a requirement.
- The central business district is a fairly small section of the village and there's not a whole lot of development that could happen that could have new parking.
- "I think it should be automatic at this point to allow that for the central business district."
- Question of whether to remove the full section B, keep it, or reword it.
- Proposed action to reword.

Discussion on Rewording/Relocating/Removing a Blurb

- The speaker is okay with rewording instead of replacing a blurb, or relocating it as a placeholder in case an issue comes up.
- The speaker suggests using the proposed rewording with B and removing 1, 2, and 3.
- "Leaving it in place with modifications is probably the right way to address it."
- The speaker agrees with option B on page three.

Specific Rewording Proposal

- The suggestion is to reword B to be option B on page three and remove 1, 2, and 3.
- The speaker clarifies that page two is actually page three.
- The suggestion is to change letter B to what is stated on page three and omit numbers one, two, and three under letter B.

Motion and Second

- A motion is made to revise section 152.281, general requirements, section B, central business to omit subsection 1, 2 and 3 and only state development in the CBD and encourage like the walkable, pedestrian-oriented downtown environment consistent with the village design objectives.

- The motion is seconded.

Roll Call and Approval

- Roll call is conducted: Alex, Myself, Brie, Justin, Robert, and Trisha all vote yes.
- The motion is approved.

Conclusion of New Business

- The three objectives were tackled and will go to council.
- Old business is the master plan reviewing and updating, which was addressed in the new business.

Master Plan Review

- Everyone should review the master plan and bring up questions or concerns for potential changes or updates.
- The chicken ordinance language will be available online, likely after it's finalized.
- The speaker will modify the chicken part in the master plan.

Public Forum and Discussion

- Public forum opened and closed at 7:25.
- Ordinances can be changed, and the speaker is happy to see this in practice.
- The speaker appreciates the participation and thoughts of everyone involved.
- The speaker apologizes for the packet delay due to being out of town with limited access.

Commission Tasks and Updates

- Commissioners should bring up items from the master plan for potential revision in the coming months.
- Mug and Bob's project was approved and needs a variance for setbacks.
- Marijuana ordinance was also approved by the council.
- A variance for Mug and Bob's will be discussed at the end of the month at the ZBA.

Meeting Adjournment

- Motion to adjourn the meeting was made and seconded.
- All in favor.
- Meeting adjourned.

Bree Kraut, Chairperson

Savanna Gee, Secretary

**VILLAGE OF PINCKNEY
PLANNING COMMISSION
AGENDA
MONDAY, OCTOBER 6TH, 2025
7:00 P.M.**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES: July 7th, June 24th, Aug 4th, 2025, Regular meeting.

REPORTS: Chair

Secretary/Vice-Chairperson

Council report

Zoning Administrator

PUBLIC FORUM*

PUBLIC HEARING:

Mason / Moran - The property owner has requested to divide parcel 4714-26-103-052 into two separate parcels. This parcel is at 10170 Ashton St. The property owner is selling the split to the owner at 10148 Ashton St, parcel 4714-26-103-053.

NEW BUSINESS:

1. Land Split Mason / Moran

- a. The property owner has requested to divide parcel 4714-26-103-052 into two separate parcels. This parcel is at 10170 Ashton St. The property owner is selling the split to the owner at 10148 Ashton St, parcel 4714-26-103-053.

2. Lakeland Knoll – Granting a one-year extension of final site plan approval.

- a. **Final Site plan was just approved at the end of Aug.**
- b. Due to changes at that DNR, Easement for crossing the Lakelands trail, policy and procedures have been revised since last submitted your easement request back in 2019. requesting a new easement, starting the process over.

3. Pinckney Rental Housing Ordinance

- a. Review and update if needed.

4. Prohibited Parking in the Village

- a. Review and update if needed.

OLD BUSINESS:

1. Master Plan:

- a. Review & update

PUBLIC FORUM*

MEMBER DISCUSSION

ADJOURNMENT

*Please note: Each speaker may be limited to 5 Minutes per the Planning Commission bylaws

**Planning Commission Meeting
Minutes for October 8, 2025, Meeting**

6

Roll Call

The Following were present - Christine Oliver, Alex Smith, Bree Kraut, Trisha Wagner, Justin McInnis, Robert Coppersmith.

Jeff Buerman Zoning Admin / Recording Secretary

Lucie Fortin Village Planner

The Following were absent - Mike Carney, Jennifer Cook and Savannah Gee

Agenda and Minutes

- Motion to approve tonight's agenda: Approved - Christine Oliver, Alex Smith Bree Kraut, Trisha Wagner, Justin McInnis, Rober Coppersmith
- Motion to approve the minutes from June 24, July 7, and August 4 of 2025 : Approved - Christine Oliver, Alex Smith Bree Kraut, Trisha Wagner, Justin McInnis, Rober Coppersmith

Reports

- Alex has nothing to report.
- Zoning: Jeff Buerman
 - Land use permits have calmed down.
 - Construction meeting with ESSENCE on Wednesday.
 - Site plan approval happening with Mug and Bob's.
 - Marijuana scoring is at the lawyer's desk.
 - ESSENCE is going to apply for a special land use permit for marijuana.

Public Forum and Hearing

- Public forum opened at 7:04 and closed at 7:04:
- Public hearing regarding the Mason Moran Parcel split opened at 7:05, for the proposed land split. No comments were made, and no one from the public chose to speak. The Public Hearing was then closed at 7:05.

New Business - Land Split

- Dividing the property at 10170 Ashton Street and 10148 Ashton Street.
- Lucy made a report:
 - This is not a zoning ordinance matter.
 - Happening in the planted lots.
 - Changing a plotted line.
 - No need for a plat amendment.
 - Lots remain as they were defined in the original plat and they just need to be reassessed.
 - "One being lot 53 plus that triangular piece, and the second one being lot 52 minus that triangular piece."
 - Village needs written consent from the property owners.
 - Need to verify that all taxes have been paid.
 - DPW doesn't have any issues as long as they understand that there's an easement in the middle of the one lot.
 - Septic fields are in the front yards.

Motion Approval

- A motion was made by Justion Buerman and second by Robbert Coppersmith to approve the division as

presented with Lucy's recommendation, pending supporting documentation.

- The motion was approved by - Christine Oliver, Alex Smith, Bree Kraut, Trisha Wagner, Justin McInnis, Robert Coppersmith.

Escrow Question

- Josh Moran was asking about the escrow, It was clarified that escrow was needed to pay for a planner to review the project.
- An itemized bill will be provided once the planner completes their review.

Land Use Permit Extension Request

- A project is requesting a one-year extension for their land use permit due to changes related to the DNR and crossing the Lakeland trail.
- The delay is attributed to issues with DNR easements and redoing processes.
- A motion was made by Alex Smith to grant the one-year extension, seconded by Robert Coppersmith, and approved by Christine Oliver, Alex Smith, Bree Kraut, Trisha Wagner, Justin McInnis, Robert Coppersmith.

(Extension approved until June 10, 2026.)

Rental Housing Ordinance Review

- The Planning Commission discussed potential rental housing inspections, fines for landlords, and enforcement timelines. Members requested additional information and examples of other municipalities' rental housing ordinances for review. The Commission also asked what materials or recommendations our Village Attorney currently has regarding this topic.

Prohibited Parking Ordinance Discussion

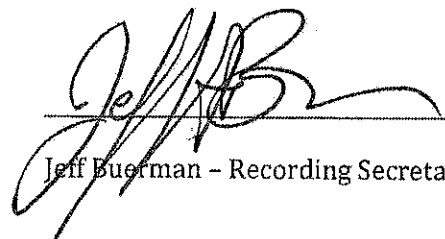
The Planning Commission discussed allowing limited grass parking, increasing enforcement flexibility, and updating ordinances related to RVs, boats, and heavy equipment. Members considered creating an ordinance that would allow up to three vehicles to be parked on grass areas at owner-occupied residences, provided the vehicles are maintained in good condition, the area remains free of mud and ruts, and parking does not exceed three consecutive days. The Commission requested that the Village Attorney review and provide recommendations on the proposed ordinance before any approval or adoption.

Old Business: Master Plan

- Ordinances are listed on the website.
- Public forum opened and closed at 7:51.
- Meeting adjourned after productive discussion and comments.



Bree Kraut - Planning Commission Chair



Jeff Buerman - Recording Secretary

**VILLAGE OF PINCKNEY
PLANNING COMMISSION
AGENDA
MONDAY, NOVEMBER 3RD 2025
7:00 P.M.**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES: October 6th, 2025.

REPORTS: Chair

Secretary/Vice-Chairperson

Council report

Zoning Administrator

PUBLIC FORUM*

PUBLIC HEARING:

Petitioner: M-36 Development

Location: 1268 E M-36, Pinckney MI 48169

Request: Special Use Permit to open an adult use cannabis retailer.

Parcel ID: 4714-23-400-007

NEW BUSINESS:

1. M-36 Development proposing a Special Land Use Permit for approval for a cannabis retail location.

OLD BUSINESS:

1. Master Plan:
 - a. Review & update
2. **Prohibited Parking in the Village**
 - a. Review and update if needed.
3. **Pinckney Rental Housing Ordinance**
 - a. Review and update if needed.

PUBLIC FORUM*

MEMBER DISCUSSION

ADJOURNMENT

*Please note: Each speaker may be limited to 5 Minutes per the Planning Commission bylaws

DRAFT
VILLAGE OF PINCKNEY
PLANNING COMMISSION Minutes
MONDAY, NOVEMBER 3rd, 2025 - 7:00PM

CALL TO ORDER

The meeting was called to order by Chairperson Kraut at 7:00 pm.

Present:

- Savanna Gee (Secretary)
- Christine Oliver
- Bree Kraut (Chairperson)
- Robert Coppersmith II
- Mike Carney

Absent:

- Alex Smith (Vice-Chairperson)
- Tricia Wagner
- Justin McInnes D
- Jennifer Cooke (Ad hoc Member)

Also Present:

- Jeffrey Buerman (Village Council President)
- Lucie Fortin (Village Planner)

PLEDGE OF ALLEGIANCE

Chairperson Kraut led those present in the Pledge of Allegiance.

APPROVAL OF AGENDA

- Motion by Robert Coppersmith II, supported by Christine Oliver.

To approve the agenda with the following changes:

VOTE: Ayes: 4 Nays: 0 Absent: 2 Vacancy: MOTION CARRIED

APPROVAL OF MINUTES

Motion by Christine Oliver, supported by Savanna Gee .

To approve the minutes of the June 2nd, 2025, regular meeting.

VOTE: Ayes: 4 Nays: 0 Absent: 3 Vacancy: MOTION CARRIED

REPORTS

Council:

Surf Internet will be available to Village residents in the next 6-8 months. The county commissioners have gone ahead and approved a 911 tower and they approved that to put it in the Village of Pinkney which will enhance our EMS service communication especially in south to southwest Livingston County which is really poor right now. So, we're excited to partner with the county.

The Village has applied for some grants to the state of um Michigan and from the federal government. One to help um Chris Bon finish his seven unit apartment in the old St. Mary's building to rehab the building which we're excited about which he will get some funding which will help uh to the units will have to be um low income qualified units and then also in that same grant we're going to I'm not sure the exact amount but be available about 10 homes or about 40,000 a piece where if yo

qualify they have the guidelines for us if you need a new roof need insulation you need new windows you need a new heating system that will be available. Uh as those details come, if we're awarded the grant, we will have an individual already that will work for with us in the village that we will put out an application. It'll be first come, first serve. If you meet the qualifications, you can get up to \$40,000 to improve the insulation value and upkeep of your home.

We have a new treasurer. We hired Tabitha Dolan, from Genoa Township after Maria decided to go back to Dexter Township.

Chair:

Reported that Secretary Gee will be stepping down when her term expires and encourages residents to apply for a spot on the planning commission.

Secretary/Vice-President:

Secretary Gee spoke that she will not be applying to remain on the Planning Commission after her term expires in January 2022. She expressed the honor she felt to serve on this commission but due to personal scheduling conflicts, she does not feel equipped to give the time needed for this position.

PUBLIC FORUM

Chairperson Kraut opened public forum at 7:10 PM

Forest Malot - 142 Mill Street

My family lives in Pinckney where we've been located for 46 years. Our family came here uh long ago because of the community that we saw here. I grew up a small town what I was looking for and this uh community had all that and more. It was a pleasant place to raise children. We did and even our children are raising have raised their children here and it's been a good community over the years. Of course, with the increased population we've seen many changes. Uh the year 2000 brought u CO in and we saw all the detrimental effects that had on our community, especially the youth in our school. And I'm uh concerned about this uh advocacy for the establishment of places that sell marijuana. I came through the 60s. I've had extensive experience with the detrimental effects of that. And uh regardless of the laws that stand in our state now and even township that have passed. I do not think, and I have a strong opinion that this is not a good thing to have in our community. It does not speak well to the citizens here. It does not speak well to the youth of this community. Uh it opens the window for ease of straw purchases for underage kids to have more easily and ready access to marijuana which has detrimental mental effects. All this stuff is documented. Google it. It's not good and it has a very strong addiction potential and perhaps a small percentage, but it does have a gateway effect into stronger and other drugs given a person's disposition and the problems they're going through. So, I have a strong antipathy towards seeing this happen in our community. We saw the old great school established as a marijuana growing and distributing center and that has fallen through, and I thank God for that. That was not a welcome development. What does this community want to be known for? Come to Art in the Park and get high. What does that say to our children? What does that say to the surrounding communities? Brighton managed to shoot this down in their citizen citizenry. So, what's the problem here? Why did this slide through? Why do not we give us a wider notice in communication between the leadership in this community and these things that are happening. And since uh this is going through Anyway, that's my opinion. There you have it. And if there's anything I could do to inhibit this, I would be more than happy to step forth and do that. Thank you.

Roberta Malott - 142 Mill Street

Forest is my husband, and he is speaking about firsthand experience with marijuana. He's not exaggerating. We kids were in the 70s. We were hippies, okay? And um the only reason we it was bondage. I remember trying to go a week without marijuana. And I've heard it's a lot stronger now. I couldn't do it because when you're high, you have to come down. And when you come down, you're depressed. You don't want to be down. Nobody wants to be depressed. So you get high again. And the next thing you know, it's not strong enough. And there's always somebody there. prepared to hand you something else. And it was, in all honesty, it was through somebody telling us about Jesus Christ. We accepted the Lord. We became Jesus' people instead of hippies. That was 50 years ago. And I am I'm just um crushed to think I know it's legal, but it doesn't matter. It is evil. It is wrong. You guys are totally unaware of the doors that you're opening here. You're being extremely really

naive. It's all I can say and it's the truth. I'm telling you the truth. We have lived it. We have experienced it. It distorts your um reality and you do things that you never would have thought you would have done and stealing is one of them. And so I'm just telling you, I'm warning you, this is not good. And when they had that original vote, we never even heard about it. So I don't like Forest said, I don't know where the communication is because We would have certainly voted against it and we would have gotten everybody that we would have we would have gone around and tried to get people that would be concerned. People have children here. We have a very good friend that lives in Village Edge that's raising three little boys and he couldn't make it here tonight. He's very concerned that marijuana is going to be available here. I'm telling you guys, it's not innocent, okay? It's a drug and it leads to harder drugs. Thank you.

Peter Sparks - 310 Webster Street

Thank you Bob and Forest for that. And I have some more information that perhaps would be relevant is that in the village ordinance talks about that Um, special use land use permits need to safeguard the health, safety, welfare, and quality of life of Joseph residents and that's in section 52240. So, I did a little research myself at the Institute for Social Research and they do many many surveys and including one that's called monitoring the future and I would invite you to look at websites called monitoring the future. org and they have a uh a number of studies and this particular study I'm talking about tracks um 8th 10th 12th high school graduates young adults in the ages 19 to 30 cohorts of 35 to 50 55 to 65 they've been running the study since 1975 and they are from my experience of 30 plus years of university very thorough in the methodology and so the numbers that they come up with are a little bit shocking. So for just marijuana use that is marijuana that's the bugs that's you know the vaping you know any sort of marijuana use amongst our youth across the nation taking representative samples of um across 100 schools and 10,000 students in each of these grades. It comes up like this for use of marijuana over the past 12 months. In the eighth grade, 7.2%. In the 10th grade, 15.9%. In the 12th grade, 25.8%. .And in the age group, which is the highest group after high school, young adults in college, that's 4 1.4% have used it over the past 12 months. And as already mentioned, marijuana habitual use can be very addictive. And in this particular study, they looked at daily use of these students. And this is all self-reported by the students themselves and amongst other risky behaviors and other drugs. And those numbers of course drop down dramatically because not everyone does this every day. But in the eighth grade it's 7%. In the 10th grade it's 2.7%. In the 12th grade it's 5.1 and in 19 to 30 year olds it's 10.8. And that pattern is really concerning to me. So if we were to have a marijuana establishment here in Pinkney and these numbers say that our youth are getting marijuana even though it's illegal and they're not of age. then it becomes so much easier for them because it's local. It's really disheartening for me when I looked at a map of Michigan which showed marijuana establishments and I think it was called Macana Trail and this place shows that Ann Arbor has about 30 establishments and I'm sure that it's increasingly it's probably the hot spot in Michigan and that's not far away from So consider that as you're reviewing this application. Thank you very much.

Anna Sylvanas - 2894 Patterson Lake Road

I agree with what they said. Um I am totally against this too. I feel that when there's like like a cannabis type retailer that it just increases crime, it increases addictions. It increases, you know, the kids getting involved or they're just um it affects their health. And I just feel that it's I don't want to see it in our community. So that's what I feel.

Hearing no further public comment, public forum was closed by Chairperson Kraut at 7:22 PM

PUBLIC HEARING:

Petitioner: M-36 Development Location: 1268 E M-36, Pinckney MI 48169

Request: Special Use Permit to open an adult use cannabis retailer.

Parcel ID: 4714-23-400-007

Case #2025-003-SUP

Chairperson Kraut opened public hearing at 7:23 PM

Forest Malot - 142 Mill Street

I realize the hope of establishing new businesses in this community is uh increased revenue, which definitely impact positively the budget that you guys are working with. But again, I would like to reiterate there are better ways to do that. If there is anything legally within the boundaries that you can deal with to uh refuse these places from being established, I greatly encourage you to do so. I can only see the impact uh it's been established in other places increasing crime uh juvenile as I mentioned before juveniles having easier access through straw purchases and that can impact their future. U the detrimental effects of the drugs will impact their abilities to play in high school teams, college teams, get scholarships. The ripple effect goes on. And what about the police department? How are they going to police that these things aren't going on with these places. I we have enough police work that they'll be able to monitor this separately from everything else that they're doing? I think not. And can you hire more police to monitor these places to make sure that they're operating within legal limits? What about that. And what about any potential crime impact. Uh these establishments have been raided before in other places and they don't just take cash, they take the gold and they go back on the street illegally. Uh I just see a lot of negative impact here and uh you know as representatives for this town I mean I would strongly encourage you to work diligently to see if you can work around stopping these establishments. I see nothing good happening from it. And any potential revenue from that is hypothetical anyway.

Anna Sylvanas (A) - 2894 Patterson Lake Road

A: When I first came in, Jeff said that there was a way to reverse the laws. So, you basically said we needed to get like 236. Commission: It's based on people that voted in the last election. You need X amount of signatures to get it onto the ballot for each.

A: Okay. So, let's say this goes through and you guys um you know give these or give a permit out. You said you only have one. And let's say we get something like that on the ballot and they vote it. down, then what happens?

Commission: If they vote down saying that we don't want marijuana, correct? Well, then that would go through the courts and we figure it out. I'm not sure. I couldn't answer that. Okay.

I don't know.

A: Okay. And how much time do you have to prepare to get like uh this information like on a ballot?

Commission: You would have to call the county or the public township and talk to them to get something on the ballot. I think uh we're putting some millages on the ballot for next November. starting in January and I think I have to have it.

A: Okay. All right. Thank you.

Commission: Depending if it's going to be on the primary or the general election. I don't know yet. I just started that research. So, I'm not an expert yet, but I'm working on that.

public forum was closed by Chairperson Kraut at 7:28 PM

NEW BUSINESS:

1. M-36 Development proposing a Special Land Use Permit for approval for a cannabis retail location.

Planner Review and Applicant Response Village Planner Lucy provided a review, noting the site was previously proposed for a gas station/fast food restaurant and identified as a "catalyst site" in the master plan. She detailed seven areas requiring additional information or adjustment for compliance.

Kirk Litwin - M36 developments.

Thanked community for voicing concerns. Expressed that he has been operating for 9 years now and a lot of what's going on in here this evening. Um whether or not you want to believe me as a truthful statement is a simple lack of education. Cannabis is not a gateway drug. Youth aren't allowed to come in. We have very stringent rules as it pertains to identification and allow access to a licensed facility. The state is very protective of that. They understand your concerns and have implemented that in state level laws where they get the opportunity to request my video anytime, they want. I have to give it all to them and they scrutinize it and they go through and they look for every evidence of wrongdoing inclusive of ID related events. And if they find them, you're getting a minimum of a \$10,000 charge for every incurrance. The facilities themselves are state-of-the-art when it comes to security systems um and things like that. You know, facial recognition. I mean, these things the camera will follow you around if you're outside. All monitored events. You're not allowed to consume cannabis on the property. You're not allowed to loiter. You can't even have a cigarette in the parking lot of a cannabis facility, you have to literally leave the whole entire premises uh just to have a cigarette if you're a smoker. He asked the community that you expand your minds and really talk to people in other communities and ask their friends and family.

Forest Malot - 142 Mill Street

Interrupted Kirk Litwin with obscenities stating Kirk is only after money and is lying about the impact. Chairperson Kraut stated Forest could not listen without interruption he would have to leave. To which he left.

Kirk Litwin - M36 developments

States he is seeing what these facilities can do for our community. His business participates in giving back to the community with such events such as free turkey dinners for Thanksgiving. Reiterates that 65% of the clientele is 50 and older. It's not stoners. It's people who can't sleep, people have pains and issues.

His Response to 7 areas in Lucy's Report:

1. Updated Pre-qualification License: Applicant claimed the state license pre-approval is "perpetual", although the planner stated she read it was a two-year balance.
2. Pedestrian/Bicycle Access: Agreed to provide accommodations, including a sidewalk connection and bike rack.
3. Enhanced Landscaping: Will pursue enhanced landscaping to exceed minimum requirements.
4. Drive-Thru Window Elimination: The submitted plan included an entire building, but the cannabis facility portion will not include a drive-thru; the window will be removed from the site plan. The cannabis retail facility will occupy approximately one-third of the building, with the remainder reserved for future commercial retail.
5. Shared Use Agreement: Expected to submit an updated shared use agreement the following day.
6. Specific Information (Hours/Odor/Security/Waste): Applicant will submit proposed hours (following village guidelines), odor control plan, security plan, and waste disposal method. Litwin argued that retail facilities typically do not have odor issues. He emphasized that the state heavily polices licensed facilities, requiring surveillance video access and imposing minimum \$10,000 charges for ID violations, mitigating concerns about loitering or increased local crime.
7. Architectural Details: Detailed building exterior information is being prepared.

Litwin proposed a target timeline for the \$3.5 million project: groundbreaking in late spring (April/May), with completion by the end of summer (August/September). He cited the time needed for local and state application, site plan approval, and inability to pour cement in winter as reasons for the timeline.

Litwin suggested an alternative plan regarding the adjacent "Essence" micro-business parcel (run by his son): if the M36 license is approved, they could potentially park the Essence license (keeping it active but non-operational). This proposal would eliminate competition, resulting in only one operating facility while allowing the Village to collect revenue share for two active licenses (a "triple win").

Christine Oliver made a motion to table the decision, stating she needed more time and information. This motion failed due to lack of a second.

Proposed Resolution

A proposed resolution was made by Savanna Gee for: So, subject special land use request at the regular meeting of the village of Pinkney planning commission Livingston County, Michigan held on the 3rd day of November

2025 at 700 p.m. Present we have Robert Coppers Smith, Brie Crot, Savannah Gee, Christine Oliver. Absent is Justin McKinis, Trisha Wagner, and Alex Smith. Um sub projects, special land use, marijuana retailer establishment. Whereas the village of Pinkney Planning Commission has received a request from Kirk Lightwin, 759 East Pineconing LLC, seeking special land use approval to operate an adult use marijuana retailer establishment on property located at East Main Street, M36, parcel number 4714-23-400-008, currently zoned SBD Secondary Business District. And whereas proposed use is permitted by special land use in the SBD district under sections 152.240 through 52.243 of the village zoning ordinance and whereas the planning commission has reviewed the application site plan and supporting documentation submitted by the applicant as well as the professional review provided by the manic and Smith group incorporated. And whereas the planning commission held a public hearing and considered comments from the public, village staff and consultants. And whereas the planning commission finds the proposed special land use is generally consistent with the intent of the zoning ordinances and the village's master plan provided that specific items and improvements are addressed to ensure compliance and compatibility with the surrounding properties. Now therefore, be it resolved that the village of Pinkney planning commission hereby recommends approval of the special land use request for an adult-use marijuana retailer. establishment at the above described location subject to the following conditions. One, updated license licensing. Applicant shall provide an updated pre-qualification license certificate demonstrating current and approved status with the state of Michigan. Two, pedestrian and bicycle access. The site shall be revised to include accommodations for walking and bicycling customers and employees, including a sidewalk connection to Main Street/M36 and to neighboring marijuana micro businesses, a bike rack near the entrance and outdoor seating or waiting areas. Three, enhanced landscaping shall exceed the minimum requirements of the village zoning ordinance to soften the site's appearance, particularly from Main Street/M36. A low decorative wall with additional planting shall be added along the front of the property, and additional landscaping shall be installed with the east property boundary for elimination of drive-through window. window. The drive-through window shall be removed from the site plan. Five, shared use agreement. Applicant shall submit an updated shared use agreement addressing the common access approach, drive, parking, and other shared site elements across both parcels. Six, marijuana retailer specific information. Applicant shall submit the following detailed information for planning commission and village review. Proposed hours of operation, odor control plan, security plan, and waste disposal method. Seven, architectural details. Detailed building exterior information shall be submitted demonstrating compatibility with the villages ex existing character and context, including appropriate materials, colors, and architectural detailing. Be it further resolved that upon satisfactory completion and submittal of the above items, the planning commission recommends the village council grant final approval of the special land use request for the proposed marijuana retailer establishment.

VOTE: Ayes: 3 Nays: 1 Absent: 3 Vacancy: RESOLUTION CARRIED

Rollcall on Resolution:

- Alex Smith (Vice-Chairperson) - Absent
- Savanna Gee (Secretary) - Yes
- Christine Oliver - No
- Bree Kraut (Chairperson) - Yes
- Robert Coppersmith III - Yes
- Tricia Wagner - Absent
- Justin McInnes – Absent

OLD BUSINESS:

1. Master Plan:

a. Review & update

2. Prohibited Parking in the Village

a. Review and update if needed.

Jeff presented a draft parking ordinance prepared with lawyer Stoker, intended to adapt current non-enforced rules regarding parking on non-paved surfaces.

- Time Limitation: Robert Coppersmith opposed the draft's limit of "nine total days per calendar month" for parking on grass, arguing it was too strict given the common parking habits of many residents. The consensus was to strike the nine-day limit and keep the three consecutive calendar day limit (with vehicles moved for 24 hours afterward).
- Rear Yard Parking: Regarding setbacks for rear yard parking, the suggestion was made to require compliance with accessory structure setbacks (e.g., not closer than six feet to the property line).
- Screening: For large vehicles (exceeding 8 ft in height or 22 ft in length), the ordinance stated they "may require a 6-foot opaque screen". It was agreed that this determination would be made by the Zoning Administrator Jeff will make the discussed changes and bring the ordinance back for review and a required public hearing.

PUBLIC FORUM

Chairperson Kraut opened public forum at 8:25 pm.

Peter Sparks - 310 Webster Street

Expressed thankfulness for time.

Hearing no further comment, Chairperson Kraut closed public forum at 8:25 pm.

MEMBER DISCUSSION

Chairperson Kraut member discussion forum at 8:25 pm.

Having no discussion, Chairperson Kraut closed member discussion at 8:25 pm.

ADJOURNMENT

Motion by Christine Oliver, supported by Robert Coppersmith II.

To adjourn the regular Planning Commission meeting at 8:25 pm

VOTE: Ayes: 4 Nays: 0 Absent: 3 Vacancy: MOTION CARRIED

Respectfully submitted,

Bree Kraut, Chairperson

Jeff Buerman, Recording Secretary

**VILLAGE OF PINCKNEY
PLANNING COMMISSION
AGENDA
MONDAY, DECEMBER 1ST, 2025
7:00 P.M.**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES: November 3rd, 2025.

REPORTS: Chair

Secretary/Vice-Chairperson

Council report

Zoning Administrator

PUBLIC FORUM*

PUBLIC HEARING:

NEW BUSINESS:

1. Elect Board member
2. Approve Meeting dates for 2026.
3. Approve Bylaws review / update 2026.
4. Zoning – Changing RTO to Commercial Outdoor Recreation District
5. Sign Ordinance – Review / Changes to temporary signs

OLD BUSINESS:

1. Master Plan:
 - a. Review & update
2. Prohibited Parking in the Village
 - a. Final Review – will vote in January with Public notice.
3. Pinckney Rental Housing Ordinance
 - a. Review and update if needed.

PUBLIC FORUM*

MEMBER DISCUSSION

ADJOURNMENT

*Please note: Each speaker may be limited to 5 Minutes per the Planning Commission bylaws

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PUBLIC FORUM*

MEMBER DISCUSSION

ADJOURNMENT

*Please note: Each speaker may be limited to 5 Minutes per the Planning Commission bylaws

**VILLAGE OF PINCKNEY
PLANNING COMMISSION
MONDAY, December 1st, 2025- 7:00PM**

CALL TO ORDER

The meeting was called to order by Chairperson Kraut at 7:00 pm.

Present:

- Alex Smith
- Savanna Gee
- Christine Oliver
- Bree Kraut
- Robert Coppersmith III
- Mike Carney (absent from roll call, arrived mid-meeting)

Absent:

- Justin McInnes
- Tricia Wagner
- Jennifer Cooke (Ad hoc Member)

Also Present:

- Jeffrey Buerman (Village Council President)
- Lucie Fortin (Village Planner)

PLEDGE OF ALLEGIANCE

Chairperson Kraut led those present in the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion by Robert Coppersmith, supported by Savanna Gee.

To approve the agenda with the following changes:

-

VOTE: Ayes: 5 Nays: 0 Absent: 2 Vacancy: MOTION CARRIED

APPROVAL OF MINUTES

Review and motion to approve the minutes of the November 3rd, 2025, regular meeting will be carried out at the next meeting.

REPORTS

Council: President Jeff created a formal written report covering:

Development and Construction Projects

Several construction and land use projects are moving forward:

- Essence Micro Cannabis Store: Staff are coordinating a pre-construction meeting, with groundbreaking still on track to take place by December.
- Lakeland Knoll: A construction meeting is being scheduled to advance the project, with groundbreaking desired by April 2025.
- Mugg & Boobs (New Gas Station): The Village is assisting with site plan reviews and coordination, with the finalizing the Site plan review expected to start in November. A Pre Site Plan Review is scheduled for 12/2/2025.
- Ashton Street Land Split: This project has been Completed – Approved by the Planning Commission and Village Council on October 27th, 2025.

- 609 E. Main Street: A planned pole barn is being changed to a metal building because no one was available to build the pole barn this year. Foundation work was placed on 11/25/2025 and should be completed by Mid Jan 2026.
- Marihuana Retailer Locations: The Old Fire Station was approved for a Special Land Use permit (SLUP), but is waiting on retailer licenses. The SLUP for the Essence Vacant property was approved by the Planning Commission on 11/3/2025 and is awaiting Village Council approval.
- Surf Internet: This project involves burying fiber and duct in the road right-of-way, starting on E Hamburg St, expected to take six to eight months throughout town. Permits were in hand 11/1/2025, and the Metro Act Permit was signed 12/1/2025.
- 911 800MHz Tower Project: The county is installing a tower at the DPW to improve 911 communication in SW Livingston County.

Village Policies and Ordinances

Significant effort is being made to update and modernize Village rules:

- Village Code Updates: The Village is currently working on five code ordinance updates.
- "No Parking on Grass" Ordinance: This update is close to being finalized and should have a public hearing at the January 5th meeting.
- Cannabis Committee: The committee, chaired by Jeffrey Buerman, is updating the scoring process for retail licenses. They have approved a New updated Ordinance No. 152, which establishes a more defined process. The committee composition was recently updated, replacing Justin Bierman with Jim Jenson on 11/24/2025.
- Residential Rental Dwelling Units Ordinance: Work is being done to strengthen tenant protections and clarify landlord responsibilities. The Council approved working with Bruce Jonston of Revitalization LLC, and a grant application was submitted to MSHDA (Mi State Housing Development Authority) on 11/3/2025. The grant is for \$1.4K.
- Parking Ordinances: Reviewing and updating ordinances regarding no parking on grass and restrictions on selling personal cars or RVs on residential property. This is expected to be completed by the January 3rd Planning Commission meeting, including a Public Hearing.
- Purchase Policy: This policy was approved by Council on September 22nd.

Staffing and Administration

The Village has seen key staffing changes and progress on operational tasks:

- New Office Manager: Lori Echols was hired and started on November 24th, 2025.
- New Treasurer: Tabitha Dolan was approved by Council on October 27th, 2025.
- Audit Preparation: The audit meeting on 12/01/2025 went well, and the audit was expected to be finished by November 24th.
- Digitizing Village Records: This is an ongoing, detailed, and necessary process to move files dating back to the 1970s from physical cabinets to secure online storage to prevent loss from disaster.

Grants, Projects, and Partnerships

The Village is actively collaborating on community initiatives:

- Pinckney Community Youth Development Initiative Grant: The grant and contract signing were finalized, allowing the Village to begin reimbursing the foundation from the \$40,000 grant. First checks were cut for them on 12/01/2025.
- Social District: The Village is collaborating with Bless & Fish, the DDA, and the Chamber to establish a Social District for the next year.
- Depot Project: Partners are working on setting up a GoFundMe initiative and are looking to use some ARPA Money to support the redevelopment of the Depot site.
- DDA Events: Jo Self was appointed as Events Coordinator on September 12th. The DDA hosted a Women's summit on November 11th, 2025, which saw 27 participants and was considered a "big hit".

Parks and Recreation

The Parks Committee is focusing on improvements:

- Parlay Park: Work is currently being done on Parlay Park.
- Lody Bond Park: The park has been updated, and painting is planned for May of 2025.

Overall, the report indicates that the Village is making meaningful progress on infrastructure planning, policy modernization, and community development, reflecting a commitment to building a more sustainable and resilient future.

Chair: Chairperson Kraut thanked Savanna for her term on the commission as well as serving as secretary.

Secretary/Vice-President: Secretary Gee thanked the community and planning commission for the opportunity to serve on the Planning Commission.

PUBLIC FORUM

Chairperson Kraut opened public forum at 7:05 pm.

Linda Lavey - 224 Putnam

Thanked Savanna for the years she served the Village.

Mike Carney arrived at the meeting during public forum.

Hearing no further public comment, public forum was closed by Chairperson Kraut at 7:05 pm.

NEW BUSINESS

1. Elect Board members:

Vice Chairperson: Alex Smith

Motion by Savanna Gee, supported by Robert Coppersmith.

To elect Alex Smith as Planning Commission Vice Chairperson.

VOTE: Ayes: 5 Nays: 0 Absent: 3 Vacancy: MOTION CARRIED

Chairperson: Breana Kraut

Motion by Robert Smith, supported by Alex Smith.

To elect Breana Kraut as Planning Commission Chairperson.

VOTE: Ayes: 5 Nays: 0 Absent: 3 Vacancy: MOTION CARRIED

Secretary:

The Commission discussed with three members absent and a new member set to be appointed and in effect come January, the commission decided to table this matter until the next Planning Commission Meeting.

2. Approve Meeting dates for 2026.

Breana Kraut stated she will be absent from the July 2026 regular scheduled meeting as she will be in Africa. Alex Smith stated he will fill Breana's role in her absence.

Motion by Robert Smith, supported by Alex Smith.

To approve the Regular Scheduled Meeting dates for 2026.

VOTE: Ayes: 5 Nays: 0 Absent: 3 Vacancy: MOTION CARRIED

3. Approve Bylaws review / update 2026.

Motion by Savanna Gee, supported by Robert Coppersmith.

To approve the Planning Commission Bylaws with the following changes:

- Page 2 - Omit the last two bullet points of Section 4: Officers
- Page 4 - Section 7, subsection Study Sessions: omit the last two lines from subsection.
- Page 5 - Section 7, subsection Voting: Omit line break from sentence "All Planning Commission members, including the Chairperson, shall vote on all matters unless a conflict of interest exists as defined herein."
- Page 8 - Section 12, ADOPTION, AMENDMENTS: The second and third bullet point should be read as a single sentence and bullet point.

VOTE: Ayes: 5 Nays: 0 Absent: 3 Vacancy: MOTION CARRIED

4. Zoning – Changing RTO to Commercial Outdoor Recreation District

Discussion regarding and with Hell Survivors:

- Clarity on Events: The property owner (Marie) requested clarification that future outdoor events (like Christmas events) would not require a separate special land use permit (SLUP) every time, provided the events maintained the existing parking and site parameters.
- Grandfathering: It was clarified that if the property is rezoned, the current business is grandfathered in against future changes in the surrounding properties.
 - Traffic and Noise: Traffic is managed via the adjacent campgrounds. The Haunt event's noise levels were positive, with neighbors across the street unable to hear the chainsaws.
- Wording Concern: A concern was raised regarding the wording that "all uses in the commercial outdoor recreation are special land uses," and whether this necessitates repeated permits. This wording requires clarification from Jeff (Village President).
- Other Properties: Discussion included considering the Stefon Krill property (currently a recreational facility) and The Needs Project property (currently R3) for the COR designation, potentially to deter future apartments/high-density housing. A decision on these properties was postponed until the next meeting.

5. Sign Ordinance – Review / Changes to temporary signs

The committee began reviewing the sign ordinance, mainly focusing on temporary signs.

- Enforcement: Temporary sign rules have not been enforced in the last year, and there have been no complaints.
- Feather/Tear Drop Flags: Although businesses are required to display them only during business hours, enforcement is currently relaxed. Members agreed they should be taken down nightly to prevent storm damage and ensure maintenance.
- Permanent Signs: Discussion included the desire to allow digital message boards on the bottom of permanent signs outside the downtown district.
- The committee was asked to deep dive into the ordinance and be prepared to approve a recommendation for Council next month.

OLD BUSINESS

1. Master Plan:

- a. Review & update

2. Prohibited Parking in the Village

- a. Final Review – will vote in January with Public notice.

The committee reviewed changes to the parking ordinance in preparation for a public hearing planned for January.

- **Monthly Restriction:** The restriction of an overall monthly limit (previously 9 or 15 days) was discussed. Jeff agreed to remove the overall monthly restriction for now, leaving the three consecutive day limit.
- **Ruts and Soil:** Addressing complaints about 2-inch ruts, the ordinance language was discussed regarding "bare soil patches". Jeff agreed to remove "or bare soil patches" but keep the rule against "deep ruts over 2 in".
- **Sidewalks/Right-of-way:** Blocking sidewalks leads to immediate ticketing. Parking in the public right-of-way is generally different and often permitted.

3. Pinckney Rental Housing Ordinance

- a. Review and update if needed.

Discussion:

Purpose: The ordinance is necessary to identify and track property owners (many of whom live far away) and enforce maintenance requirements to protect tenants (e.g., a case where a tenant was without hot water for a month and a half).

- **Registration:** The Village plans to identify rentals through non-homestead properties via tax records. Registration must be renewed every two years.
- **Short-term Rentals:** Although short-term rentals (like Airbnb's) are not currently an issue, the committee agreed that the ordinance should define "transient lodging" to clarify that the new rules apply to long-term rentals.
- **Fees:** Jeff will consult with Stoker and gather fee structures from other municipalities for review at the next meeting

PUBLIC FORUM

Chairperson Kraut opened the public forum at 8:07 PM

Linda Lavey - 224 Putnam

Wanted to mention it may not be in the best interest of the Village to remove RTO from zoning and add ORD. There are properties that still qualify for RTO and it would be best for RTO to still be an option.

Hearing no further public comment, public forum was closed by Chairperson Kraut at 8:08 PM.

MEMBER DISCUSSION

Member Discussion was opened by Chairperson Kraut at 8:09pm.

Savanna asked to take her placard home as it is her last meeting. The commission happily agreed.

Hearing no further member discussion, member discussion was closed by Chairperson Kraut at 8:10 pm.

ADJOURNMENT

Motion by Alex Smith, supported by Christine Oliver.

To adjourn the regular Planning Commission meeting at 8:10 pm.

VOTE: Ayes: 5 Nays: 0 Absent: 0 Vacancy: MOTION CARRIED

Respectfully submitted,

Bree Kraut, Chairperson

Savanna Gee, Secretary