

DATE: January 5th, 2026.

**Recommendation to Approve Land Division
Parcel No. 4714-23-301-010**

WHEREAS, an application has been submitted requesting a land division of Parcel No. **4714-23-301-010**, a 0.78-acre vacant property located at the northwest corner of Pearl Street and Hamburg Street in the Village of Pinckney; and

WHEREAS, the proposed land division would create three parcels identified as:

- **Parcel “A”**, to be improved with off-street parking to serve apartment residents,
- **Parcel “B”**, for future residential development, and
- **Parcel “C”**, for future residential development; and

WHEREAS, pursuant to **Chapter 150, Lots, Sections 150.01 through 150.04** of the Village of Pinckney Code of Ordinances, land division requests require review by the Planning Commission and a recommendation to the Village Council following a public hearing; and

WHEREAS, the Planning Commission has reviewed the land division request in accordance with **Section 150.04 – Standards for Approval of Land Division**, and finds the following:

- **(A) Lot Width, Access, Setback, and Area:**
The proposed parcels comply with the R4 Multiple-Family Residential District standards for minimum lot area, width, and frontage. No structures are proposed at this time; therefore, setback requirements are not applicable.
- **(C) Access to Public Roads:**
All parcels maintain adequate access from Hamburg Street for vehicular access, utilities, and emergency services. Parcel “A” maintains frontage on Pearl Street but will not provide direct vehicular access.
- **(D) Storm Drainage and Public Utilities:**
The proposed land division is not anticipated to adversely impact stormwater drainage or public utilities, subject to review and approval by the Village Public Works Department.
- **(E) Taxes Paid:**
Documentation has been provided confirming that all property taxes and special assessments have been paid in full.
- **(F) Depth-to-Width Ratio:**
All proposed parcels comply with the maximum allowable depth-to-width ratio of 4:1.
- **(G) Impact on Existing Structures:**
Not applicable, as the subject property is vacant.
- **(H) Zoning Classification:**
All parcels will remain zoned **R4 Multiple-Family Residential District**, with no zoning changes proposed.
- **(I) Easements, Curb Cuts, and Additional Safeguards:**
A curb cut is proposed for Parcel “A” to serve the parking area. No additional safeguards are deemed necessary at this time; and

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WHEREAS, the Grant's Place Apartment project received site plan approval from the Planning Commission on **January 5, 2026**, contingent upon approval of both a zoning variance and the requested land division; and

WHEREAS, the Planning Commission has considered the professional opinion of the Village Planner and finds the land division request to be consistent with the Village Zoning Ordinance and the Land Division Act, subject to stated conditions.

NOW, THEREFORE, BE IT RESOLVED that the **Planning Commission of the Village of Pinckney** hereby recommends approval of the requested land division for **Parcel No. 4714-23-301-010** to the Village Council, subject to the following conditions:

1. **Approval of the associated zoning variance request** by the appropriate authority.
2. **Approval by the Village Public Works Department**, including confirmation of adequacy of access, utilities, and related infrastructure.

BE IT FURTHER RESOLVED that this recommendation is forwarded to the **Village Council** for final consideration and action in accordance with **Chapter 150 of the Village Code of Ordinances**.

DATE: January 5th, 2026.

EFFECTIVE DATE:

This Resolution shall become effective upon its adoption.

X

Bree Kraut
Chairperson

X

Savanna Gee
Secretary

Village Planning Commission Member _____ offered the foregoing Resolution and moved its adoption. The motion was seconded by Planning Commission Member _____, and upon being put to a vote, the vote was as follows:

Bree Kraut – Chairperson	_____
Alex Smith – Planning Vice Chair	_____
Christine Oliver	_____
Rob Coppersmith	_____
Savanna Gee	_____
Trisha Wagner	_____
Justin McInnis	_____

The Planning Chair thereupon declared this Resolution approved and adopted by the Village Planning Commission of the Village of Pinckney this ____ day of _____ 2025.

I hereby certify that the foregoing constitutes a true and complete copy Resolution No. 2026- adopted by the Village Council of the Village of Pinckney, County of Livingston, Michigan at a regular meeting held on _____, 2025.

X

Jeff Buerman
Acting Secretary