

DATE: February 2nd 2026

Recommendation to Approve Land Division Parcel No. 4714-23-304-080

WHEREAS, an application has been submitted requesting a land division of Parcel No. **4714-23-304-080**, located within the Village of Pinckney and zoned **R4 Multiple-Family Residential District**; and

WHEREAS, the applicant submitted the following materials in support of the request:

- An application for land division dated **January 12, 2026**.
- Survey drawings of the existing and proposed parcels dated **December 19, 2025**.
- Proof of ownership.
- Verification that all property taxes and special assessments have been paid in full; and
- Property boundary maps and legal descriptions for the proposed parcels; 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, this project received **site plan approval from the Planning Commission on January 5, 2026**, contingent upon approval of both a zoning variance and the requested land divisions, and this report and action pertain solely to the land division request for Parcel No. **4714-23-304-080**; and

WHEREAS, the Planning Commission has reviewed the 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 generally comply with the R4 Multiple-Family Residential District standards for lot area, width, frontage, and setbacks. Existing buildings on the site are legally nonconforming, and those nonconformities—including rear yard, front yard, and garage setbacks—will remain unchanged. The proposed parcel split will result in a reduced side yard setback for the existing apartment building on Parcel “B,” which does not meet the minimum zoning requirement and is the subject of a separate zoning variance request.
- **(B) Compliance with the Land Division Act and Zoning Ordinance:**
The proposed land division meets the requirements of the Village Zoning Ordinance and the Land Division Act, subject to approval of the associated zoning variance.
- **(C) Access to Public Roads:**
Parcel “A” maintains frontage on William Street, and Parcel “B” maintains frontage on Pearl Street. Both parcels also have frontage on Hamburg Street, providing adequate access for public utilities, emergency services, and vehicular access.
- **(D) Storm Drainage and Public Utilities:**
The proposed land division is not anticipated to adversely affect stormwater drainage or public utilities. Final determination of adequacy is deferred to the Village Public Works Department.
- **(E) Taxes Paid:**
Documentation confirms that all property taxes and special assessments have been paid in full.

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- **(F) Depth-to-Width Ratio:**
Neither proposed parcel exceeds the maximum allowable depth-to-width ratio of 4:1.
- **(G) Impact on Existing Structures:**
The land division results in a side yard setback deficiency for an existing structure, which is addressed through a separate variance request.
- **(H) Zoning Classification:**
Both parcels will remain zoned **R4 Multiple-Family Residential District**, with no zoning changes proposed.
- **(I) Easements, Curb Cuts, and Additional Safeguards:**
No new easements or curb cuts are proposed, and no additional safeguards are deemed necessary at this time; and

WHEREAS, the Planning Commission has reviewed and considered the professional opinion of the Village Planner and finds the land division request appropriate for approval, subject to 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. 4714-23-304-080 to the Village Council, subject to the following conditions:

1. **Approval of the associated zoning variance request** addressing the reduced side yard setback.
 2. **Approval by the Village Public Works Department**, including confirmation of adequacy of utilities, access, and related infrastructure.
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BE IT FURTHER RESOLVED that this recommendation shall be forwarded to the Village Council for final consideration and action in accordance with Chapter 150 of the Village Code of Ordinances.

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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