

**Village of Pinckney
Planning Commission Meeting
January 10, 2007**

Call to Order: Board Member Austin called the meeting to order at 7:35 p.m.

Roll Call: Present - Don Bego, Nancy Powell, Allison Austin, Reed Starkey, and Robert MacDonald. Absent - Gaylord Curtis and Daniel Kreuger. Also in attendance was Scott Barb, County Planner, and Bob Bellenir, Zoning Administrator.

The Pledge of Allegiance was recited.

Approval of the Agenda:

Moved by Commissioner Bego, seconded by Commissioner Powell, to approve the agenda with the deletion of 721 E. M-36 (final site plan approval) and 1241 E M-36, Pirates Cove (preliminary site plan approval). **The motion carried unanimously.**

Approval of November 6, 2006 Minutes:

Moved by Commissioner Powell, seconded by Commissioner MacDonald to approve the minutes of September 6, 2006 as presented. **The motion carried unanimously.**

Reports

Chairperson: Commissioner Austin stated that Robert MacDonald is joining the Planning Commission. He is also a new Village Trustee. Recently, the Village Council voted to change the number of Commissioners on the Planning Commission from nine to seven with the condition that a Council member be on the Planning Commission.

Secretary-Correspondence: Commissioner Austin stated there were no correspondence this evening.

Zoning Administrator:

Mr. Bellenir stated that 721 E. M-36 will be on next month's agenda. They are waiting for MDOT and Livingston County Drain Commission approval, which they hope to receive in the next couple of weeks. 1241 E M-36, Pirates Cove will also be on next month's agenda.

Livingston Planners: Mr. Barb had nothing to report this evening.

Public Forum: Board Member Austin opened the Public Forum at 7:40 pm with no response.

Agenda

People's Church, 425 W. Unadilla Street (preliminary site plan approval)

Mr. Bellenir stated that this applicant has been to the Planning Commission before. They

are going to present minor changes made and are seeking preliminary site plan approval. He added that Santec, the Village DPW, and Livingston Planners have recommended approval with conditions.

Mr. Deno Lavis, the landscape architect, and Bob Hart, the architect, for the project were present. Mr. Lavis stated they had to make changes due to cost restraints; they needed to reduce the scope of the project. He showed a colored site plan and outlined the changes:

1. The east/west driveway that was originally proposed has been removed and the proposed wall was reduced from 600 to 375 feet. It does not need to be as long due to the removal of the driveway, but is still required because of the parking lot.
2. They have added a connection between M-36 and Unadilla Street on the west side of the site.
3. The dumpster enclosure shifted to the southwest corner of the parking lot.
4. The loading zone now meets the requirements for deliveries.

He questioned the DPW's request for a sidewalk to be installed on Unadilla Street; however, Livingston Planners said they are not required to install the sidewalk. He would request to be exempt from being required to have it installed.

Mr. Barb stated that Section 16.05 lists what uses require the installation of sidewalks, and this use is not one of them. He added that it would be beneficial, however, it is not required by ordinance.

Mr. Lavis noted that at the previous Planning Commission meeting, it was stated that the Commission would like to have the sidewalk installed. Commissioner Powell noted that previous developments have agreed to place sidewalks when they are necessary based on surrounding future developments and uses.

Mr. Lavis stated there is an area where a culvert runs along Unadilla and more than just a sidewalk would be needed to cross this area. There would probably be a bridge needed. Commissioner Powell stated that a waiver could be given until such a time the Village deems it necessary to have the sidewalk installed.

Mr. Hart added that there would need to be road improvements done due to the grade of the road. The storm water currently drains right where the sidewalk would be placed.

All commissioners agree that it does not seem feasible to install a sidewalk at this time.

Mr. Lavis addressed the concerns stated in the review letters.

Santec has miscellaneous storm water and municipal water and sewer issues that he is sure he can address. Also, they will remove the driveway curves that protrude onto Unadilla.

The DPW's concerns are as follows:

1. An easement is needed for the retention pond so the Village of Pinckney can

access it if needed. He will draft up this easement and have it recorded. The church will be maintaining the pond.

2. A drywell is needed for the water softener discharge. Mr. Lavis suggested having this drain into the forebay of the detention basin as this acts as a natural filtration system. This would need Village approval and he will address it with them.

Moved by Commissioner Powell, seconded by Commissioner Bego, to recommend to the Village Council approval of the preliminary site plan for People's Church, 425 W. Unadilla Street, conditioned upon the following:

1. Compliance with the concerns and conditions listed in the Village DPW's letter dated December 19, 2006, Santec's letter dated January 5, 2007, and Livingston Planner's letter dated January 19, 2006.
2. A possible waiver will be granted for a future sidewalk on Unadilla Street.

The motion carried unanimously.

1245 E. M-36, Pinckney Village Family Dentistry (preliminary site plan approval)

Mr. Dave Hughes was present to represent Pinckney Family Dentistry. They are proposing to construct six new parking spaces on the north side of the existing building. They are also proposing to relocate the existing dumpster and screen to the new parking area as well as install a new storm water detention facility to meet code. They have received approval from the Zoning Board of Appeals for a variance to install a second curb cut to access these proposed parking spaces. They have received the consultant's letters and are working on making the changes requested.

He noted that a traffic analysis study is required; however, the new parking spaces are being added to meet existing conditions. They are not adding any more employees or patients. He would request that this requirement be waived. All Commissioners agree that it is not needed.

He will draft and record the easement for the Village to access the retention basin if maintenance is ever needed.

Santec stated that a wetlands consultant is needed to verify the existence of wetlands on the property, if any. Mr. Hughes stated the property is clearly far outside any wetlands and does not feel the hiring of this consultant is needed. All Commissioners agree.

Moved by Commissioner Powell, seconded by Commissioner MacDonald, to recommend to the Village Council approval of the preliminary site plan for Pinckney Family Dentistry, 1245 E M-36, conditioned upon the following:

1. Compliance with the concerns and conditions listed in the Village DPW's letter dated December 19, 2006, Santec's letter dated December 19, 2006, and Livingston Planner's letter dated November 22, 2006.
2. The waiving of the traffic impact study and wetland consultant.

The motion carried unanimously.

Committee Items

Council's Discussion

Commissioner Austin stated that the Village Council has voted and changed the required number of Planning Commission members from nine to seven.

Re-appointments

Commissioners Austin and Starkey's terms expired on December 31, 2006 and the Village Council voted to reappoint both of them.

2007 Schedule

Commissioner Austin distributed the Planning Commission schedule for 2007. After a brief discussion, it was **Moved** by Commissioner Powell, seconded by Commissioner MacDonald, to approve the proposed schedule with the following changes:

1. The July meeting will be held on July 11, 2007.
2. The September meeting will be held on September 5, 2007.

The motion carried unanimously.

Leadership

Commissioner Austin stated that the election of a Chairperson and a Secretary needs to be held since the resignation of Linda Stone. She stated that she would be willing to perform as Chairperson; however, could not do that as well as Secretary.

Moved by Commissioner Starkey, seconded by Commissioner MacDonald to elect Commissioner Austin as Chairperson. **The motion carried unanimously.**

Moved by Commissioner Powell, seconded by Commissioner Austin, to elect Commissioner MacDonald as Secretary. **The motion carried unanimously.**

Master / Comprehensive Plan Survey Discussion

Chairperson Powell stated the committee, consisting of herself and Commissioners Bego and Krueger, will be meeting in February and this item will be discussed at the March Planning Commission meeting. She asked Commissioner MacDonald to relay to the Village Council that the Planning Commission is asking for feedback from them regarding this survey.

Public Forum: Commissioner Austin opened the Public Forum at 8:39 p.m. with no response.

Adjournment:

Moved by Commissioner Powell, seconded by Commissioner Bego, to adjourn the meeting at 8:39 p.m. **The motion carried unanimously.**