

**Village of Pinckney
Planning Commission Meeting
March 5, 2007**

Call to Order: Chairperson Austin called the meeting to order at 7:30 p.m.

Roll Call: Present - Don Bego, Nancy Powell, Allison Austin, Reed Starkey, Robert MacDonald, Daniel Kreuger, and Mike Gergel.

The Pledge of Allegiance was recited.

Approval of the Agenda:

Moved by Commissioner Bego, seconded by Commissioner Powell, to approve the agenda as presented. **The motion carried unanimously.**

Approval of February 5, 2007 Minutes:

Moved by Commissioner Powell, seconded by Commissioner Bego to approve the minutes of February 5, 2007 as corrected. **The motion carried unanimously.**

Reports:

Chairperson: Chairperson Austin stated she has spoken to some survey specialist companies, including Livingston Planners, and she would like to have a special meeting of the Planning Commission and the Village Council and have these companies make presentations. The tentative date and time is March 29, 2007 at 7:30 pm at the Village Hall. Rebecca Foster will confirm the date and time with the Council. Chairperson Austin will advise the Commissioners when the meeting is confirmed.

Chairperson Austin handed out a brochure of an online planning course for all Commissioners.

Secretary-Correspondence: Commissioner MacDonald stated there are no correspondence this month.

Zoning Administrator: Rebecca Foster stated she has interviewed several candidates for the Zoning Administrator position and she will hopefully be recommending someone to the Village Council at the March 12th meeting.

Livingston Planners: Mr. Berg stated he had nothing to report this evening.

Public Forum: Chairperson Austin opened the Public Forum at 7:38 pm with no response.

Agenda

People's Church

Mr. Deno Lavis, the landscape architect, and Bob Hart, the architect, for the project were present. Mr. Lavis showed a colored site plan drawing. They have been working on the dry well issue with a private company and the Village of Pinckney. They have submitted their application to MDOT and drawings to the MDEQ for the detention basin.

He asked how to address the ROW tree removal that needs to be done on Unadilla Street. Rebecca Foster feels this would be included in the ROW permit that covers the entire site plan. Mr. Tony Tyler, of Stantec, stated this could also be included in the soil erosion permit so it can be done with the grading aspect of the project and would not need to be delayed until the building permit is approved.

Mr. Lavis also asked about the notation in the DPW's letter requiring a fence around the detention pond. They are proposing a 1:5 grade change, which, according to Village Ordinance, does not require a fence. Mr. Tyler stated the Livingston County Drain Commissioner requires a fence for anything steeper than a 1:6 slope. Mr. Lavis stated the LCDC does not have jurisdiction over this pond. Mr. Tyler feels comfortable with waiving the fence requirement with a 1:5 slope.

Mr. Berg stated they are recommending approval conditioned upon approval letters being submitted from all necessary entities. He noted that if the delay of the installation of the sidewalk until the Village deems it necessary is approved, there should be a recorded document noting this waiver. Ms. Foster stated that the Village Council has approved this waiver and a document is being prepared for both parties to sign.

Mr. Tyler stated there needs to be a shut off valve close to the building for the water so that the Village can make any necessary repairs. Mr. Hart advised they will be addressing this issue at the time the construction drawings are submitted.

Moved by Commissioner Powell, seconded by Commissioner MacDonald, to recommend to the Village Council approval of the final site plan for People's Church conditioned upon the compliance with the items in the letters from MDOT dated February 8, 2007, Stantec dated February 28, 2007, the Village DPW dated February 20, 2007, LCDC dated February 20, 2007, and a document approving the delay in construction of the sidewalks on Unadilla Street. The DPW's requirement of a fence around the proposed detention pond has been waived. **The motion carried unanimously.**

Pinckney Family Dentistry

Mr. Dave Hughes was present to represent Pinckney Family Dentistry. He stated they are proposing to add six additional parking spaces to the existing parking lot. They have reviewed the consultants' letters and will address their concerns.

Mr. Tyler noted that the LCDC is requiring an easement be recorded for the storm water overflow from the detention pond. This is needed because the overflow crosses over the

adjacent property. Mr. Hughes stated that water currently flows over that property. They are just following the current flow of water. Chairperson Austin stated that the easement was not required in the past, but improvements are being made to this site and that is the current requirement.

Mr. Berg stated they are recommending approval conditioned upon approval letters being submitted from all necessary entities.

Moved by Commissioner Powell, seconded by Commissioner Bego, to recommend to the Village Council approval of the final site plan for Pinckney Family Dentistry conditioned upon the compliance with the items in the letters from Stantec dated February 27, 2007, the Village DPW dated February 16, 2007, LCDC dated February 12, 2007, and Livingston County Planners dated February 6, 2007, and a documented easement stating the property owner will be maintaining the detention pond. **The motion carried unanimously.**

Review of Ordinance 19

Chairperson Austin handed out Section 19 of the Village Ordinance. This is the section that amended the Planning Commission's required members to decrease from nine to seven.

ZBA Representative

Chairperson Austin noted that Commissioner Curtis was the Planning Commission liaison to the ZBA and since he has resigned, the Planning Commission will need a new liaison. She noted it is not required that the Planning Commission have a liaison to the ZBA, but it recommended.

Commissioner Starkey advised that he is interested.

Moved by Chairperson Austin, seconded by Commissioner Kreuger, to nominate Commissioner Starkey as the Planning Commission liaison to the ZBA. **The motion carried unanimously.**

Community Survey Master Plan

Commissioner Powell stated that the committee had a meeting and some changes were made, but they had nothing to present this evening because they are still doing more research. She reviewed the changes that were proposed.

Chairperson Austin asked the Commission what they were expecting from the survey companies during their presentations. It was decided that they would like to hear what services their company offers as well as what should be done for the Village of Pinckney's survey.

Mr. Berg advised the Commission that the purpose of this survey is to assist the Village with amending their Master Plan and the firm they use for the survey should be experienced in that, instead of just simply hiring a survey company. Issues that will need to be addressed will be land use trends, traffic trends, environmental issues, etc.

Public Forum: Chairperson Austin opened the Public Forum at 8:41 p.m. with no response.

Adjournment:

Moved by Commissioner Powell, seconded by Commissioner Bego, to adjourn the meeting at 8:41 p.m. **The motion carried unanimously.**