

**Village of Pinckney
Planning Commission Meeting
April 2, 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 Krueger, and Mike Gergel.

The Pledge of Allegiance was recited.

Approval of the Agenda:

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

Approval of March 5, 2007 Minutes:

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

Reports:

Chairperson: Chairperson Austin introduced and welcomed the Village's new Zoning Administrator, Mark Martel.

Secretary-Correspondence: Commissioner MacDonald advised that the MML, SEMCOG, and Livingston Land Conservancy are holding meetings / workshops. If you are interested in attending any or all of these, contact him.

Zoning Administrator: Mr. Martel had nothing to report this evening.

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

Public Forum: Chairperson Austin opened the Public Forum at 7:34 pm with no response.

Agenda

Pirates Cove

Mr. Greg Hyne of Vanston/O'Brien, Mr. Dave Hughes, and Larry Wiltse, the property owner were present.

Mr. Hyne of Vanston/O'Brien stated they are asking for a Special Land Use and preliminary site plan approval this evening. They are adding four additional buildings to this site, which is 120-130 additional storage units. They have received the variance for the front yard setback from the Zoning Board of Appeals.

Chairperson Austin stated that due to the change over in the Zoning Administrator, the public hearing for the Special Land Use was not published in time for the meeting, so the preliminary site plan can only be voted on this evening and the Special Land Use will have to be reviewed at next month's meeting.

Mr. Barb stated he did not receive the updated plans. The last version he has are dated November, 2006 so he is unable to recommend approval this evening. His review letter from the November, 2006 plans has conditions with regard to the missing sidewalk, and pavement and lighting details. There was also no Impact Assessment submitted. There is also the issue of the shared maintenance agreement with the surrounding property owners.

Mr. Hyne stated he has received letters from the property owners regarding the shared maintenance agreement. Rebecca Foster stated she will collect them from the applicant and forward them to Mr. Barb.

Mr. Barb noted that the Special Land Use should be approved before the preliminary or final site plan approval. He recommends that both of these approvals be delayed until next month's meeting.

Mr. Tony Tyler of Stantec stated he has not received the updated plans either. He advised the applicant that the process of the drainage permit should begin soon with the Livingston County Drain Commissioner. He would like to see the details for the turning radii to determine if it can accommodate the RV's that are planning to be stored in some of the building as well as the ability for emergency vehicles to maneuver within the site.

Mr. Hyne stated they wanted to come before the Commission this evening to get some direction for the site plan so they can continue to work on the final plan, aside from the approval of the Special Land Use.

The Commissioner's concerns were the fencing height, drainage detail, and the landscaping on the side abutting the residential homes.

Mr. Barb suggested the applicant address the comments from the consultants' original review letters as well as the comments that were made this evening and present a new preliminary site plan at next month's meeting.

Moved by Commissioner Powell, seconded by Commissioner Bego, to table the preliminary site plan approval until the May 2007 meeting so the public hearing can be held, the petitioner can incorporate the comments made this evening by the consultants and the commissioners, and both the Special Land Use and the preliminary site plan can be reviewed and acted on at the same time. **The motion carried unanimously.**

Planning Commissioner's Handbook

Chairperson Austin stated she has photocopied Chapter 1 of the Planning Commissioner's Handbook and placed it in each of the commissioner's packets. She will

give the next two chapters in next month's packet for review.

Master Plan

Chairperson Austin stated the process of arranging interviews for consultants to make presentations to the Planning Commission regarding the survey and the Master Plan is difficult. She is suggesting that the Village hire Livingston Planners to handle this. They have a lot of background with the Village and seem to be the company most interesting in working with the Planning Commission. The Master Plan update is over due by approximately one year and this needs to be completed.

Commissioner Starkey agrees with Chairperson Austin's suggestion of hiring Livingston Planners.

Commissioner Bego suggested soliciting bids from the other consultants and forgo the interview process.

Commissioner MacDonald likes the fact that Livingston Planners has a history with the Village and agrees with Chairperson Austin and Commissioner Starkey.

It was decided that Chairperson Austin will contact the consultants to get quotes and report to the Planning Commission at their next meeting.

Public Forum: Chairperson Austin opened the Public Forum at 8:27 p.m. with no response.

Adjournment:

Moved by Commissioner MacDonald, seconded by Commissioner Starkey, to adjourn the meeting at 8:27 p.m. **The motion carried unanimously.**