

**Village of Pinckney**  
**Planning Commission Meeting**

**Minutes**

**April 6, 2009**

**Call to Order:** Chairman Gergel called the meeting to order at 7:45 pm.

**Roll Call:** Present - Michael Gergel, Robert MacDonald, Reed Starkey, and Richard Helfer. Absent – Alison Austin and Dan Krueger. Also present was Paul Siersma.

The Pledge of Allegiance was recited.

**Approval of the Agenda:**

**Moved** by Commissioner Helfer, seconded by Commissioner MacDonald, to approve tonight's agenda as presented. **The motion carried unanimously**

**Approval of March 2, 2009 Minutes:**

**Moved** by Commissioner Helfer, seconded by Commissioner MacDonald, to approve the March 2, 2009 minutes as presented. **The motion carried unanimously.**

**Reports:**

**Chairperson:** Chairman Gergel had nothing to report this evening.

**Secretary-Correspondence:** Commissioner MacDonald stated that the Planning Commission meeting is starting at 7:30 this month because the Village Council would like to vote on the meeting start time. He has proposed the new start time of 7:00 to the Council and they will vote on it at their meeting this month. If it is approved, May's meeting will begin at 7:00 pm.

Commissioner MacDonald advised the Commissioners that Livingston County will be holding a TV and computer collection event in Howell on May 9<sup>th</sup>. They are also holding a household hazardous waste collection event on May 30<sup>th</sup>.

**Zoning Administrator:** Mr. Martel was not present this evening.

**Village Planner:** Mr. Siersma had nothing to report this evening.

**Public Forum**

Chairman Gergel opened the Public Forum at 7:52 pm with no response.

## Agenda

### Proposed Amendments to the Zoning Ordinance

- Central Business District

Mr. Siersma gave a brief overview of the proposed changes as discussed at last month's Planning Commission meeting.

There was a discussion regarding Item "P- Buildings over 20,000 square feet". The Commissioners asked Mr. Siersma to prepare a set of standards for these types of buildings and present it at the next Planning Commission meeting.

**Moved** by Commissioner Helfer, seconded by Commissioner MacDonald, to table the discussion on the changes to the Central Business District until next month's Planning Commission meeting. **The motion carried unanimously.**

- Bed and Breakfast Standards

Mr. Siersma referenced the standards for Bed and Breakfasts from other communities that he distributed to the Commissioners. After a discussion, it was decided to mimic the City of Howell's ordinance, and add Sections C, H, and I from the Village of Dexter's standards and the "Intent" section from the City of Saline. Item J from the City of Howell's ordinance will be rewritten to note the number of parking spaces required, but will also allow the Planning Commission and Village Council to amend this requirement as appropriate.

Commissioner Helfer reiterated his belief that Bed and Breakfasts should be a permitted use in the CBD. Mr. Siersma noted that if it is a permitted use as opposed to requiring a Special Land Use, then there would be no public hearing held for neighbors to voice their concerns and the Planning Commission and Village Council would not be able to place restrictions on the use.

Commissioners Starkey and MacDonald and Chairman Gergel would prefer that Bed and Breakfasts require a Special Land Use.

Mr. Siersma will develop the standards based on tonight's discussion and present them to the Planning Commission at the next meeting.

**Moved** by Commissioner Helfer, seconded by Commissioner Starkey, to table the discussion regarding Bed and Breakfasts until next month's Planning Commission meeting. **The motion carried unanimously.**

- Outdoor Furnaces Standards

Mr. Siersma stated that this type of ordinance is usually a general ordinance and not a zoning ordinance and would be carried out by the Village Council and not the Planning Commission. Commissioner MacDonald stated that the Council would like the Planning Commission to develop the ordinance and then present it to them for approval.

After a brief discussion, it was decided to ban these types of furnaces altogether in the Village; however, the Commissions would like to put regulations in the ordinance for outdoor furnaces that are already in place.

Mr. Siersma will develop an ordinance based on this evening's discussion and present it to the Planning Commission at the next meeting.

**Moved** by Commissioner Helfer, seconded by Commissioner MacDonald, to table the discussion regarding outdoor furnaces until next month's Planning Commission meeting. **The motion carried unanimously.**

- Bylaws

**Moved** by Commissioner Helfer, seconded by Commissioner Starkey, to approve the Planning Commission Bylaws as presented. **The motion carried unanimously.**

### **Public Forum**

Chairman Gergel opened the public forum at 8:58 pm with no response.

### **Member Discussion**

Chairman Gergel advised the Planning Commissioners that if they will not be attending a meeting, they are required by the Bylaws to contact the Chairman.

**Adjournment:** **Moved** by Commissioner Helfer, seconded by Commissioner Starkey, to adjourn the meeting at 9:03 pm. **The motion carried unanimously.**