

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

**Minutes**

**May 4, 2009**

**Call to Order:** Chairman Gergel called the meeting to order at 7:02 pm.

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

The Pledge of Allegiance was recited.

**Approval of the Agenda:**

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

**Approval of April 6, 2009 Minutes:**

**Moved** by Commissioner Helfer, seconded by Commissioner MacDonald, to approve the April 6, 2009 minutes as presented. **The motion carried unanimously.**

**Reports:**

**Chairperson:** Chairman Gergel stated that the Village is still looking for another Planning Commission member so if anyone knows of anyone who is interested, have them contact the Village

**Secretary-Correspondence:** 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>. There is a \$10 charge for televisions and computer monitors over 19 inches, but all other items are free to drop off. They are also holding a household hazardous waste collection event on May 30<sup>th</sup>.

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

**Village Planner:** Mr. Siersma distributed a final approved copy of the Planning Commission Bylaws.

**Public Forum**

Chairman Gergel opened the Public Forum at 7:08 pm with no response.

## **Agenda**

### Pirates Cove: Final Site Plan Review

Mr. Greg Heim of Vanston/O'Brien, Inc. was present to represent the applicant. He stated that they have added landscaping on the west and north edges of the site for screening. They have eliminated the wetland/pond and have been able to accommodate all of the storm water runoff with retention walls next to the building to limit the amount of grading / excavating needed.

They would like to receive final site plan approval this evening.

The Village Engineer, David Schroeder, recommends approval.

Commissioner Starkey stated that he has spoken to business owners in the area and they are supportive of the project.

**Moved** by Commissioner MacDonald, seconded by Commissioner Helfer, to recommend to Village Council final Site Plan approval for Pirates Cove. **The motion carried unanimously.**

### Rebecca Foster, Village Council president budget review

Village President, Rebecca Foster, distributed copies of the Planning Commission's budget as well as invoices received from the planners, Carlisle Wortman. The budget for consulting fees is over budget by 200 percent. She would like the Planning Commission to be aware of what they are spending. She suggested making sure that all Commissioners are in favor of a change or issue to be researched before Carlisle Wortman is directed to do so as opposed to having them do the research and make a proposal and then the issue does not go any further. She also stated that research can be done by Village staff or even Planning Commissioners, instead of the consultant. Another way to address issues is to ask them for a proposal or a quote for performing a specific task before directing them to perform the task or research.

Chairman Gergel noted that this year the Planning Commission had a large task of revising the Master Plan and reviewing the Bylaws. Ms. Foster does feel the current budget is low and she will see if it can be increased; however, there is a process to follow before the consultant's services are utilized.

Commissioner Austin feels it would be helpful if the Planning Commission is aware of what staff has asked Carlisle / Wortman to do so they can adjust their workload for them and possibly defer projects to future months.

Commissioner Helfer asked Ms. Foster if she feels the Planning Commission should be less proactive with regard to ordinance amendments. Ms. Foster feels the Planning Commission needs to be a little of both. For example, when a resident comes before the

ZBA for a variance to erect a shed, and the setback requirements do not allow him to put the shed where he wants; however, he is still able to build a shed on his property, just not where he would like it to be, a review and revision of the ordinance is not needed.

Commissioner Starkey suggested not having Mr. Siersma attend a meeting if there are no items that require his review or attention.

#### Central Business District Proposed Amendments

Mr. Siersma presented the final draft of the Central Business District Ordinance, which incorporates all of the changes requested by the Planning Commission.

There was a brief discussion on financial institutions with drive-thru facilities. The ordinance was revised to allow financial institutions as permitted uses and not allow financial institutions with drive-thru facilities at all. It was decided to have “financial institutions with up to three drive-thru facilities” as a permitted use.

**Moved** by Commissioner Austin, seconded by Commissioner Starkey, to set the Central Business District ordinance amendments for public hearing at the June 1, 2009 Planning Commission meeting with the changes discussed this evening. **The motion carried unanimously.**

#### Proposed bed and breakfast standards to be added to the zoning ordinance

Mr. Siersma presented the revised Bed and Breakfast ordinance with the changes discussed at last month’s meeting.

**Moved** by Commission Austin, seconded by Commissioner MacDonald to set the Bed and Breakfast ordinance amendments for public hearing at the June 1, 2009 Planning Commission meeting. **The motion carried unanimously.**

#### Proposed outdoor furnaces standards to be added to the zoning ordinance

Mr. Siersma presented the revised free-standing furnaces ordinance with the changes discussed at last month’s meeting.

**Moved** by Commission Helfer, seconded by Commissioner Krueger, to forward this ordinance to the Village Council with the Planning Commission’s recommendation for approval. **The motion carried unanimously.**

#### **Public Forum**

Chairman Gergel opened the public forum at 8:38 pm with no response.

#### **Member Discussion**

Commissioner Helfer suggested having a standard agenda item to determine if Mr. Siersma should attend the next Planning Commission meeting. Commissioner Austin stated that is not possible as it would not be known until the agenda for the next meeting is established, which is approximately seven days prior to the meeting.

Commission Starkey stated he may not be at next month's meeting.

**Adjournment: Moved** by Commissioner Austin, seconded by Commissioner MacDonald, to adjourn the meeting at 8:43 pm. **The motion carried unanimously.**