

**Village of Pinckney
Planning Commission Meeting
May 5, 2008**

Call to Order: The meeting was called to order at 7:34 pm.

Roll Call: Present – Don Bego, Robert MacDonald, Allison Austin, Reed Starkey, and Mike Gergel. Absent – Nancy Powell and Dan Krueger.

The Pledge of Allegiance was recited.

Approval of the Agenda:

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

Approval of April 7, 2008 Minutes:

Commissioner Austin noted that the title “March” needs to be changed to “April”.

Mr. Martel stated that on Page 1, second paragraph from the bottom, the last sentence should read “It was changed from 35 feet to 21 feet”.

Moved by Commissioner Austin, seconded by Commissioner Bego, to approve the minutes as corrected. **The motion carried unanimously.**

Reports:

Chairperson: Chairman Gergel stated that Commissioner Krueger advised he will not be at tonight’s meeting.

Secretary-Correspondence: Commissioner MacDonald stated the Village Council approved the rezoning request on the Reichert property. The applicant can now make the parking upgrades.

Zoning Administrator: Mr. Martel stated Pirates Cove submitted an updated site plan to address the outstanding issues. They would like to be on the June Planning Commission agenda.

Rebecca Foster asked him to attend the Michigan Planning Enabling Act Workshop and would like one of the planning commissioners to attend also. If any commissioner is interested, please let him know.

Livingston Planners: Mr. Barb was not present this evening.

Public Forum: The Public Forum was opened at 7:47pm.

Mr. Carl Berg stated that the second paragraph on Page 2 of the April 2008 minutes is not correct. The sentence states “Chairman Gergel advised that when the ordinance amendments were discussed over the past few months, the size of the buildings was discussed, not the setbacks”.

He quoted the public hearing notice for the zoning amendments. The public hearing notes the Village is proposing changes to be made to the zoning ordinance with regard to setbacks. It was discussed at previous meetings.

He read the definition of a structure and a building. A shed can apply to both definitions. He questioned what height definition should be used for a shed, the building height or the structure height. Is a shed a structure or a building? There are separate definitions for sheds, residences, outbuildings, and structures. It is confusing.

The Public Forum was closed at 8:05 pm.

Agenda

Carlisle / Wortman – Paul R. Siersma, AICP

Mr. Paul Siersma of Carlisle Wortman was present. He distributed a Draft Future Land Use map. He noted the changes he made based on his previous meeting with the Planning Commission.

- The Village square is now shown as park/recreation/conservation
- One block to the south of the Central Business District is now shown as office and the northeast corner of that same block is shown as low-density residential
- From the Village square east along M-36 is shown as residential, mixed use office
- Along M-36 west of the Central Business District is residential, mixed use office
- The large area at the northwest corner of the Village is now shown as park/recreation/conservation
- The large irregular shaped land that is a wetland and unbuildable on the southwest side of the Village is shown as park/recreation/conservation
- He has added a floodplain area designation to assist in development decisions in these areas

Commissioner MacDonald noted that the area that is proposed for the Pirates Cove expansion is shown on the draft map as part residential and part secondary commercial. It should be all zoned secondary commercial. Mr. Siersma will make that change.

Mr. Siersma hopes to have the section definitions for the Planning Commission’s review next month. Also, if the Village Council approves the contract, he will also be the Village planner at next month’s meeting.

Public Forum: Chairman Gergel opened the Public Forum at 8:29 pm.

Carl Berg asked to see the map that was handed out this evening. He stated that the March Planning Commission minutes show a six-month trial with Carlisle / Wortman. Each time the Village hires a new planner, they try to change the zoning map. He does not feel any zoning in the Village needs to be changed.

Chairman Gergel stated the Village contracted with Carlisle / Wortman for the Village's Master Plan update. The issue of them becoming the Village's planner is separate.

Mr. Berg addressed Mr. Siersma and stated that he would pay him twice as much per hour than he normally earns and walk the town with him.

The public forum was closed at 8:38 pm.

Member Discussion:

Chairman Gergel noted that the definitions for the building heights are confusing and asked if any commissioners feel it should be discussed further.

Commissioner MacDonald stated there is a lot of work to be done on this and it cannot be done all at once. There are many steps that need to be taken.

Adjournment: Moved by Commissioner MacDonald, seconded by Commissioner Bego, to adjourn the meeting at 8:40 pm. **The motion carried unanimously.**