

**Village of Pinckney
Planning Commission Meeting
May 7, 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, and Mike Gergel. Absent – Daniel Krueger

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 April 2, 2007 Minutes:

Moved by Commissioner Bego, seconded by Commissioner Powell, to approve the minutes of April 2, 2007 as corrected. **The motion carried unanimously.**

Reports:

Chairperson: Chairperson Austin had nothing to report this evening.

Secretary-Correspondence: Commissioner MacDonald had nothing to report this evening.

Zoning Administrator: Mr. Martel stated that a Special Land Use and Preliminary Site Plan for Taco Bell and a Preliminary Site Plan for Preview Professional Development Complex on Dexter/Pinckney road will be on next month's agenda.

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

Public Forum: Chairperson Austin opened the Public Forum at 7:36 pm with no response.

Public Hearing: Pirate's Cove Special Use

Chairperson Austin opened the Public Hearing for Pirate's Cove Special Use at 7:36 p.m.

Mr. Mike Tessmer of 1045 Hamburg Road stated he is speaking on behalf of the property owners adjacent to Pirate's Cove. They are objecting to the variance, the zoning, and the building. This will destroy the existing ecosystem in the pond. The animals in there have been there for more than 37 years. The Village needs green space and parks and wetlands need to be preserved. There is also another wetland adjacent to this one and it will be destroyed as well.

Ms. Kay Curry of 1045 Hamburg Road read a letter from Mr. Donald Sakow of 99

Unadilla who could not be here this evening. He is against the applicant filling in the existing pond that has been there for more than 50 years. He is vehemently against this project.

Ms. Curry added that this project will cause their property values to go down. The lighting is very intense, the building is very high, and there is a lot of noise. It is currently a peaceful area. She added that she has contacted the DEQ and was informed that if the pond is not five acres, they will not regulate it. There are cranes that nest in that area and they are an endangered species.

Ms. Lisa Moore of 1016 East Hamburg Road agrees with what was said by her neighbors.

Ms. Jodi _____, the president of the Village Edge Homeowner's Association stated they are concerned that their properties will get flooded due to the runoff from this site. The lighting is already very intense. She would like trees planted to shield the building adjacent to the homes. She stated she has videotape of the ponds and can show it to the Planning Commission.

Ms. Holly ____ of 635 E Hamburg Road does not want to see this happen. She feels this will ruin an area of the Lakeland Trails.

Mr. Anthony Cecee of 1013 Town Trail stated his property looks out on the trail. If these buildings are brought further west, they will butt right up against high-density housing. The lights are not downward directed. They will be able to hear people moving their items in and out of the buildings. Their property values will be lowered. He is concerned about the wildlife in the pond. They currently come onto his property.

Mr. Leo Gonzalez of 1042 Town Trail agrees with the other residents and when the trees lose their leaves, they can see the buildings. He feels more evergreens may help to shield them. He agrees that the lighting is very intense.

He stated that the pond is a state regulated wetland and does continue to the other wetland on the other side of the culvert. If this pond is filled in, it will be harmful to the wildlife. He would like to know what the plans are for the pond they are proposing to build. He would also like to hold the Village of Pinckney accountable for the issues with the pond. He added that if the permit for the pond is approved by the DEQ, he would like the permit numbers to be made public.

Mr. Richard White of 1040 Depot has the same concerns as his neighbors. He is concerned about the lighting, the runoff, his property value, and the wildlife.

Ms. Lynn White of 1040 Depot stated their house has been for sale and it has not sold. She feels the issues addressed this evening need to be addressed.

Mr. Maria Gonzalez of 1042 Town Trail has spoken to the DEQ and they said the

wetland has to be only one acre to be regulated and if it was approved to be built upon, there would be a reference number given and she would like to see that information.

Mr. Dave Hughes and Mr. Gary Wiltse, the property owner, were present. Mr. Hughes stated they have spent time and effort on this plan. They will be taking care of all of the noted concerns during their final site plan approval. He added that the drainage need to be in compliance with Livingston County Drain Commissioner and the lighting, grading, stormwater management, etc. will conform to the current Village of Pinckney ordinance. They will be providing landscaping, screening, and buffers. This is the best and most appropriate use of this parcel. The alternative would be a local retail business and/or strip mall, and he does not think the residents want the traffic associated with this type of use.

With regard to the wetland issues, Mr. Hughes stated they are working with the DEQ and this is not a regulated wetland per Village or State guidelines.

Ms. Carla Skilton of 1036 E Hamburg Road lives next door to this site so she is concerned how it is going to affect her property value. She is not happy about this proposal.

Chairperson Austin closed the public hearing at 8:00 p.m.

Public Hearing: Pinckney Chrysler Special Use

Chairperson Austin opened the Public Hearing for Pinckney Chrysler at 8:00 p.m. There was no response and the public hearing was closed.

Agenda

Pirates Cove – Special Use & Preliminary Site Plan Review

Mr. Dave Hughes stated they are proposing to build two indoor climate-controlled self-storage facilities to the west of the existing facility and east of the pond. They are proposing an enclosed RV storage building on the west side of the pond. They will also be revising the entry and improving the current parking and maneuverability issues. He added that this is only preliminary site plan approval and they do not have the details for lighting, drainage, grading, landscaping, etc. They will have that for final site plan approval. They feel this is the best use of this site.

Chairperson Austin questioned the height of the building. Mr. Hughes stated the storage building is 9' 4" at the eave height and the RV building is 14 feet on the east eave and 16 ½ feet on the west eave.

Mr. Barb stated the applicant has addressed most of his concerns from his review letter and he feels the outstanding issues are minor and they can be remedied during final site plan review. He encourages the Village to request a thorough Impact Assessment due to the wetland, noise, lighting and other issues noted this evening. All of the Special Land Use issues have been addressed and they are recommending approval of the Special Land

Use and Preliminary Site Plan.

Chairperson Austin advised that the Village DPW report stated concerns with the wetlands and the turning radius. They stated that a variance would be required with regard to the wetlands. Mr. Hughes disagrees. His plans show that the wetland is 1.8 acres, which is based on the survey that was done on his consultant's flags/stakes on the site.

There was a discussion regarding the size of the wetland and the validity of the survey due to it being done in 2002 as well as in January, when the water level would be lower. Hughes stated they have done the wetland survey and it is available through the Village.

Ms. Tony Tyler of Stantec reviewed his concerns:

- The wetlands report is two years old and very vague on the size of the wetland. Also, when he visited the site, the water was not at the same place as was shown on the plan.
- They have requested a proposed lighting plan and one has not been provided.
- There are outstanding issues with the drainage plan and the engineered pond and its overflow. They have not seen preliminary plans on this.
- He still has concerns regarding the turning radius shown on the plans. He does not feel it would be possible for some of the trucks visiting this site to turn around.

Mr. Hughes stated that all of these issues can be reviewed and addressed during final site plan.

Commissioner Powell stated that the applicant's consultant's letter states the wetland as being 3.7 acres, which would require it to be regulated by the Village of Pinckney.

Chairperson Austin's concerns are the lighting and the wetlands. She agrees that the Impact Assessment should be required so that the concerns of the public can be addressed.

Commissioner MacDonald stated that rain on a metal roof is very loud, and since the applicant is proposing a metal roof, that is one of his concerns.

Commissioner Gergel lives on Cattail and he does not feel the site lighting is intense.

Commissioner MacDonald asked if it would be appropriate to have the Impact Assessment done before the Preliminary Site Plan is approved. Mr. Barb stated the Planning Commission could approve the Preliminary Site Plan conditioned upon submission and approval of the Impact Assessment before Final Site Plan Approval or the item could be tabled until the Impact Assessment is submitted, reviewed, and approved.

Moved by Powell, seconded by MacDonald, to table the Special Land Use and

Preliminary Site Plan for Pirates Cove until the Impact Assessment is received, reviewed, and approved. **The motion carried unanimously.**

Pinckney Chrysler – Special Use & Preliminary Site Plan Review

Mr. Pat _____ from Advantage Engineering, Mr. Dan Hall, the owner of Pinckney Chrysler, and Rob Bensinger of Contracting Resources were present.

Mr. _____ advised they are proposing install an underground detention pond and repave the property. This will clean up the site as well as provide additional parking. They will comply with all of the LCDC's standards with regard to the detention pond.

Mr. Barb had no outstanding issues regarding the Special Land Use. With regard to the Preliminary Site Plan, he feels revisions need to be made to the parking plan. They do not meet the 10 x 20 parking stall requirements. The applicant could either revise the plan or seek a variance from the ZBA.

He is recommending approval of the plan dated March 30, 2007 as long as the parking issue is met.

Mr. Joe ____ of Boss engineering reviewed his letter of April 24, 2007.

- The Village Ordinance requires a tree survey be done of all trees over 8" in diameter; however, since there are no trees in the area where the work will be done, he recommends waiving this requirement. All commissioners agree.
- All storm sewers need to be cleaned after construction is complete and a letter from the applicant stating that he will do this will be sufficient.
- The light pole noted on the plans needs to be shown to not be affected by the underground detention pipes.
- Approval from DOT needs to be received.
- All requirements of the Livingston County Drain Commissioner regarding the discharge into the storm sewer need to be met.

They are recommending approval of the Preliminary Site Plan dated March 30, 2007 provided these conditions are met.

Mr. _____ questioned that if they do not show the striping of the parking spaces, they would still meet the parking requirements and not have to go before the ZBA. Mr. Barb stated this is correct and removing the striping from the spaces is satisfactory.

Moved by Powell, seconded by Gergel, to recommend to the Village Council approval of the Special Land Use for Pinckney Chrysler. **The motion carried unanimously.**

Moved by Gergel, seconded by Starkey, to recommend to the Village Council approval of the Preliminary Site Plan for Pinckney Chrysler conditioned upon compliance with the items from Boss Engineering's letters dated April 24, and April 25, 2007, Livingston Planner's letter dated April 18, 2007 and the pending report from the Village DPW. **The motion carried unanimously.**

Planning Commissioner's Handbook

Chairperson Austin stated that Chapters 2 and 3 of the Planning Commissioner's Handbook have been placed in each of the commissioner's packets for review. She asked Mr. Barb what he feels is the most important thing a commissioner can do in preparation for a meeting. Mr. Barb stated that consistency in approvals, professionalism, control of a meeting, and being direct with the applicant are very important. Commissioners need to remember that the applicant is asking to come and do business in your community.

Master Plan

Chairperson Austin stated she has spoken to another planning firm named Carlisle/Wartman. They have done master plans for municipalities similar in size to the Village of Pinckney. The cost is comparable to what was proposed by Livingston Planners. They sent her a sample of the steps that they can take to update the Village's Master Plan.

After a brief discussion, it was decided to have Chairperson Austin obtain proposals from the two planners. The parameters for the quote would be to update the maps, provide statistics that give context of the Master Plan as it relates to the Village, three references, a sample of another Master Plan they have done for a municipality comparable in size to the Village, and provide costs for conducting town meetings as well as mailing surveys.

Public Forum: Chairperson Austin opened the Public Forum at 9:45 p.m. with no response.

Adjournment:

Moved by Commissioner Powell, seconded by Commissioner Bego, to adjourn the meeting at 9:45 p.m. **The motion carried unanimously.**