

**Village of Pinckney  
Planning Commission Meeting  
June 4, 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, Daniel Krueger, and Mike Gergel. Absent – Robert MacDonald

The Pledge of Allegiance was recited.

**Approval of the Agenda:**

Chairperson Austin advised there is a change to the agenda. Creek View has requested that their item be heard at the July meeting, so they will be deleted from the agenda.

**Moved** by Commissioner Krueger, seconded by Commissioner Gergel, to approve the agenda as amended. **The motion carried unanimously.**

**Approval of May 5, 2007 Minutes:**

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

**Reports:**

**Chairperson:** Chairperson Austin advised that she will have information to discuss regarding the Master Plan update during the Member Discussion section of the meeting.

**Secretary-Correspondence:** Commissioner MacDonald was not present this evening. Chairperson Austin stated she retrieved the mail and there were no correspondence.

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

**Livingston Planners:** Mr. Barb advised the Planning Commission that he will not be in attendance at next month's meeting. He will submit any reports to the Village in adequate time for the commission to review them before the meeting.

**Public Forum:** Chairperson Austin opened the Public Forum at 7:39 pm with no response.

**Public Hearing: Taco Bell, Special Use**

Chairperson Austin opened the Public Hearing for Taco Bell, Special Use at 7:40 p.m. with no response.

**Agenda**

Pinckney Chrysler - Final Site Plan Review

Mr. Rob Bensinger of Contracting Resources was present to represent the applicant. He advised that Mr. Pat Keough of Advantage Civil Engineering was unable to attend this evening's meeting; however, he read a letter from him addressing the outstanding items from Boss Engineering's letter.

Mr. Barb stated the applicant has complied with all of the Village's requirements and they are recommending approval of the Final Site Plan.

Chairperson Austin questioned Mr. Barb as to the comment suggesting a low hedge along the front of the site. Mr. Barb stated they are recommending that to provide some screening of the large area of asphalt that will be developed. It is simply for aesthetic purposes. Commissioner Powell stated she would like to see this hedgerow installed. Commissioner Krueger suggested that this item be left as a professional suggestion to the applicant and he can decide if he would like to plant it. All commissioners agreed.

Mr. Joe Moore of Boss Engineering stated that the applicant has incorporated his initial comments into the Final Site Plan. He has three outstanding issues, which were addressed in Mr. Keough's letter this evening. He is recommending approval contingent upon his comments outlined in his May 29, 2007 letter as well as a permit being secured from MDOT before construction begins.

**Moved** by Powell, seconded by Bego, to recommend to the Village Council approval of the Final Site Plan for Pinckney Chrysler conditioned upon compliance with the items from Boss Engineering's letter dated May 29, 2007, Livingston Planner's letter dated May 21, 2007 and the DPW's letter dated May 25, 2007. **The motion carried unanimously.**

#### Taco Bell – Special Land Use and Preliminary Site Plan Review

Mr. Eric Rauch, of Desine, Inc. was present to represent the applicant. He stated this is a two-acre parcel in the secondary business district and a drive thru is permitted by special use. He showed an aerial photograph and colored site plan, showing the placement of the building, dumpster, parking, drive thru and retention pond. He also displayed colored photographs of existing Taco Bell restaurants.

They have discussed the access point with MDOT and accepted their recommendation for its placement.

They have reviewed the comments from the engineer, planner, drain commissioner, MDOT and the Village DPW and will address those issues during final site plan approval.

Mr. Barb reviewed his letter. They are recommending approval of the preliminary site plan with the following conditions:

1. They are recommending a low hedgerow along the front of the property to

- screen the parking lot from the road.
2. The applicant is requesting three wall signs. Only one wall sign is permitted; however, if the applicant would like three signs, then the total square footage cannot be more than 100 square feet. If their total signage exceeds this, they will need to seek a variance from the ZBA.

The other outstanding items can be addressed during final site plan approval.

They have no outstanding issues with regard to the Special Use. The applicant has adhered to all of the Village's ordinances.

Mr. Rauch stated they will be reevaluating their signage. They would like to have three signs and believe that they will be under the allowable 100 square foot variance and they will not be seeking a variance. Also, they would be pleased to add the hedgerow along the front as well as additional trees on the east side of the site as recommended by Livingston Planners.

With regard to the required screening wall on the west side of the property, Mr. Rauch stated they are requesting this be waived, conditioned upon this property being sold and developed as a commercial site. It is currently for sale as commercial, and if it is sold and developed that way, they do not feel there would be a need for the screening wall as it would be two commercial properties abutting each other.

Mr. Tony Tyler of Stantec stated they have five outstanding items noted in their letter.

1. The heights of the adjacent buildings are not noted on the plans.
2. The plans do not denote the developed and undeveloped areas of the site.
3. The outlet pipe for the stormwater is in the setback area and that should be pulled back.
4. They would like to see the water table for the retention pond noted on the plans.
5. They would like the fire chief to review the plans to determine emergency vehicle traffic circulation on the site.

He added that the plan was very thorough and their other issues can be addressed during Final Site Plan approval.

Chairperson Austin asked for the Commissioners' comments regarding the applicant's request to waive the screening wall requirement on the west side of the site.

Commissioner Krueger questioned the applicant as to when they are prepared to start building. Mr. Rauch stated they do not anticipate beginning for about two years, stating this time frame could allow time for the adjacent property to be sold and begin to be developed.

Chairperson Austin noted that she would like to see more landscaping on the west side of the site, even if the adjacent property is developed commercially.

Mr. Barb stated the requirement for the screening wall is to shield headlights. He

suggested that the plantings could be put closer together to accomplish this. All commissioners agreed. The applicant stated he will comply with this request, adding that the plantings can be placed on a berm to provide additional screening.

**Moved** by Powell, seconded by Starkey, to recommend to the Village Council the approval of the Special Land Use for Taco Bell located at 1278 East M-36. **The motion carried unanimously.**

**Moved** by Krueger, seconded by Starkey, to recommend to the Village Council approval of the Preliminary Site Plan for Taco Bell located at 1278 East M-36 conditioned upon compliance with the conditions set forth in the review letters from the consultants, the DPW, and other governmental agencies. **The motion carried unanimously.**

Mr. Gary Wiltse of 1146 Camelot owns the adjacent property. He was not present for the public hearing portion of the meeting, but wanted to note that he would like to see the screening wall on the west side property line, but agrees that if his property is sold and developed as commercial, it would not be needed.

## **Member Discussion**

### Master Plan

Chairperson Austin stated that per last month's discussion, she went back to Carlisle / Wortman and Livingston Planners and told them the Village would like a proposal saying what they would do with regard to the Master Plan update, references, a sample Master Plan, and a cost estimate.

Livingston Planners replied saying they did the Village's previous Master Plan and they do not engage in competitive bid processes as they are a non-profit agency. Mr. Barb suggested the Village seek bids from other companies and if they are not satisfied, they can pursue this further with Livingston Planners.

Carlisle / Wortman sent a recently-completed Master Plan for Dexter, a statement of qualifications, a cost estimate, suggestions on how they would proceed, and a list of references.

Commissioner Krueger stated he is working with the Village parks and recreation department and they received the same type of response from Livingston Planners with regard to one of their projects.

Commissioner Gergel questioned that if another company updates the Master Plan, would it impede Livingston Planners from working with the Village on their site plan reviews and attending meetings.

Chairperson Austin noted that most of the companies that she spoke to suggested that whoever is used to update the Master Plan, then the Village should contract them as their

planning consultant.

Commissioner Powell is concerned that the cost of the planning consultant will increase if another firm is hired. Chairperson Austin stated that if another company was hired, the cost would increase approximately 15 percent.

After a discussion, it was the Planning Commission's opinion that Carlisle / Wortman is very eager to work for the Village and have given a completion deadline of the beginning of 2008 and therefore, would like to request permission from the Village Council to hire them for the Master Plan update.

**Moved** by Powell, seconded by Bego, to request permission from the Village council to contract Carlisle / Wortman to update the Village's Master Plan. The determination of contracting them as the Village's planning consultant will be determined at a later date. **The motion carried unanimously.**

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

**Adjournment: Moved** by Commissioner Bego, seconded by Commissioner Powell, to adjourn the meeting at 8:52 p.m. **The motion carried unanimously.**