

Village of Pinckney
Planning Commission Meeting

Minutes

August 3, 2009

Call to Order: Chairman Gergel called the meeting to order at 7:25 pm.

Roll Call: Present - Michael Gergel, Robert MacDonald, Reed Starkey, Alison Austin, and Richard Helfer. Absent - and Dan Krueger.

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 the June 1, 2009 Minutes:

Moved by Commissioner McDonald, seconded by Commissioner Starkey, to approve the June 1, 2009 minutes as presented. **The motion carried unanimously.**

Reports:

Chairperson: Chairman Gergel stated that Commissioners Austin's and Starkey's, as well as his, all have terms expiring in December 2009. Commissioner Austin and Chairman Gergel will continue their terms. Commissioner Starkey stated he will advise the Planning Commission of his decision at the next meeting.

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

Zoning Administrator: Mr. Martel stated that there will be a public hearing at next month's meeting regarding the zoning ordinance amendments.

The developer for Creek View contacted him last month to ask for an extension of their preliminary site plan, which expired in July. Since there was no July Planning Commission meeting, it is on tonight's agenda; however, the extension will be valid through July 11, 2010.

Village Planner: Mr. Siersma was not present this evening at the Planning Commission's request.

Public Forum

Chairman Gergel opened the Public Forum at 7:31 pm with no response.

Agenda

Creek View: Preliminary Site Plan Extension Request

Mr. Jim Marhoffer and Mr. _____, the developers, were present.

Mr. _____ stated that due to the real estate economy and the fact that there are no commercial loans available, they are asking for an extension on their preliminary site plan. He noted that since this is only a preliminary site plan, any changes that the Village makes prior to them seeking and receiving final site plan approval, would apply to them, so there is no risk to the Village for granting this extension.

Commissioner Helfer questioned if there is a limit to the number of times a site plan can be granted an extension. Mr. Martel stated the Village has no limit; however, an extension can be denied.

Moved by Austin, seconded by Helfer, to extend the Preliminary Site Plan for Creek View until July 11, 2010. **The motion carried unanimously.**

Addition of a 1-acre Zoning District to R-1

Commissioner MacDonald stated there is a 17-acre parcel of land that is currently owned by the Township; however, the Village is in the process of having it annexed. It is currently zoned for one-acre parcels and the Village is suggesting to have it remain that way. Currently the maximum lot sizes in the Village are $\frac{1}{2}$ and $\frac{3}{4}$ acre. If this parcel is developed with those size lots, there is a possibility it will have a large impact on the water/sewer system.

It was suggested to have this parcel annexed into the Village with its original zoning, and not create a new zoning district, since there are no other options for this zoning district in other areas of the Village where one-acre lots can be developed.

It was also suggested to have this parcel developed with $\frac{1}{2}$ and $\frac{3}{4}$ acre lots so it would be consistent with the rest of the Village. Would the addition of 26 homes instead of 13 put that much strain on the system? That information would need to be given by the Village DPW. Also, is it a condition of the annexation that the parcels be developed as one-acre lots.

These questions and concerns need to be addressed before the Planning Commission can make a decision.

Moved by Austin, seconded by Helfer, to table the addition of a 1-acre zoning district to

R-1 until the Planning Commission has further information from Village Council and staff. **The motion carried unanimously.**

Master Plan: Review Period has Passed

Mr. Martel stated that the timeframe for the surrounding entities to review the Village's Master Plan has passed and no comments have been received. The next step is to hold the public hearing .

Moved by Austin, seconded by Helfer, to set the public hearing for the Village's Master Plan at the September 9, 2009 meeting. **The motion carried unanimously.**

Public Forum

Chairman Gergel opened the public forum at 8:18 pm with no response.

Member Discussion

Mr. Martel stated that the Township would like to place recycle bins in the vacant land across from St. Mary's Church. There is no permit process for this so he wanted to ask the Planning Commission for their opinion.

Commissioner MacDonald questioned why the Township wants to put their recycling bins in the Village and not in their township? This could become very unsightly with trash and bottles blowing, etc. Commissioner Austin agrees. It could become a blight situation.

All commissioners agree to not allow the township to place their recycle bins on this property in the Village.

Adjournment: Moved by Commissioner Helfer, seconded by Commissioner Starkey, to adjourn the meeting at 8:30 pm. **The motion carried unanimously.**