

**Village of Pinckney**  
**Planning Commission Meeting**  
**Minutes**  
**September 9, 2009**

**Call to Order:** Chairman Gergel called the meeting to order at 7:00 pm.

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

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 the August 3, 2009 Minutes:**

Mr. Martel advised the correct names of the representatives from Creekview. Commissioner MacDonald noted his name was spelled incorrectly on Page 1.

**Moved** by Commissioner Austin, seconded by Commissioner Helfer, to approve the August 3, 2009 minutes with the changes noted. **The motion carried unanimously.**

**Reports:**

**Chairperson:** Chairman Gergel had nothing to report this evening.

**Secretary-Correspondence:** Commissioner MacDonald has received an e-mail from Washtenaw County. They are holding the citizen planner classroom series on Thursdays in October and November. This is the program that all commissioners are required to complete. This may be an option for commissioners who were not able to complete it on line.

**Zoning Administrator:** Mr. Martel advised that the Village is working on placing the zoning information on the BS&A Database.

**Village Planner:** Mr. Siersma had nothing to report this evening.

**Public Forum**

Chairman Gergel opened the Public Forum at 8:10 pm with no response.

## **Public Hearing**

### Master Plan

Chairman Gergel opened the Public Hearing at 8:10 pm with no response.

### Zoning Ordinance Amendments

Chairman Gergel opened the Public Hearing at 8:11 pm with no response.

## **Agenda**

### Master Plan

Mr. Siersma stated that the public hearing this evening was the final step in the Master Plan adoption process. He presented the commissioners with the resolution adopting the Village of Pinckney Master Plan. Once it is adopted, he will provide hard copies as well as an electronic copy to the Village and all Commissioners.

Chairman Gergel read the resolution into the record.

WHEREAS, the Village of Pinckney Planning Commission has the responsibility and is empowered by the Michigan Planning Enabling Act, Michigan Public Act No. 33 of 2008, to make and adopt the Village of Pinckney Master Plan to guide the physical development of the Village and to amend the Plan as needed from time to time, and

WHEREAS, the Village of Pinckney Council created the Planning Commission for the purposes stated in the Michigan Planning Enabling Act, Michigan Public Act No. 33 of 2008, and

WHEREAS, the Village of Pinckney Planning Commission has held a public hearing on the proposed Master Plan for the Village of Pinckney on September 9, 2009 at the Village of Pinckney offices, and

WHEREAS, the Planning Commission finds that the Village of Pinckney Master Plan is necessary for the continued development and the appropriate redevelopment of the physical areas of the Village, and

NOW, THEREFORE BE IT RESOLVED that the Village of Pinckney Planning Commission hereby adopts this Master Plan for the Village of Pinckney, along with the text, charts, tables, graphs, illustrations, and other descriptive materials contained in the Master Plan, and

BE IT FURTHER ORDERED that an attested copy of the Village of Pinckney Master Plan shall be submitted to the Village of Pinckney Council, Livingston County, and

Putnam Township.

**Motion** by Commissioner, Helfer

**Supported** by Commissioner MacDonald

Ayes: 5

Nays: 0

Absent: 1

RESOLUTION DECLARED ADOPTED ON THIS 9<sup>TH</sup> DAY OF SEPTEMBER, 2009

Zoning Ordinance Amendments

**Special Land Uses**

Mr. Siersma reviewed the changes to Sections 152.240 through 152.243 - Special Land Uses - as discussed at several previous Planning Commission meetings.

**Moved** by Commissioner Austin, seconded by Commission Helfer, to recommend to the Village Council approval of the changes to Sections 152.240 through 152.243 - Special Land Uses - of the Zoning Ordinance. **The motion carried unanimously.**

**Site Plan Review**

Mr. Siersma reviewed the changes to Sections 152.385 through 152.397 as discussed at several previous Planning Commission meetings.

**Moved** by Commissioner Helfer, seconded by Commissioner MacDonald, to recommend to the Village Council approval of the changes to Sections 152.385 through 152.397 - Site Plan Review. **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 located in Putnam Township; however, the Village is in the process of entering into a 425 Agreement with the Township for this parcel. The Village currently supplies this parcel with water and sewer service and with the 425 Agreement, the Village will have the ability to collect any unpaid utility user fees. This property will not be annexed into the Village.

Mr. Siersma noted that this Agreement will require this property to be developed to Village of Pinckney standards, not the Township's.

Mr. Martel stated he used the Village's current R-1 zoning district language to develop this section. He simply changed the lot sizes to 1 acre. All of the other requirements of the R-1 District are the same in the newly-proposed R-1A District.

**Moved** by Commissioner Krueger, seconded by Commissioner Helfer, to set for public hearing the addition of the 1-acre Zoning District to Zoning Ordinance at the next Planning Commission meeting. **The motion carried unanimously.**

### **Public Forum**

Chairman Gergel opened the public forum at 7:58 pm with no response.

### **Member Discussion**

Mr. Martel questioned if Commissioner Starkey has made a decision on if he will be continuing on the Planning Commission. Chairman Gergel stated he has not received any information from Commissioner Starkey. It was noted that if he does not complete the citizen planner course, he will not be eligible to continue.

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