

**Village of Pinckney  
Planning Commission Meeting  
October 1, 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, Robert MacDonald, and Reed Starkey. Absent – Dan Krueger and Mike Gergel

The Pledge of Allegiance was recited.

**Approval of the Agenda:**

Chairperson Austin advised that The “Zoning Ordinance Amendment Re: Sheds” will be deleted from this evening’s agenda as the public hearing notice was not published in time.

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

**Approval of September 2007 Minutes:**

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

**Reports:**

**Chairperson:** Chairperson Austin stated she met with Carlisle Wortman regarding the Master Plan and the open house will be discussed this evening as part of the agenda.

**Secretary-Correspondence:** Board Member MacDonald stated he receives monthly copies of the MML pamphlet and if any commissioners are interested in reading it, please let him know.

**Zoning Administrator:** Mr. Martel advised that 721 E. Main may possibly be on next month’s agenda. They are still working on resolving some outstanding issues.

**Livingston Planners:** Mr. Barb has nothing to discuss this evening.

**Public Forum:** Chairperson Austin opened the Public Forum at 7:37 pm.

Mr. Eddie Fuson of 503 W. Hamburg, a member of the Pinckney ZBA, wished to discuss the setback issue regarding outbuildings that was to be on this evening’s agenda. The side yard setback is currently 4 to 5 feet, but the back yard setback for an outbuilding is 20 feet. He does not feel that residents should pay a \$500 fee to request a variance for something that should already be in the ordinance. Based on the average lots size, the size of today’s average home, the need for decks, etc., a 20-foot rear yard setback is not reasonable.

Mr. Carl Berg of 216 Marion, handed out a copy of the minutes from the May 5, 2005 Planning Commission meeting. He reiterated the concerns of Mr. Fuson. He noted that the rear yard setbacks allowed in the Canyon Ridge subdivision are less. These residents should not be given a different rear yard setback.

The Public Forum was closed at 7:48 pm.

## **Agenda**

### Taco Bell, Site Plan Review

Mr. Eric Rauch, of Desine, Inc. was present to represent the applicant. They were before the Planning Commission in June and made the changes requested by the planner, engineer, and Planning Commission.

They worked closely with the property owners abutting this property to obtain stormwater easements for the stormwater management; however, they were not able to reach an agreement. They are proposing a retention basin to control the stormwater.

They have updated the landscaping on the west side of the site. They have added more conifer trees to provide a natural buffer instead of the previously-proposed screening wall. They have also added additional shrubs along M-36.

They will be able to comply with the few minor concerns from the planner and the engineer.

He noted that a fence is required for the retention pond; however, the ordinance states that if the slope is 1:5 or flatter, the Village can waive this requirement. He stated they are proposing to erect the pond with a 1:5 slope and added that the pond is on the rear of the site and not near any pedestrian traffic. They are requesting the fence requirement be waived.

They have received approval from MDOT and the LCDC.

Mr. Tyler stated they are recommending approval of the project, pending some minor changes, such as certain notations to the plan prior to submission to the Village Council. He agrees with Mr. Rauch's comments regarding waiving the fence requirement; however, he will defer to the DPW, Planning Commission, and Village Council.

Mr. Barb is recommending approval this evening. They have no outstanding issues at this time.

Chairperson Austin asked for input from the Commissioners regarding the fence. Commissioner Powell would like to see the fence erected. Chairperson Austin stated that due to the location of the lot and the location of the pond, she would vote to waive the

fence requirement. Commissioner MacDonald agrees with waving the fence requirement. He does not feel it is necessary.

**Moved** by Commissioner MacDonald, seconded by Commissioner Starkey, to recommend to the Village Council waiving the fence requirement for the retention pond pending the slope is 1:5 or flatter. **The motion carried (Bego – yes; Powell – no; Austin – yes; Starkey – yes; MacDonald – yes).**

**Moved** by Commissioner Powell, seconded by Commissioner MacDonald, to recommend to the Village Council approval of the Final Site Plan for Taco Bell. **The motion carried unanimously.**

#### 2008 Meeting Schedule

**Moved** by Commissioner Powell, seconded by Commissioner Bego, to approve the meeting schedule, with the September 1, 2008 meeting being moved to Wednesday, September 3<sup>rd</sup>, due to the Labor Day Holiday. **The motion carried unanimously.**

#### Update on Open House

Chairperson Austin stated the open house will take place on Wednesday, October 10<sup>th</sup> from 7 pm – 10 pm. She showed materials that will be displayed at the event. There will be seven different stations, each dealing with a particular topic. Each station will have a facilitator to answer questions. There will be a table in the middle with general information, comment cards, and refreshments. She asked which commissioners will be present. Commissioners Starkey, MacDonald, Powell, and Bego will attend and will act as facilitators. Chairperson Austin asked that commissioners arrive at approximately 6:15 pm that evening.

Commissioner MacDonald noted that some members of the Village council will be in attendance.

#### Planning Commissioner's Handbook

#### Zoning Ordinance Chapter Review

**Moved** by Commission Powell, seconded by Commissioner MacDonald, to table discussion of the Planning Commissioner's Handbook and the Zoning Ordinance Chapter Review until next months' meeting. **The motion carried unanimously.**

**Public Forum:** Chairperson Austin opened the Public Forum at 8:21 p.m. with no response.

#### **Member Discussion**

No Commissioner had items for member discussion this evening.

**Adjournment:** Moved by Commissioner Powell, seconded by Commissioner Bego, to adjourn the meeting at 8:22 p.m. **The motion carried unanimously.**