

**Village of Pinckney**  
**Planning Commission Meeting**

**Minutes**

**October 5, 2009**

**Call to Order:** Chairman Gergel called the meeting to order at 7:03 pm.

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

The Pledge of Allegiance was recited.

**Approval of the Agenda:**

Mr. Martel asked if the Special Land Use request for Carney's Complete Auto Service at 455 S. Howell Street can be moved to first on the public hearing and agenda.

**Moved** by Commissioner Helfer, seconded by Commissioner Krueger, to approve tonight's agenda as amended. **The motion carried unanimously**

**Approval of the September 9, 2009 Minutes:**

Mr. Martel noted that the date on the minutes says "September 8, 2009".

**Moved** by Commissioner Helfer, seconded by Commissioner MacDonald, to approve the September 9, 2009 minutes with the change noted. **The motion carried unanimously.**

**Reports:**

**Chairperson:** Chairman Gergel stated that the Planning Commission is still seeking another member.

Also, there is a Livingston County Municipal Summit regarding the challenges of government during these tough economic times. It is scheduled for October 22<sup>nd</sup> from 7:30 - 9:30 am and it is free.

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

**Zoning Administrator:** Mr. Martel stated that the Master Plan will soon be sent to the County Commissioners for their files. This is the last step in the process.

**Village Planner:** Mr. Siersma was not present this evening.

## **Public Forum**

Chairman Gergel opened the Public Forum at 7:09 pm with no response.

## **Public Hearing**

### Special Land Use for Carney's Complete Auto Service

Chairman Gergel opened the Public Hearing at 7:09 pm. Mr. Mike Carney, the applicant, was present and advised that he would answer any questions from the Planning Commission.

Commissioner Helfer requested if Mr. Carney will add on to the building and pave the parking lot. Mr. Carney stated he has no plans to add onto the building and the parking lot is currently paved. Commissioner Helfer asked if recreational vehicles will be repaired at this location. Mr. Carney stated he is not skilled or qualified to repair recreational vehicles.

Mr. Martel stated that all Mr. Carney is asking for this evening is Special Land Use approval. If that is approved, he will need to go before the Planning Commission and Village Council for site plan approval.

Mr. Ivan Kitsen of Pinckney Auto Repair wants to make sure that Mr. Carney has to follow the same regulations that he had to. Mr. Martel stated those issues will be addressed at the time of site plan approval.

The Public Hearing was closed at 7:16 pm.

### Establishment of a 1-acre Residential District

Chairman Gergel opened the Public Hearing at 7:16 pm with no response.

## **Agenda**

### Special Land Use request for Carneys Complete Auto Service at 455 S. Howell Street

Commissioner Krueger stated there are not many uses for this property unless the building is torn down and rebuilt. This is a reasonable request.

There was a brief discussion regarding the issue the requirement of a fence along the residential property line of this site. The use is similar to what was previously there, which was the Village of Pinckney's DPW. Mr. Carney feels a fence would be an eyesore and block the view of his building. It was noted that the adjacent resident is not present this evening to voice their opposition.

Mr. Carney requested to have the fence requirement waived; however, if the resident complains, it can be erected.

**Moved** by Commissioner Helfer, seconded by Commissioner Krueger, to recommend to the Village Council approval of the Special Land Use for Carney's Complete Auto Service at 455 S. Howell Street with the fence requirement on the residential side of the property being waived; however, if the property owner complains, the fence will be erected. **The motion carried unanimously.**

#### Establishment of a 1-acre Residential District

Commissioner Helfer questioned if there are other areas of the Village that can be developed into one-acre residential lots. Mr. Martel stated there is one location in the southeast corner of the Village; however, it also abuts the township.

**Moved** by Commissioner Helfer, seconded by Commissioner Starkey, to adopt the 1-acre Residential District. **The motion carried unanimously.**

#### **Public Forum**

Chairman Gergel opened the public forum at 7:37 pm with no response.

#### **Member Discussion**

Commissioner Starkey stated that he will not be returning to the Planning Commission when his term expires in December. He realizes that the Planning Commission is already one member short and will stay until the time that a new member is found. Chairman Gergel will speak to Ms. Foster to see if this is possible.

**Adjournment:** **Moved** by Commissioner Helfer, seconded by Commissioner MacDonald, to adjourn the meeting at 7:43 pm. **The motion carried unanimously.**