

**Village of Pinckney
Planning Commission Meeting
December 3, 2007**

Call to Order: Chairperson Austin called the meeting to order at 7:30 pm.

Roll Call: Present - Don Bego, Nancy Powell, Robert MacDonald, Dan Krueger and Allison Austin and Mike Gergel. Absent – Reed Starkey.

The Pledge of Allegiance was recited.

Approval of the Agenda:

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

Approval of November 5, 2007 Minutes:

Mr. Martel noted that Mr. Hefler was speaking of outbuildings and not sheds specifically.

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

Reports:

Chairperson: Chairperson Austin stated that Paul Siersma from Carlisle Wortman will be at tonight's meeting to discuss the drafted Goals and Objectives for the Master Plan.

Secretary-Correspondence: Board Member MacDonald had no correspondence to report this evening.

Zoning Administrator: Mr. Martel stated that Pirates Cove may be on the January Planning Commission agenda. They are waiting for additional information from them.

Livingston Planners: Mr. Barb advised the Planning Commission that their contract with the Village expires in December. He is aware that Carlisle Wortman is handling the Master Plan update process. Livingston Planners would like to know how the Village would like to proceed with their contract.

Public Forum: Chairperson Austin opened the Public Forum at 7:38 pm.

Mr. Carl Berg would like to eliminate the 20-foot setback requirement for outbuildings and sheds and return to the five-foot requirement. Also, he does not feel that the ten-foot height limit is reasonable. The kits that are sold at the lumberyard would bring the height to 10.5 feet.

The public forum was closed at 7:51 pm.

Agenda

ZO Amendments – Sheds

Commissioner Krueger ask that based on the comments received from the public forum, does the Planning Commission want to revise the minimum height requirement. Mr. Martel stated those requirements were chosen as they are consistent with the County's requirements. Chairperson Austin stated that any outbuilding higher than ten feet would not be a shed and thus would require a permit.

Commissioner MacDonald agrees. If a resident is erecting something that has taller than eight-foot walls, then they are probably using it for something more than just a shed.

Mr. Barb noted that the motion from last month recommending amending Section 3.03 to exclude sheds for permits, but implementing a five-foot side and rear yard setback, will take away the ability for the Village to ensure that residents who are erecting sheds are complying with the five-foot setback requirements. He suggested continuing to require land use permits for sheds; however, the fee can be waived, which will not cause a hardship to the resident, and still allow the Village to monitor their compliance. Mr. Martel agrees with this suggestion. Mr. Barb added that the 200-square-foot maximum could essentially be a one-car garage. Chairperson Austin noted that the Village determined the 200-square-foot maximum requirement would be consistent with the County's guidelines.

Mr. Barb suggested changing the amendment to read "*including sheds*" instead of "*excluding sheds*" and "*land use permit or land use permit waiver*". All Commissioners agree.

Moved by Commissioner Powell, seconded by Commissioner Gergel, to amend Section 3.03A.1. with the following:

- Change "*excluding sheds*" to "*including sheds*".
- Change "*land use permit*" to "*land use permit or land use permit wavier*".

The motion carried unanimously.

Chairperson Austin asked Mr. Martel to amend the proposed amendment from last month with the language in the motion and forward it to Ms. Foster for Village Council action.

Review of Goals and Objectives for Master Plan

Paul Siersma of Carlisle Wortman distributed a draft Goals and Objectives for the Master Plan. He has reworded some of the original Goals and Objectives, added some, and added introductory text. He did not make any changes to the parks and recreation and natural resources sections as the Village is currently working with Putnam Township on a joint Parks and Recreation Master Plan and he is not aware of their progress.

He gave a brief overview of the changes and additions he made. He noted this is just a draft and changes can still be made. He asked the Commissioners to send their comments

and/or changes to Chairperson Austin and she will forward them on to him.

After the Goals and Objectives are finalized by the Planning Commission, they will go before the Village Council for review and then action.

Commissioner Gergel questioned if there is going to be further action taken to obtain more community input. Chairperson Austin stated she received some additional comments after the open house and they have been included in the Goals and Objectives presented this evening.

She suggested putting out a special notice when the Master Plan will be on the agenda at future meetings and encourage residents to express their comments; however, no further formal requests for comments are proposed (i.e. surveys, open houses, etc.).

Mr. Siersma suggested having the local paper do an article on the Village of Pinckney's revising the Master Plan.

There was a discussion regarding placing comment sheets, etc. at local businesses, churches, and the library. It was decided to revamp the comment sheet to include five open-ended questions and have them distributed to places in the Village. Mr. Siersma will draft possible questions for the Planning Commission's review. There will also be a special notice to solicit further comments from the public at either the February or March meeting. All Commissioners agreed they do not want to receive comments near the end of the Master Plan revision process.

Planning Training Offered Through MSU online.

Chairperson Austin referred to the e-mail that was distributed to the Commissioners. The Village will pay for the Commissioners to take the on-line citizen planning course if four or more Commissioners are interested. She asked to have any Commissioner interested see her after tonight's meeting.

Public Forum: Chairperson Austin opened the Public Forum at 9:15 pm.

Mr. Carl Berg would like the Village to provide public restrooms downtown.

He stated his concerns and opinions with regard to the Goals and Objectives discussed this evening, including, Item #PR-4 speaking to Save the Depot, which was abandoned. He asked where the funds are that were raised for this project and never used. Also, Item #TC-7 speaks of alleys and there are no alleys in the Village of Pinckney.

The Public Forum was closed at 9:24 pm

Member Discussion:

Chairperson Austin stated that Livingston Planners contract expires this month. The

Planning Commission needs to decide to either renew their contract or extend a new contract to Carlisle Wortman. There was a brief discussion regarding both of the firms.

Moved by Commissioner Gergel, seconded by Commissioner Powell, to table the decision regarding contracting the Village's planner until the next meeting when there is a full board present. **The motion carried unanimously.**

Adjournment: **Moved** by Commissioner Krueger, seconded by Commissioner MacDonald, to adjourn the meeting at 9:47 pm. **The motion carried unanimously.**