

# Planning Commission Minutes

February 2, 2026, at 7:00

---

## Call to Order: 7:00pm

- **Roll Call:** Holly Stebbins, Christine Oliver, Breana Kraut, Robert Coppersmith, Trish Wagner, and Alex Smith were present.
- Absent – Justin McInnes
- Also Present – Lucie Fortin Village Planner, Jeff Buerman Village Manager / Zoning

## Approval of the Agenda:

Holly Stebbins, Christine Oliver, Breana Kraut, Robert Coppersmith, Trish Wagner, and Alex Smith – Yes

- Absent – Justin McInnes

## Approval of the Minutes January 5<sup>th</sup>, 2026:

Motion: Alex Smith Second Holly Stebbins

Holly Stebbins, Christine Oliver, Breana Kraut, Robert Coppersmith, Trish Wagner, and Alex Smith – Yes

- Absent – Justin McInnes

## Village Updates

Jeff Buerman:

- Cemetery cleanup scheduled for March 21st, with a request for board member attendance.
- Marijuana committee: Another meeting this week on Thursday, with a final decision on two applicants expected.
- Personnel committee: Reviewing the employee handbook due to state changes in sick time hours.

# Planning Commission Minutes

February 2, 2026, at 7:00

---

- 54 homes closed in Pinckney last year with a median sale price of 315A.
- DDA is looking for two to three members.
- CIP and budget meetings are starting.
- Sidewalks are being shoveled.
- Recognition dinner raised \$1100 for the depot.
- Meeting with individuals interested in building a home and a new business.
- Meeting with Pinckney Chrysler regarding the front of their building.

## Public Forum and Hearing

- Public forum opened at 7:05pm and closed at 7:05pm

## Public hearing

### **Land split for HWPOET LLC, Grants Place opened at 7:06.**

- Linda Van Blaircum 339 Stuart - inquired about the plans for the land split and its impact on her neighborhood.
- Public hearing closed at 7:07.

## Land Division Discussion HWPOET LLC, Grants Place

- Discussing the land division for Grant Place, specifically two parcels.
- Lucy will give her rundown first.
- Pat Cleary from Boss engineering

# Planning Commission Minutes

February 2, 2026, at 7:00

---

- Patrick Clary from Boss Engineering is presenting in place of Chris Bonk.

## Planner's Review

- Lucy Fortin
- "This is pretty straightforward, really. Both applications are pretty similar."
  - Parcel ending in 080: Separating the church from the back building to create apartments, requiring a variance.
  - Parcel ending in 010: Splitting the parcel into three viable lots.
  - Parcel A of the second application (010) belongs with the church building parking lot.
  - Reviews meet ordinance requirements, other than the need for the variance.
  - Distances were non-conforming to begin with and that doesn't change.
  - Question about the north side property line being less than 10ft.

## Existing Property

- The existing church is non-conforming.
- Splitting the property will increase green space between the buildings.

## Church Site (Pearl and William)

Pat Cleary:

- The east end of the sanctuary will have a chimney removed.
- The sanctuary side will become apartments, and the east side will become a

# Planning Commission Minutes

February 2, 2026, at 7:00

---

duplex.

- Four lots on the west side of Pearl Street will be reconfigured into three lots.
  - The lot facing Pearl Street will be a parking lot for the apartments.
  - The other two lots could allow for a duplex or single family.

## Parking Lot and Apartments

- Pat Cleary:
  - The parking lot is tied to the site plan approval.
  - Two options to address concerns about the parking lot and apartments being tied together:
    - Option 1: The parking lot is tied to the site plan approval.
    - Option 2: Combine the two documents into one, labeling the apartment parcel as A and the parking lot parcel as A1.
  - The county could assign one parcel ID number for both descriptions.
  - A reformatted document can be submitted.

## Additional Information

- The entrances to the dwellings will likely face Hamburg.

## Church Side Duplex

- The duplex would be created from separating the building.
- There is one existing driveway that fronts on William Street.

# Planning Commission Minutes

February 2, 2026, at 7:00

---

- Chris is proposing to add a garage to the other duplex, also facing William Street.

## Parking Lot Driveway

- The parking lot driveway is proposed on Hamburg Street to get it off of M36.
- The other two parcels must come off of Hamburg Street because one is in the middle.
- The one on the far west could be either.
- Chris said they will both be facing Hamburg Street.

## Lot Split and Zoning Variance

- The question is about the lot split, not a zoning variance today.
- The variance will be at the ZBA and then at the council at the end of the month.
- Site plan approval was already given, and there are existing variances that are still valid, with just a couple of new ones to add.

## Motions and Approvals

- Motion to recommend approval of land division parcel number 4714-233-04-080, contingent on updating plans to show the church lot and parking lot as a combined parcel with the same tax ID number.

· **Motion made by Rob Coppersmith Seconded by Alex Smith**

Holly Stebbins, Christine Oliver, Breana Kraut, Robert Coppersmith, Trish Wagner, and Alex Smith – Yes

# Planning Commission Minutes

February 2, 2026, at 7:00

---

- Absent – Justin McInnes

- Motion to recommend approval of land division for parcel number 4714-233-01-010, with the same contingency that the parking lot property is under the same tax ID number as the church building.

- **Motion made by Rob Coppersmith and seconded by Holly Stebbins**

Holly Stebbins, Christine Oliver, Breana Kraut, Robert Coppersmith, Trish Wagner, and Alex Smith – Yes

- Absent – Justin McInnes

## Rental Housing Ordinance

- More research is needed, especially regarding short-term rentals.
- They need legal opinion before proceeding.
- The unsafe building ordinance will be incorporated into this as well.
- The item will be addressed at the next meeting.

## March Meeting Date

- Jeff Buerman - will be absent for the scheduled March meeting date.
- The meeting can be pushed to March 10th or wait until the speaker is available to call for a meeting.
- **The decision is made to reschedule the meeting for March 10th.**

## Public Forum

# Planning Commission Minutes

February 2, 2026, at 7:00

---

**The public forum is opened at 7:29.**

## Public Comment

- Ann Pilzher of 418 Pearl Street, new to Pinckney, expresses pleasure at being there.
  - She moved to Pinckney because it seemed like a family-friendly community.
  - She questions whether current projects are geared toward attracting more families.
- She lives next to the church being developed into apartments and questions if the apartments are big enough for families or if they will attract more adults.
  - She hopes the projects won't deter families from wanting to live in Pinckney.
  - She bought the house next to the church, knowing it was a possibility it would be developed.
- She notes the lack of green space on her property and her children enjoyed playing on the church property.
  - She is happy about the new park being built down the street.
  - She is concerned about the repeal of the law regarding sex offenders living near schools and the potential impact of attracting more single adult households.
  - She asks, "are we doing everything we can to attract families?"
- **The public forum closed at 7:34pm.**

# Planning Commission Minutes

February 2, 2026, at 7:00

---

## Member Discussion

- Jeff Buerman – states he is excited for the future and that there is a lot going on.
  - Breana Kraut - neighbor on East Hamburg states it will be nice to not have the rundown church anymore.
  - They think the apartment development is a better option than a marijuana establishment.
  - They hope it will be a good option for young, smaller families who aren't ready to buy a house.
- Jeff Buerman:
  - There was a plan to use the parking lot across the street to keep some of the green space.
  - The plan fell apart to use the other parking lot.
  - The green space will remain, and the trees and grass will be kept.

## Adjournment at 7:36pm

Motion made by Alex Smith and seconded by Holly Stebbins

Holly Stebbins, Christine Oliver, Breana Kraut, Robert Coppersmith, Trish Wagner, and Alex Smith – Yes

---

Breanna Kraut – Planning Commission Chair

# Planning Commission Minutes

February 2, 2026, at 7:00

---

-----  
Jeff Buerman - Recording Secretary / Zoning Admin

DRAFT