



VILLAGE OF  
**PINCKNEY**  
*Gateway to Play*

# VILLAGE OF PINCKNEY MASTER PLAN



The Pinckney Planning Commission has prepared and approved this Master Plan for the Village of Pinckney as a guide for the physical development of Pinckney.

*Insert Signature and date*

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Tom Pais

Village of Pinckney Planning Commission Chair

## ACKNOWLEDGEMENTS

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Cover Photos from Sarah Jane Hurtubise and the Pinckney Downtown Development Authority - [downtownpinckney.com](http://downtownpinckney.com) (View of Downtown, Mill Pond, and Mike Levine Lakelands Trail)



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# INTRODUCTION

Planning is a process that involves the conscious selection of policy choices related to land use, growth, and the physical development of the community. The Village of Pinckney Master Plan states the goals and identifies the objectives and strategies regarding land use and development that the Village will pursue.

## PURPOSE OF THE MASTER PLAN

The Master Plan is the primary official Village document which sets forth a growth and development vision for Pinckney's future. The Village derives its authority for the preparation of a Master Plan from the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended. MCL 125.3833 Section 33 states:

*“A master plan shall address land use and infrastructure issues and may project 20 years or more into the future. A master plan shall include maps, plats, charts and descriptive, explanatory and other related matter and shall show the Planning Commission’s recommendations for the physical development of the planning jurisdiction.”*

## HOW IS THE PLAN TO BE USED?

The Master Plan is used in a variety of ways including:

- Most important, the Plan is a general statement of the Village's goals and policies. It provides a single, comprehensive view of the community's desires for the future.
- The Plan serves as an aid in daily decision-making. The goals and policies outlined in the Plan guide the Planning Commission, Village Council, and other municipal bodies in their deliberations on zoning, subdivision, capital improvements, and other matters related to land use and development.
- The Plan provides the statutory basis upon which zoning decisions are made. The Michigan Planning Enabling Act requires that the zoning ordinance be based upon a plan designed to promote the public health, safety, and general welfare. It is important to note that the Master Plan and accompanying maps do not replace other Village Ordinances, specifically the Zoning Ordinance and Map.
- The Plan attempts to coordinate public improvements and private development. For example, public investments such as road or sewer and water improvements should be located in areas identified in the Plan as resulting in the greatest benefit to the Village and its residents.
- Finally, the Plan serves as an educational tool and gives citizens, property owners, developers, and adjacent communities a clear indication of the Village's direction for the future.

The Village of Pinckney Master Plan is the primary officially-adopted document that sets forth a plan for the achievement of goals and policies. It is a long-range statement of goals and policies aimed at the coordinated development of the Village that complements the goals of nearby governmental units, wherever possible. The Plan helps develop change in a deliberate and orderly manner that permits controlled growth. As such, it provides the basis upon which zoning and land use decisions are made.

## PLAN UPDATE

This document represents an update to the 2009 Village Master Plan. Because communities are constantly changing, the information contained in a plan becomes outdated over time. As the conditions change, so do opportunities and expectations for the future. It is therefore essential to update, periodically, the information contained in the Master Plan as well as re-evaluate its basic vision and implementation programs. Current state legislation requires a review of a Master Plan every five years.

## PLANNING PROCESS

The process to update the Master Plan consists of six phases: community description, community input, goals and objectives, future land use plan, implementation strategies, and adoption. Many factors that exist must be taken into account when formulating plans for the future. This process is illustrated in the diagram below:

**Figure 1. Planning Process**



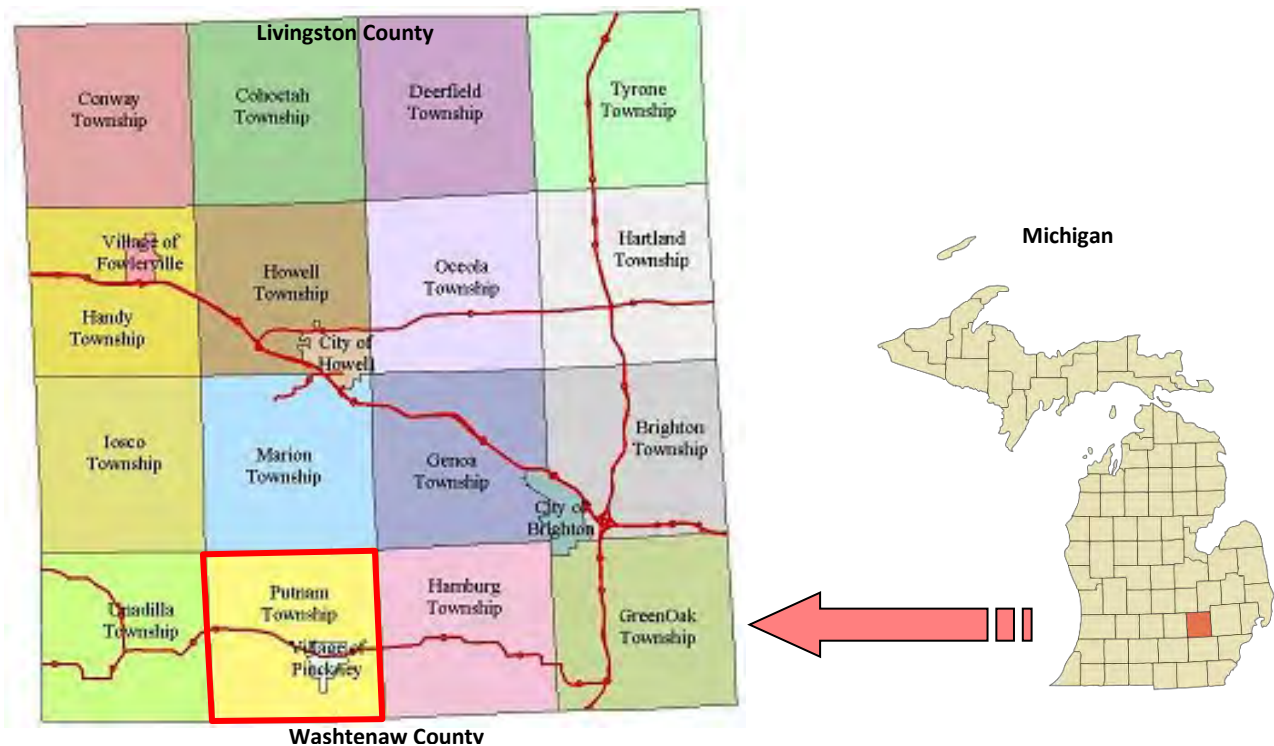
## COMMUNITY DESCRIPTION

Background information serves as support for the goals, objectives, and policies of the Master Plan. Past trends, current characteristics, and future projections of the population are all important elements in determining future land use and community needs. A number of factors were considered to provide greater insight into existing and projected future conditions. In addition to population, the social, economic, and physical characteristics of the area were also taken into account. Information on surrounding communities, particularly Putnam Township, was also included in the analysis to gain a perspective on Pinckney's role in the southern end of Livingston County and the County as a whole.

## LOCATION & REGIONAL CONTEXT

The Village of Pinckney is located in southern Livingston County along M-36, a major east-west road corridor through the County. Pinckney's location offers its residents convenient access to the major metropolitan centers of Lansing, Flint, Detroit, and Ann Arbor via the major expressways of I-96, US 23, and I-94. Interstate 96 is approximately 12 miles north of Pinckney, US-23, 13 miles to the east and Interstate 94, nine miles to the south. This convenient location is advantageous for the Village's economic prosperity and the general quality of life for its residents.

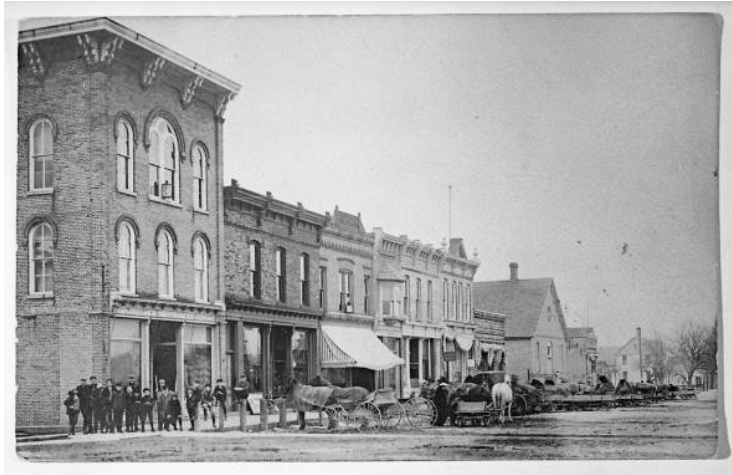
**Figure 2. Location Map**



Source: Adapted from Livingston County and Wikipedia

## HISTORY OF PINCKNEY

The first settler in Livingston County was Colonel Solomon Peterson of New York State who obtained a 160-acre property from the government on May 13, 1828 in section 26 of Putman Township (the name was later changed to Putnam). The population of the Township grew slowly at first, increasing by only a handful of families during the first decade. By 1836, the Township had 367 inhabitants. It was about that time when William Kirkland purchased about 1,400 acres from Colonel Peterson and others, to start a



new village. The first order of business was to provide for the needs of commerce in the rapidly growing farming community. An earthen dam across Honey Creek and a millrace, which would serve a gristmill, were constructed. The millpond stretched west of the dam for about a mile to what is now Cedar Lake Road.

The Village of Pinckney was platted in August 1837 around a central Town square north of the mill and on the main trail. In spite of the lack of rail transportation, the town continued to grow. By 1859, most of the businesses were located along either side of Main and Howell Streets. By 1860, the rush to settle southern Michigan subsided and life settled down to that of a rural agricultural community. Continuing attempts to secure a railroad finally succeeded when the Grand Trunk came through the Village in 1883. As a result of this, Pinckney prospered while other nearby small towns such as Unadilla, Pettysville, and Plainfield did not thrive as well. A much-needed grain elevator and lumberyard were built near the new railroad. On Main Street, the old wooden buildings succumbed to the onslaught of repeated fires. The new ones which replaced them were built of brick. Between 1890 and 1910, the community experienced periods of economic stress but times were generally good and the Village reached its zenith of economic prosperity. The 1920s were another decade of change for the community as fire once again raged and destroyed much of the business district. The most exciting news of the decade was that Henry Ford proposed to build a small factory in Pinckney as part of his village industries program. Ford did purchase the mill, the dam, and quite a bit of land and continued to buy flowage rights even up to 1940. The old mill was torn down, the level of the millpond lowered, but the plant was never built much to the dismay of many citizens and the Board of Commerce. Main Street was later paved by the state and re-designated as M-36.

By the 1940s it was apparent that farming was declining as a major economic force in the area. Already, many farms were sold to residents of adjoining urban areas for summer homes. Much of the land around the lakes was sold for camps or cottage sites. The state bought land for public recreation and hunting areas. The closing of the local creamery and the pickle stations insured that farming would play an ever more marginal role in the local economy.

Village residents began to look farther and farther from home for jobs. Beginning in the 1940s, this trend continued to the present day. With the ever-expanding urban areas to the east and with the construction of better roads and the expressways, more people moved to the countryside and continued to work in or near the urban areas.

The 1960s and 1970s were a time of tremendous growth for the Village and Putnam Township. Old school buildings were torn down or remodeled, and new, modern schools were built to accommodate the flood of new students. The Grand Trunk Railroad closed the railroad line and the right-of-way was purchased by the State of Michigan Department of Natural Resources. Property was developed for a municipal sewer treatment plant in the early 1970s. Approximately 83 percent of properties in the Village limits are today on municipal sewer.

As the nation headed for recession in the late 1970s with the price of gasoline soaring, the local building and real estate boom stopped and interest rates rose. The old Main Street business section suffered signs of decay as stores began to close. At the same time, the population doubled due to the interest in living in a rural, small community.

The local economy recovered quickly in the 1980s and development boomed throughout the 90s. Livingston County, particularly the southeast portion, became one of the fastest growing areas in the state. The rapid growth in the Pinckney area spurred the local economy and brought many opportunities to Pinckney residents and business owners. The Village installed two wells in 1990. Approximately 75 percent of residences today are on municipal water.

The Southeast Michigan economy is now emerging from another downturn which occurred during the first decade of the 2000s. The region lost virtually all of the jobs it had garnered during the robust 1990s. The Village downtown area was hit hard by the loss of employment and several buildings remain vacant today.

As demonstrated by the current and projected area demographics described in the next pages of this section, there is evidence that the regional economy has now made a good start in returning to positive job growth. The regional economy competitive position seemed to have turned around and job growth will be sustained. According to the Southeast Michigan Council of Government (SEMCOG) economic and demographic outlook for Southeast Michigan, growth will be much more subdued than what was seen prior to the downturn. By 2040, employment in the region is still expected to remain slightly below its peak level achieved in 2000. Accelerating growth in the over-65 population and low in-migration rates for young adults will limit the region's ability to expand and these demographics will hang over the longer-term renewal of the economy. According to SEMCOG, the expected problem in the future will be labor shortages, particularly of workers with skills that mesh with the emerging knowledge- and information-based economy.

## POPULATION CHARACTERISTICS

According to the U.S. Census Bureau, the population of the Village of Pinckney showed significant increases over the past thirty years, consistent with the growth experienced by Putnam Township and Livingston County. Projections provided by the SEMCOG indicate continued population increases in the future.

**Table 1. Population, 1990-2045**

	1990	2000	2010	2019	% Increase 1990-2019	2045 Forecast	% Increase 2010-2045
<b>Pinckney</b>	1,603	2,141	2,427	2,199	37.1%	2,845	14.7%
<b>Putnam</b>	4,580	5,359	5,821	5,957	30.1%	6,333	8.1%
<b>Livingston County</b>	115,645	156,951	180,967	192,590	66.5%	241,566	25.1%

Source: U.S. Census Bureau, SEMCOG Population and Household Estimates (2019), & SEMCOG 2045 Regional Development Forecast

In addition to examining the number of people in Pinckney, it is important to understand the characteristics of the community. This information can be used for school enrollment projections, planning for recreation facilities, special services for the elderly, and other governmental services. Age distribution can also shed light on potential future housing needs within the Village. The following presents basic information about Village residents.

**Table 2. Age Characteristics, 2015-2045**

	Pinckney				Putnam			
	2015		2045		2015		2045	
Preschoolers, up to 5 years	136	6.1%	127	4.5%	225	3.7%	276	4.4%
School aged, 5 – 17 years	455	20.4%	440	15.5%	828	13.8%	800	12.6%
Young adults, 18 – 24 years	229	10.3%	205	7.2%	663	11.0%	397	6.3%
Families, 25-54 years	923	41.5%	1,070	37.6%	2,164	36.0%	2,343	37.0%
Mature Adults, 55 – 64 years	292	13.1%	281	9.9%	1,065	17.7%	691	10.9%
Seniors, 65-84 years	164	7.4%	584	20.5%	962	16.0%	1,415	22.3%
Elderly, 85 years and over	27	1.2%	138	19.4%	96	1.6%	411	6.5%
<b>Total</b>	<b>2,226</b>	<b>100%</b>	<b>2,845</b>	<b>100%</b>	<b>6,003</b>	<b>100%</b>	<b>6,333</b>	<b>100%</b>

Source: SEMCOG Population and Household Estimates (2019), & SEMCOG 2045 Regional Development Forecast

Children below the age of 18 make up about 26 percent of the total population in Pinckney and 17 percent in Putnam. The proportion of children in the Village is projected to decrease to 20 percent in 2045 while the proportion of children in the Township is projected to stay the same at 17 percent in 2045. Children below the age of 18 make up 22 percent of the total population in Livingston County and that proportion is projected to decrease to 19 percent in 2045.

The fastest growing segment of the population is seniors. Indeed, the number of people age 65 to 84 years of age is projected to increase by 420 to represent an increase in the proportion of seniors from 7 to 20 percent in the Village while the Township will see an increase of 453 to represent an increase from 16 to 22 percent. There is a similar trend projected for the County with an increase from 14 to 19 percent forecasted.

Residents of both Putnam and Pinckney are predominantly white. Other races make up less than five percent of the population. The minority groups include African Americans, people of Asian descent, and people of other or mixed-race origins.

According to the 5-year American Community Survey, the percentage of residents 25 years and older with an Associate Degree, Bachelor's Degree, or a graduate/professional degree make up 40 percent of the Pinckney's population. This number is comparable to Putnam's number at 39 percent but slightly less than Livingston County's number at 45 percent.

**Table 3. Highest Level of Education, 2018**

	Pinckney		Putnam		Livingston County	
	2018	% Change 2010-2018	2018	% Change 2010-2018	2018	% Change 2010-2018
<b>Graduate/Professional Degree</b>	8.3%	1.4%	9.1%	2.2%	11.9%	1.8%
<b>Bachelor's Degree</b>	18.4%	-3%	18.6%	4.4%	22.9%	1.8%
<b>Associate Degree</b>	13.6%	3.4%	11.5%	3.6%	10.0%	0.5%
<b>Some College, No Degree</b>	28.5%	1.6%	26.0%	-5.6%	24.7%	-0.6%
<b>High School Graduate</b>	26.2%	-3.9%	28.4%	0.8%	25.9%	-1.8%
<b>Did Not Graduate High School</b>	5.1%	0.5%	6.49%	-5.4%	4.6%	-1.8%

Source: 5-year American Community Survey



## SOCIO-ECONOMIC CHARACTERISTICS

Consideration of the local economic base is included in the planning process to ensure that land reserved for commercial and industrial uses is of adequate size and location to meet the aspirations of the community. Economic activities may create job opportunities for local residents and contribute to the improvement of the Village tax base. However, commercial and industrial uses must be located in areas that are compatible with surrounding land uses and adequately served with public utilities, services, and transportation systems.

According to SEMCOG, 1,021 people aged 16 and over were employed in Pinckney in 2015. That number is expected to increase by 23 to 2040. Table 4 shows the employment sectors that are represented in Pinckney as well as total employment numbers for Putnam Township and Livingston County.

**Table 4. Forecasted Jobs by Industry, 2015-2045**

	2015	2045	Change 2015- 2045	% Change 2015-2045
Natural Resources, Mining & Construction	64	65	1	1.6%
Manufacturing	8	10	2	25%
Wholesale Trade	5	7	2	40%
Retail Trade	267	256	-11	-4.1%
Transportation, Warehousing & Utilities	45	24	-21	-46.7%
Information & Financial Activities	121	110	-11	-9.1%
Professional & Technical Services & Corporate HQ	42	36	-6	-14.3%
Administrative, Support & Waste Services	43	74	31	72.1%
Education Services	19	21	2	10.5%
Healthcare Services	65	92	27	41.5%
Leisure & Hospitality	249	254	5	2%
Other Services	62	60	-2	-3.2%
Public Administration	31	35	4	12.9%
<b>Total Pinckney</b>	<b>1,021</b>	<b>1,044</b>	<b>23</b>	<b>2.3%</b>
<b>Total Putnam</b>	<b>1,290</b>	<b>1,441</b>	<b>151</b>	<b>11.7%</b>
<b>Total Livingston County</b>	<b>85,073</b>	<b>97,853</b>	<b>12,780</b>	<b>15%</b>

Source: SEMCOG 2045 Regional Development Forecast



Incomes have generally increased since 2010. Table 5 indicates per capita income and median household income for the Village of Pinckney as well as Putnam Township, and Livingston County. Table 6 further details on the annual household income levels and the number of persons and families in poverty for Pinckney. While the median household income has generally decreased in the Village of Pinckney since 2000, household income levels show some variations. The greatest annual income level decrease can be seen for households with annual incomes between \$35,000 to \$49,999, while the greatest increase is observed for households with annual incomes below \$10,000 and greater than \$150,000. Generally, the highest household income groups in 2018 was the \$75,000 to \$149,999 group which is the same for 2010. While persons in poverty have decreased in 2018, households in poverty have increased.

**Table 5. Per Capita Income and Median Household Income, 2010-2018**

	Annual Per Capita Income			Annual Median Household Income		
	2010	2018	% Change 2010-2018	2010	2018	% Change 2010-2018
<b>Pinckney</b>	\$30,722	\$30,726	0%	\$78,348	\$76,847	-1.9%
<b>Putnam</b>	\$39,822	\$37,096	-6.8%%	\$76,148	\$80,070	5.2%
<b>Livingston County</b>	\$36,400	\$38,399	5.5%	\$83,062	\$80,897	-2.6%

Source: U.S. Census Bureau, & 5-year American Community Survey

**Table 6. Village of Pinckney Household Incomes, 2000-2010**

Annual Household Income	2010		2018	
		%		%
Less than \$10,000	18	2%	55	6%
\$10,000 to \$14,999	23	3%	5	1%
\$15,000 to \$24,999	53	6%	83	10%
\$25,000 to \$34,999	66	8%	67	8%
\$35,000 to \$49,999	151	18%	102	12%
\$50,000 to \$74,999	123	15%	129	15%
\$75,000 to \$99,999	182	22%	179	21%
\$100,000 to \$149,999	182	22%	189	22%
\$150,000 or more	25	3%	64	7%
<b>Households in Poverty</b>	60	7.3%	70	0.1%
<b>Persons in Poverty</b>	167	7.3%	155	-1.1%

Source: U.S. Census Bureau, & 5-year American Community Survey

## HOUSEHOLDS & HOUSING CHARACTERISTICS

The 2010 Census reported 869 households within the Village of Pinckney, representing an 18.9 percent increase from the number reported in 2000. Seventy-eight percent (78%) of households in Pinckney are categorized as “family households,” meaning that they consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. Conversely, “non-family households” consist of people living alone or households which do not have any members related to the householder. The table below depicts the household information for the Village of Pinckney. The average household size in Pinckney was reported at 2.57 in 2010, down by 0.21 from the 2000 size.

**Table 7. Village of Pinckney Households, 2010-2019**

	2010	2019	Change 2010-2019
Number of Households	869	837	<b>32</b>
Percent Family Household	78%		
Percent Non-Family Households	22%		
Average Household Size	<b>2.78</b>	<b>2.57</b>	<b>-0.21</b>

Source: U.S. Census Bureau, & SEMCOG Population and Household Estimates

Between 2010 and 2018, both the Village of Pinckney and Putnam Township experienced steady housing growth. The number of housing units increased by 43 in Pinckney, while Putnam Township saw 110 new units during the same time period. As presented in Table 8, single-family homes are predominant, accounting for 93 percent of the housing stock in Putnam Township and 84 percent in Pinckney. The other units in Putnam Township include 5 percent apartments and 2 percent manufactured housing units. The Village includes 16 percent apartments and no manufactured housing units.

**Table 8. Housing Type, 2010-2018**

	Village of Pinckney				Putnam Township			
	2010	2018	Change 2010-2018	New Units Since 2018	2010	2018	Change 2010-2018	New Units Since 2018
Single-Family Detached	822	793	-29	2	2,370	2,444	<b>74</b>	31
Multi-Unit Apartment	82	154	72	0	124	125	<b>1</b>	0
Mobile Home/Manufactured Housing	0	0	0	0	14	49	<b>35</b>	0
<b>Total</b>	<b>904</b>	<b>947</b>	<b>43</b>	<b>2</b>	<b>2,508</b>	<b>2,618</b>	<b>110</b>	<b>31</b>
Units Demolished				-0				-6
<b>Net</b>				<b>2</b>				<b>25</b>

Source: U.S. Census Bureau, 5-year American Community Survey, & SEMCOG Development

In Pinckney, owner-occupied units represent the majority (80%) of the total housing units in 2018, while renter-occupied units include 20 percent. Similar numbers are observed for Putnam Township where owner-occupied units represent 80 percent, renter-occupied 7 percent, and vacant units 13 percent of the total housing units in 2018.

The median house value for the Village in 2018 was \$168,500, down from \$208,450 in 2010. Putnam Township's median house value decreased slightly from \$287,934 in 2010 to \$251,100 in 2018.

The growth in population and housing units since 2003 for the Pinckney area is consistent with the trend in the economy experienced in Livingston County and southeast Michigan. As Table 9 shows, there has been a clear slowdown in residential building permits issued for the Village since 2006. Residential building permits for the Township, County, and the region have picked up since 2011-2012.

**Table 9. Residential Building Permits, 2003-2019**

	Pinckney	Putnam	Livingston County	Southeast Michigan
<b>2003</b>	11	59	1,888	19,627
<b>2004</b>	7	41	2,005	20,983
<b>2005</b>	1	19	1,447	14,836
<b>2006</b>	12	9	576	7,371
<b>2007</b>	-1	6	315	2,689
<b>2008</b>	1	1	156	-1,060
<b>2009</b>	0	-1	49	-597
<b>2010</b>	0	2	137	-501
<b>2011</b>	0	5	161	183
<b>2012</b>	0	19	360	2,101
<b>2013</b>	0	12	669	4,862
<b>2014</b>	0	19	735	1,433
<b>2015</b>	0	12	618	3,539
<b>2016</b>	0	7	602	4,878
<b>2017</b>	0	13	784	7,823
<b>2018</b>	0	8	713	5,326
<b>2019</b>	2	12	620	5,464

*Note: The data includes new units permitted + existing buildings demolished.*

*Source: SEMCOG Development*

The Village’s housing stock indicates a wide range of ages. In general, housing in the Village is relatively young, with approximately 67 percent of the homes built between 1970 and 2000 (2000 U.S. Census). Most homes (43%) in Pinckney were built between 1970 and 1979, or 1990 and 1998, which corresponds well with the spike in population during those decades. The older homes are generally located near the downtown and this causes concern if they fall into disrepair. Older homes can contribute positively to the overall character of the Village, if properly maintained. They can enhance the image of the downtown for residents and visitors, and contribute greatly to the Village quality of life.



## LAND USE & DEVELOPMENT PATTERN

Since the Village was platted in 1837 around a central town square, the area has largely remained a rural community with low density residential development in the Township and higher density residential development with businesses in the Village. This development pattern is principally due to a limited road network combined with numerous lakes, wetlands, and natural features. Residents of the area enjoy a good balance between a high quality of life associated with the small town atmosphere.

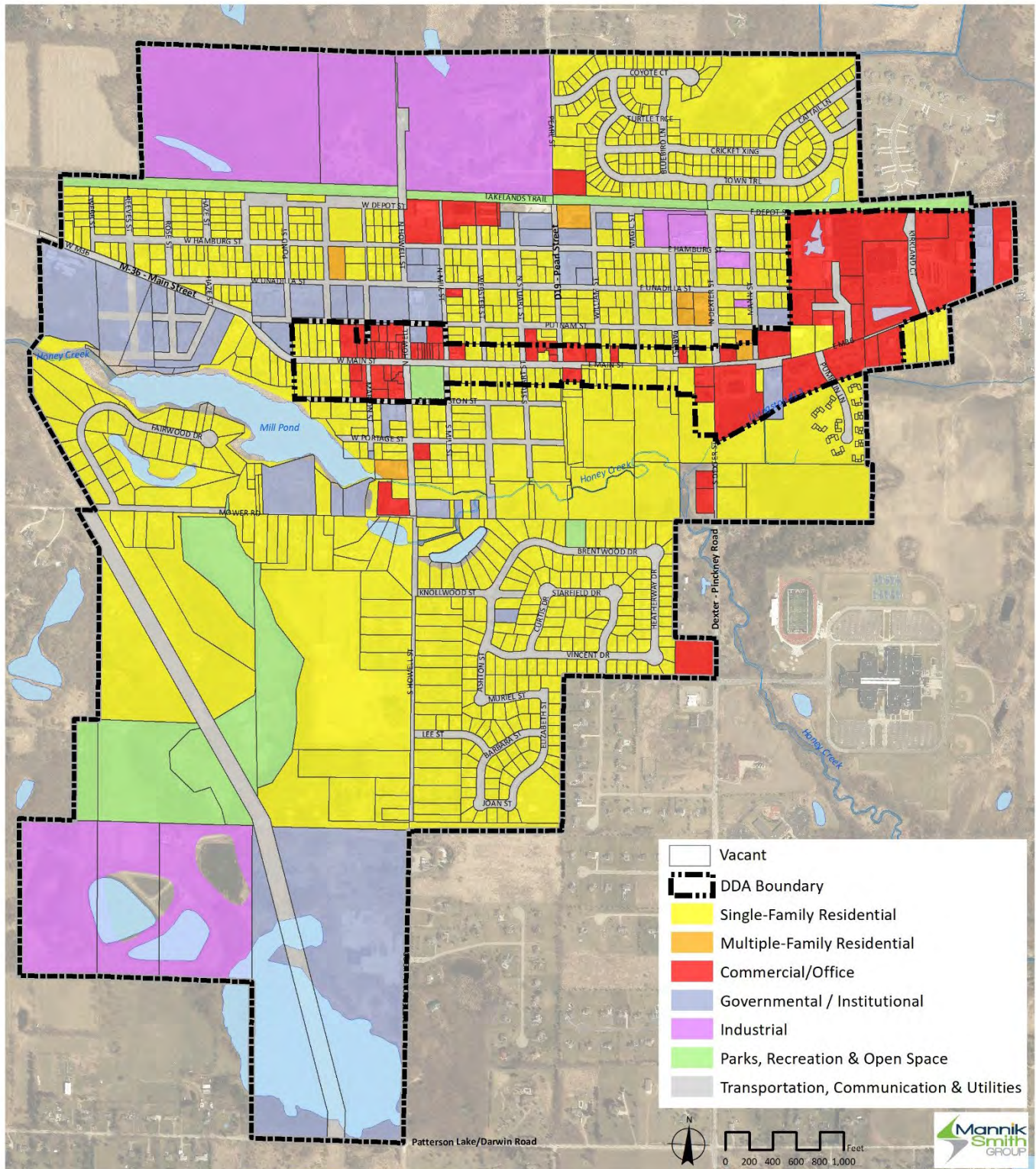
The predominant land use in Pinckney is residential with single-family residential land uses encompassing 32 percent of the Village land area and 28% of the Township's land area. Figure 3 illustrates the general existing land uses in the Village while Table 10 details the land use acreages.

**Table 10. 2015 Land Use Acreage**

	Pinckney		Putnam	
	Acres	Percent	Acres	Percent
Agricultural	0.8	0.1%	7,111.9	32.8%
Single-Family Residential	341.6	31.8%	5,971.4	27.5%
Multi-Family Residential	6.8	0.6%	11.3	0.1%
Retail	38.9	3.6%	11.8	0.1%
Office	6.4	0.6%	7.4	0%
Hospitality	6.5	0.6%	40.0	0.2%
Medical	2.4	0.2%	0.9	0%
Institutional	97.6	9.1%	196.4	0.9%
Industrial	47.9	4.5%	85.1	0.4%
Recreation / Open Space	99.2	9.2%	5,855.1	27%
Cemetery	12.8	1.2%	1.1	0%
Parking	8.1	0.8%	0	0%
Extractive	50.4	4.7%	145.1	0.7%
Transportation, Communication & Utility	138.3	12.9%	111.9	0.5%
Vacant	145.5	13.5%	1,064.9	4.9%
Water	43	4.0%	1,085.4	5%
<b>Total</b>	<b>1,074.8</b>	<b>100.0%</b>	<b>21,699.5</b>	<b>100.0%</b>

Source: SEMCOG Data

Figure 3. Existing Land Use



Source: Livingston County Map Data

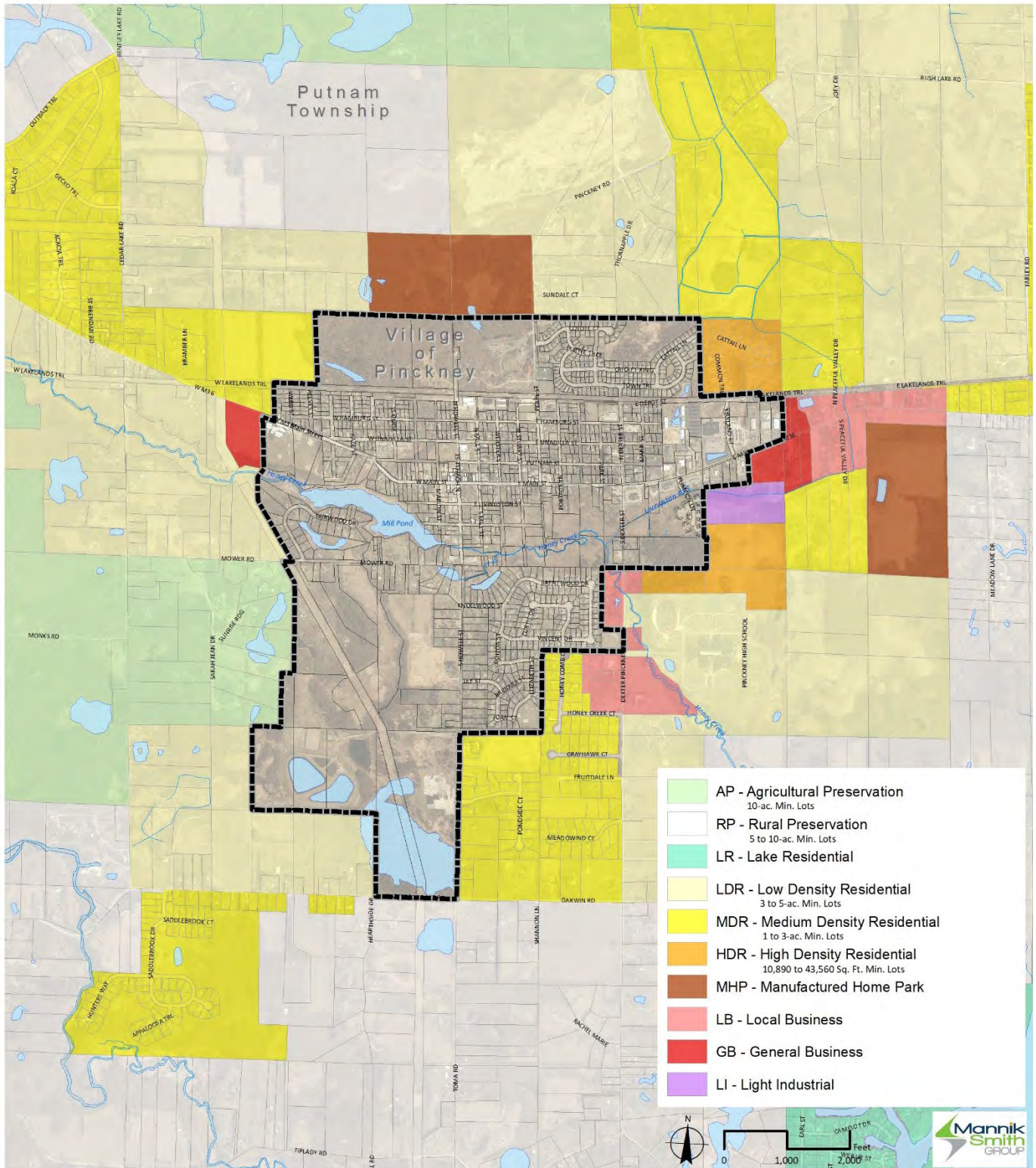
**Table 11. 2010 Land Cover**

	Pinckney		Putnam	
	Acres	Percent	Acres	Percent
Impervious (buildings, roads, driveways, parking lots)	203.5	18.90%	870.2	4.0%
Trees (woody vegetation, trees)	345	32.10%	11,506.8	53.0%
Open Space (agricultural fields, grasslands, turf grass)	446.7	41.60%	8,047.1	37.1%
Bare (soil, aggregate piles, unplanted fields)	7.8	0.70%	189.9	0.9%
Water (Rivers, lakes, drains, ponds)	71.92	6.70%	1,085.4	5.0%
<b>Total</b>	<b>1,074.80</b>	<b>100.00%</b>	<b>21,699.5</b>	<b>100.0%</b>

Source: SEMCOG. Land Cover data was derived from SEMCOG's 2010 imagery.

Putnam Township's planned land uses for the areas bordering the Village include primarily low and medium density residential (1- to 5-acre minimum lots) except along M-36/Main Street and Dexter-Pinckney Road where local and general businesses are planned. Two small areas located on the northeast and southeast of the Village are planned for high density residential (1 to 4 dwelling units per acre). Other small areas adjacent to the Village include a light industrial area on the east side, an area for manufactured home park to the north, agricultural preservation along the west side, and rural preservation on the south side. It is important to note that Putnam Township's future residential use categories include much lower densities than those planned for the Village. For example, Putnam's Low Density Residential category includes 3 to 5-acre minimum lots while Pinckney's Low Density Residential category includes .5 to 1-acre lots. Figure 4 depicts Putnam's planned land uses around Pinckney.

Figure 4. Planned Land Use around Pinckney



Source: Livingston County and Putnam Township Map Data



## NATURAL FEATURES & GREEN INFRASTRUCTURE

The natural features of the region have played a major role in influencing and attracting growth and development to the area. Like much of Michigan’s southern lower peninsula, the area’s landscape is characterized by gently rolling topography formed by glacial action. As the glaciers retreated, the outwash of sand, soil, and debris created an irregular pattern of hills and depressions that collected water, and created the region’s many lakes and wetlands.

### Topography & soils

The Pinckney area is generally flat to gently rolling except for steep slopes at the perimeter of the Village above Howell Street, near Mower Road, and along Honey Creek. Land elevations range from approximately 880 feet above sea level along the banks of the Mill Pond and Honey Creek, to over 970 feet in the northern sections of the Village west of Pinckney Road near the Village’s water tower.

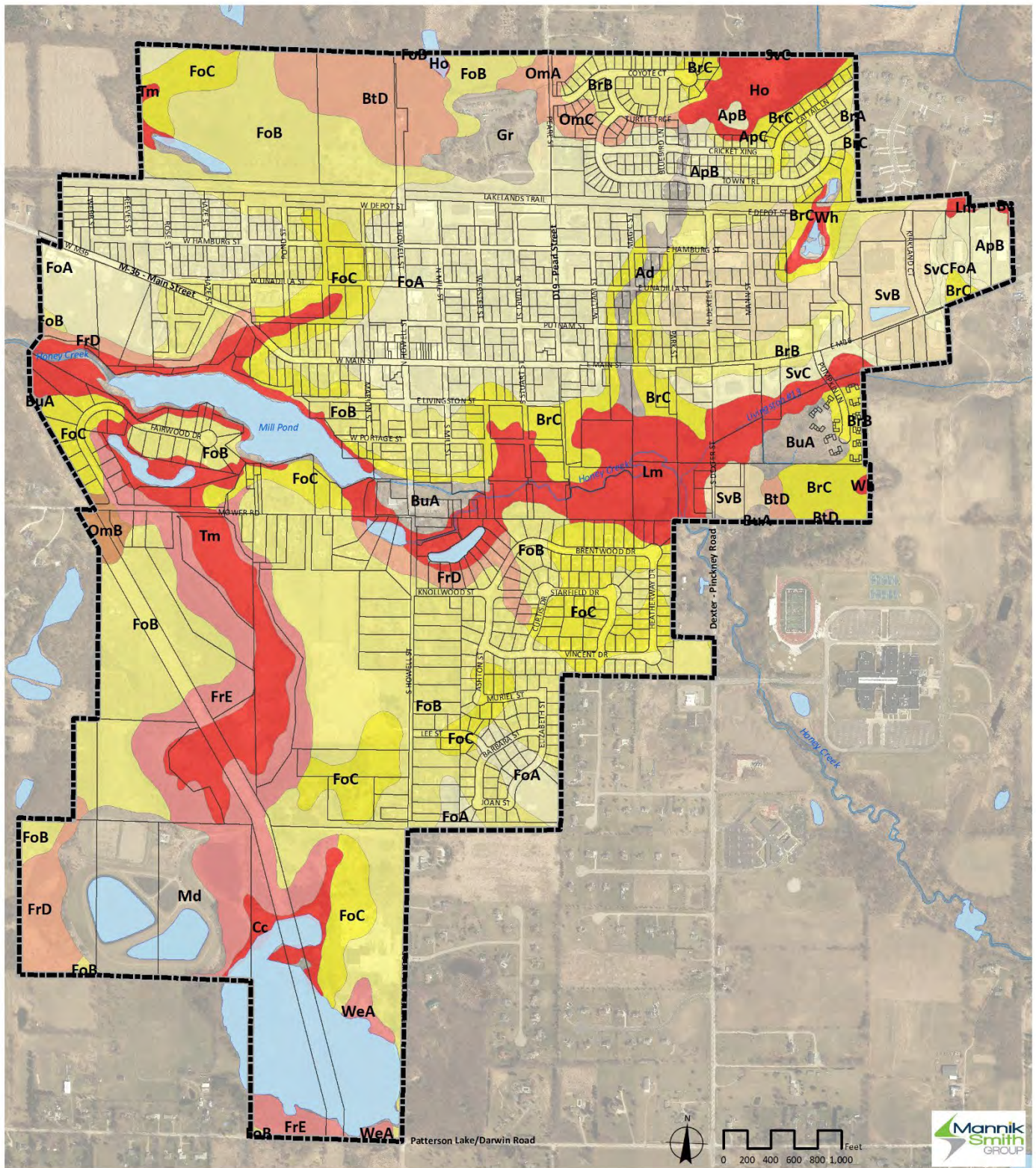
A large portion of the Village contains Fox Sandy Loam soils (FoA, FoB, FoC), with slopes between 0 and 12 percent (Figure 5 and Table 12). These soils are characteristically well-drained and stable and support a wide variety of development types. These soils also possess slight limitations when used for septic field systems. Low-lying areas, mainly located within the natural drainage areas of the Village and occasional depressions, consist of both Fox-Boyer Complex soils (FrD, FrE), with 12-25 percent slopes and Tawas Muck soils. Typically, Fox-Boyer soils are well-drained, fairly stable soils; however, the steep slopes associated with this soil type in the Village virtually eliminate it as a viable base with which to support development. Likewise, development on Tawas muck soils (Tm) should also be discouraged, as they are typically associated with high water tables and slowly drained or ponded areas.

**Table 12. Pinckney Soils**

Soil Type	Soil Name	Septic System	Soil Type	Soil Name	Septic System
AD	Alluvial Land	Severe	BTC	Boyer-Oshtemo Loamy Sands	Slight
CC	Carlisle Muck	Severe	BTD	Boyer-Oshtemo Loamy Sands	Moderate
GR	Gravel Pits	Gravel Pits	BUA	Brady Loamy Sand	Moderate
HO	Houghton Muck	Severe	FOA, FOB, FOC	Fox Sandy Loam	Slight
LM	Linwood Muck	Severe	FRD	Fox-Boyer Complex	Moderate
TM	Tawas Muck	Severe	FRE	Fox-Boyer Complex	Severe
WH	Washtenaw Silt Loam	Severe	OMA, OMB, OMC	Owosso-Miami Sandy Loam	Moderate
APA, APB, APC	Arkport Fine Sandy Loam	Slight	SVB, SVC	Spinks-Oakville Loamy Sands	Slight
BRA, BRB, BRC	Boyer Sandy Loam	Slight	WEA	Wasepi Sandy Loam	Severe

*Source: Soil Survey of Livingston County, U.S. Department of Agriculture Soil Conservation Service.*

Figure 5. Soils



Source: Livingston County Map Data

Loamy sand soils throughout most of the Village provide excellent drainage. However, dense mucks, silts, and clays, which exist mostly in the low-lying areas of the Village, retain too much water to support intensive development of any type. In general, Pinckney's well-drained, coarse-textured soils provide suitable foundations for building sites.

The most important characteristics making soil suitable or unsuitable for development are steepness of slopes and limitations on uses for basements and septic fields. Areas that are most suitable for development include those soils with slight slopes and good drainage. Soils with severe limitations can make development difficult due to a number of factors including poor drainage and percolation, flooding, and ponding. Soils with severe limitations have slopes that range between 18 and 40 percent. This information should be carefully reviewed by the Village and potential developers so that high costs are not incurred for installing engineered septic fields and raised foundations.

### Water Resources

Pinckney is in the Huron River Watershed. The Huron River and its associated chain of lakes and wetlands to the east of the Village have made the Pinckney area a very desirable location to live and recreate. Honey Creek, a tributary of the Huron River, is the primary area waterway flowing from west to east through the center of the Village and Township. Mill Pond, the largest water body in the Village of Pinckney, is surrounded by low-density residential development. Other major lakes in the area include Portage, Hi-Land, and Patterson lakes.



Figure 6 depicts wetlands, floodplain, and other natural features found in Pinckney. Wetlands are areas of land that are saturated or flooded with water for a sufficient time to support the plants and other wildlife, and develop hydric soils. Wetlands of all sizes play a critical role in flood and storm water storage: reducing the velocity of storm water; protecting water quality by removing and breaking down sediments, nutrients, and toxins; providing floral diversity and wildlife habitat protection; creating habitats for fish, reptiles, and amphibians; and offering aesthetics and recreational opportunities.

The wetland benefits noted above are often referred to as wetland "functions." If physical changes are made around a wetland, changes to the hydrological cycle may occur. The wetlands may then be incapable of performing the functions it had prior to the physical alterations. For example, certain wetland plants only grow in a limited range of water depth. If the wetland is used for storm water storage and the water level is increased beyond this range, the plant mix will change, thus changing the wetland's ability to support certain kinds of wildlife. The Village recognizes the importance of its wetlands. Therefore, through the Natural Resources and Environmental Protection Act of 1994 (Act 451), the Village adopted a wetlands ordinance that provides protection for all wetlands of more than two acres and those identified on an official wetlands map.

While the Village’s wetland ordinance provides critical protection measures, it may be prudent to adopt engineering standards that compliment the ordinance. These standards could require engineering approaches that preserve the existing functions of the wetland, such as maintaining the same water level, preserving water flow patterns through the wetland, and maintaining the same type of habitat.

## Floodplains

Floodplains are areas adjacent to a stream or river that are subject to flooding or inundation during severe storm events. Often called the 100-year floodplain, these areas encompass the extent of land where flooding occurs on average, once every 100 years. The boundary of the 100-year floodplain for Pinckney is depicted on Figure 6 and was mapped by the Federal Emergency Management Agency (FEMA) in 2008. The Village of Pinckney has enacted a Floodplain Management Ordinance to protect those property owners who could potentially be affected by flooding.

By storing floodwaters, floodplains reduce the velocity of floodwaters and peak flows downstream thereby decreasing property damage and other potential hazards to people residing in the floodplain. A floodplain can also improve water quality by filtering out pollutants and sediment, and recharging groundwater. Vegetated floodplains can stabilize soils during floods, thus reducing the amount of sediment carried downstream. Floodplains provide habitat for plants and animals, and are particularly important as breeding and feeding areas. Floodplains are also excellent areas for open space, parks, greenways, and recreation areas, all of which protect the natural functions of the floodplain.

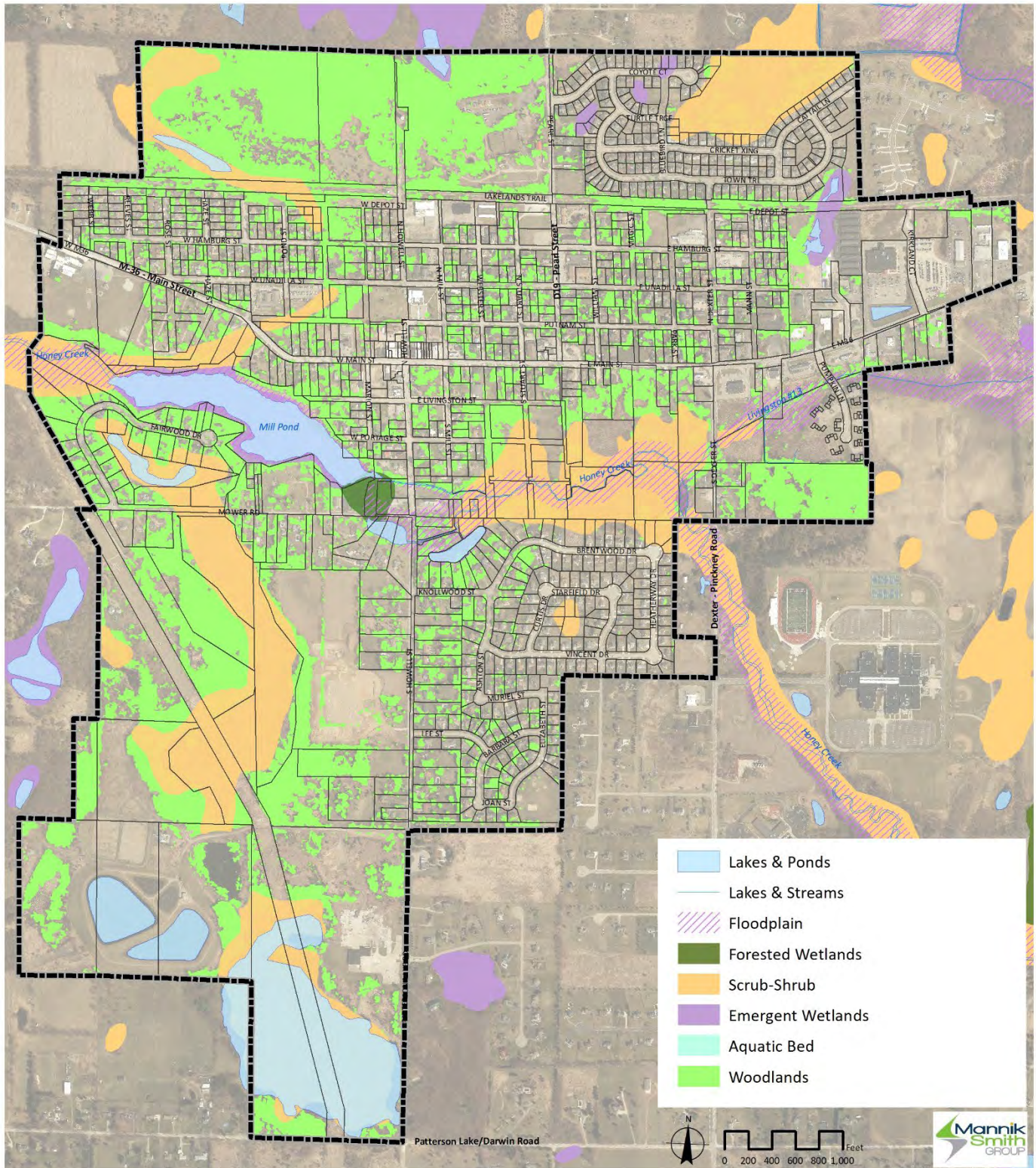
Because of the wide range of benefits from floodplains, the Village supports efforts to reduce development within floodplains. Development proposals should identify floodplains, if any, on site plans and indicate any impacts. Future development or alteration within floodplains should be done in a manner that limits potential impacts to downstream wildlife and development. Floodplain management involves balancing the economic gain from floodplain development against the resulting increase in flood hazards.

## Woodlands

Existing woodlands are located primarily along the waterways and wetlands. Moderately to well drained wooded areas consist mostly of a mixture of hardwoods including oak, hickory, sugar maple, ash, cherry, beech, basswood, and elm. Vegetation on poorly-drained soils consists mainly of elm, red maple, aspen, white cedar, and tamarack.



Figure 6. Natural Features



Source: Livingston County Map Data

## Green Infrastructure

With assistance from the Huron River Watershed Council, the Village has recently started to look at connecting Pinckney's natural features into a green infrastructure network. Green infrastructure is the interconnected network of large natural areas, wildlife habitats, riparian corridors, and areas that reflect key elements of our biological diversity. This network supports native species, maintains natural ecological processes, sustains air and water resources, and contributes to our health and quality of life.

Two main network cross the Village to form the network. A west-east branch associated with Honey Creek and Mill Pond which includes wetland, floodplain, and wooded areas bisecting the center of the Village. It appears to come from the west in the Pinckney State Recreation Area and continues into Putnam Township east along a drain located south of M-36 and southeast along Honey Creek to Portage Lake. A second north-south branch crosses the Village west of Howell Street and along the Peoples Church property to reach Mill pond. It continues south along the west side of the Village to reach the Patterson Lake property.

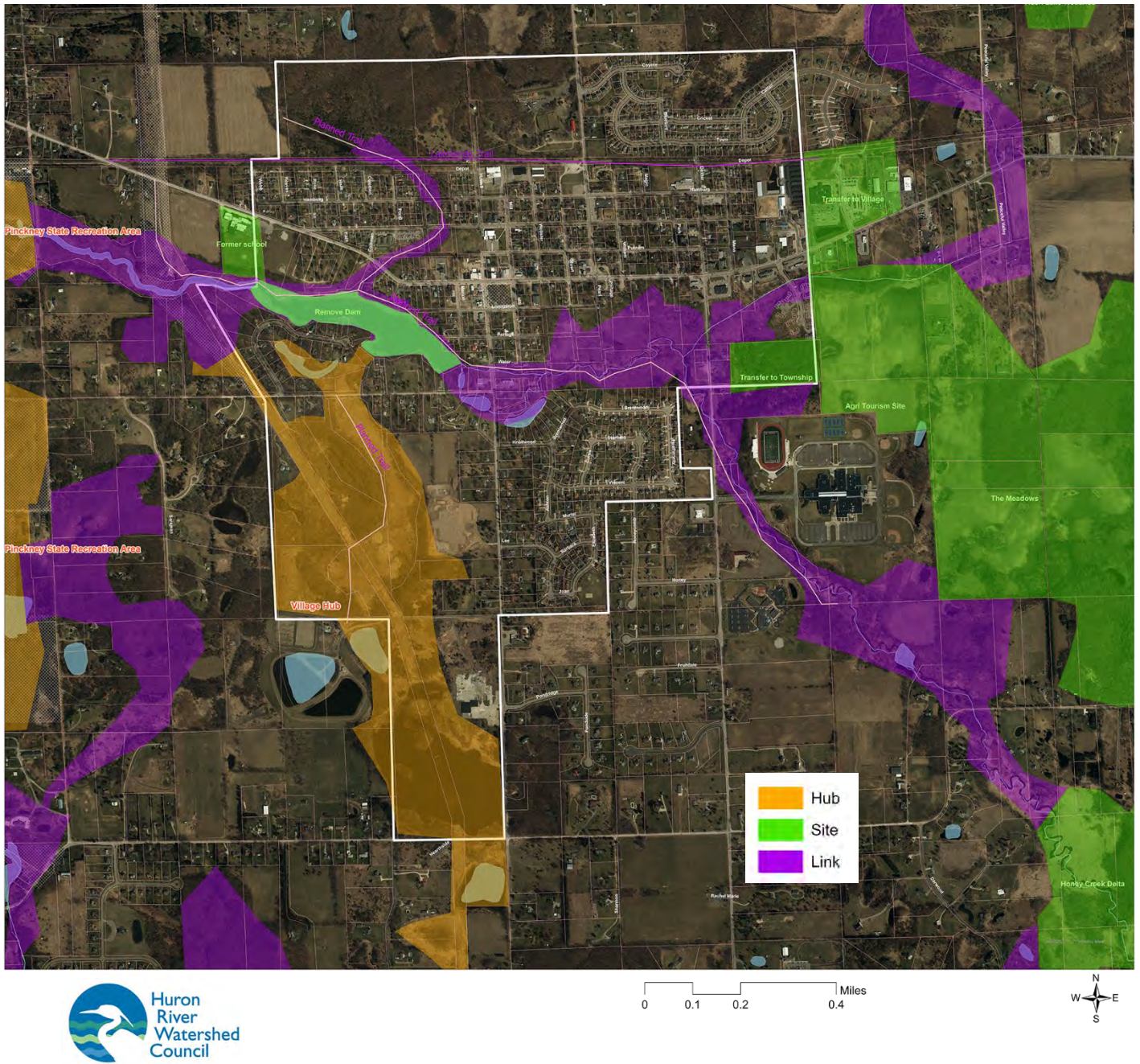
Both of these branches are part of a clear green infrastructure network of "hubs," "sites," and "links." The hubs and sites anchor the network, provide habitat for wildlife, and help maintain the natural ecological processes. They vary in size and importance. The links are the connections that hold the network together and facilitate movement from one hub to another. They are a vital component for the system to function as a network. Without these linkages, the natural areas would become fragmented islands within the landscape.

In Pinckney, five hubs can be identified as part of the Village green infrastructure network: the Mill pond area, a east area along Honey Creek south of Pinckney's downtown and between Howell and Dexter-Pinckney Road, a north wooded area, and two low-lying areas west of the Wellbridge development and including the Patterson Lake property. The last three areas appear less critical than the area associated with Honey Creek.

Growth and development should occur in concert with the Village green infrastructure network. At a community-wide level, this means preserving and maintaining the green infrastructure network using the hubs, sites, and links for habitat protection and restoration. It can also mean highlighting these links through potential recreational trail systems. At a site level, enhancing the green infrastructure network in the Village can include the use of rain gardens, green streets, native landscaping, bio-retention areas, and more.



Figure 7. Green Infrastructure Map



Source: Huron River Watershed Council

## ENVIRONMENTAL CONDITIONS & GRAY INFRASTRUCTURE

Environmental concerns in Pinckney are focused on maintaining water quality. Contrary to green infrastructure, gray infrastructure refers to the constructed structures such as treatment facilities, sewer and stormwater systems, or storage basins.

### Water Quality

The Village of Pinckney relies exclusively on groundwater for its drinking water source. The water table is generally high throughout Pinckney and older wells are shallow, averaging 35 feet in depth. The Pinckney sewer system was constructed in 1991, greatly diminishing the potential for groundwater contamination from septic fields. However, the limited capacity of the system, combined with the prohibitive costs of sewer expansion and development pressures, present future threats to groundwater quality from septic field contamination. In addition, water hardness, iron content, and salinity are other important water quality issues that must be monitored.

The Village has experienced environmental problems with groundwater contamination. Prior to the construction of Pinckney's sewer system, all of the residents in the Village core were serviced by domestic wells. These wells were shallow and drew their water from the same aquifer. High levels of dichloroethylene and other chemicals were found in several of those wells. According to the Livingston County Health Department, the suspected source of the contamination was an industrial plant located in the northeast quadrant of the Village. The Village, with assistance from the Michigan Department of Natural Resources, subsequently installed a municipal water system providing residents and businesses in the contaminated area with safe drinking water. A more recent groundwater threat is the amount of sodium detected in the Village wells. Two monitoring wells have been drilled in the southwest corner of the Village to monitor the amount of sodium, chloride, and phosphorus in the groundwater. To maintain a discharge permit, the wells must remain under 150 milligrams per liter for sodium.

Another threat to water quality in Pinckney and other communities is storm water generated from impervious surfaces (i.e., pavement and rooftops). In a natural state, precipitation slowly percolates through the soil replenishing groundwater and migrating to surface waters. However, impervious surfaces add to the amount and rate of stormwater entering surface waters. Uncontrolled runoff carries a variety of pollutants such as fertilizers, pesticides, oil, and bacteria from animal waste, degrading water quality. Uncontrolled runoff also increases the flow into the system, which increases the magnitude and frequency of flood events, reduces fish and other aquatic species diversity, increases stream bank erosion, and decreases infiltration into the groundwater.

Stormwater management has moved into the forefront for many communities since the inception of the Federal Clean Water Act's Phase II requirements regulating stormwater runoff. This new perspective on stormwater is guiding communities away from trying to capture and discharge stormwater off-site as quickly as possible. Now, they are working to reduce runoff through on-site infiltration and then treat any runoff before it is discharged into streams or wetlands for improved watershed quality. The Village of Pinckney has a comprehensive stormwater management plan as well as a stormwater protection ordinance that was enacted in August 2013. In addition, the Village is one of 19 communities in Michigan which features a "green street." Through funding assistance from the State, Mill Street was



reconstructed as a two-lane roadway with on-street parking including a variety of green infrastructure techniques including porous pavement, bio-retention systems, perforated storm sewer, infiltration trenches, and native plantings.

### Wellhead Protection

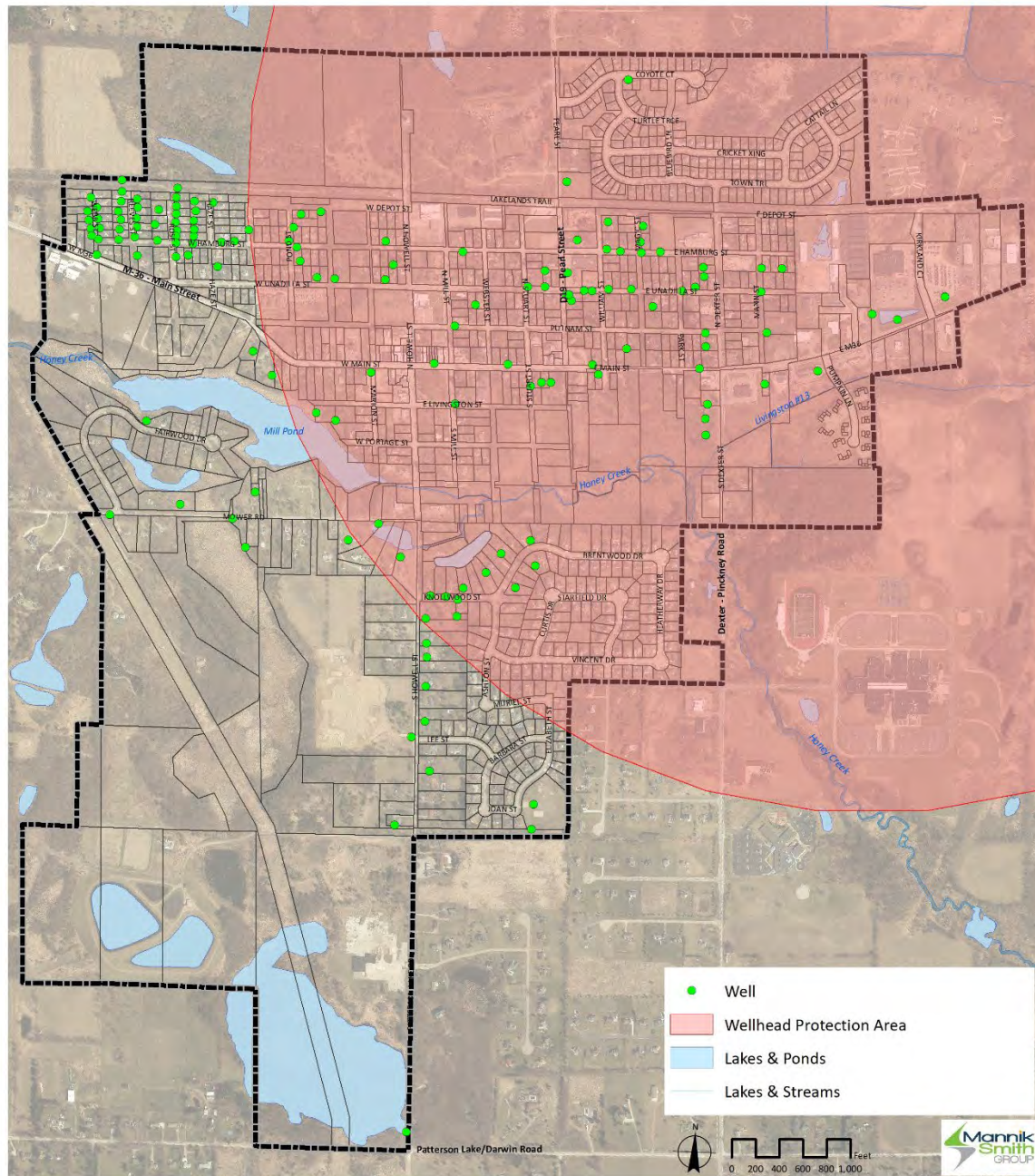
In response to the concern over safety of the public water supply, the Village has instituted a Wellhead Protection Program (WHPP). WHPPs develop long-term strategies aimed at protecting community drinking water supplies. The purpose of developing a WHPP is to identify the Wellhead Protection Area (WHPA) and develop long-term strategies aimed at safeguarding the area from contamination (Figure 8). A WHPA is defined as the surface and subsurface areas surrounding a water well or well field, which supplies a public water system and through which contaminants are likely to move toward and reach the water well or well field within a 10-year time-of-travel. The State of Michigan requires communities to identify seven elements to be included in the WHPP. These elements are described below.

1. Roles and Responsibilities: Identify individuals responsible for the development, implementation, and long-term maintenance of the local WHPP.
2. WHPA Delineation: Determine that area which contributes groundwater to the public water supply wells.
3. Contaminant Source Inventory: Identify known and potential sites of contamination within the WHPA, and include in a contaminant source inventory list and map.
4. Management Strategies: Provide mechanisms which will reduce the risk of existing and potential sources of contamination from reaching the public water supply wells or well field.
5. Contingency Planning: Develop an effective contingency plan in case of a water supply emergency.
6. Siting of New Wells: Provide information on existing groundwater availability, the ability of the Public Water Supply System to meet present and future demands, and the vulnerability of the existing wells to contamination.
7. Public Education and Outreach: Generate community awareness in the WHPP by focusing on public education and the dissemination of WHPP information.

It is the intent of this Master Plan to encourage protection of the Village's public water supply wells through the establishment of a Wellhead Protection Ordinance. Within the ordinance, regulations will limit land uses and practices that may degrade groundwater quality within and outside the wellhead protection area.

As mentioned previously, the most significant sources of water supply contamination in Pinckney are subsurface percolation from septic tanks and cesspools, open dumps, uncapped or improperly capped abandoned wells, injection wells, and underground storage tanks. These uses represent both point and non-point contamination sources. Point source is the term used to describe contaminants, which originate in the immediate area of the well or tap. All of the above, if located in close proximity to the water supply source, are examples of potential point source polluters. Contaminants from these uses may seep directly down through the soil to the water source.

Figure 8. Wellhead Protection Area



Source: Livingston County Map Data

Non-point source contamination is much more difficult to control because the cause of the problem may actually be located a considerable distance from the well. This type of contamination is caused by pollutants that filter into an underground aquifer and then migrate slowly through the groundwater aquifer to off-site wells and water sources. Prevention of this type of contamination must involve a collective effort on the part of property owners and local officials from a large geographic area. It is the recommendation of this Plan that all existing and future wells be protected from both point and non-point source contamination to the greatest degree possible. It is also the intent of this Plan to recognize the importance of groundwater protection within Pinckney.

## Environmentally Impacted Sites

The use of chemicals and the potential release of a hazardous substance harmful to the environment is an important aspect of land use planning. Livingston County, due to its growth, is experiencing an increase in environmentally impacted sites. The Village of Pinckney should be concerned with any development that has the potential to contaminate the groundwater or soils.

Underground storage tanks (UST) are widely used by large and small industries, farmers and individual homeowners, primarily to store petroleum fuels. However, acids, solvents, and chemicals are also regularly stored in these underground receptacles. The problem with underground storage tanks is that they were primarily made of steel, which over time, rusts, and then leaks. A small hole in a tank can cause both soil and groundwater contamination through leaking thousands of gallons of liquid over many years. Although most tanks installed today have some type of leak detection, old leaking tanks have caused roughly 50 percent of all groundwater contamination in the Village. According to the Michigan Environment, Great Lakes and Energy (EGLE), there are four unresolved cases of possibly leaking underground storage tanks (LUST) in the Pinckney area at the following locations:

1. Beck's Marathon, 509 E. Main St (Leak # C-2602-91, C-0352-98, & C-0390-98)
2. Sunoco (Mugg and Bopps), 211 E. Main St. (Leaks # C-0641-95 & C-0197-98)
3. Patterson Lake Products, 1600 Patterson Lake Road (Leak # C-4069-85)
4. Union 76, 850 E. Main St. (Leak # C-0032-85)

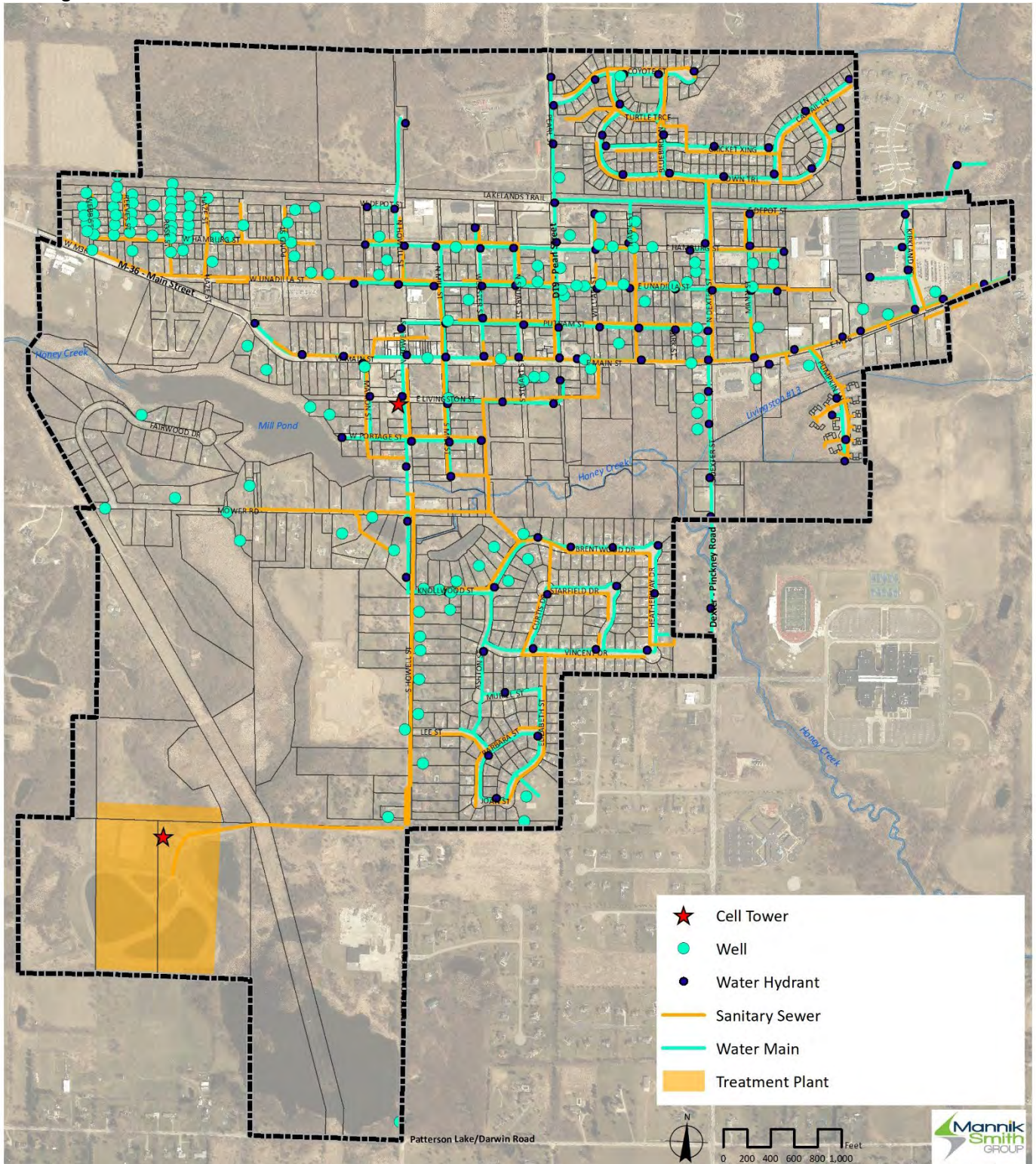
EGLE defines an open or unresolved LUST site where a release has occurred from an underground storage tank system and where corrective actions have not been completed to meet the use criteria. An open LUST site may have more than one confirmed release. A closed LUST site is where a release has occurred from an underground storage tank system and where corrective actions have been completed to meet the appropriate land use criteria. The EGLE may or may not have reviewed and concurred with the conclusion that the corrective actions described in a closure report meets criteria.

## Public Water & Sewer System

As mentioned previously, there are two wells and a central distribution system that provides water to the Village core area north of Honey Creek. Both wells have a pumping capacity of 550 gallons per minute and are linked directly into the water distribution system with no pre-treatment. The central distribution system is comprised of 16- and 12-inch water mains, which are connected to 8- and 6-inch distribution lines. Water storage is provided by a 300,000-gallon water tower located at the terminus of North Howell Street near Depot. According to the Village's DPW, approximately 75 percent of Village residents are served by the Village's public water system. Village residents not served by the public water system rely on private on-site wells for their water needs.

Approximately 83 percent of the Village's residents are served by the Pinckney public sewer system. The DPW maintains a lagoon treatment facility located at Patterson Lake Road. Residents not served by the Village's public sewer system rely on private on-site septic systems for waste disposal. In 2014, the Village completed an aeration plant upgrade which allows the Village to treat waste more efficiently. Figure 9 depicts the location of the sanitary sewers, water main, hydrants, cell towers, and wells.

Figure 9. Utilities



Source: Livingston County Map Data

## COMMUNITY FACILITIES & SERVICES

One of the most important community services is the provision of adequate community facilities. A community's impression is often directly related to its schools, parks, public buildings, public utilities, and police and fire facilities. The adequacy of these public facilities has a direct influence on how the Village serves its residents and businesses, and its ability to attract new ones.

### Governmental Structure & Offices

The Village is governed by a seven-member Village Council, which includes the Village President. A seven-member Planning Commission is responsible for overseeing the planning and zoning functions of the Village. Since 2009, the Village Council serves as the Zoning Board of Appeals as well.

The Village of Pinckney office is located on 220 South Howell Street and houses the Pinckney Police Department. The Department of Public Works (DPW) is located at 1600 Patterson Lake Road.

*The mission of the Village of Pinckney Council and Offices is to serve the residents of the Village with integrity and respect; practice responsible management of our common funds and resources; conduct business with transparency and accountability; maintain the quality of life through public safety and security; preserve the historic nature of the Village and welcome progress with vision; ensure that all issues are addressed with honesty and fairness*

### Fire & Police

Fire protection is provided by the Putnam Township Fire Department, located at 3250 West M-36. The Pinckney Police Department provides services for Village residents. Staff includes four full-time officers, three part-time officers, and six reserve officers. The Police Department shares its offices with Village officials at 220 South Howell. In 2012, the Village Council approved a Police union agreement with the Michigan Association of Police (representing the two patrol officers).

### Schools

Pinckney Community Schools maintains two elementary schools (grades K-3), one school for grades 4 through 6, one school with grades 7 and 8, as well as one traditional high school (grades 9-12), and one project-based learning high school, New Tech High. According to Pinckney Community Schools, the total district enrollment for the 2014-2015 school year was 3,466 students.

### Parks & Recreation

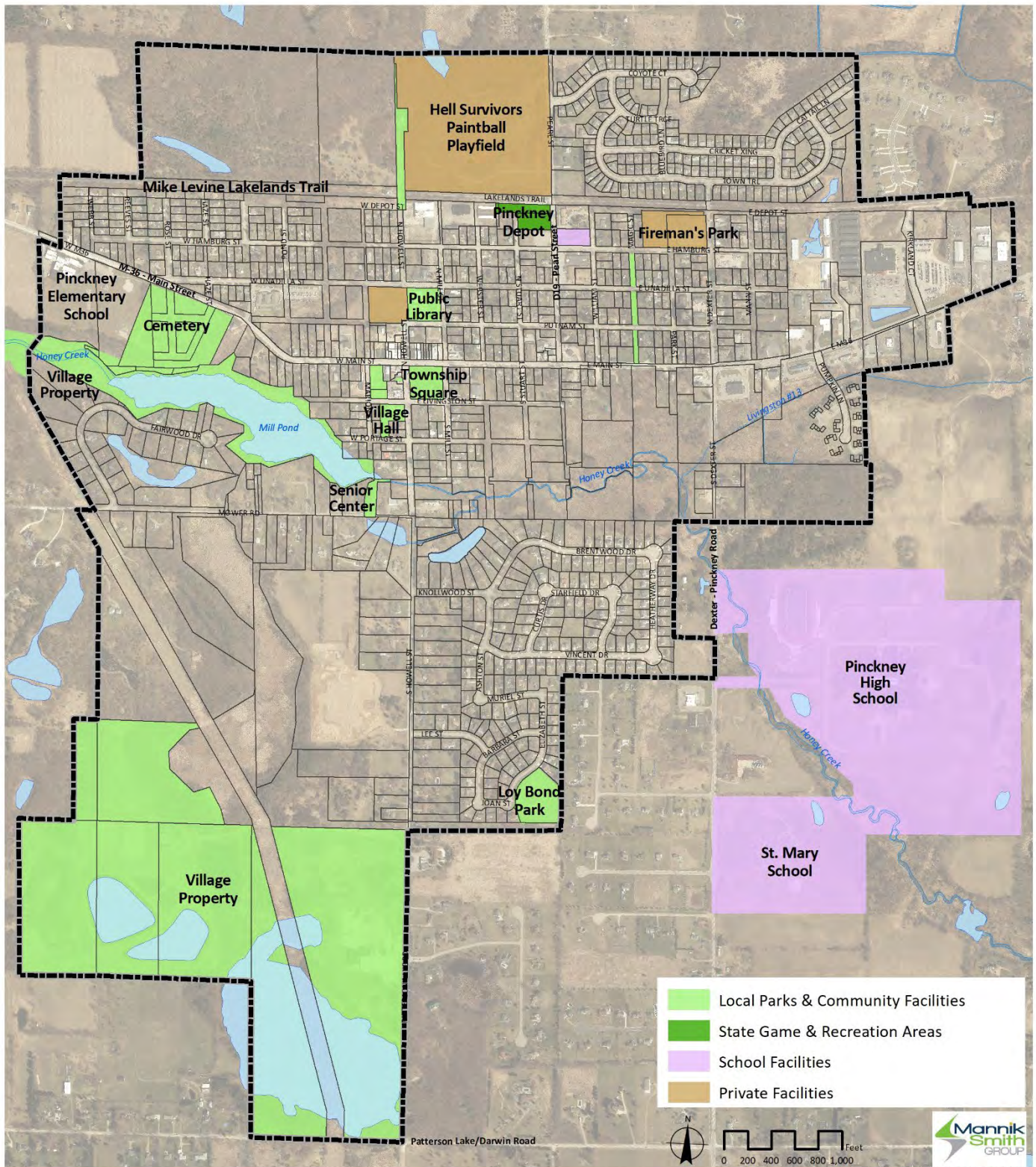
The Village maintains one public park, Loy Bond Memorial Park, which is located in the south part of the Village within the Portage Dells Subdivision. The park includes a playground, sand volleyball court, and open field. The historic Town Square is located in the center of the Village and is owned by Putnam Township. It includes a playground, gazebo, and open grass areas. It is the focus for community events sponsored by the DDA such as Movies in the Park, Pinckney Spooktacular, Light up the Park, parades, and other celebrations. The Pinckney, Putnam, Hamburg, Hell Chamber of Commerce also sponsors the Art in the Park while the Pinckney Lions Club supports Hootin' in the Park. The Pinckney Depot, owned by the MDNR, is located on Pearl Street and includes a trailhead area for the Mike Levine Lakelands Trail. A portion of the former Village Education Center property located in the Village was redeveloped for the new Pinckney Community Public Library. The west half of the property, currently owned by

People’s Church, includes about two acres of land with a baseball field, walkways, and playground equipment. Other public properties in Pinckney include a cemetery and various properties owned by the Village as identified on Figure 10. Fireman’s Park, located on the northeast side of the Village on Hamburg Street provides open fields and playground equipment. It is maintained by Putnam Township Fire Department.

The Village took a step towards improving local and regional recreation by joining Putnam Township in creating a joint Recreation Master Plan, which was last updated in 2018. The Pinckney- Putnam Parks and Recreation Master Plan articulates a vision for parks and recreation in the area. The purpose of the Plan is to guide recreation planning and development efforts of Pinckney and Putnam Township parks through 2023. The Plan is the official document to be used by the communities to guide decisions regarding parks and recreation. The updated Plan is intended to meet state standards for community recreation planning that are necessary to gain eligibility for grant programs. The Recreation Plan was developed with input from local officials, staff, and residents. Important elements of this Plan include goals and objectives, and an action program for implementation which will be summarized later in this report.



Figure 10. Community Facilities



Source: Livingston County Map Data

## ECONOMIC DEVELOPMENT & REDEVELOPMENT READINESS

The Village of Pinckney is a member of the Economic Development Council of Livingston County (EDCLC) working with Ann Arbor Spark that collaborates with the Michigan Economic Development Corporation (MEDC). The Village also works hand in hand on retaining and attracting new business and industry within the Village limits with the Pinckney Putnam Hamburg Hell Chamber of Commerce and Putnam Township along with other stakeholders mainly through the Pinckney Summit program.

The Village also encourages economic development through the Downtown Development Authority (DDA), which is a Tax Increment Financing (TIF) district. The DDA was established in 2001 and through its authority captures tax increases associated with building and/or property improvements within the district. The amount of taxes captured through the TIF is then reinvested in the DDA district facilitating further investment by property owners and encouraging economic development. The DDA's reinvestment has funded significant streetscape improvements on Main Street (M-36) between Marion and Mill streets.

The Pinckney Summit program was established in 2013. The Summit initially brought together stakeholders in the community to identify strengths, weaknesses, opportunities, and threats to the community. Through this exercise the group has been able to work successfully on communication, cooperation, and promotion. The Summit program, established similarly to a charrette, has been a huge asset in opening lines of communication with stakeholders and taking a team approach to business success.

The Village of Pinckney is known for its close proximity to numerous natural resources and outdoor recreational opportunities. Business opportunities tied to recreational use of water, parks, bike paths, running trails, and equestrian trails could be hugely successful.

The Village began the process to become part of the MEDC/Redevelopment Ready Communities (RRC) program in 2013. The RRC certification program promotes communities to be development ready and competitive in today's economy by actively engaging stakeholders and proactively planning for the future – making them more attractive for projects that create places where people want to live, work and invest.

The Village addressed the issues identified in the RRC baseline report it received in 2016. Key revisions were made to the zoning ordinance, an economic development strategy developed, documents were updated and revised for clarity to assist prospective developers through the site plan review process. Pinckney finally achieved RRC certification in 2018. As part of this process, the redevelopment of a property owned by the Village (135 W. Main Street) was envisioned and its market viability considered. The envisioned redevelopment is featured later in this document.

Pinckney's vision for the Village economic strategy includes renewed investment and increased foot-traffic in the Village downtown as the central point in the community as well as enhancing and embracing Pinckney's small-town identity. The strategy also looks to research and development, cyber security, and healthcare as areas of innovation and industries of the future. The Village must be



inclusive to accommodate a changing workforce through new housing, educational, and recreational opportunities.

Pinckney' economic development strategy includes four goals:

1. Ensure that transportation and utility service infrastructure meets the needs of business and residents in the community. Accommodate a diverse range of users and multi-modal transportation. Identify opportunities to enhance sense of place and community identity through capital improvements.
2. Promote Pinckney as a great place to live, work, and play through coordinated marketing and downtown development activities. Increase diversity of housing and transportation options and mixed use developments. Rehabilitate and revitalize older buildings and neighborhoods as an alternative to new construction. Manage growth to maintain the small town character of the Village.
3. Attract new companies that will help to improve the standards of living in the Village. Discourage industrial uses that threaten the small town character of the Village.
4. Establish regulations and procedures that will advance the health and welfare of Village residents. Align goals and objectives in planning documents and the Capital Improvement Plan. Reduce administrative burden to streamline new developments.



## TRANSPORTATION

Pinckney's street network provides for the safe and efficient movement of people and goods within and through the community. Streets and sidewalks are major considerations in a community's development. Adequate roads are essential to the conduct of commerce and daily activities. Land use patterns are strongly related to a community's road system. The pattern of land use will strongly influence traffic volumes along a given road. Likewise, the adequacy of a road may determine the type of adjacent land development that occurs. Therefore, roads play an important role in the Village now and in the future. Accommodations for pedestrians and bicyclists are also important to enhance the connectivity between Pinckney's neighborhoods, the downtown, schools, parks, and nearby communities, and to improve the overall quality of life.

There are two major routes through Pinckney, State Highway M-36, which bisects the Village east to west, and the north-south routes of D-19 (Howell-Pinckney Road), and Dexter-Pinckney Road. These routes provide access to Interstate 96 and US-23, which are approximately 12 miles to the north and east, respectively.

### Road Classification

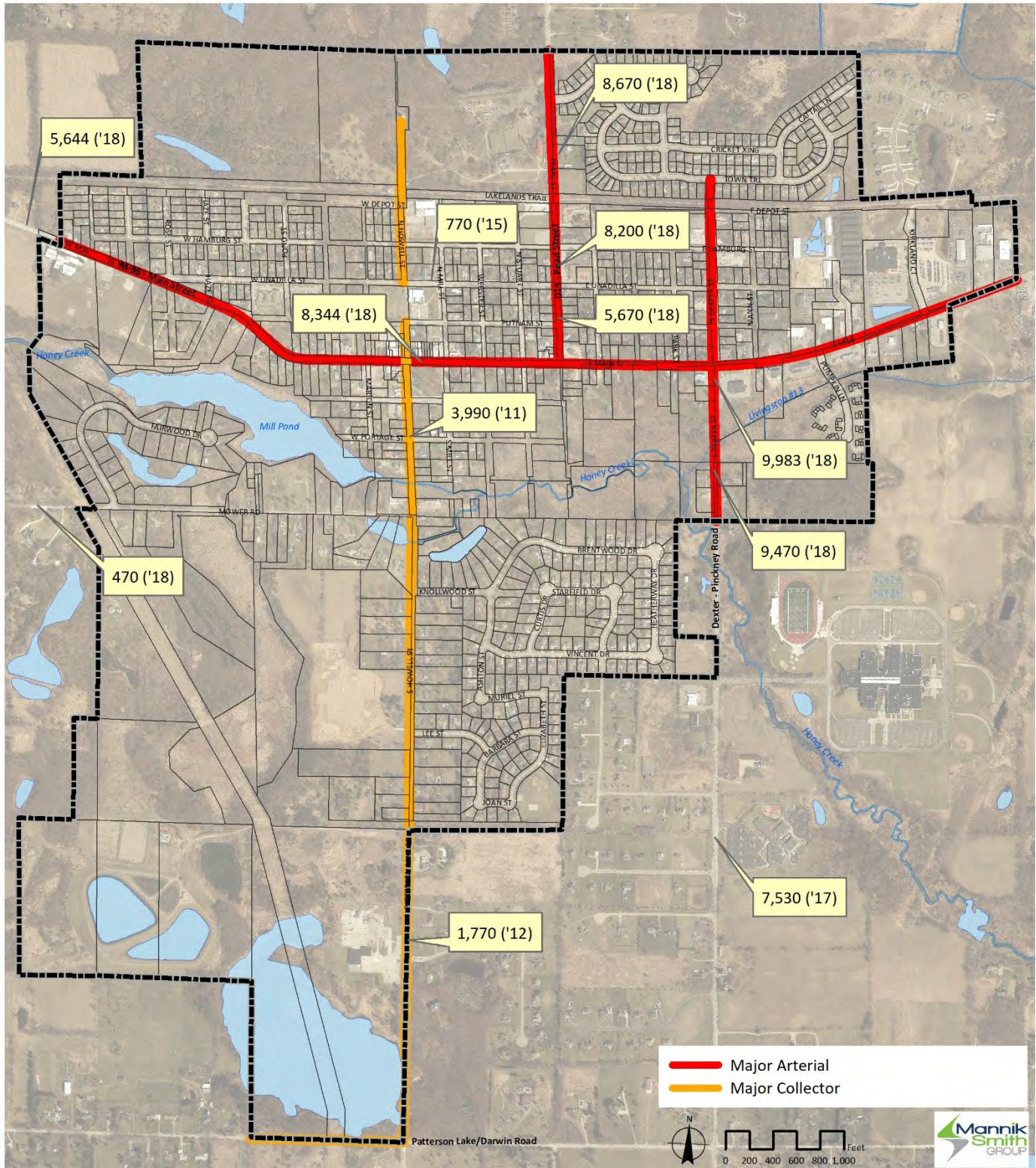
The Michigan Department of Transportation Bureau of Transportation Planning uses the National Functional Classification (NFC) map. It is a planning tool which federal, state, and local transportation agencies have used since the late 1960s. All public roads are classified according to function - this allows roads to be studied and compared across different regions of the state or the entire country. The NFC is also used to determine which roads are eligible to receive federal funds for improvements.

According to the Michigan Department of Transportation (MDOT), all roads within the Village are categorized as one of three of the following road types:

1. Major Arterial: M-36 (Main Street), D-19 (Howell-Pinckney Road), and Dexter-Pinckney Road.
2. Major Collector: Howell Street and Patterson Lake Road. Unadilla Street will soon become a major collector as it is an emergency alternative to M-36 for heading east and west through the Village.
3. Local Street: All other streets in the Village are local streets.

Only interstates, arterials, and collectors are considered federal-aid roads and are eligible for federal funds under the National Highway Systems (NHS) or Surface Transportation Program (STP). The Village is responsible for the maintenance of many of the local and collector roads, MDOT oversees M-36 and the Livingston County Road Commission is responsible for Pearl Street (D-19) and the remainder of Dexter-Pinckney Road. The Village of Pinckney does not maintain private roads unless otherwise accepted by the Village Council. Typically, a private association maintains private roads.

Figure 11. Road Classification and Traffic Counts



## Traffic Count

Traffic counts for the Village, as documented by SEMCOG, are portrayed on Figure 11 and show the most significant traffic volumes for M-36, D-19, and Dexter-Pinckney Road.

As remaining land in the Village and larger tracts of land in surrounding areas are developed, conditions on these roads may worsen. Cooperative arrangements with communities in the region, Livingston County, and State that address land use planning and access management would likely help improve traffic flow within and through the Village and the region in general. Efforts to increase non-motorized transportation throughout the Village and improve connections to surrounding communities may also help to lessen traffic flow. All of this may best be addressed as a long-range plan that advocates and coordinates road improvements and the construction of non-motorized facilities throughout the region.

## Access Management

In general, access management principles are used to reduce traffic congestion, preserve the flow of traffic, improve traffic safety, prevent crashes, preserve existing road capacity and preserve investment in roads by managing the location, design, and type of access to property. It is a multi-dimensional approach to limit and consolidate access, while promoting a supporting street system and unified access and circulation systems for development or redevelopment. The result is a roadway that functions safely and efficiently for its useful life and a more attractive corridor. Access management principles can also be used to meet the needs of pedestrians and bicyclists. Successful implementation of access management techniques requires cooperation between property owners, local land use authorities, and local, county, and state authorities in order to provide safe access to private property and protect the public's investment in roads.

While a full access management plan is beyond the scope of this Plan, there are certain sub-areas of the Village that may require more attention. In particular, the entire length of M-36 within the Village should be continually analyzed for potential opportunities to remove or combine curb cuts. The Village should develop access management regulations as part of its Zoning Ordinance effecting all development on M- 36 and within 300 feet of all intersections with M-36. The Village should also consider requiring curb cut closures through the site plan review process where feasible. Voluntary and cooperative efforts with current landowners to improve access management at existing developments would be beneficial. A full access management study of the entire M-36 corridor within and beyond Village limits should be considered in order to help target limited resources to improving the function of the road where it is most impaired by poorly configured access drives.

## Regional Transportation

Pinckney is near Hamburg Township, which has experienced rapid growth. Although Pinckney is nearly built out, there remain areas within the Village that could be developed. In addition, future growth in the region could further worsen congestion and road conditions in Pinckney. Therefore, to maintain the quality of life it is important to identify and evaluate potential regional influences that may affect Pinckney's road network and to develop mitigation strategies.

## Non-Motorized Transportation

A non-motorized transportation system for bicycle and pedestrian traffic is provided by existing sidewalks and the Mike Levine Lakelands Trail. The current system of sidewalks in the Village is currently incomplete. The ultimate goal of the Village, however, is to have an interconnected sidewalk network throughout Pinckney. The sidewalk system should be completed, wherever possible, to enhance pedestrian circulation within the Village and connect with Putnam Township. As a step to achieve this goal, the Village adopted an ordinance that requires all future developments to provide sidewalks. Potential future non-motorized linkages are also identified on Figure 12 as follows:

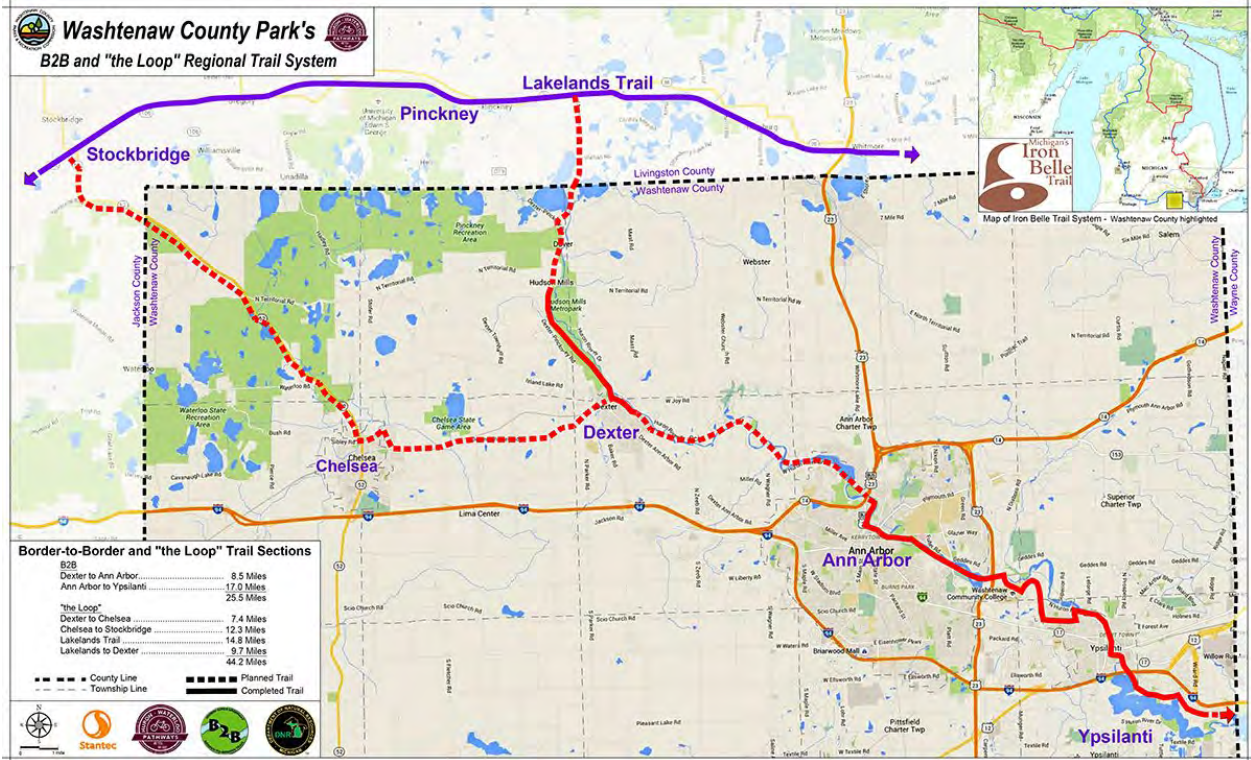
1. A shared-use path along Dexter-Pinckney Road to Pinckney High School and St. Mary School with connection to the Mike Levine Lakelands Trail via on-street bicycle accommodations north of M-36;
2. Bicycle accommodations along M-36 from Township Hall to Village east boundary through bike lanes, shared road, and paved shoulder pavement markings;
3. Bicycle accommodations along Howell Street from Patterson Lake Road to the Mike Levine Lakelands Trail through pavement markings and a new shared-use path on the property adjacent to Library;
4. A shared-use path along Mill Pond and Honey Creek from Cedar Lake Road to Dexter Pinckney Road;
5. A shared-use path from Howell Street to Dexter-Pinckney Road through subdivisions; and
6. A shared-use path from Howell Street through the Wellbridge property to the ITC corridor.

**Figure 12. Community Walk/Bike Way System**



The Village is fortunate to have the Mike Levine Lakelands Trail and the Pinckney Depot to enhance non-motorized transportation through the area. The Mike Levine Lakelands Trail, which connects to other trail systems, is planned to extend from Oakland County to the east, through the Village and continue all the way to the City of Jackson. In 2013, the trail head at the Pinckney Depot on Pearl Street and the trail from the Village's western edge east to Hamburg Township were paved for use by bicyclists, runners, and pedestrians. A parallel equestrian trail remains unpaved along the route.

Figure 13. Mike Levine Lakelands Trail Connection to Other Trails



## GOALS & OBJECTIVES

The adoption of community goals and objectives is a vital step in the planning process. The desires and needs of the people must be properly interpreted so that workable solutions can be achieved. It therefore requires careful analysis of the various factors that characterize the Village of Pinckney and the specific problems to be faced.

The Goals and Objectives section of the Master Plan provides a broad framework for land use decision making in the Village. Goals are general statements of the desires of the Village, while objectives are more specific in nature, providing a general statement on how each goal may be obtained.

This document represents an update of the 2015 Master Plan. Many of the goals and objectives of the previous Plan remain relevant and are incorporated into this update as guiding principles with some revisions and additions based on changing circumstances.

In terms relevant to community planning, goals and objectives give the Master Plan the philosophical guidance it needs to address the present issues and advance plans into the future.



## RESIDENTIAL GOAL

**Residential Goal:** Guide residential development of the Village in a manner which will preserve, create, and enhance the living environment of existing and future residential areas.



## Objectives

- 1.1. Require adequate transitional areas, uses, or buffers between residential and non-residential uses to lessen potential conflicts, maintain property values and appearance.
- 1.2. Remove conflicting or undesirable land uses from residential areas.
- 1.3. Promote a mixture of housing opportunities and alternatives for all segments of the population including the elderly and low- and moderate-income households.
- 1.4. Provide residential opportunities in the central business district (CBD) with particular emphasis on residences above first floor commercial or office.
- 1.5. Revitalize older residences and neighborhoods by encouraging public and private investments in rehabilitation.
- 1.6. Implement maintenance and improvement programs for local streets and sidewalks to ensure safe access within and between residential neighborhoods and throughout Pinckney.
- 1.7. Encourage new residential development that is consistent with the existing small town character of Pinckney emphasizing grid street patterns, smaller lot sizes, narrow streets, sidewalks, common spaces, and small front yards.



## COMMERCIAL & OFFICE GOALS

**Commercial/Office Goal 1:** Promote and maintain quality commercial and office development/redevelopment that meets the needs of Pinckney residents while strengthening the Village’s tax and employment base.

**Commercial/Office Goal 2:** Promote the CBD as the retail and service center of the Village.

**Commercial/Office Goal 3:** Encourage a mixture of uses in the CBD including upper-floor residential.

**Commercial/Office Goal 4:** Coordinate with Pinckney’s Downtown Development Authority (DDA) on planning and development efforts within the DDA district.

**Commercial/Office Goal 5:** Work with local and regional economic development agencies (i.e., Pinckney DDA, Livingston County Economic Development Council, Ann Arbor Spark, and the Michigan Economic Development Corporation) to identify opportunities for continued economic development and job creation in the Village.



## Objectives

- 2.1. Review development standards into the Zoning Ordinance for new construction and redevelopment or improvements of existing structures in the CBD, mixed-use areas, and commercial/office zoning districts to:
  - a. Improve walkability;
  - b. Encourage multiple uses;
  - c. Ensure consistent and quality architecture (particularly building facades);
  - d. Promote historic restoration; and
  - e. Require parking lots to be at the rear or sides of developments.
- 2.2. Discourage strip style commercial development in favor of developments with multiple buildings, shared drives and parking, and abundant landscaping.
- 2.3. Develop incentives for proposals in the CBD that increase the diversity of uses including residential.

- 2.4. Provide services such as snow and trash removal, sidewalk and street repair, and street cleaning to improve the appearance of downtown.
- 2.5. Promote additional off-street public parking downtown behind buildings.
- 2.6. Promote and strongly encourage the preservation, renovation, and maintenance of historic buildings.
- 2.7. Promote the reuse of existing buildings as an alternative to new construction.
- 2.8. Encourage redevelopment of vacant properties and obsolete buildings in the CBD and other commercial areas.
- 2.9. Encourage better maintenance of downtown property by landowners and tenants, and provide incentives for property owners to make physical improvements to their property.
- 2.10. Market the downtown area to attract appropriate commercial development as well as consumers of goods and services.
- 2.11. Coordinate Village activities with the Chamber of Commerce, merchants, the Downtown Development Authority, and Putnam Township to improve the business climate and quality of life.
- 2.12. Continue to utilize the Putnam Township Square as a focal point and center for the CBD.

## RESEARCH, TECHNOLOGY & LIGHT INDUSTRY GOAL

**Research, Technology & Light Industry Goal:** Attract businesses involved with research, technology, and light industry.



### Objectives

- 3.1. Ensure that light industrial uses are serviced by public utilities and an adequate transportation infrastructure to reduce potential impacts to neighboring land uses.
- 3.2. Ensure traffic flow is separated from residential areas.
- 3.3. Promote the development of planned research and development/ light industrial parks guided by design standards that address architectural details, landscaping, parking, access management, signage, and environmental protection.
- 3.4. Discourage higher intensity industrial uses that require large areas of land, produce nuisances, or could threaten the small town character of the Village and overall quality of life.
- 3.5. Work with the Michigan Brownfield Redevelopment Authority and other economic development agencies to plan for and redevelop brownfield sites as research, technology, and light industry business parks.
- 3.6. Provide infrastructure such as broadband and wireless technologies to attract and retain high technology businesses.
- 3.7. Provide land for research, technology, and light industrial uses away from residentially used or zoned land and environmentally sensitive areas.

## PARKS & RECREATION GOAL

**Parks & Recreation Goal:** Provide high quality parks, open spaces, and recreation opportunities for all residents of the Village.



### Objectives

- 4.1. Update the Pinckney-Putnam Parks and Recreation Master Plan every five (5) years to ensure Village residents are provided with adequate recreational opportunities and improve eligibility for recreation grants from the State of Michigan.
- 4.2. Market the Village as a regional recreation hub, or Trail Town, that provides convenient access to thousands of acres of state parks and recreational areas with active and passive recreational opportunities.
- 4.3. Continue to collaborate with interest groups to renovate the historic Pinckney Depot at the intersection of D-19 and the Mike Levine Lakelands Trail.
- 4.4. Enhance access and connections to the Mike Levine Lakelands Trail from residential areas, Pinckney High School, and the downtown.
- 4.5. Coordinate recreation planning with the Pinckney-Putnam Area Recreational Authority, Livingston County, Pinckney Schools, Michigan Department of Natural Resources, surrounding communities, and other entities to improve the quality of living for Village residents.
- 4.6. Support the formation of a joint Parks and Recreation Commission to guide the implementation of Pinckney-Putnam Parks and Recreation Master Plan.

## TRANSPORTATION & CIRCULATION GOAL

**Transportation and Circulation Goal:** Maintain a safe and efficient transportation system, which minimizes conflicts among transportation users, promotes accessibility throughout the community and accommodates the vehicular and pedestrian circulation needs of Village residents.

### Objectives

- 5.1. Explore alternatives to calm traffic on M-36/ Main Street in cooperation with the Michigan Department of Transportation (MDOT) and the Livingston County Road Commission (LCRC).
- 5.2. Develop and improve safe non-motorized travel to key destinations to link uses such as shopping, offices, and residential areas to parks, schools, and activity centers.
- 5.3. Develop and improve pedestrian and bicycle (non-motorized) transportation throughout the Village by providing sidewalks and on-street bicycle accommodations.
- 5.4. Promote the use of the Mike Levine Lakelands Trail and provide enhanced connections from the trail to the Village center, adjacent residential areas, and Pinckney High School.
- 5.5. Coordinate efforts with the Pinckney DDA to develop a circulation plan for the CBD that includes adequate parking, pedestrian and bicycle circulation, loading areas, traffic directional signs, and controlled access.
- 5.6. Incorporate access management standards into the Zoning Ordinance to improve traffic flow and safety for motorists and pedestrians.
- 5.7. Improve the function and appearance of local streets and streetscapes providing adequate rights-of-way and appropriate improvements for the traffic volume experienced.
- 5.8. Encourage new streets to be designed in an interconnecting grid pattern without cul-de-sacs with flexibility within the grid, similar to the existing street network.
- 5.9. Provide transportation options for senior citizens such as dial-a-ride or similar opportunities.



## COMMUNITY FACILITIES & INFRASTRUCTURE GOAL

**Community Facilities and Infrastructure Goal:** Provide quality community facilities and services necessary to protect the health, safety, and welfare of Pinckney residents and to strengthen the local economy in the most cost-efficient manner.



### Objectives

- 6.1. Provide adequate utilities and infrastructure so that the Village may ensure managed and responsible growth.
- 6.2. Assist the Village Council in annually updating a comprehensive capital improvements plan for Village facilities and major equipment expenditures.
- 6.3. Cooperate with surrounding townships to coordinate land use planning and community infrastructure services to serve the needs of the public.
- 6.4. Provide advanced technology infrastructure such as broadband and wireless technologies to improve the business environment and overall quality of living.

## ENVIRONMENT & NATURAL RESOURCES GOAL

**Environment and Natural Resources Goal:** Provide for the protection and maintenance of the Village's environment and natural resources to support the health, safety, and welfare of the public and improve the quality of living.



### Objectives

- 7.1. Preserve an interconnected system of open spaces, or a green infrastructure, that contains high- quality natural and environmentally sensitive areas to maintain the quality of life in Pinckney.
- 7.2. Encourage the integration of open spaces and natural features in site development proposals.
- 7.3. Protect the water quality of the Village lakes, streams, and creeks particularly Mill Pond and Honey Creek.
- 7.4. Continue to partner with the Michigan Department of Environmental Quality to ensure a safe and adequate supply of public water.
- 7.5. Promote the safe management and disposal of all waste materials, both hazardous and non- hazardous generated within, or transported through the Village.

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# FUTURE LAND USE

In the course of preparing the Future Land Use Plan, several factors were considered including but not limited to, existing land use and development patterns, demographic trends, regional influences, and transportation networks. In addition to these factors, the Plan considered the comments and opinions gathered from Village residents and meetings with the Planning Commission. The Planning Commission prepared and discussed the Master Plan update at several public meetings taking place from May 2019 to June 2020. To this extent, the Future Land Use Plan represents the Village's general policy toward development and redevelopment in both graphic and narrative form.

## LAND USE CATEGORIES

To guide future development of land throughout the Village, distinct future land use categories are established. The sections below provide descriptions of each future land use category depicted in Figure 14. The map is used as a guide for future growth and development in the Village.

### Low Density Residential

Land designated as Low Density Residential uses include areas located on the outskirts of the Village where water and sewer are not available. Residential densities range from one to two dwelling units per acre which would result in 21,780 square feet to 1 acre minimum lots. This land use is limited to the southwest portion of the Village. Desirable land uses in this designation may include single-family residences in either open space residential or conventional development as well as parks, open spaces, or conservation areas. This planned area includes a significant wetland system which connects to Mill Pond.

### Medium Density Residential

This category includes higher residential densities and serves as a transition between the lower densities found in adjacent Putnam Township and those of the areas surrounding the CBD. Densities in this category range from two to four dwelling units per acre which would result in 10,890 square feet to 21,780 square feet minimum lots. This land use is found on the outskirts of the Village. Desirable land uses in this designation may include single-family residences in either open space residential or conventional development as well as parks, open spaces, or conservation areas.

### High Density Residential

This category includes the older historic residential fabric of the Village. Lots in these areas are historically small with densities ranging from four to six dwelling units per acre, which would result in 7,260 square feet to 10,890 square feet minimum lots. Areas designated as High Density Residential are found around the CBD. Desirable land uses in this designation may include single-family residences, attached or detached, as well as parks, open spaces, and conservation areas.

### **Multiple Family Residential**

Multiple family residential land uses are generally located along major arterial roads or at the northern edge of the Village. It is intended that these areas be served with public water and sanitary sewers. The density range from six to ten dwelling units per acre, which would result in 4,356 square feet to 7,260 square feet minimum lots. Desirable land uses in this designation may include single-family residences, attached or detached, apartments, innovative housing projects, community support facilities such as churches, schools, and public buildings, as well as parks, open spaces, and conservation areas.

### **Central Business District**

The CBD designation provides high-density development with a mixture of pedestrian accessible retail, office, service, and residential uses in the downtown area. This district includes and promotes uses, which would provide convenient pedestrian shopping, including areas of continuous retail frontage. Automotive related services, such as drive-through and other uses which tend to hinder pedestrian circulation and the continuity of retail frontage should be discouraged. Residential uses should be encouraged in the downtown, including higher density residential developments, to help support the viability of the other uses found there. Wherever possible, the Village will promote retail/office uses on the ground floor and residential/office uses on upper floors. Historic preservation and development with architecture consistent with the historical character of the Village center is of prime importance. Desirable land uses in the Central Business District include residential uses, retail, and commercial uses, restaurants, lodging, offices, municipal uses, institutional uses, open space, and conservation areas.

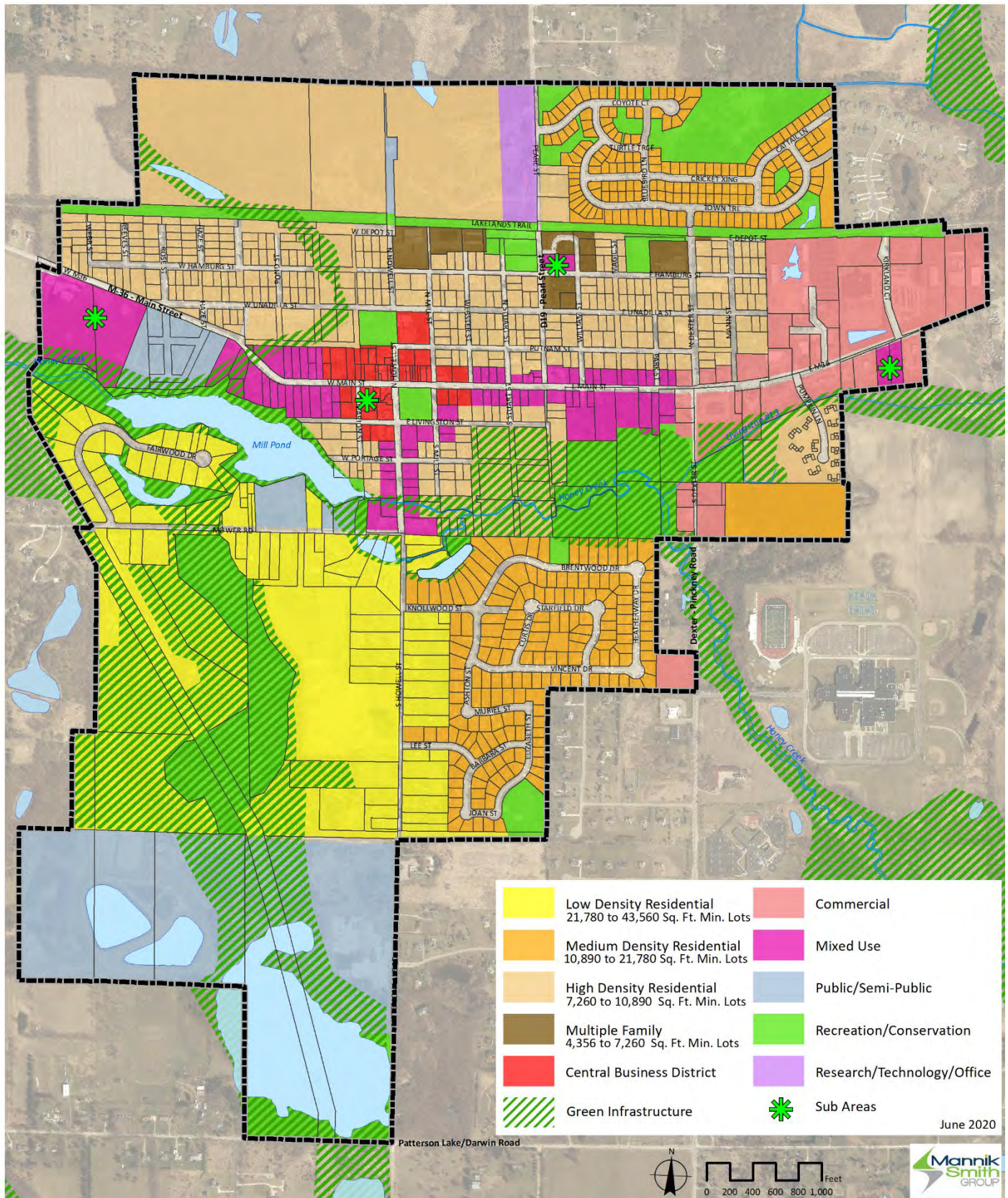
### **Mixed-Use**

Land designated as Mixed-Use would combine residential, office, and commercial categories. This land use is found in areas adjacent to the CBD on the west, south, and east sides along M-36/Main Street and South Howell Street, as well as areas bordering the community's central square. It consists primarily of older homes used as residences but also includes a newer area south of the Village. It also include sub areas that are existing sites designated for reuse as further developed in the next section of this Plan. The intent of this category is to preserve the older homes and the residential character of the Village upon entering the Village center and provide opportunities for office development. While the homes may be used as a business, the visual integrity of the Village would remain intact. Desirable uses include residential, professional, medical, dental, and veterinary offices, and other similar uses.

### **Secondary Commercial**

The Secondary Commercial designation is limited to the eastern part of the Village along M-36 and other small areas along D-19/Howell-Pinckney Road and Dexter-Pinckney Road that provide good accessibility and visibility. This designation is intended to include the most intensive variety of retail and service businesses in the Village. Desirable uses in this area include restaurants (including drive-through restaurants), large grocery stores, auto service establishments, and retail uses that serve a regional clientele.

Figure 14. Future Land Use Map



### **Research, Technology & Office**

This category is designed to accommodate light industrial, research, and office uses of a more industrial character together in mixed use areas. Business and/or office parks are ideal locations for these uses and should be located in areas of the Village with good access to major arterials. Uses in these areas should have minimal effect on surrounding land uses. Typical uses in this category include light manufacturing, assembly, high technology, research facilities, and laboratories. Land intensive industrial uses should be discouraged in the Village due to potential off-site impacts that can negatively impact the quality of living for Pinckney residents. This designation is limited to land bordering D-19/Pearl Street in the north part of the Village. Desirable uses include professional, medical, dental, and veterinary offices, light industrial manufacturing, office/research uses, open space, and conservation areas.

### **Public/Semi-Public**

This category combines the previously designated municipal and institutional categories. It consists of lands currently being used or planned for municipal use, specifically the Pinckney Cemetery, Village water treatment facility, DPW Yard, utility facilities, as well as operating churches, schools, or other institutional facilities.

### **Recreation & Conservation**

This category consists of existing parks and public recreational resources such as the Mike Levine Lakelands Trail as well as areas that have not been developed because they incorporate environmentally sensitive land. Desirable land uses for this category are conservation areas, recreation facilities, and low density single-family residential land uses.

### **Green Infrastructure**

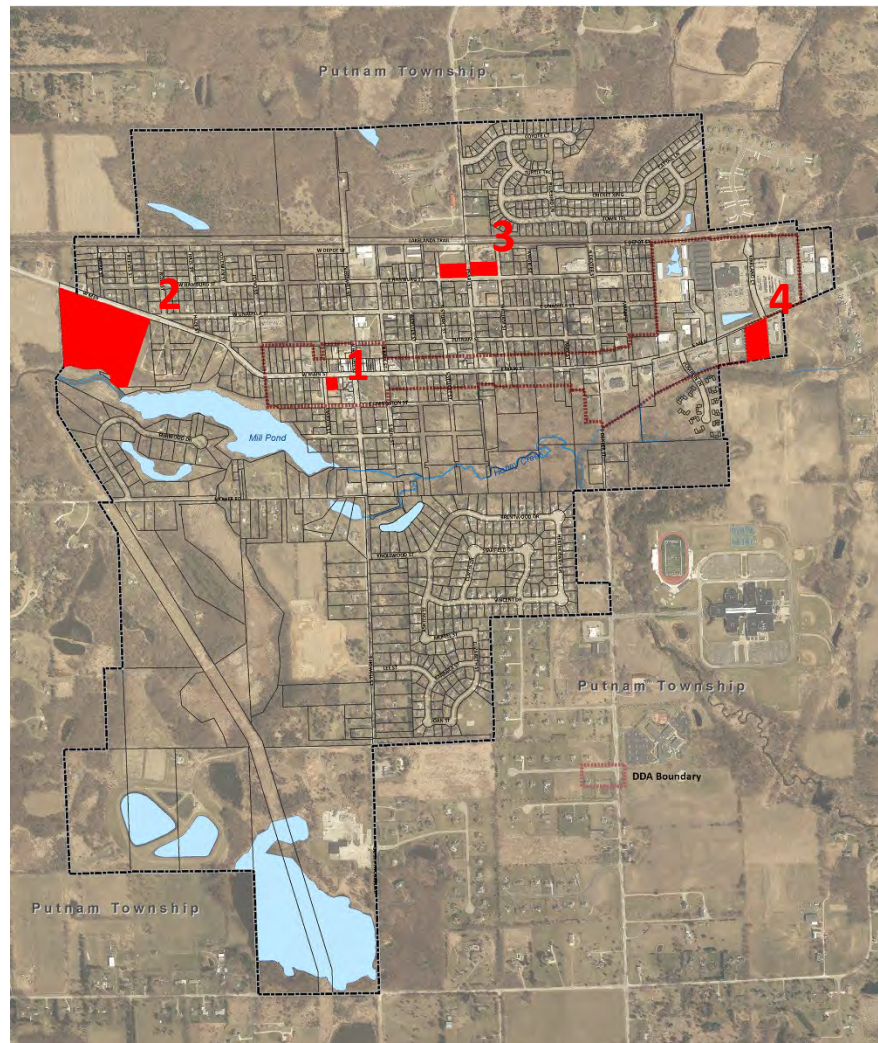
Land designated as Green Infrastructure is overlaid on other future land use categories and provides an interconnected open space system that preserves significant Village natural features including environmentally sensitive land such as floodplain, woodland, and wetland areas as well as land providing potential recreational opportunities. Although ideally intended to serve as a refuge for natural features and interconnected wildlife corridors, other uses are compatible with this designation such as preserves, recreation facilities, residential open space developments, and planned unit developments. While the intent of this category is not to prohibit development, it is to link the Village open space and conservation areas into an entire greenway system which could include bicycle and pedestrian trails and paths.

## SUB AREAS

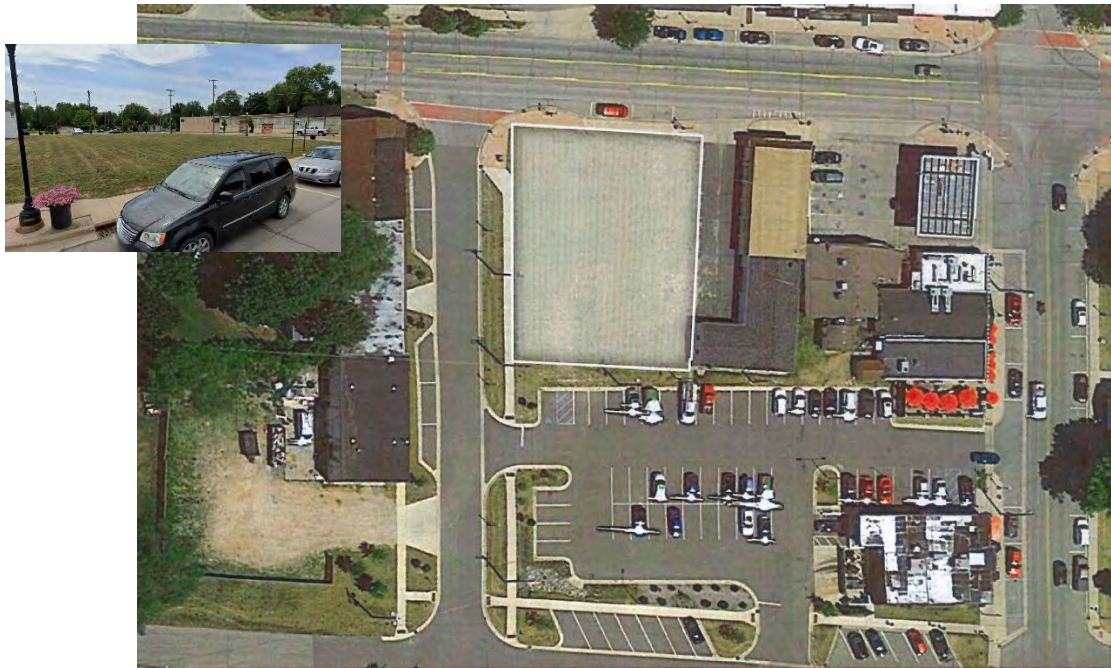
In addition to the overall future land use map and the future land use categories, the Village has identified four sub areas within the Village to receive more detailed considerations for land use updates as part of this Master Plan review process. The sub areas were identified as opportunity sites because they are vacant or include existing vacant buildings that could accommodate adaptive re-use, are generally underutilized, or would benefit from special considerations to be developed in a manner that is sensitive to the established character of the Village area in which they are located.

These sub areas are shown on the Future Land Use Plan map and identified by their respective number. Four sites have been targeted for consideration, which include specific land use recommendations and site design/pedestrian considerations, as described in the following pages:

1. **135 West Main Street/M-36**, a vacant site owned by the Village of Pinckney, located in the central business district, which was considered as part of the Redevelopment Ready Community process;
2. **935 West Main Street/M-36**, the vacant Pinckney Elementary School, located at the western edge of the Village;
3. **551 East Hamburg**, the former St. Mary's Church and Rectory property, located on both sides of Pearl Street/D-19 just north of Hamburg Street and south of the Mike Levine Lakelands Trail; and
4. **1268 East Main Street/M-36**, a vacant property located between the existing drive-through restaurants at the eastern edge of the Village.



## 135 West Main Street/M-36



### Existing Conditions

- 0.31 Acre with extensive frontage on Main Street
- CBD, Central Business District
- Adjacent Properties
  - North: Aunt Betty's Restaurant and vacant 140 Main building
  - East: Lavey Insurance office
  - South: Municipal parking lot
  - West: 211 Main Street with newly renovated businesses including restaurant, retail, and fitness studio

### Opportunities/Constraints:

- Small vacant and cleared site
- Access to both Main and Marion Streets
- Adjacent to municipally-owned parking
- Within the historic and walkable center of Pinckney
- Zoning does not allow for ground floor residential

### Preferred Future Development Options:

- Mixed use residential/commercial building fronting Main Street
- Townhomes on Marion street
- Small on-site parking with shared parking in municipal parking lot

### Site Design and Pedestrian Considerations

- Provide convenient and safe pedestrian connections around and through the buildings.
- Emphasize high-quality site design and architecture compatible with the historic character of Downtown Pinckney.

Images for Preferred Development Alternative



## 935 West Main Street/M-36



### Existing Conditions:

- 14.5 Acres with 1,015 feet frontage along M-36
- Former Pinckney Elementary School currently vacant
- R3-High Density Residential zoning district
- Planned for High Density Residential future land use
- Adjacent Properties:
  - North: Single-Family Residential
  - East: Cemetery
  - South: Mill Pond and Honey Creek
  - West: Mini-storage facility in Putnam Township

### Opportunities/Constraints:

- Vacant property and underutilized building provide opportunity for redevelopment.
- Access to M-36/Main Street.
- Opportunity to preserve natural features and open space within the property along Honey Creek and Mill Pond.
- Honey Creek and Mill Pond floodplain provide opportunities for the development of a greenway and connection to downtown.

### Preferred Future Development Options:

- High density residential or residential open space development at 4 to 6 units per Acre
- Multi family residential development
- Mixed-use development
- Reuse of the building if feasible

### Site Design and Pedestrian Considerations:

- Emphasize high-quality site design and architecture compatible with the residential character of the Village.
- Incorporate the use of the floodplain for public open space and a trail to downtown.
- Utilize innovative stormwater management techniques such as settling ponds, bio-swales, rain gardens and reduction in impervious areas.



Images for Preferred Development Alternative



## 551 East Hamburg



### Existing Conditions:

- 1.7 Acres with 1,015 feet frontage along D-19
- R3-High Density Residential Zoning District (west) & R4-Multi-Family Residential Districts (east)
- Planned for Recreation/Conservation (west) and High Density Residential (east) future land uses
- Adjacent Properties:
  - North: Mike Levine Lakelands Trail Access Site (Pinckney Depot & Trail Head) & multi-family residences
  - East: Single-family residential use
  - South: Light of the World Academy
  - West: Single-family residential use

### Opportunities/Constraints:

- Vacant property and church building with rectory provide opportunity for re-development.
- Access to D-19, Pearl Street.
- Opportunity to reuse the building for small apartment units as was once proposed.
- The vacant site across Pearl Street is a greenfield and can become a park area, parking, or small building development.
- Off-street parking is likely a site limitation.
- There may be a need for an enhanced crosswalk for added pedestrian safety.
- Proximity and connection to the Mike Levine Lakelands Trail is an asset.

### Preferred Future Development Options:

- High density residential at 4 to 6 units per Acre
- Multi-family residential development
- Reuse of the building if feasible
- Auxiliary uses to the trail for the western portion of the property such as a bicycle shop, tourism office, historical museum, café, etc.

### Site Design and Pedestrian Considerations:

- Recognize the historical aspect of the site.
- Support an architectural style that is compatible with the Pinckney Depot architecture for the west side of property.
- Make use of on-street parking for the residential portion of the property.
- Make the most out of the site's proximity and connection to the Mike Levine Lakelands Trail.

Images for Preferred Development Alternative



## 1268 East Main Street/M-36



### Existing Conditions:

- 2 Acres with 232 feet frontage along M-36
- SBD-Secondary Business District
- Planned for commercial future land use
- Adjacent Properties:
  - North: Busch's
  - East: Taco Bell
  - South: Creek and farmed land in Putnam Township
  - West: Wendy's

### Opportunities/Constraints:

- Vacant property with single-family home provides opportunity for re-development.
- Wide double lot with access to M-36/Main Street.
- Opportunity to preserve natural features and open space in the rear of the property along the Creek.
- The adjacent southern general business zoning district in Putnam Township may lead to intensive commercial development, which would need to be buffered.

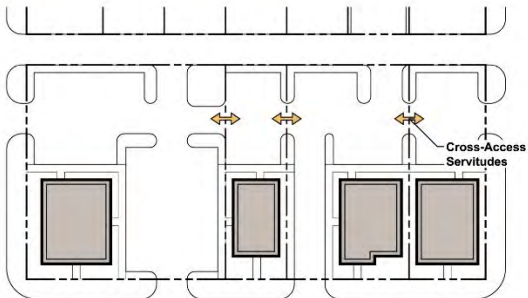
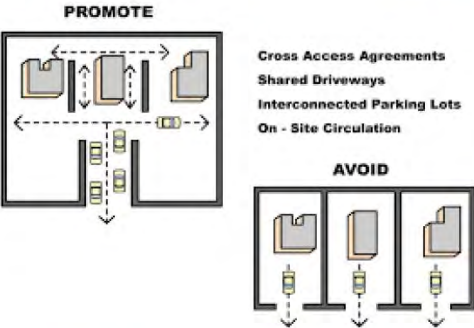
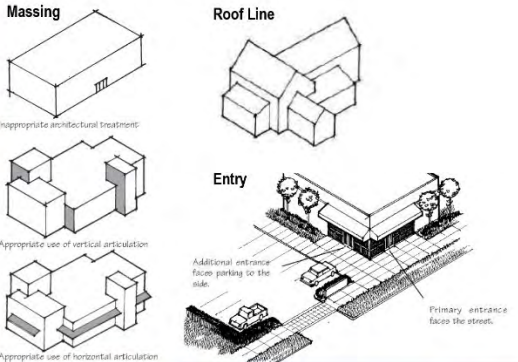
### Preferred Future Development Options:

- Commercial development with uses such as restaurant, office, convenience store, business/professional office, bank, and/or other mixed uses.

### Site Design and Pedestrian Considerations:

- Emphasize high-quality architecture with ample windows and doors, pitched roofs, overhanging eaves, quality exterior building materials and colors for this and any of the adjacent properties in the SBD district.
- Limit front parking lot and provide parking along the side and rear of the property.
- Consider shared access and interconnected parking.
- Complete the sidewalk, provide street trees, screen parking area, and use decorative low walls along M-36 corridor.
- Provide convenient and safe pedestrian connections between sidewalk, parking area, and any building entrance.
- Utilize innovative stormwater management techniques such as bio-swales, native vegetation, and use green infrastructures with an outlet to the creek.

### Images for Preferred Development Alternative



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# IMPLEMENTATION STRATEGIES

The Master Plan is essentially a statement of policies, objectives and goals designed to accommodate future growth and redevelopment. The Plan forms the philosophical basis for the more technical and specific implementation measures. It must be recognized that development and change will occur either with or without planning, and that the Plan will have little effect upon future development unless adequate implementation programs are established. This section identifies actions and programs which will be useful if the plan is to be followed. A variety of programs or administrative "tools" are available to help the plan succeed. These include:

## ZONING REQUIREMENTS

Zoning is the development control that has been most closely associated with planning. Originally zoning was intended to inhibit nuisances and protect property values. However, zoning should also serve additional purposes which include the following:

1. To promote orderly growth in a manner consistent with land use policies and the Master Plan.
2. To promote attractiveness in the Village's physical environment by providing variation in lot sizes and appropriate land uses.
3. To accommodate special, complex or unique uses through such mechanisms as planned unit developments, overlay districts, or special use permits.
4. To guide development away from conflicting land uses (i.e., industrial/commercial uses adjacent to residential areas).
5. To preserve and protect existing land uses until such time as they may change in accordance with the Master Plan.
6. To promote the positive redevelopment of underutilized areas of the Village.

The Zoning Ordinance and official map, in themselves, should not be considered as the major long-range planning policy of the Village. Rather, the Master Plan should be regarded as a statement of planning policy and zoning should be used to assist in implementing that policy.

## FUTURE LAND USE & ZONING

The Master Plan is used as the foundation for the Village Zoning Ordinance. As such, Michigan state law requires local governments to include a zoning plan as a part of their Master Plan. Specifically, the Michigan Planning Enabling Act (PA 33 of 2008) states:

*"A master plan shall also include those of the following subjects that reasonably can be considered as pertinent to the future development of the planning jurisdiction:...For a local unit of government that has adopted a zoning ordinance, a zoning plan for various zoning districts controlling the height, area, bulk, location, and use of buildings and premises. The zoning plan shall include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map."*

The table below identifies the future land use categories with the associated zoning districts.

**Table 13. Zoning Plan**

Future Land Use Designation	Corresponding Zoning Districts and Development Standards
<b>Residential</b>	
Low Density Residential	R-1 – Low Density Residential District Without Public Sewer: 0.75 Acre Minimum Lot Area With Public Sewer: 0.5 Acre Minimum Lot Area
Medium Density Residential	R-2 – Medium Density Residential District 12,000 Square Feet Minimum Lot Area
High Density Residential	R-3 – High Density Residential District 8,712 Square Feet Minimum Lot Area
Multi-Family Residential	R-4 – Multi-Family Residential District 8,712 Square Feet Minimum Lot Area 10,000 Square Feet Minimum Lot Area for two-Family Dwelling 1 room/1,600 Square Feet of Net Lot Area
<b>Commercial/Office</b>	
Central Business District	CBD – Central Business District No Minimum PL - Public Land 11,000 Square Feet Minimum Lot Area
Mixed Use	ROB – Residential-Office Business District 8,712 Square Feet Minimum Lot Area O – Office 8,712 Square Feet Lot Area PUD – Planned Unit Development
Secondary Commercial	SBD – Secondary Business District 5,000 Square Feet Minimum Lot
Research, Technology, and Office	RTO – Research-Technology-Office District 1 Acre Minimum Lot Area
<b>Other</b>	
Institutional	PL - Public Land 11,000 Square Feet Minimum Lot Area
Recreation/Conservation	PL - Public Land 11,000 Square Feet Minimum Lot Area
Green Infrastructure	R-1 - Low Density Residential District Without Public Sewer: 0.75 Acre Minimum Lot Area With Public Sewer: 0.5 Acre Minimum Lot Area R-2 – Medium Density Residential District 12,000 Square Feet Minimum Lot Area R-3 – High Density Residential District 8,712 Square Feet Minimum Lot Area PL - Public Land 11,000 Square Feet Minimum Lot Area PUD – Planned Unit Development



## IMPLEMENTATION STRATEGIES & ACTION PLAN

A number of strategies can be implemented to facilitate changes in Pinckney. Some strategies relate to improving economic and environmental health while others are directed towards community facilities, transportation, infrastructure systems, and improving land use decision-making. Together, the following strategies should improve the overall quality of life for Pinckney residents and businesses.

### 1. Amend the Zoning Ordinance and include PUD regulations

While the Master Plan functions to guide future development, the provisions of the Pinckney Zoning Ordinance regulate development of land in the present. Therefore, one of the primary steps in implementing the goals and objectives of the Master Plan potentially involves amending the Zoning Ordinance. This ensures that land use controls are consistent with policies of the Master Plan. It is important to note that this method is often an on-going, long-term process, but is also perhaps the quickest and most direct form of implementing change.

Alternative zoning and development techniques such as planned unit developments (PUD) can be very effective in accomplishing the goals of the Village's Master Plan because it is more responsive to economic, social, environmental, cultural, and real estate market changes. The Village is currently working at incorporating Planned Unit Development (PUD) regulations in the Zoning Ordinance which will give Pinckney flexibility to work with a developer to ensure a high-quality project that provides a variety of uses beneficial to residents, business, and employees such as a mixture of uses or a compact, pedestrian friendly design.

### 2. Establish a Main Street/M-36 corridor overlay district

Another method of implementing change is through sound and effective design standards (e.g., architecture, access management, landscaping, lighting, signs) to ensure future development is aesthetically pleasing and consistent with the Village's character.

Overlay zones, applied over one or more zoning districts, creates a second, mapped zone that is superimposed over the existing zoning districts. Overlay zones typically provide for a higher level of regulations in certain areas such as downtown areas and historic districts. A corridor overlay district along the Main Street/M-36 corridor could include the historic downtown and the newer edge development on either side and reflect the two distinct corridor characters.

Properly crafted architectural regulations and design guidelines can influence the quality and visual character of buildings and sites. After careful study, standards can be set for building articulation, exterior building material (including color), side and rear façade, other architectural features (such as awnings, etc.), sign regulations, landscaping requirement, parking lot placement and screening, service area screening and fencing requirements, lighting standards, and utilities.

### 3. Review and supplement the Village environmental regulations and ordinances

The current Master Plan includes areas of land designated as recreation and conservation which incorporates recreation resources such as the Mike Levine Lakelands Trail as well as areas with environmentally sensitive land. These natural resources include floodplain, woodland, and

wetland areas and form an interconnected open space or green infrastructure system that is essential to protecting water quality, providing wildlife habitat, and enhancing the quality of life in Pinckney.

This green infrastructure includes critical elements that must be protected as development pressures increase within and outside Pinckney's borders. Currently, the Village's Zoning Ordinance addresses environmental protection through the Residential Open Space Development option, which requires 30 percent of a development site to be permanently set aside as common open space. In addition, Ordinance No. 34, *Wetlands and Watercourse Protection*, protects wetland areas adjacent to the Mill Pond and wetlands of more than two acres in size. These provisions are helpful; however, to achieve an elevated level of protection, the Village should consider additional standards such as storm water management reducing the quantity of impervious surfaces, tree preservation, watercourse buffering, and greater and more comprehensive landscaping requirements.

**4. Address the goals of the Parks and Recreation Master Plan**

The updated Village Parks and Recreation Master Plan includes specific goals, objectives, and recommendations to guide recreation planning and development efforts of the Village. A clear priority for the community is to improve the Mike Levine Lakelands Trail and develop a continuous community-wide walk/bike way system. Pinckney should become and be promoted as a "Trail Town," the doorway to the State Recreation Areas, to maximize the economic potential of the Mike Levine Lakelands Trail and Pinckney's location in close proximity to the Pinckney Recreation Area.

**5. Other recommendations that can be implemented include:**

- Implementing a sidewalk program to construct any missing gaps.
- Installing pedestrian amenities along the system including a way finding signage system, benches, trash receptacles, and bike racks.

## FUNDING

A variety of funding mechanisms are available for the Village to implement some of the goals and policies of the Master Plan. Some of the mechanisms available are listed below.

### **1. Transportation Alternatives Program (TAP)**

The Village can take advantage of this program to attempt to gain funding for transportation enhancement activities. TAP offers funding opportunities to help expand transportation choices and enhance the transportation experience through implementing a number of transportation improvements, including pedestrian and bicycle infrastructure, and safety programs, preservation, and rehabilitation of historic transportation facilities, environmental mitigation activities, and safe routes to school programs. MDOT and SEMCOG make decisions after a local and regional screening process is conducted.

### **2. Downtown Development Authority (DDA), Public Act 57 of 2018**

The Village has an established DDA and has successfully utilized Tax Increment Financing to help fund a variety of downtown improvement projects. The DDA will continue the implementation of the plan for downtown improvements.

### **3. Tax Increment Financing, Public Act 57 of 2018**

Tax increment financing is a means of funding infrastructure improvements such as roads, sewers, etc. which are needed for development. Bonds are issued by the community to pay for the needed improvements and then paid off by capturing the resulting increases in property taxes spawned by the improvements.

### **4. Corridor Improvement Authority (CIA), Public Act 57 of 2018**

This act is designed to assist communities with funding improvements in commercial corridors outside of their main commercial or downtown areas. The provisions of the CIA generally mirror those of a DDA. An authority is created, which then establishes a tax increment financing plan, levies special assessments and issues revenue bonds and notes. It may also hire a director, as in a DDA. More than one CIA is permitted within a municipality.

### **5. Principal Shopping Districts and Business Improvement Zones, Public Act 120 of 1961, as amended by Act 260 of 1984**

This act basically authorizes municipalities to utilize the special assessment district financing mechanism for the maintenance, security, and operation of commercial areas. Funds can be utilized for a variety of activities including redevelopment, maintenance, and promotional efforts. The act also calls for a creation of a board to direct the various improvement efforts.

### **6. Special Assessment**

This method facilitates the funding of public improvement projects through individual assessments of properties on an equitable basis for benefiting property owners in a defined district. This technique is common when funding road and utility improvement projects.

## PLAN EDUCATION

Citizen involvement and support will be necessary as the Plan is implemented. Local officials should constantly strive to develop procedures which make citizens more aware of the planning process and the day to day decision making which affects implementation of the Plan. A continuous program of discussion, education, and participation will be extremely important as the Village moves toward realization of the goals and objectives contained within the Master Plan.

## PLAN UPDATES

The Plan should not become a static document. The Village Planning Commission should attempt to re-evaluate and update portions of it on a periodic basis. In accordance with the Michigan Planning Enabling Act (PA 33 of 2008), the Master Plan must be reviewed once every five years. The land use portion should be updated at least once every three to five years and the Planning Commission should set goals for the review of various sections of this Plan on a yearly program. The Master Plan should also be coordinated with the Parks and Recreation Plan in order to provide proper long-range planning for recreation improvements.

## APPENDIX: HAZARD MITIGATION

This section focuses on measures that the Village of Pinckney can take to prepare for and mitigate the effects of potential hazards. It attempts to address the aftermath of scenarios such as an overturned chemical tanker that spills hazardous materials into the Mill Pond, or severe flooding that leaves hundreds of people without shelter.

The Federal Emergency Management Agency (FEMA) defines hazard Mitigation as actions taken to reduce or eliminate long-term risk to people and property from hazards and their effects. Hazards often do not exist alone, they are often accompanied by other more significant hazards and can come in many different forms including natural; technological or manufactured and biological. Below is a list of hazards that could occur in Pinckney:

- Natural Hazards - flooding, tornadoes, lightning, earthquakes, wind damage, and winter storms;
- Technological or Manufactured - hazardous substance risk, terrorism, airplane crashes, and fires; and
- Biological - water supply contamination.

Pinckney faces primarily natural hazards, but there is always a potential threat from any type of hazard. For example, the Ameritech telephone service relay station located on the north side of M-36 (415 Main Street) between Pearl Street and Stuart Street uses sulfuric acid, which is found in large batteries in the facility. This site is listed with the Livingston County Emergency Management Division as a SARA Title III, which means that the sulfuric acid located on site is considered to be an extremely hazardous substance.

Sulfuric acid can come in a liquid or gas form. Swallowing the liquid or breathing the fumes can result in death; however, it is unlikely that an individual would ingest sulfuric acid. Breathing the fumes is much more likely to occur. Sulfuric acid vapors are heavier than air; therefore, accumulate in low areas. Sulfuric acid also reacts violently with many organic materials including wood and paper. Considering this, the Village and the County should consider applying for a mitigation grant to purchase the Ameritech property and relocate it to an industrial district isolated from residential uses.

Having a better understanding of the potential hazards that face a community is just one step in the hazard mitigation process. Knowing how to reduce the effects of these hazards is a large component in implementing mitigation strategies, most of which must be implemented at the local level. The main objective of this section is to identify potential hazards that could affect Pinckney and establish detailed goals and objectives to mitigate their effects. The primary role of Pinckney's officials is to protect the life, safety, and welfare of Village residents. The following paragraphs discuss several natural hazards and outline potential mitigation strategies.

## Flooding

Flash floods are the number one weather related killer in the United States. Ways to mitigate the effects of a flash flood include zoning regulations and public information. Through zoning, Pinckney officials can regulate where different land uses can be located (i.e., outside floodplains) and promote the reduction of impervious surfaces, which can reduce the amount and speed at which water collects in local waterways. Most flood damage occurs in structures that are constructed within a floodplain boundary.

**Mitigation Strategies:** All new buildings or residential structures shall not be permitted with floor levels below the base flood elevation. The lowest floor, including basement, shall be at least one (1) foot above the base flood elevation, plus floodway computation increases. Floodway computation increases range from 0 to 0.5 feet and are listed in the Flood Insurance Study published by the Federal Emergency Management Agency (FEMA). The Village has joined the National Flood Insurance Program (NFIP). By joining the NFIP, FEMA has documented the boundaries of any floodplains in the Village (Flood Insurance Rate Map (FIRM) Panel numbers: 26993C, 0430D, and 0433D). Residents of Pinckney are able to purchase flood insurance through FEMA regardless if their structure is in a floodplain. Residents in a floodplain should flood-proof their homes to prevent water damage in the event of a flood.

## Tornadoes

Tornadoes are the most violent storms on earth. An average of sixteen (16) tornadoes occur in Michigan each year. They can come without any warning and leave entire towns in ruins. Pinckney is under the umbrella of the County's emergency siren system. When a tornado warning (a warning means that there is a direct threat of a tornado in a localized area) is issued by the local weather service for the Pinckney area, the sirens are sounded by the local fire department, warning residents that a tornado has been spotted in their area. These sirens that the Livingston County Emergency Management office has in place are an example of a mitigation measure to lessen the destructive effects of tornadoes.

**Mitigation Strategies:** Residents of Pinckney should consider purchasing National Oceanic and Atmospheric Administration (NOAA) weather radios from their local electronics store. Village residents could then receive watches and warnings via radio directly from the satellite NOAA office in White Lake, Michigan. Residents of the Village are encouraged to complete a sky warn spotter training course. These courses are offered through many county emergency management offices. The course provides residents with the knowledge of what signs to look for in the event of a severe weather situation. Residents can obtain a self-construction guide from FEMA on how to build a tornado safe room in their house.

## Lightning

Michigan has the second most lightning related deaths, just behind Florida. We know lightning can be dangerous if caught outside during the storm. However, the effects of lightning can be felt inside the home also. There have been several confirmed cases of lightning related injuries from people who were inside during lightning storms. Many of these injuries occurred when lightning struck directly outside their homes but traveled through either tree roots or power lines into the homes and exiting electrical devices such as a corded telephone or electric stove and eventually striking individuals.

**Mitigation Strategies:** The best way to mitigate the effects of lightning is through public awareness. Getting the word out that lightning poses a serious threat is the best way to avoid lightning injuries and deaths. Through public awareness, Pinckney officials can encourage people to avoid using electrical devices such as a corded telephone. Residents of Pinckney can avoid parks and open spaces during a lightning storm.

## Earthquakes

Residents of Pinckney and Michigan, probably do not consider earthquakes to be a significant hazard. However, in southeastern Missouri the New Madrid fault line is considered to be very dangerous; one that could potentially give way, leading to strong earthquakes affecting even Michigan.

**Mitigation Strategies:** Local officials should adopt more stringent building code ordinances, which could help reduce structural damage in the event of an earthquake. Pinckney residents should consider adding a rider on their homeowners insurance to cover earthquake damage.

## Winter Storms

Winter storms in Michigan can be crippling on residents and on community budgets. Winter storms often cause power outages and leave many people without warm water and a source of heat. Pinckney residents should consider the following strategies.

**Mitigation Strategies:** Residents should consider obtaining individual auxiliary heat sources such as fireplaces or wood burning stoves as a way to minimize the need for evacuation to emergency shelters (Livingston County, Livingston County Department of Planning, Master Plan/Hazard Mitigation Interface, (1998-99) 207). Residents should also consider obtaining an auxiliary power source such a generator for their individual home (Livingston County Department of Planning 208). A non-perishable source of reserve food and water (3-day supply) should be in individual homes to better prepare for longer lasting winter storms.