Hamburg Township
a great place to grow

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Supervisor Pat Hohl **Clerk** Mike Dolan **Treasurer** Jason Negri **Trustees** Bill Hahn, Patricia Hughes, Chuck Menzies, Cindy Michniewicz

PLANNING COMMISSION MEETING

Wednesday, August 19, 2026 at 6:00 PM
Hamburg Township Hall Board Room

MINUTES

CALL TO ORDER

Commissioner Muck called the meeting to order at 6:00 pm.

PLEDGE TO THE FLAG

ROLL CALL OF THE BOARD:

1) **PRESENT:**

Patricia Hughes, Trustee
Deborah Mariani
Ron Muir, Vice Chair
Jeff Muck, Chair
Mark Venuto

2) **ABSENT:**
John Hamlin
Victor Leabu Jr

APPROVAL OF MEETING AGENDA for tonight.

Approval Motion made by Commissioner Mariani, seconded by Commissioner Venuto, to approve the agenda as presented.

Voice Vote: Ayes (5); Absent: Hamlin & Leabu

VOTE: MOTION CARRIED

APPROVAL OF THE MEETING MINUTES

Approval Motion made by Commissioner Mariani, seconded by Commissioner Venuto, to approve July 15, 2026, Planning Commission Meeting Minutes as presented.

Voice Vote: Ayes (5); Absent: Hamlin & Leabu

VOTE: MOTION CARRIED

CALL TO THE PUBLIC-

1. Dennis Down at 4710 Shan-gri-la Dr came up to the podium to discuss the fence that is going to be installed on the east of his home parcel. He asked if the fence would be installed on the property line at 9704 Kress Road business. He also asked about their garbage dumpster placement onsite, and if it would be 45 ft from his home. Mr. Down said he had lived at this home for 20 years and the dumpster was in front of the location. Muck let Mr. Down know that they might address these questions during the comment period during the meeting.
2. No other public comments.

OLD BUSINESS
None

NEW BUSINESS

1. **PZBA 26-0004 Combined Site Plan-Restaurant/ Golf Simulator at 9704 Kress Rd.**

Chair Muck opened the public hearing to David Rohr, the Planning & Zoning Director, for his brief on the staff report. David said that this was the same proposal that was presented three weeks ago before the ZBA board. David said that this plan has been reviewed by the Township Engineer and other departments that were required. David said staff supports this site plan proposal. Chair Muck asked David if he could address the fence question that Mr. Down had asked about earlier. David stated that fences are requested to be 6-inches to 1- foot off the property line to avoid potential conflict between properties. David said the fence is being proposed on the south and west side of 9704 Kress Rd parcel.

Chair Muck opened the hearing to the applicant, Mr. Wood. He stated that they can accommodate Mr. Down's request to move the dumpster enclosure to meet everyone's request. Muck then asked Mr. Wood to be seated while he opened the meeting to the Planning Commission members. Commissioner Muir asked if the sidewalk would remain. Mr. Wood stated that they were planning on replacing the

whole sidewalk along Kress Rd, and the asphalt will get ripped out. That asphalt area will be a new greenbelt area with perennial plants and that an area of 3 ft would consist of architecture gravel along the road. Muir asked if the sidewalk would exist along Shan-gri-la. Mr. Wood said that there was no sidewalk currently there. Muir clarified if there would be parking on the west side of the building. Mr. Wood said there would be no parking there.
Commissioner Mariani asked if the golf simulators were a good use for this property. Mr. Wood said that he hired a research firm that confirmed it was a very good use. April Wood came up to explain that many residents are all year-round residents on Zukey Lake and inside golf simulators would be an indoor sport that nearby residents would utilize during the winter. Mr. Wood clarified to Mariani that the roof would be removed, and a layer of block would level out the roof line towards the south and then the roof would be replaced. Then trusses would be added (front to back) to help the building blend in with the marina across the street. He explained that there will be scissor trusses on the inside of the building roof line. This alteration would provide 10 ft of indoor space in the building, but it will be taller in the middle. Mariani asked Mr. Wood if he had the building renderings so the commission members could better visualize what the upgrades would look like. He said he did have those renderings at home, and he would make sure to get them to David. April said she wanted a white building with a green roof. The restaurant will be open to the whole community and will not just be for the golf simulator customers. Mariani asked how many seats they could serve. They said they could have 31 customers who would be served lunch and dinner. The food will stop being served around 9pm. Commissioner Venuto said he had nothing to add.

Trustee Hughes explained that she had concerns about the local neighbors. Hughes said she reviewed the PC's 2023 approval for this site. She asked how large of a trash dumpster they were going to utilize for this business. Mr. Wood said the trash dumpster enclosure would be 6 ft tall. The dumpster would be about a 3 cubic yard but not a 6 cubic yard. She expressed her concern about a bioswale on the south side of this business and its impact on the existing neighbor's arborvitaes. Mr. Wood clarified that the bioswale was going to be 10 ft wide and 2 ft deep. The bioswale would help them detain water from their parking lot at their southern boundary. The edge of the bioswale will be 15 ft from the line of arborvitaes at the property line. Commissioner Muir stated that there is a natural water flow drainage area near that area so if the lakes overflow during a rain event, then the bioswale will help to hold water in that area. Trustee Hughes also asked for the building renderings and material samples so the commissioners could visualize the building as it was proposed. David stated that this building's renderings are not as important as if they were in the business or the Village Center zoning districts. David reminded Trustee Hughes that the PC members can place a condition on this site plan review that asks for color, material samples, and drawing renderings to ensure that the building will blend in with the surrounding homes and marina on Kress Rd.

Chair Muck asked David if there was anything in our ordinance that required a commercial dumpster to be setback from residential areas. David said that there was nothing in our ordinance. Muck said that the trash company truck needs to access the dumpster so it will be assessable for service. He said that is his only concern, so he asked the applicants to work with David on this issue. There will be 18 parking spaces for this business, two of which are for handicapped accessibility. Trustee Hughes requested that the applicants review their site plan description to ensure that their directional cues were correct.

Approval motion made by Commissioner Venuto, seconded by Commissioner Mariani, that the planning commission recommends approval of the Combined site plan (PZBA 26-0004) at 9704 Kress Rd. (TID#

4715-21-405-016) to the Township Board with the following conditions; because as conditioned the project meets the site plan review standards A-L in section 36-73 (7) and the additional approval standards of the Neighborhood Service District under section 36-187 as discussed at tonight's meeting and as presented in the Staff Report.

Condition 1: The applicant works with planning staff to find an alternative location for dumpster stall.

Condition 2: The applicant submits building architecture renderings, color samples and materials for the proposed building to the architectural subcommittee so they can be reviewed prior to this case going before the Township Board.

Condition 3: A 6-foot-tall solid fence along the west and south property boundary to lessen the impact from this project on the residential use to the west shall be installed, with the required shrubs planted on the east side of the fence. Trees and shrubs shall be installed in the west yard adjacent to the building. Fence details have been provided.

Condition 4: All lighting shall be turned off between 11:00 PM and Sunrise. Lighting used for security between 11:00 PM and sunrise shall be controlled by a motion sensor.

Condition 5: All signage shall conform to Article XIII (Signs) and land use permits shall be issued prior to installation of signage.

Condition 6: Prior to issuance of a land use permit *for either site improvements or construction,* the applicant shall receive approval from all required agencies including, but not limited to, Hamburg Township Fire, Engineering, and Public Works Departments, Livingston County Drain Commissioner, Livingston County Road Commission, and Health Department.

Roll Call Vote: Ayes (5); Absent: Hamlin & Leabu

VOTE: MOTION CARRIED

2. PZTA 26-0001 Zoning Ordinance Text Amendment: Human Crematorium.

Chair Muck opened the meeting up to David to talk about his draft text amendment. David said he put together a hybrid of other municipalities text amendments regarding these human crematorium units. David said after he talked to John Hamlin that he decided that this should be a special land use in the General Industrial (GI) zoning district. This type of use will need to come before the Planning Commission no matter what. David said that he was open to having a discussion with the planning commission members regarding changes or additions to this text amendment. If this text amendment is approved, then David will send it to the Livingston County Planning Commission for recommendations, and then it will go to the Township Board for approval.

Chair Muck opened the meeting to Mr. Borek and asked him what he thought about the text amendment language for Human Crematoriums. He expressed concern about item B in the text amendment, since the amendment limits the location of such crematorium units to existing funeral home buildings. Mr. Borek said that the other funeral homes that he had visited, who had purchased these units, needed to relocate them into another building on the existing funeral home's property, since these units require additional building space. Chair Muck asked David if he wanted to address Mr. Borek's concerns about this unit. David said the language was used to avoid stand-alone crematoriums at an existing funeral home site. Borek asked if he wanted to create an additional building to house a stand-alone crematorium, wouldn't he need to come back to the planning commission? David said yes. Borek agreed that this procedure made sense. Borek asked if such a building addition was needed to house the crematorium unit, could they propose to connect it with a breezeway, so it is not a stand-along building. David said yes.

Approval motion made by Commissioner Muir, seconded by Commissioner Venuto, that the planning commission approve this text amendment **Section 36-170.38 -Human Crematoriums** so it can be sent to the Livingston County Planning Commission for review, and then to the Township Board for approval.

Voice Vote: Ayes (5); Absent: Hamlin & Leabu

VOTE: MOTION CARRIED

3. **Zoning Administrator's Report.**

We will have a PC meeting next month for a conceptional site plan review for an additional gas station proposed in the Village Plaza parking lot located at 5589 E. M-36. The applicant wants the PC's recommendations. And we might have an amendment to a site plan. Chair Muck asked Commissioner Muir if he was going to be at the September 2026 Planning Commission Meeting because he didn't think he would be.

ADJOURNMENT

Approval motion was made by Commissioner Venuto, seconded by Commissioner Mariani, to adjourn at 6:38 pm.

Voice Vote: Ayes (5); Absent: Hamlin & Leabu

VOTE: MOTION CARRIED

Respectfully submitted,

Lisa Perschke

Planning/Zoning Coordinator & Recording Secretary

David Rohr

Planning & Zoning Director

The minutes were approved as presented/corrected: _____

_____

Commissioner Jeff Muck, Chairperson