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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, September 17, 2025, at 7:00 PM
Hamburg Township Hall Board Room

MINUTES

CALL TO ORDER

Vice Chair, Muir called the meeting to order at 7:00 pm.

PLEDGE TO THE FLAG

ROLL CALL OF THE BOARD:

1) PRESENT:

John Hamlin
Patricia Hughes
Victor Leabu Jr
Ron Muir, Vice Chair
Joyce Priebe

2) ABSENT:

Jeff Muck, Chair
Deborah Mariani

APPROVAL OF MEETING AGENDA for tonight.

Approval Motion made by Trustee Hughes, seconded by Commissioner Priebe, to approve the agenda as presented.

Voice Vote: Ayes (5); Absent (2) Commissioner Mariani and Chair Muck

VOTE: MOTION CARRIED

CALL TO THE PUBLIC- No public response

APPROVAL OF THE MEETING MINUTES

Approval Motion made by Commissioner Priebe, seconded by Trustee Hughes, to approve August 20, 2025, Planning Commission Meeting Minutes with corrections as noted by Trustee Hughes and Commissioner Muir.

Voice Vote: Ayes (5); Absent (2) Commissioner Mariani and Chair Muck

VOTE: MOTION CARRIED

OLD BUSINESS

None

NEW BUSINESS

1. **Request to extend Site Plan Approval (GPUD 24-0001)** Crossing at Lakeland Trail for one year.

Vice Chair Muir opened the public meeting to David so he could give an update to the Planning Commissioners regarding this site plan approval case extension. He stated that the PC gave Final Site Plan Approval on October 23, 2024, and the applicant is seeking a year extension due to some projects that have come up. David said that this project is anticipated to break ground this coming spring. He reminded the commissioners that our ordinance requires that the PC make a recommendation, one way or the other, forwarding such recommendations onto the Township Board for their final approval. We are looking for this extension to go for one year to October 2026.

Commissioner Leabu asked David if there was a limit to how many extensions can be issued for a site plan approval. David said that there is no limit to the number of extensions that can be given. Trustee Hughes and Commissioner Priebe discussed site plan extension ordinance language but came to an agreement in favor of David's response.

Bob Langan, the developer, was asked to come to the podium to answer Commissioner Leabu's questions. Bob stated that all his development projects are stalled right now because the banks aren't lending the amount of proceeds that people need to get their projects off the ground. He said that this is a new development that began at 2pm today when the Federal Reserve dropped the borrowing rates. Bob said they have allocated funds for both of his development projects. This funding is already established and in place right now. He said he is retooling his budgets and their proformas, along with the Federal Reserve behaving as it should, they would be able to get the amount of money needed to match their financial needs. Bob said he might need to resubmit all their financing in November as they retool their proforma forcing them to extend their construction timelines projections. He said they don't control the banks, but they feel confident in the way things are shaping up. He said that this is how he makes his living, so he has no intention of stalling on this project.

Commissioner Hamlin read that such extension requests shall be accompanied by a schedule for the commencement of this building project. Bob stated that he has a construction schedule in hand with him, but he is not sure how reliable they are. He said that they have a phase one land development starting in May 2026. Bob said he could email this schedule to David so he could share it with the commissioners. Bob walked over to David and handed him his paper copy of the schedule. Vice Chair

Muir asked if his South Lyon project was on this same schedule. Bob said that the S. Lyon Project is ahead of this project in terms of permits. Bob said they have the South Lyon permits and have already cleared the land there. He said they are currently stopped because they can't get an adequate financing package from the bank. He stated that they can start both building projects at the same time next year, if needed.

Bob said he bought and owns this Hamburg Township property. Trustee Hughes asked if Bob has cleared or graded the vacant land yet. He said no. Trustee Hughes stated that the surrounding neighbors are likely hoping that he will never develop this land. Commissioner Leabu said that there were residents out there looking forward to this development to allow them to stay in this area. Bob said that financing is his key hurdle right now. Vice Chair Muir said that a quarter percent drop was huge. Bob said the Federal Reserve has never dropped a quarter of a percent and then stopped. He continued that they have always had at least 75 basis points. He said the financial leaders are telling us to expect another quarter of a point drop. We feel confident in our chances of a submission. Trustee Hughes said that these financial individuals are saying that there will be two more before the end of the year. Bob agreed that there might be two more cuts, by the end of this year. Bob stated that if everything doesn't go sideways, they should be able to start building this coming spring.

Trustee Hughes and Commissioner Leabu discussed the previous builder proposal project failing. Bob stated that he knew the sellers and that they never made a living off developing their properties. Hughes continued that they had told the PC board that they couldn't get financing because the banks didn't think Hamburg Township needed any apartments. Commissioner Leabu said according to McKenna, based on the township's population ten years ago, that the township was about 300 apartments short. Bob said that every single community needs a certain baseline of rental properties and/or multifamily owner rental properties. Currently, Hamburg doesn't have that right now. Leabu said that younger people are having a problem investing \$300,000 to \$500,000 into a new home on the lake. Trustee Hughes said that builders need a lower interest rate. She continued that senior citizens who are living off their investments might want to rent but would not look favorably at a 0.002% on their investments. Bob said that there is a give and take with this market, and he reminded the commissioners that home buyers want a lower interest rate. They want to be able to afford to buy a home. Investors and bond buyers who rely on the money market accounts are not happy with this rate decrease either. Commissioner Leabu said that he hopes that Bob can move forward and build some apartments to broaden the township's ability to draw people to the community. Bob said that they have a building company that earns money by building these communities. They also have an ownership company that wants to own more of these communities. Bob said that they are not happy to have to wait on this development until next year. Vice Chair Muir asked Bob if they have their own construction crew. He said yes. They utilize a self-performing construction and development crew on these building projects. Their main company is a general contracting business. Bob said that they won the Southeast Michigan Builder's Association "Multi-family Builder of the Year Award" last year. The commissioners congratulated him. Bob said that they did work in South Lyon, Genoa and Lansing this year. Bob said that this is what they do for a living.

Approval motion made by Commissioner Hamlin, seconded by Commissioner Priebe, that the planning commission recommend the Township Board grant a 12-month extension for project GPUD 24-0001 (The Crossing at Lakelands Trail). The PC members had a discussion on what date to make the 12-month

extension begin and end. David stated that the Township Board's approval at their next meeting would set this extension's beginning and ending dates.

Voice Vote: Ayes (5); Absent (2) Commissioner Mariani and Chair Muck

VOTE: MOTION CARRIED

Bob thanked the commissioners for this extension. David let Bob know that this extension would go to the Township Board at their first meeting in October 2025. He said he would send him an email reminder.

ZONING ADMINISTRATOR'S REPORT:

David let the commissioner know there are no agenda items for next month's PC meeting. He said that they might have several agenda items for November 2025.

He let everyone know that the Village Center Master Plan Working Group starts meeting tomorrow at 9am. David said the working group consisted of PC Commissioners John Hamlin, Victor Leabu, (Township Supervisor) Jason Negri, (Member at Large) Craig Masserant, and David. David said that they will establish a timeline and set parameters on how they will approach this VC master plan review. He said that he will keep the PC board members updated monthly on their progress.

Commissioner Hamlin asked David when the Rezoning of the park land on both sides of Merrill for public use would be on the agenda. David said that this item will be on the November 2025 meeting agenda. Hamlin asked what the current zoning of this park land currently was. David said it was currently zoned as private residential RA. This rezoning change will help the township apply for needed park grants. David said he is waiting for the MDNR to get back to the parks department, ensuring that there will be no issue with this rezoning.

ADJOURNMENT

Approval motion was made by Trustee Hughes, seconded by Commissioner Leabu, to adjourn at 7:19 pm.

Voice Vote: Ayes (5); Absent (2) Commissioner Mariani and Chair Muck

VOTE: MOTION CARRIED

Respectfully submitted,

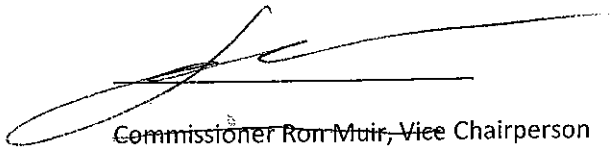
Lisa Perschke

Planning/Zoning Coordinator & Recording Secretary

David Rohr

Planning & Zoning Director

The minutes were approved as presented/ corrected: _____

A large, stylized handwritten signature in dark ink, appearing to be 'Ron Muir', written over a horizontal line.

Commissioner Ron Muir, Vice Chairperson

Jeff Muck