



10405 Merrill Road  
P.O. Box 157  
Hamburg, MI 48139  
(810) 231-1000  
[www.hamburg.mi.us](http://www.hamburg.mi.us)

**Supervisor** Jason Negri **Clerk** Mike Dolan **Treasurer** Jennifer Daniels **Trustees** Chuck Menzies, Patricia Hughes, Nick Miller, Joanna Hardesty

## **PLANNING COMMISSION MEETING**

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

### **AGENDA**

#### **CALL TO ORDER**

#### **PLEDGE TO THE FLAG**

#### **APPROVAL OF THE AGENDA**

#### **APPROVAL OF MINUTES**

1. Approval of the July 15, 2026 Planning Commission meeting minutes.

#### **CALL TO THE PUBLIC**

#### **OLD BUSINESS**

#### **NEW BUSINESS**

2. PZBA 26-0004 Combined Site Plan - Restaurant/Golf Simulator at 9704 Kress Rd.
3. **PZTA 26-0001:** Zoning Ordinance Text Amendment: Human Crematorium

#### **ZONING ADMINISTRATOR'S REPORT**

4. **Adjournment**



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

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## PLANNING COMMISSION MEETING

Wednesday, July 15, 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:

John Hamlin  
Patricia Hughes, Trustee  
Victor Leabu Jr  
Deborah Mariani  
Ron Muir, Vice Chair  
Jeff Muck, Chair  
Mark Venuto

##### 2) ABSENT:

#### APPROVAL OF MEETING AGENDA for tonight.

**Approval Motion** made by Trustee Hughes, seconded by Commissioner Hamlin, to approve the agenda with an additional conversation on non-motorized transportation in Hamburg Township by Commissioner Hamlin under new business.

**VOTE: MOTION CARRIED UNANIMOUSLY**

#### APPROVAL OF THE MEETING MINUTES

**Approval Motion** made by Commissioner Mariani, seconded by Commissioner Venuto, to approve May 20, 2026, Planning Commission Meeting Minutes with corrections as noted by Commissioner Mariani.

**VOTE: MOTION CARRIED UNANIMOUSLY**

**CALL TO THE PUBLIC-** No public response

**OLD BUSINESS**

None

**NEW BUSINESS**

**1. Annual election of Planning Commission Chair and Vice Chair.**

Chair Muck opened the meeting to David Rohr. David explained that according to the Planning Commission bylaws, the PC board members are required to annually reelect a chair and vice chair to their board. Someone would need to nominate a person to be the chair and another for vice chair, then the PC would need a second for that nomination. Then the PC would allow a discussion about the nomination. Then there could be counter nominations. Commissioner Hamlin **nominated** Jeff Muck as the PC chair and Commissioner Muir as the PC Vice Chair. Trustee Hughes seconded this nomination. Chair Muck asked if there was any discussion from the board. Commissioner Muir said he was good. Muck said thanked the board for this honor to lead the PC board again and serve the residents of Hamburg Township.

**VOTE: MOTION CARRIED UNANIMOUSLY**

**2. Discussion of Zoning Text Amendment: Crematoriums.**

Chair Muck opened the meeting to a guest speaker, Todd Borek. He came up to the podium to talk on this topic. Todd explained that he had come before the PC board 34 years ago to propose their funeral home in an industrial district as a special use. He is proposing that a crematorium unit be placed inside their funeral home building. Todd said he felt it was consistent with the master plan since their building was in the light industrial zone. 80 % of Hamburg's residents are requesting cremation today, so this is a large portion of their business. The Borek funeral home has five locations and currently they bid out cremations to two businesses; one in Livonia and the other in Mason. Todd would like to offer all funeral services at their business locations. Todd said he will need an EGLE permit for air quality and a license from the state since they regulate these units.

Chair Muck asked David to explain the procedure for the PC to approve this use. David said it could be an accessory use of the funeral home, a special use, or it could be a text amendment that allows this use in certain zoning districts if it meets certain requirements. David said he provided an example of what the City of Cadillac had done to allow a crematorium in their community. Chair Muck asked David if the PC could approve this use as an amendment to the Borek funeral home's special land use, so they don't open this use to all the light industrial parcels in that zoning district. David said that the PC could only permit this certain use to an existing funeral home in that certain zoning district in Hamburg Township. Commissioner Hamlin asked if any business could have a crematorium under our current rules. David

said that this is not a permitted use and it is not similar enough to any other special or light industrial use. David explained that this use would need to be written as a standalone or an accessory use to an existing funeral home as a text amendment. Commissioner Mariani asked Todd if they were already working on getting a crematorium approved with Handy Township. He said no. He said he is currently negotiating with Handy Township as he is doing with Hamburg Township PC board members tonight.

Commissioner Leabu asked Todd how far his funeral home was from the residential zone districts in Hamburg Township. He said he is well over the 300 ft which is required by the crematorium unit specifications that they are considering purchasing. Commissioner Leabu said he liked the idea of keeping the body remains of Hamburg residents local, instead of sending them out of the community for this type of service. Trustee Hughes asked Todd what building he was proposing to place the crematorium unit in. He said that their current funeral home was located inside what used to be the old Hamburg Screw Products building. He purchased this empty building and remodeled it into the funeral home. Next, she asked Todd about the environmental impact of the crematorium. Todd explained that the crematoriums of today are technologically advanced to reduce their environmental impact on the surrounding community. They have triple-chambered systems that are heavily regulated by the state through a licensing via EGLE. Trustee Hughes asked Todd questions about their final funeral service process. Todd explained that Borek Jennings is a full-service provider. He said they also own a low-cost provider, which is called Livingston Cremation and Funeral Care. That business is housed in an old funeral home in Howell located at 312 S. Michigan in Howell, across from Howell Post Office. The low-cost provider charges \$1500 less than the full-service business since their customers never come to the building. The low-cost customers do everything online. It is a different type of service. Commissioner Muir said that Borek Jennings full-service is a one-stop shop that takes care of all the family needs for the death of a loved one. Their family used their full-service funeral arrangements.

Commissioner Hamlin asked Todd if they could fit the whole crematorium unit inside their existing funeral home in Hamburg Township. Todd said yes. Hamlin asked if they do about 450 cremations per year with all five of their facilities. Todd said yes. Hamlin read that if the ordinance said that crematoriums may accept bodies from multiple funeral home clients, would they do this practice? Todd said he could. Hamlin asked if the cremation of bodies would happen both day and night for this newly purchased unit? Todd said it is a daytime business, which would run between 6am to 6pm as a workday. Todd explained that there is a lot of preparation to get the cremation unit ready for cremations. Currently, the funeral home is operating 24/7, 365 days per year. Hamlin asked Todd to clarify what a "small crematory unit" is defined as. Todd said he wasn't sure how to clarify that. Todd said they would not be a pet crematorium. David explained that he wrote *small unit* in his memo to ensure that the PC members didn't define this unit as a large crematorium with a huge smokestack. It is smaller unit that can fit inside the current existing funeral home facility. The unit's smokestack is 42 inches diameter for the outer stack, and the inner stack will protrude outside the roof line about 32 inches. The roof time units will block the stack from view at the road.

Commissioner Leabu asked Todd how long a cremation takes. He said it could take around 55 minutes to cremate a smaller body. Todd said it depends on the type of unit that is installed, as well as the weight of the deceased person. The average cremation takes about 2-3 hours, depending on the technology and scope of heat produced by the unit. The unit can get up to 1800 degrees, and you must wait till the unit cools down (900 degrees) before you open the unit to retrieve the remains.

Chair Muck stated that the PC board had consensus to support this text amendment. He asked David what their next steps would be for him to draft this zoning text amendment. David said that he needed the PC board to direct his office with some draft language for this ordinance. David then could bring this back to the PC for review and edits, then potentially vote for a recommendation. He would then need to send it to Livingston County Planning Commission for their review/comments, and then he would present it to the township board for approval. Trustee Hughes said that there were many things in this example ordinance that she didn't approve. David said he could draft up a text amendment and bring it back to the PC so they could make edits to the language at next month's meeting. Chair Muck said he didn't want to delay this amendment too long or make it a lengthy process. He said that the PC members could send David some comments about what they like or didn't like before he brings it to them at next month's meeting.

Commissioner Hamlin asked David if this would be an amendment to their special land use permit. David said that was a good question. It depended on how they write the language up. Special uses are usually reserved for things that have additional requirements. Hamlin said that this would either be a permitted use or a special use. David said, "Correct." David said that this would be more of a permitted use, but within the ordinance it would still require certain requirements. He said that these would not necessarily be permitted in all general industrial locations would narrow this type of use. He recommended adding that a crematorium needs to be housed within an existing funeral home. Hamlin said if it is a permitted use, then there will not be a public hearing for the text amendment. David said with any text amendment, it must be held as a public hearing. When Mr. Borek comes back to us for the planning approval to place the crematory unit, and it is permitted, and he satisfies the ordinance, then it's not administrative. Trustee Hughes asked David if he could check with Michigan Township Association (MTA) to see if they have any template for this type of use.

Commissioner Leabu asked if they will allow family to watch the cremation process? Todd said that some traditions require that the family is a part of the cremation process so he will have to play it by ear. Some units can push the body into and out of the combustion chamber. Hamlin had mentioned that in some communities a crematorium portion of a funeral home doesn't have to pay taxes. Todd said he didn't hear that, but he said he would do some research. Todd said that a pet crematorium is expensive to acquire. Muir asked if they could perform both pets and human cremations in their crematorium. Todd said no, you couldn't commingle the two.

**Approval motion** by Commissioner Hamlin, seconded by Commissioner Muir, to direct township staff to prepare a draft text amendment.

**VOTE: MOTION CARRIED UNANIMOUSLY**

Chair Muck asked David if Mr. Borek needed to be at their PC meeting next month. He told Borek he was welcome to attend if he wanted to. David and Hamlin said that the discussion meeting would not be a public meeting, but David would send him an email, so he was aware of when they would have the discussion meeting. Todd said he would like to attend this meeting in case anyone has any questions.

### **3. Discussion of non-motorized traffic.**

Commissioner Hamlin said we talk about having a Village and a walkable community, but he can't ride his bike to Kroger unless he uses the road. He asked if it would be the PC who would work on a mission or goal to make Hamburg a bikeable community? He said it would make Hamburg Township a nice place to live if they had a bike/walking path. Commissioner Leabu said that there was a greenways plan on Chilson but today you take your life into your own hands. Commissioner Muir said that the PC was making businesses connect sidewalks along M-36, so they have a walking path. Commissioner Venuto said he drives his bike to Kroger and then he can access the trail to different spots such as the Hamburg Pub from the trail. Venuto reminded Hamlin that building such a bike/walking path would take 40 years and a lot of funding. You would have to put it into the ordinance and raise taxes to fund such a vision. Leabu said that there are grants that the City of Ann Arbor gets to pay for some of this expense.

Trustee Hughes said that when the township surveyed residents about parks and other amenities that they stated that they didn't want to have to drive their bikes to the park and then access the trails from a park to get around. The township residents are not responsible for the cost of our roads. Livingston County would need to form a complete streets ordinance to develop a bike lane when they redo the roads in Hamburg Township. That cost would trickle back to each of us in the township. She said we have Lakeland Trail and we pay for the maintenance on it. Past township supervisors said when they wanted to connect Dexter trails to McGregor Road, it was going to be costly for them to gain easements from the property owners along the way to connect them. Hamlin said he used to work in Ann Arbor township, and he knows it is costly, but it can be done. Trustee Hughes said that some board members were talking about connecting Hamburg Township to Brighton State Park, but she can't remember if they had come up with a cost estimate or not. Chair Muck reminded Hamlin that the Parks and Recreation's 5-year master plan was due soon. We must have this on file with the MDNR to be eligible for any kind of grants. The best way to get funding for trails is through MDNR grant programs. Hamburg Township has benefited from such grants with the West Park kayak launch, the playgrounds and walking paths. Muck said that the Parks and Recreation Committee would like to know that the PC would like to see a big push for more trails and pathways throughout the community. Muck said he is the Parks and Recreation Director for the City of Novi, and they have what is called their Active Mobility Committee. It is made up of two city council members, two planning commission members, and two park commission members. The task force works on looking at sidewalk gaps, trail connections, e-bikes and other updates to their ordinance. Muck said that this might be something that David would want to present to the Township Supervisor and see if he wants to form a small task force committee. Muck said that Metro Parks had looked at a county wide plan to connect local communities to their park system. Hamburg Township had been excluded since that had to either get over or under US 23.

## **ZONING ADMINISTRATOR'S REPORT**

1. He has been working with the new Blue Water Party Store owners for a proposed restaurant / golf simulator. Very similar to what the PC approved three years ago. David said he is working diligently to get the owners on the August 19 agenda.

## **ADJOURNMENT**

**Approval motion** by Commissioner Venuto, seconded by Commissioner Leabu, to adjourn at 6:55 pm.

**VOTE: MOTION CARRIED UNANIMOUSLY**

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



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planning@hamburg.mi.us

P.O. Box 157  
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## SITE PLAN APPROVAL APPLICATION

**Please note: All required information, copies, fees, and other materials as appropriate must be submitted and complete before the Township Planning Commission will set a public hearing date on the Site Plan Approval Application.**

Application fees and review fees are required at the time of application.

In the case of separate applications for Preliminary and Final reviews, separate application and review fees shall be collected. Review fees shall be placed into a non-interest bearing escrow account. Upon final review, review fee balances shall be returned upon receipt of final billing. The applicant shall be responsible for all costs incurred.

Note: Acreage calculations based upon the acreage being developed or utilized for the project (parking, buildings, walks, storm water retention etc.)

The undersigned hereby makes application for a Site Plan Approval for: (Check all that apply)

1. **TYPE OF PROJECT:** ☐ Open Space ☐ Echo ☐ Residential ☐ Condominium  
☐ Apartments ☒ Commercial ☐ Industrial ☐ PUD ☐ Hardship PUD
2. **TYPE OF APPLICATION:** ☐ Preliminary Site Plan ☐ Optional Conceptual Site Plan Review by Planning Commission  
☐ Final Site Plan ☒ Combined – Preliminary/Final Site Plan  
☐ Minor Site Plan ☐ Site Plan Amendment (less than 25% area of site being changed) ☐ Site Plan Amendment (26% or more of site being changed)

3. **PROJECT NAME:** Shotz Indoor Golf Submittal Date: 06/17/2026

4. **PROJECT ADDRESS:** 9704 Kress Rd, Pinckney MI 48169

Tax Code Numbers: 15 - 21405016 15 - \_\_\_\_\_ 15 - \_\_\_\_\_

15 - \_\_\_\_\_ 15 - \_\_\_\_\_ 15 - \_\_\_\_\_

☐ Metes & Bounds Parcel ☐ Subdivision SHAN-GRI-LA SUBAX NO 4 Lot Numbers: \_\_\_\_\_

Zoning District Classification: NS Floodplain Classification: \_\_\_\_\_

Number of Lots Proposed: 1 Acreage of Project: .44

5. **PROJECT DESCRIPTION:** \_\_\_\_\_

Renovation of an existing commercial building for operation as Shotz Indoor Golf Lounge, an indoor golf simulation venue. Proposed use will include golf simulator bays, food and beverage service and customer seating. No expansion of the building footprint is proposed. Exterior improvements include modifications to the roof structure to increase interior ceiling height necessary for golf simulator operation. Site improvements include reconfiguration of the existing parking area, addition of parking spaces, ADA compliant parking and access improvements, updated landscaping as required and associated drainage improvements. Existing utility services will remain in use. The project is intended to redevelop and enhance an existing commercial property while maintaining compatibility with surrounding land uses and improving the functionality, appearance and safety of the site.

6. OWNER/PROPRIETOR INFORMATION:

Name: **9704 Kress Holdings LLC** Phone Number(s): **734-891-0348**  
 Email: **april@shotzgolf.com** Address: **16617 Riverside St.**  
 City: **Livonia** State: **MI** Zip: **48154**

7. APPLICANT:

Name: **April Wood** Phone Number(s): **734-891-0348**  
 Email: **april@shotzgolf.com** Address: **16617 Riverside St**  
 City: **Livonia** State: **MI** Zip: **48154**

8. DESIGNER INFORMATION:

Name: **DesignStruct** Phone Number(s): **248-495-3905**  
 Email: **steve@designstruct.com** Address: **23617 John R. Rd**  
 City: **Hazel Park** State: **MI** Zip: **48030**

9. SPECIAL USE PERMIT:

Is a Special Use Permit required for this project? ☐ No ☒ Yes

IF YES, Attach Special Use Permit Application Form with this site plan review application form

**APPLICANT CERTIFICATION:**

I hereby certify that all structures and uses for which this application is made shall conform to the Ordinances of Hamburg Township, Livingston County and the State of Michigan. All information submitted as a part of the site plan application is to my knowledge accurate. If the information is determined either now or in the future to be inaccurate any permits granted for the incorrect information shall be void and any structures built or uses approved may be in violation of the required ordinances and must otherwise be brought into compliance with all regulations.

I further agree that any deviation from the plans submitted or the breach of any additional safeguards, conditions or requirements the Hamburg Township may impose in granting this application shall constitute a violation of the Ordinance and invalidate the permit granted.

PROPERTY OWNERS SIGNATURE: April Wood DATE: **06/17/2026**

\*If an agent submits the project to the Township for the property owner a letter authorizing must be submitted.

**PRELIMINARY & FINAL SITE PLAN**  
**CHECKLIST**

Each preliminary & Final Site Plan submitted for review shall provide the following information at the time of application.

\_\_\_\_\_ **A. General Information**

- ☒ 1. Name and address of the proprietor and proof of ownership, developer, and registered engineer, registered surveyor, registered architect, registered landscape architect, or registered community planner who prepared the site plan.
- ☒ 2. Date of plan preparation, north arrow, and scale of plan, which shall not be greater than one inch equals twenty feet (1" = 20') nor less than one inch equals two hundred feet (1" = 200').
- ☒ 3. Full legal description of parcel and dimensions of all lot and property lines showing the relationship to abutting properties, and in which district the subject property and abutting properties are located.
- ☒ 4. Area map showing the relationship of the parcel to the surrounding area within one-half mile.
- ☒ 5. The location and description of all existing structures within one hundred feet (100') of the parcel.

\_\_\_\_\_ **B. Physical Information**

- ☒ 1. Proposed plans for site grading, surface drainage, water supply and sewage disposal.
- ☒ 2. The location of existing and proposed landscaping, buffer areas, fences, or walls on the parcel.
- ☒ 3. Existing and proposed structure information including the following:
  - a. Footprint location, dimensions and setbacks.
  - b. Finished floor and grade line elevations.
  - c. Elevations drawings that illustrate building design, size, height, windows and doors, and describe construction materials. Elevations shall be provided for all sides visible from an existing or proposed public street or a residential zoning district.
  - d. The Planning Commission may require a color rendering of the building elevation required in paragraph c.
  - e. Proposed materials and colors shall be specified on the site plan. Color chips or samples shall also be submitted at or prior to the Planning Commission meeting to review the site plan. These elevations, colors and materials shall be considered part of the approved site plan.
- ☒ 4. The location and dimensions of all existing and proposed streets, driveways, sidewalks, service lanes and other vehicular and pedestrian circulation features within and adjacent to the parcel.
- ☒ 5. The location, dimensions, and numbers of off-street parking and loading spaces.

- ☒ 6. Location of existing and proposed service facilities above and below ground, including:
- a. Well sites.
  - b. Septic systems and other wastewater treatment systems. The location of the septic tank and drain field (soil absorption system) should be clearly distinguished.
  - c. Chemical and fuel storage tanks and containers.
  - d. Storage, loading, and disposal areas for chemicals, hazardous substances, salt and fuels.
  - e. Water mains, hydrants, pump houses, standpipes, and building services and sizes.
  - f. Sanitary sewers and pumping stations.
  - g. Stormwater control facilities and structures including storm sewers, swales, retention and detention basins, drainage ways and other facilities, including calculations for sizes.
  - h. Location of all easements.

- ☐ 7. Any other pertinent physical features.

### C. Natural Features

- ☒ 1. Map of existing topography at two-foot (2') contour intervals with existing surface drainage indicated.
- ☒ 2. Soil characteristics of the parcel to at least the detail provided by the U.S. Soil Conservation Service "Soil Survey of Livingston County, Michigan."
- ☒ 3. On parcels of more than one acre, existing topography with a maximum contour interval of two feet indicated. Topography on the site and beyond the site for a distance of 100 feet in all directions should be indicated. Grading plan, showing finished contours at a maximum interval of two feet, correlated with existing contours so as to clearly indicate required cutting, filling and grading.
- ☒ 4. Location of existing drainage courses, including lakes, ponds, rivers and streams, and all elevations.
- ☒ 5. Location of existing wetlands, delineated under the requirements of section 3.6, Wetland Determination. A Michigan Department of Natural Resources (MDNR) permit shall be required for activities in a regulated wetland or an inland lake or stream. A copy of any correspondence with and applications to the MDNR shall be submitted with the site plan application. The Planning Commission shall not grant final site plan approval until all necessary permits have been obtained.
- ☒ 6. Location of natural resource features, including woodlands and areas with slopes greater than 10 percent (one foot of vertical elevation for every 10 feet of horizontal distance).
- ☒ 7. Location of the required 50 foot natural features setback.
- ☒ 8. Storm water management systems and facilities will preserve the natural drainage characteristics and enhance the aesthetics of the site to the maximum extent feasible, with the development not substantially reducing the natural retention of storage capacity of any wetland, water body, or water course, or cause alterations which could increase flooding or water pollution on or off site.

- ☐ 9. Wastewater treatment systems, including on-site septic systems will be located to minimize any potential degradation of surface water or groundwater quality.
- ☐ 10. Sites which include storage of hazardous materials or waste, fuels, salt, or chemicals will be designed to prevent spills and discharges or polluting materials to the surface of the ground, groundwater, or nearby water bodies.

\_\_\_\_\_ D. **Natural Features Impact Statement.** The purpose of a Natural Features Impact Statement (NFIS) is to provide the Township with information regarding the impact of a proposed project on the physical, natural, social, and economic environment of the community. A complete report shall be required with all site plan applications. The Zoning Administrator (ZA) has the discretion to modify this requirement based on the specific application. When required the report will be reviewed by the ZA and Hamburg Environmental Review Board (HERB). The HERB may issue an Advisory Report to the Zoning Administrator for review by the Planning Commission. Contained in the Advisory Report will be a summary of the NFIS and appropriate comments and recommendations. The Advisory Report and the required site walk will be used to assist Zoning Ordinance Hamburg Township, Livingston County, Michigan, the Township Board and Planning Commission. The written NFIS will include the following information:

- ☐ 1. Name (s) and address (es) of person(s) responsible for preparation of the impact assessment and a brief statement of any relevant qualifications. The HERB may recommend a qualified individual to prepare the NFIS if deemed appropriate.
- ☒ 2. An impact assessment checklist on a form provided by the Township shall be completed and placed at the beginning of the document.
- ☒ 3. Map (s) and a written description/analysis of the project site including all existing structures, manmade facilities, and natural features. The analysis shall also include information for areas within 50 feet of the property. An aerial photograph or drawing may be used to delineate these areas.
- ☐ 4. Description of existing natural features: A description of the environmental characteristics of the site prior to development shall be provide in the form of written documentation and a site inventory map identifying the location of natural features consistent with subparagraph C of this section. In addition, dominant tree species shall be listed and all species greater than 16 inches caliper or greater. As defined in Article 2.00, natural features include but are not limited to: topography, soils, geology, ground water, wetlands, watercourses, plants and animals (including aquatic species), habitat, and scenery.
- ☐ 5. Impact on natural features: A written description of the impact on the identified existing natural features shall be provided. The report shall also provide a natural features protection plan, which identifies on a map the natural features potentially affected. Where disturbance of natural features both during and after construction is proposed, a written analysis of alternative plans, which were considered, shall be provided to justify the proposed plan. The HERB may recommend a mitigation plan be required which will describe how disturbed natural features were relocated or replace. (See Article 2.00 for complete definition of terms)
- ☒ 6. Impact on storm water management: Description of natural drainage patterns and soil infiltration and unsaturated soil capacity. A description of changes to site drainage and storm water

management facilities to be installed in compliance with the Township Storm Water Ordinance. Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established. Recommendations for such measures may be obtained from the County Soil Conservation Service.

- ☐ NA 7. Special Provisions: Provide a general description of any existing deed restrictions, protective covenants, master deed or association bylaws as they relate to the protection of natural features. Zoning Ordinance Hamburg Township, Livingston County, Michigan
- ☐ NA 8. Information Sources: A list of all sources of information contained in the NFIS, if any shall be provided.
- ☐ X 9. Previous Submittals: Any impact assessment previously submitted relative to the site and proposed development, which fulfills the above requirements (and contains accurate information of the site) may be submitted as the required Impact Assessment.

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Hamburg, Michigan 48139-0157

**To:** Planning Commissioners  
**From:** David Rohr  
Planning and Zoning Director  
**Date:** August 19, 2026.

**Project address and Description:** Combined Site Plan Review (PZBA 26-0004) for a golf simulator/restaurant in an existing commercial building at 9704 Kress Road (TID 15-21-405-016). Project will include exterior renovations to commercial building and installation of new parking lot to the south. Applicant has requested waivers to the landscaping and parking requirements.

Renovation of an existing commercial building for operation as Shotz Indoor Golf Lounge, an indoor golf simulation venue. Proposed use will include golf simulator bays, food and beverage service and customer seating. No expansion of the building footprint is proposed. Exterior improvements include modifications to the roof structure to increase interior ceiling height necessary for golf simulator operation. Site improvements include reconfiguration of the existing parking area, addition of parking spaces, ADA compliant parking and access improvements, updated landscaping as required and associated drainage improvements. Existing utility services will remain in use. The project is intended to redevelop and enhance existing commercial property while maintaining compatibility with surrounding land uses and improving the functionality, appearance and safety of the site.

**Owner:** 9704 Kress Holdings LLC  
**Applicant:** April Wood

**PROJECT HISTORY:**

On April 19, 2023, a commercial/residential project (Bluewater Party Store) received Final site plan approval recommendation from the Planning Commission. On May 2, 2023, the Township Board granted final approval. (Minutes attached)

The current project submittal is substantially similar to the previously approved plan. The current proposal will not alter the building footprint. The proposed landscaping, parking, and storm water management will mirror the previously approved site plan. Based on the matching site plans, the applicant has decided to combine the preliminary/final site plan into one review meeting.

## **LOCATION**



The subject site (15-21-405-016) is a 0.44-acre site located at the corner of Kress Road to the east and Shan-Gri-La Drive to the north. The subject property is zoned Neighborhood Service (NS) and has most recently been used as a convenience and liquor store. In the 2020 Master Plan the subject site has a Future Land Use Designation of Neighborhood Commercial.

|              | <b>Current Zoning Classification</b> | <b>Current Use of Property</b> | <b>Future Land Use Designation</b> |
|--------------|--------------------------------------|--------------------------------|------------------------------------|
| Subject Site | Neighborhood Service                 | Vacant retail                  | Neighborhood Commercial            |
| North        | Neighborhood Service                 | Post office                    | Neighborhood Commercial            |
| South        | Waterfront Residential               | single-family residential      | Waterfront Residential             |
| East         | Waterfront Residential               | single-family residential      | Medium Density Residential         |
| West         | Waterfront Residential               | single-family residential      | Waterfront Residential             |

## **PROJECT DESCRIPTION**

*Renovation of an existing commercial building for operation as Shotz Indoor Golf Lounge, an indoor golf simulation venue. Proposed use will include golf simulator bays, food and beverage service and customer seating. No expansion of the building footprint is prososed. Exterior improvements include modifications to the roof structure to increase interior cieling height necessary for golf simulator operation. Site improvements include reconfiguration of the existing parking area, addition of parking spaces, ADA complainant parking and access improvements, updated landscaping as required and associated drainage improvements. Existing utility services will remain in use. The project is intended to redevelop and enhance an existing commercial property while maintaining compatibility with surrounding land uses and improving the functionality , appearance and safety of the site.*

The project plans, building elevations, floorplans and sign plans are attached to this report for the Planning Commissions review.

**Table 1**  
**Development Review Compliance Table**

| <b>Criteria/Regulation</b>                                                      | <b>Required by Regulations</b>     | <b>Proposed Project</b>                                | <b>Status</b>                                                          |
|---------------------------------------------------------------------------------|------------------------------------|--------------------------------------------------------|------------------------------------------------------------------------|
| <b>NS SETBACKS:</b><br>Front Yard:<br><br>Rear Yard:<br>Minimum Side:           | 25'<br><br>25'<br>20'              | 17'4" (Kress)<br>18'6" (Shan-Gri-La)<br>44'9"<br>79'4" | Nonconforming<br>Variance granted (ZBA26-0004)<br>Conforms<br>Conforms |
|                                                                                 |                                    |                                                        |                                                                        |
| <b>NUMBER OF STORIES/ HEIGHT</b>                                                | 2.5 story/ 35 feet                 | 1 story/ 14 feet                                       | Conforms                                                               |
| <b>LOT SIZE:</b>                                                                | 10,000 square feet                 | 19,166 square feet                                     | Conforms                                                               |
| <b>LOT COVERAGE:</b><br><b>Building:</b><br><b>Total</b><br><b>Impermeable:</b> | 40% of Lot Size<br>75% of Lot Size | 16.0% (existing)<br>54%                                | Conforms<br>Conforms                                                   |

| Criteria/Regulation                                                                                                                                                                         | Required by Regulations                                                                                                         | Proposed Project                    | Status                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|------------------------------------------|
| <b>LANDSCAPING:</b>                                                                                                                                                                         |                                                                                                                                 |                                     |                                          |
| <b>20' Wide Greenbelt East and North</b><br>1 canopy tree and 4 shrubs, for 40 linear feet of frontage                                                                                      | East: 5 canopy trees and 18 shrubs<br><br>North: 3 canopy trees and 16 shrubs                                                   | None<br><br>2 existing canopy trees | Waiver requested<br><br>Waiver requested |
| <b>20' Wide Buffer Com:Res (B) South and West:</b><br>6 foot high continuous wall or berm, and 1 canopy tree, 1 evergreen tree and 4 shrubs per each 30 linear feet along the property line | West: 7 canopy, 7 evergreen, and 28 shrubs; berm or wall<br><br>South: 4 canopy, 4 evergreen trees, and 16 shrubs; berm or wall | Existing tree line<br><br>None      | Waiver requested<br><br>Waiver requested |
| <b>Parking Lot</b><br>1 canopy tree for each (2,000) square feet of paved driveway and parking lot surface, with no less than 2 trees provided                                              | 8 canopy trees                                                                                                                  | None                                | Waiver requested                         |

| Criteria/Regulation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Required by Regulations | Proposed Project | Status |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|------------------|--------|
| <p><b>Sec. 36-280. Existing plant material.</b></p> <p>(a) <i>Consideration of existing elements in the landscape design.</i> In instances where healthy plant material exists on a site prior to its development, the planning commission may permit substitution of such plant material in place of the requirements set forth in this section.</p> <p><b>Waivers and Modifications.</b> The Planning Commission may waive or modify the fencing or landscape buffering requirements upon a determination that a solid fence or landscaping buffer will not be necessary or effective for screening. In making such a determination, the following shall be considered.</p> <ol style="list-style-type: none"> <li>1. Need for security;</li> <li>2. Abutting district or existing use;</li> <li>3. Extent that existing natural vegetation provides the desired screening;</li> <li>4. Topography which would eliminate the benefits of required landscaping;</li> <li>5. Building heights and views in relation to existing topography and vegetation as well as views from adjacent uses;</li> <li>6. Similar conditions existing such that no good purpose would be served by providing the required landscaping plan.</li> </ol> <p><b>Staff Analysis:</b></p> <p><b>South Side:</b> The existing lot to the south is currently developed with a single-family home sited at the southwest corner of the subject site. The applicant proposes a paved parking area along the side of the site, with a 16.7-foot bioswale. There are existing arborvitaes along the property line which will shield the residence from parking lot light. A 6-foot-tall solid fence is also proposed.</p> <p><b>West Side:</b></p> <p>Add a 6-foot-tall solid fence along the west property boundary to lessen the impact from this project on the property to the west, and to install the required landscaping material on the west side of the fence.</p> <p><b>East and North greenbelt:</b></p> <p>Required landscaping for the portion of the west yard that will be grassed should be landscaped to the township requirements. Required landscaping should be installed along the north property boundary.</p> <p><b>Condition 1:</b> 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 west side of the fence. Trees and shrubs shall be installed in the west yard adjacent to the building. Fence details should be submitted prior to final site plan approval.</p> <p>.</p> |                         |                  |        |
| <b>LIGHTING:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                         |                  |        |

| Criteria/Regulation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Required by Regulations | Proposed Project | Status |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|------------------|--------|
| <b>Section 36-295:</b><br><ol style="list-style-type: none"> <li><b>Exterior lighting shall be fully shielded and directed downward toward the Earths surface, away from residential uses, roads, glass, water or other reflective materials which would create excessive off-site glare or incident rays.</b><br/>The lighting plan provided is adequate to determine the conformance to the zoning ordinance requirements.</li> <li><b>The Zoning Administrator and/or Planning Commission may approve decorative light fixtures as an alternative to shielded fixtures when it can be proven that there will be no off-site glare and the proposed fixtures will improve the appearance of the site.</b><br/>The proposed lights are not decorative light fixtures.</li> <li><b>Lights on poles shall not be taller than the building whose area they illuminate nor taller than fifteen (15) feet whichever is shorter. Lights on poles may exceed fifteen (15) feet up to twenty (20) feet if the fixtures are located a minimum of seventy-five (75) feet from any planned, zoned or used residential areas.</b><br/>No light poles are proposed.</li> <li><b>Lighting shall not be of a flashing, moving or intermittent type.</b><br/>No flashing lighting are proposed.</li> <li><b>Except where used for security purposes, all outdoor lighting fixtures, existing or hereafter installed and maintained shall be turned off between 11:00 p.m. and sunrise, except when used for commercial and industrial uses, such as in sales, assembly and repair areas, where such use is open for business after 11:00 p.m. but only for so long as such use open for business. Businesses with light fixtures used for security purposes are encouraged to use a motion detection device which is directed to detect motion within the property.</b></li> <li><b>Any light fixture must be placed in such a manner that no light emitting surface is visible from any residential area or public/private roadway, walkway, trail or other public way when viewed at ground level.</b><br/>See above.</li> <li><b>The intensity of light within a site shall not exceed ten (10) footcandles or one (1) footcandle at any property line, except where it abuts a residentially used or zoned site whereby a maximum of 0.5 footcandles is permitted. The only exception is with gas station canopy and automobile dealership lighting, where a maximum of twenty (20) footcandles is permitted within the site but the above standards shall apply to intensity at the property line.</b></li> </ol><br><b>Staff Suggested Condition 3:</b><br>All lighting shall be turned off between 11:00 PM and Sunrise. Lighting used for security between |                         |                  |        |

| Criteria/Regulation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Required by Regulations | Proposed Project | Status                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|------------------|----------------------------------------------------------------------------------------|
| 11:00 pm and sunrise shall be controlled by a motion sensor.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                         |                  |                                                                                        |
| <b>PARKING:</b><br><b>Regular Parking Stalls</b><br>Restaurant requirement: One parking space for each four-patron seat, plus one parking space for each two employees.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 12                      | 18               | Conforms                                                                               |
| <b>Staff analysis:</b> The parking plans conforms.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                         |                  |                                                                                        |
| <b>General Parking Requirements:</b> <ol style="list-style-type: none"> <li>Off-street parking for non-residential uses shall be located on the same lot or parcel or within three hundred (300) feet of the building it is intended to serve provided the provisions of Section 10.2.2., Collective Parking, are met.</li> <li>A minimum area of 200 square feet shall be provided for each vehicle parking space and each space shall be designated and reserved for parking.</li> <li>A suitable means of ingress and egress shall be provided and located to minimize traffic congestion and interference with pedestrian movement. The location of all entrances and exits and directional signs, shall be approved by the Planning Commission, and where required by the Livingston County Road Commission and the Michigan Department of Transportation.</li> <li>Parking areas with a capacity of four or more vehicles shall be hard surfaced (either concrete, bituminous asphalt or other stabilized engineered surface) prior to occupancy and shall provide adequate drainage facilities to dispose of all collected surface water. The requirement for paving may be waived by the Planning Commission through paragraph 10.2.1.I.</li> <li>Except for single-family residential lots, lighting shall be provided for use when a parking area is in operation. The</li> </ol> |                         |                  | Conforms<br><br>Conforms<br><br>County Road Commission<br><br>Conforms<br><br>Conforms |

| Criteria/Regulation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Required by Regulations                                                      | Proposed Project | Status                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|------------------|-----------------------------------------|
| <p>installation of such lighting shall be so hooded or shielded as to reflect the light away from abutting or neighboring property.</p> <p>6. When required off-street parking in a non-residential district abuts a residential district, there shall be located a landscaped buffer strip fifteen (15) feet wide and parallel to the mutual boundary. The buffer strip shall be composed of trees and/or foliage. In lieu of a buffer strip, the Planning Commission may permit or require a solid fence or wall between six (6) and eight (8) feet in height shall be located along the mutual boundary.</p> <p>7. Federal and State requirements regarding handicapped parking and access shall apply.</p>                                                                                                                                                                                         |                                                                              |                  | <p>Waiver requested</p> <p>Conforms</p> |
| <b>DRIVEWAYS: COMMERCIAL Section 36-335</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                              |                  |                                         |
| <p><b>General Standards</b></p> <p>A. Driveways shall be located so as to minimize interference with the free movement of traffic, to provide adequate sight distance, and to provide the most favorable driveway grade.</p> <p>B. Driveways, including the radii but not including right turn lanes, passing lanes and tapers, shall be located entirely within the right-of-way frontage, unless otherwise approved by Livingston County or the Michigan Department of Transportation and upon written certification from the adjacent property owner agreeing to such encroachment.</p> <p><b>Spacing of Driveways:</b><br/>Posted speed limit 35 to 39 MPH has minimum commercial driveway spacing of 185 feet.</p> <p><b>Spacing at Intersections:</b><br/>Along local streets from intersection with a non-arterial intersection the minimum spacing for a full movement driveway is 75 feet</p> |                                                                              |                  | Conforms                                |
| <p><b>Staff Suggested Condition 2:</b><br/>Prior to issuance of a land use permit 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                              |                  |                                         |
| <b>SIGNS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                              |                  |                                         |
| Section 36-477:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                              |                  |                                         |
| Freestanding Sign:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                              |                  |                                         |
| Monument:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | One maximum 32 square feet, 6-foot height, 2-foot base, and 10-foot setback. |                  |                                         |
| OR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                              |                  |                                         |

| Criteria/Regulation                                                                                                                                                                                                                               | Required by Regulations                                                                                                                                                                                            | Proposed Project | Status |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------|
| <p>Pole</p> <p>Wall Sign:<br/>One square foot for every two linear feet of building frontage, or 100 square feet, which is less.</p> <p>Projecting or Hanging:<br/>One projecting or hanging sign permitted; shall not exceed 10 square feet.</p> | <p>One maximum 25 square feet, 15-foot height, and 10-foot setback</p> <p>One square foot of wall sign per two lineal feet of tenant space frontage</p> <p>One awning sign may be used in lieu of a wall signs</p> |                  |        |
| <p><b>Staff Suggested Condition 3:</b><br/>All signage shall conform to Article XIII, Signs, and land use permits shall be issued prior to installation of signage.</p>                                                                           |                                                                                                                                                                                                                    |                  |        |

### **SITE PLAN REVIEW STANDARDS**

**In the review of all site plans, the Zoning Administrator and the Planning Commission shall endeavor to assure the following:**

- A. The proposed development conforms to all provisions of the Zoning Ordinances.**  
Please see the “Table 1 Development Review Compliance Table” on pages 3-14 for analysis on the project compliance and consistency with the intent and purpose of the Township’s Zoning Ordinance.

A Variance ZBA26-0004 has been granted for reduced front setback.

- B. All required information has been provided.**  
The information submitted appears to be adequate to allow the Planning Commission to review the final plan for the subject site.
- C. The movement of vehicular and pedestrian traffic within the site and in relation to access streets and sidewalks will be safe and convenient.**

The Livingston County Road Commission has indicated that a commercial driveway could be installed in the south corner of the property. A driveway permit will be a requirement of the land use permit.

**D. The proposed development will be harmonious with existing and future uses in the immediate area and the community.**

This site has been used historically for commercial purposes and will continue to be used for commercial purposes.

It appears that the design of the proposed development as conditioned will be harmonious with the existing and future uses in the immediate area and the community.

**E. The proposed development provides the necessary infrastructure improvements, such as roads, drainage, pedestrian facilities and utilities, to serve the site, and be adequately coordinated with the current and future use of adjacent properties.**

Stormwater calculations have been provided.

**F. The applicable requirements of Township, County and State agencies are met regarding grading and surface drainage and for the design and construction of storm sewers, storm water holding facilities, water mains, and sanitary sewers.**

Prior to issuance of a land use permit the applicant will need approvals from all the required local, state, and federal agencies.

**G. Natural resources will be preserved to the maximum extent possible in the site design by developing in a manner which will not detrimentally affect or destroy natural features such as lakes, ponds, streams, wetlands, steep slopes, and woodlands.**

The lot is relatively flat and there is an existing commercial structure on the site. There are no natural features present on the site.

**H. The proposed development shall respect the natural topography to the maximum extent possible by minimizing the amount of cutting, filling, and grading required.**

The subject property is mostly flat and minimal grading will be required as a part of this project in order to remove the existing asphalt and install a new parking area.

**I. The proposed development will not cause soil erosion or sedimentation.**

The LCDC will need to issuance a soil erosion or sedimentation control permit prior to issuance of a building permit.

**J. Landscaping, including trees, shrubs and other vegetative material is provided to maintain, improve and/or restore the aesthetic quality of the site.**

The landscaping plan should satisfy the requirement.

**K. Conformance to the adopted Hamburg Township Engineering and Design Standards.**

The engineer has reviewed the plans for compliance with the Engineering and Design Standard and provided comments.

**L. All proposed commercial, office, industrial, institutional and multiple family development shall utilize quality architecture to ensure that buildings are compatible with surrounding uses, protect the investment of adjacent landowners, blend harmoniously into the streetscape and meet the objectives the Township Master Plan. New buildings, additions and renovations shall be designed to preserve or complement the design character of existing development provide visual harmony between old and new buildings, and create a positive image for the Township's various commercial shopping nodes. Commercial, office, industrial, institutional and multiple family architecture shall be reviewed by the Planning Commission under the following criteria:**

- 1. Buildings shall front towards and relate to the public street. Buildings shall be located to create a define streetscape through uniform setbacks and proper relationship to adjacent structures. Proper relationship to existing structures in the area shall be maintained through building mass, proportion, scale, roof line shapes and rhythm. Buildings within the area designated on the M-36 Corridor Plan/Master Plan as the "Hamburg Village" shall be compatible with the historic character of the unincorporated place commonly referred to as the "Old Hamburg Village."**
- 2. Building materials and colors shall relate well and be harmonious with the surrounding area. Roof shape and materials shall be architecturally compatible with adjacent buildings and enhance the predominant streetscape. For any side of a principal building facing a public or private street, at least fifty percent (50%) of the facade shall be constructed of, or covered with, the following materials:**
  - a. Brick;**
  - b. Fluted or scored concrete block;**
  - c. Cut stone;**
  - d. Vinyl siding;**
  - e. Wood siding;**
  - f. Glass; or,**
  - g. Other materials similar to the above as determined by the Planning Commission.**
- 3. Buildings shall possess architectural variety, but enhance the overall cohesive community character. Buildings shall provide architectural features, details and ornaments such as archways, colonnades, towers, cornices or peaked roof lines.**
- 4. Building walls over 100 feet in length shall be broken up with a combination of the following: varying building lines, windows, architectural accents and trees.**
- 5. Building entrances shall utilize windows, canopies and awnings; provide unity of scale, texture, and color; and provide a sense of place.**

6. **Where the rear facade of a building will be visible from a residential zoning district, or the rear of the site will be used for public access or parking, such rear facade shall be constructed to a finished quality comparable to the front facade.**
7. **Signs, landscaping, lighting and other site elements shall be coordinated and compatible with the building design, as well as harmonious with other nearby developments. Developments shall provide site features such as decorative entry signs, ornamental lighting, pedestrian plazas and/or pedestrian furniture.**

**Staff Analysis:**

The proposed use will utilize the existing structure on the site. The changes proposed to the existing structure will provide much needed upgrades to the exterior aesthetic. The design is compatible with adjacent uses.

**36-187(d) NS Neighborhood Service and CS Community Service District Standards**

The following criteria shall be used, in addition to the standards contained in article III of this chapter or the subdivision control ordinance, as a basis upon which site plans or subdivision plats shall be reviewed and approved by the Township:

- (1) All uses permitted in these districts including storage shall be conducted entirely within an enclosed structure unless otherwise specified herein.

Staff analysis: There is no proposed outdoor use of this site.

- (2) Where these districts abut a residential district, there shall be provided either a landscape buffer strip designed in accordance with the provisions of Section 36-278 or a fence between six and eight feet in height as determined and approved by the Planning Commission.

Staff analysis: see landscape waiver

**RECOMMENDATIONS:**

Staff recommend the Planning Commission review, discuss and make a recommendation to the Township Board to either approval or denial of the Combined Site Plan Application (PZBA26-0004) or table the application and request any additional information deemed necessary for review.

**Site Plan Review 26-0004 Draft Approval Motion:**

The Planning Commission recommends approval of the Combined site plan (PZBA26-0004) 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:** 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 west side of the fence. Trees and shrubs shall be installed in the west yard adjacent to the building. Fence details have been provided.

**Condition 2:** 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 3:** All signage shall conform to Article XIII, Signs, and land use permits shall be issued prior to installation of signage.

**Condition 4:** 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.

**EXHIBITS:**

Project plans

Elevations

Landscaping plans

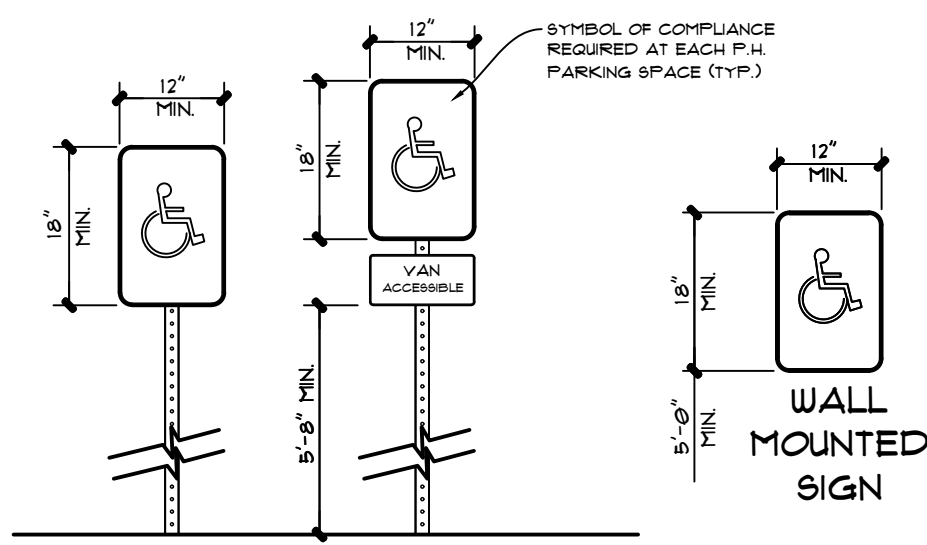
Lighting plans

Applications

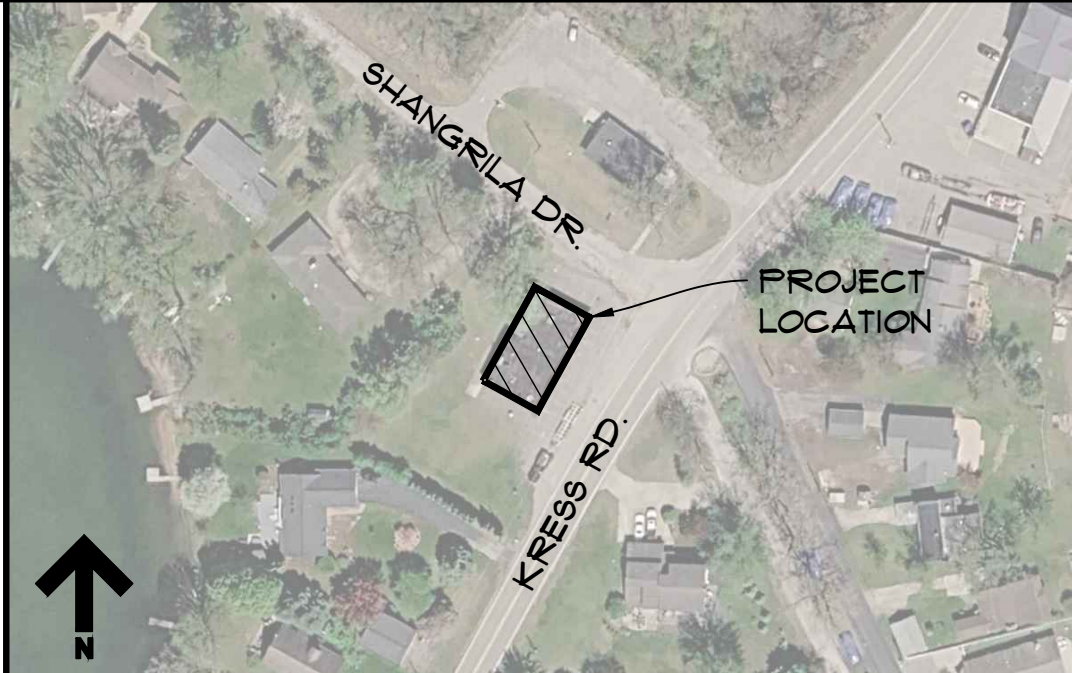
Natural features impact statement

## P.H. PARKING SIGNS:

M. B.F. 512.6.3



## AERIAL MAP: NO SCALE



## PROJECT DATA:

PROJECT NAME: SHOTZ GOLF SIMULATOR

APPLICANT / PROPERTY OWNER INFO:

TIMOTHY WOODS  
9104 KRESS RD.  
PINCKNEY, MI, 48169ARCHITECT INFO:  
DESIGNSTRUCT, INC.  
ROBERT A.L. WILLIAMS R.A.  
LICENSE # 1301019900  
23617 JOHN R. ROAD  
HAZEL PARK, MI 48030  
248-547-3400

PARCEL NO. 15-21-405-016

BLDG. AREA: 2,906 SQ. FT.

SITE ZONING: (N8) NEIGHBORHOOD SERVICE

SITE AREA: 19,365 SQ. FT. (0.44 ACRES)

BLDG. HEIGHT: 22'-3 1/2" (35'-0" MAX.)

CONSTRUCTION TYPE: 3-B

PROJECT USE: GOLF SIMULATOR

THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR THIS PROJECT IS ARCHITECT ROBERT A.L. WILLIAMS, 1920 ROBINA AVE., BERKLEY, MI 48072, 248-388-0465. STATE OF MICHIGAN ARCHITECTURAL REGISTRATION NUMBER 1301019900 IS PAID AND VALID THROUGH 08/29/21.

## PARKING CALCULATIONS:

OFF STREET PARKING

20.54% CONSUMPTION INSIDE BUILDING OF ALCOHOL, FOOD, OR REFRESHMENTS:

PER TABLE 36-334: (1) ONE PARKING SPACE FOR EACH (4) FOUR-PATRON SEAT, PLUS (1) ONE PARKING SPACE FOR EACH (2) TWO EMPLOYEES.

SEATING: 8 SPACES

OFFICE: 2 SPACES

NUMBER OF SPACES PROVIDED: (20) SPACES INCLUDING (2) ACCESSIBLE SPACES

## LEGAL DESCRIPTION:

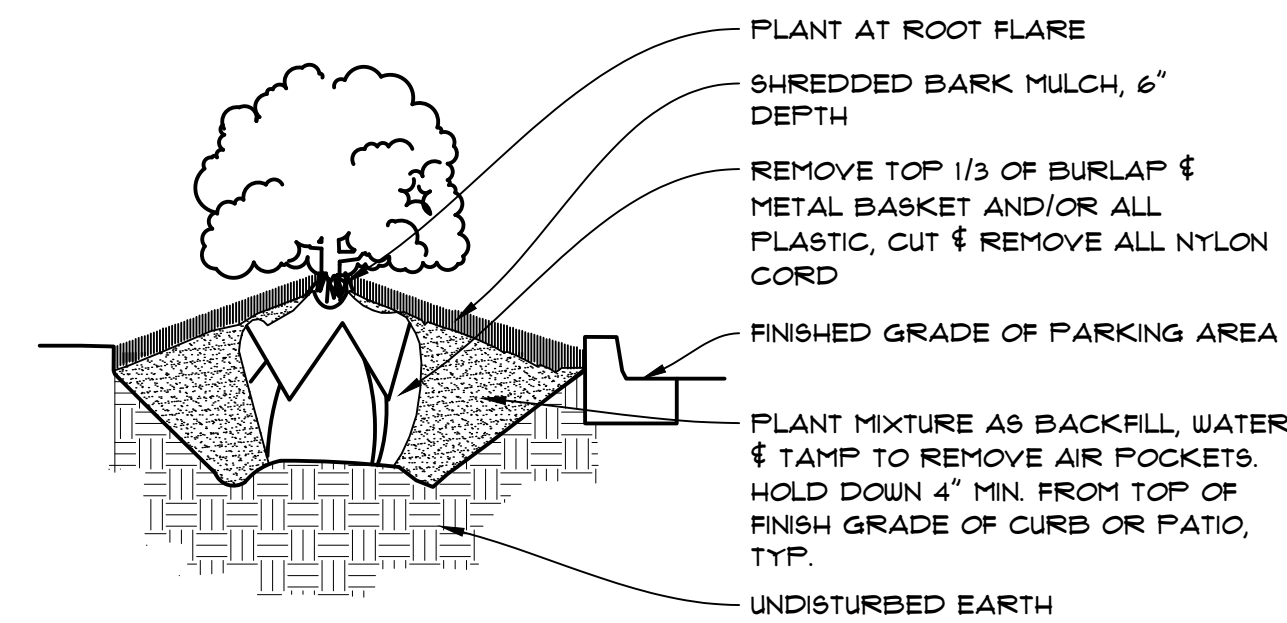
PART OF OUTLOT D "SHAN-GRI-LA SUBDIVISION, ANNEX NO. 4" OF PART OF THE S.E. 1/4 OF SECTION 21, T.1N., R.5E., HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE S.E. CORNER OF OUTLOT D; THENCE N59°15'00"W, ALONG THE SOUTH LINE OF SAID OUTLOT D, 119.00 FEET; THENCE N31°33'38"E, 181.43 FEET TO THE NORTH LINE OF SAID OUTLOT D; THENCE S81°01'00"E, ALONG SAID NORTH LINE, 98.00 FEET TO THE N.E. CORNER OF SAID OUTLOT D; THENCE S30°45'00"W, ALONG THE EAST LINE OF SAID OUTLOT D, 172.10 FEET TO THE POINT OF BEGINNING, CONTAINING 0.44 ACRES OF LAND MORE OR LESS.

SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

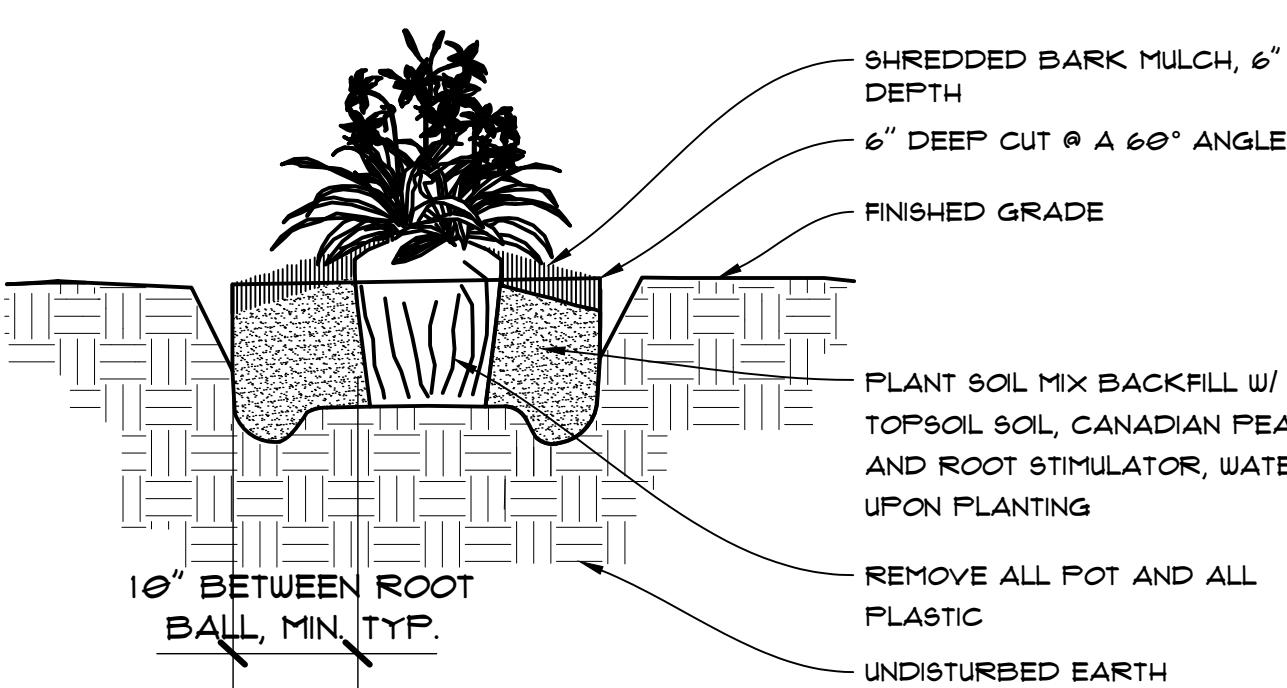
## PLANT LIST:

| NO.        | SYMBOL | COMMON NAME          | BOTANICAL NAME              | SIZE                               |
|------------|--------|----------------------|-----------------------------|------------------------------------|
| PERENNIALS |        |                      |                             |                                    |
| 22         | HSD    | Stella D'Oro Daylily | HEMMEROCALIS 'STELLA D'ORO' | #1 CONT., 15 inch O.C.             |
| SHRUBS     |        |                      |                             |                                    |
| 11         | SAW    | Boxwood Shrub        | BUXUS SEMPERVIRENS          | #3 CONT., 36 in O.C., Plant in Row |

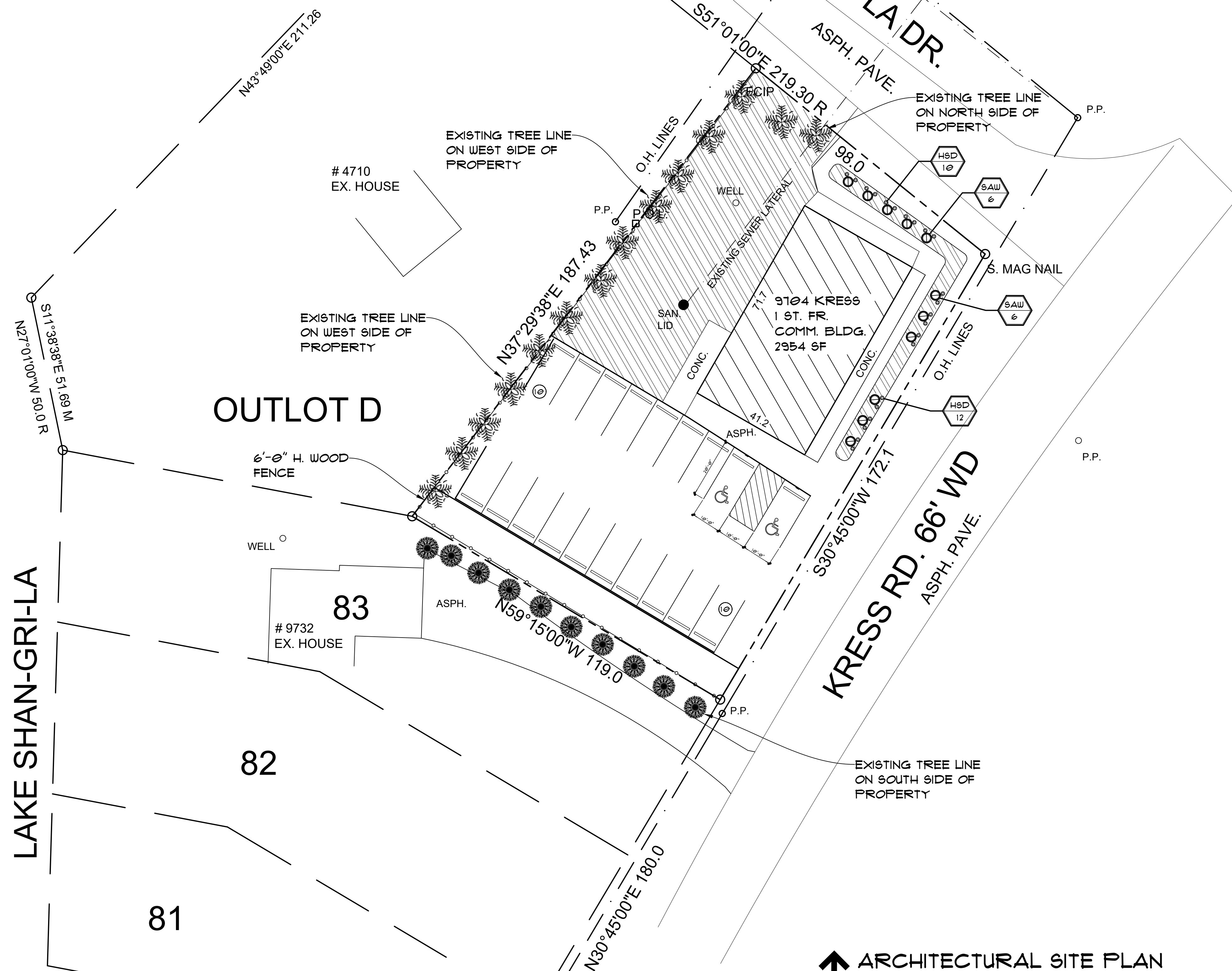
## SHRUB PLANTING DETAIL:



## PERENNIAL PLANTING DETAIL:



LAKE SHAN-GRI-LA



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

- ☒ PRELIMINARY 05/12/2026
- ☐ CLIENT REVIEW
- ☐ BIDDING
- ☒ PERMIT 05/13/2026
- ☐ CONSTRUCTION
- ☐ REVISIONS

SEND A COPY OF ALL CORRESPONDENCE TO THE ARCHITECT:  
ROBERT A.L. WILLIAMS R.A.  
1920 ROBINA AVENUE  
BERKLEY, MICHIGAN 48072 &  
McCANN-DUMONT & ASSOC. INC.  
23617 JOHN R. ROAD  
HAZEL PARK, MICHIGAN 48030  
(248) 547-3400  
(ALL PHONE CALLS TO M.D. & A.)

**R.W. ARCHITECT**  
ROBERT A.L. WILLIAMS R.A.

1920 ROBINA AVE.  
BERKLEY, MICH. 48072

(248) 547-3400

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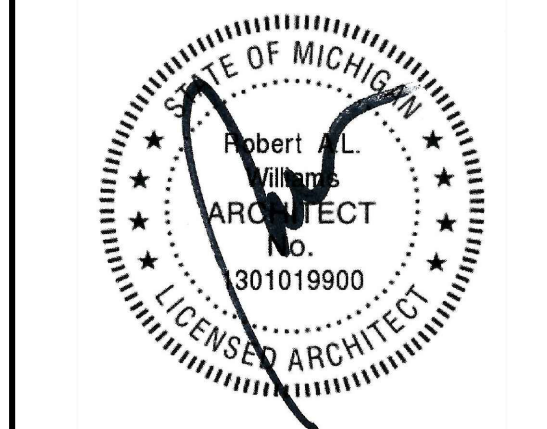


PROJECT LOCATION

**SHOTZ GOLF  
SIMULATOR**9104 KRESS RD.  
PINCKNEY, MI 48169

DRAWING TITLE:

ARCHITECTURAL SITE PLAN



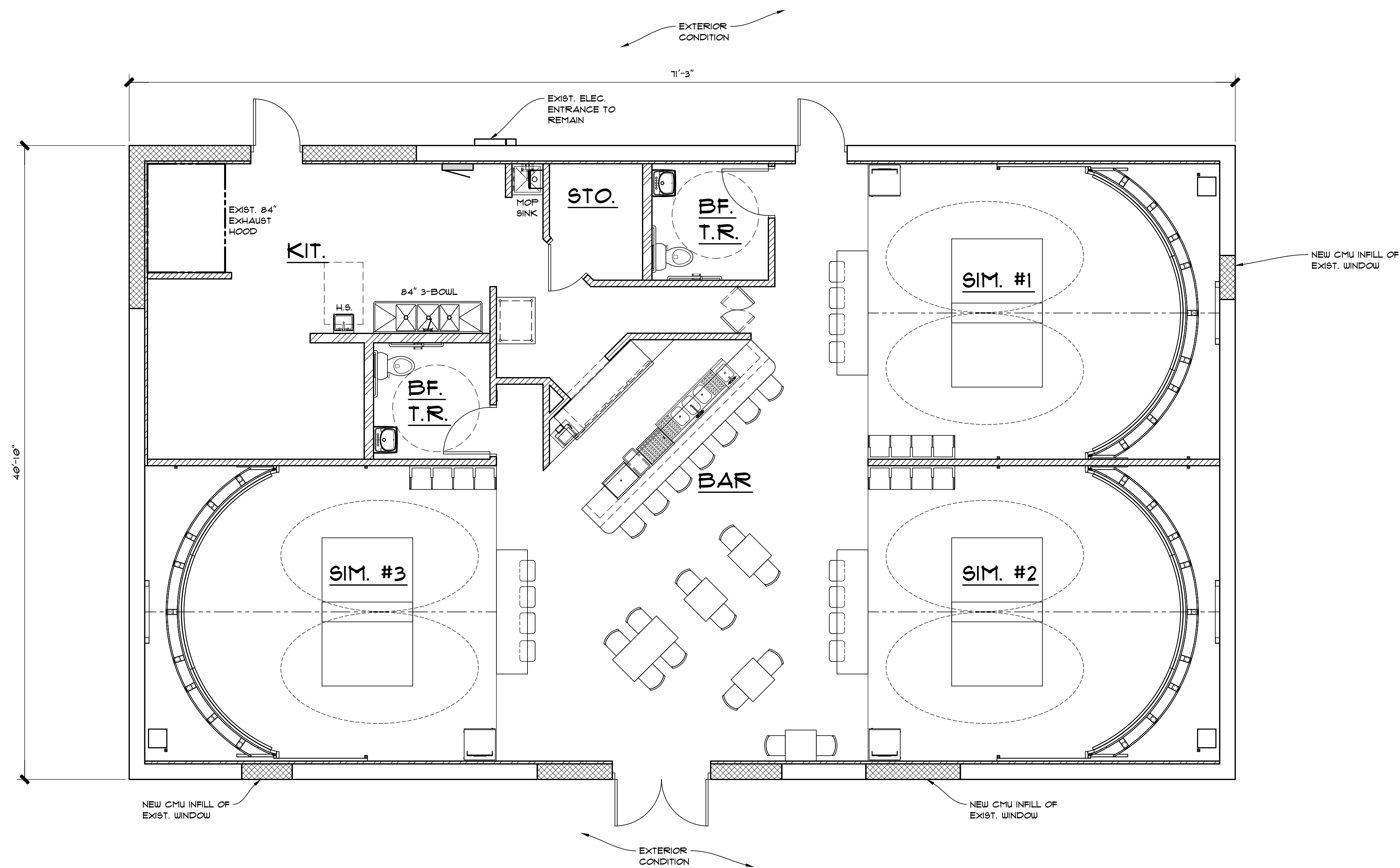
DRAWN: RZ  
CHECKED: SCD/JWM  
APPROVED: SCD/JWM

DO NOT SCALE THIS PRINT  
USE FIGURED DIMENSIONS ONLY

PROJECT NUMBER: D13151125  
SHEET NUMBER: AS-1

## CONSTRUCTION LEGEND:

|                                                                                     |                                                                                                                        |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
|  | INDICATES EXISTING WALLS TO REMAIN, PATCH AND REPAIR AS REQUIRED                                                       |
|  | NEW 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" TYPE X FIRE CODE GYP. BD. BOTH SIDES.                                     |
|  | NEW 1 5/8" METAL STUDS AT 16" O.C. WITH 5/8" TYPE X FIRE CODE GYP. ONE SIDE, AND RIGID INSULATION IN THE CAVITY (TYP.) |
|  | NEW 6" METAL STUDS AT 16" O.C. WITH 5/8" TYPE X FIRE CODE GYP. BD. BOTH SIDES.                                         |
|  | NEW 12" CMU BLOCK WALL CONSTRUCTION                                                                                    |



**ARCHITECTURAL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

|                                                 |            |
|-------------------------------------------------|------------|
| <input checked="" type="checkbox"/> PRELIMINARY | 05/12/2016 |
| <input type="checkbox"/> CLIENT REVIEW          |            |
| <input type="checkbox"/> BIDDING                |            |
| <input checked="" type="checkbox"/> PERMIT      | 05/13/2016 |
| <input type="checkbox"/> CONSTRUCTION           |            |
| <input type="checkbox"/> REVISIONS              |            |

SEND A COPY OF ALL  
CORRESPONDENCE TO THE  
ARCHITECT:  
ROBERT A.L. WILLIAMS R.A.  
1920 ROBINA AVENUE  
BERKLEY, MICHIGAN 48072 &  
McCANN-DUMONT & ASSOC. INC.  
23617 JOHN R. ROAD  
HAZEL PARK, MICHIGAN 48030  
(248) 547-3400  
(ALL PHONE CALLS TO M.D. & A.)

**R.W. ARCHITECT**  
ROBERT A.L. WILLIAMS R.A.

1920 ROBINA AVE.  
BERKLEY, MICH. 48072

(248) 547-3400

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OR USE OF ITS CONTENT IS FORBIDDEN WITHOUT SPECIFIC  
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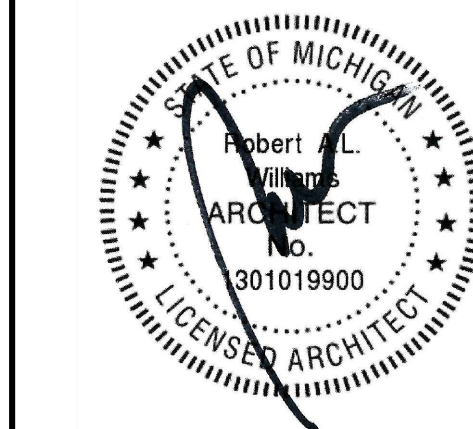
PROJECT LOCATION

**SHOTZ GOLF  
SIMULATOR**

9104 KRESS RD.  
PINCKNEY, MI 48169

DRAWING TITLE:

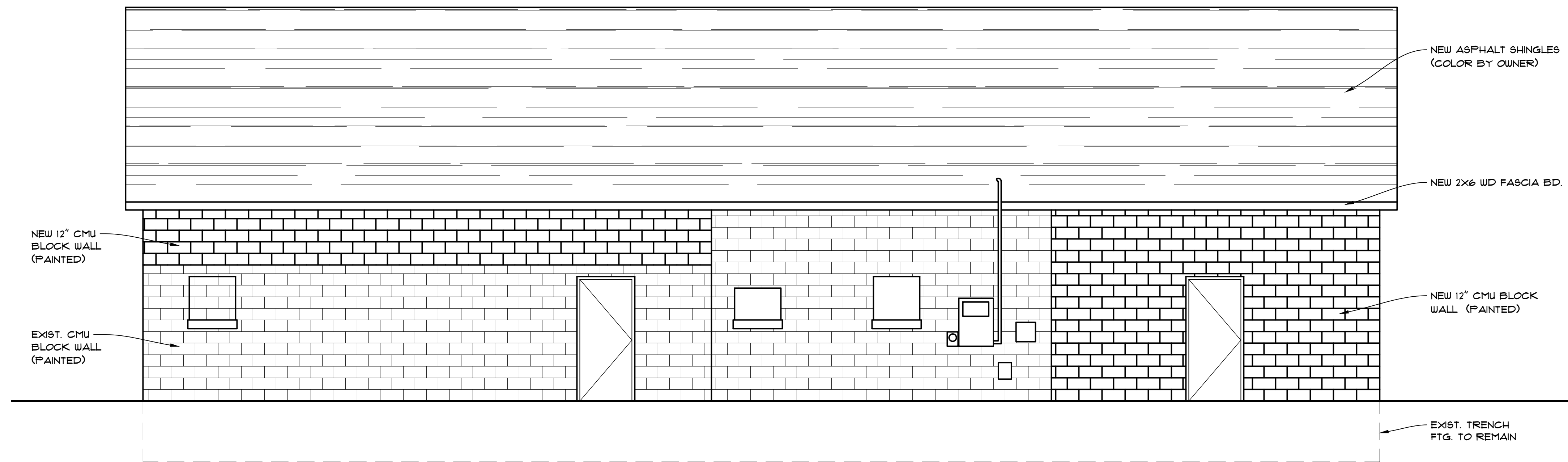
**ARCHITECTURAL FLOOR  
PLAN**



|          |         |
|----------|---------|
| DRAWN    | RZ      |
| CHECKED  | SCD/JWM |
| APPROVED | SCD/JWM |

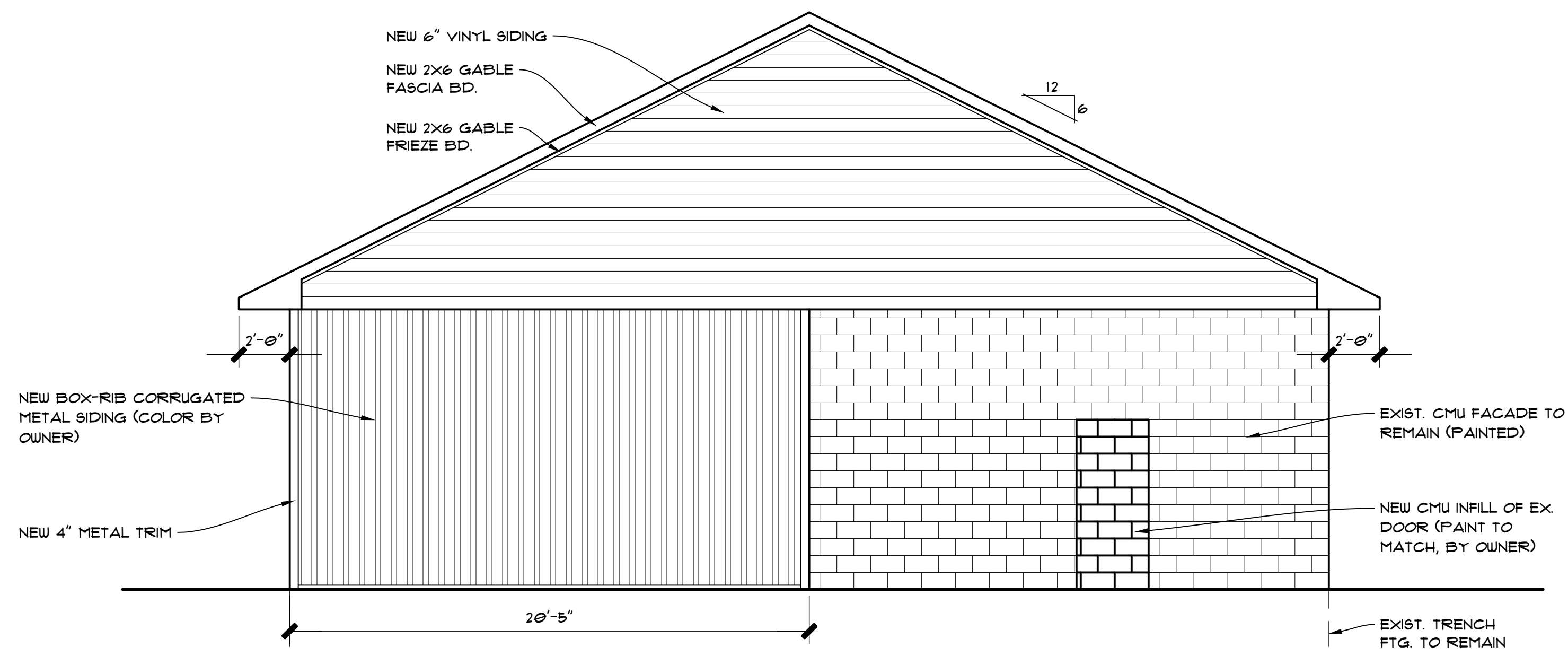
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|                |           |
|----------------|-----------|
| PROJECT NUMBER | D13151125 |
| SHEET NUMBER   | A-1       |



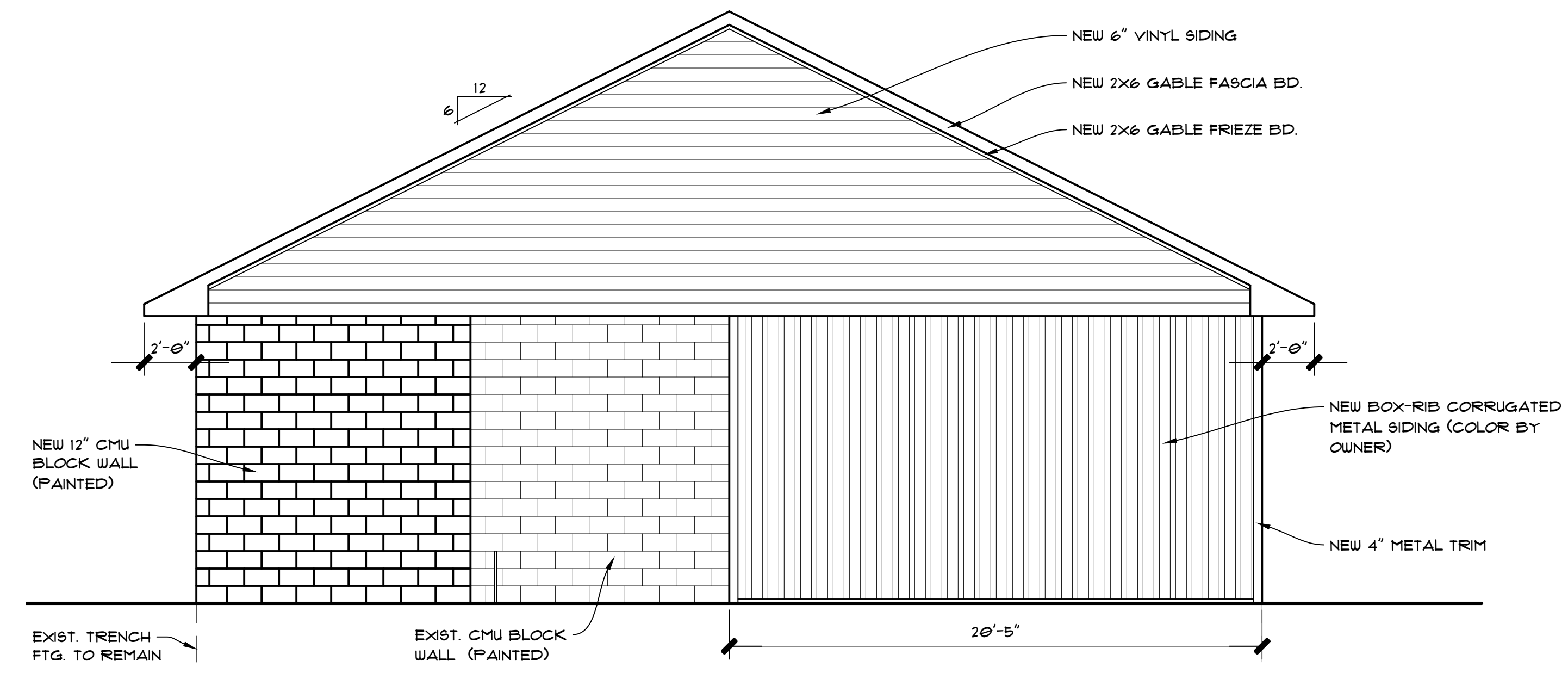
### REAR ELEVATION

SCALE: 1/4" = 1'-0"



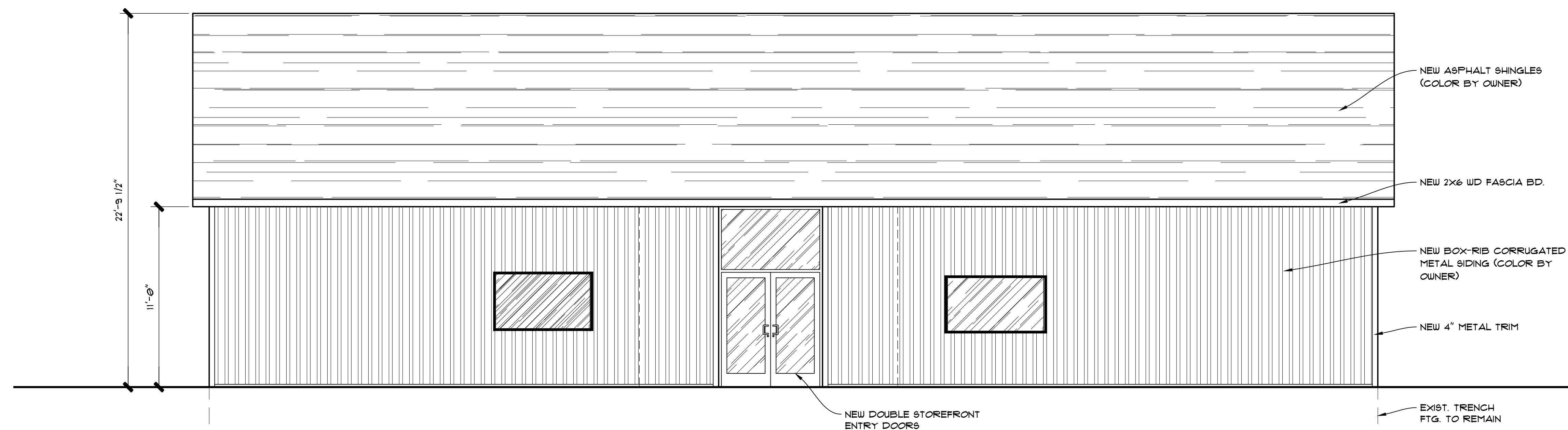
### RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



### LEFT ELEVATION

SCALE: 1/4" = 1'-0"



### FRONT ELEVATION

SCALE: 1/4" = 1'-0"

- ☒ PRELIMINARY 05/12/2026
- ☐ CLIENT REVIEW
- ☐ BIDDING
- ☒ PERMIT 05/13/2026
- ☐ CONSTRUCTION
- ☐ REVISIONS

SEND A COPY OF ALL CORRESPONDENCE TO THE ARCHITECT:  
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 BERKLEY, MICH. 48072

(248) 547-3400

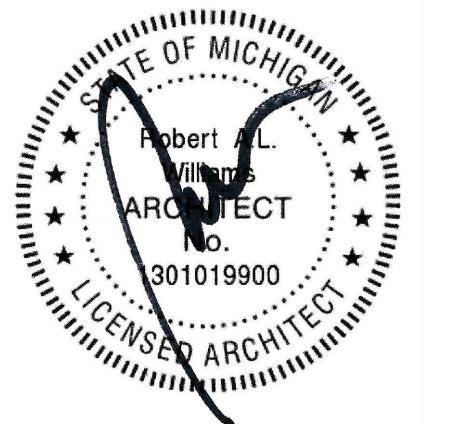
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PROJECT LOCATION  
**SHOTZ GOLF SIMULATOR**

9104 KRESS RD.  
 PINCKNEY, MI 48169

DRAWING TITLE:  
**ELEVATIONS**



DRAWN: RZ  
 CHECKED: SCD/JWM  
 APPROVED: SCD/JWM

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PROJECT NUMBER: D13151125  
 SHEET NUMBER: A-2

PRINTS TO SCALE ON 11X17 PAPER

9704 KRESS ROAD -016

PART OF OUTLOT D "SHAN-GRI-LA SUB'N, ANNEX NO. 4" OF PART OF THE S.E. 1/4 OF SECTION 21, T.1N., R.5E., HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE S.E. CORNER OF OUTLOT D; THENCE N59°15'00"W, ALONG THE SOUTH LINE OF SAID OUTLOT D, 119.00 FEET; THENCE N37°39'38"E, 187.43 FEET TO THE NORTH LINE OF SAID OUTLOT D; THENCE S51°01'00"E, ALONG SAID NORTH LINE, 98.00 FEET TO THE N.E. CORNER OF SAID OUTLOT D; THENCE S30°45'00"W, ALONG THE EAST LINE OF SAID OUTLOT D, 172.10 FEET TO THE POINT OF BEGINNING, CONTAINING 0.445 ACRES OF LAND MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

## SOIL TEST PITS OBSERVED BY GES-LLC (9/3/2021)

TEST PIT 1  
0-3 IN LOAMY TOP SOIL  
3-13 IN BROWN LOAMY SAND WITH STONES  
13-56 IN BRN MED/CO SAND MOIST TO WET AT BOTTOM

TEST PIT 2  
0-6" FILL  
6-48 IN BRN MED SAND WITH STONES  
48-64 IN CO. GRAY MOIST TO WET SAND WATER AT 6 FT B.G.

TEST PIT 3  
0-3 IN LOAMY TOP SOIL  
3-38 IN BRN MED SAND WITH STONES  
38-63 IN COARSE GRAVELLY MOIST GRAY SAND WATER AT 4.5 FT B.G.

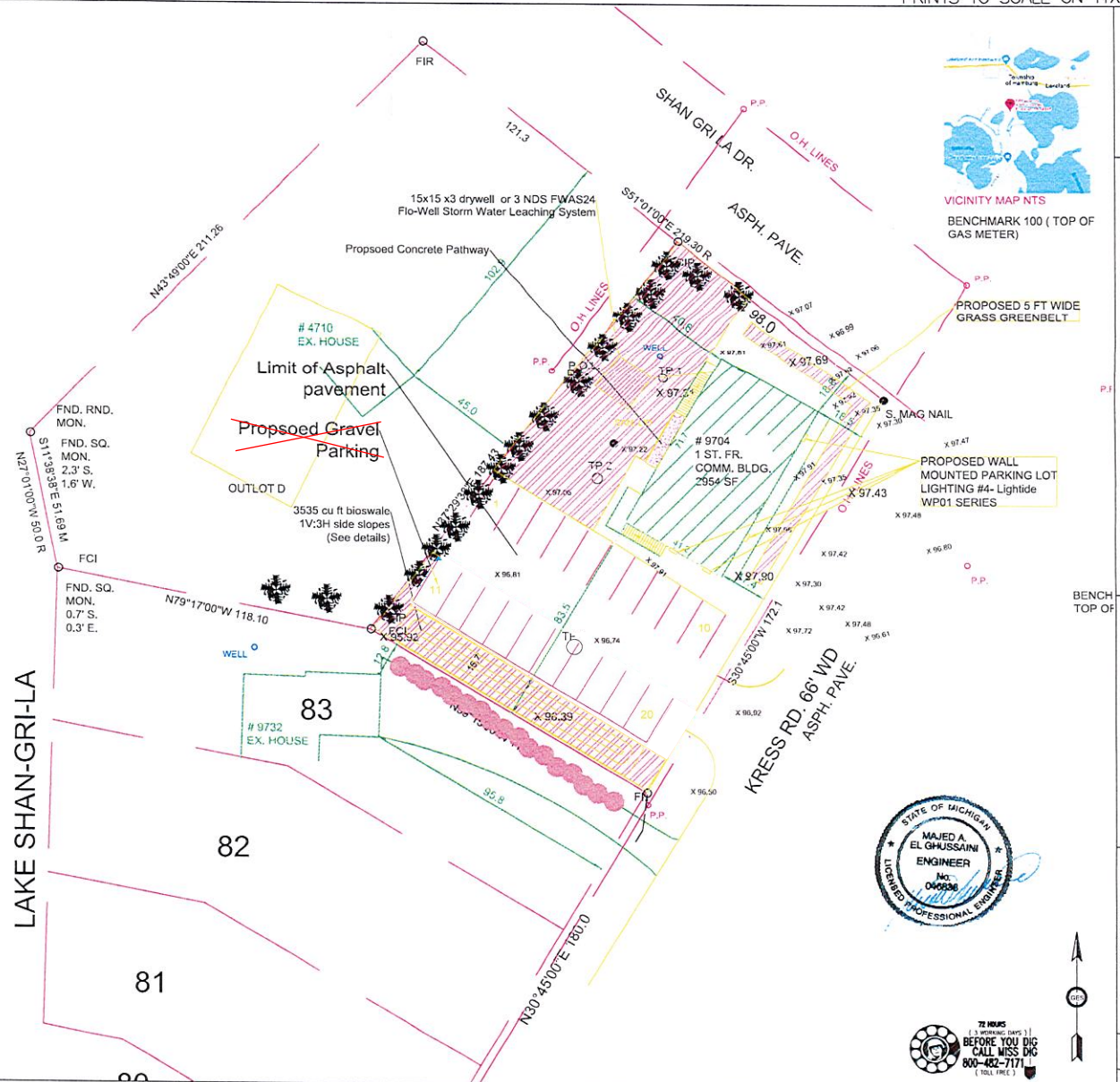
Lot Area: ±19420 SF  
Existing Bldg Area: ±2954 SF  
~~Proposed Parking Area: ±4940 SF~~  
Gravel Parking Area: ±2472 SF  
Bioswale Surface Area: ±1250 sf  
Greenbelt Area: ±4900 SF

**Pavement:**  
The parking lot will be half paved. The other half will be gravel. This will significantly reduce storm runoff given the gravelly sand formation as described by the observed soil test pits.

**Parking:**  
Apartment 1.5 parking per apartment  
Required 3, Provided 3  
**Store:**  
1 parking per 150 sq ft  
Required 20, Provided 20

**Storm Water Management:**

- Due to site constraints, the following is proposed:
1. Roof drainage will be routed to a 15X15X3 drywell. Alternatively, use 3 NDS FWAs24 Flo Well Storm Water Leaching System (see NDS typ, detail) to store and discharge storm water to the sandy subsurface soils.
  2. Parking lot drainage will be captured in a bioswale 1V:3H side slopes with total volume of 3535 cu ft. (see NDS typ, detail)

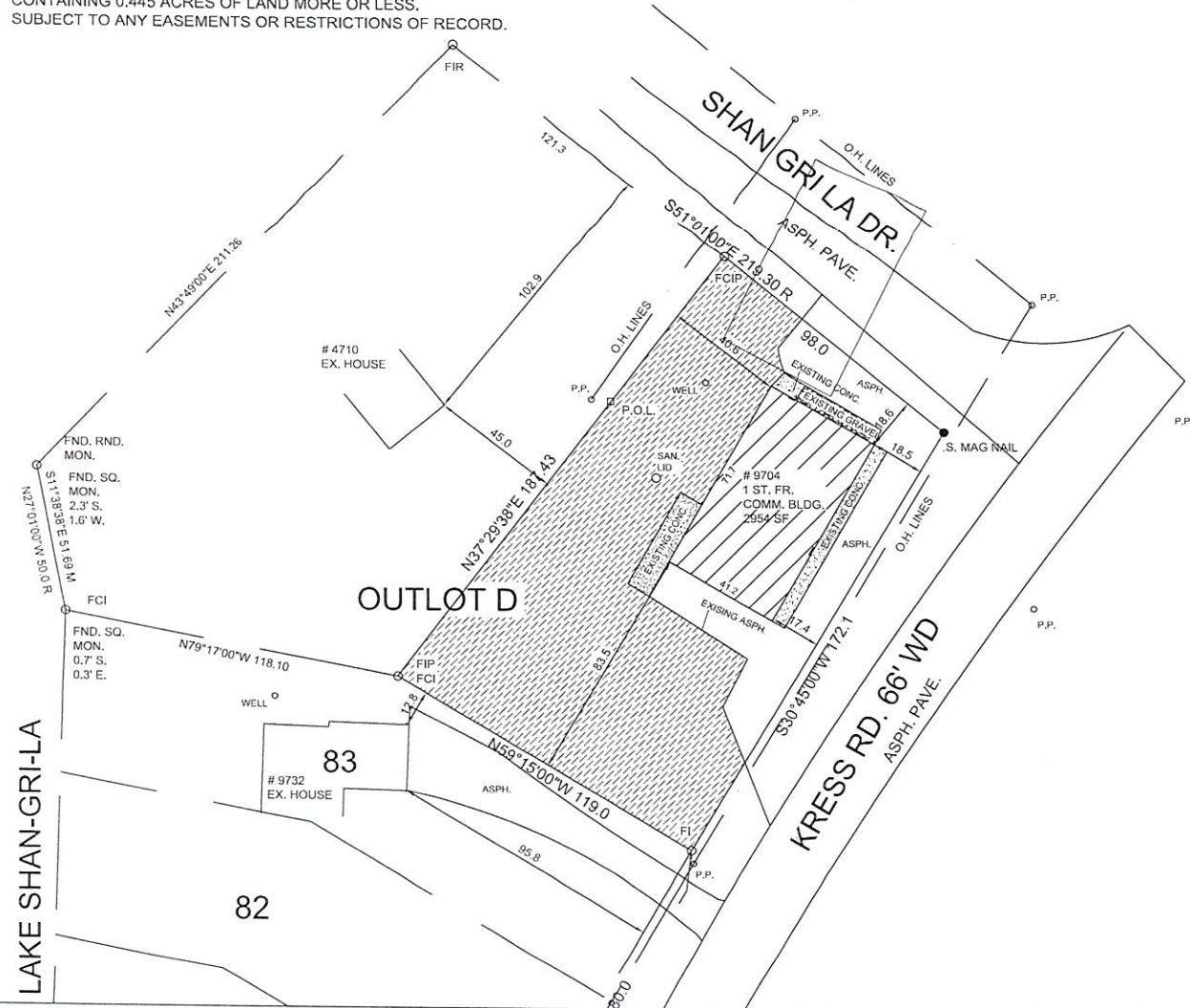


|                |                                              |
|----------------|----------------------------------------------|
| Designed MG    | 9/5/2021                                     |
| Drawn MG       |                                              |
| Checked MG     |                                              |
| Scale          | 1:40                                         |
| Project Name   | 9704 KRESS ROAD Preliminary Site Plan        |
| Location       | HAMBURG TWP, LIVINGSTON COUNTY 15-21-405-016 |
| Engineer       | GES-LLC Consulting Engineers                 |
| Engineer No.   | 57111 - ASHFORD WAY, YPSILANTI, MI 48197     |
| Engineer Email | GES734@GMAIL.COM                             |
| Engineer Phone | 734-272-9763                                 |
| Revisions      |                                              |
| File No.       | WOOLLEY21                                    |
| Sheet          | 2 of 5                                       |

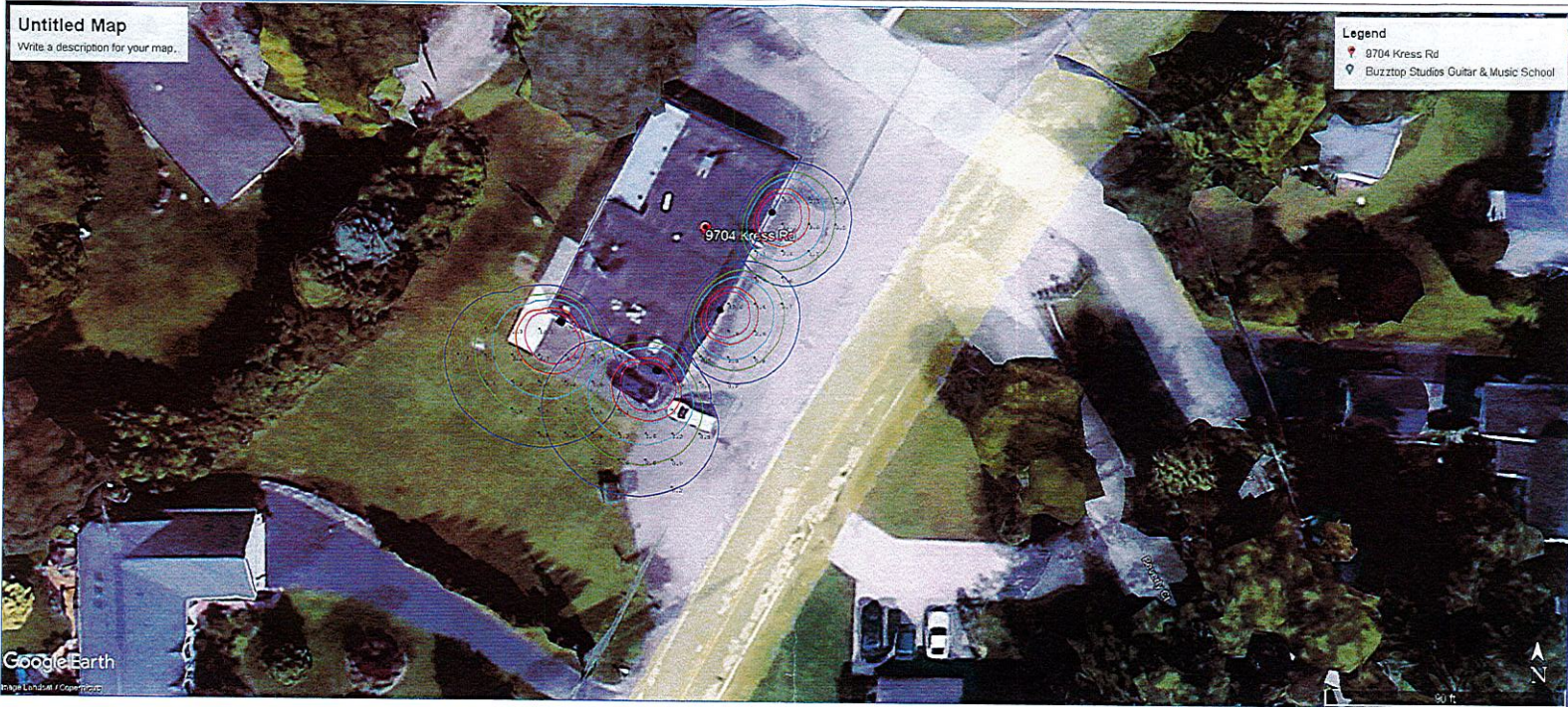
PRINTS TO SCALE ON 11X17 PAPER

9704 KRESS ROAD -016

PART OF OUTLOT D "SHAN-GRI-LA SUB'N. ANNEX NO. 4" OF PART OF THE S.E. 1/4 OF SECTION 21, T.1N., R.5E., HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE S.E. CORNER OF OUTLOT D; THENCE N59°15'00"W, ALONG THE SOUTH LINE OF SAID OUTLOT D, 119.00 FEET; THENCE N37°39'38"E, 187.43 FEET TO THE NORTH LINE OF SAID OUTLOT D; THENCE S51°01'00"E, ALONG SAID NORTH LINE, 98.00 FEET TO THE N.E. CORNER OF SAID OUTLOT D; THENCE S30°45'00"W, ALONG THE EAST LINE OF SAID OUTLOT D, 172.10 FEET TO THE POINT OF BEGINNING. CONTAINING 0.445 ACRES OF LAND MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.



|                                                                                                               |           |
|---------------------------------------------------------------------------------------------------------------|-----------|
| DESIGNED MG<br>DRAWN MG<br>CHECKED MG                                                                         | 9/6/2021  |
|                                                                                                               | 1:40      |
|                                                                                                               | 0 40' 80' |
| 9704 KRESS ROAD<br>EXISTING CONDITIONS                                                                        |           |
| HAMBURG TWP, LIVINGSTON COUNTY<br>15-21-405-016                                                               |           |
| GES-LLC<br>Consulting Engineers<br>5711 S. ASHFORD WAY, XPISANT, MI 48197<br>GES734@GMAIL.COM<br>734-272-9763 |           |
| REVISIONS<br>(ADD EXISTING TREE LINES & FENCED LOTLINE)<br>10.1.21<br>10.1.21<br>FOR LOTS CORRECTION          |           |
| File No.<br>WOOLLEY21                                                                                         |           |
| Sheet 1 of 5                                                                                                  |           |



Prepared For:  
Tom Kittel  
Huron Valley Electric

Job Name:  
9704 Kress Road

Scale: as noted

Date: 12/21/2022

Filename: 9704 Kress Road.AGI

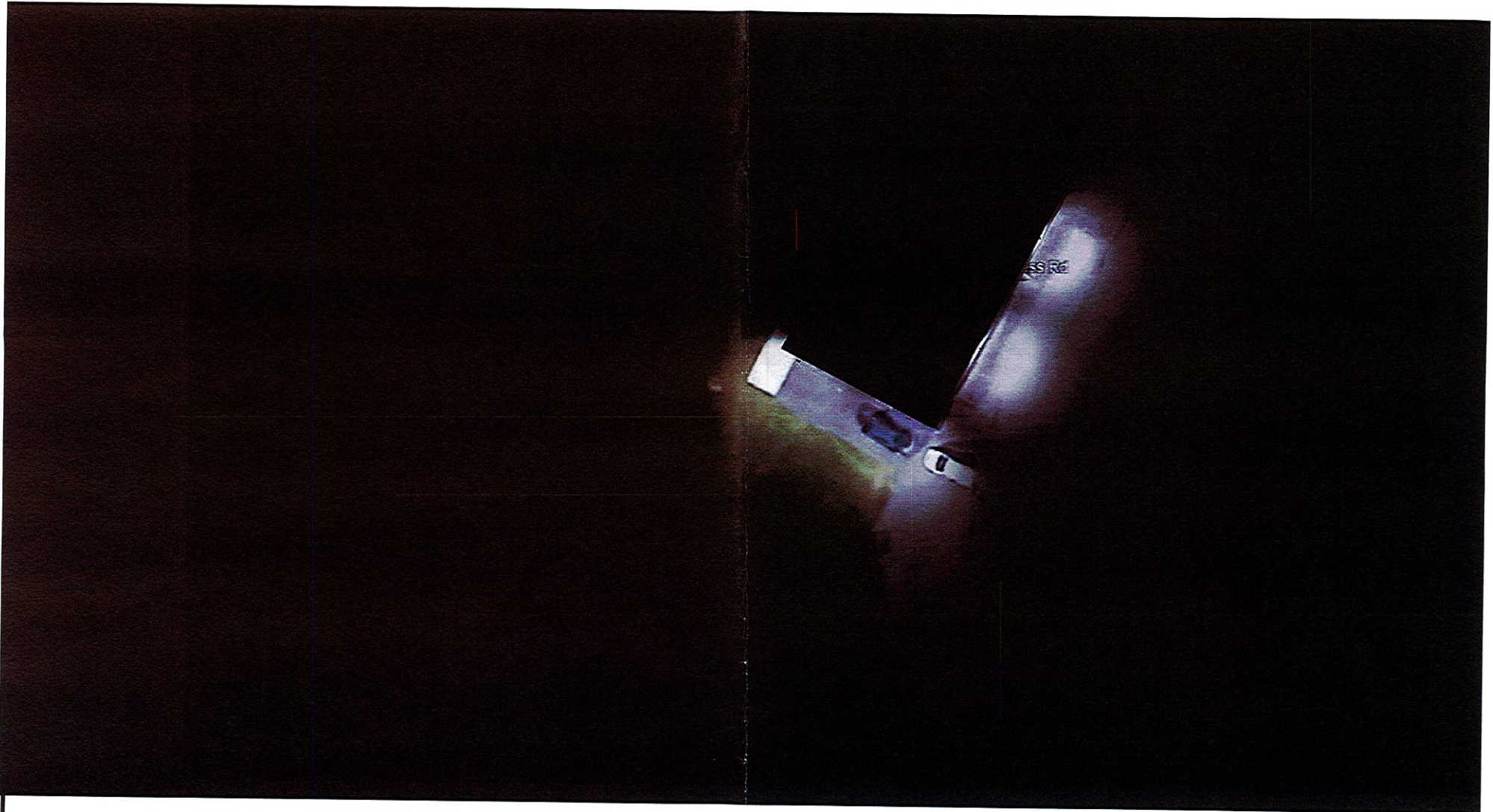
Drawn By: Ray McDonough

Filename: C:\Users\RayMcDonough\OneDrive - MCDONOUGH & ASSOCIATES\Documents\AGI\9704 Kress Road.AGI

Lighting Design Disclosure

The lighting calculations, cut sheets, fixture schedules and/or "visual simulations" (photometric images) presented by McDonough & Associates represent an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information are provided by others have not been independently verified by McDonough & Associates and therefore, actual measured results may vary from the actual field conditions. McDonough & Associates does not warrant that the design parameters and information are correct or reliable, and we do not warrant that the design parameters and information are correct or reliable. The design parameters and information are provided by others and are not intended to be used as a basis for any other project or for any other purpose. The design parameters and information are provided by others and are not intended to be used as a basis for any other project or for any other purpose. The design parameters and information are provided by others and are not intended to be used as a basis for any other project or for any other purpose.





Prepared For:  
Tom Kittel  
Huron Valley Electric

Job Name:  
9704 Kress Road

Scale: as noted

Date: 12/21/2022

Filename: 9704 Kress Road.AGI

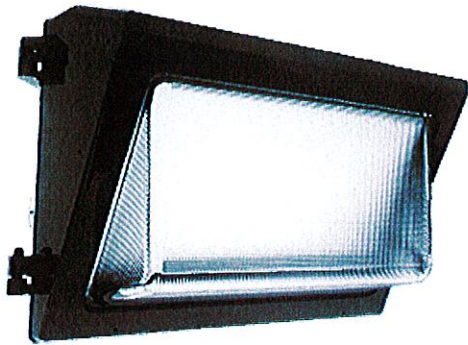
Drawn By: Ray McDonough

Filename: C:\Users\RayMcDonough\OneDrive - MCDONOUGH & ASSOCIATES\Documents\AGI\9704 Kress Road.AGI

Lighting Design Disclosure

The lighting analysis and system design and/or "visual simulation" software that is provided by McDonough & Associates represents an anticipated prediction of lighting system performance. Based upon design plans and information supplied by others. These design parameters and information provided by others have not been independently verified by McDonough & Associates and therefore, actual results may vary from the predicted results. McDonough & Associates does not warrant that design parameters and information provided by others are accurate or complete. McDonough & Associates neither assumes nor represents the responsibility for compliance with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and furnished by McDonough & Associates. This lighting design must be held in part, in advisory capacity for information purposes and is not intended to constitute an offer of any product or service.





Color: Bronze

Weight: 7.9 lbs

Project:

Type:

Prepared By:

Date:

**Driver Info**

| Type                      | Constant Current |
|---------------------------|------------------|
| 120V                      | 0.50A            |
| 208V                      | 0.30A            |
| 240V                      | 0.28A            |
| 277V                      | 0.25A            |
| Input Watts 57.8/58.4/59W |                  |

**LED Info**

|                |                        |
|----------------|------------------------|
| Watts          | 60W                    |
| Color Temp     | 3000K/4000K/5000K      |
| Color Accuracy | 80 CRI                 |
| L70 Lifespan   | 100,000 Hours          |
| Lumens         | 7780/8583/8084 lm      |
| Efficacy       | 134.7/146.9/136.9 lm/W |

**Technical Specifications****Field Adjustability****Field Adjustable:**

Color temperature selectable by 3000K, 4000K and 5000K

**Compliance****UL Listed:**

Suitable for wet locations

**IESNA LM-79 & LM-80 Testing:**

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80

**IP Rating:**

Ingress protection rating of IP65 for dust and water

**DLC Listed:**

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: PLQGNPP3AB7A

**Performance****Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

**Wattage Equivalency:**

Equivalent to 250W Metal Halide

**LED Characteristics****LEDs:**

Long-life, high-efficiency, surface-mount LEDs

**Electrical****Driver:**

Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.50A, 208V: 0.30A, 240V: 0.28A, 277V: 0.25A

**Dimming Driver:**

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

**Photocell:**

120-277V selectable photocell that can be turned on and off.

**Construction****Cold Weather Starting:**

The minimum starting temperature is -40°C (-40°F)

**Maximum Ambient Temperature:**

Suitable for use in up to 50°C (122°F)

**Housing:**

Die-cast aluminum

### Technical Specifications (continued)

#### Construction

##### Lens:

Tempered glass

##### Finish:

Formulated for high durability and long-lasting color

##### Green Technology:

Mercury and UV free. RoHS-compliant components.

#### Other

##### Note:

All values are typical (tolerance +/- 10%)

##### 5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

##### Buy American Act Compliance:

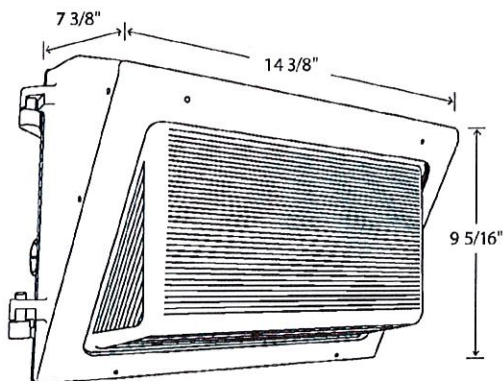
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

#### Installation

##### Mounting:

Wall mount

### Dimensions



### Features

DLC Premium listed

IP65 Rated

100,000-Hour LED lifespan

5-Year, limited warranty

### Ordering Matrix

| Family | Wattage  | Color Temp                | Finish         | Voltage/Driver                  | Options                      |
|--------|----------|---------------------------|----------------|---------------------------------|------------------------------|
| WP2FA  | 60       |                           |                |                                 |                              |
|        | 29 = 29W | Blank = 5000K/4000K/3000K | Blank = Bronze | Blank = 120-277V, 0-10V Dimming | Blank = Selectable Photocell |
|        | 40 = 40W |                           |                |                                 | /LC = Lightcloud® Controller |
|        | 60 = 60W |                           |                |                                 |                              |
|        | 80 = 80W |                           |                |                                 |                              |



37, 57 and 62 Watt SLIM Wall packs are designed to cover the footprint of most traditional wall packs. They are suitable for mounting heights from 20' to 30', and replace HID Wattages from 200W MH to 320W MH. These ultra-high efficiency fixtures are available in cutoff or full cutoff models.

Color: Bronze

Weight: 8.3 lbs

Project:

Type:

Prepared By:

Date:

#### Driver Info

| Type              | Constant Current |
|-------------------|------------------|
| 120V              | 0.31A            |
| 208V              | 0.19A            |
| 240V              | 0.16A            |
| 277V              | 0.14A            |
| Input Watts 34.6W |                  |

#### LED Info

|                |                 |
|----------------|-----------------|
| Watts          | 37W             |
| Color Temp     | 4000K (Neutral) |
| Color Accuracy | 73 CRI          |
| L70 Lifespan   | 100,000 Hours   |
| Lumens         | 3,873 lm        |
| Efficacy       | 111.9 lm/W      |

## Technical Specifications

### Compliance

#### UL Listed:

Suitable for Wet Locations. Wall Mount Only.

#### IP Rating:

Ingress protection rating of IP66 for dust and water

#### IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

#### DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.  
DLC Product Code: P9BJASW7

### Construction

#### Footprint:

Designed to replace RAB HID WP1 wall packs, both in size and footprint template, so upgrading to LED is easy and seamless

#### Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

#### Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

#### Housing:

Precision die-cast aluminum housing and door frame

#### Mounting:

Die-cast back box with four (4) conduit entry points and knockout pattern for junction box or direct wall mounting. Hinged housing and bubble level for easy installation.

#### Cutoff:

Cutoff (10°)

#### Recommended Mounting Height:

Up to 20 ft

#### Lens:

Microprismatic diffusion glass lens reduces glare and has smooth and even light distribution

#### Reflector:

Specular thermoplastic

#### Gaskets:

The unique design of the tight-lock gasket ensures no water or environmental elements will ever get inside the SLIM

## Technical Specifications (continued)

### Construction

#### Finish:

Formulated for high durability and long-lasting color

#### Green Technology:

Mercury and UV free. RoHS-compliant components.

### LED Characteristics

#### LED:

Long-life, high-efficiency, micro-power, surface mount LEDs; binned and mixed for uniform light output and color

#### Color Stability:

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

#### Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

### Performance

#### Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

#### Wattage Equivalency:

Equivalent to 150W Metal Halide

### Other

#### Accessories:

Available accessories include polyshield and wire guard. Click [here](#) to see all accessories.

#### Patents:

The design of the SLIM™ is protected by patents pending in US, Canada, China, Taiwan and Mexico

#### HID Replacement Range:

Replaces 200W Metal Halide

### Trade Agreements Act Compliant:

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

### Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

### Optical

#### BUG Rating:

B1 U2 G1

### Electrical

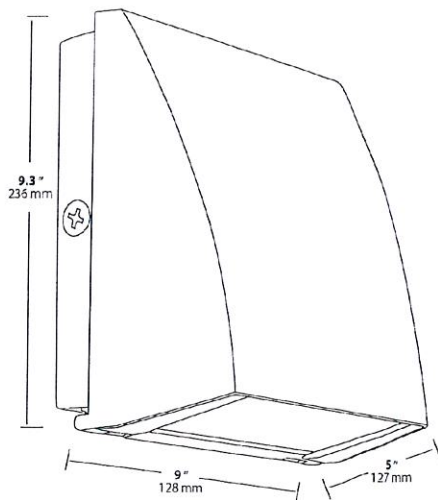
#### Driver:

Constant Current, 100-277V. 50/60Hz, 100-277VAC 0.6A, 4kV Surge Protection, 700mA, Power Factor 99.4%.

#### THD:

22.1% at 347V

## Dimensions



## Features

Covers footprint of most traditional wall packs

Easy installation with hinged access, bubble level and multiple conduit entries

Tight-lock gasket keeps elements out

100,000-hour LED lifespan

5-Year, No-Compromise Warranty

## Ordering Matrix

| Family | Cutoff                                                      | Wattage                          | Color Temp                                                | Finish                      | Driver Options                                                                  | Options                                                                                                                                                                                       | Other Options                           |
|--------|-------------------------------------------------------------|----------------------------------|-----------------------------------------------------------|-----------------------------|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| SLIM   |                                                             | 37                               | N                                                         |                             |                                                                                 |                                                                                                                                                                                               |                                         |
|        | Blank = Cutoff (10 degrees)<br>FC = Full Cutoff (0 degrees) | 37 = 37W<br>57 = 57W<br>62 = 62W | Blank = 5000K Cool<br>N = 4000K Neutral<br>Y = 3000K Warm | Blank = Bronze<br>W = White | Blank = Standard (120-277V)<br>/BL = Bi-Level<br>/D10 = Dimmable<br>/480 = 480V | Blank = No Option<br>/PC = 120V Button Photocell<br>/PC2 = 277V Button Photocell<br>/PCS = 120V Swivel Photocell<br>/PCS2 = 277V Swivel Photocell<br>/LC = Lightcloud <sup>®</sup> Controller | USA = BAA Compliant<br>Blank = Standard |

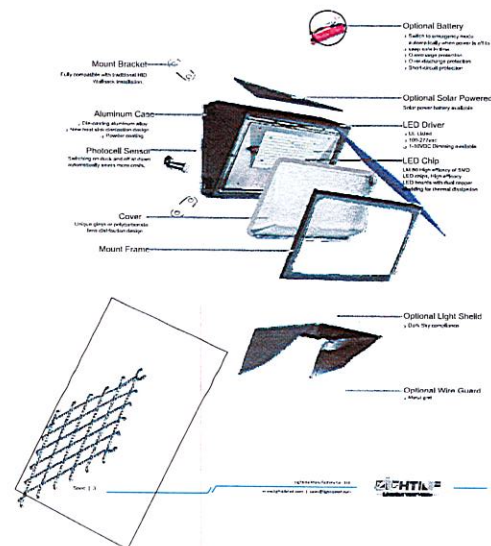
| DLC - Components |             |               |               |                 |       |          |                 |
|------------------|-------------|---------------|---------------|-----------------|-------|----------|-----------------|
| Model#           | Product ID  | Input Voltage | Input W/Hours | Estimate Output | CGT   | CGR (Hz) | DLC Family Code |
| LT-CP150-AC-100V | P150CPAC100 | 150-277 VAC   | 30W           | 4000W           | 1000K | 75       | 100W/60Hz       |
| LT-CP150-AC-120V | P150CPAC120 | 150-277 VAC   | 40W           | 4000W           | 4000K | 75       | 100W/60Hz       |
| LT-CP150-AC-120V | P150CPAC120 | 150-277 VAC   | 30W           | 4000W           | 5000K | 75       | 100W/60Hz       |
| LT-CP150-AC-120V | P150CPAC120 | 150-277VAC    | 40W           | 4000W           | 6700K | 75       | 100W/60Hz       |
| LT-CP150-AC-120V | P150CPAC120 | 150-277 VAC   | 50W           | 2000W           | 1000K | 75       | 100W/60Hz       |
| LT-CP150-AC-120V | P150CPAC120 | 150-277 VAC   | 75W           | 7200W           | 4000K | 75       | 100W/60Hz       |
| LT-CP150-AC-120V | P150CPAC120 | 150-277 VAC   | 50W           | 7200W           | 5000K | 75       | 100W/60Hz       |
| LT-CP150-AC-120V | P150CPAC120 | 150V          | 50W           | 7200W           | 6700K | 75       | 100W/60Hz       |
| LT-CP150-AC-120V | P150CPAC120 | 150-277 VAC   | 80W           | 6000W           | 4000K | 75       | 100W/60Hz       |
| LT-CP150-AC-120V | P150CPAC120 | 150-277 VAC   | 80W           | 6000W           | 5000K | 75       | 100W/60Hz       |
| LT-CP150-AC-120V | P150CPAC120 | 150-277 VAC   | 80W           | 6000W           | 6700K | 75       | 100W/60Hz       |
| LT-CP150-120V    | P150CPAC120 | 150-277 VAC   | 80W           | 6000W           | 1000K | 75       | 100W/60Hz       |

When the AC power goes out, the emergency power battery (the AC power outage and automatically) is sent to the working emergency mode. The power is 100% AC when the AC power is restored, the emergency battery sends to AC power when the battery is empty, the power is 100% AC.

| Feature                                             | Specifications                              |
|-----------------------------------------------------|---------------------------------------------|
| 1. Easy mount of battery, maintains full charge     | 1. High capacity: 1400-1700mAh (1000mAh)    |
| 2. Highly sensitive and accurate temperature sensor | 2. All kinds of battery: NiMH, NiCd, Li-ion |
| 3. Accurate measurement time, 1000 times per hour   | 3. All kinds of Power Reg. 100-240V         |
| 4. Response time: 0.01s and 100ms (100ms)           | 4. Accurate temperature: 1000-2400°C        |
| 5. Response time: 100ms, 1000ms and 10s (100ms)     | 5. Accuracy: 0.1°C                          |
| 6. The accurate time 1000 times per hour (100ms)    | 6. Operating time: 2-10 min                 |
| 7. Response time: 100ms                             | 7. Low power consumption                    |
| 8. The sensor probe is extremely sensitive to heat  | 8. Low power consumption                    |
| 9. Rapid response time                              | 9. Low power consumption                    |
| 10. Response time: 100ms, 1000ms and 10s (100ms)    | 10. Low power consumption                   |

**OPTIONAL FORM E-20**

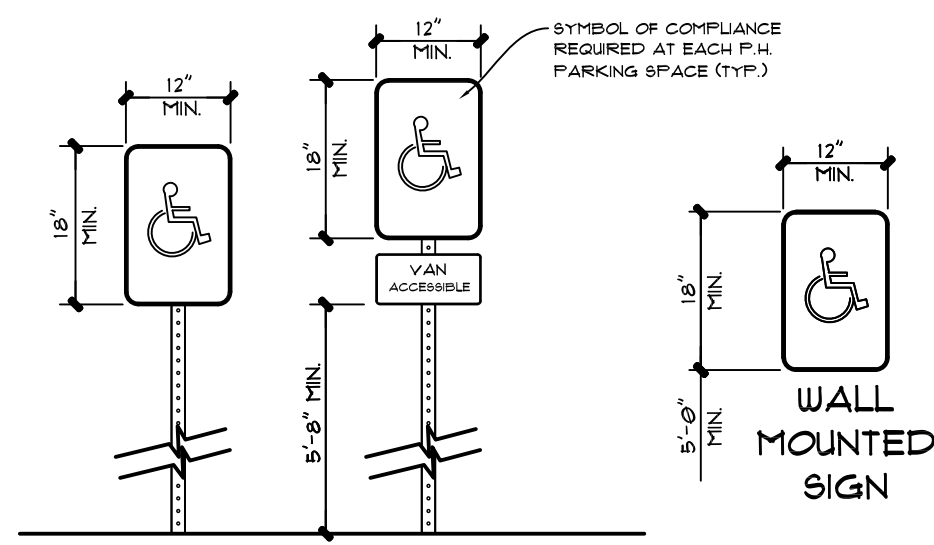
The best friendliness of solar energy meets the energy efficiency of LED lights. The 1-ton 5.2 volt, 7000 mAh battery charges for 8 hours and best lasts up to 12 hours. You may set 7 x 61 growing hours through remote control or

[illegible][illegible]

|                                                                                             |   |                                                                                                                 |  |                                                  |  |                               |  |
|---------------------------------------------------------------------------------------------|---|-----------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------|--|-------------------------------|--|
| REVISIONS<br>11.19.21 ASCE ENGINEERING LINES & MARKS LAYOUT<br>11.22.21 FOR LOCAL COMMUNITY |   | GES-LLC<br>Consulting Engineers<br>5711 S. ASHFORD WAY, YPSILANTI, MI 48197<br>GES734@GMAIL.COM<br>734-272-9763 |  | 9704 KRESS ROAD<br>Parking Wall Mounted Lighting |  | Drawn MG 11/2/2022<br>Checked |  |
| File No.<br>WOOLLEY21                                                                       |   |                                                                                                                 |  | HAMBURG TWP, LIVINGSTON COUNTY<br>15-21-105-016  |  | NTS                           |  |
| Sheet                                                                                       | 5 | of                                                                                                              |  |                                                  |  |                               |  |

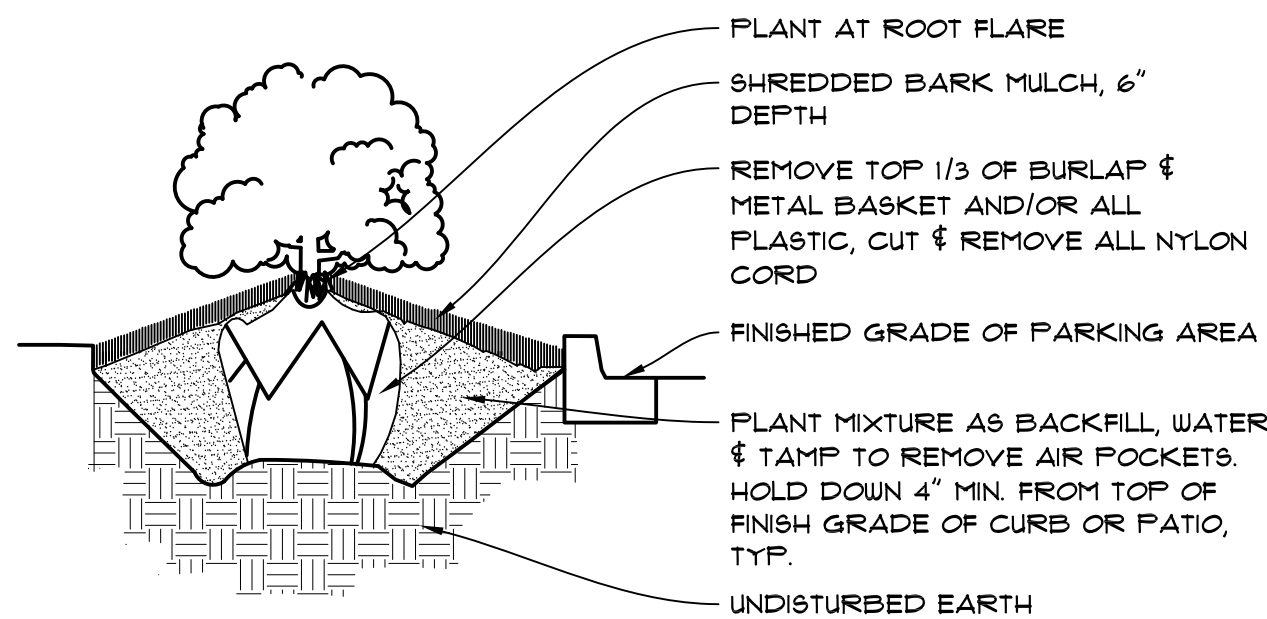
## P.H. PARKING SIGNS:

M. B.F. 512.6.3

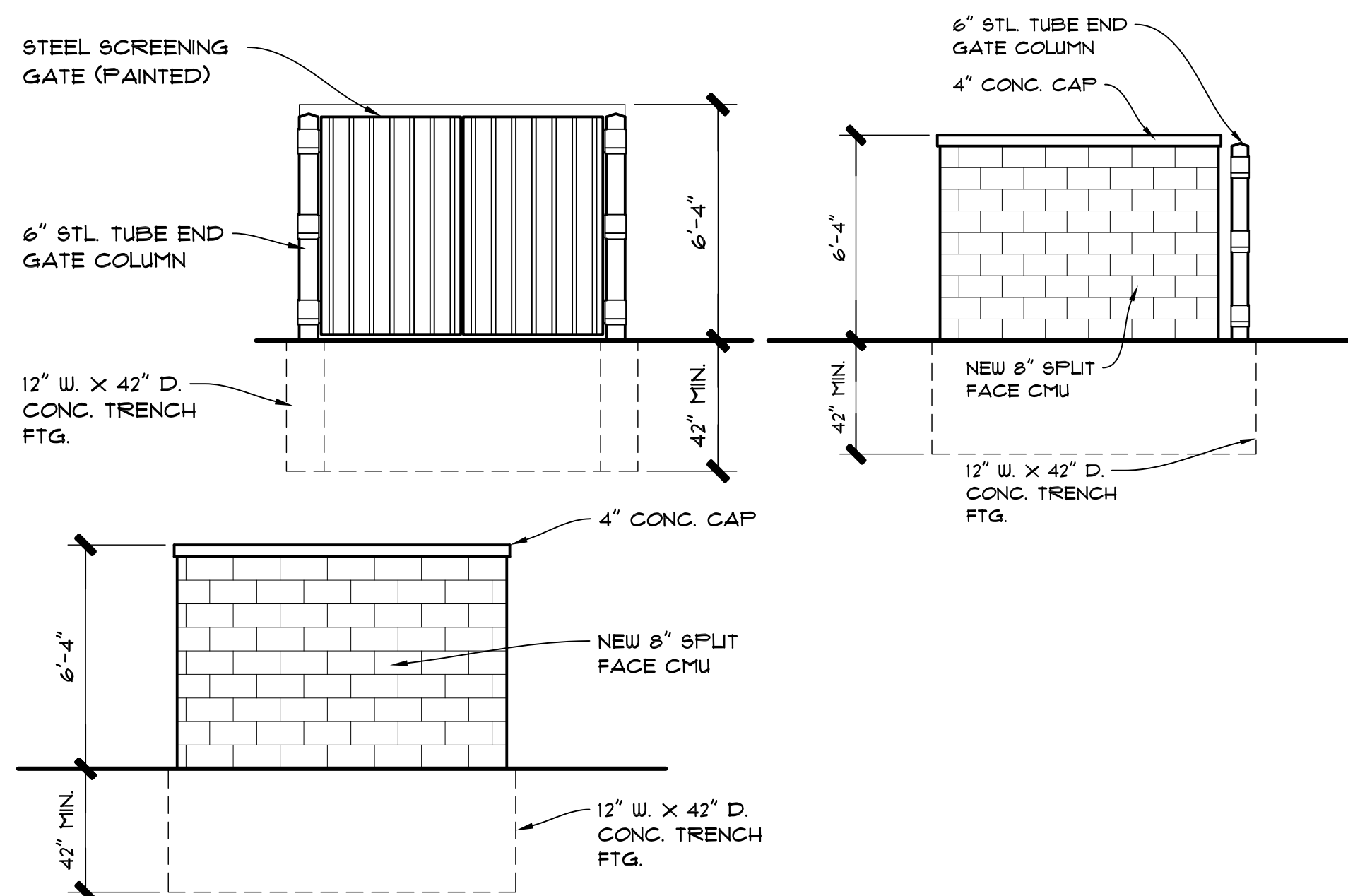
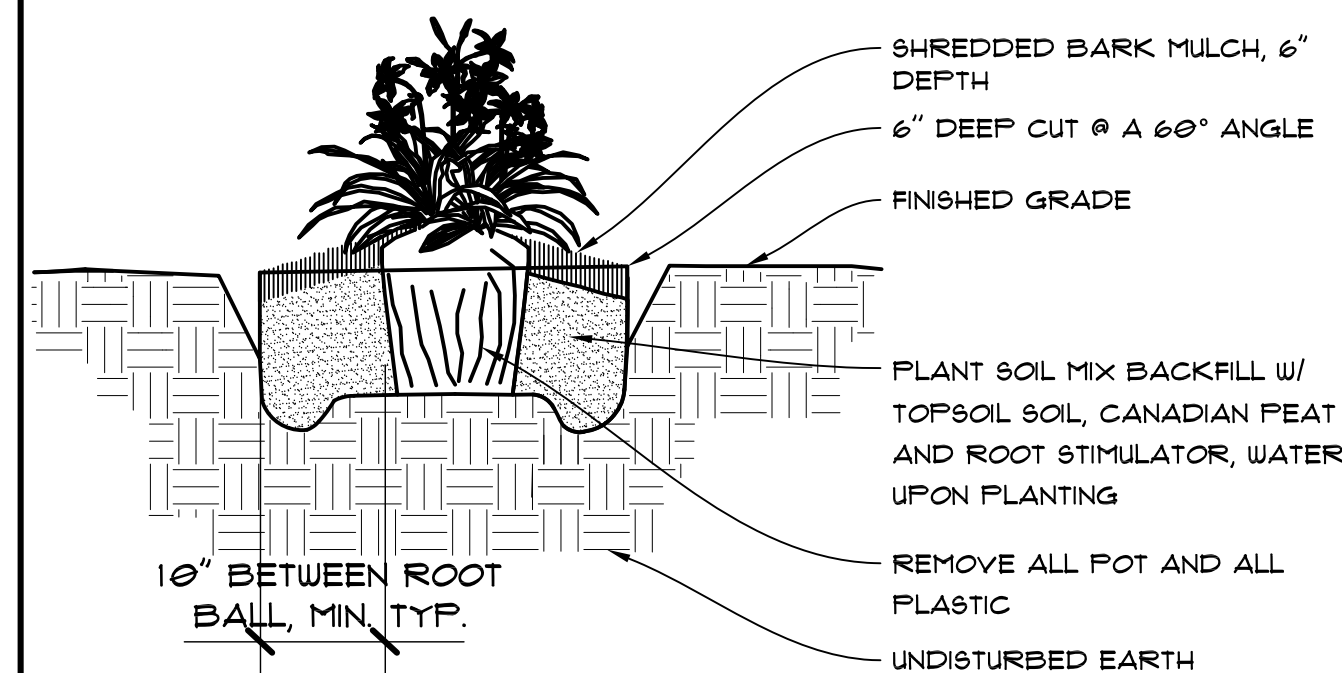
PLANT LIST: XXX

| NO.               | SYMBOL | COMMON NAME          | BOTANICAL NAME              | SIZE                               |
|-------------------|--------|----------------------|-----------------------------|------------------------------------|
| <b>PERENNIALS</b> |        |                      |                             |                                    |
| 22                | HSD    | Stella D'Oro Daylily | HEMMEROCALIS 'STELLA D'ORO' | #1 CONT., 15 inch O.C.             |
| <b>SHRUBS</b>     |        |                      |                             |                                    |
| 11                | SAW    | Boxwood Shrub        | BUXUS SEMPERVIRENS          | #3 CONT., 36 in O.C., Plant in Row |

## SHRUB PLANTING DETAIL:



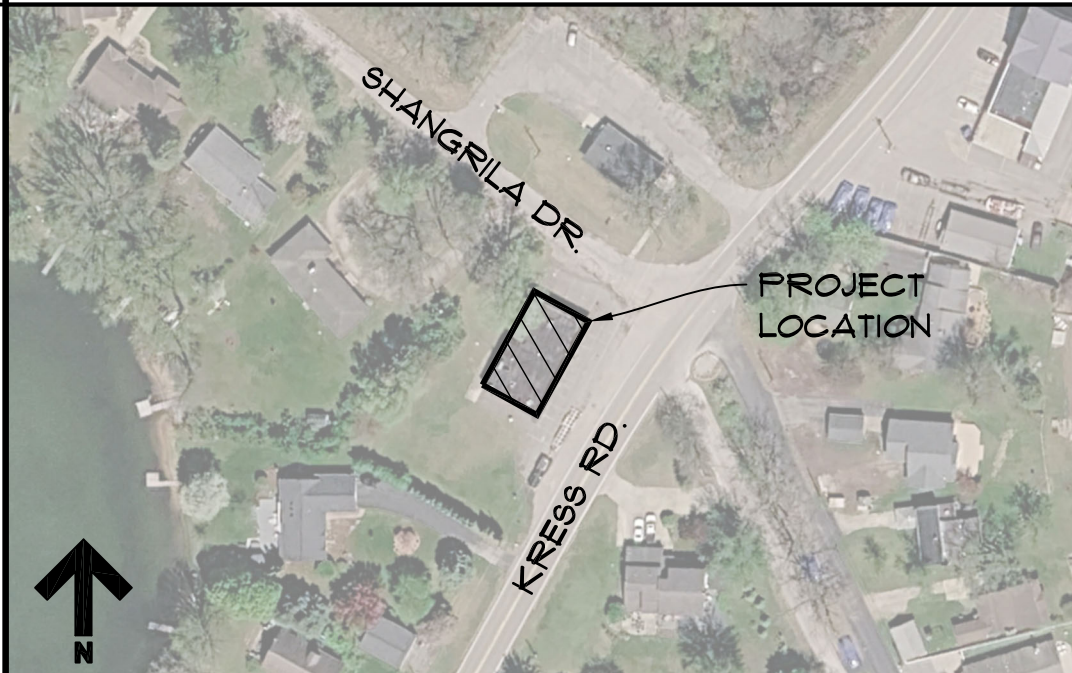
## PERENNIAL PLANTING DETAIL:



## DUMPSTER ENCLOSURE ELEVATIONS

SCALE: 1/8" = 1'-0"

## AERIAL MAP: NO SCALE



## PROJECT DATA:

PROJECT NAME: SHOTZ GOLF SIMULATOR

APPLICANT / PROPERTY OWNER INFO:

TIMOTHY WOODS  
9104 KRESS RD.  
PICKNEY, MI, 48169

ARCHITECT INFO:

DESIGNSTRUCT, INC.  
ROBERT A.L. WILLIAMS R.A.  
LICENSE # 1301019900  
23617 JOHN R. ROAD  
HAZEL PARK, MI 48030  
248-547-3400

PARCEL NO: 15-21-405-016

BLDG. AREA: 2,906 SQ. FT.

SITE ZONING: (N8) NEIGHBORHOOD SERVICE

SITE AREA: 19,365 SQ. FT. (0.44 ACRES)

BLDG. HEIGHT: 22'-9 1/2" (35'-0" MAX.)

CONSTRUCTION TYPE: 3-B

PROJECT USE: GOLF SIMULATOR

THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR THIS PROJECT IS ARCHITECT ROBERT A.L. WILLIAMS, 1920 ROBINA AVE., BERKLEY, MI 48072, 248-388-0465. STATE OF MICHIGAN ARCHITECTURAL REGISTRATION NUMBER 1301019900 IS PAID AND VALID THROUGH 08/29/21.

## LEGAL DESCRIPTION:

PART OF OUTLOT D "SHAN-GRI-LA SUBDIVISION, ANNEX NO. 4" OF PART OF THE S.E. 1/4 OF SECTION 21, T.1N., R.5E., HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE S.E. CORNER OF OUTLOT D; THENCE N59°15'00"W, ALONG THE SOUTH LINE OF SAID OUTLOT D, 119.00 FEET; THENCE N31°33'38"E, 181.43 FEET TO THE NORTH LINE OF SAID OUTLOT D; THENCE S51°01'00"E, ALONG SAID NORTH LINE, 98.00 FEET TO THE N.E. CORNER OF SAID OUTLOT D; THENCE S30°45'00"W, ALONG THE EAST LINE OF SAID OUTLOT D, 172.10 FEET TO THE POINT OF BEGINNING, CONTAINING 0.44 ACRES OF LAND MORE OR LESS.

SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

## PARKING CALCULATIONS:

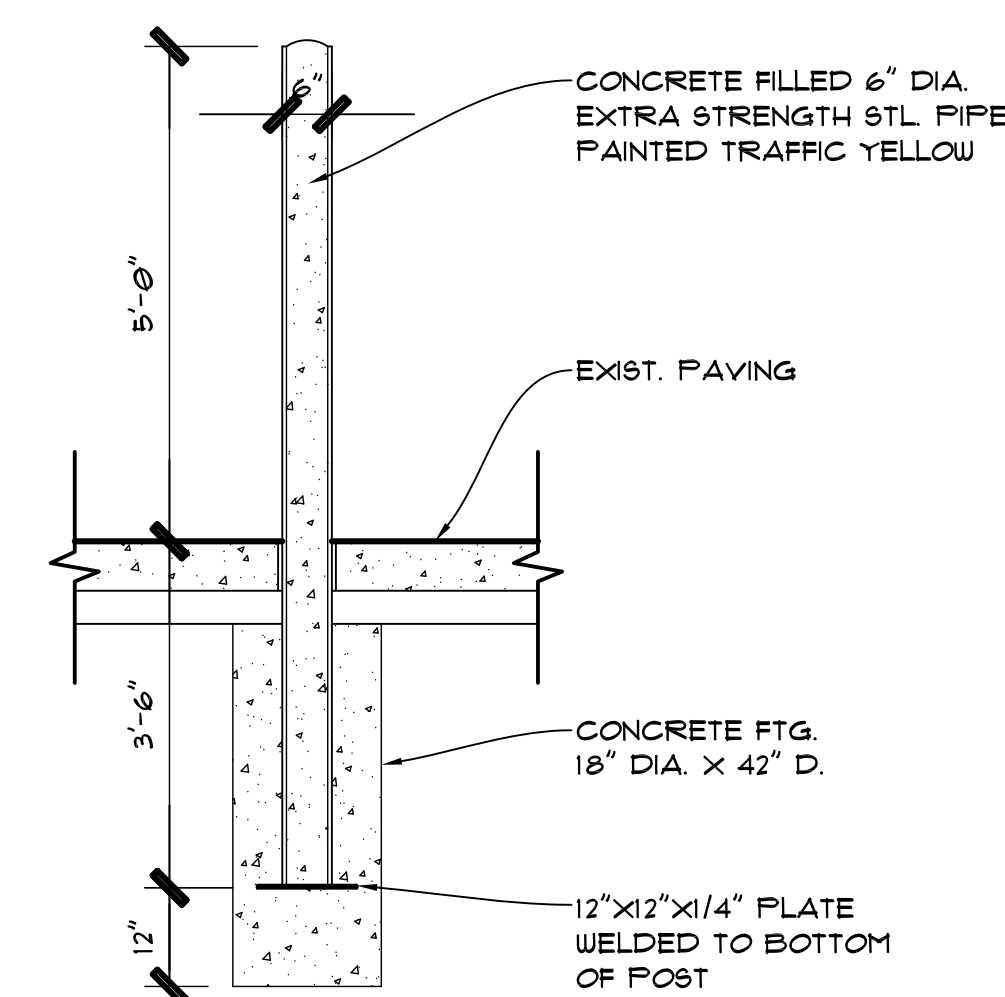
OFF STREET PARKING

20. SALE & CONSUMPTION INSIDE BUILDING OF ALCOHOL, FOOD, OR REFRESHMENTS: PER TABLE 36-334: (1) ONE PARKING SPACE FOR EACH (4) FOUR-PATRON SEAT, PLUS (1) ONE PARKING SPACE FOR EACH (2) TWO EMPLOYEES.

SEATING: 8 SPACES

OFFICE: 2 SPACES

NUMBER OF SPACES PROVIDED: (18) SPACES INCLUDING (2) ACCESSIBLE SPACES



## BOLLARD DETAIL

SCALE: 1/2" = 1'-0"

LAKE SHAN-GRI-LA

OUTLOT D

# 4710  
EX. HOUSENEW DUMPSTER  
ENCLOSURE  
(SEE DETAILS THIS SHEET)EXISTING TREE LINE  
ON WEST SIDE OF  
PROPERTYNEW CONCRETE  
DUMPSTER PAD6'-0" H. WOOD  
FENCE# 9732  
EX. HOUSE

83

82

81

SHAN GRI LA DR.

ASPH. PAVE.

9104 KRESS  
1 ST. FR.  
COMM. BLDG.  
2954 SFKRESS RD. 66" WD  
ASPH. PAVE.

## ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

05/12/2026

05/13/2026

- ☒ PRELIMINARY
- ☐ CLIENT REVIEW
- ☐ BIDDING
- ☒ PERMIT
- ☐ CONSTRUCTION
- ☐ REVISIONS

SEND A COPY OF ALL CORRESPONDENCE TO THE ARCHITECT:  
ROBERT A.L. WILLIAMS R.A.  
1920 ROBINA AVENUE  
BERKLEY, MICHIGAN 48072 &  
McCANN-DUMONT & ASSOC. INC.  
23617 JOHN R. ROAD  
HAZEL PARK, MICHIGAN 48030  
(248) 547-3400  
(ALL PHONE CALLS TO M.D. & A.)

**R.W. ARCHITECT**  
ROBERT A.L. WILLIAMS R.A.

1920 ROBINA AVE.  
BERKLEY, MICH. 48072

(248) 547-3400

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**DESIGNSTRUCT**

DESIGN • CONSTRUCTION • MANAGEMENT  
23617 JOHN R ROAD  
HAZEL PARK, MICHIGAN 48030  
(248) 547-1500

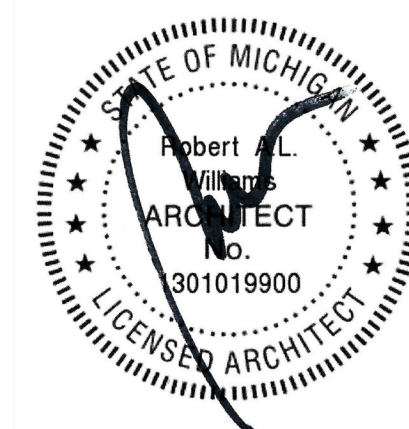
PROJECT LOCATION

PICKNEY GOLF  
SIMULATOR

9104 KRESS RD.  
PICKNEY, MI 48169

DRAWING TITLE:

ARCHITECTURAL SITE PLAN



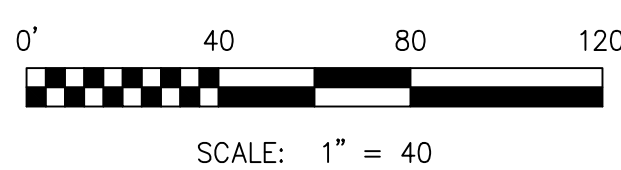
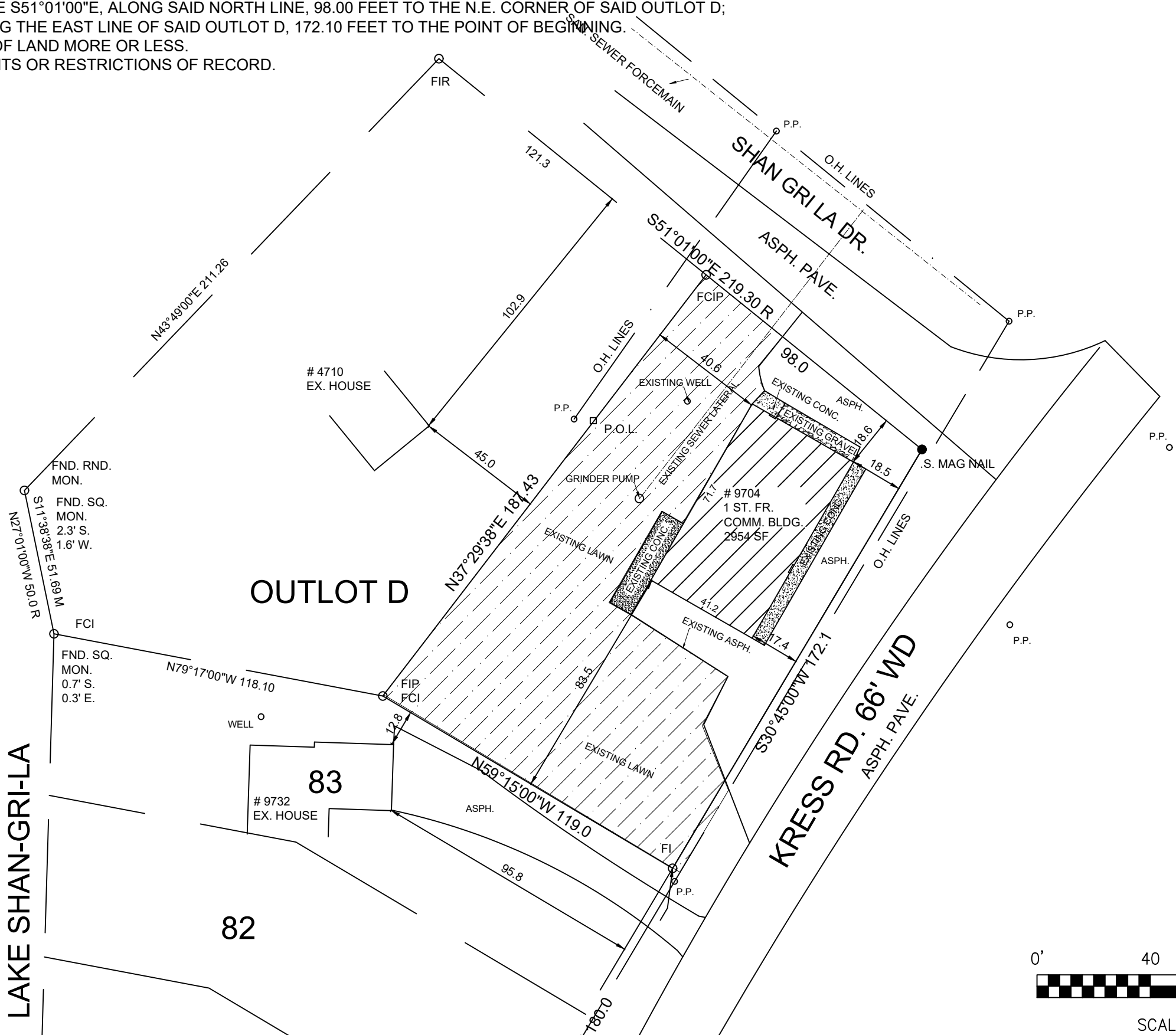
DRAWN: SAM T  
CHECKED: SCD/JWM  
APPROVED: SCD/JWM

DO NOT SCALE THIS PRINT  
USE FIGURED DIMENSIONS ONLY

PROJECT NUMBER: D13151125  
SHEET NUMBER: AS-1

9704 KRESS ROAD -016

PART OF OUTLOT D "SHAN-GRI-LA SUB'N. ANNEX NO. 4" OF PART OF THE S.E. 1/4 OF SECTION 21, T.1N., R.5E., HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE S.E. CORNER OF OUTLOT D; THENCE N59°15'00"W, ALONG THE SOUTH LINE OF SAID OUTLOT D, 119.00 FEET; THENCE N37°39'38"E, 187.43 FEET TO THE NORTH LINE OF SAID OUTLOT D; THENCE S51°01'00"E, ALONG SAID NORTH LINE, 98.00 FEET TO THE N.E. CORNER OF SAID OUTLOT D; THENCE S30°45'00"W, ALONG THE EAST LINE OF SAID OUTLOT D, 172.10 FEET TO THE POINT OF BEGINNING. CONTAINING 0.445 ACRES OF LAND MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.



Item 2.

OWNER:  
**April Wood**

9704 KRESS ROAD  
PARKING - WALL MOUNTED LIGHTS

HAMBURG TWP. LIVINGSTON COUNTY  
15-21-405-016

**GES-LLC**  
Civil Engineering • Surveying  
5711 SOUTH ASHFORD WAY  
YPSILANTI, MI 48197  
PHONE: 734-272-9763

| 7.30.26  | PER CLIENT                            | M.G. |
|----------|---------------------------------------|------|
| 3.01.23  | PER MEG COM 3.01.23                   | M.G. |
| 1.27.23  | PER MEG COM 1.10.2023                 | M.G. |
| 12.22.22 | PER LEND COMMENTS                     | M.G. |
| 12.15.22 | ADDED EX TREE LINE AND PARKING LIGHTS | M.G. |
| DATE     | REVISIONS                             | BY   |

DRAWN BY: M.G.

CHECKED BY: M.G.

APPROVED BY: M.G.

PROJECT No: **WOOLEY21**

SHEET No: **C-1**

44

SOIL TEST PITS OBSERVED BY GES-LLC ( 9/3/2021)

TEST PIT 1  
0-3 IN LOAMY TOP SOIL  
3-13 IN BROWN LOAMY SAND WITH STONES  
13-56 IN BRN MED/CO SAND MOIST TO WET AT  
BOTTOM

TEST PIT 2  
0-6" FILL  
6-48 IN BRN MED SAND WITH STONES  
48-64 IN CO. GRAY MOIST TO WET SAND  
WATER AT 6 FT B.G.

TEST PIT 3  
0-3 IN LOAMY TOP SOIL  
3-38 IN BRN MED SAND WITH STONES  
38-63 IN COARSE GRAVELLY MOIST GRAY  
SAND WATER AT 4.5 FT B.G.

PARKING CALCULATIONS:

20. SALE& CONSUMPTION INSIDE BUILDING OF  
ALCOHOL, FOOD OR REFRESHMENTS:  
Per table 36-334: (1) One parking space for each (4)  
four patron seat, plus (1) one parking space for each  
(2) two employees  
Seating: 8 spaces  
Office: 2 spaces  
Number of spaces provided (20) spaces including(2)  
accessible spaces. Parking Dimension: 19'x10'

Pavement:  
The parking lot will be fully paved.

Storm Water Management:

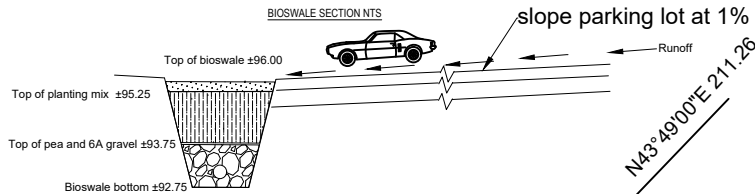
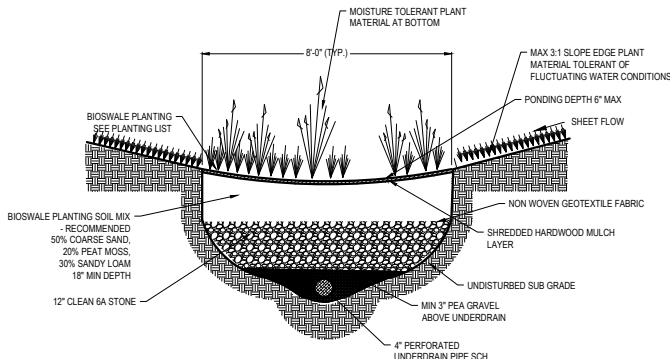
- Due to site constraints, the following is propsoed:
1. Roof drainage will be routed to a 15X15X3 drywell.  
Alternatively, use 3 NDS FWAs24 Flo Well Storm Water  
Leaching System ( see NDS typ. detail) to store and  
discharge storm water to the sandy subsurface soils.
  2. Parking lot drainage will be captured in a bioswale. See  
detailed calculations on Page 3.

STORMWATER MANAGEMENT CALCULATIONS

|                        | Roof Drywell        | Bioswale          |
|------------------------|---------------------|-------------------|
| Drains                 | Roof                | Parking Lot       |
| Drainage Area          | 3,723 SF (0.086 ac) | 7412 SF (0.17 ac) |
| Runoff Coefficient, C  | 0.95                | 0.95              |
| Required volume (1.3") | 383 CF              | 763 CF            |
| Provided volume        | 675 CF              | 3,535 CF          |

X 96.92 Existing Grade  
96.92 Proposed Grade

BENCHMARK 100 (  
TOP OF GAS METER)



LAKE SHAN-GRI-LA

81

82

83

Bioswale  
86x12  
Storage Volume  
±1032 CF

WOODEN FENCE  
6 FT HIGH

WELL

FIP

FCI

FND. SQ.  
MON.  
0.7' S.  
0.3' E.

FND. RND.  
MON.

FND. SQ.  
MON.  
2.3' S.  
1.6' W.

# 4710  
EX. HOUSE

Propsoed Concrete Pathway

FIR

SAN. SEWER FORCEMAIN SHAN GRI LA DR.

P.P.

O.H. LINES

ASPH. PAVE.

S51°01'00"E 219.30 R

P.P.

P.P.

P.P.

P.P.

P.P.

P.P.

P.P.

P.P.

P.P.

P.P.

P.P.

WELL

SAN. LID

TP 1

TP 2

TP 3

TP 4

TP 5

TP 6

TP 7

TP 8

TP 9

TP 10

TP 11

TP 12

TP 13

TP 14

TP 15

TP 16

TP 17

TP 18

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TP 227

TP 228

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TP 238

TP 239

TP 2

April Wood

OWNER:

9704 KRESS ROAD  
PARKING - WALL MOUNTED LIGHTSHAMBURG TWP. LIVINGSTON COUNTY  
15-21-405-016

©

CIVIL-LE  
Civil Engineering • Surveying  
5711 SOUTH ASHFORD WAY  
YPSILANTI, MI 48197  
PHONE: 734-272-9763

|          |                                       |      |
|----------|---------------------------------------|------|
| 7.30.26  | PER CLIENT                            | M.G. |
| 3.01.23  | PER MEG COM 3.01.23                   | M.G. |
| 1.27.23  | PER MEG COM 1.10.2023                 | M.G. |
| 12.22.22 | PER LEND COMMENTS                     | M.G. |
| 12.15.22 | ADDED EX TREE LINE AND PARKING LIGHTS | M.G. |

| DATE         | REVISIONS | BY |
|--------------|-----------|----|
| DRAWN BY:    | M.G.      |    |
| CHECKED BY:  | M.G.      |    |
| APPROVED BY: | M.G.      |    |

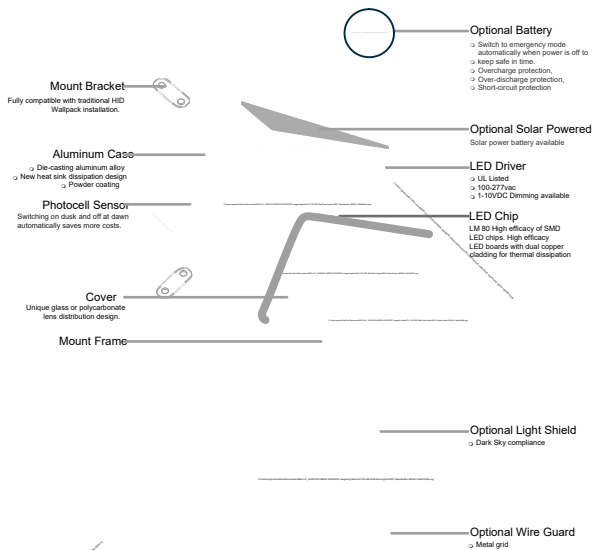
PROJECT No.: WOOLEY21

SHEET No.:

C-4

WP01

## LED WALL PACK



Spec | 3

Lightside Manufacturing Co., Ltd.  
www.lightsideled.com | sales@lightsideled.comLIGHTSIDE  
Leading Your Vision

## WP01

LED WALL PACK LIGHT

DLC QPL | 140 LPW | DARK SKY COMPLIANCE

| Catalog# | Type |
|----------|------|
| Comment  |      |
| Project  | Date |

## DLC Catalog#

| Model#          | Product ID | Input Voltage | Input Wattage | Lumen Output | CCT   | CRI (Ra) | DLC Family Code |
|-----------------|------------|---------------|---------------|--------------|-------|----------|-----------------|
| LT-WP01-40W-30K | PSJ52WC3   | 100-277 VAC   | 39W           | 4800 lm      | 3000K | 73       | WWWBPB          |
| LT-WP01-40W-40K | P0X21X36   | 100-277 VAC   | 40W           | 4800 lm      | 4000K | 72       | WWWBPB          |
| LT-WP01-40W-50K | P2AMP062   | 100-277 VAC   | 39W           | 4800 lm      | 5000K | 72       | WWWBPB          |
| LT-WP01-40W-57K | P2XW931H   | 100-277VAC    | 40W           | 4800 lm      | 5700K | 72       | WWWBPB          |
| LT-WP01-60W-30K | PYC8UE3    | 100-277 VAC   | 57W           | 7000 lm      | 3000K | 73       | WWWBPC          |
| LT-WP01-60W-40K | P6F4PRH3   | 100-277 VAC   | 57W           | 7200 lm      | 4000K | 73       | WWWBPC          |
| LT-WP01-60W-50K | PEF6WUSF   | 100-277 VAC   | 57W           | 7200 lm      | 5000K | 73       | WWWBPC          |
| LT-WP01-60W-57K | PGQVNDV1   | 100-277 VAC   | 57W           | 7200 lm      | 5700K | 73       | WWWBPC          |
| LT-WP01-80W-30K | PWH24MV9   | 100-277 VAC   | 89W           | 10200 lm     | 3000K | 72       | WWWBPD          |
| LT-WP01-80W-40K | PUZ8XDXU   | 100-277 VAC   | 89W           | 10400 lm     | 4000K | 72       | WWWBPD          |
| LT-WP01-80W-50K | PF3BTQSW   | 100-277 VAC   | 89W           | 10400 lm     | 5000K | 72       | WWWBPD          |
| LT-WP01-120W    |            | 100-277 VAC   | 116.8 W       | 14475.5 lm   | 5000K | 72.5     |                 |

## OPTIONAL-EM-BATTERY

When the LED battery pack is used, the emergency operation mode is activated. The LED battery pack is automatically switched to the working emergency mode. The emergency mode is activated when the AC power is lost. When the AC power is restored, the emergency mode is automatically switched back to the normal operation mode. The emergency mode is activated when the LED battery pack is used. The emergency mode is activated when the LED battery pack is used. The emergency mode is activated when the LED battery pack is used.

## Features

- Most models are available for lighting
- Battery operation mode is available for emergency operation
- Battery operation mode is available for emergency operation
- Battery operation mode is available for emergency operation
- Battery operation mode is available for emergency operation
- Battery operation mode is available for emergency operation
- Battery operation mode is available for emergency operation
- Battery operation mode is available for emergency operation
- Battery operation mode is available for emergency operation
- Battery operation mode is available for emergency operation

## Specifications

- Input Voltage: 100-277V/50/60Hz
- Input Power: 40W/60W/80W/120W
- Input Power: 40W/60W/80W/120W
- Input Power: 40W/60W/80W/120W
- Input Power: 40W/60W/80W/120W
- Input Power: 40W/60W/80W/120W
- Input Power: 40W/60W/80W/120W
- Input Power: 40W/60W/80W/120W
- Input Power: 40W/60W/80W/120W
- Input Power: 40W/60W/80W/120W

## OPTIONAL-SOLAR POWER

The eco-friendliness of solar energy makes the energy efficiency of LED lights. The Li-ion 3.7 volt, 2200 mAh battery charges for 6-8 hours and operates up to 7 hours. You may set 2-4-6 lighting hours through remote controller.

- 1. Remote Control Mode: Infrared Ray Signal
- 2. Operation Distance: 12 meters

Spec | 5

Lightside Manufacturing Co., Ltd.

www.lightsideled.com | sales@lightsideled.com

LIGHTSIDE  
Leading Your Vision

## WP01

LED WALL PACK LIGHT

DLC QPL | 140 LPW | DARK SKY COMPLIANCE

## CONSTRUCTION

LED Wall Packs provide die-casting aluminum alloy heat sink and shatter-proof glass or polycarbonate lenses. They are DLC qualified and CE certified for 5 years warranty. Powder-coating shelter housing and sealed gasket for light rating capability are suitable for outdoor corrosion and wind damp location. The photocell sensor can be optional application for building, parking lot lighting, square, road and others.

## CONSTRUCTION MATERIALS

- Die-casting aluminum alloy housing, fully sealed to the off and long good
- Impact-proof and shatter-proof glass or polycarbonate lenses
- Polycarbonate lenses, fully sealed to the off and long good
- Polycarbonate lenses, fully sealed to the off and long good
- Polycarbonate lenses, fully sealed to the off and long good
- Polycarbonate lenses, fully sealed to the off and long good
- Polycarbonate lenses, fully sealed to the off and long good
- Polycarbonate lenses, fully sealed to the off and long good
- Polycarbonate lenses, fully sealed to the off and long good
- Polycarbonate lenses, fully sealed to the off and long good

## MOUNTING AND WIRING

- Mount directly onto a standard outlet box or for surface wiring via any of the 3 convenient 1/2 inch threaded control entry holes.
- Work Temperature: -20°F to 140°F (-4°F to 54°C)
- Control Entry for Safety

## ENVIRONMENTAL SYSTEM

- Different working location
- Work Temperature: -20°F to 140°F (-4°F to 54°C)
- Control Entry for Safety

## FINISH

- Dark finish
- Input Voltage: 100-277VAC, 50-60Hz
- Input Power: 40W/60W/80W/120W
- Input Power: 40W/60W/80W/120W
- Input Power: 40W/60W/80W/120W
- Input Power: 40W/60W/80W/120W
- Input Power: 40W/60W/80W/120W
- Input Power: 40W/60W/80W/120W
- Input Power: 40W/60W/80W/120W
- Input Power: 40W/60W/80W/120W

## ELECTRICAL SYSTEM

- DLC: QPL, QPL, QPL
- CE: QPL, QPL, QPL
- CE: QPL, QPL, QPL
- CE: QPL, QPL, QPL
- CE: QPL, QPL, QPL
- CE: QPL, QPL, QPL
- CE: QPL, QPL, QPL
- CE: QPL, QPL, QPL
- CE: QPL, QPL, QPL
- CE: QPL, QPL, QPL

## SPECIFICATIONS

| Model             | LT-WP01-40W  | LT-WP01-60W  | LT-WP01-80W  | LT-WP01-120W   |
|-------------------|--------------|--------------|--------------|----------------|
| DLC Family Code   | WWWBPB       | WWWBPB       | WWWBPB       | PENDING        |
| Rating            | 40 watts     | 60 watts     | 80 watts     | 116.8 watts    |
| Light Output (lm) | 4800 Lumens  | 7000 Lumens  | 10400 Lumens | 14475.5 Lumens |
| Input Voltage     | 100-277VAC   | 100-277VAC   | 100-277VAC   | 100-277VAC     |
| Power Factor      | >0.92        | >0.92        | >0.92        | >0.92          |
| Dimming           | 0-10VDC      | 0-10VDC      | 0-10VDC      | 0-10VDC        |
| CRI               | >72          | >72          | >72          | >72            |
| L70               | >100,000 HRS | >100,000 HRS | >100,000 HRS | >100,000 HRS   |
| Beam Temp (°F)    | -30~+140     | -30~+140     | -30~+140     | -30~+140       |
| Beam Temp (°C)    | -30~+140     | -30~+140     | -30~+140     | -30~+140       |

\* Update to 140 Lumens/Watt (2021)

## SAMPLE NUMBER

| CODE | FAMILY CODE | WATT | VOLTAGE    | CCT   | QUANTITY (40 WATT) | FINISH      | COVER OPTION |
|------|-------------|------|------------|-------|--------------------|-------------|--------------|
| LT   | WP01        | 40W  | 100-277VAC | 3000K | 20000PCS           | Black/White | Black/White  |
|      |             | 60W  | 100-277VAC | 4000K | 20000PCS           | Black/White | Black/White  |
|      |             | 80W  | 100-277VAC | 5000K | 20000PCS           | Black/White | Black/White  |
|      |             | 120W | 100-277VAC | 5000K | 20000PCS           | Black/White | Black/White  |

Spec | 4

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www.lightsideled.com | sales@lightsideled.comLIGHTSIDE  
Leading Your Vision

## WP01

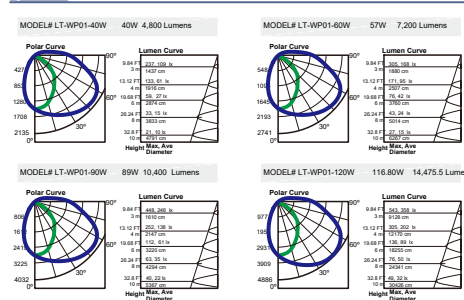
LED WALL PACK LIGHT

DLC QPL | 140 LPW | DARK SKY COMPLIANCE

## CONSTRUCTION

| NO. | Model           | Carton Size (LXWH) | G.W./C.T.N | QTY/CTN |
|-----|-----------------|--------------------|------------|---------|
| 1   | LT-WP01-40W/50W | 43X31X27 cm        | 3.9 kg     | 1 pc    |
| 2   | LT-WP01-60W     | 43X31X27 cm        | 4.3 kg     | 1 pc    |
| 3   | LT-WP01-120W    | 43X31X27 cm        | 4.7 kg     | 1 pc    |

## SPECIFICATIONS



## CONSTRUCTION

Fully compatible with traditional HED Wallpack installation. Mount directly over a standard outlet box or for surface wiring via any of the 3 convenient 1/2 inch threaded control entry holes.



Spec | 6

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### **Natural Features Impact Statement**

The subject property is an existing developed commercial site containing an existing building and parking areas. The proposed improvements consist of interior renovations, modification of the roof structure and reconfiguration of the parking lot.

The site is located within an area containing nearby lakes and water resources. The proposed improvements will occur primarily within previously disturbed and developed portions of the property. No direct impacts to lakes, streams, wetlands, woodlands or other identified natural features are proposed.

Site improvements will be designed to minimize disturbance of existing site conditions and maintain appropriate drainage patterns. Any required stormwater management measures will be incorporated into the final site design in accordance with township, county and state requirements.

Based upon the scope of work, no significant adverse impacts to natural features are anticipated.

April Wood



10405 Merrill Road  
P.O. Box 157  
Hamburg, MI 48139  
(810) 231-1000  
[www.hamburg.mi.us](http://www.hamburg.mi.us)

SUPERVISOR PAT HOHL CLERK MIKE DOLAN TREASURER JASON NEGRI TRUSTEES BILL HAHN, PATRICIA HUGHES, CHUCK MENZIES, CINDY MICHNIEWICZ

## BOARD OF TRUSTEES REGULAR MEETING

Tuesday, May 02, 2023 at 2:30 PM  
Hamburg Township Hall Board Room

### MINUTES

#### CALL TO ORDER

Hohl called the meeting to order at 2:30 pm.

#### PLEDGE TO THE FLAG

#### ROLL CALL OF THE BOARD

##### PRESENT

Pat Hohl  
Mike Dolan  
Bill Hahn  
Chuck Menzies  
Cindy Michniewicz  
Jason Negri  
Patricia Hughes

#### CALL TO THE PUBLIC

A call was made with no response.

#### CONSENT AGENDA

Motion by Menzies, Second by Michniewicz, approved with the addition of the Township Board Special Meeting Minutes from 2/7/2023.

Voting Yea: Hohl, Dolan, Hahn, Menzies, Michniewicz, Negri, Hughes

1. April 18, 2023 Strategic Planning/Regular Meeting Minutes
2. 2023 Holiday Schedule
3. Bills List 05-02-2023

## APPROVAL OF THE AGENDA

Motion by Dolan, Second by Hughes, to approve today's agenda with the tabling of #16 Buildings & Grounds - Steel Building Insulation.

Voting Yea: Hohl, Dolan, Hahn, Menzies, Michniewicz, Negri, Hughes

## UNFINISHED BUSINESS

## CURRENT BUSINESS

4. Pine Creek Bluffs, Wyndam Lane  
Motion by Hahn, Second by Hughes, to not fund any road upgrades on Wyndam Road other than the help that we would provide if we set up an SAD and we would then provide bond cost & administrative costs.  
 Voting Yea: Hohl, Dolan, Hahn, Menzies, Michniewicz, Negri, Hughes
  
5. 2023/2024 Subdivision Road Improvements  
Motion by Negri, Second by Hahn, to authorize the Supervisor to move forward with 2023/2024 Subdivision Road Improvement Program as outlined in his memo dated April 26, 2023 in the packet and to include any and all projects permitted by PA 188.  
 Voting Yea: Hohl, Dolan, Hahn, Menzies, Michniewicz, Negri, Hughes
  
6. Updated Public Safety SOPs  
Motion by Negri, Second by Michniewicz, to approve the three SOP's as outlined in the packet in the memo from Chief Duffany dated April 27, 2023, SOP's 100-07, 300-10, and 300-80.  
 Voting Yea: Hohl, Dolan, Hahn, Menzies, Michniewicz, Negri, Hughes
  
7. Park Rangers Hiring  
Motion by Hohl, Second by Menzies, to approve the hiring of Emma Mossing as a seasonal part-time Park Ranger (up to 30 hours per week) at a starting salary of \$17.88 per hour (Grade 2, Step 2) effective May 22, 2023 and ending September 4, 2023 and Emma Arnot & Abigail Huck as seasonal part-time Park Ranger (up to 30 hours per week) at a starting salary of \$17.45 per hour (Grade 2, Step 1) effective May 22, 2023 and ending September 4, 2023 and with Board to provide a exemption for the pre-employment tests so that these people can get hired and on to work.  
 Voting Yea: Hohl, Dolan, Hahn, Menzies, Michniewicz, Negri  
 Voting Nay: Hughes  
  
Motion by Hohl, Second by Dolan, to request that Michelle bring forward at the next Board Meeting for clarification the policy on this hiring of seasonal part-time people for Board Discussion with a possible proposed amendment should the seasonal hiring of employees require full blown physical and testing and other requirements.

Voting Yea: Hohl, Dolan, Hahn, Menzies, Michniewicz, Negri, Hughes

8. MERS HCSP 115 Savings Trust

Motion by Hohl, Second by Hahn, to authorize the Supervisor and Clerk to endorse the new Heath Care Savings Participation Agreement whereby, the vesting for the Health Care Savings for basic employee basic employer contributions only be vested as follows: 0 from hire date to 5 years, at which point at 5 years they would receive 50% and increase the vesting by 10% a year from 5 years to 10 years until the employee is fully vested upon the completion of their 10th year of service.

Voting Yea: Hohl, Dolan, Hahn, Menzies, Michniewicz, Negri, Hughes

9. Special Assignment Selection

Motion by Negri, Second by Michniewicz, to approve the selection of Officer Kim Leads to the vacant Detective Position as outlined in the Chief's Memo dated April 27, 2023 in the packet.

Voting Yea: Hohl, Dolan, Hahn, Menzies, Michniewicz, Negri, Hughes

10. Clerks Department Hiring

Motion by Dolan, Second by Menzies, to approve the conditional offer of employment for the full-time Clerk/Elections Assistant Position at a rate of \$22.73 per hour (Grade 4, Step 4) contingent upon all appropriate pre-employment policies & procedures be met in regard to the employment of the applicant and in addition to standard benefits that the offer include one week of vacation at time of hire.

Voting Yea: Hohl, Dolan, Hahn, Menzies, Michniewicz, Negri, Hughes

11. Final site plan (22-003) approval for 9704 Kress Road (15-21-405-016)

Motion by Hughes, Second by Michniewicz, to approve the Final Site Plan for SPA 22-003 at 9704 Kress Road with conditions 1 through 7 in the April 19, 2023 staff memo recommended by the Township Planning Commission, because as conditioned, and with the waiver to the parking space requirements the project does meet the site plan review standards A through L of Section 36-73(7) of the Zoning Ordinance as discussed at the May 2, 2023 Township Board meeting, at the April 19, 2023 Planning Commission meeting, and as presented in the staff report.

Voting Yea: Hohl, Dolan, Hahn, Menzies, Michniewicz, Negri, Hughes

12. Public Roads - Dust Control Spraying Bid Results

Motion by Hohl, Second by Hughes, that the Township enter into an agreement with Chloride Solutions LLC for mineral well-brine for dust control in the Township for the 2023 dust control season as outlined in the memo at a price of 0.229 cents per gallon as outlined in the bid documents.

Voting Yea: Hohl, Dolan, Hahn, Menzies, Michniewicz, Negri, Hughes

13. Zoning Board of Appeals and Planning Commission Appointments  
Motion by Hohl, Second by Menzies, to approve the replacement appointment of Brian Inगतowski to the Zoning Board of Appeals through June 30, 2024 and that Joyce Priebe be re-appointed to a 3-year term as outlined in the memo to the Planning Commission through June 30, 2026 and noted that she serves as the liaison between the Planning Commission and the Zoning Board of Appeals.  
 Voting Yea: Hohl, Dolan, Hahn, Menzies, Michniewicz, Negri, Hughes
14. 2023 Huron River Weed Harvest  
Motion by Hahn, Second by Menzies, to approve the agreement with PLM for the river harvesting for the 2023 season per the contract that is included in the packet.  
 Voting Yea: Hohl, Dolan, Hahn, Menzies, Michniewicz, Negri, Hughes
15. Consumers Franchise Agreement  
Motion by Negri, Second by Menzies, to move the ordinance for Consumers Energy Gas Franchise as presented in paper format by the Clerk for the first reading.  
 Voting Yea: Hohl, Dolan, Hahn, Menzies, Michniewicz, Negri, Hughes
16. Buildings and Grounds - Steel Building Insulation  
 Tabled.

#### CALL TO THE PUBLIC

A call was made with no response.

#### BOARD COMMENTS

Dolan stated that the Ralph C. Wilson Grant submittal is only open for a 2-week period and Randazzo estimates a \$75,000 with a 10% or 20% match to cover all the costs associated with for the work to be completed on the last footbridge (west Zukey Lake bridge/behind carpet depot) on the Lakelands Trail.

#### ADJOURNMENT

Motion by Menzies, Second by Negri, to adjourn at 4:05 pm.

Voting Yea: Hohl, Dolan, Hahn, Menzies, Michniewicz, Negri, Hughes

Meeting adjourned at 4:05 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Courtney L. Paton". The signature is written in a cursive, flowing style.

---

Courtney L. Paton

Recording Secretary

A handwritten signature in blue ink that reads "Mike Dolan". The signature is written in a cursive, flowing style.

---

Mike Dolan

Township Clerk

**TO:** Planning Commission

**FROM:** David Rohr, Planning & Zoning Director

**DATE:** August 19, 2026

**AGENDA ITEM TOPIC:** **PZTA 26-0001:** Zoning Ordinance Text Amendment: Human Crematorium

Number of Zoning Ordinance  
sections impacted: 2

**ORDINANCE NO.**

**SECTION 36-169(c) Permitted Use Table**

- New use to be added

**SECTION 36-170.38 – HUMAN CREMATORIUMS (New section to be added)**

- A. Human Crematoriums may be approved as a **special land use** in the General Industrial (GI), Zoning District.
- B. Human crematoriums shall be considered an accessory use to funeral home(s) and must be located within the funeral home building. Standalone crematoriums shall not be permitted.
- C. When reviewing the application for a crematorium, the Planning Commission shall determine that the application complies with the following minimum conditions:
  1. No crematorium shall be located within three hundred (300) feet of any residential use. The distance shall be measured from the nearest portion of the crematorium building to the nearest portion of the residential parcel.
  2. The crematorium shall emit no visible emissions or odors.
  3. Noise emitted from the crematorium shall not exceed the maximum sound levels outlined in this Zoning Ordinance.
  4. All activity relating to the dead shall be handled discreetly and be screened from public view to the maximum extent possible, including delivery and storage of the remains.

5. The crematorium shall not be used to dispose of waste materials.
6. Before the issuance of a land use permit for any crematorium, the operator shall provide documentation to the Township that all applicable federal, state, and local permits have been obtained and provide to the Township all the equipment manufacturers' specifications for construction, installation, operation, and maintenance.
7. Crematoriums shall be constructed, installed, operated, and maintained in accordance with all manufacturers' specifications and all applicable federal, state, and local permits, as amended.