

To: Township Board

From: David Rohr

Date: August 20, 2026

RE: Combined site plan application PZBA 26-004 9704 Kress Road

**PROJECT HISTORY:**

At their August 19, 2026, meeting, the Planning Commission recommended approval of the combined site plan for a restaurant/golf simulator for the existing commercial building located at 9704 Kress Rd. The approved site plan mirrors a previously approved final site plan from May 2, 2023. (Minutes attached)

The Planning Commission recommended approval of the combined site plan (26-0004) to the Township Board with the following conditions:

**Condition 1:** The applicant works with planning staff to find an alternative location for dumpster stall. (*New location submitted and attached*)

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

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

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

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

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

**RECOMMENDATION:**

Staff suggests that the Township Board discuss and review the August 19, 2026, Planning Commission Staff report, the recommendations by the Hamburg Township Planning Commission and the proposed project plans and application materials. The Board should make a determination on the final site plan in terms of its own judgment on particular factors related to the individual proposal. They should make a determination if the project meets the site plan review standards A-L in section 36-73 (7).

**Example Approval Motion**

The Township Board approves the final site plan (PZBA 2622-0004) at 9704 Kress Road with conditions one through six in the August 19, 2026 staff memo and draft Planning Commission meeting minutes, recommended by the Township Planning Commission. The project meets the site plan review standards A through L of Section 36-73(7) of the Zoning Ordinance as discussed at the August 19, 2026 Planning Commission meeting, and as presented in the staff report.

**ATTACHMENTS:**

August 19, 2026, Planning Commission meeting minutes

August 19, 2026, Planning Commission staff report

Site Plans

Architectural renderings

