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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.

	Current Zoning Classification	Current Use of Property	Future Land Use Designation
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

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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

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

Criteria/Regulation	Required by Regulations	Proposed Project	Status
LANDSCAPING:			
20' Wide Greenbelt East and North 1 canopy tree and 4 shrubs, for 40 linear feet of frontage	East: 5 canopy trees and 18 shrubs North: 3 canopy trees and 16 shrubs	None 2 existing canopy trees	Waiver requested Waiver requested
20' Wide Buffer Com:Res (B) South and West: 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 South: 4 canopy, 4 evergreen trees, and 16 shrubs; berm or wall	Existing tree line None	Waiver requested Waiver requested
Parking Lot 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
Sec. 36-280. Existing plant material. (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. Waivers and Modifications. 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. 1. Need for security; 2. Abutting district or existing use; 3. Extent that existing natural vegetation provides the desired screening; 4. Topography which would eliminate the benefits of required landscaping; 5. Building heights and views in relation to existing topography and vegetation as well as views from adjacent uses; 6. Similar conditions existing such that no good purpose would be served by providing the required landscaping plan. Staff Analysis: South Side: 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. West Side: 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. East and North greenbelt: 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. 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 should be submitted prior to final site plan approval. .			
LIGHTING:			

Criteria/Regulation	Required by Regulations	Proposed Project	Status
Section 36-295: 1. 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. The lighting plan provided is adequate to determine the conformance to the zoning ordinance requirements. 2. 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. The proposed lights are not decorative light fixtures. 3. 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. No light poles are proposed. 4. Lighting shall not be of a flashing, moving or intermittent type. No flashing lighting are proposed. 5. 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. 6. 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. See above. 7. 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. Staff Suggested Condition 3: 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.			
PARKING: Regular Parking Stalls Restaurant requirement: One parking space for each four-patron seat, plus one parking space for each two employees.	12	18	Conforms
Staff analysis: The parking plans conforms.			
General Parking Requirements: - 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. - 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. - 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. - 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. - Except for single-family residential lots, lighting shall be provided for use when a parking area is in operation. The			Conforms Conforms County Road Commission Conforms Conforms

Criteria/Regulation	Required by Regulations	Proposed Project	Status
installation of such lighting shall be so hooded or shielded as to reflect the light away from abutting or neighboring property. 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. 7. Federal and State requirements regarding handicapped parking and access shall apply.			Waiver requested Conforms
DRIVEWAYS: COMMERCIAL Section 36-335			
General Standards 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. 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. Spacing of Driveways: Posted speed limit 35 to 39 MPH has minimum commercial driveway spacing of 185 feet. Spacing at Intersections: Along local streets from intersection with a non-arterial intersection the minimum spacing for a full movement driveway is 75 feet			Conforms
Staff Suggested Condition 2: 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.			
SIGNS			
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
Pole Wall Sign: One square foot for every two linear feet of building frontage, or 100 square feet, which is less. Projecting or Hanging: One projecting or hanging sign permitted; shall not exceed 10 square feet.	One maximum 25 square feet, 15-foot height, and 10-foot setback One square foot of wall sign per two lineal feet of tenant space frontage One awning sign may be used in lieu of a wall signs		
Staff Suggested Condition 3: All signage shall conform to Article XIII, Signs, and land use permits shall be issued prior to installation of signage.			

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