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10405 Merrill Road
Hamburg, Michigan 48139-0157

To: Planning Commissioners

From: David Rohr
Planning and Zoning Director

Date: November 19, 2025

Project address and Description: Zoning Map Amendments PZTA25-0001:

1. Change the zoning of the parcel commonly known as 10405 Merrill Rd. (TID 4715-26-100-028) East, from Medium Density Residential (RA) to Public & Private Recreational Facilities District (PPRF).
2. Change the zoning of the parcel commonly known as 10405 Merrill Rd. (TID 4715-26-100-023) West, from Medium Density Residential (RA)/Natural Rivers (NR)/Waterfront Residential (WFR) to Public & Private Recreational Facilities District (PPRF).

Owner: Hamburg Township

Parcel(s):



The subject sites (4715-26-100-028) East park (114.2 acres) and (4715-26-100-023) West park total (181 acres), located on Merril Rd. The subject sites are owned by Hamburg Township and currently zoned Medium Density Residential (RA). The [2020 Master Plan](#) subject sites have a Future Land Use Designation of **Private Recreational Facilities District (PPRF)**.

PROJECT DESCRIPTION

Request from the Hamburg Township Parks Department. - See attached memorandum.

The full list of permitted and special uses in the Medium Density Residential (RA) district is as follows:

Sec. 36-169. – Permitted Use Table - Medium Density Residential (RA); See attached.

The full list of permitted and special uses in the **Private Recreational Facilities District (PPRF)** district is as follows:

Sec. 36-169. – Permitted Use Table – Private Recreational Facilities District (PPRF); – See attached.

PROJECT ANALYSIS

The Hamburg Township Zoning Ordinance provides for a process, following [Public Act 110 of 2006](#), to change the zoning map but does not provide standards by which a map amendment should be considered. Staff offers the following for consideration by the Planning Commission.

- 1. The zoning map amendment should be compatible with the goals, policies, and future land use map of the Master Plan.**

The 2020 Master Plan envisions the subject sites as Private Recreational Facilities District (PPRF).

Future Land Use Map



- High Density Residential
- Medium Density Residential
- Low Density Residential
- Multiple Family Residential
- Waterfront Residential
- Natural River Residential
- Neighborhood Commercial
- General Commercial
- Conserved Open Space
- Public and Private Recreational Facilities
- Public/Quasi-Public
- Water Bodies
- M-36 Corridor
- Trail

Staff finds that the proposed **Private Recreational Facilities District** (PPRF) could further the following goals and objectives of the Master Plan:

Goal 1: Protect and promote the public health, safety, comfort and general welfare.

Objective A: Manage the Land Use, Transportation and Environmental aspects of the Township.

Objective B: Create a healthy and safe community.

Goal 2: Preserve the natural and historic character of Hamburg Township by accommodating a reasonable amount of development, but ensuring the development is in harmony with the natural features and the unique environmental requirements of the Township.

Objective A: Direct future development to areas most suited for that type of development.

2. Compatibility of the site's physical, geological, hydrological, and other environmental features with all uses permitted in the proposed zoning district compared to uses permitted under current zoning.

This site has been used for public recreation for several decades.

3. If the request is for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.

Rezoning in this case makes logical sense given the parcels historical use and future land use designation.

4. The parcels can meet the requirements of the proposed zoning district.

Both parcels are conforming and adequately sized to accommodate the current structures and any future utility/site improvements.

Parcel Id 4715-26-100-028 (East park) 114.2 acres

Parcel Id 4715-26-100-023 (West park) 181 acres

RECOMMENDATIONS:

Staff recommends the Planning Commission open the public hearing, take testimony from the applicant and staff as appropriate, discuss, and make a determination on zoning map amendment PZTA25-0004 to change the zoning of the parcel from Medium Density Residential (RA) to **Private Recreational Facilities District (PPRF)**.

Example Approval Motion:

The Planning Commission recommends approval of Zoning Map Amendment **PZTA25-0001** to change the zoning of the parcels commonly known as **TID 4715-26-100-028** and **TID 4715-26-100-023** from Medium Density Residential (RA) to **Private Recreational Facilities District (PPRF)**, (Zoning Ordinance Section 36-164) *for the following reasons* and directs staff to forward the request to Livingston County Planning for review.

Example Denial Motion:

The Planning Commission denies approval of Zoning Map Amendment **PZTA25-0001** to change the zoning of the parcels commonly known as **TID 4715-26-100-028** and **TID 4715-26-100-023** from Medium Density Residential (RA) to **Private Recreational Facilities District (PPRF)**, (Zoning Ordinance Section 36-164) *for the following reasons* and directs staff to forward the request to Livingston County Planning for review.

EXHIBITS:

- Application
- Park Department memo.
- Zoning Ordinance Section 36-169 Permitted Use Table
- Parks and Rec. memo.