

To: Planning Commission

From: David Rohr

Date: May 21, 2025

RE: Village Center Master Plan Five-Year Review

The current Hamburg Township Village Center Master Plan was updated in August 2020. The Michigan Planning Enabling Act (MCL 125.3845(2)) requires each community to review its master plan(s) every five years to determine if it needs to be amended.

Current conditions in Village Center.
There are two projects currently approved for the village center area.

Hamburg Village Townhomes

The project will be built in two phases. Phase one will include a gas station building (5,475sqft) attached to a mixed-use retail/residential building, as well as a gas station canopy with twelve stalls. Phase two will include 40 for-rent Townhomes in eight buildings with between 4-7 units in each building and a 1,400 square foot community center/office management building.

The Crossing at Lakeland Trail

The project will utilize the General Planned Unit Development (GPUD) regulations (Section 36-439). The proposed project proposes a 208-unit apartment complex with a club house. The complex will be located on old Hamburg Elementary School site. The apartment complex will consist of 22 residential structures, 14 structures with 8 residential units and 15 structures with between 8-16 residential units: a community club house with offices, a gym, a community recreational room, and a pool.

Areas of Discussion

1. Village Center Area size: Is the plan area too large or too small? Is the plan area the right size?
2. Hall Road Zoning: Current zoning differs from future zoning maps.
3. Complete streets: Focus on historic village center?
4. Historic district: What should be done with the historic village center?
5. Building height: Discuss building height options