



# Memorandum

To: Planning Commission Members  
From: Elizabeth J Corwin, PE, AIPC; Planning Director  
Date: March 19, 2026  
Re: SPR 25-04  
Applicant: David Dowling, Yukon Building  
Owner: Highland Hills Golf Club and SIGA Corporation  
2075 Oakland Drive  
PIN 11-01-351-002

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The applicant has submitted a preliminary site plan for the golf course improvements. The Special Use Permit was approved by the Board of Trustees on February 2, 2026. The proposed site plan improvements include the façade improvements for the club house and cart barn that were described with the special land use application, the parking lot expansion, and now an accessory building located northeast of the clubhouse to house indoor simulators. The applicant is not pursuing the practice area discussed previously at this time.

The newly proposed building is considered an accessory use, and within the scope of the approved Special Use Permit. The request is for a grant of preliminary approval so that the applicant can proceed with the final engineering with confidence that you are satisfied with the layout. Final site plans will be submitted in the future with detailed engineering and drainage designs, which will be coordinated with the housing component previously discussed. If you would like to revisit the engineering drawings submitted originally you may reference the Kimley-Horn plans posted with the December 4, 2025 URSA application.



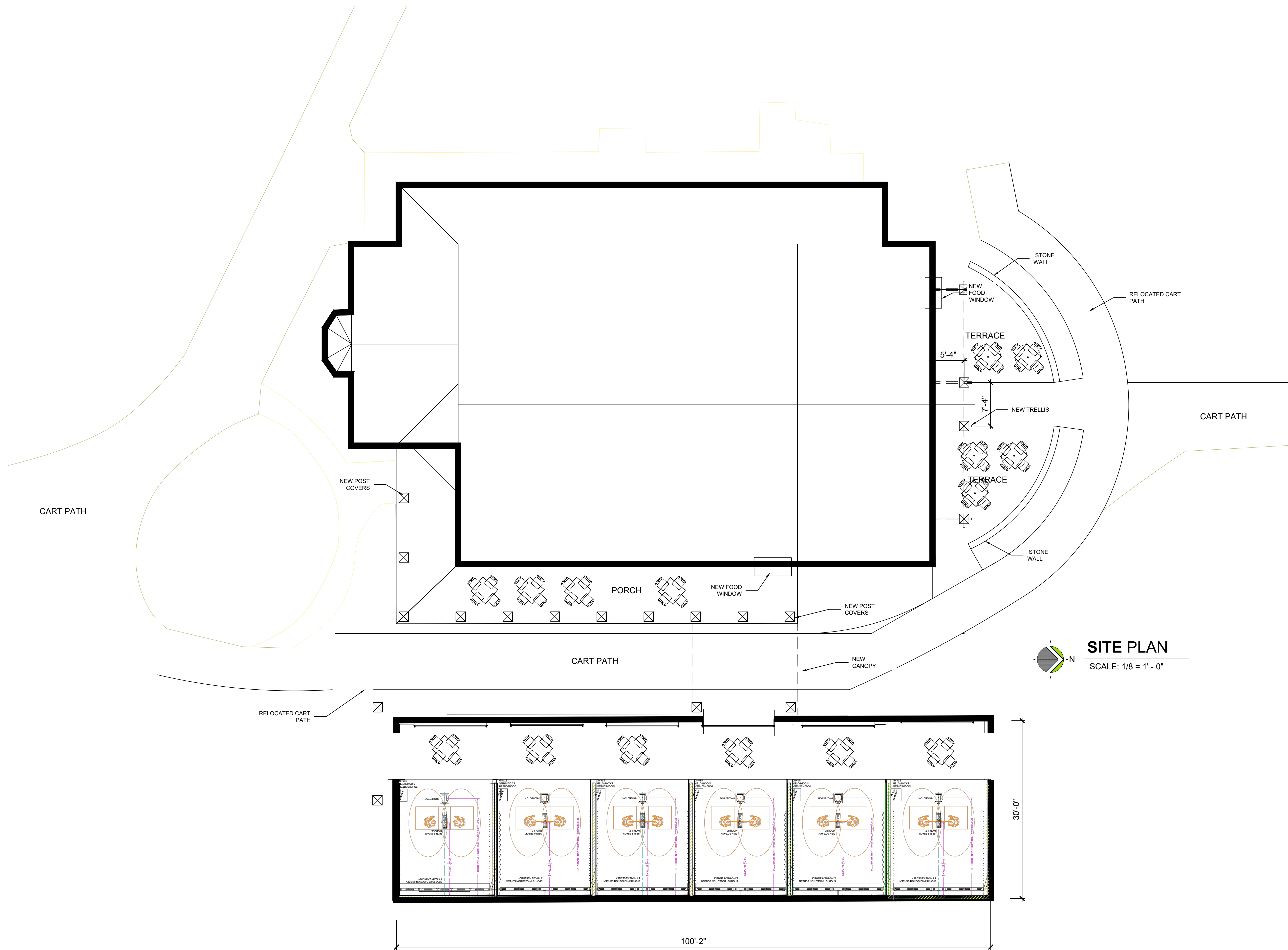


RENOVATIONS  
**HIGHLAND HILLS Golf Homes**  
 HIGHLAND HILLS, MICHIGAN

OWNER

REVIEW	02-27-2026
REVIEW	02-18-2026
REVIEW	12-12-2025
REVIEW	11-25-2025
REVIEW	11-21-2025
REVIEW	11-07-2025
REVIEW	11-05-2025

ISSUED FOR: DATE:



**SITE PLAN**  
 SCALE: 1/8" = 1' - 0"

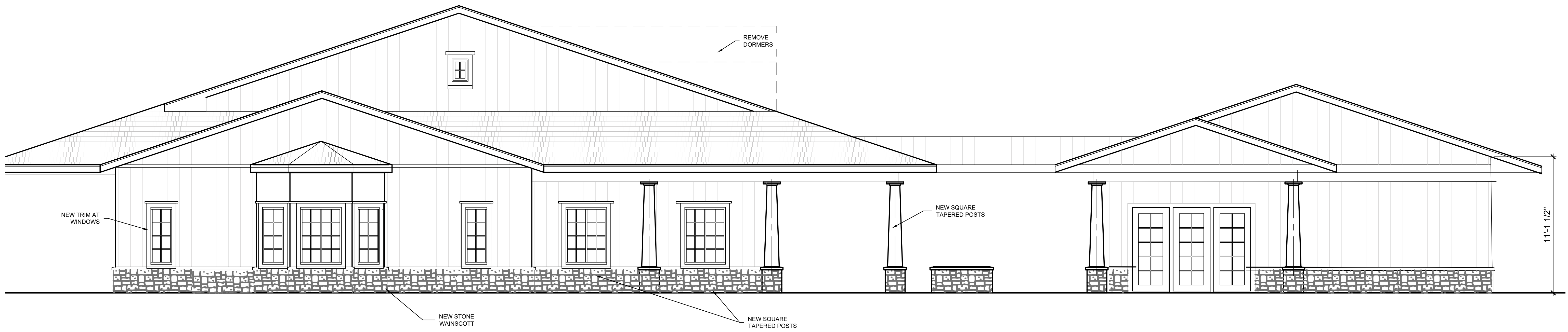
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ISSUED FOR: \_\_\_\_\_ DATE: \_\_\_\_\_

**SITE PLAN**



**SOUTH ELEVATION**  
SCALE: 1/4" = 1' - 0"

**CLUB HOUSE**

**GOLF SIMULATOR**

RENOVATIONS  
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HIGHLAND HILLS, MICHIGAN

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ISSUED FOR: DATE:

**ELEVATIONS**

**2**

**CLUB HOUSE**

PROJECT NUMBER:  
**800 - 2025**