



Memorandum

To: Planning Commission Members
From: Elizabeth J Corwin, PE, AIPC; Planning Director
Date: January 15, 2026
Re: URSA 25-05 and RZ 25-02
Applicant: David Dowling, Yukon Building
Owner: Highland Hills Golf Club and SIGA Corporation
2075 Oakland Drive
PIN 11-01-351-002

The applicant has resubmitted his sketch plan for the golf course improvements. The driving range and golf simulator is no longer a part of the proposal. The improvements are limited to the façade improvements described at the public hearing, the parking lot expansion, and a practice area located south of the expanded parking lot. The new practice area is about 270 feet away from the back lot line of the nearest existing home. The site plan shows the location of existing trees between the houses and the practice lot. The netting in the practice area will not exceed 30 feet.

The applicant reports that the practice area will function as part of the golf course, operating from dusk to dawn with no additional lighting.

Since the golf course is not currently covered by an explicit special land use permit, we should continue and make a recommendation to the Board, noting any appropriate conditions. I refer you to the standards of approval in Section 603.J as discussed in my previous memo.

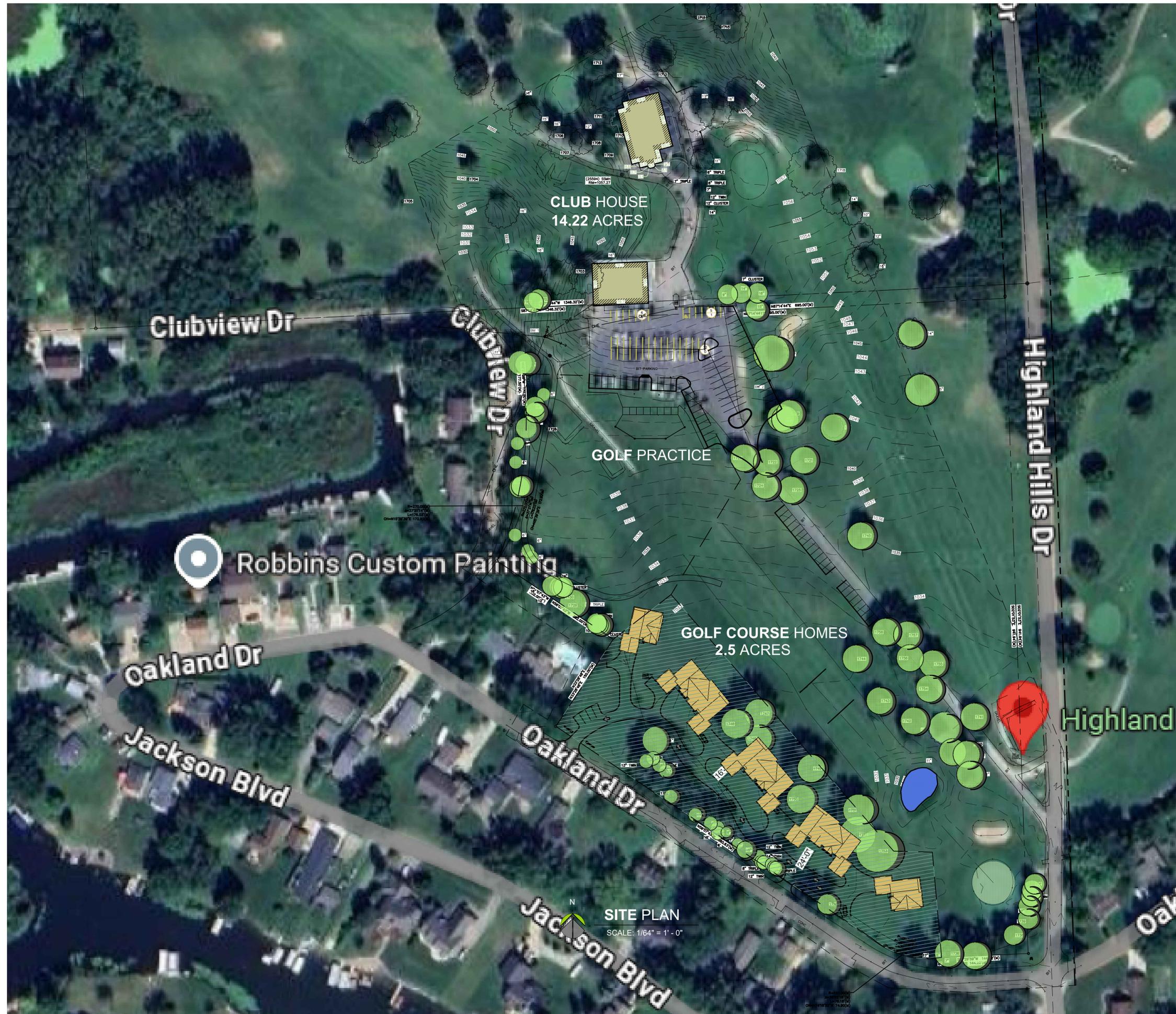
Rezoning Application for Proposed Housing

The applicant has offered to break the units apart for 8 individual stand-alone homes, which he could do under a cluster option under the existing zoning. However, the discussion of the design options available under the rezoning scenario are worthy of further discussion.

The conceptual site plan shows these units accessing a shared driveway system off Oakland Drive, which is a public street under the jurisdiction of the Road Commission for Oakland County. If these dwelling units are developed under a cluster option without the rezoning, the one-way drives would give way to eight driveways out to Oakland Boulevard, (or to a private internal private road) and each unit would have to meet the minimum lot width of 150 feet and the minimum setbacks outlined in Section 7.01. The rezoning option allows you to consider creative design alternatives that provide a vegetated buffer between the new homes and Oakland Drive, and consider a more compact footprint for the overall development.

The applicant has proposed the condition that he will tie the proposal to the site plan you are considering; and he is willing to discuss the layout and consider any input you might have. He has also expressed a willingness deduct the eight units developed under this scenario from whatever remaining development potential the remainder parcel (the golf course) would be entitled to.

Once you have developed a recommendation for the rezoning application, with its offer of conditions, the application will be forwarded to the Board of Trustees for final decision. If approved, then the applicant could proceed to a detailed site plan for your review and approval.



RENOVATIONS
HIGHLAND HILLS Golf Homes
HIGHLAND HILLS, MICHIGAN

OWNER

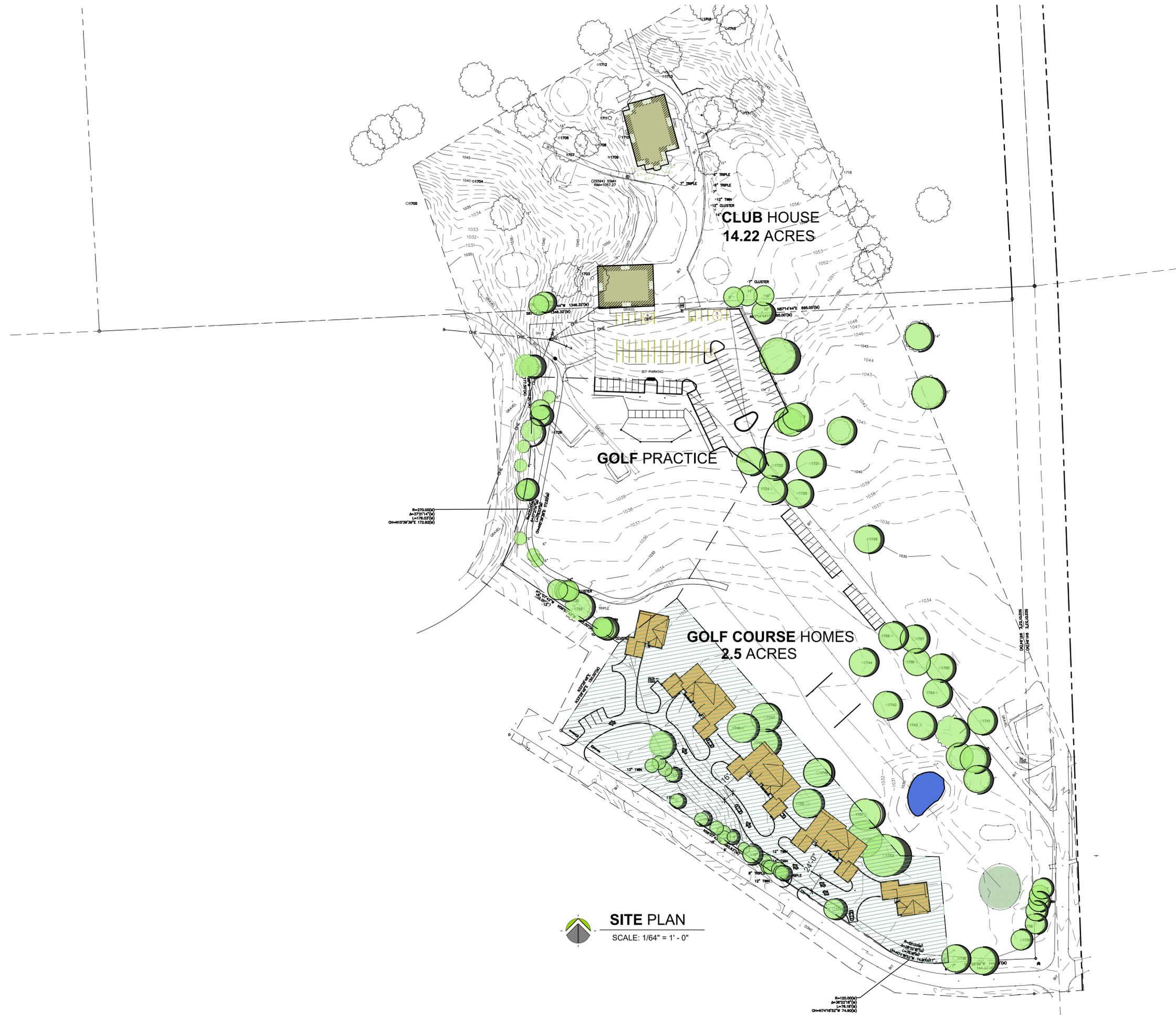
REVIEW	12-12-2025
REVIEW	11-25-2025
REVIEW	11-21-2025
REVIEW	11-07-2025
REVIEW	11-05-2025

ISSUED FOR: DATE:

SITE PLAN

SP2

PROJECT NUMBER:
800 - 2025



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