



Memorandum

To: Planning Commission Members
From: Elizabeth J Corwin, PE, AIPC; Planning Director
Date: December 4, 2025
Re: URSA 25-05, RZ 25-03
Applicant: David Dowling, Yukon Building
Owner: SIGA Corp
Highland Hills Golf Course, 2075 Oakland; PIN 11-01-351-002

The proposal presented tonight would provide for an amendment to the Special Use Permit for Highland Hills Golf Course to construct a driving range/golf simulator, reconfigure one hole and improve the parking lots. The second part of the proposal calls for addition of 8 attached and detached condominium units along a private driveway system parallel to Oakland Drive. Although this proposal might rightly be identified as a mixed use planned unit development, our ordinance is silent on the attached dwellings (duplexes). The planning tool that would allow for consideration of this proposal is zoning with conditions. In this case, the developer has agreed to tie his proposal to a specific concept site plan that is included in your packet.

The Highland Hills Golf Course has been a vital part of Highland Township since long before modern zoning ordinances or the Master Plan was ever developed. As such, there is not an explicit use permit on file. Rather, this is a use that is recognized as a legal conforming use in the ARR, Agricultural and Rural Zoning District. Amending the property to include the driving range will be the impetus to formalize the special use permit.

The housing component of the plan is limited to a small portion of the overall site, in an area of the site originally platted for single family homes. The exact limits of the zoning proposal are still undefined, but will be formalized once you have had an opportunity to comment on and discuss the layout. You should anticipate approximately 2 acres for the 8 homes, which is less density than the underlying plat.

Please take time to review the plan and particularly Sections 4.07, Multiple Family Residential Zoning District; 6.04 Special Uses, and 19.03 Conditional Rezoning of the Zoning Ordinance. You might also want to review Section 10-51 et al in the General Code of Ordinance, regarding Condominium Subdivision Regulations.

The Public Hearing is December 4, 2025. You are a recommending body. The final decision will lie with the Township Board.



**PUBLIC HEARING
CHARTER TOWNSHIP OF HIGHLAND
PLANNING COMMISSION
December 4, 2025
7:30 P.M.**

NOTICE IS HEREBY GIVEN that a public hearing will be held at the Highland Township Auditorium, 205 N. John St. on Thursday, December 4, 2025, at 7:30 p.m.

Notice is further given that all interested parties are invited to review the request and offer comment through the internet or mail. The application may be viewed at <http://highlandtwp.net> under the Planning Commission tab. Comment may be submitted to planning@highlandtwp.org, mailed to the Township offices or dropped in our secure drop box at the Township Offices, 205 N. John St. If you have any questions, please call 248-887-3791, ext. 2.

TO CONSIDER:

Request for Use Requiring Special Approval submitted by applicant Yukon Building and Land Development and property owner Siga Corporation/Highland Golf Club of Highland to amend the existing Special Land Use Permit for the property to add a golf simulator, modify the parking lot and reconfigure a portion of the golf course.

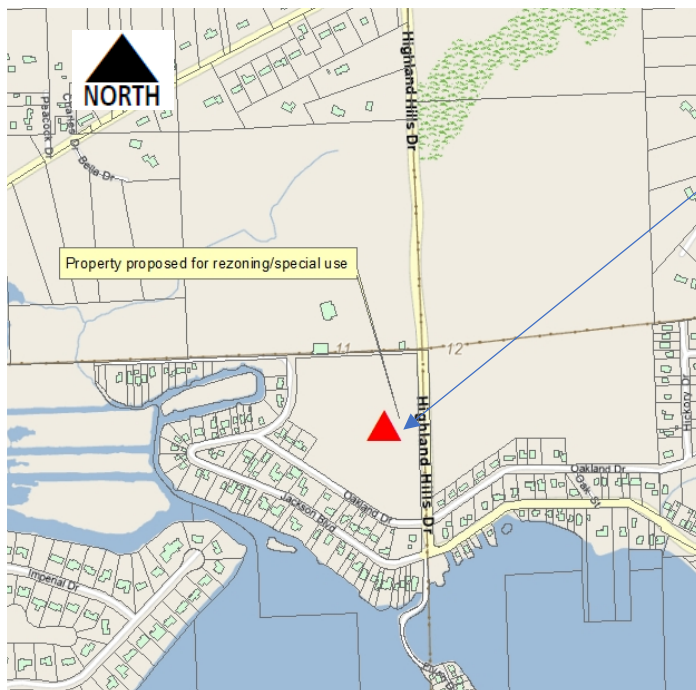
REQUEST:

Section 4.0.C.9. Special Use in the ARR, Agricultural and Rural Residential Zoning District
Article 6.0. Special Land Use Procedures and Standards
Section 10.14. Supplemental Provisions for golf courses, Par 3 courses and driving ranges.

ALSO TO CONSIDER:

Request to Rezone a portion of the parcel from ARR, Agricultural and Rural Residential Zoning District to RM, Multiple Family Residential Zoning District with an offer of conditions to restrict the development to comply with a conceptual site plan designating 8 dwelling units, some of which will have shared walls as duplex units and shared driveways.

LOCATION: 11-01-351-002

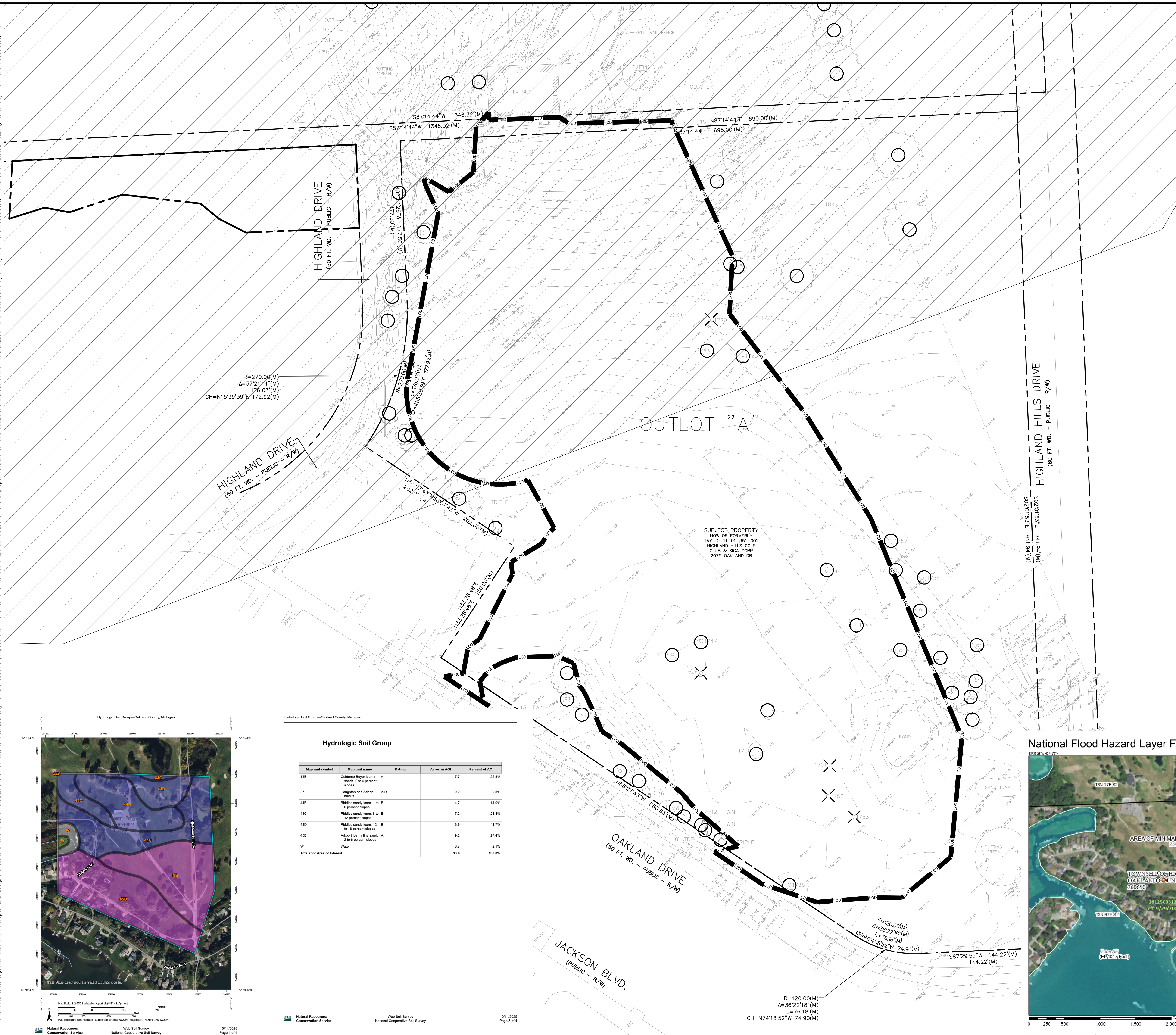


Parcel to be considered
For Rezoning with offer of
Conditions and Special Use
Amendment

Kevin Curtis, Chairman
Highland Township Planning Commission

(Publish: on or before November 19, 2025)

Drawing name: K:\DET_DES\268950000 - Yukon Highlands Hills - Highland Hills - Design\Twp2 Design\CADD\PlanSheets\C1.0 - NATURAL RESOURCES AND INVENTORY PLAN.dwg C1.0 Oct. 21, 2025 8:58am by OmarEter
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



811 Know what's below.
 Call before you dig.

NORTH

GRAPHIC SCALE IN FEET
 0 25' 50.0001' 100.000'

DEMOLITION LEGEND

- LIMITS OF GRADING DISTURBANCE
- ▨ WELLHEAD PROTECTION AREA
- TREE TO BE PROTECTED
- ✕ TREE TO BE REMOVED

BENCHMARKS

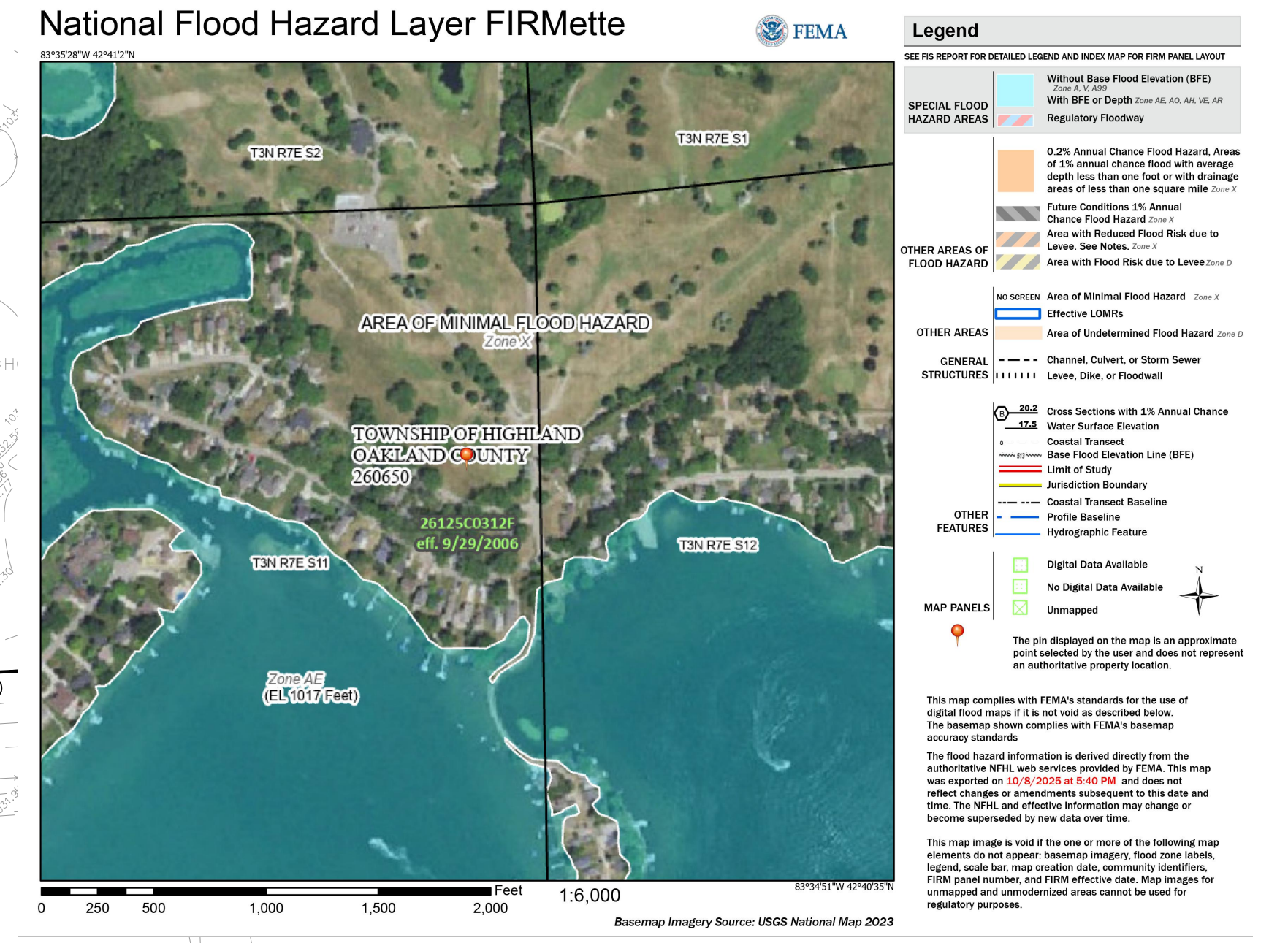
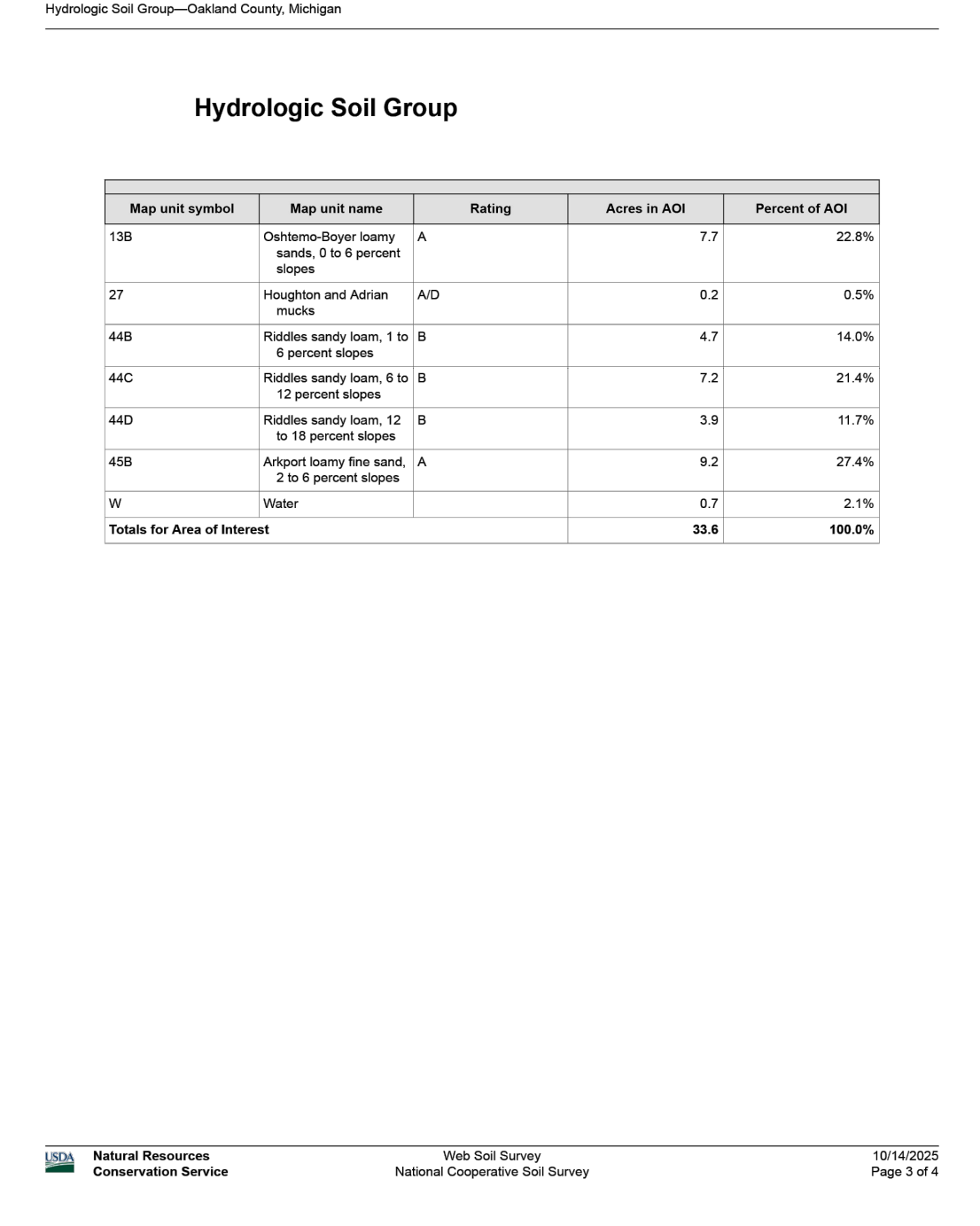
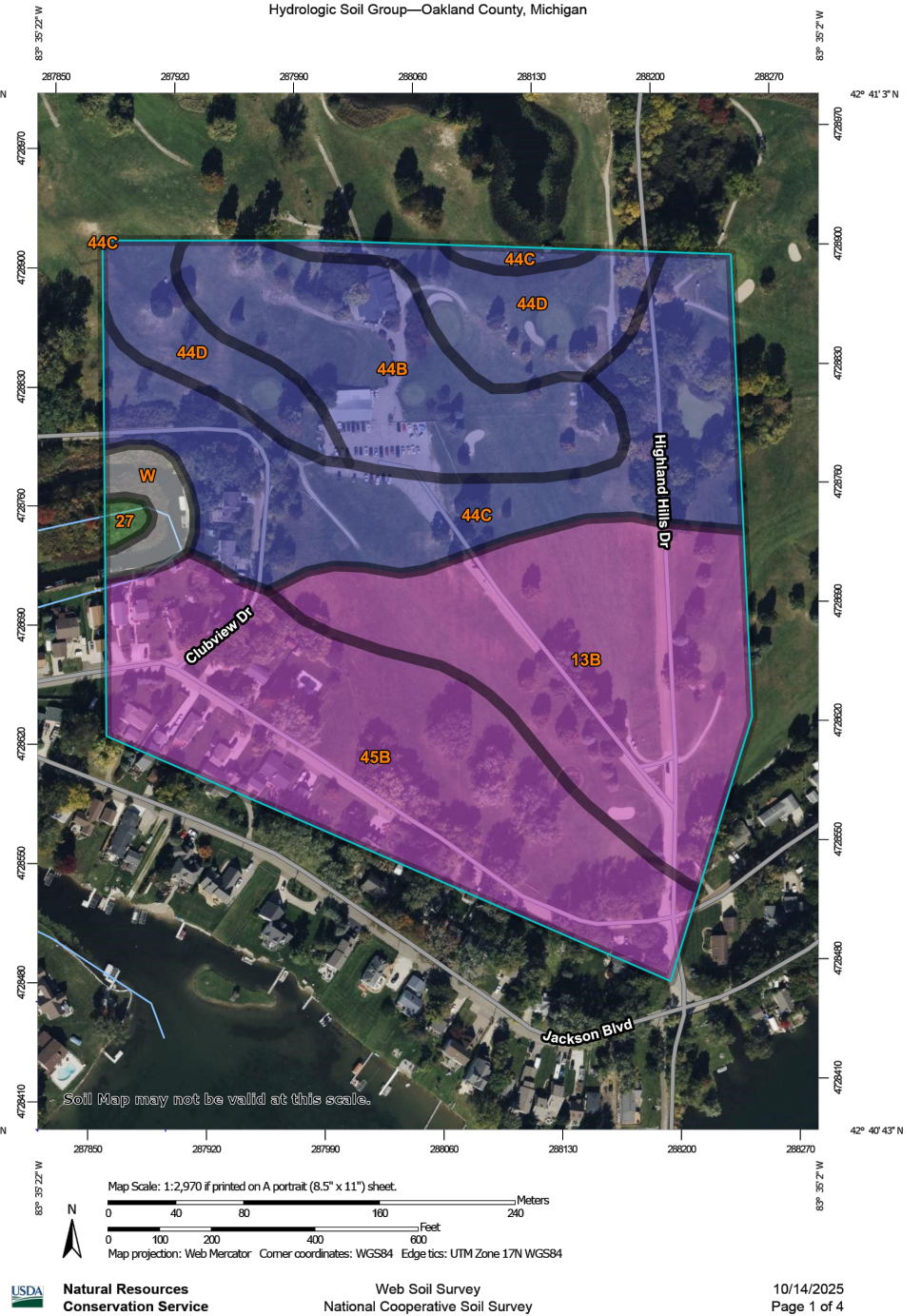
SITE BENCHMARKS:
 (LOCATIONS SHOWN ON SURVEY)

SBM #1 - #1 NAIL IN UTILITY POLE WEST OF PARKING LOT FOR CLUBHOUSE, ±65 WEST OF EDGE OF ASPHALT & ±17' NORTHEAST OF EDGE OF ASPHALT FOR CART PATH
 ELEVATION=1044.64

SBM #2 TOP OF PIPE PROTRUDING FROM STONE WALL.
 ELEVATION=1049.33

EXISTING LEGEND

- BOLLARD
- ⊕ CONTROL BENCHMARK
- ⊕ ROW MONUMENT
- ⊕ FLAG POLE
- ⊕ MAIL BOX
- UTILITY POLE
- ⊕ POST
- ⊕ SOIL BORING
- ⊕ HANDICAP SYMBOL
- ⊕ SIGN
- ⊕ CABLE MANHOLE
- ⊕ CABLE PEDESTAL
- ⊕ TELEPHONE PEDESTAL
- ⊕ TELEPHONE HAND HOLE
- ⊕ TELEPHONE MARKER
- ⊕ TELEPHONE MANHOLE
- ⊕ FIBER OPTIC MAKER
- ⊕ SWALE
- ⊕ FENCE LINE
- ⊕ SS SANITARY SEWER
- ⊕ SD STORM DRAIN
- ⊕ W WATER LINE
- ⊕ TREE LINE
- ⊕ MISC LID
- ⊕ MONITOR WELL
- ⊕ GAS MARKER
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ AREA LIGHT
- ⊕ ELECTRICAL BOX
- ⊕ ELECTRICAL HAND HOLE
- ⊕ ELECTRICAL METER
- ⊕ ELECTRICAL MANHOLE
- ⊕ ELECTRICAL MARKER
- ⊕ ELECTRICAL TRANSFORMER
- ⊕ GUY POLE/WIRE
- ⊕ POWER POLE
- ⊕ TRAFFIC SIGNAL POLE
- ⊕ TRAFFIC MANHOLE
- ⊕ YARD LIGHT
- ⊕ SANITARY CLEANOUT
- ⊕ SANITARY MANHOLE
- ⊕ VENT PIPE
- ⊕ STORM CURB INLET
- ⊕ STORM INLET
- ⊕ STORM ROOF DRAIN
- ⊕ STORM DRAIN MANHOLE
- ⊕ STORM YARD DRAIN
- ⊕ FIRE DEPT CONNECTION
- ⊕ FIRE HYDRANT
- ⊕ IRRIGATION VALVE
- ⊕ POST INDICATOR VALVE
- ⊕ WELL
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ TREE / STUMP
- ⊕ TS TOE OF SLOPE
- ⊕ TB TOP OF BANK
- ⊕ FIB UNDERGROUND FIBER OPTIC
- ⊕ OHE OVERHEAD ELECTRICAL
- ⊕ GAS UNDERGROUND GAS
- ⊕ TEL UNDERGROUND TELEPHONE



Kimley-Horn of Michigan, Inc.
 3000 WALKER AVENUE, SUITE 100
 SOUTHFIELD, MI 48034
 WWW.KIMLEY-HORN.COM

AS NOTED
 DESIGNED BY: OKE
 DRAWN BY: OKE
 CHECKED BY: JAA

SCALE: AS NOTED

REVISIONS

NO. DATE BY

EXISTING CONDITIONS AND NATURAL RESOURCES PLAN

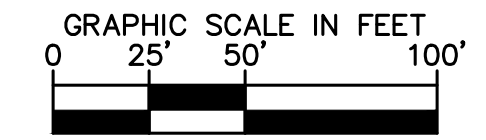
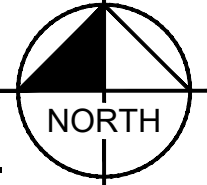
HIGHLAND HILLS GOLF CLUB

ORIGINAL ISSUE: 10/10/2025
 KHA PROJECT NO: 26895000
 SHEET NUMBER: C1.0

Drawing name: K:\DET_DES\268965000 - Yukon Highlands Hills - Highland Hills - Overall Site Plan.dwg CS:0 Oct 21, 2025 8:38am by OmrEter
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PAVING LEGEND	
	STANDARD DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK AND DRIVEWAYS

SITE SUMMARY	
SITE ZONING	= ARR
SITE ACREAGE	= 12.5 AC.±
BUILDING AREA	= 34,000 SF
BUILDING HEIGHT	= 25 FT
NETTING HEIGHT	= 79.75 FT
PARKING REQUIREMENTS: 2 SPACES/ 3 TEES, 3 SPACES FOR EACH HOLE ON THE COURSE	
EXISTING PARKING SPACES (STANDARD)	= 43 SPACES
EXISTING PARKING SPACES (ACCESSIBLE)	= 1 SPACES
PARKING SPACES (STANDARD) PROVIDED	= 116 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	= 5 SPACES
TOTAL PARKING SPACES PROVIDED	= 121 SPACES

	SITE PLAN	HIGHLAND HILLS GOLF CLUB	ORIGINAL ISSUE: 10/10/2025 KHA PROJECT NO. 268965000 SHEET NUMBER C3.0	REVISIONS No. DATE BY
	SCALE: AS NOTED DESIGNED BY: ONE DRAWN BY: ONE CHECKED BY: JAA			

Drawing name: K:\DET_DES\268965000 - Yukon Highlands Hills - Highland Hills - Grading and Drainage Plan.dwg CSD Oct 21, 2025 8:58am by OmarEter
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NORTH

GRAPHIC SCALE IN FEET
0 25' 50' 100'

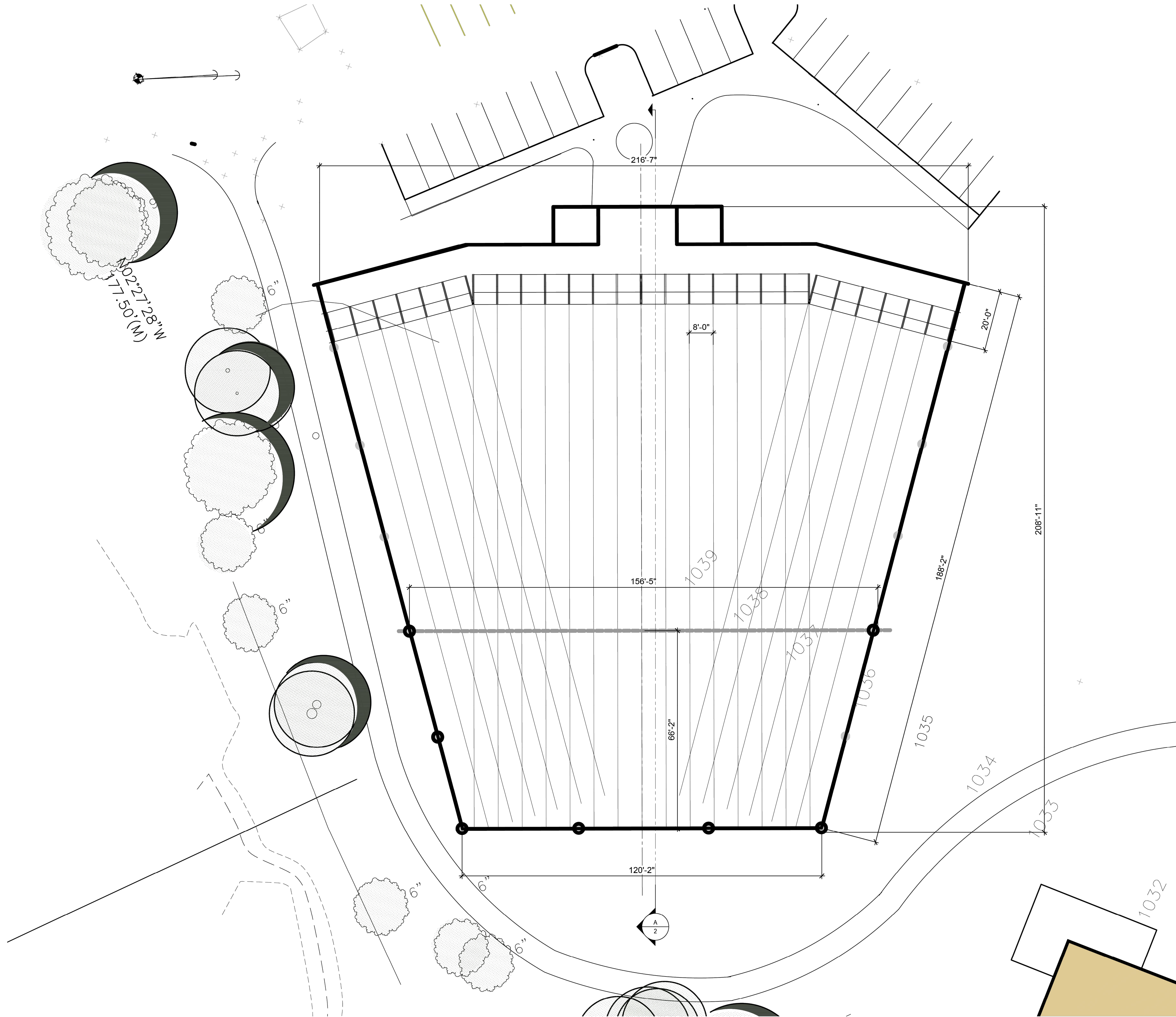
GRADING LEGEND

XXX.XX	FINISHED GRADE SPOT ELEVATION
FL XXX.XX	FLOW LINE SPOT ELEVATION
ME XXX.XX	MATCH EXISTING SPOT ELEVATION
BW XXX.XX	BOTTOM OF WALL SPOT ELEVATION
STR XX R XXX.XX	STRUCTURE ID & RIM ELEVATION
---	PROPOSED CONTOUR
---	RIDGE LINE
XXX	SLOPE AND FLOW DIRECTION
←	RETENTION BASIN 100-YEAR EMERGENCY
---	PROPOSED SWALE
---	LIMITS OF DISTURBANCE
○ □ ▽	PROPOSED STORM STRUCTURES

EXISTING LEGEND

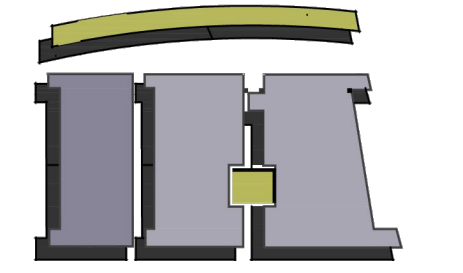
○	BOLLARD	○	MISC LID	◇	YARD LIGHT
⊕	CONTROL BENCHMARK	⊕	MONITOR WELL	⊕	SANITARY CLEANOUT
⊕	ROW MONUMENT	⊕	GAS MARKER	⊕	SANITARY MANHOLE
⊕	FLAG POLE	⊕	GAS METER	⊕	VENT PIPE
⊕	MAIL BOX	⊕	GAS VALVE	⊕	STORM CURB INLET
⊕	UTILITY POLE	⊕	AC UNIT	⊕	STORM INLET
⊕	POST	⊕	AREA LIGHT	⊕	STORM ROOF DRAIN
⊕	SOIL BORING	⊕	ELECTRICAL BOX	⊕	STORM DRAIN MANHOLE
⊕	HANDICAP SYMBOL	⊕	ELECTRICAL HAND HOLE	⊕	STORM YARD DRAIN
⊕	SIGN	⊕	ELECTRICAL METER	⊕	FIRE DEPT CONNECTION
⊕	CABLE MANHOLE	⊕	ELECTRICAL MANHOLE	⊕	FIRE HYDRANT
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⊕	TELEPHONE MANHOLE	⊕	TRAFFIC SIGNAL POLE	⊕	WATER VALVE
⊕	FIBER OPTIC MAKER	⊕	TRAFFIC MANHOLE	⊕	TREE / STUMP
---	SWALE	---	TS	---	TOE OF SLOPE
---	FENCE LINE	---	TB	---	TOP OF BANK
---	SS	---	FIB	---	UNDERGROUND FIBER OPTIC
---	SD	---	OHE	---	OVERHEAD ELECTRICAL
---	W	---	GAS	---	UNDERGROUND GAS
---	TREE LINE	---	TEL	---	UNDERGROUND TELEPHONE

 KIMLEY-HORN OF MICHIGAN, INC. 3000 WALKER AVENUE, SUITE 100 SOUTHFIELD, MI 48034 WWW.KIMLEY-HORN.COM	SCALE: AS NOTED DESIGNED BY: OKE DRAWN BY: OKE CHECKED BY: JAA	 Yukon CONSTRUCTION	GRADING AND DRAINAGE PLAN HIGHLAND HILLS GOLF CLUB	ORIGINAL ISSUE: 10/10/2025 KHA PROJECT NO. 268965000 SHEET NUMBER C4.0
NO.	REVISIONS	DATE	BY	



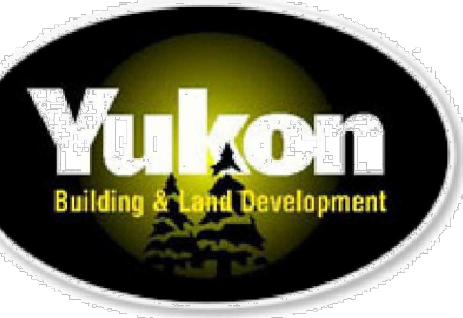
FLOOR PLAN

SCALE: 1/4" = 1' - 0"
33,455 SF



MEIER ARCHITECTS

3467 WEST DELHI ROAD
ANN ARBOR, MICHIGAN 48103
734 646-1432
bill@themeiergroup.com



NEW PAIRED HOMES
HIGHLAND GOLF COURSE Homes
HIGHLAND, MICHIGAN

OWNER

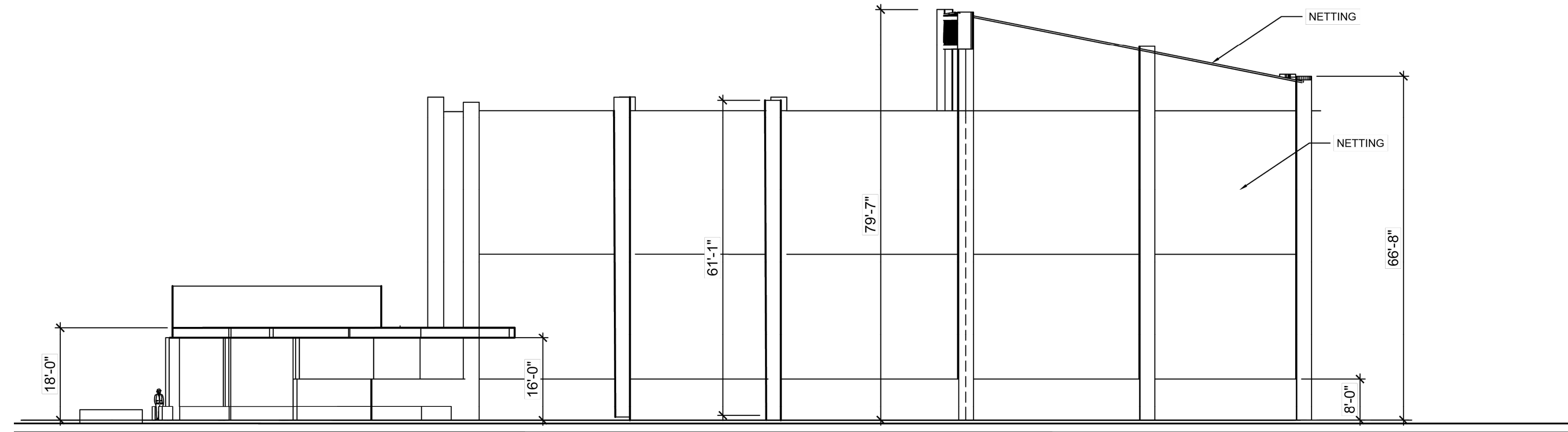
REVIEW	9-06-2025
REVIEW	8-01-2025
REVIEW	7-29-2025
REVIEW	7-24-2025
REVIEW	7-16-2025
REVIEW	7-15-2025

ISSUED FOR: DATE:

FLOOR PLAN

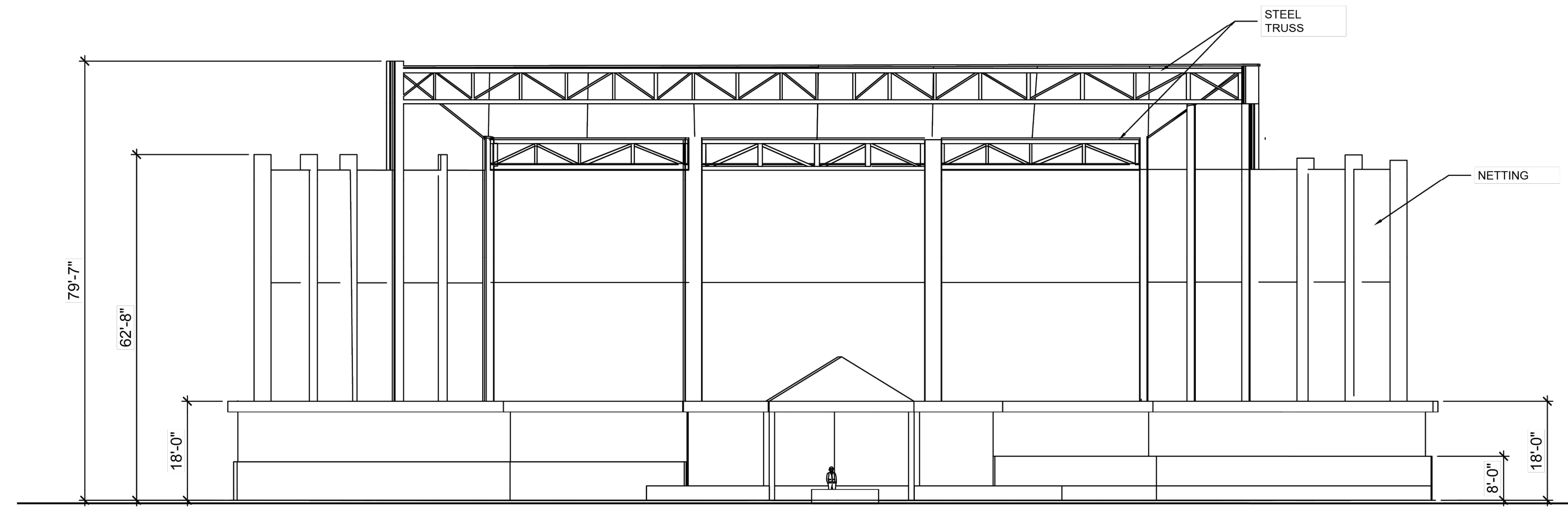
1

PROJECT NUMBER:
600 - 2025



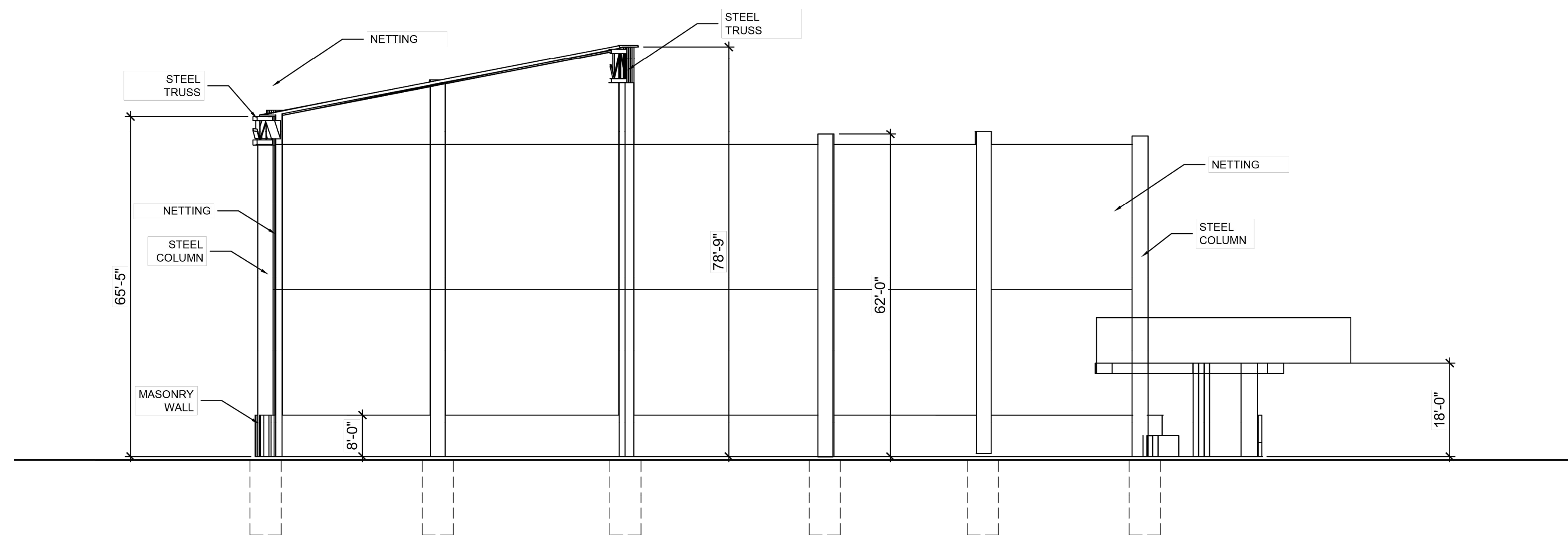
WEST ELEVATION

SCALE: 1/16" = 1' - 0"



NORTH ELEVATION

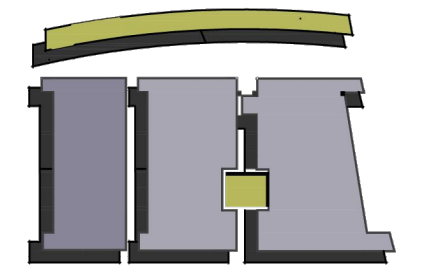
SCALE: 1/16" = 1' - 0"



SECTION A

SCALE: 1/16" = 1' - 0"

A
2



**MEIER
ARCHITECTS**

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NEW PAIRED HOMES
HIGHLAND GOLF COURSE HOMES
HIGHLAND, MICHIGAN

OWNER

REVIEW	9-06-2025
REVIEW	8-01-2025
REVIEW	7-29-2025
REVIEW	7-24-2025
REVIEW	7-16-2025
REVIEW	7-15-2025

ISSUED FOR: DATE:

**ELEVATIONS /
SECTION**

2

PROJECT NUMBER:
600 - 2025





























































