

**Highland Township Planning Commission**  
**Record of the 1373rd Meeting**  
**Highland Township Adult Activity Center**  
**April 22, 2021**  
*Electronic via Zoom Platform*

**Roll Call:**

Scott Green  
Eugene H. Beach, Jr.  
Grant Charlick  
Kevin Curtis  
Chris Heyn  
Beth Lewis  
Roscoe Smith  
Scott Temple (absent)  
Russ Tierney

**Also Present:**

Elizabeth J. Corwin, Planning Director  
Justin Lado, Zoom moderator

**Visitors:**

Chairman Scott Green called the meeting to order at 7:30 p.m.

*Public Hearing:*

**Agenda Item #1:**

Parcel #	11-28-100-006
Zoning:	RCD/R1.5 Planned Residential Cluster Development
Address:	136 Inverness
File#:	SPR 21-04
Request:	Renovation/Expansion of Golf Club/Covered Outdoor Seating Area
Applicant:	Cadaret, Danielle, RA
Owner:	Prestwick Village Golf Club

Mr. Beach introduced the request for amendment of the site plan for Prestwick Village Golf Club, primarily the clubhouse. The Planning Commission reviewed and approved a similar scope in 2018. This new project involves sitework to rework the entry way and modify the parking, as well as improvements to an outdoor patio area.

Ms. Danielle Cadaret, Architect for Prestwick Village Golf Club was present to address questions. She explained that one of the goals of the project was to improve the parking area to include spaces for quick stops and improve barrier free parking

access. This project takes the flavor of the recent remodel and addition of the pub seating to refresh the rest of the building.

Mr. Beach commended Ms. Cadaret on the “lodge look,” which was consistent with existing and planning public buildings in the community. The Planning Commission discussed landscaping requirements and determined that it was not necessary to review detailed plant lists since the entire property is heavily landscaped and that the golf club would provide appropriate plantings.

Mr. Beach moved in case SPR21-04, for parcel 11-28-100-006, for Prestwick Village Golf Club to approve the amendment to the site plan for the club house remodel. Mr. Curtis supported. Charlick-yes; Curtis-yes; Heyn-yes; Tierney-yes; Lewis-yes; Smith-yes, Green-yes; Beach-yes. Motion carried. (8 affirmative votes.)

**Agenda Item #2:**

Parcel #	11-21-426-010
Zoning:	C-2, General Commercial
Address:	786 W. Highland Road
File#:	SPR 21-05
Request:	Seasonal Use—outdoor seating and outdoor volleyball courts
Applicant:	Gauthier, Stephen/STS Athletic Complex
Owner:	McDonald, Michael T. (deceased)

Mr. Beach introduced the amendment of the site plan for the former M-59 West at the north end of a commercial complex anchored by Sav-A-Lot, parcel 11-21-426-010, 786 W. Highland Road. The project includes two sand volleyball courts on the east side of the building and outdoor dining areas.

The applicant, Mr. Stephen Gauthier, 3700 Heritage Farms of STS Athletic Complex was present to discuss the project.

Mr. Charlick disclosed that he has interest in property within the adjacent industrial park, and is the general contractor for the site work throughout that development. He believed his property interest would not affect his decision making for this proposal and the Planning Commission was satisfied that he should not be recused.

To address a concern of Planning Commission members, Mr. Gauthier explained that the balls would be contained by a 20 foot high netting system, placed parallel to the right-of-way line on a tensioned cable connected between light poles. An 8 foot chain link fence would enclose other sides of the courts. There was considerable discussion of the placement of poles, and Mr. Charlick cautioned the applicant that high pressure gas lines run parallel with the right-of-way line. Mr. Green asked if the net would be removed during the winter, as he was concerned that the additional ice load could create an issue.

Mr. Curtis inquired about the fencing around the dining area. Mr. Gauthier explained that this fencing would be 4 foot high and conform to building codes so as to be “toddler-safe”. The placement of the dining area is key to protecting the sewage disposal system from encroachment of truck traffic. Mr. Beach asked how they would prevent trash from blowing about. Mr. Gauthier explained that no paper products will be used—washable plates, flatware and napkins.

Mrs. Lewis asked about hours of operation, and who would be allowed to use the courts. Mr. Gauthier explained that entrance to the volleyball courts is through the outdoor dining area which in turn is accessed through the golf area in the building. The courts could be rented by anyone in the community—not strictly limited to league play. The courts would be open during normal dining hours, beginning around 3:00 p.m. and ending around 9:30 or 10:00 p.m. in the summer. No extra lighting other than the parking lot lighting is proposed.

Mr. Smith asked if there was a plan to add anymore landscaping, particularly along Enterprise Drive. Mr. Gauthier explained that he plans to add some bushes and low maintenance plantings.

The Planning Commission discussed outdoor speakers. Mr. Gauthier explained that he would have low-volume background music for the diners and did not plan a loudspeaker system for the volleyball courts. Mr. Beach suggested bollard speakers placed near the diners, which Mr. Gauthier agreed would be easy to take in after hours and be more secure. Mr. Beach noted that he was not overly concerned about outdoor noise since the adjacent properties are zoned and used as an industrial park and for retail use.

Mr. Green moved to approve the site plan amendment for the STS Athletic Complex (Former M-59 West), parcel 11-21-426-010, 786 W. Highland Road to provide outdoor dining area and two sand volleyball courts subject to a) verifying the right-of-way location, b) placement of 20 foot high netting to protect from balls entering the right-of-way which will be removed in the winter c) no loudspeaker system other than low level background music in the dining area, and d) no outdoor activity after 10:00 p.m. Mr. Beach supported the motion. Charlick-yes; Curtis-yes; Heyn-yes; Tierney-yes; Lewis-yes; Smith-yes, Green-yes; Beach-yes. Motion carried. (8 affirmative votes.)

**Agenda Item #3:**

Parcel #	11-34-301-016
Zoning:	ARR, Agricultural and Rural Residential
Address:	2810 S. Milford
File#:	RZ, 21-04 Initial Review
Request:	Rezone from ARR to R-3, Single Family Residential-3 acre
Applicant:	Pyles, Andrew
Owner:	Pyles, Andrew

Mr. Green introduced the request for rezoning a 9.68 acre parcel on South Milford Road (parcel 11-34-301-016) at 2810 S. Milford Road from ARR, Agricultural and Rural Residential to R-3, Single Family Residential-3 acre. The parcel is designated for multiple family use on the Master Land Use plan. The application is complete and ready for public hearing.

Mr. Green moved to set the public hearing for May 20, 2021. Mr. Curtis supported the motion which carried by voice vote (8 affirmative votes).

**Agenda Item #4:**

- Committee Updates
- Zoning Board of Appeals:
- Township Board:
- Highland Downtown Development Authority:
- Planning Director's Update

Committee updates were discussed.

**Agenda Item #5:**

Mr. Curtis moved to approve the minutes of April 8, 2021 as presented. Mrs. Lewis supported the motion which passed by voice vote.

Mr. Green moved to adjourn the meeting at 8:31p.m.. The motion was supported by Mrs. Lewis and the motion passed by voice vote.

Respectfully submitted,

A.Roscoe Smith, Secretary

ARS/ejc