

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
SPECIAL MEETING - STUDY SESSION  
TUESDAY, DECEMBER 5, 2017  
APPROVED MINUTES**

Supervisor Heise called the meeting to order at 7:00 p.m.

**MEMBERS PRESENT:** Kurt Heise, Supervisor  
Jerry Vorva, Clerk  
Mark Clinton, Treasurer  
Charles Curmi, Trustee  
Jack Dempsey, Trustee  
Robert Doroshewitz, Trustee  
Gary Heitman, Trustee

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Dan Phillips, Fire Chief  
Laura Haw, Planning Consultant  
Kevin Bennett, Township Attorney  
Sue Brams, Executive Assistant to Supv.  
Cindy Kushner, Accountant  
Alice Geletzke, Recording Secretary  
22 Members of the Public

**A. APPROVAL OF AGENDA**  
Study Session - Tuesday, December 5, 2017

Moved by Trustee Dempsey and supported by Clerk Vorva to approve the agenda for the Board of Trustees study session of December 5, 2017. Ayes all.

**B. PRESENTATION AND DISCUSSION ON PUD ORDINANCE AMENDMENTS**  
Planner Laura Haw and Attorney Bennett

Mrs. Haw reviewed the proposed changes to Zoning Ordinance Article 23, Planned Unit Development Option.

Some of the changes discussed were the reduction of parcel size for the PUD option from five acres to one acre, expanding the PUD to include certain uses permitted in the underlying district to allow for flexibility.

She explained the PUD process, which has an 18-month limitation but can be extended.

Trustee Curmi asked Mrs. Haw for benchmark information from other communities, in Michigan and in other states, as to how they handle PUD's.

She noted that the five-story hotel proposed for the ARC district, if built under regular zoning, would have a limitation of two stories.

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The Planning Commission will be holding a public hearing on the proposed amendments on December 13. Then they will make recommendations to the Board of Trustees for final consideration.

Scott Bowers of Bowers & Associates, Architects, presented photos of the 190-unit modern loft-style hotel proposed for the Steak and Ale/Bennigan's site on Ann Arbor Road. The plan is for a five-story structure, to be combined with a six-story residence hotel at the rear. There are also plans for a restaurant, meeting and banquet rooms.

**C. BECK ROAD/EDINBURGH REZONING REQUEST – Planner Laura Haw**

Mrs. Haw reviewed the rezoning request from R-1-H to R-1-S which is recommended by the Planning Commission after public hearing and revised plans being submitted, along with a traffic study.

Applicant Jack Carnahan , representing Centennial Builders presented photos of the concept plan for the 15 condo units, to sell for \$400-\$550 thousand.

The rezoning is to be considered at a regular Board of Trustees meeting.

**D. DISCUSSION ON FUTURE OF HILLTOP GOLF COURSE – Supervisor Heise**

The following proposed course of action was outlined in a memorandum from Kurt Heise dated November 20, 2017:

1. Maintain our contractual relationship with Billy Casper Golf (BCG) through the end of their current term, which expires in March 2019. This will also allow BGC to hopefully capture some of the golf overflow resulting from the temporary closure of the Inn at St. John's facility, which is expected next year.
2. Formally notify BCG of our intention to now renew their contract in 2019.
3. Create a 'Golf Course Transition Committee' in early 2018 comprised of citizens and Trustees to begin the logical and strategic planning needed to repurpose Hilltop Golf Course into a passive recreation park, including but not limited to:
  - Future of the Clubhouse and parking lot.
  - Sale of the 50+ golf cars
  - Future of the Golf Course Storage Shed
  - Re-purposing of cart paths and other course infrastructure
  - Environmental stewardship of golf course property
  - New recreational opportunities for site
  - Integration with Township Park

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- Hire an appraiser to provide a valuation of the so-called ‘Triangle’ site bounded by Ann Arbor Trail, Beck, and Powell, for the purposes of a residential development which could accommodate up to 30 units.
- Create a dedicated Recreation Fund for the maintenance of all parks going forward; possibly partnering with a 501(c)(3).
- Hire a realtor to sell the Triangle site for residential development.
- Create a vision statement for the future of the Golf Course property in our 2018 Joint Recreation Master Plan with the City of Plymouth.
- Explore the possibility of privatizing all of our parks maintenance operations, beginning in 2019; draft RFP for such services.

Board members discussed at length the pros and cons of these and other possible options for the golf course.

Susan Bondie said that any committee chosen to make recommendations has to completely tabulate the costs of updating and maintaining the course as well as the costs of building bike paths, etc., and maintaining the property as part of the park.

Paul Sharpe noted the peaceful aesthetic of the golf course and the possible negative effect on property values if it is closed. He compared the money lost on the course, which is available as recreation for a wide range of people, with other recreational features such as the sprayscape that do not generate revenue.

Another resident of the community shared his experience golfing at the course and expressed his concern about turning the triangle area into homes.

A resident of Country Club Village expressed her concerns about the park not having enough parking. She also had concerns about the availability of funds for future maintenance. She also had questions about the bidding process for the golf course and partnering with a non-profit.

**E. PUBLIC COMMENTS AND QUESTIONS** – There were none.

**F. ADJOURNMENT**

Moved by Trustee Heitman and seconded by Clerk Vorva to adjourn the meeting at 8:56 p.m.  
Ayes all.

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Jerry Vorva, Township Clerk

Minutes approved at Board of Trustees regular meeting of December 12, 2017.