



Planning and Economic Development
Ed Anzek, AICP, Director

From: Ed Anzek, AICP, Director
To: Planning Commission
Date: June 13, 2014
Re: Villas at Shadow Pines, City File No. 13-009

At the request of the Planning Commission at the May 20, 2014 meeting, the applicants met with Mr. Mike Bylen of Pine Trace Golf Course regarding concerns about the 11th hole of the course and the project's proximity. Representing the developer was Jim Polyzois, Mark Gesaule, and Chris Wilczynski, their golf course architect. From Pine Trace G.C. was Mike Bylen, managing operator and his golf course architect, Steve Forrest. Attending on the city's behalf was Jim Breuckman. This meeting was held on Monday June 2, 2014 at 10:30am.

Based on a briefing provided by Mr. Breuckman, the meeting was a session of 2 golf course architects disagreeing on the proposed reshaping of Hole #11 and what degree of effectiveness it would have on the errant golf shots. I have attached an email from Mr. Breuckman summarizing the meeting. One positive action that came out of the meeting is that the parties agreed to continue discussing the issue via email or phone.

On Wednesday June 11, 2014 I received a call from Mike Bylen wherein he advised that Jim Polyzois called him Monday (6/9/2014) with a suggested alternative to the reshaping of the golf hole. That alternative was the planting of large trees (6 inch+ caliper) strategically placed that would serve as a deterrent to someone aiming or pushing their tee shot to the right. I then spoke with Jim Polyzois and he confirmed what Mike Bylen had informed me. Both parties directed their architects to explore this option and develop a planting plan to achieve the desired results. The architects were given a short timeframe to develop a plan in order that the developer could present this to the Planning Commission at the June meeting (6/17/14).

During my phone discussion with Mike Bylen he stated that he was intrigued with this solution and hoped it worked out as he is not keen on installing a high net or blocking the development.

At this time, I do not know whether the plans will strictly deal with large tree planting, reshaping, or some combination thereof.

Thank you.

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