



# Rochester Hills

1000 Rochester Hills Dr  
Rochester Hills, MI 48309  
(248) 656-4600  
Home Page:  
[www.rochesterhills.org](http://www.rochesterhills.org)

## Master

**File Number: 2025-0300**

**File ID:** 2025-0300

**Type:** Administration

**Status:** To Council

**Version:** 2

**Reference:** 2025-0300

**Controlling Body:** Planning  
Commission

**File Created Date :** 07/03/2025

**File Name:** Pine Trace banquet CU

**Final Action:**

**Title label:** Request for Conditional Use Approval for Pine Trace Golf Course for the construction of a new banquet, service, and clubhouse addition to the existing building onsite, including a new driveway, parking lot and associated site improvements in the R-4 One Family Residential zoning district, located at 3600 Pine Trace Blvd. and 3308 South Blvd. W., on the north side of South Blvd. and east of Adams; Michael Bylen, Pine Trace Golf Course, Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 081125 Agenda Summary.pdf, 072925 Agenda Summary.doc, Color renderings 071525.pdf, Staff Report 070725.pdf, Reviewed plans Pt. 1.pdf, Reviewed plans Pt. 2.pdf, Environmental Impact Statement.pdf, Development application.pdf, Authorization.pdf, WRC letter 042325.pdf, Draft PC Minutes 0715235.pdf, Public hearing notice.pdf, Resolution (Draft).pdf

**Enactment Number:**

**Contact:**

**Hearing Date:**

**Drafter:**

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	07/15/2025	Recommended for Approval	City Council Regular Meeting			Pass

### Text of Legislative File 2025-0300

#### Title

Request for Conditional Use Approval for Pine Trace Golf Course for the construction of a new banquet, service, and clubhouse addition to the existing building onsite, including a new driveway, parking lot and associated site improvements in the R-4 One Family Residential zoning district, located at 3600 Pine Trace Blvd. and 3308 South Blvd. W., on the north side of South Blvd. and east of Adams; Michael Bylen, Pine Trace Golf Course, Applicant

#### Body

**Resolved**, that the Rochester Hills City Council hereby Approves the Conditional Use to allow for the construction of a new banquet, service, and clubhouse addition to the existing golf course building onsite, along with a new driveway, parking lot, and associated site improvements in the R-4 One Family Residential zoning district, based on documents received by the Planning Department on June 13, 2025 with the following findings:

**Findings**

1. The proposed use will promote the intent and purpose of the Zoning Ordinance.
2. The existing building and proposed conditional use have been designed and is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use. The overall site is in excess of 100 acres and the golf course and club house have been in existence for numerous years. The proposed banquet facility will generally not overlap with golf usage and the applicant has proposed adequate parking and a new driveway alignment to accommodate vehicles entering and exiting the site.
3. The proposed renovation of the existing clubhouse building and the addition of the banquet facility will provide expanded services being sought within the greater Rochester Hills community. The proposed use at this location represents an existing City of Rochester Hills business that is already located in the City at this site and due to its success is seeking a larger, more efficient and effective building.
4. The existing development and proposed use are served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal, particularly since the existing use of the site and building is for Pine Trace and that the proposed use of the banquet facility generally will not overlap with the primary golf course use.
5. The existing development and proposed use should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare since the golf course has been in existence and operation for a number of years and the nearest residential property is over 400 feet from the proposed building or patio area.
6. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

**Conditions**

1. If based on usage and parking patterns, it is determined that additional parking areas are necessary onsite, the applicant shall work with the City to develop additional parking spaces, compliant with City requirements.
2. If the intensity of the use increases, additional hours are being utilized, the use generates excessive noise that otherwise becomes nuisance to the surrounding residential properties, or the use otherwise becomes inconsistent with those presented as part of this application (etc.), City staff may require and order the conditional use approval to be remanded to the Planning Commission and City Council as necessary for reexamination of the conditional use approval.