



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2025-0300 V2

TO: Mayor and City Council Members

FROM: Sara Roediger, Planning and Economic Director, ext. 2573

DATE: July 29, 2025

SUBJECT: Request for conditional use approval for Michael Bylen, Pine Trace Golf Course, to allow for the renovation and expansion of the existing golf course club house, located at 3600 Pine Trace Boulevard, north side of South Blvd., east of Adams.

REQUEST:

Approval of a conditional use to allow for the renovation and expansion of the existing golf course club house at 3600 Pine Trace Boulevard, property is zoned R-4 One Family Residential District.

BACKGROUND:

The applicant has filed a Conditional Use Permit to allow for the renovation and expansion of the existing golf course club house, into a larger, more modernized facility that would provide expanded services including a banquet and gathering facility. The site is located on the north side of South Blvd., east of Adams. Private Recreation Areas, Swim Clubs, Golf Courses and Tennis Courts require a Conditional Use permit in the One Family Residential Districts, after the Planning Commission makes a recommendation and City Council approval. The Planning Commission granted site plan approval and a tree removal permit at their July 15, 2025 meeting.

The existing golf course clubhouse is approximately 4,400 square feet, while the proposed building expansion would include approximately 12,481 square feet dedicated to a banquet area, 9,809 square feet for a service building, and approximately 3,133 square feet for the renovated club house. The proposed building will be located generally in the same location of the existing building and will essentially take the existing building and expand upon it. The location is generally near the center of the golf course, more than 400 feet from any abutting residential properties.

The proposed building will be largely constructed of a limestone material with the exception of the service portion of the building. That portion will be constructed of split faced CMU with precast stone coping. The building will have a significant number of windows that extend from floor line to nearly top of building. The overall height of the building is proposed to be thirty (30) feet and will primarily have a flat roof. The building will also include a number of decorative additions, including the main entry and an area off of the east side of the banquet area, among others.

The applicant is proposing a new driveway to be located slightly east of the existing driveway that services the site. The existing driveway will be removed as a part of the proposed redevelopment of the site. The site plan indicates that the site will have a total of 289 parking spaces, including 108 parking spaces necessary to accommodate the 18-hole golf course and 167 spaces required to accommodate the banquet area with an additional 14 spaces beyond calculated requirements.

The hours as stated by the applicant in the application materials are as follows: Golf will be dawn to dusk plus 90 minutes, Golf Banquets will be 6:00 a.m. to as late as 2:00 a.m., seasonal (outside golf season) daily operations are 9:00 a.m. to 5:00 p.m., and with an event is 9:00 a.m. to 2:00 a.m.

The issuance of the conditional use permit is a discretionary decision by the City Council based on five general criteria contained in Sec. 138-2.302 of the Zoning Ordinance as follows and that are included in the resolution:

- 1) *Will promote the intent and purpose of this chapter.*
- 2) *Will be designed, constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use and the community as a whole.*

- 3) *Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, refuse disposal, or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.*
- 4) *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
- 5) *Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*

The Planning Commission, at its July 15, 2025 meeting, recommended approval of the conditional use and approved the associated site plan and tree removal permit, with several findings and conditions as reflected in the attached resolution. As a part of the site plan approval, the Planning Commission granted waivers to the right-of-way landscaping requirements along South Blvd., which allowed the existing vegetation to remain along the roadway. There were several public speakers on this particular application and the comments were relative to potential light trespass to the south, tree removal near the driving range, and one resident spoke in favor the request. Please refer to the attached Planning Commission minutes for further details.

RECOMMENDATION:
Finding that the proposed request to allow for the renovation and expansion of the existing golf course club house meets the criteria of the Zoning Ordinance, the Planning Commission recommends that City Council approves the conditional use for Michael Bylen, Pine Trace Golf Course, at 3600 Pine Trace Boulevard, File No. J2025-0107 (PCU2025-00004), subject to the findings and conditions noted in the attached resolution.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy City Clerk		

Contract Reviewed by City Attorney ☐ Yes ☒ N/A