project memorandum

B R i
Beckett&Raeder
Landscape Architecture
Planning, Engineering &
Environmental Services

Date: 08.26.2026

From: Jenn Cram, AICP

To: **Milton Township Planning Commission**

Project: Sketch Plan Review for Smith Golf Course

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I. Overview

Request:

The applicant has submitted an application for Sketch Plan Review to receive input from the planning commission on the preferred direction to proceed with a request for a new 9-hole golf course at 5664 Cairn Hwy., Kewadin, MI.

Golf courses are currently allowed in the Agricultural-Residential (A-R) District as a permitted use and in the Environmental (E) District with special use approval.

The subject property is currently zoned Agricultural (A).

In order to move forward the applicant will either need to request a rezoning from Agricultural (A) to Agricultural-Residential (A-R), request a conditional rezoning specific to a golf course, or request a zoning ordinance amendment to allow golf courses as an allowed use in the Agricultural District.

Subject Property Location:

- Aerial Image of Property Location:



- **Address:** 5664 Cairn Hwy, Kewadin, MI 49648
- **Parcel ID Number:** 05-12-535-014-31

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- **Property Owners:** Richard and Rhonda Haller
- **Applicant:** Donald Smith

II. Application

The application is included in the packet after this memo. The property owners have authorized the applicant to submit an application for Sketch Plan Review and a potential Rezoning or Zoning Ordinance Amendment. A conceptual site plan is included as well as a project overview and FAQ's.

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III. Sketch Plan Review

117.2102 Sketch Plan Review

A. Optional Sketch Plan Review. Preliminary sketches may be submitted to the Planning Commission for a non-binding review. The Planning Commission shall not be bound by any tentative approval given at this time. The purpose of such procedure is to allow discussion to better inform the developer of the acceptability of his/her proposed plans prior to incurring unnecessary costs which might be required for final site plan approval. Such sketch plans shall include as a minimum the following:

1. The name and address of the owner and applicant or developer, including the names of any officers of a corporation or partners of a partnership.

2. A legal description of the property and the tax number for each parcel thereof.

3. Sketch plans showing tentative site and development plans.

As noted above, the applicant is seeking guidance from the planning commission as to whether a rezoning, conditional rezoning or zoning ordinance amendment could be supported, or if the project cannot be supported.

IV. Analysis

Existing Zoning of Subject Property:

- The subject parcel is zoned Agricultural (A)

Existing Zoning of Surrounding Properties:

- North: Agricultural (A)
- South: Agricultural (A)