

**Highland Township Planning Commission
Record of the 1434th Meeting
Highland Township Auditorium
September 18, 2025**

Roll Call:

Kevin Curtis, Chairman
Grant Charlick (absent)
Chris Heyn
Mike O'Leary
Roscoe Smith
Scott Temple (absent)
Russ Tierney (absent)
Guy York (absent)
Michael Zeolla

Also Present:

Elizabeth Corwin, Planning Director

Visitors: 8

Chairman Curtis called the meeting to order at 7:30 p.m.

Agenda Item #1: Call to the Public: Opportunity for anyone to bring forward issues of interest or concern for Planning Commission consideration. Each participant limited to 3 minutes.

Mr. John Emerson, 2777 White Lake Road commended Jake and Tina Lloyd as responsible landowners who were considerate of their neighbors. He has attended parties at their home and explained that the Lloyds were always concerned with comfort, security and privacy of their neighbors. He supports their proposal.

Mr. Doug Prime, 2281 White Lake Road shared some photos of a sawblock and brushpile blocking the trail leading from the Lloyd property to their own property and stated that this is insufficient in his mind to close the trails. He expressed concerns about handicap accessibility to the market barn as well as provisions for restrooms. He noted traffic safety concern and recalled an incident where a garbage truck was hit stopping along the right-of-way. He is also concerned about the potential for overnight camping. He is opposed to the Lloyd proposal for a Class C Farm Market.

Mrs. Mona Prime, also 2281 White Lake Road reiterated her concerns about the proposal and recalled that Mr. Lloyd had once expressed a desire to open the property for camping. She is concerned about the guests getting out of hand if alcohol is served.

Work Session:

Agenda Item #2:

Parcel #	11-01-151-006
Zoning:	ARR, Agricultural and Rural Residential Zoning District
Address:	2381 White Lake Rd

File#: URSA 25-03 PH
Request: Use Requiring Special Approval Class C Farm Market with events
Applicant: Jake Lloyd
Owner: James and Mary Lloyd

Mr. Curtis introduced the request for a special use permit to allow for a Class C Farm Market with events at 2381 White Lake Road, parcel 11-01-151-006, applicant Jake Lloyd and property owners James and Mary Lloyd. The public hear was previously conducted on July 17, 2025. Mr. Curtis explained that this meeting is the work session and the conversation would be limited to the Planning Commission and applicant. He asked the applicant if he had anything to add to his proposal.

Mr. Jake Lloyd, applicant and his wife Tina Lloyd explained materials submitted for the Planning Commission review and provided in the Planning Commission packet. His proposal has been refined in response to what was discussed at the previous meeting and discussions with the Fire Marshal and Building Official.

Mr. Lloyd explained that he has no plans to allow overnight camping, and will limit activities on the site to dawn to dusk, ending no later than about 9:00 p.m. in summer months. This will eliminate the need for site lighting for the parking area.

The Lloyds explained that the trails have been mowed for many years, and left open for the enjoyment of all the neighbors. Hearing of the concerns from the neighbors to the west, they have started leaving those trails to grow over, placing the sawbuck and brush as a further signal to visitors that this trail is closed. They believe this trail will be fully grown over in a season or two and are willing to install a wire fence or provide signage if that would be preferable.

Mr. Lloyd also explained that for all but the smallest events, the organizer will be required to haul out the garbage. He does not intend or desire to install a dumpster.

The Farm Market activity will also move from the small roadside stand to the Market Barn. Currently they sell garden produce, some eggs, cut flowers and native plants propagated on the property. They have already used the barn on occasions for family events and thought the barn had worked well for such purposes. The events they envision are small community-oriented events such as the Garden Club meeting, conservancy meetings, educational opportunities, bridal showers and the like. They noted that the basement level of the barn is a modern poured basement and is accessible, and that the Building Official has not suggested nor required improvements for accessibility. They are not planning to market their property as a big wedding venue.

Mr. Heyn noted that his neighbor has held weddings next door, on a five-acre parcel and that he had allowed them to use his own property for parking. He understands the concerns about noise, but added that everything progressed smoothly and alcohol did not create any problems. He would not want to have a wedding next door every weekend; but noted that any homeowner is entitled to hold an occasional party, and the limits offered by the applicant seemed reasonable. He noted that White Lake Road is already a major thoroughfare, and that the increased traffic for small events would be unnoticeable.

Mr. Curtis asked for clarification on the nature of the family events that had already been handled on the site. Mrs. Lloyd explained that they had held a 50th anniversary party for their inlaws, a 75th birthday party for her mother. Each time they had hosted about 20 guests.

Mr. Curtis asked if there would be no one living in the barn, which the Lloyds confirmed the barn would not be used for a dwelling unit.

Mr. O'Leary noted that the Lloyd's willingness to end events at 9:00 p.m. allayed most of his concerns. This would take the barn out of the market as a party barn. He noted that ADA compliance depends mostly on the building official's interpretation of code. He asked if the Lloyds had considered adding some gravel to the parking area to control mud and stabilize the drives.

Mr. Lloyd explained that the site is sandy with good drainage. He noted that the gravel driveway had been developed to carry the heavy cement trucks and equipment needed to reconstruct the barn. He believed it was preferable to leave the parking area as a mowed field.

Ms. Corwin explained some of the materials that had been provided to the Planning Commissioner's that evening. The materials included an analysis of the required findings for Special Land Use approval, which outlines some of the key points from the discussion of July 17 and the materials submitted by the applicant in response. She has also provided a sample motion to demonstrate what elements are necessary in a motion to approve or deny the Special Use, but encouraged the Planning Commission to consider what conditions should be included in the motion. The final resource is Ordinance amendment Z- 034 adopted earlier this year that includes supplemental provisions that will regulate activity at any Farm Market.

Mr. Heyn asked about the parking. 25 spaces are proposed, but 50 guests. Mrs. Lloyd said they expect that to be sufficient because guests would typically arrive together, but said they would clearly communicate the constraints to the organizers of any events. She noted that they would be present during events to ensure that the property and rules were respected.

Mr. O'Leary asked if the parking ratio was appropriate. Ms. Corwin explained that this use is most similar to a church or the like where parking is based less on square feet and more on anticipated occupancy. She noted for a church, the ratio is something on the range of one space for 3 seats.

Mr. Curtis asked for clarification on the portable toilets. Ms. Lloyd said they would rent trailers which were more like a plumbed bathroom than just a typical plastic porta-potty. Mr. Curtis also asked if alcohol would be served. Mr. Lloyd said they would comply with the supplemental provisions, which allow for a caterer to serve events and alcohol. Mrs. Lloyd said there was no intent to establish a commercial kitchen.

Mr. Smith noted that he believes the activity proposed by the Lloyds was consistent with the Master Plan goals of keeping Highland Township rural. He thinks this is an excellent opportunity to preserve 20 acres as open space with the added benefit of trails and educational resources for the community. This proposal is far superior to seeing a subdivision developed with 1-1/2 acre lots. The community is lucky to have such a proposal.

Mrs. Lloyd added that although they are not listed as the current property owner, they have been living on the land for 11 years and are purchasing on land contract from the family. They are fully invested in the land and the community, which they love, and hope to live out their life here.

Mr. Smith offered the following motion:

Move to recommend approval of a Special Land Use Permit for a Class C Farm Market with events for case URSA 25-03; parcel 11-01-151-006, 2381 White Lake Road, Applicant Jake Lloyd, property owner James and Mary Lloyd and direct the Planning Staff to draft a Special Use Permit for the Board of Trustees incorporating the following conditions:

- a) Compliance with the regulations in Section 10-13 of the Zoning Ordinance,
- b) the limitations offered in writing by the applicant in their application and written narrative, specifically including a 50 person occupancy limit for large events with a frequency of twice

per month and from May to October with events of 20 persons or less allowed throughout the year

- c) Modification of the barn to satisfy the safety and code requirements of the Building Official and Fire Marshal including second exits.

This recommendation is based upon our review and findings that the proposal satisfies the standards for Special Land Use outlined in Section 6.03H of the Zoning Ordinance.

Mr. O'Leary asked Mr. Smith to consider an amendment to add the 9:00 p.m. evening limit for activities as offered by the applicant. Mr. Smith agreed.

Ms. Corwin suggested that the limit on events for minor events should be raised to 25 guests, as described by the applicants during discussion. Mr. Smith agreed.

Ms. Corwin read back the amended motion:

Move to recommend approval of a Special Land Use Permit for a Class C Farm Market with events for case URSA 25-03; parcel 11-01-151-006, 2381 White Lake Road, Applicant Jake Lloyd, property owner James and Mary Lloyd and direct the Planning Staff to draft a Special Use Permit for the Board of Trustees incorporating the following conditions:

- a) Compliance with the regulations in Section 10-13 of the Zoning Ordinance,
- b) the limitations offered in writing by the applicant in their application and written narrative, specifically including a 50-guest occupancy limit for large events with a frequency of twice per month and from May to October with events of 25 persons or less allowed throughout the year. All events shall conclude by 9:00 p.m.
- c) Modification of the barn to satisfy the safety and code requirements of the Building Official and Fire Marshal including second exits.

This recommendation is based upon our review and findings that the proposal satisfies the standards for Special Land Use outlined in Section 6.03H of the Zoning Ordinance.

Mr. O'Leary supported the amended motion. Roll Call Vote: Zeolla-no; Curtis-yes; Heyn-yes; O'Leary-yes; Smith-yes. Motion carries and recommendation of approval to be forwarded to Board (4 yes votes, 1 no vote).

Ms. Corwin explained that staff will draft a proposed Special Use Permit for consideration of the Board. It is expected that this would be presented to the Board for consideration at their next meeting, which would be October 6, 2025.

Agenda Item #3: Committee Updates

- Zoning Board of Appeals:
- Township Board:
- Highland Downtown Development Authority:
- Planning Director's Update

Committee liaisons reported on the activities of their respective organizations.

Agenda Item #5: Minutes: September 4, 2025

Mr. O’Leary offered a motion to approve the minutes of the September 4, 2025, Planning Commission meeting as presented. Mr. Heyn supported the motion which was approved by voice vote (all ayes, no nays)

Adjournment:

Mr. Curtis moved to adjourn the meeting at 8:30 p.m. Mr. O’Leary supported the motion, which was unanimously approved by voice vote. (all ayes, no nays)

Respectfully submitted,

A. Roscoe Smith, Secretary
ARS/ejc