



**PUBLIC HEARING
CHARTER TOWNSHIP OF HIGHLAND
PLANNING COMMISSION
July 17, 2025
7:30 P.M.**

NOTICE IS HEREBY GIVEN that the Planning Commission will conduct a public hearing on Thursday, July 17, 2025 at 7:30 p.m. at the Highland Township Auditorium, 205 N. John Street, Highland, MI 48357.

Notice is further given that all interested parties are invited to review the request and offer comment through the internet or mail. The application may be viewed at <http://highlandtwp.net> under the Planning Commission e-packet tab. Comment may be submitted to planning@highlandtwp.org, mailed to the Township offices or dropped in our secure drop box at the Township Offices, 205 N. John St. prior to the hearing(s). If you have any questions, please call 248-887-3791, ext. 2.

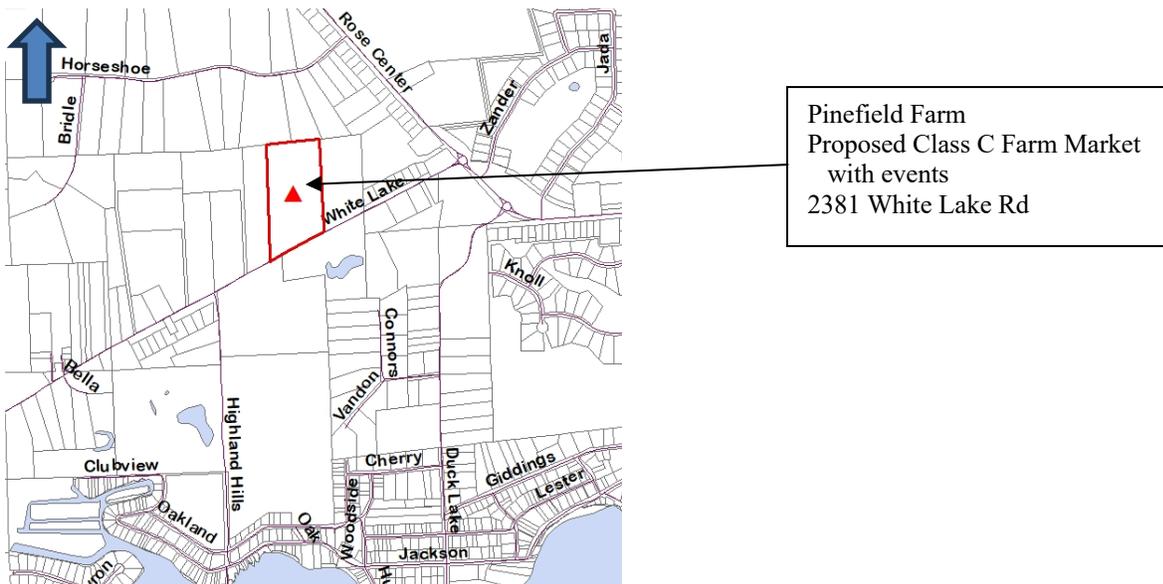
TO CONSIDER:

A request for Use Requiring Special Approval submitted by applicant Jake Lloyd and property owners James and Mary Lloyd. The applicant proposes to utilize a historic barn moved to this parcel and restored as a venue for a farm market with events.

REQUEST:

Section 4.05, Agricultural and Rural Residential District (ARR) subsection C.7, Special Land Uses, Class C Farm Market Event Venues
Article 6, Special Land Use Procedures and Standards.
Article 10.13, Farm Markets

LOCATION: Parcel Id. # 11-01-151-006, 2381 White Lake Rd



Kevin Curtis, Chairman
Highland Township Planning Commission

(Publish: on or before July 2, 2025)



- Site Plan Review
- Rezoning
- Use Requiring Special Approval
- Land Division
- Land Division & Combination
- Road Profile
- Other

PLAN REVIEW APPLICATION

Highland Township Planning Department, 205 N. John St, Highland, Michigan 48357 (248) 887-3791 Ext. 2

Date Filed: 6/19/25 Fee: \$500 Escrow: 0 Case Number: URSA 25-03

NOTICE TO APPLICANT AND OWNER

BY SIGNING THIS APPLICATION, THE APPLICANT AND OWNER ACKNOWLEDGE ONE OR THE OTHER OR BOTH ARE RESPONSIBLE FOR ALL APPLICATION AND CONSULTANT FEES THAT ARISE OUT OF THE REVIEW OF THIS REQUEST THE OWNER ALSO AUTHORIZES THE TOWNSHIP TO PLACE A SIGN ON THE PROPERTY, IF NECESSARY, TO INFORM THE PUBLIC OF THE PENDING MATTER BEING REQUESTED.

REQUIRED COPIES OF PLANS

INITIAL REVIEW: 2 HARD COPIES OF PLANS AND .PDF COPY OF PLANS
 CONSULTANTS REVIEW OF APPROVED PLANS SUBJECT TO CONDITIONS: 5 COPIES AND .PDF COPY

1. APPLICANT INFORMATION

NAME: JACOB LLOYD
 ADDRESS: 2381 White Lake Rd
Highland MI
 PHONE: 248 408 9674
 EMAIL: Jacobelloyd@hotmail.com

OWNER INFORMATION

NAME: MARY & JIM LLOYD
 ADDRESS: 2280 White Lake Rd
Highland MI
 PHONE: 248 881 9977
 EMAIL: _____

2. PROPERTY INFORMATION

ADDRESS OR ADJACENT STREETS: 2381 White Lake Rd Highland 48357
 LOT WIDTH: 668 FT. LOT DEPTH: APPROX. 1,292 FT. LOT AREA: 19.98 Acres
 PARCEL IDENTIFICATION NUMBER(S): 11-01-151-006

3. PROJECT INFORMATION

PROJECT NAME: WORKSHOP AND EVENT CENTER AT PINEFIELD FARM
 PRESENT ZONING: ARIR PROPOSED ZONING: CLASS C FARM MAPUCST
 PRESENT USE: PRIVATE HOMESTEAD PROPOSED USE: PRIVATE RESIDENCES AND EVENTS

APPLICANT

SIGNATURE: [Signature]
 PRINT NAME: JACOB LLOYD

On the 19 day of JUNE, 2025 before me, a Notary Public, personally appeared the above named person whose signature appears above, and who executed the foregoing instrument, and he/she acknowledged to me that he/she executed the same.

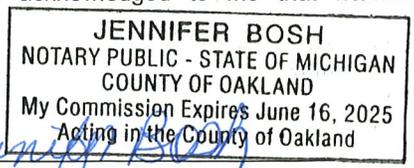
NOTARY PUBLIC - STATE OF MICHIGAN
 COUNTY OF OAKLAND
 State Of Michigan My Commission Expires 12/22/2028
 County Of Oakland Acting in the County of OAKLAND
 Notary Public: [Signature]

OWNER

SIGNATURE: [Signature]
 PRINT NAME: MARY A. LLOYD

On the ___ day of _____ before me, a Notary Public, personally appeared the above named person whose signature appears above, and who executed the foregoing instrument, and he/she acknowledged to me that he/she executed the same.

NOTARY PUBLIC - STATE OF MICHIGAN
 COUNTY OF OAKLAND
 State Of Michigan My Commission Expires June 16, 2025
 County Of Oakland Acting in the County of Oakland
 Notary Public: [Signature]



• If there are Co-Applicants and/or Co-Owners associated with this property(ies) to be acted upon, please submit a Notarized Co-Applicant's and/or Co-owner's "Interest in Property Certificate" with this application. The person signing this cover sheet will be considered the official designee for the group and all correspondence will be addressed to this person.

• A notarized letter giving the Applicant authorization to represent the Owner is also permitted in lieu of a signature on this application. The person signing this cover sheet, however, will be considered the official designee for the Owner and all correspondence will be addressed to this person.

Proposed project:

Class C Farm Market Event Center at Pinefield Farm

We are Jake and Tina Lloyd, currently residing at 2381 White Lake Rd in Highland. After moving back to Michigan over a decade ago, most of our Sundays have been spent cruising around the county, enjoying brunch, checking out old barns, and dreaming of the day we would save one. Well, that day has finally arrived – we’re currently in the process of rebuilding a historic barn from Davisburg on our property here in Highland.

We are seeking approval to designate our property, which is currently zoned as ARR, as a Class C Farm Market Event Venue. Our goal is to share this space with the community by hosting small workshops and events. At the moment, we offer fresh-cut flowers grown by my mother, along with fresh eggs and seasonal vegetables. Our property spans almost 20 acres which includes prairies that have been restored to native, gardens and walking trails.

We envision hosting events focused on the resources available at our farm, including native plant classes, foraging workshops, bread-making sessions, farm-to-table dinners, and more. Jake and his family have been involved with various preservation organizations over the years, and we have already been approached to host small events and meetings for them.

Event Details

- **Capacity:** Events will accommodate 75 people or fewer.
- **Parking:** Parking will be available on-site in a mowed field near the barn. Events during the day so no lights will be necessary. Parking to be clearly marked with signage.
- **Timing:** Events will take place during the day or early evening.
- **Season:** Most events will occur from Spring to Fall.
- **Frequency:** We anticipate hosting approximately two small events each month.

- **Farmstand:** The farmstand will be open on Saturdays.
- **Safety Measures:** We have consulted with the Fire Marshal and are preparing for a site visit. Exit signs have been ordered and will be installed, along with fire extinguishers.
- **Restroom Facilities:** Currently, there will be no permanent bathrooms on-site; guests will need to rent portable restrooms for events. A septic system is planned for the future, and we will coordinate with Oakland County Health once it is in place.
- **Access:** A separate driveway is available on the property.

We are hoping you take into consideration this request and greatly appreciate your time.

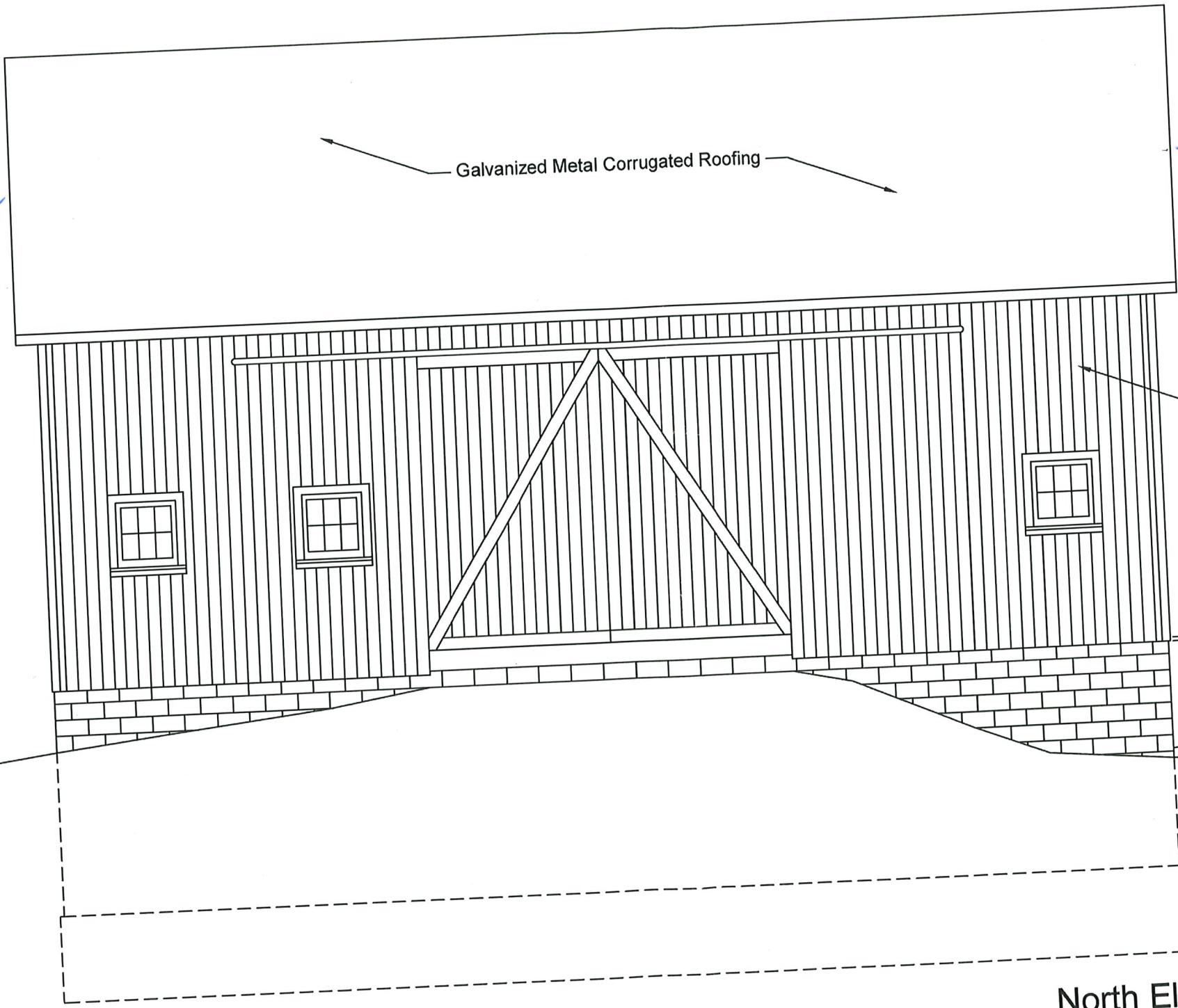
Jake and Tina Lloyd

2381 White Lake Road, Highland, MI 48356
Parcel ID: 1101151006



Site Plan (not to scale)





- 24' 10"

Permit # AB24-0259
Address 2381 White Cr

6" T&G Vertical Siding

2" Siding Overlap

Top of Block

Top of Boulder Retaining Wall
(built by homeowner)

9'-4"

FG

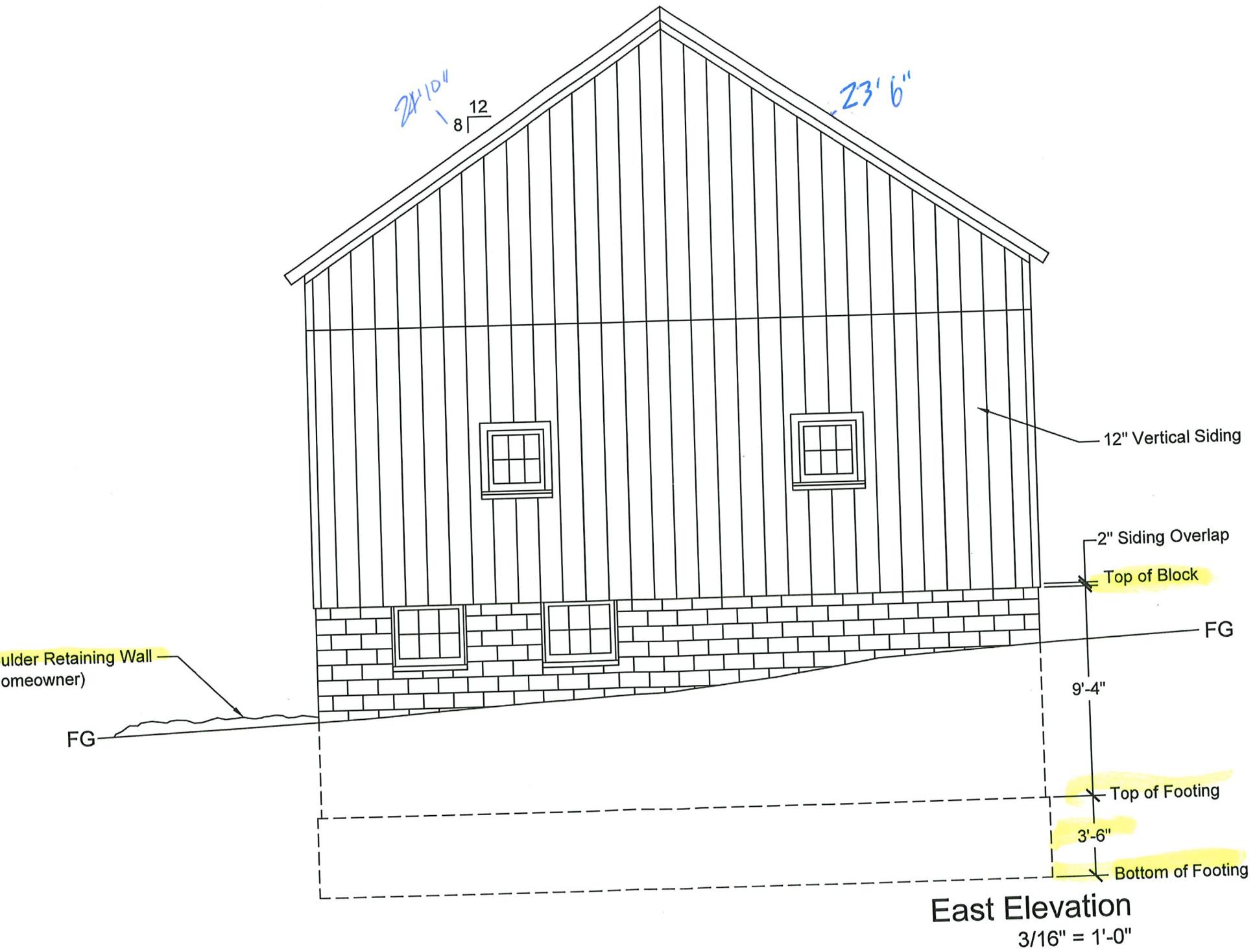
Top of Footing

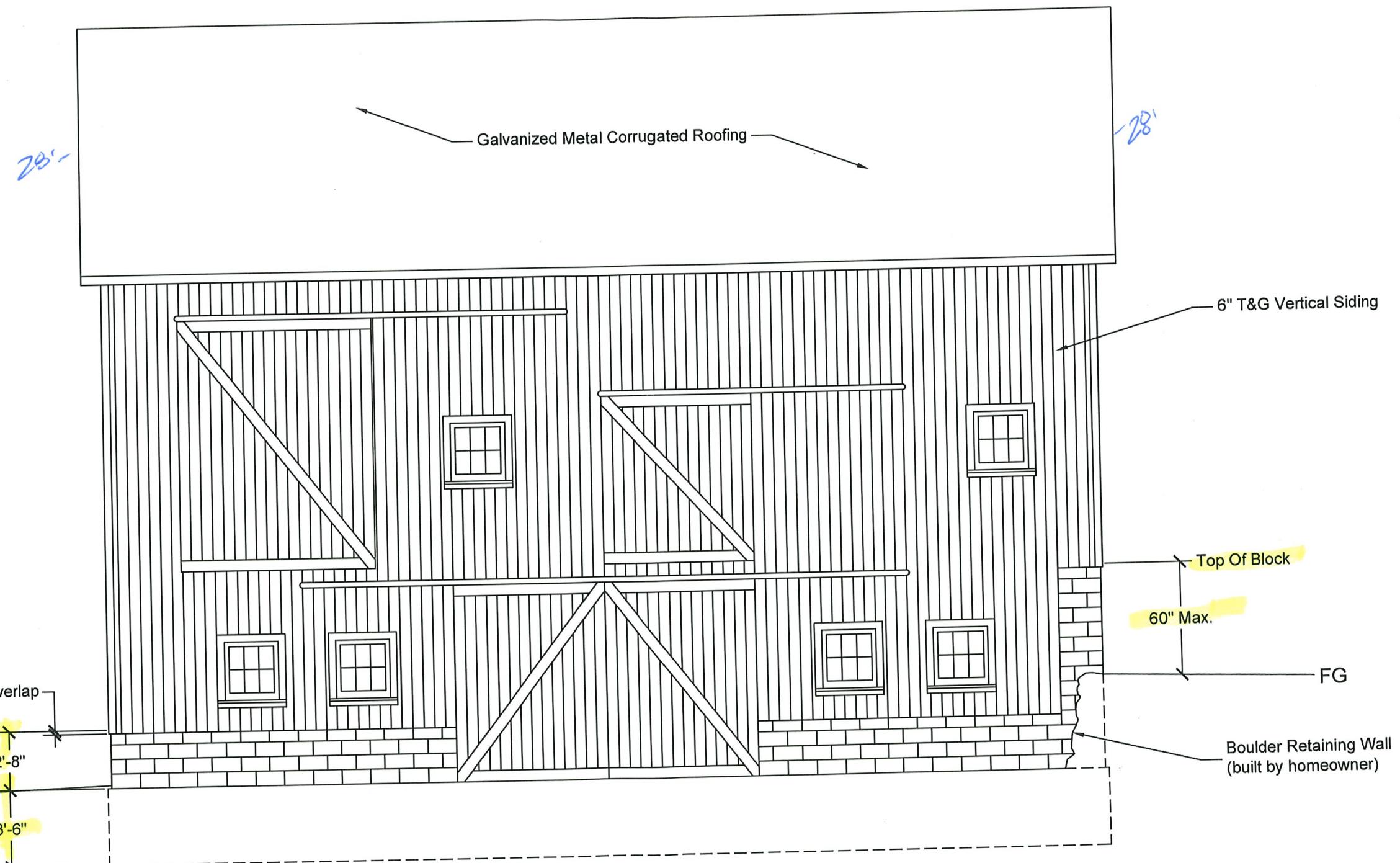
3'-6"

Bottom of Footing

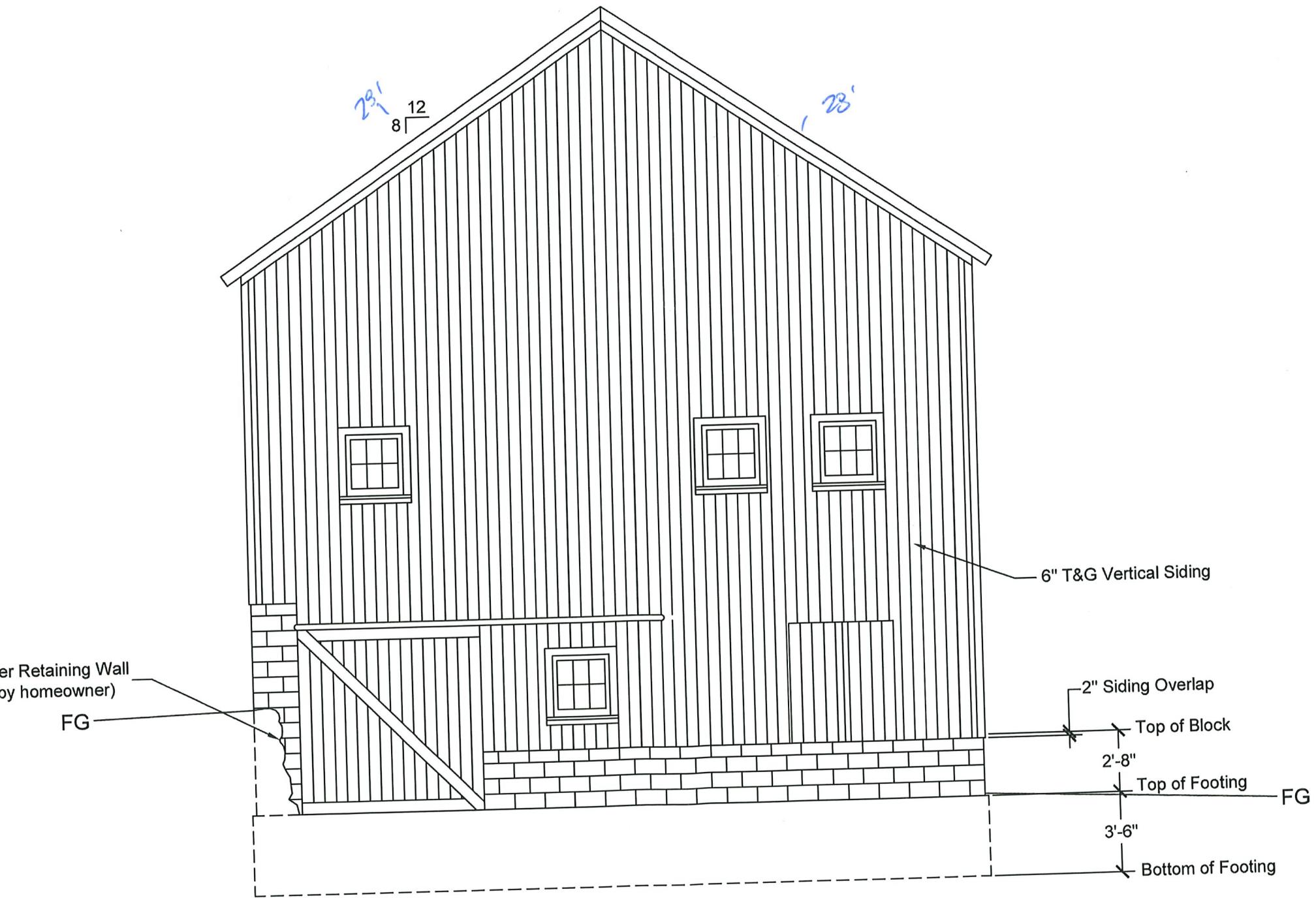
North Elevation
3/16" = 1'-0"

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
DIAL 811

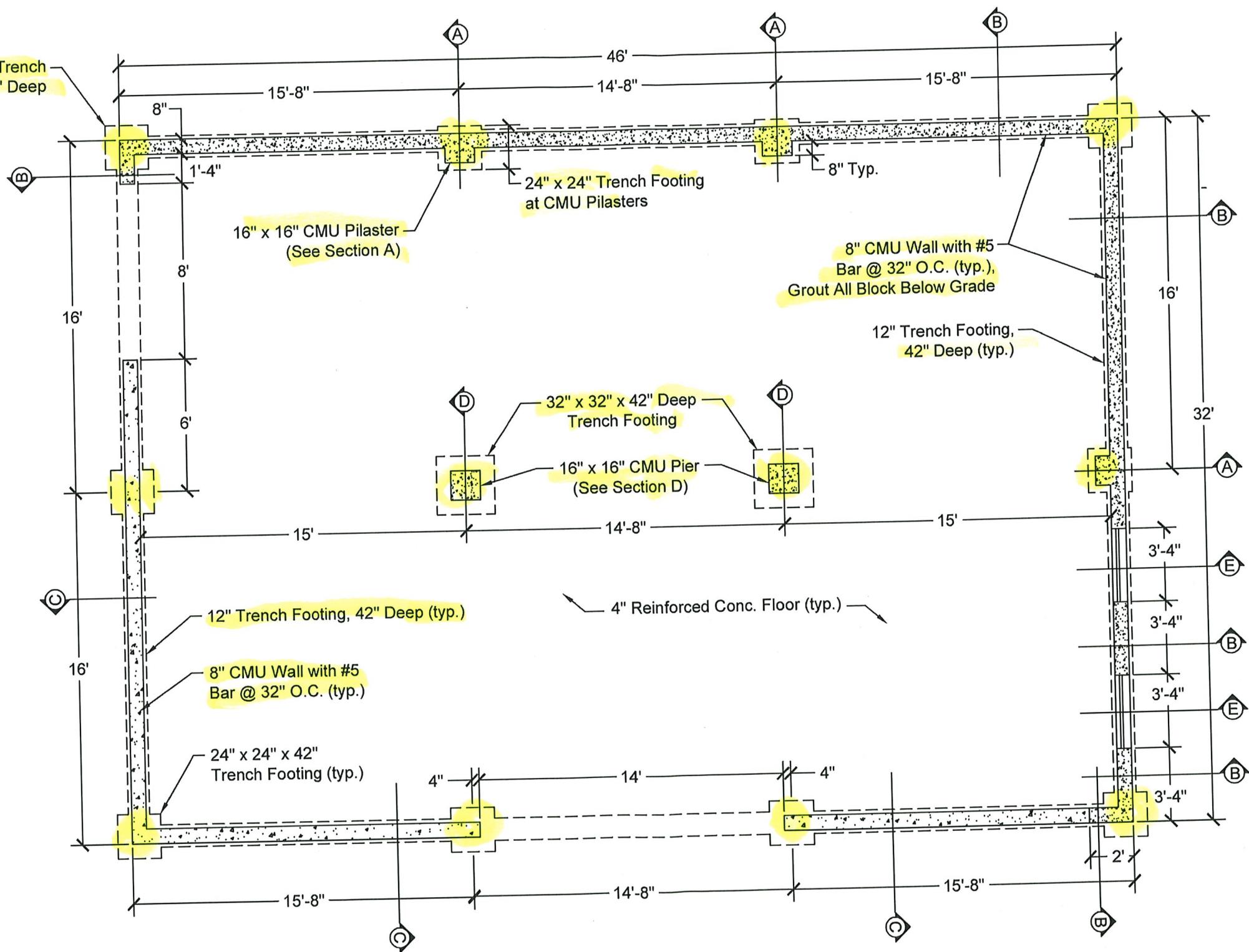




South Elevation
3/16" = 1'-0"

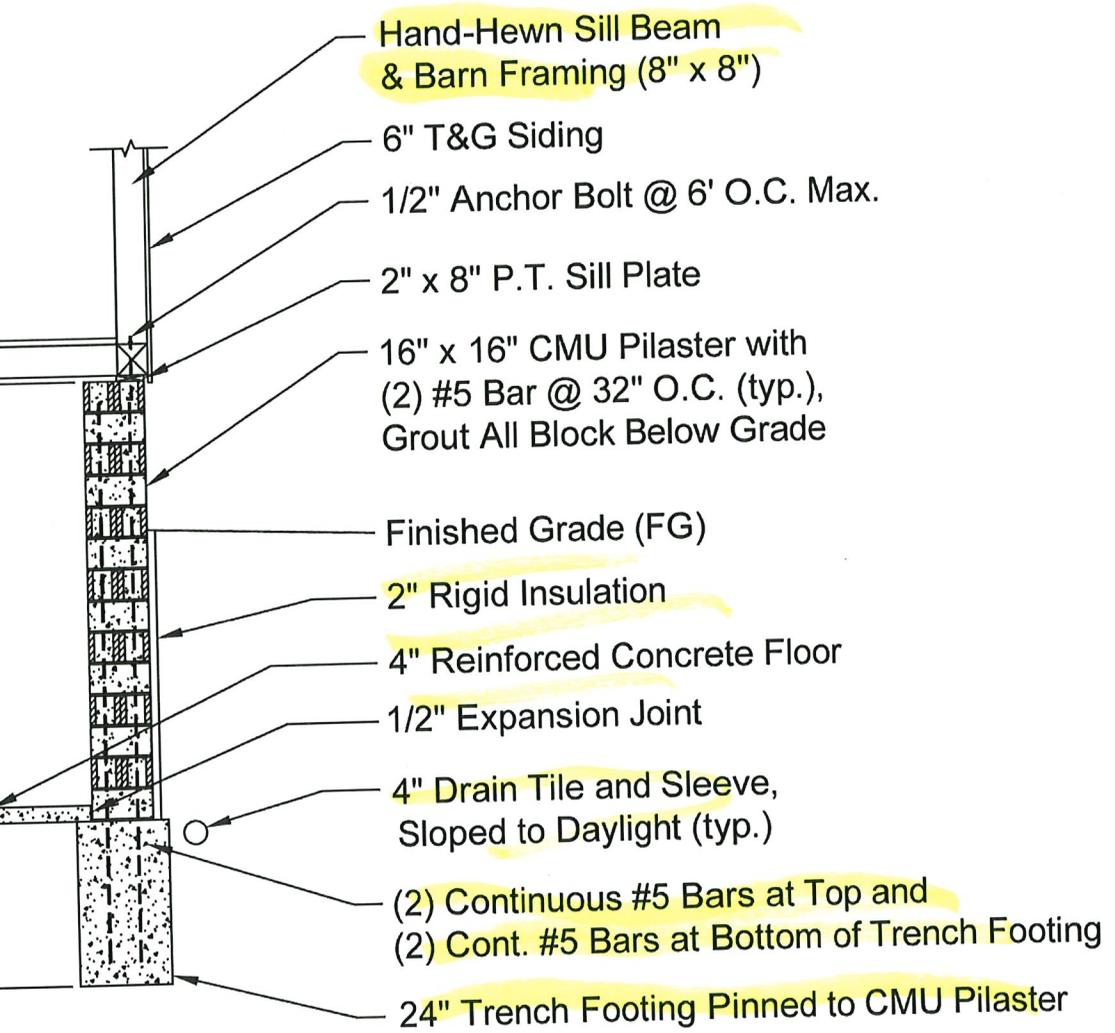


West Elevation
 3/16" = 1'-0"

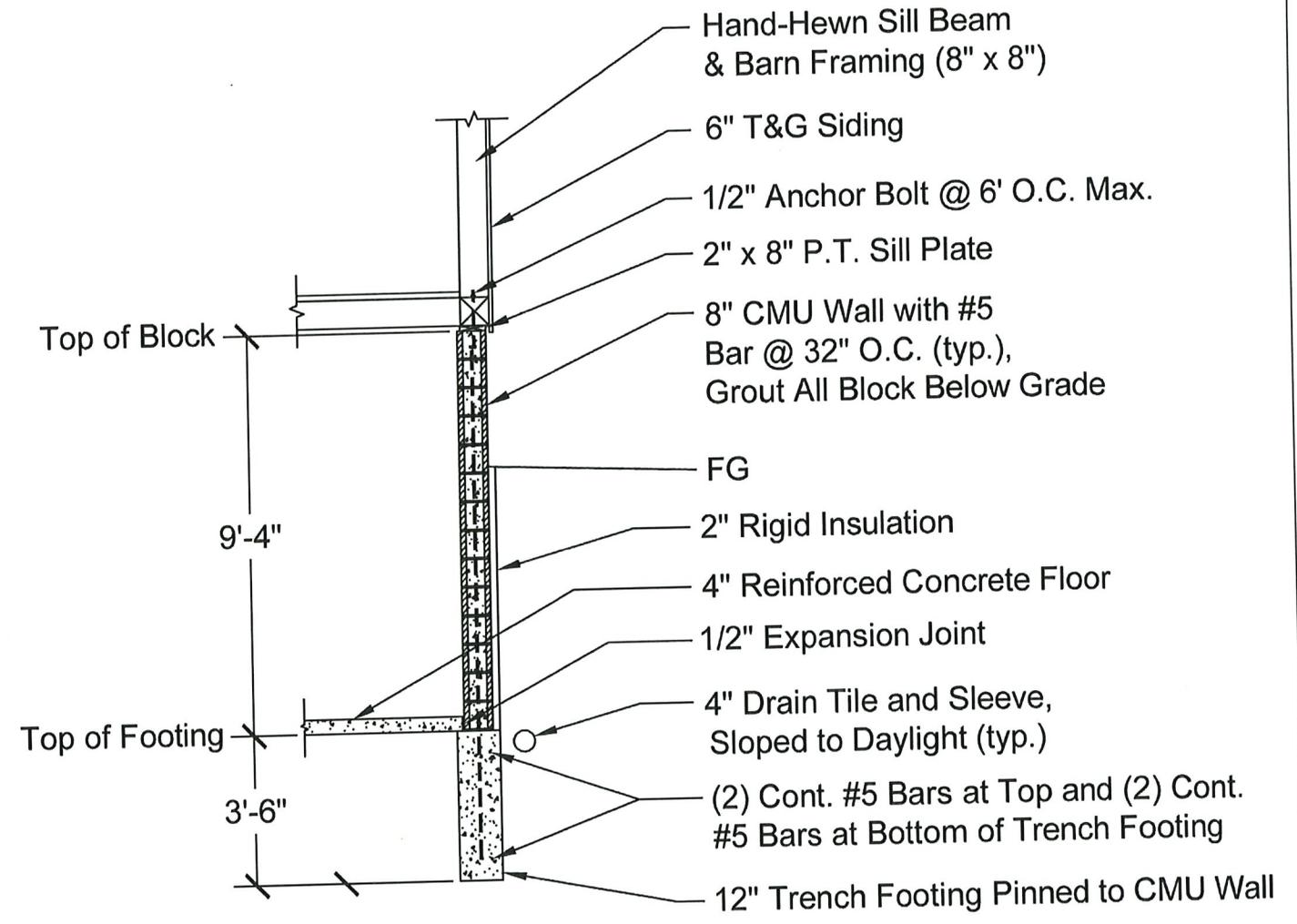


Foundation Plan
 3/16" = 1'-0"
 North

Details #1



Section A
1/4" = 1'-0"



Section B
1/4" = 1'-0"



Approx. 250 ft

Approx. 350 ft

Proposed Relocated Barn Site

Sheds

Septic Tank/Field

House

Well

Existing Pole Barn

Shed

Driveway

White Lake Rd

White Lake Rd

White Lake Road (65 ft ROW)

OAKLAND COUNTY HEALTH DIVISION
Approved based on submitted site plan.
Any damage or encroachment on the well or septic will require a new system.
The existing septic and well are to be protected during construction

O.C.H.D. APPROVAL
Sanitarian: *F. Rhodes ABHS*
Print Name: *Frank Rhodes*
Date: *6-10-2024*

ZONED ARR
Appears To
MEET ORDINANCE REQUIREMENTS
2944 sq ft Barn
[Signature] DATE 6/10/24