



Memorandum

To: Planning Commission Members
From: Elizabeth J Corwin, PE, AIPC; Planning Director
Date: March 2, 2024
Re: Site Plan Amendment
Applicant: Juan and Deanna Bueno
Property Owner: 828 N Milford Properties, LLC
828 N Milford
PIN 11-15-376-008, 11-15-376-009

As some of you have noted, the Bueno's have tried a few different scenarios to allow for optimal operations of the food truck at their site at 828 N Milford throughout the summer. After a few setups that did not work for various reasons, they settled on parking the truck on a gravel pad, just off the driveway. Apparently, they have developed a following, and are attracting customers to the site for a few days each week.

They have approached staff with a proposal to allow for a "drive up" trailer placement, where traffic would flow into the rear of the site, turn and drive back to the trailer, so that the driver could announce his/her order and receive his/her food and drive off, without exiting the car. This would reportedly be a cold weather/winter scenario.

I asked that we bring the proposal back to the Planning Commission so we could properly document the operation plan. See the attached site plan and emails from Ms. Bueno.



From: Deanna Bueno <deanna.bueno7@gmail.com>
Sent: Thursday, October 30, 2025 5:20:05 PM
To: Rick A. Hamill <rick.hamill@highlandtwp.org>; Beth Corwin <CorwinB@highlandtwp.org>
Cc: Juan Bueno <buenotimes31@gmail.com>
Subject: Temporary Seasonal Catering Plan – 828 North Milford Rd., Highland

Hello,

I wanted to share that my engineer has prepared a temporary site plan for our seasonal catering setup at 828 North Milford Rd. in Highland.

I want to emphasize that this plan is strictly temporary and designed to allow customers to safely and efficiently pick up their carryout orders and exit the property without delay and stay warm.

We will be utilizing online and text-ahead ordering to streamline the process. During the winter months, customers will also have the option to pull up to the food truck window, pick up their pre-ordered meals, and leave, minimizing wait times and on-site congestion.

We do not anticipate any issues with oncoming or ongoing traffic, as our business volume during the off-season is modest. This temporary arrangement simply allows us to maintain limited operations and generate enough revenue to help cover our property taxes and ongoing expenses.

Thank you for your time and consideration. Please let me know if you need any additional details or documentation.

Warm regards,

Juan and Deanna Bueno

Bueno Tacos / 828 North Milford Rd., Highland

Phone: 248-904-2627

Deanna—is the window of the truck facing north, so that the customers have to turn and queue up within your site? I don't think it's appropriate to have only two queuing spaces, even if you are taking pre-orders. We would normally require 10. I think in this case we can settle for less than 10, but it would be better if your customers were stacking up inside your site and didn't risk backing up in the Milford Road right-of-way.

I'll take your plan to the Planning Commission on Thursday to discuss it with them. Are you available to come talk about it? There's a couple of other agenda items, so it wouldn't get to a discussion of your site until 8:00 p.m. or later.

Beth

Elizabeth J. Corwin, PE, AICP
Planning Director
Highland Township
248-887-3791 x136
www.highlandtwp.net
Corwinb@highlandtwp.org

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I definitely don't mind them stacking up on the site that makes a lot more sense.

Again, just to reiterate, this is just temporary so we can keep up with all the bills of the property.

Thank you

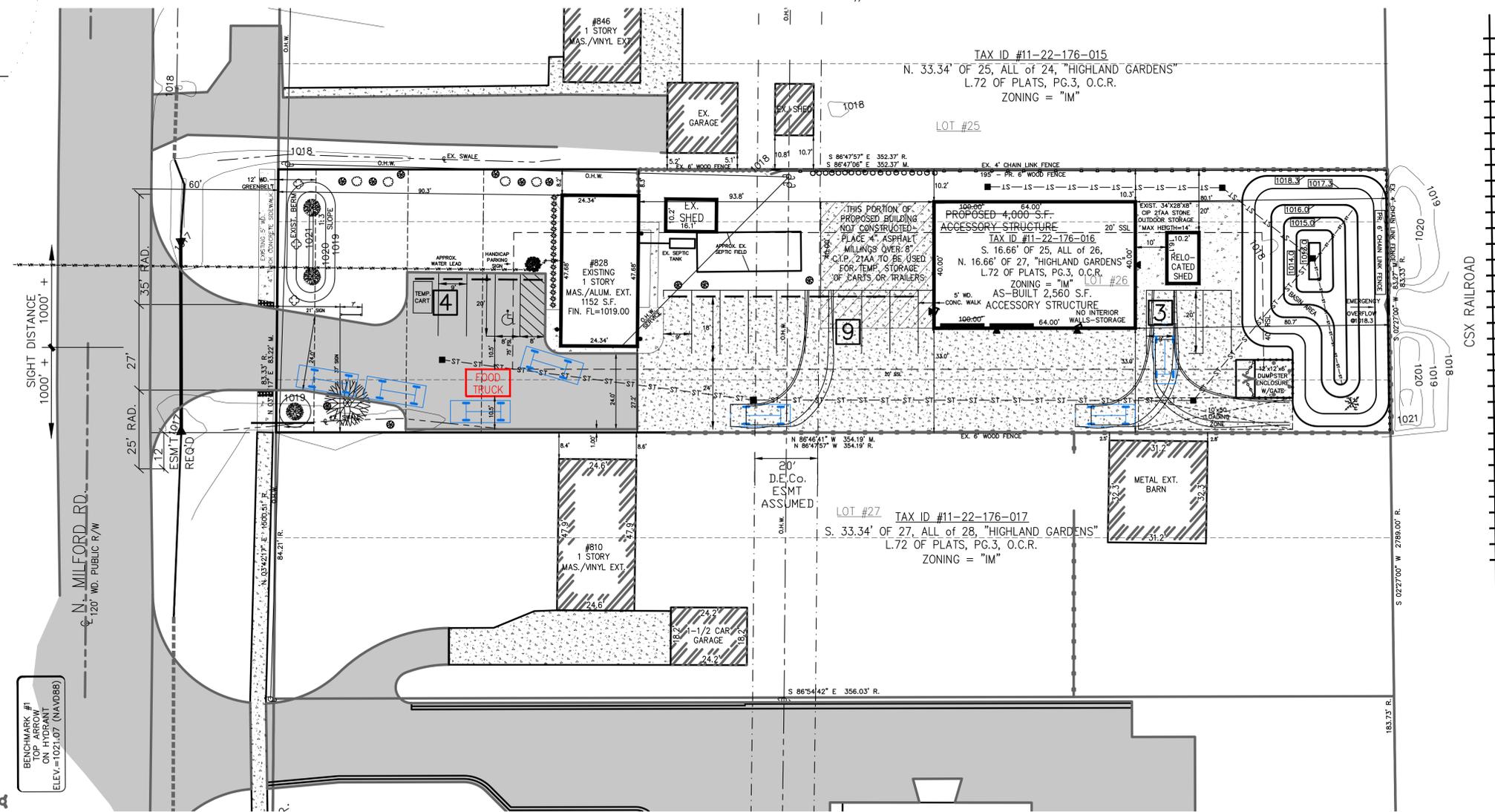
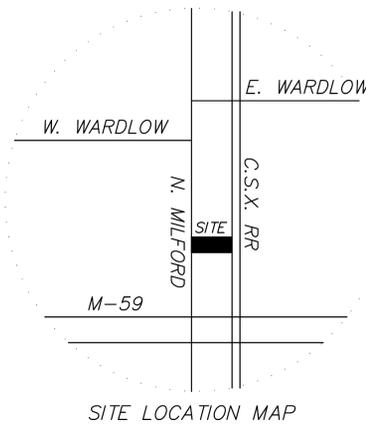
Deanna

I could try to come in Thursday. I cannot guarantee because my husband is mandated back at the border and with two kids and a full-time regular job.

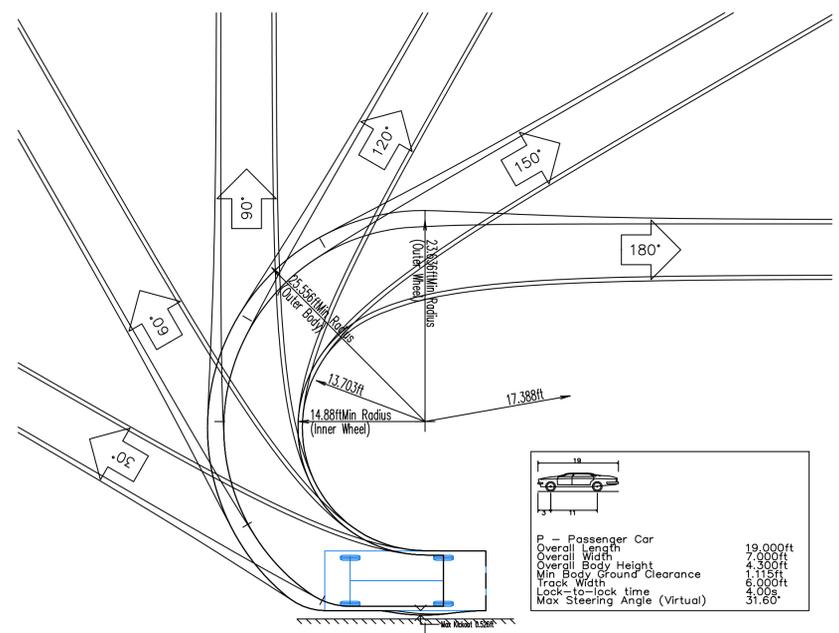
I will do my best.

SITE PLAN FOR JUAN & DEANNA BUENO OF BUENO INVESTMENT GROUP, LLC

THE SOUTH 16.66' OF LOT 25, ALL OF LOT 26 & THE NORTH 16.66' OF 27 OF "HIGHLAND GARDENS" PART OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 22, T.3N., R.7E., HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 72 OF PLATS, PAGE 3, OAKLAND COUNTY RECORDS. TAX ID #11-22-176-016



BENCHMARK #1
TOP ARROW
ON HYDRANT
ELEV.=1021.07 (NAVD88)



P - Passenger Car	19,000ft
Overall Length	7,000ft
Overall Width	4,300ft
Overall Body Height	1,15ft
Min Body Ground Clearance	6,000ft
Track Width	3,100ft
Lock-to-lock time	31.60
Max Steering Angle (Virtual)	

LEGEND

RECORDED INFORMATION	(R)	UTILITY POLE	⊕
MEASURED INFORMATION	(M)	GUY ANCHOR	⊕
CALCULATED INFORMATION	(C)	OVERHEAD WIRES	—
FOUND IRON	•	UNDERGROUND ELECTRIC	— U.E.
SET IRON	⊗	CONC. PAD W/TRANSFORMER	⊗
SECTION CORNER	⊕	PEDESTAL-ELEC. OR TELE.	⊕
STORM DRAIN PIPE	—	UNDERGROUND TELEPHONE	— U.T.
STORM MANHOLE	⊕	GAS MAIN	— GAS
STORM CATCH BASIN	⊕	FENCE LINE	—
STORM INLET	⊕	EXISTING ELEVATION	—
STORM END SECTION	⊕	PROPOSED ELEVATION	—
DRAINAGE SWALE OR DITCH	—	GUTTER	—
SANITARY SEWER PIPE	—	TOP OF CURB	T/C
SANITARY SEWER MANHOLE	⊕	TOP OF ASPHALT	T/A
WATER MAIN	—	TOP OF WALK	T/W
GATE VALVE & WELL	⊕	TOP OF CONCRETE	T/CONC
HYDRANT	⊕	TOP OF WALL	T/WALL
PROPOSED LIGHTING - SEE PHOTOMETRIC PLAN	⊕	BOTTOM OF WALL	B/WALL
		FINISHED FLOOR	F/F
		FINISHED GRADE	F/G
		AS BUILT	AB

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Know what's below.
Call before you dig.

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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BUENOR GROUP
10987 WEST ROAD WILKOM, MI 48393
TEL: 248.773.7626 - FAX: 866.690.4507

SECTION 22
TOWN 3 NORTH, RANGE 7 EAST
HIGHLAND TOWNSHIP
OAKLAND COUNTY, MI

DATE: 10/31/25
REVISIONS

CLIENT: BUENO INVESTMENT GROUP
828 NORTH MILFORD ROAD
HIGHLAND, MI 48357

DR BY: AO
CK BY: BB
P.M. BB
999.99
X(999.99)
G

SCALE 0 10 20
1" = 20 FEET

JOB NO. 250207
SHEET NO. **C1**

SHEET 1 OF 1

M:\JUMLOR GROUP\PROJECT FOLDERS\DEANNA BUENO\828 NORTH MILFORD ROAD\DESIGN FILES & PLAN SETS\BASE\250207_828 NORTH MILFORD RD LAYOUT BASE.DWG