
Request for Special
Land Use Approval

Pinefield Farm Market
& Event Barn

Public Hearing

Charter Township of
Highland

Planning Commission

July 17, 2025





Pinefield Farm
Proposed Class C Farm Market
with events
2381 White Lake Rd

Property Location:
Pinefield Farm
2381 White Lake Road

Property Location

2381 White Lake Road

Parcel ID: 11-01-151-006

19.98 acres

Market Barn



Market Barn (before)

- Originally located on Andersonville Road in the Village of Davisburg.
- Built ca. 1870 by James Harvey Davis (Village namesake).
- Barn was in disrepair and owner wanted to demolish it.
- Barn had lost its utility since farming had ceased at this site by the 1960s.



Market Barn (disassembly)

- Hired craftsman friends to carefully disassemble the barn (Fall 2023).
- Structure was labeled to a corresponding set of detailed plans for reassembly.
- Disassembly took about 3 months.



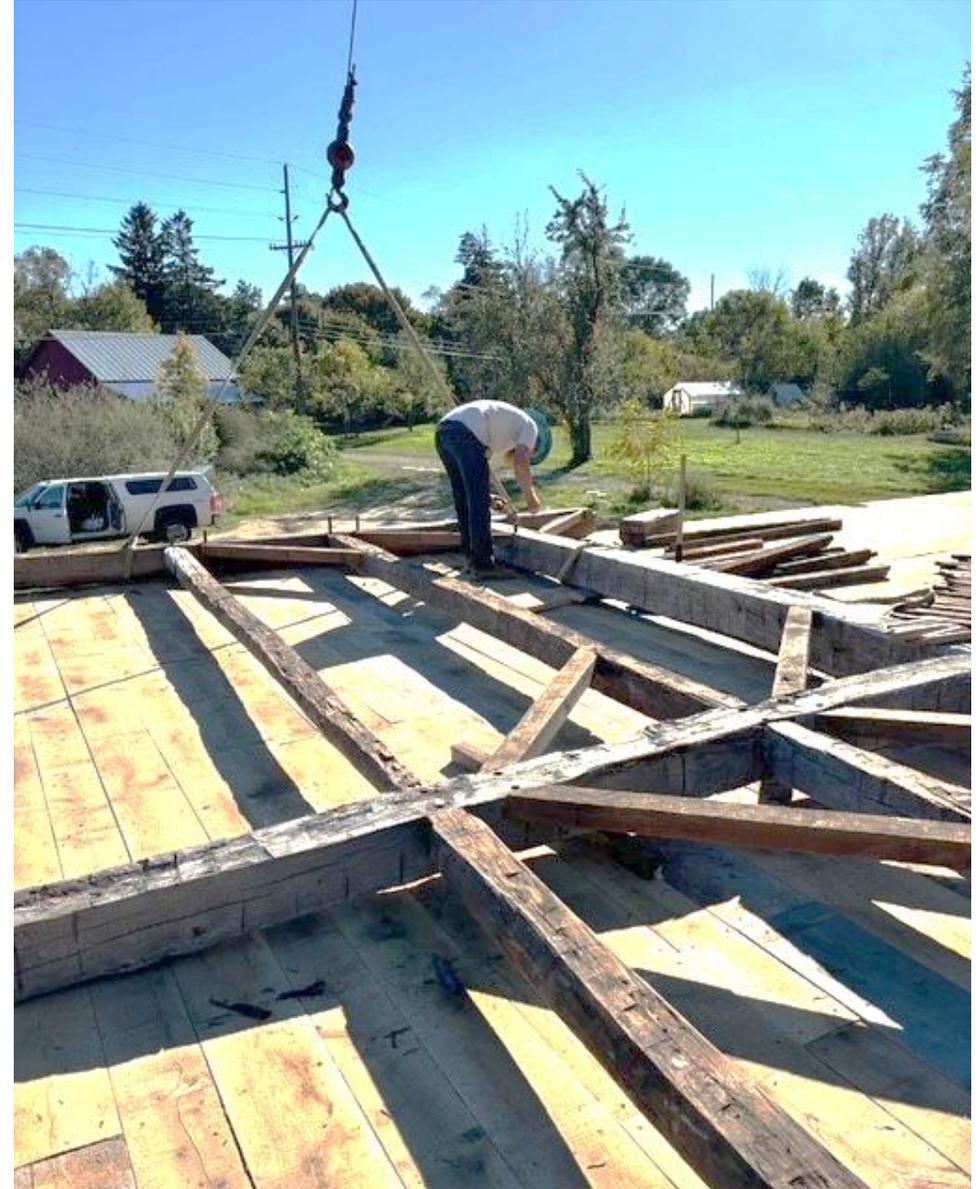
Market Barn (disassembly)

- Moved entire structure to new site (Pinefield Farm) by late-Fall 2023 where it was stored for the winter.



Market Barn (reassembly)

- Structure was cleaned, organized, and repaired and then reassembled during the Summer/Fall 2024.



Market Barn (reassembly)

- Barn was largely enclosed by late-Fall 2024/winter 2025.



Market Barn (Summer 2025 – near completion)



Chapter 25 Zoning Ordinance

Article 4 – District Regulations

Section 4.05 Agricultural & Rural
Residential District (ARR)

Subsection C Special Land Uses:
Class C Farm Market Event Venues
subject to **Section 10.13:**



Section 10.13: In compliance with the recently amended Section 10.13 – Farm Markets, including MDARD GAAMPs for Farm Markets, we have considered the following as part of our special use request:

- **Event Frequency/Seasonality:** We're planning no more than 1-2 small events per month, between April and November.
 - This is during the part of the year when the existing vegetation provides the most effective buffer between adjacent parcels.
 - Any traffic increases would be limited to 1-2 days a month between April and November.
- **Noise Concerns:** We live at this site and value the quality of life experienced here. We have every intention of hosting events that are sensitive to the current noise levels experienced in the neighborhood. If events warrant amplified sound/noise, it will be cut off at 9pm. Noise levels will be regulated in consideration of nearby sensitive receptors.
- **Guest Limits:** Our events will not exceed 50-60 guests and will often be far less.

Section 10.13: In compliance with the recently amended Section 10.13 – Farm Markets, especially Point B:

- **Neighborhood Aesthetics:** We will not be installing permanent signage adjacent to the road as to maintain the existing character of the neighborhood roadside, which is generally natural and provides privacy.
- **Road Access/Parking:** The market barn is accessible by a separate gravel driveway with direct access to White Lake Road (a main corridor). We have a mowed area of lawn for parking directly adjacent to the barn and well within the appropriate setbacks to adjacent properties, particularly residential buildings.
 - We will clearly mark our access drive during events to alleviate confusion with adjacent neighboring driveways and minimize trespassing.
- **Monitoring:** We will be on site for every event to ensure that all guests are respecting the use of the property.
- **Trespassing:** We value our neighbor's privacy and personal property and will provide gates, if desired, at any trails that lead off-site or we will permanently close trails. We will also clearly communicate the farm boundary limits with guests and monitor their abidance to the site rules.

Existing Natural Buffers

- Barn site is buffered by woodlands to the north and dense perimeter vegetation to east and west.
- Lower level of barn is nestled in hillside, further dampening noise outside property.
- Hedge row planted on south side to minimize adverse noise/light beyond property to south.



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Questions & Comments?