

**Class C Farm Market Events at Pinefield Farm - Update**

The applicants, Jake and Tina Lloyd are providing supplemental information regarding their initial proposal on July 17, 2025, for special use approval for a Class C Farm Market at 2381 White Lake Road in Section 1 (Parcel ID 11-01-151-006). Following review of the proposal, the Planning Commission, with input from neighboring residents, requested additional information regarding the following issues of the proposal:

- Parking layout and site suitability.
- Driveway location, access and site distance.
- Size of proposed events, number of guests, and timeframe.
- Trespassing concerns and trail closure to adjacent properties.
- Accessibility for fire/medical personnel and equipment.
- Trash collection and disposal.
- Farmstand location.

Parking: A parking layout has been provided in the attached graphic, showing the general location/proximity to the market barn and the size, layout, and minimum quantity of parking spaces available. The parking layout was created using 10 ft x 20 ft parking spaces, which are larger than spaces found in a conventional parking lot. The parking layout proposes two rows of perpendicular parking lanes, with a minimum of 25 ft between parking rows. The larger parking spaces provided and extra general parking area to the north shown on the plan should comfortably accommodate up to 25 parking spaces for guests. The proposed parking area consists of an upland area with turf grass with a gentle slope providing adequate drainage throughout the year.

Driveway Access: As shown in the initial proposal, the farm market barn is accessible by a gravel driveway extension that provides access from White Lake Road to the barn and parking area via an existing private driveway that we use for our residence. This gravel driveway provides adequate access for guests and fire/medical equipment and personnel in the event that they would be needed.

Concerns with site distances from the driveway entrance at White Lake Road were expressed in the July meeting. Further review indicates that for guests pulling out of the property, visibility extends approximately 500 feet to the east and 600 feet to the west. White Lake Road is currently an unposted, two-lane paved road with multiple curb cuts serving the adjacent residences in the area. Being unposted, the speed limit is 55 mph. According to guidelines provided by MDOT, stopping sight distances recommended for 55

mph road speeds is 495 feet. This suggests that the existing site distances provided at our roadway meet the minimum recommendations of the state.

Event Size/Guest Number: Our proposal was for 75 or fewer guests, but after feedback from the commission and concerned neighbors, our revised proposal reduces the maximum guest count to 50 people, which will help reduce concerns with noise, traffic, and the security and accessibility of the property.

Timing of Event Use: Previously we proposed April through November as our operating timeframe for events. After feedback from the commission and neighbors, we are proposing a reduced event window from May through October, with a maximum of two events per month during this timeframe. This will reduce potential concerns with traffic, noise, and site accessibility.

Trespassing and Trail Closure: We have blocked existing trails that lead to adjacent properties of concern. Previously we suggested some solutions to avoid conflicts with neighbors such as no trespassing signage and/or gates across trails that lead off site. Feedback was received and it was determined that permanently closing these trails would be the best solution. Therefore, the existing trails have been permanently filled in with brush piles and tree/shrub plantings to eliminate any potential trespassing of guests to neighboring properties of concern.

Fire/Medical Accessibility: A gravel driveway provides adequate access into the property from White Lake Road and a turf grass parking area as previously mentioned provides areas for the movement of fire and/or medical personnel in the event that they need to access the market barn area. The suggested turning areas for emergency personnel are shown on the attached graphic below.

Trash Collection and Disposal: All guests will be required to collect and remove trash and recycling from all events. This will eliminate the need for a dumpster or other trash removal services on the property. Eliminating the need for a dumpster or permanent trash receptacle will preserve the residential character, site beauty, and eliminate potential issues with unwanted odors from proposed events.

Farmstand Location: Our family provides seasonal farmstand products originating entirely from our property, including cut flower bouquets, seasonal veggies, farm fresh eggs, and native potted plants. During non-event timeframes, the farmstand will be located in the lower level of the barn where produce will be out of the elements.

# Parking/Access Diagram

