



# Memorandum

To: Planning Commission Members  
From: Elizabeth J Corwin, PE, AICP; Planning Director  
Date: March 6, 2025  
Re: Temporary Land Use for Bonadeo Farms

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Ron Bonadeo approached staff to seek permission to rent his facilities for a day long wellness retreat in May. While his barn has been approved for public gatherings up to 100 persons, his Special Use Permit for the Class C Farm Market covers only gatherings between September 1<sup>st</sup> and December 31<sup>st</sup> each year. There is language in the permit, however; that acknowledges that other activities and events may be approved by the Planning Commission.

In light of our current work on the Zoning Ordinance, and in recognition that events at the farm have never drawn complaints or concerns from the neighbors, we have brought his proposal to you, under the layer of a temporary use (Section 4.16) layered with the provisions of the Special Use Permit.

This event was held at a different, unvetted and unapproved location in Highland Township last year. We did not receive complaints about the event, but there was no land use permit.

The event is proposed for one day, from 9:00 am to 6:00 pm on May 17, 2025. The event is run by Alicia Long, of Sunny Side Up Wellness, LLC.

My understanding is that the event will be size limited to 100 persons or less, which is all the barn is approved for by the fire marshal and building official. Parking will be in the parking area east of the barn with parking attendants helping with the traffic flow. Depending on the weather, there may be a need for a small tent(s) for breakout sessions. There could be small portable speaker systems for the speakers to be heard in breakout sessions and for music, but not meant to broadcast beyond the immediate activity area.

The event may include a food truck parked at the barn for the participants only. There will be porta potties as well. Mr. Bonadeo will provide picnic tables.

I have included the simple land use permit application, a printout of the event ticket order form, and the original site plan and Special Use Permit for the property. Mr. Bonadeo and Ms. Long will provide some additional information for your consideration at the meeting. If you are a Facebook user, you can see some images of last years event at Sunny Side Wellness

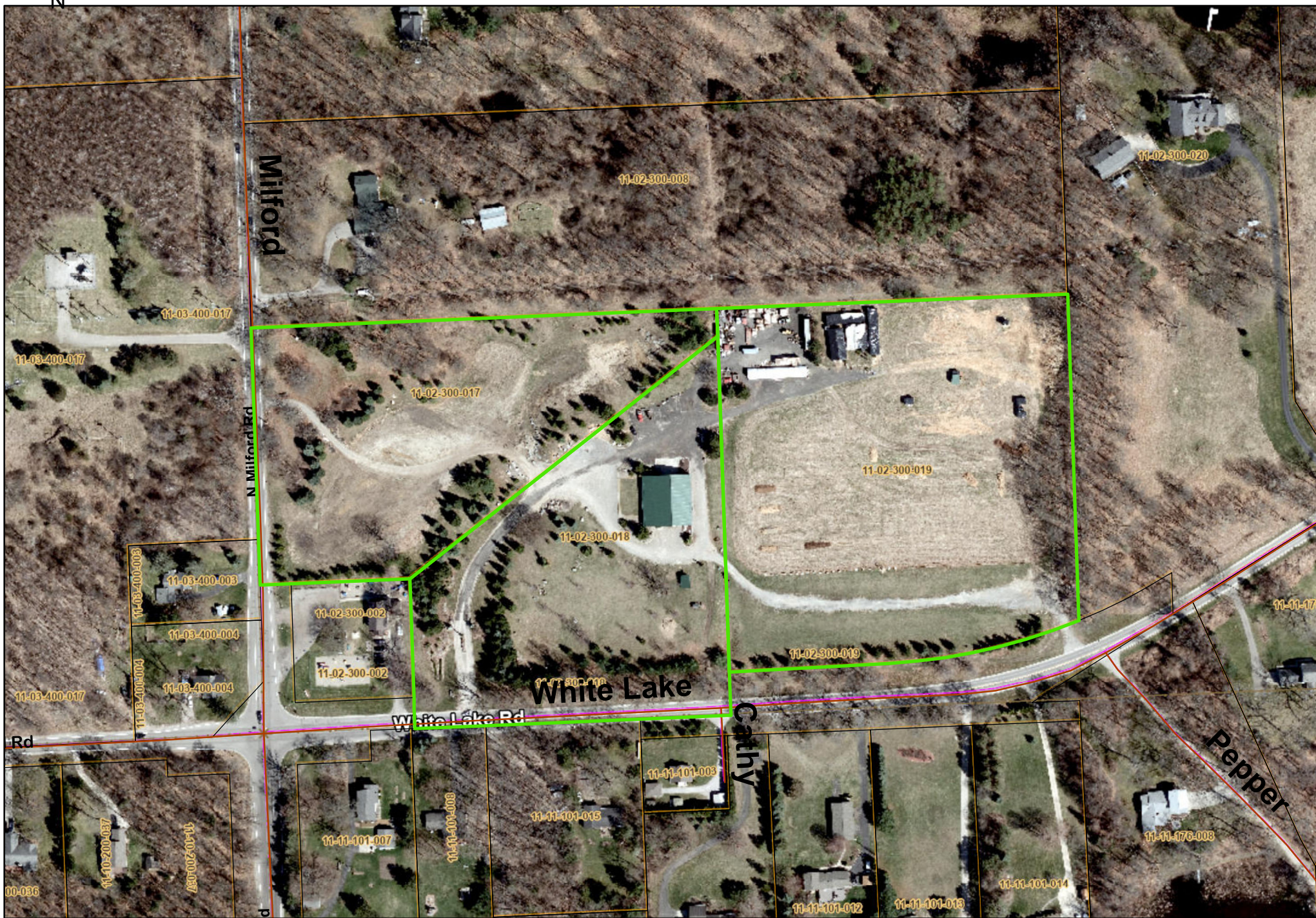
*Warm inside. Great outdoors.*







Bonadeo Farms  
1215 White Lake Road



220 110 0 220 Feet





**NEW BUSINESS  
REGISTRATION  
LAND USE PERMIT  
APPLICATION**

Parcel ID # 11-02-300-017, -018, 019 Parcel Zoning: ARR w/Special Use

Business Name: Sunny Side Up Wellness Business Phone: 734-819-0699

\* Business Address: ~~1203 N. Milford, Suite C, Milford~~ Zip: ~~48381~~

Hours of Operation: 5/17/2025 8:00 am to 8:00 pm Square Footage: X

\* Describe Business Operations in Detail: Women's wellness retreat. Catered meals, indoor/outdoor activities. Max 100 occupants

List Hazardous Materials: none

Business Owner's Name: Alicia Long

Mailing Address: 1203 N. Milford, Suite C Milford Zip: 48381

Email Address: sunnyandholistic@gmail.com Phone: 734-819-0699

Property Owner's Name: Ron Bonadeo

\* Mailing Address: 1215 White Lake Road Zip: 48356

Email Address: rbonadeo59@gmail.com Phone: 248-787-4553

**MUST INCLUDE A SCALED SITE PLAN AND/OR SCALED DRAWING OF INTERIOR FLOOR PLAN**

**EMERGENCY CONTACTS: (BREAK IN, FIRE, BUILDING PROBLEMS)**

Contact # 1: Ali Long Phone: 734-819-0699

Contact # 2: Ron Bonadeo Phone: 248-787-4553

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS CORRECT TO THE BEST OF MY KNOWLEDGE. I FULLY UNDERSTAND THE BUSINESS REQUIREMENTS OF THE CHARTER TOWNSHIP OF HIGHLAND. I FURTHER UNDERSTAND THAT IF ANY CHANGES OCCUR FROM THOSE LISTED OR REQUIRED BY THE TOWNSHIP, INCLUDING BUT NOT LIMITED TO: STORAGE OF COMBUSTIBLE MATERIALS, CHANGES IN THE NATURE OF THE BUSINESS, CHANGES OF OWNERSHIP, EMERGENCY CONTACT INFORMATION, ETC. THEN I MUST NOTIFY THE CHARTER TOWNSHIP OF HIGHLAND IN WRITING WITHIN (10) BUSINESS DAY OF SAID CHANGES. THE APPLICANT IS THE ONLY PERSON AUTHORIZED TO MAKE CHANGES TO THIS APPLICATION.

PRINT NAME Ronald Bonadeo

DATE RECEIVED: 2/27/2025

Zoning\_\_ Building\_\_ Fire Marshal\_\_ Assessor\_\_ Treasurer\_\_ Clerk\_\_ Supervisor\_\_ DDA Director\_\_  
LAND USE PERMIT # PLU 25-0010 DATE ISSUED: \_\_\_\_\_

\* possibility of tent (for 20 person breakout session)  
possible food truck for participants only




Saturday, May 17


 

# 2025 Sunshine Retreat

God Centered Women's Retreat at a PRIVATE location in Highland, MI includes workshops, experiences and nourishing food.



By **Sunny Side Up Wellness** 211 followers

35 events hosted 

211 followers

Follow

Follow

\$234

Get tickets



## Location



Highland Charter Township

PRIVATE LOCATION Highland Charter Township, MI 48357

[Show map](#) ✓

## Refund Policy

Contact the organizer to request a refund.

Eventbrite's fee is nonrefundable.

## About this event



Event lasts 9 hours

**\*\*Rooted in Faith, Well-Being and Guided by Light: The Sunshine Retreat is getting a God Centered Glow Up**

Dear Friends,

We are excited to share important and meaningful updates about the 5th Annual Sunshine Retreat!

**After much prayer and reflection, we are shifting our focus to create a retreat rooted in faith—one that nurtures spiritual growth and fosters God centered conversations.**

This incredibly special retreat was born in 2020 out of a deep desire to stay connected, offer wellness experiences from local entrepreneurs and create a space where women could focus on renewal, unique experiences and community.

The Sunshine Retreat has always been rooted in God's beautiful artistry, and will now be an opportunity to deepen our faith and speak freely about God's great love.

*"For God so loved the world, that he gave his only Son, that whoever believes in him should not perish but have eternal life."*

John 3:16

**The format remains the same, but even better, and the day will be filled with fitness classes, wellness workshops and meaningful experiences. The SHIFT that you will notice is more faith filled conversations.**

**What to Expect:**

**\$234**



The complete itinerary and all offerings will be posted soon to [sunnyandholistic.com/experiences](https://sunnyandholistic.com/experiences).

May 17, 2024

A Private Barn near Highland, MI { **\*\*NEW LOCATION being announced!!** }

If your heart is seeking a deeper spiritual connection, we warmly invite you to be part of this transformative experience.

For questions or updates on your participation, please reach out. We are deeply grateful and hope to see you and your Sol Sisters at the 2025 Sunshine Retreat.

[CLICK HERE to see a VIDEO FROM 2024](#)

Thank you to our Generous Sponsor:

[The Wright Team](#)

---> For SPONSORSHIP and VENDORS opportunities [CLICK HERE](#).

Email BornSunnySideUp@gmail.com with questions.

**\$234**



## Frequently asked questions

What Should I Wear?

▼

Where is the Location?

▼

Who Can Attend?

▼

Where Should I Park?

▼

Is the Property Wheel Chair Friendly?

▼

## Organized by



Sunny Side Up Wellness

211 followers

35 events hosted

Hi. I'm Ali Long, Founder of **Sunny Side Up Wellness**. Holistic Healing is my passion and I am currently in a four year naturopath program. I have been teaching fitness classes for over 20 years and yoga for almost a decade. When you attend one of my events you will be submerged into a trifecta of health --- body, mind and spirit. This community brings all things SUNSHINE!

[View more](#)

Contact

Follow

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**DEVELOPMENT AGREEMENT**  
**and**  
**SPECIAL LAND USE PERMIT**  
**BONADEO LANDSCAPING AND NURSERY**  
**CLASS C FARM MARKET VENUE**  
**1215 WHITE LAKE ROAD**  
**PARCELS # 11-02-300-017, 11-02-300-018, 11-02-300-019**

This Development Agreement and Special Land Use Permit is entered into this 20 day of March, 2014 by and between the CHARTER TOWNSHIP OF HIGHLAND, a Michigan Charter Township ("Township"), with offices located at 205 N. John Street, Highland, Michigan 48357, and Bonadeo Landscaping and Nursery ("Bonadeo"), whose address is 1215 White Lake Road, Highland, Michigan 48356.

**RECITALS:**

1. On July 10, 2013 the Charter Township of Highland Board of Trustees held a public hearing concerning a land use requiring special approval for a Class C Farm Market, (file #URSA 12-02). The subject parcels are currently zoned ARR, Agricultural and Rural Residential District. The Planning Commission subsequently approved a sketch plan at their meeting of July 18, 2013. The approved sketch plan is date stamped approved by Highland Township Planning Commission and staff, with a date stamp of July 18, 2013 and covers real property described as:

T3N, R7E, SEC 2 PART OF SW 1/4 BEG AT PT DIST N 01-42-20 E 242.22 FT FROM SW SEC COR, TH N 01-42-20 E 415.73 FT, TH S 88-39-13 E 753 FT, TH S 01-42-20 W 44.52 FT, TH S 55-28-36 W 633.18 FT, TH N 88-42-00 W 242.22 FT TO BEG 5.01 acres

and

T3N, R7E, SEC 2 PART OF SW 1/4 BEG AT PT DIST S 88-44-40 E 242.22 FT FROM SW SEC COR, TH S 88-44-40 E 510.78 FT, TH N 01-42-20 E 612.24 FT, TH S 55-28-36 W 633.18 FT, TH S 01-42-20 W 242.03 FT TO BEG 5.01 Acres

and

T3N, R7E, SEC 2 PART OF SW 1/4 BEG AT PT DIST S 88-42-00 E 753 FT & N 01-42-20 E 69.35 FT FROM SW SEC COR, TH N 01-42-20 E 587.99 FT, TH S 88-39-13 E 567.40 FT, TH S 01-42-20 W 528.27 FT, TH ALG CURVE TO RIGHT, RAD 940 FT, CHORD BEARS S 80-59-46 W 313.32 FT, DIST OF 314.78 FT, TH N 89-24-37 W 259.58 FT TO BEG 7.49 Acres

Currently known as 1215 White Lake Road.

2. Bonadeo's sketch plan proposal (on file with the Township Planning Department) calls for expansion of an existing landscape nursery for a seasonal farm market. The previously approved site plan (1995) was completed under a previous Zoning Ordinance. Minimal site improvements are proposed to create a more pleasant surrounding and to mitigate potential impacts on neighboring properties through screening. The existing natural features such as trees will be preserved and supplemented to provide adequate screening.

3. In the ARR, Agricultural and Rural Residential District, "Class C Farm Market" is allowed as a Special Land Use. The Township Board approved the Special Land Use to establish this use at their meeting on July 10, 2013 with conditions as follow:

- a) All farm market operations shall be conducted in accordance with Generally Accepted Agricultural Management Practices (GAAMPs) as published by the Michigan Department of Agriculture and Rural Development.
- b) Farm Market "entertainment events" shall be limited to the period of September 1 through December 31 each year. "Entertainment events" shall mean activities intended to draw potential customers to the site for the purchase of agricultural products specifically "you pick" berries and pumpkins, a petting zoo, cider mill with sale of cider, donuts, caramel apples, and fruit pies, honey and jams and similar farm products, Christmas trees, roping and wreaths. Musical entertainment, whether live or recorded, is permissible as long as the sound is contained within the property boundaries in accordance with the Noise Ordinance. Events authorized for the month of October include hayrides, haunted house and corn maze.

- c) The operator shall not promote or operate any activities either than those listed in subsection b. above unless a permit is first issued by the Planning Commission or Zoning Administrator under Section 4.16, Temporary Uses in Any Zoning District. For a five year period commencing on the date of this agreement fees for temporary use permits are waived.
  - d) The operator may bring in products for sale such as jams, jellies, honey, baked goods, donuts, cider and Christmas trees provided that the sales of any products (farm and non-farm related) not produced by the operator at this or an affiliated site do not exceed 49 percent of the sales from the site. The operator shall maintain accurate sales records and be prepared to demonstrate compliance with this restriction. Supporting documentation shall be provided to the Township or Michigan Department of Agriculture and Rural Development (MDARD) within four days of a request, no more frequently than once per month.
  - e) From January 1<sup>st</sup> through August 31<sup>st</sup>, the operator may operate a Class B farm market, including the sales of produce grown on this site or other sites owned or leased by the operator. No entertainment activities may be conducted during this period without written authorization of the Zoning Administrator.
  - f) The operator may conduct landscape business at the site year round.
  - g) The approved sketch plan provides a basic plan for annual crops such as pumpkins and corn. The operator may shift the plantings around on the site each season to employ best nutrient management and soil conservation practices.
  - h) The hours of operation shall be limited to 7:00 a.m. to 7:00 p.m. Sunday through Thursday and 7:00 a.m. to 9:00 p.m. on Friday and Saturday. No events shall be scheduled to commence before 9:00 a.m. any day of the week. An exception is granted for evening events on Friday and Saturday evenings during the last two weeks of September and the month of October, and everyday during the week in which Halloween falls (e.g. Sunday through Thursday, October 27-31) when events may run through 11:00 p.m.
  - i) The parking for any event or activity planned for the site shall be limited to approved onsite parking areas. Parking shall not be allowed on public streets or nearby driveways. The operator shall actively manage traffic flow on site to minimize queuing on the public roads, and will close the site entrance if parking capacity is filled. The applicant may utilize temporary signage to direct traffic, in accordance with the Zoning Ordinance.
  - j) Any outdoor sound system, whether temporary or permanent, shall be operated so as to contain all amplified noise within the property boundaries.
  - k) Any outdoor lighting, whether temporary or permanent, shall be downward directed and shielded as required by the Zoning Ordinance, and shall be operated so as contain light and glare within the property boundaries.
  - l) The operator is entitled to utilize two onsite temporary or permanent signs at the site entrances (one on White Lake Road and one on Milford Road as illustrated on the sketch plan) of no more than 32 square feet. In addition, the operator may utilize temporary agricultural signs as allowed by the Zoning Ordinance (Section 14.07). All temporary signs must be removed by January 15.
  - m) Execution of a development agreement addressing issues related to site improvements consistent with approvals and conditions from the Highland Township Planning Commission.
4. This development agreement documents the following obligations of Bonadeo Landscaping and Nursery as a condition of sketch plan approval by the Planning Commission and staff:
- a) Installation of additional landscape screening materials along the east property boundary and along the White Lake Road right-of-way line to be completed over a period of three years from the date of Special Use Approval until a solid screen of 80 percent opacity is provided onsite per the requirements of the Zoning Ordinance. Plantings along the north property line shall be completed over a period of six years from the approval date.
  - b) Installation of hard-surfaced parking area to provide two barrier-free parking spaces and ramps near the entrance of the primary building.
  - c) Installation of a concrete pad and screening for the existing dumpster.
  - d) The operator may construct play structures, tables or benches, or new or improved animal shelters in the location identified as "Play and Sitting Area" provided that required setbacks are observed. No new structures shall be constructed onsite until such time as Planning staff can verify that the area is properly screened in accordance with the Zoning Ordinance. Plans for any proposed structure or amenity shall be submitted for Planning staff review in order to determine compliance with the approved sketch plan and requirements for building permits where required.

**IT IS HEREBY AGREED AS FOLLOWS:**



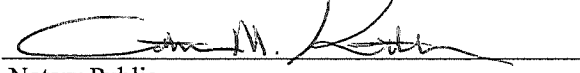
1. This development agreement shall constitute the Special Land Use Permit for Bonadeo Landscaping and Nursery, 1215 White Lake Road, Highland, Michigan 48356 and shall be fully valid upon execution.
2. The Special Use permit may be revoked by the Township, upon determination by the Township Board that any of the following conditions apply:
  - a) The operator has ceased the use for a period of one year or more
  - b) The operator has repeatedly violated provisions of the permit
  - c) The operator has repeatedly violated other provisions of the General Code of OrdinancesIn making their determination, the Township Board shall consider the operator's response to any notices of violation that may have been issued by the Township. The Township Board may refer the matter to the Planning Commission for a recommendation.
3. Should Bonadeo wish to propose any changes to the approved sketch plan or the land use, he must contact the Township and seek approval by following the appropriate review process. An example of changes that require new approvals includes, but is not limited to, a determination by Bonadeo to construct structures in locations other than the "Play and Sitting area" or to improve the parking lot other than a mowed surface. The occasional placement of a load of gravel to stabilize muddy spots is acceptable without prior notice, provided the overall condition of the parking area remains pervious and does not impact drainage patterns.
4. This special use permit may be extended to a subsequent operator/and or property owner provided said parties agree to the terms and conditions of this permit and development agreement in writing. If the Zoning Administrator determines that a proposed use is of a different scale or character of that considered in approving this Special Land Use permit, then the permit shall be nullified. The operator may then seek a new permit following whatever process is in place at that time.
5. Bonadeo may appeal to the Oakland County Circuit Court from any interpretation of any term, condition or provision of this Development Agreement, but such appeal shall be limited to a determination as to whether the Township's interpretation of this Development Agreement is significantly more burdensome and costly to than would be justified by a fair and reasonable reading of the Development Agreement or whether the Township's interpretation of permit limits is clearly erroneous. No appeal shall be available to relieve Bonadeo from any term, condition or provision of this Development Agreement. Under no circumstances can any appeal provide for an award of monetary damages, including attorney fees or other fees or costs, against the Township. No elected official, director, officer, agent, consultant or employee of the Township shall be charged personally or held contractually liable by or to the other party under any term or provision of this Development Agreement or because of any breach thereof, or because of its or their execution, approval or attempted execution of this Agreement. By execution of this Development Agreement, Bonadeo agrees that the conditions contained herein are fair, reasonable and equitable requirements and conditions; agrees that this Development Agreement does not constitute a taking of property for any purpose or a violation of any constitutional rights; and agrees to be bound by each and every provision of this Development Agreement. Furthermore, it is agreed that the improvements and undertakings described herein are necessary and roughly proportional to the burden imposed, and are necessary in order to ensure that public services and facilities will be capable of accommodating the Project, and the increased service and facility loads caused by the Project; to protect the natural environment and conserve natural resources; to ensure compatibility with adjacent uses of land; to promote use of the Property in a socially and economically desirable manner; and to achieve other legitimate objectives authorized by law. It is further agreed and acknowledged that all the improvements are clearly related to the burdens to be created by the Project, and all such improvements are clearly and substantially related to the Township's legitimate interests in protecting the public health, safety and welfare.
6. This Development Agreement shall be binding upon and inure to the benefit of the parties and their heirs, successors and assigns. The rights and obligations contained in this Development Agreement shall run with the Property. Bonadeo, at his sole cost, shall record a copy of this Development Agreement at the Oakland County Register of Deeds, and provide a recorded copy to the Township within thirty (30) days of the execution of this agreement.
7. This Development Agreement has been duly authorized by all necessary action by Bonadeo and the Township. By the execution of this Agreement, the parties each warrant that they have the authority to execute this Development Agreement and bind the Property in its respective entities to its terms and conditions.
8. This Development Agreement may only be amended pursuant to an instrument executed by the Township and Bonadeo after mutual consent of the parties.
9. Invalidation of any of the provisions contained in this Development Agreement, or of the application thereof to any person by judgment or court order shall in no way affect any of the other provisions hereof or the application thereof to any other person and the same shall remain in full force and effect.
10. None of the terms or provisions of this Development Agreement shall be deemed to create a partnership or joint venture between Bonadeo and the Township.

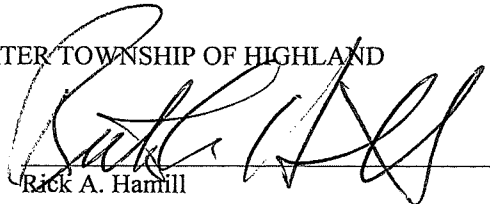
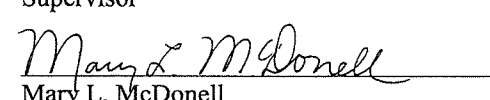
11. The recitals contained in this Development Agreement, the introductory paragraph, and all exhibits attached to this Agreement and referred to herein shall for all purposes be deemed to be incorporated in this Development Agreement by this reference and made a part of this Development Agreement.
12. This Development Agreement is intended as the complete integration of all understandings between the parties related to the subject matter herein. No prior contemporaneous addition, deletion or other amendment shall have any force or affect whatsoever, unless referenced in this Development Agreement or embodied herein in writing. No subsequent notation, renewal, addition, deletion or other amendment shall have any force or affect unless embodied in a written amendatory or other agreement executed by the parties required herein.
13. The parties intend that this Development Agreement shall create no third-party beneficiary interest except for an assignment pursuant to this Agreement. The parties are not presently aware of any actions by them or any of their authorized representatives which would form the basis for interpretation construing a different intent and in any event expressly disclaim any such acts or actions, particularly in view of the integration of this Agreement.

BONADEO LANDSCAPING AND NURSERY  
By:   
Its: President

STATE OF MICHIGAN )  
COUNTY OF OAKLAND ) ss

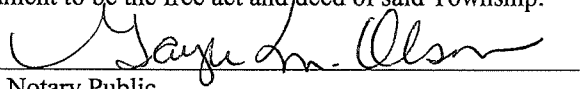
On this 21 day of MARCH, 2014, before me appeared Ronald Bonadeo, to me personally known, who, being by me duly sworn, did said that he/she acknowledges said instrument to be his/her free act and deed.

  
Notary Public  
OAKLAND County, Michigan  
My Commission Expires: 11/6/17

CHARTER TOWNSHIP OF HIGHLAND  
By:   
Its: Rick A. Hamill  
Supervisor  
By:   
Its: Mary L. McDonell  
Clerk

STATE OF MICHIGAN )  
COUNTY OF OAKLAND ) ss

On this 7th day of March, 2014, before me appeared Rick A. Hamill and Mary L. McDonell, to me personally known, who, being by me duly sworn, did say that they are, respectively, the Supervisor and the Clerk of the Charter Township of Highland, Oakland County, Michigan, and that said instrument was signed and sealed on behalf of said Township, by the authority of its Township Board, and they acknowledge said instrument to be the free act and deed of said Township.

  
Notary Public  
Oakland County, Michigan  
My Commission Expires: 10/11/2018



Drafted by:  
Elizabeth J. Corwin  
Charter Township of Highland  
205 N. John Street  
Highland, MI 48357

When recorded return to:  
Planning & Zoning Department  
Charter Township of Highland  
205 N. John St.  
Highland, MI 4835



# BONADEO LANDSCAPE AND NURSERY

## SKETCH PLAN FOR CLASS "C" FARM MARKET VENUE

### 1215 WHITE LAKE ROAD

### PARCELS # 11-02-300-017, 11-02-300-018, 11-02-300-019

#### PROPERTY DESCRIPTION

T3N, R7E, SEC 2 PART OF SW 1/4  
 BEG AT PT DIST N 01-42-20 E 242.22 FT  
 FROM SW SEC COR, TH N 01-42-  
 20 E 415.73 FT, TH S 88-39-13 E 753 FT,  
 TH S 01-42-20 W 44.52 FT, TH S 55-28-36 W  
 633.18 FT, TH N 88-42-00  
 W 242.22 FT TO BEG 5.01 acres  
 and  
 T3N, R7E, SEC 2 PART OF SW 1/4  
 BEG AT PT DIST S 88-44-40 E 242.22 FT  
 FROM SW SEC COR, TH S 88-44-  
 40 E 510.78 FT, TH N 01-42-20 E 612.24 FT,  
 TH S 55-28-36 W 633.18 FT, TH S 01-42-20 W  
 242.03 FT TO BEG 5.01 Acres  
 and  
 T3N, R7E, SEC 2 PART OF SW 1/4 BEG AT  
 PT DIST S 88-42-00 E 753 FT & N 01-42-20 E  
 69.35 FT FROM SW SEC COR, TH  
 N 01-42-20 E 587.99 FT, TH S 88-39-13 E 567.40 FT,  
 TH S 01-42-20 W 528.27 FT, TH ALG CURVE TO RIGHT,  
 RAD 940 FT, CHORD BEARS S 80-59-46 W 313.32 FT,  
 DIST OF 314.78 FT, TH N 89-24-37 W 259.58  
 FT TO BEG 7.49 Acres  
 Currently known as 1215 White Lake Road.

#### NOTES:

##### 1. LIGHTING

- Under existing conditions there are 5 wallpacks on the main building
- No other permanent lighting is proposed
- Any temporary lighting will be downward directed and conform to Ordinance

##### 2. SIGNAGE

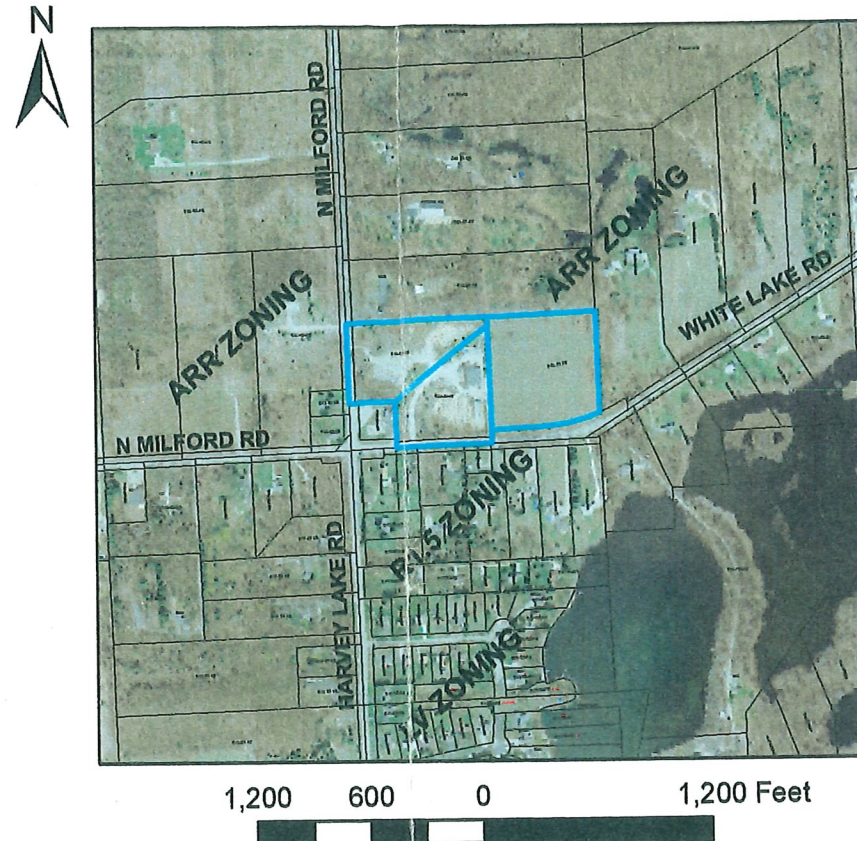
- Two entrance signs proposed – 32 SF Maximum. Sign designs will be submitted to the Planning Department at a future date.
- Signs will be placed in conformance with ordinance (15 foot or more from ROW)
- Changeable copy signage anticipated

##### 3. DUMPSTER

- Existing dumpster will be placed on concrete pad and screened by landscaping

##### 4. TRAFFIC CIRCULATION AND PARKING

- Farm Market Traffic will enter only from main entrance on White Lake Road
- Two-way traffic is allowed on the main gravel drive
- Overflow traffic will be one-way traffic only to the east field. East gate would be open during such use to allow exit to White Lake Road
- Driveway on Milford Road will be signed "One Way" and will be used only for the convenience of the nursery business (moving plant and landscaping materials as has been the practice until now)
- During peak hours, staff will direct traffic. If the parking is all filled, a barrier will be placed at entrance to prevent overloading of site.
- No parking will be permitted along the public road rights-of-way or blocking driveways.
- 38 parking spaces are provided at the main building, including 2 barrier free spaces on a concrete pad, adjacent to the building entrance.
- Approximately 180 parking spaces will be available in the grassed overflow parking. The maneuver strips may be augmented by a gravel surface to stabilize the area as necessary. No further improvements of the parking area will be undertaken without appropriate approvals.
- Typical parking space is 10 foot by 20 foot.
- The approaches to public roads are not to be altered. RCOC permits are not required.



RECEIVED

JUL 18 2013

HIGHLAND TOWNSHIP  
PLANNING COMMISSION

#### APPLICANT

Ronald Bonadeo  
 1215 White Lake Road  
 Highland, MI 48356  
 248-787-4553

#### OWNERS

PARCELS 11-02-300-017 and -018  
 Ronald Bonadeo  
 1215 White Lake Rd  
 Highland, MI 48356

PARCEL 11-02-300-019  
 Sue Schultz  
 3225 Kingsway  
 Highland, MI 48356

#### PLANS PREPARED BY:

Ronald Bonadeo  
 April 22, 2013

#### GENERAL DESCRIPTION OF PROPOSED USE

EXISTING USE IS LANDSCAPE AND NURSERY  
 PROPOSED USE WOULD PROVIDE  
 SEASONAL FARM MARKET WITH EVENTS AS APPROVED  
 IN SPECIAL LAND USE PERMIT (E.G. U-PICK BERRIES,  
 PUMPKIN PATCH, CHRISTMAS TREE SALES).  
 NO NEW STRUCTURES PROPOSED.

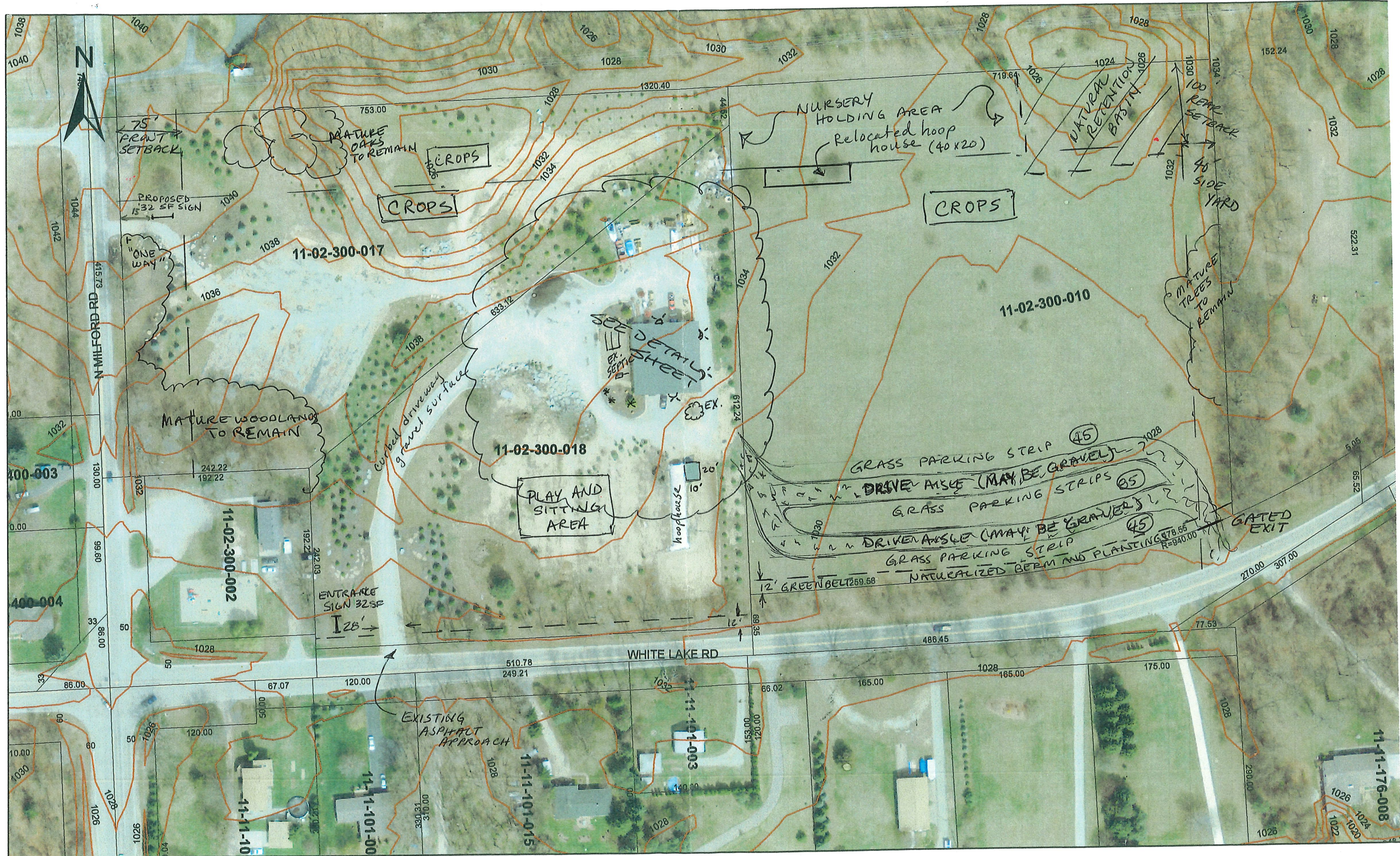
##### 5. LANDSCAPING

- There are a number of mature trees along the rights-of-way and external boundaries of the site. These shall remain.
- There are many mature trees in areas identified as "crop". Any healthy tree will be relocated on site. The crop areas will be stripped of topsoil, graded and smoothed as necessary. Overflow parking area will also be stripped, graded and smoothed and reseeded. A naturalized berm will be created along the White Lake Road right-of-way in the greenbelt.
- The "Natural Retention Basin" will not be graded unless a grading plan is first approved by the Township Planning Department.
- There is immature nursery stock scattered around the site that has been planted as part of the landscape business. These plantings are subject to relocation or removal from the site.
- The operator will work diligently at plantings along the right-of-way and property boundaries to provide adequate screening in accordance with the Ordinance. Materials planted in these buffer areas will be selected from the approved plant list in the Ordinance. These will be a mixture of fruit trees, evergreen and deciduous trees to avoid a monoculture.

##### 6. PLAY AND SITTING AREA

- The play and sitting area will include picnic tables and benches, a petting zoo and fire pits. Future improvements may include a play structure and pavilion.





60 30 0 60 Feet

1" = 100'



