



Memorandum

To: Planning Commission
From: Elizabeth J Corwin, PE, AICP; Planning Director
Date: May 21, 2026
Re: PLU 26-0004
Applicant: Bryan Vasiloff, Granny's Attic
700 W Highland
PIN 11-21-426-011

The first Granny's Attic outdoor sales event was conducted on May 9, 2026 and appeared to be well received by the customers. The applicant has refined his plan and would like to discuss revising his permit. I've provided the revised sketch plan overlain on a larger scale aerial so that the applicant could provide a more credible sketch. The property owner has also proposed adding a petting zoo to the proposal.

I've also included your minutes from the April 16, 2026 meeting so you could refresh your memory as to the discussion.



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

PLAN REVIEW APPLICATION

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

Date Filed: 3/9/26 Fee: \$100⁰⁰ Escrow: _____ Case Number: PL# 26-0004

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: 2 COPIES AND PDF COPY

1. APPLICANT INFORMATION

NAME: BRYAN VASILOFF
 ADDRESS: 2728 TM AVE
 PHONE: (810) 599-6984
 EMAIL: bvasiloff@gmail.com

PROPERTY OWNER INFORMATION

NAME: SOHAILD GIRJI
 ADDRESS: 700 Highland Rd. Highland Mich 48357
 PHONE: 248-421-7510
 EMAIL: intrade@yahoo.com

2. SITE INFORMATION

ADDRESS OR ADJACENT STREETS: 720 HIGHLAND RD.
 LOT WIDTH: _____ LOT DEPTH: _____ LOT AREA: _____
 PARCEL IDENTIFICATION NUMBER(S): 11-21-426-011

3. PROJECT INFORMATION

PROJECT NAME: GRANNY'S ATTIC - TEMPORARY EVENT
 PRESENT ZONING: C-2 PROPOSED ZONING: _____
 PRESENT USE: commercial PROPOSED USE: commercial

APPLICANT

SIGNATURE: [Signature]
 PRINT NAME: BRYAN VASILOFF

On the 4 day of Feb 2026 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.

State Of Michigan
 County Of Oakland

Notary Public - State of Michigan
 County of Genesee
 My Commission Expires Oct 26, 2031
 Acting in the County of OAKLAND

Notary Public: Mark Kozlow

PROPERTY OWNER

SIGNATURE: [Signature]
 PRINT NAME: SOHAILD GIRJI

On the 4 day of Feb 2026 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.

State Of Michigan
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• 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.

Granny's Attic has partnered with local vendors and organizations to host monthly outdoor markets in downtown Highland. We plan to conduct a monthly, or possibly bi-weekly event, rotating throughout the Spring until Fall (April-October)

Vendors will lease spaces in the parking lot or on the grassy knoll and set up their display of merchandise. They will remain there during the event hours to sell their items. Negotiation and offering is to be expected.

Tents, tables and refreshment stands will be set up and opened to the public by vendors themselves for, but not limited to:

Swap Meets

Flea Markets

Craft Shows

Toy/Collectible Shows

Trade Shows

These events will play a pivotal role in our success, attracting visitors from surrounding cities and beyond. The outcome will position Highland as a hub, drawing new people to the city's restaurants, shops, and attractions as they plan a day-long excursion.



overflow parking

SCALE: □ = 10'x10' tent (VENDOR)
x = orange safety cone

Enterprise Dr

11-21-426-010

11-21-426-011

overflow parking

VENDOR/PUBLIC PARKING

VENDOR/PUBLIC PARKING

PETTING ZOO

FOOD TRUCKS

port-a-potties

musician

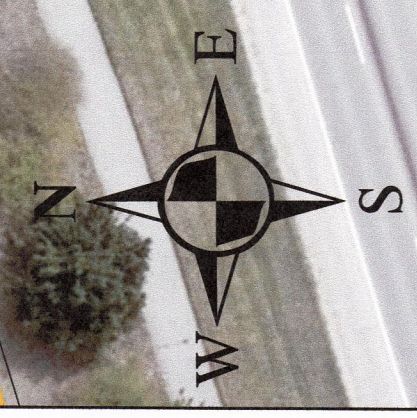
11-21-426-010

11-21-426-011

VENDOR PARKING

70 VENDORS

Hamlock Blvd









**Highland Township Planning Commission
Record of the 1443rd Meeting
Highland Township Auditorium
April 16, 2026**

Roll Call:

Kevin Curtis, Chairman
Grant Charlick
Chris Heyn
Mary Ray
Roscoe Smith
Scott Temple (absent)
Russ Tierney (absent)
Guy York
Michael Zeolla

Also Present:

Elizabeth Corwin, Planning Director

Visitors: 4

Chairman Curtis called the meeting to order at 7:30 p.m.

Agenda Item #1: Call to the Public: Opportunity for anyone to bring forward issues of interest or concern for Planning Commission consideration. Each participant limited to 3 minutes.

No public comment offered.

Work Session:

Agenda Item #2:

Parcel #	11-21-426-011
Zoning:	C-2. General Commercial Zoning District
Address:	700 Highland Road
File #:	PLU 26-0004
Request:	Temporary Land Use Permit for outdoor sales
Applicant:	Bryan Vasiloff, Granny's Attic
Owner:	Highland Commons Shopping Center, LLC

Chairman Curtis introduced the request for a temporary land use permit to conduct periodic outdoor "flea market" event with vendors at the Highland Commons Shopping Center, LLC.

Mr. Bryan Vasiloff and Ms. Laura Blewett of Granny's Attic were present to answer questions. Mr. Vasiloff explained his proposal would bring in up to 150 vendors once per month on the second Saturday for an outdoor sales event. They hope to add the 4th Saturday if all goes well. The vendors would include antique dealers, artisans, and other businesses similar to those who lease a booth in Granny's Attic. They would also bring in live music and food trucks.

Mr. York asked what factor would lead them to decide to add the fourth Saturday to which Mr. responded it will depend on how well it is received by the community and vendors. He explained that Granny's Attic is a new store in the area and has been successful, but he is still evaluating the market potential.

Mr. Curtis asked if the canopies will be left up overnight or dismantled. Mr. Vasiloff explained it is only a one-day event, with vendors arriving early, maybe 7:00 a.m. and tearing down their displays in the afternoon, around 3:00 p.m. Mr. Zeolla commented that it is unfortunate that the hours coincide with the Farmers Market sponsored by the Highland Downtown Development Authority.

Mr. Charlick asked if there would be conflicts with the schedule for the annual circus that has been erected on that site in the past. He mentioned that the parking often gets out of control for that event, with patrons parking in the median and on the parking lots serving the neighboring businesses. He also disclosed his business interests in the area and noted that it may be necessary to develop parking agreements in advance of the event.

Ms. Corwin noted that two of the areas identified on the site house the septic system and retention basin. Mr. Vasiloff agreed that the septic system would be roped off so that no one could inadvertently park on it.

Mr. Charlick asked about signage and commented that permits would be required. Ms. Corwin noted that the sign limits could be addressed in the temporary land use permits. Ms. Blewett noted that they understood there would be no signage on M59. Temporary signage would be limited to the vendor tables and whatever might be printed on their popup canopies. She also explained that Granny's Attic will vet the vendors, and any that do not comply with the ground rules will not be invited back.

Mr. Charlick asked if there would be any generators. Mr. Vasiloff noted that there may be generators for food trucks but generators are not needed for the vendors. Ms. Corwin noted that the food trucks will not need their own permits; but must be licensed and inspected.

Mr. York voiced dissatisfaction with the plot map, which is not drawn to scale and is difficult to read. The plan does not exhibit a clear traffic circulation plan or identify parking areas for vendors or customers. It does not show spaces reserved for the use of customers of the other businesses in the mall. The plan should also show where the musicians will be staged and where the food trucks would be parked. It is not clear how many food trucks are expected. There is also no discussion of how many portable toilets will be provided and whether that number is appropriate for the expected crowd.

Mr. Vasilof expressed his opinion that the businesses in the center will appreciate the additional traffic that will be drawn here. Mr. Charlick noted that temporary sales events can be touchy because of the other impacts on the permanent businesses. He thought it was important to set appropriate guardrails to contain the negative impacts that might be anticipated. He suggested that the canopies might be best placed just behind the curb of the south driveway, parallel to M-59.

Mr. Smith expressed a concern about the slope at that location. Ms. Blewett explained that there is a 30-foot landing behind the curb and that the landscaping will obscure some of the visual impact of the canopies. They had measured out the site and determined that the canopies will fit as shown. The plan is to set the majority of the vendors in the outlot just south of the grocery store.

Ms. Ray suggested that the applicants explore the potential to block off vehicle traffic from the southernmost drive in order to provide a safe place for the customers to shop.

Ms. Corwin asked if there were planned rain dates. She also suggested the Planning Commission provide clear guidance as to whether the 2nd Saturday per month is permissible. The permit will run 90 days, but can be renewed administratively if the Planning Commission allows that.

Mr. York noted that he is not prepared to approve the plan as presented. He might be willing to allow an event with 75 vendors for May 9, and allow the applicants an opportunity to present a better plan to the Planning Commission before subsequent events would be allowed.

Mr. Smith noted that he also wants to see a clear plan showing where trucks and trailers might park. He felt there was not room on the site for many. Mr. York said it appeared only 60 parking spaces had been reserved for the vendors, and that would not include trucks. He asked if there would be parking attendants to turn away excess customers if the site was overwhelmed.

Mr. Charlick offered a motion to approve a temporary land use permit for Granny's Attic for the second Saturday of each month for 90 days, to run from 9:00 a.m. to 3:00 p.m. with setup and takedown the day of the event, limited to 75 vendors each occupying a 10 by 10 space. Staff may approve subsequent events for 2026 provided no changes are made to the plan. It is understood the applicants may bring a new site plan to the Planning Commission for consideration of relaxing these limits. Mr. Heyn supported the motion. Roll call vote: Charlick - yes; Curtis – yes; Heyn – yes; Ray – yes; Smith – yes; York – yes; Zeolla – yes. Motion carries (7 yes votes, 0 no votes.)

Agenda Item #3:

Parcel #	11-22-176-010
Zoning:	C-1, Local Commercial Zoning District
Address:	1340 S. Milford
File #:	PLU26-0008
Request:	Temporary Land Use for Food Truck
Applicant:	Malcolm Jones, Hog Heaven BBQ and Catering
Owner:	Mark Sawa, Highland Plaza, LLC

Chairman Curtis opened the agenda item for discussion among the Planning Commissioners.

Mr. Malcolm Jones and his uncle Dave Jones were present to explain the proposal and answer questions. Mr. Malcom Jones explained that the plan is to park the truck at the north end of the Highland Plaza with customers served on the grassy side of the truck. The truck is modern, and licensed by the State, inspected by Fire Departments. He is "ServSafe" certified.

Mr. M. Jones stated his intention is to setup from Thursday through Saturday from 10:00 a.m. to 6 p.m. for as long as is allowed. He does do other events. He takes the truck home with him each night.

Mr. Curtis asked if they have entered a long-term lease. Mr. Jones stated they would like to try the site and were open to a long-term lease if that was possible.

Mr. Charlick explained his position is that food trucks should serve at events (such as just discussed with Granny's Attic,) and not be a daily presence. Food trucks violate all standards for signage, setbacks, etc. that brick and mortar businesses are required to meet.

Mr. York asked a clarifying question. Would the food truck be set up tomorrow through every weekend until October?

Mr. Dave Jones explained his relationship to Malcolm and that he had taught Malcolm the business. They understand safety and courtesy and have been present in the community before for the Red, White and Blues