



Manistee County Planning Building, 395 Third Street Manistee, Michigan 49660

3/29/2023

Planning Commission Members
Onekama Township
5435 Main Street
Onekama, MI 49675

Dear Planning Commission Members,

For the upcoming Special Use Permit request on parcel # 51-11-012-014-00, addressed as 11240 Milarch Road, Bear Lake, MI 49614 owned by Keaton Foster, it should be noted Keaton Foster is seeking to amend his existing and valid Special Use Permit for his property, parcel # 51-11-012-014-00, addressed as 11240 Milarch Road, Bear Lake, MI 49614.

In 2022 Keaton Foster was granted a Special Land Use Permit with approval for the utilization of a commercial kitchen as well as utilizing the property as a farmers' market. The applicant is seeking to add an additional use of facility rental to his Special Land Use permit.

The parcel resides within the Agricultural – AG-1 District. The applicable use of the property falls under section 3703. Special Uses in Agricultural – AG-1; HH. Services [I; 70-89] Specially in SIC Code 7299.

This memo is to act as a starting point for action for this request for special land use approval. The following can be followed completely, partially, or not at all. They are simply to help the Planning Commission members have a starting point for discussion.

Option A: Deny the request for special land use approval. The special land use request fails to pass the majority vote needed.

Option B: Allow the request for special land use approval as written. Motion to Approve the special land use as written in Keaton Foster's application for facility

rental. All other aspects of the Onekama Township Zoning Ordinance would have to be followed.

Option C: The Planning Commission may approve the request for special land use approval with conditions. Motion to approve a rental facility with conditions that the planning commission sees fit.

Example Conditions: Capacity Limit, rented in full by one individual/company, use for celebrations, weddings and clubs, or parking.

The decision on special land use shall be incorporated in a statement of findings and conclusions relative to the special land use which specifies the basis for the decision and any conditions imposed.

Regards,

A handwritten signature in black ink, appearing to read "Jodie Lynch". The signature is fluid and cursive, with the first name "Jodie" being larger and more prominent than the last name "Lynch".

Jodie Lynch
Planning and Zoning Administrator



Special Use Permit Application

A Detailed Site Plan is required for all Special Uses

Please Print

Submission of Application		
<p>Applications must be submitted 30 days prior to the meeting for review for completeness. Applications shall be submitted through the Zoning Administrator to the Planning Commission. Each application shall be accompanied by the fee payment of \$750.00 in accordance with the schedule of fees adopted by the Township Board. An application shall be submitted to the Zoning Administrator on a Special Use application form. A Special Use application shall be placed on the agenda of the Planning Commission within thirty (30) days of the submission of a complete application prepared in accordance with this Zoning Ordinance. An application, which is incomplete or otherwise not in compliance with this Ordinance, shall not be processed until complete. No application shall be processed until properly prepared and submitted and all required fees and escrow payments paid in full.</p>		
Property Information		
<p>Address: <u>11240 Milarch Rd Bear Lake Michigan</u> Parcel # <u>51-11-012-014-00</u></p>		
Applicant Information		
<p>Name of Owner or Lessee: <u>Keaton Foster BrixStone Farms</u></p>		
<p>Address: <u>11240 Milarch Road Bear Lake MI 49614</u></p>		
Phone #:	Cell#: <u>715 892 2727</u>	e-mail: <u>brixstonefarms@gmail.com</u>
<p>Name of Agent (if applicable):</p>		
<p>Address:</p>		
Phone #:	Cell#:	e-mail:
Data Required/Project Information		
Land Area: <u>50 x 40 Pesticide Barn</u>		Zoning Classification: <u>Ag 1</u>
<p>Present/proposed Land Use: <u>Add Facility Rental as accessory to current SUP</u></p>		
Attach a Detailed Narrative for the following		
<input checked="" type="checkbox"/>	A letter or signed narrative describing in detail the proposed special use and detailing why the location selected is appropriate.	
<input checked="" type="checkbox"/>	Applicant's statement of the expected effect of the special use on emergency service requirements, schools, automobile and truck circulation patterns, and local traffic volumes.	
<input type="checkbox"/>	Any additional material information necessary to consider the impact of the project upon adjacent properties and the general public as may be required by this ordinance, by the Township Zoning Administrator or the Planning Commission; including, but not limited to, measures which will be undertaken to control soil erosion, shoreline protection, excessive noise, or adverse impacts of the development on the surrounding properties; elevations on all buildings, including accessory buildings; and, an environmental assessment.	
<input type="checkbox"/>	Supporting statements, evidence, data, information and exhibits that address the standards and requirements for assessing Special Use permit applications as provided in Section 8607.	

Additional Information		
Any additional information deemed necessary for the Planning Commission to determine the impact of the proposed Special Use on the adjacent properties, public infrastructure, and community as a whole. Such information may take the form of, but is not limited to, a traffic impact analysis, an environmental assessment, a market study, or reports and/or testimony by officials representing state, county or local departments of public safety (police and fire), health, highways or roads, and/or environment.		
Special Use review procedures. An application for Special Use Approval shall be processed in accordance with Article 86.		
Issuance of a Special Use permit. Special Use Permits shall be issued in accordance with Section 8602.		
Appeals. No decision or condition related to a Special Use application shall be appealed to the Zoning Board of Appeals. An appeal of a Special Use decision or condition may be taken to Circuit Court.		
Duration of Approval. The Special Use permit shall become effective upon Planning Commission approval and run with the land until the use ceases, expires, or the Special Use Permit holder requests termination of the Special Use Permit.		
Amendments. Amendments to Special Use permits shall be handled in the same manner as the initial Special Use permit application. Minor non-substantive changes to a site plan in may be made to an existing Special Use permit if such a change is sought prior to the issuance of an occupancy permit for work authorized by Special Use Permit.		
Transfers. Transfers shall be handled in accordance with Section 8609.		
Expiration. A Special Use permit shall be valid for as long as the approved use continues in accordance with the terms and conditions of the approved permit. The Special Use permit will expire on the occurrence of one or more of the following conditions: <ol style="list-style-type: none"> 1. Work authorized by the SUP has not taken place within three hundred sixty-five (365) days. 2. If the applicant requests the rescinding of the Special Use permit. 3. If a condition of approval included stipulation to expire the Special Use permit by a certain date. 4. If replaced by another permitted use or Special Use permit. 5. If there is a failure to comply within 6 months after the certificate of occupancy issued. 		
Authorization		
CERTIFICATION AND AFFIDAVIT: The undersigned affirm(s) that he/she/they is/are the <input checked="" type="checkbox"/> owner, <input type="checkbox"/> leasee, <input type="checkbox"/> owner's representative, <input type="checkbox"/> contractor involved in the application; and that the information included in this application is correct. Further, if the request is approved, the applicant will comply with all the requirements of the Onekama Township Zoning Ordinance and certifies that measures proposed to mitigate adverse impacts will be completed in a timely fashion. The undersigned, by signing the Application, agrees to pay all fees and escrow payments in full.		
Signature: <u></u>		Date: <u>2-6-2023</u>
Signature: _____		Date: _____
<i>If applicant is Incorporated or a Limited Liability Corporation a copy of the Articles of Incorporation is to be submitted with application. Please make all checks payable to Onekama Township.</i>		
<input checked="" type="checkbox"/> By checking this box permission is given for Planning Commission Members to make a site inspection if desired.		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please indicate if the applicant will be tax exempt, applying and/or eligible for tax abatements, credits or deferments for this proposed project. If Yes, explain:		
Office Use Only		
Fee: <input checked="" type="checkbox"/> \$750.00 <input type="checkbox"/> \$ _____	Escrow Payment	Receipt #
Date Received:	Hearing Date:	PC -

This statement is intended to educate the board and planning commission of our proposed intentions with a barn at BrixStone Farms. The BrixStone farmstead on Milarch Road features a unique red barn that serves as a centerpiece to our farm. We have worked tirelessly over the last 2 years to fully restore the 50x40 barn which features a milking parlor in the basement dating back to the 1920's. The barn tells a unique story about the farm and the changes in agriculture since the land was homesteaded. We hope to be able to share this beautiful barn with the public and are seeking to amend our current sup to allow renting of our barn to facilitate group gatherings, small weddings and educational meetings. We have already received inquiries about using the barn for local club meetings, fundraisers and small weddings. It is not our intention to have large weddings and parties about the farm, we live here and don't want that kind of scenario on our peaceful farm. The barn will be primarily used to host educational events and fieldtrips to educate students on what we as farmers do to promote healthy environment and conservation. For 2023 we have plans of hosting fields days with two different garden clubs and would like to utilize the barn for the meeting space. We don't see this small venue as a detriment to local emergency services as there are no intentions of large gatherings. The barn can comfortably fit 100 people and that would likely be the maximum number allowed for an event/meeting. We hope you consider this as an enhancement to the community and a great opportunity for the public to get out to the farm and enjoy what we work so hard for.

Keaton Foss 2-8-2023

Renovations to the barn were performed by George Davis Barn Restoration, he also did Iron Fish barn and many others in the area.

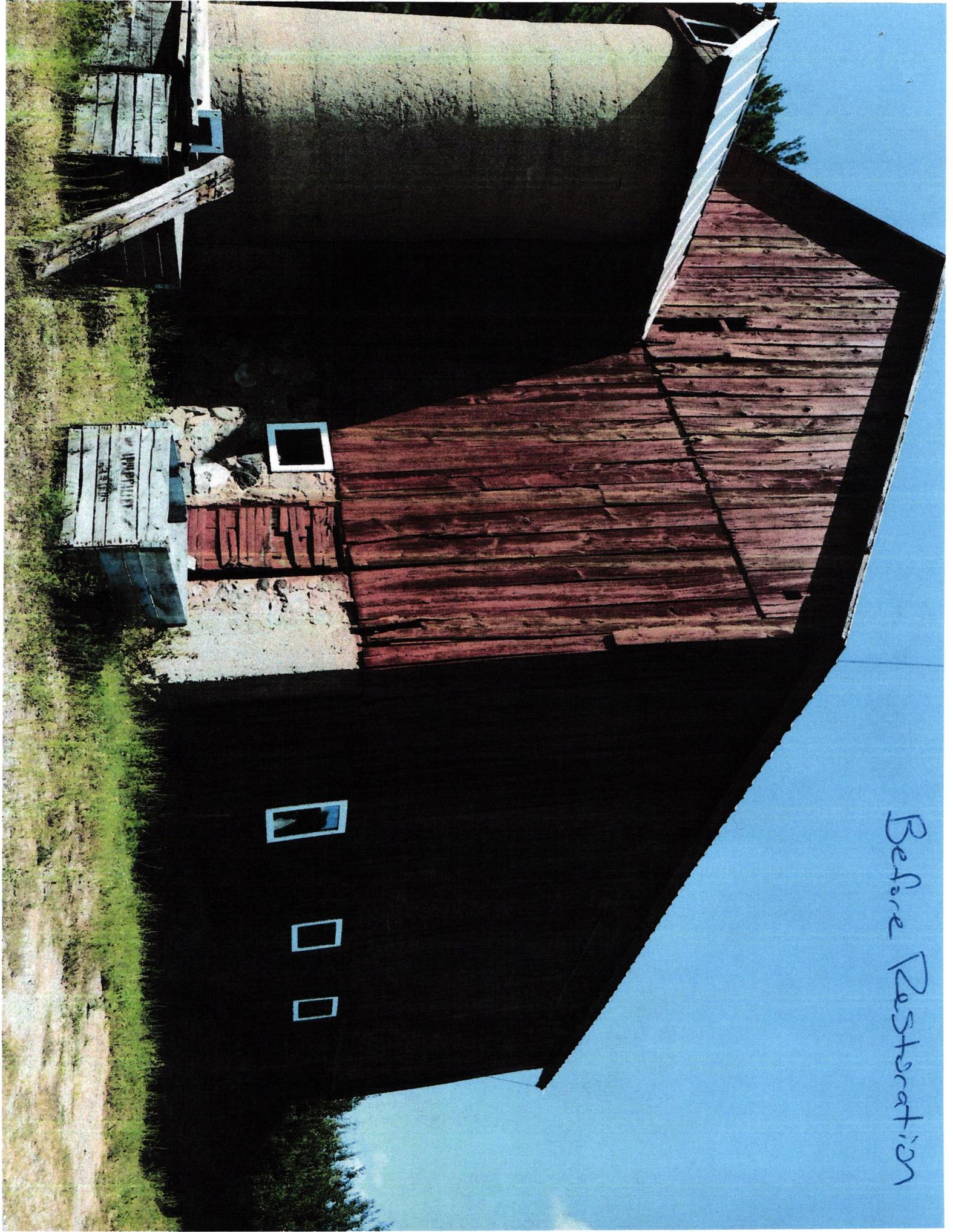
- New exterior pine over old
- Patched in rock and mortar where it was falling
- Added 9 structural beams in basement where needed.
- New Floors in 2/3 of the barn, middle section was structurally sound. All floors are 3 inches thick.
- New stairway to basement, old one wasn't safe
- New windows
- All new doors/hardware

MI Pest

- Sealed peaks and eaves from Bat entry

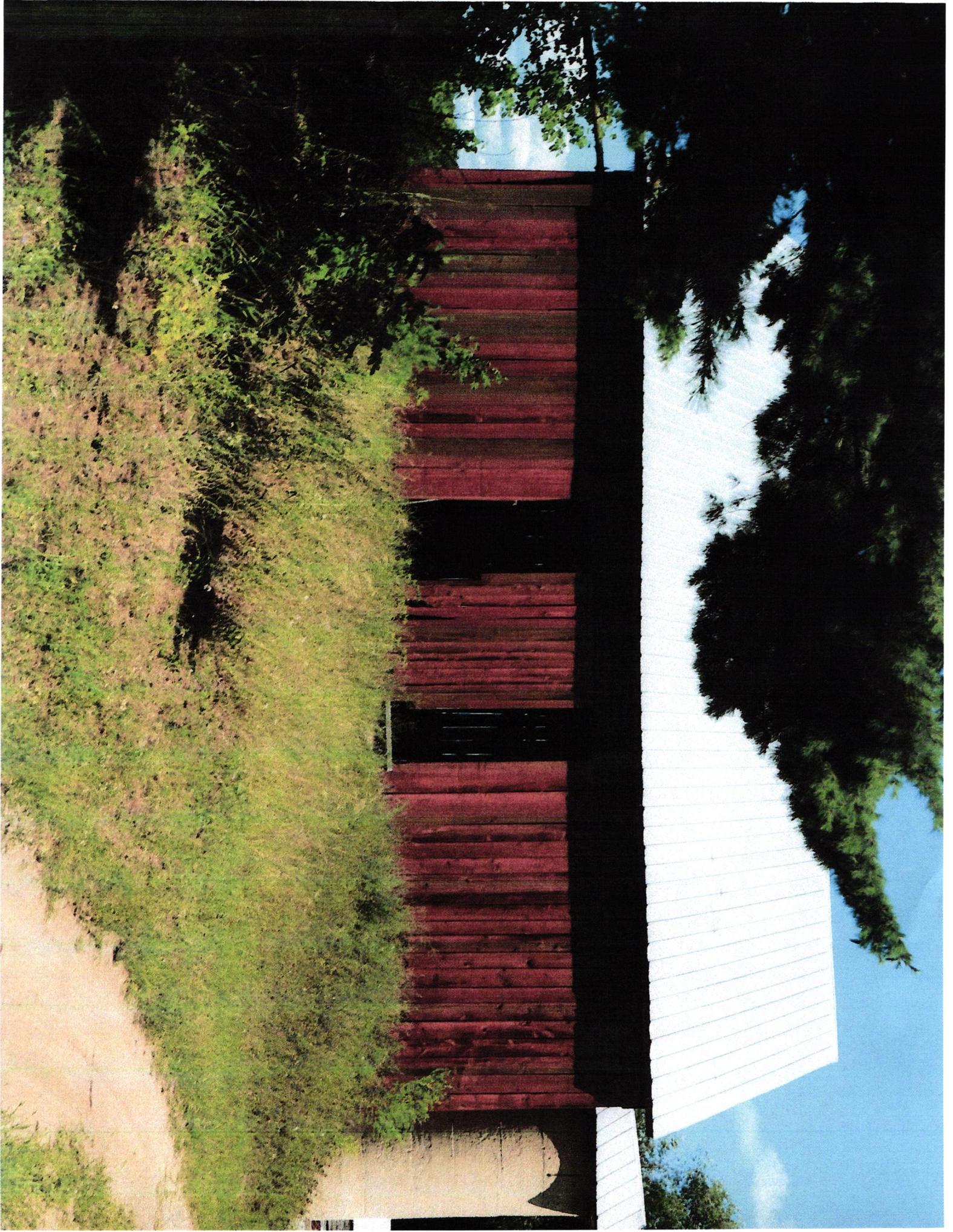
New electricity throughout barn and LED lights, all done by certified electricians.

Brixstone Farm Unique Red Barn Before Renovations

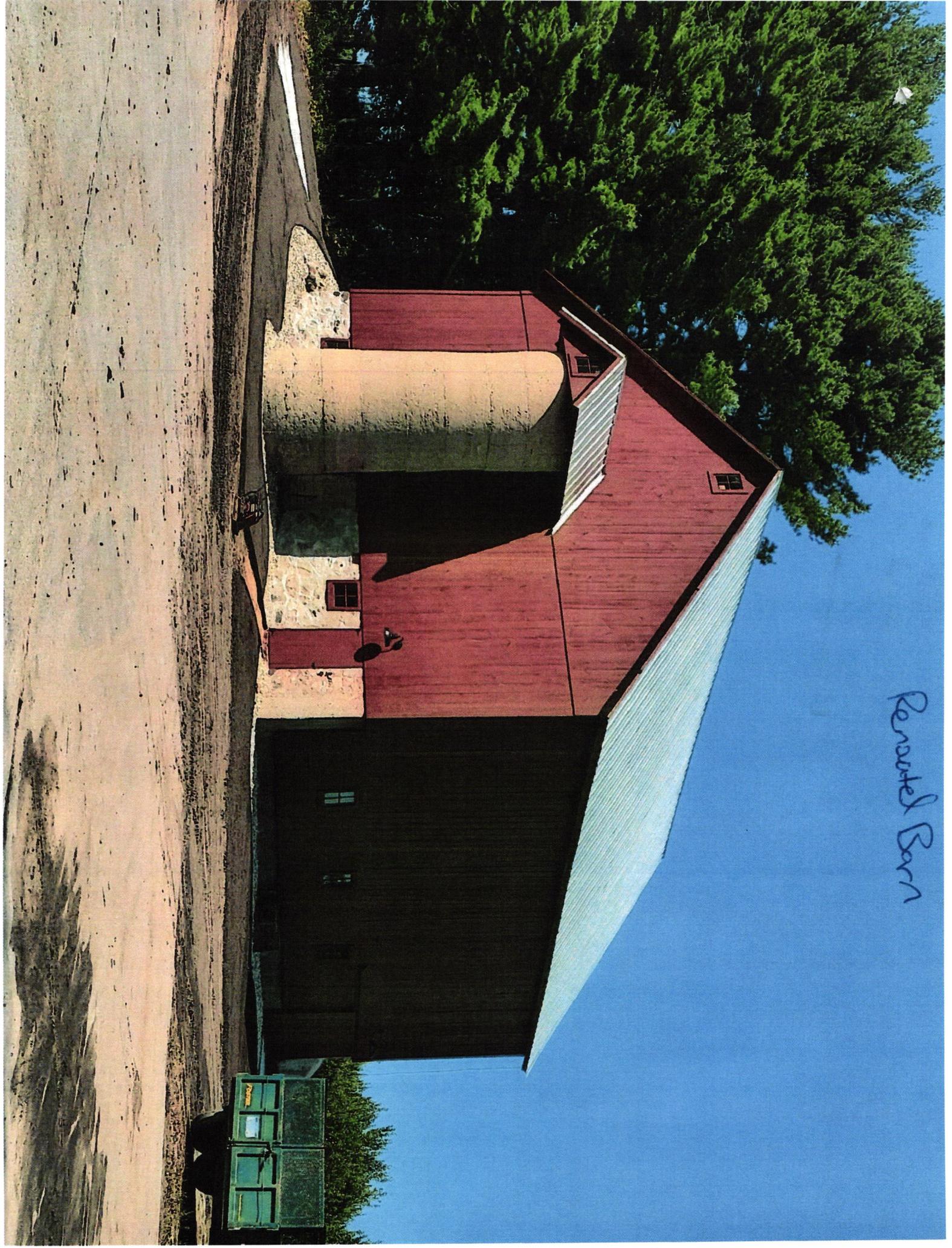


Before Restoration

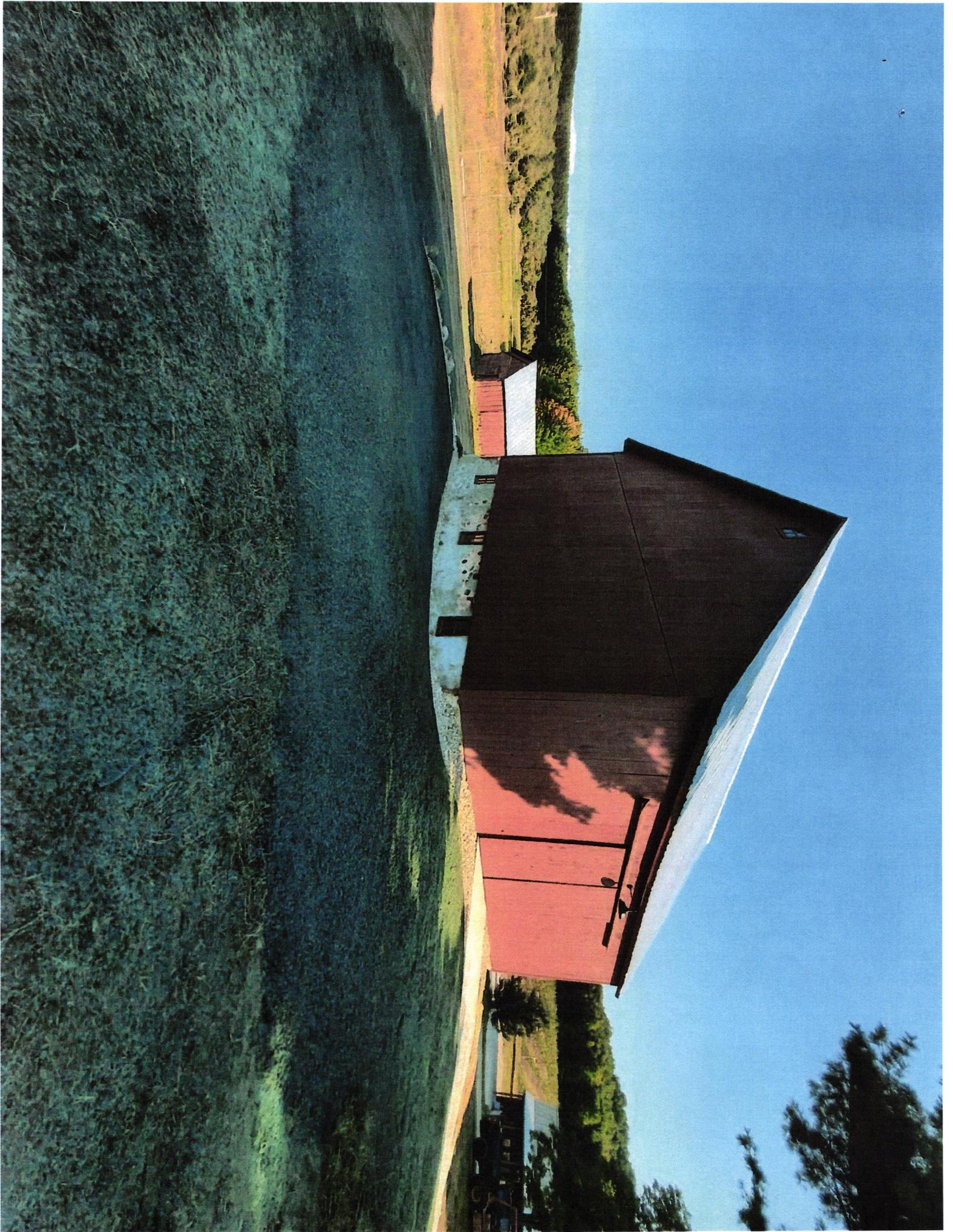




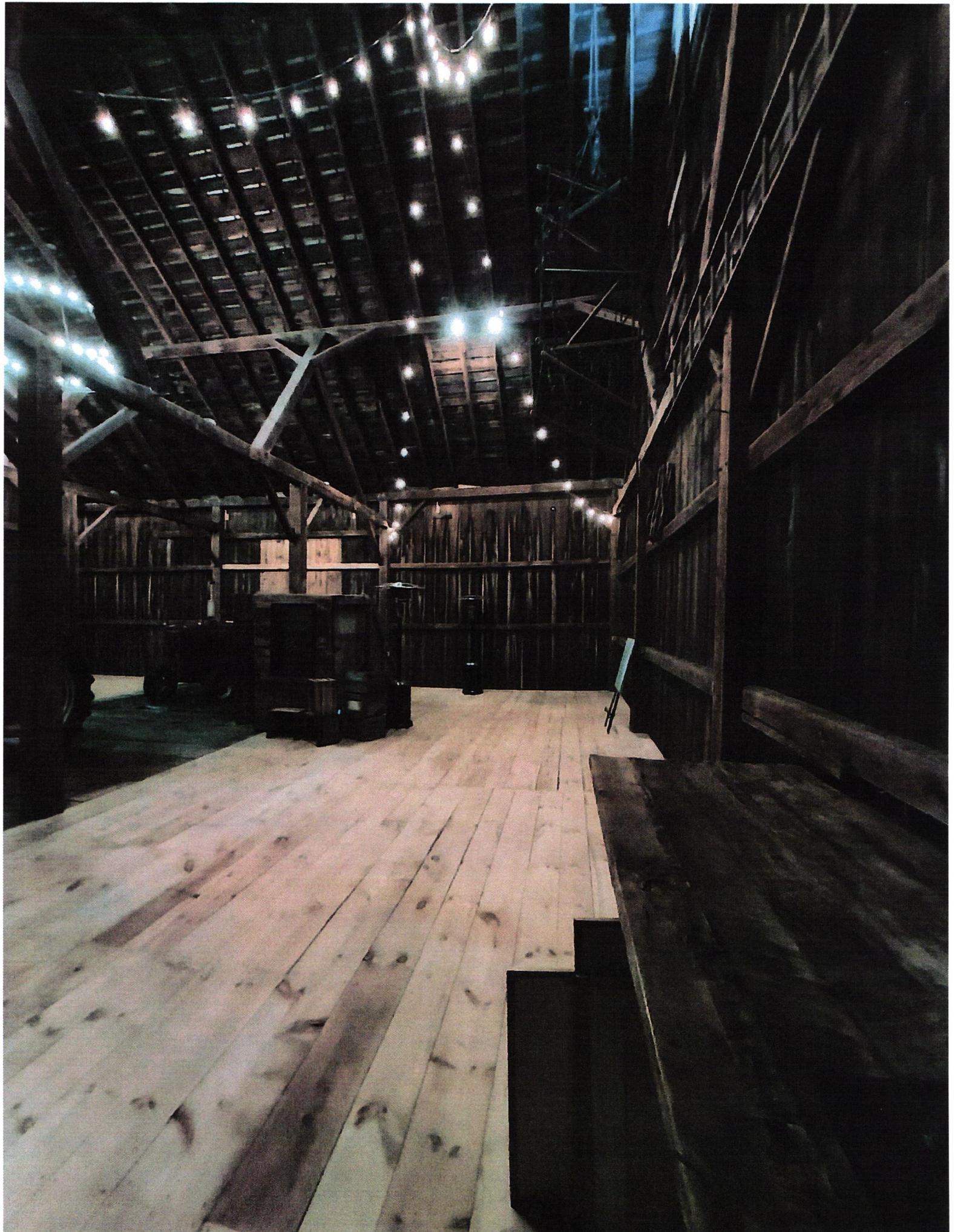
BrixStone Farm Unique Red Bard After Renovations



Renovated Barn













Keaton Foster's Property, Highlighted in Cyan
Parcel ID # 51-11-012-014-00
Addressed as 11240 Milarch Rd Bear Lake, MI 49614
Circa 2023

NOTICE OF PUBLIC
HEARING

The Onekama Township Planning Commission will hold a public hearing at their regularly scheduled meeting for April 20, 2023, at 7:00 PM at the Onekama Township Hall, 5435 Main St., Onekama, MI. 49675; phone: (231) 889-3308.

The public hearing will be held to consider a special land use request for Parcel ID # 51-11-012-014-00, commonly known as 11240 Milarch Road, Bear Lake, MI 49614. The property owner is seeking to add an additional use of facility rental to his Special Land Use permit. The parcel resides within the Agricultural – AG-1 District.

All documentation regarding the above request can be found on the Onekama Township Website at <https://www.onekama.info/township> or by visiting Onekama Township Hall to review or purchase the special land use request during their regular office hours (Mon-Wed 9:00 AM- 2:00 PM).

Correspondence can be sent by mail, or hand delivered to Onekama Township Hall, 5435 Main St. P.O. Box 458 Onekama, MI 49675. Correspondence can also be sent via email to the Township Clerk at clerk@onekamatwp.org or via fax at (231) 889- 5587. Please, mark it ATTN: Onekama Township Planning Commission. All correspondence must be received by the last business day prior to the meeting.

This notice is posted in compliance with PA267 of 1976 as amended (Open Meetings Act), MCLA 41.72 (2) (3) and the Americans with Disabilities Act (ADA) Note: Individuals with disabilities requiring auxiliary aids or services should contact Onekama Township by writing or calling the following: Shelli Johnson, Clerk – 5435 Main St. P.O. Box 458 Onekama, MI 49675. Phone 231-889-3308 Ext: 201.



Manistee County Planning Building, 395 Third Street Manistee, Michigan 49660

March 29, 2023

Dear Occupant,

You are receiving this letter because you own or reside at a property which is within 300 feet of a property requesting a special land use permit.

The Onekama Township Planning Commission will hold a public hearing at their regularly scheduled meeting for April 20, 2023, at 7:00 PM at the Onekama Township Hall, 5435 Main St., Onekama, MI. 49675; phone: (231) 889-3308.

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Per the Planning and Enabling Act of 2008, you must be notified if you own property or live within 300 feet of the property requesting the special land use approval. Below you will find a listing of addresses and parcel owners that have been notified of this request.

Parcel ID	Owner Name	Property Address	City	State	Additional Owner	Owner Address	City	State	ZIP Code
02-007-300-01	HUMMON FAMILY INVESTMENTS LLC	11339 MILARCH RD				200 CHURCH ST	ROMEO	MI	48065
02-007-325-03	KALIS DOUGLAS & KALIS PAUL	11325 MILARCH RD	BEAR LAKE	MI		PO BOX 0021	ONEKAMA	MI	49675
02-007-250-00	KALIS ROBERT & PAMELA	11659 MILARCH RD	BEAR LAKE	MI		11659 MILARCH RD	BEAR LAKE	MI	49614
02-007-250-01	UECKER BRITT	11455 MILARCH RD				11455 MILARCH RD	BEAR LAKE	MI	49614
02-007-325-01	WILKINS GLENN L & MARY ANN					4233 BIGHTWOOD DR	TROY	MI	48065-7005
11-012-013-00	SEXTON JEREMIAH J	11030 MILARCH RD	BEAR LAKE	MI		11030 MILARCH RD	BEAR LAKE	MI	49614
11-012-007-00	MAYS JOSEPH ADAM	11290 MILARCH RD	BEAR LAKE	MI		11290 MILARCH RD	BEAR LAKE	MI	49614
11-012-017-00	FOSTERS HILLSIDE HARVEST LLC	ELEVEN MILE RD				11240 MILARCH RD	BEAR LAKE	MI	49614-4
11-012-015-00	FOSTERS HILLSIDE HARVEST LLC					11240 MILARCH RD	BEAR LAKE	MI	49614
11-012-006-00	ONEKAMA CONSOLIDATED SCHOOLS						ONEKAMA	MI	49675
11-012-014-00	FOSTERS HILLSIDE HARVEST LLC	11240 MILARCH RD				11240 MILARCH ROAD	BEAR LAKE	MI	49614
11-013-001-00	BROWN ROBERT W & LAURI E	10944 MILARCH RD	ONEKAMA	MI		11317 ERDMAN RD	ONEKAMA	MI	49675
02-007-325-02	STOPA BRADLEY S	11369 MILARCH RD	BEAR LAKE	MI		146 NORTH EMBER DR	FELTON	DE	19943

Sincerely,



Jodie Lynch
 Manistee County Planner
 Onekama Township Zoning Administrator



Manistee County Planning Building, 395 Third Street Manistee, Michigan 49660

March 29, 2023

Planning Commission Members
Onekama Township
5435 Main Street
Onekama, MI 49675

Dear Planning Commission Members,

Keaton Foster is seeking to amend his existing and valid Special Use Permit for his property, parcel # 51-11-012-014-00, addressed as 11240 Milarch Road, Bear Lake, MI 49614.

Background:

In 2022 Keaton Foster was granted a Special Land Use Permit with approval for the utilization of a commercial kitchen as well as utilizing the property as a farmers' market. The applicant is seeking to add an additional use of facility rental to his Special Land Use permit. The parcel resides within the Agricultural – AG-1 District. The applicable use of the property falls under section 3703. Special Uses in Agricultural – AG-1; HH. Services [I; 70-89] Specially in SIC Code 7299.

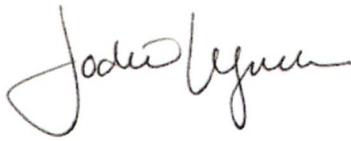
Please review the following information:

- Keaton Foster's Special Land Use application.
- Narrative from Mr. Foster explaining the nature of the request.
- Renovations list provided by Keaton Foster
- Before Photos of the BrixStone Farm Unique Red Barn (X3)
- After Photos of the BrixStone Farm Unique Red Barn (X7)
- Parcel Map, Circa 2023
- Notice of Meeting/Public Hearing for Newspaper.

- Letters that were sent to parcel owners and occupants per Planning and Enabling Act 2008.
- Motions Memo.

If a special land use permit is granted all other local, state, and federal required permits must be acquired, as needed. If you have any questions or concerns, feel free to reach out to me via email or phone.

Regards,



Jodie Lynch
Planning and Zoning Administrator
Manistee County
231.398.3587
kmehl@manisteecountymi.gov

