

February 20, 2023

Scott M. Katz  
8371 15 1/2 Mile Road  
Marshall, MI 49068

Fredonia Township Planning Board Chairman  
Mr. George Crandall  
8803 17 Mile Road  
Marshall, MI 49068

Dear George

I am submitting a conditional use application to establish a seasonal special event center at my farm located at 8371 15 1/2 Mile Road, Marshall, MI. This event center will be established and maintained in a manner harmonious with its principal agricultural use and history as a Michigan Centennial Farm.

A site and building plan for the event center prepared by a licensed commercial architect is provided in accordance with the township's zoning ordinance.

The event center will utilize the barn yard and barn both screened from the public road and concealed from open view. Parking will also be in an area out of public view.

The proposed event center would:

Comply with the provisions of the township zoning ordinance for operation of special event centers concerning setbacks, hours of operation, noise, etc.

Attain all necessary building permits and inspections and comply with applicable safety and American with Disability Act building codes.

Operate seasonally from April 1 – Nov 1.

Host no more than 12 special events of more than fifty guests up to the approved maximum capacity for the event center or 150 guests whichever is less.

Host an unrestricted number of events of less than fifty guests such as birthday parties, yoga classes, meetings, etc.

No new permanent structures will be erected for the event center so a surety bond for removal of such structures should not be required.

A temporary tent screened from public view may be utilized for some events.

Temporary portable toilets and a wash station will be utilized.

Family members involved in the operation of the special event center include a licensed nurse practitioner, paramedic/fireman, and emergency medical technician/fireman.

I am a retired military officer with years of experience in public safety and event management.

As required by the zoning ordinance I certify I am the owner of this property and this application for a conditional use permit is made under my hand.

How many unused and ill maintained barns has the township already lost? Community events at the farm will showcase one of the oldest and most historically significant farmsteads in the county. The hosting of special events here is a way to keep future generations engaged and our agricultural history relevant.

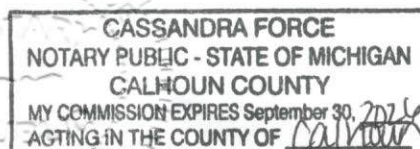
Please do not hesitate to contact me.

Sincerely,

  
Scott M. Katz  
[katzfarm@outlook.com](mailto:katzfarm@outlook.com)  
(269) 275-4477

This document was signed before me on 21 February 2023.





# Fredonia Township

Permit No. \_\_\_\_\_

FEE: \_\_\_\_\_

Applicant Name: Scott KatzStreet Address: 8371 15 1/2 Mile RoadCity: Marshall State: MI Zip Code: 49068Phone Number(s): (269) 275-4477 Email: katzfarm@outlook.comApplicant is the: ☒ Owner ☐ Lessee ☐ Optionee ☐ Contractor/ Architect ☐ Other: \_\_\_\_\_Property Owner/ Contact Name: Same as applicant above

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

REQUEST

☐ Zoning Permit☒ Conditional Use☐ Variance (Board of Appels)☐ Rezoning☐ Site Plan Review☐ PURD☐ Subdivision☐ Permit After-the-Fact☐ Other : \_\_\_\_\_Project Location Or Address: 8371 15 1/2 Mile Road, Marshall MI 49068Purposed Use: Special Event CenterSize of Building, Structure, addition: 2286 Height: 22'Set Backs: Front yard: 168' 8"Water front yard: N/ASide yard: 769' to nearest lineRear yard: 2,420'Property is: ☐ Residential  
☐ Commercial  
☐ Industrial  
☒ Agricultural

OFFICE USE ONLY

Date Received \_\_\_\_\_

Materials Received \_\_\_\_\_

Date Application Approved \_\_\_\_\_

☐ Legal Description

Date Application Denied \_\_\_\_\_

Zoned District \_\_\_\_\_

☐ Site Plan☐ Fee Paid \_\_\_\_\_***Make checks payable to Fredonia Township***☐ Other: \_\_\_\_\_

Zoning Administrator Signature: \_\_\_\_\_

I hereby Attest that all information on this application is, to the best of my knowledge, true and accurate.

I hereby grant permission of the Township of Fredonia staff to enter the property described above for the purpose of gathering information relate to this application.

Signature: Scott G. KatzDate: 2/20/2023



SCOTT M KATZ

DATE

2/20/23

PAY TO  
THE ORDER OF

Fredonia Township  
Six hundred seventy-five

\$ 675.00

DOLLARS



Security Features  
Included.  
Details on Back.

Scott M. Katz

MP

SPECIALTY BLUE