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I have a passion both for gardening and for native plants. In recent years, I have started putting some of my experience from more than a decade working in a greenhouse to use, growing some of my own native plants from seed. I would like the opportunity to grow more plants and have limited retail sales, preferably for residents in our community or neighboring cities.

- No structural changes to the property would be required.
- It would not result in noise, light, fumes, and odors.
- It would not result in traffic that is inconsistent with a residential neighborhood. It would have a limited number of patrons. Sales would take place online and orders would be picked up by appointment only.
- There is space in the driveway for 2-3 cars to park, but I doubt there would be more than one patron per day.
- I expect to only need about three deliveries per year, and those would likely be by UPS or Fedex.
- Since the business involves growing plants, the business activity would be conducted not within the dwelling, but primarily in the yard with some storage of supplies in the garage.
- I would generally be the only person engaged in the business, although I'd like the option of having a single employee to help briefly during busy times, such as when I'm transplanting in the spring.
- Though I already grow many plants for my own use and it's already noticeable from the street, I would be growing more. I intend to add wooden benches with molded plastic bench tops, to get the plants off the ground, approximately at knee-height. These would go in parts of the yard that are close to water access and where they would cause the least damage to existing lawn and flower beds.
 - **A)** My first choice for shade plants would be under the walnut tree south of the house. (The lawn there is almost entirely ground ivy.)
 - **B)** My second choice for shade plants would be under the large maple tree where grass doesn't grow.
 - **C)** Sun-loving plants would be on the south side of the house, where I'm already growing plants (and the lawn is largely ground ivy).
- The width of the benches would be 4' (the size of the plastic bench top panels), but the length of individual benches would likely depend on lumber costs.
 - **I would like to request the ability to have up to 15 ten-foot benches (or the equivalent thereof) for growing space (7 in sun and 8 in shade), a 2'x10' bench on the west side of the house for order assembly and pickup, and 20 square feet of storage space in the garage or shed.** Altogether, that would be approximately 640 square feet or 3% of the property.
- Though our hedge should block the view of the benches from the street during the summer, I intend to put up a bamboo or reed screen next to the benches, as well. Although, I would greatly prefer a short screen (3' perhaps) so that it doesn't block the view of the landscaping from inside the house.



(Blue Grama)



(Big-Leaved Aster)



(Tall Thimbleweed)



Image 1



Image 2



Image 3

Most likely bench design ↑



Image 4

Intended Order Pickup Area ⇒

Current views from the road (March 31, 2023)



Image 5: This is the view from County Road D near the southwest corner of the property. The benches would be behind (and shorter than) the stump in the middle of the picture (surrounded by snow). The playhouse is visible to the right.



Image 6: This is the view from County Road D, directly in front of the house. The black line in front of the house is a structure where I'm currently overwintering plants. If that were replaced with benches, it would probably look slightly better from this angle.



Image 7: Here is the plastic-covered structure (~5'x18') next to the house, where plants are currently grown in the summer and are covered with leaves for the winter. *In the future, I would like to overwinter them in the space under the playhouse (seen in the background here). There is currently a reed screen around part of that space; I would need to enclose that better during the winter. I would like three rows of 4' wide benches in this sunny area, which would extend about two-thirds of the way to the dead tree, visible to the left. **This is the view from Prior Ave.***

Our yard is surrounded on three sides by a lilac hedge which was planted 30+ years ago, as well as some landscaping with native and non-native plants which I have added in the last 20 years. There are sections where the lilacs have either been removed (for sewer line repairs) or have either died or been weakened by age or a lack of light (as trees have matured) or a lack of moisture with the last couple years of droughts. I have recently decided that the lilac monoculture is not sustainable for us and started filling in gaps with young native shrubs. [In Image 7, above, there are four young shrubs in the snowy foreground which I planted last fall that should fill in the gap in a few years.] I have quite a few more (dogwood, chokeberry, hazelnut, elderberry, viburnum, ninebark) that I'll be planting under the lilacs this spring, both for wildlife habitat and to maintain the hedge even if the remaining lilacs die.

Also in Image 7, the ground level of the yard is about two feet higher than the road. And the flowers in that bed typically grow to 3-4', which should block the view of the yard from the road during the summer, once established.

In our neighborhood, solid wooden fences are not nearly as common as chain link fences or hedges.

-Kerri Seemann