



ISABELLA COUNTY  
Application for Special Use Permit

(Returned + Re Submitted)

**Applicant:**

Name Levi N and Sadie J YODER Owner/Agent/Other interest (circle one)  
Address 7100 W Fremont Road, Blanchard, MI 49310  
Phone None \*\* Fax None Available

**Property Owner:** (if different from applicant)

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_

**Property Location:**

Township Rolland Section 23 Zoning District AG-2  
Address 7100 W Fremont Road, Blanchard 49310 between Woodruff & Brinton roads  
Tax I.D. Number 12-023-40-001-00

Description of Project and Proposed Use: SLU requested to operate 40'x120' shop to construct storage sheds which are sold to a sole distributor for further sale to the public. Applicants are Amish, only employ Amish and do not use electric power tools.

Levi Yoder  
Signature of Applicant

June 10, 2020  
Date

**Optional:** I hereby grant permission for members of the Isabella County Planning Commission and Zoning Administrator to enter the above described property for the purposes of gathering information related to this application.

Levi Yoder  
Signature of Applicant

June 10, 2020  
Date

NOTE: All information received by this department is subject to the Freedom of Information Act. Under this Act, persons are allowed to request copies of said information. This includes, but not limited to, all copyrighted drawings/blueprints.

**\*\* Applicants' attorney: THOMAS WEISS 989-600-0409.**  
Office Use Only

File No. 007 Fee \$175.00 Check # 4422 Receipt No. 6243  
Date Application Received 9-9-2020 Application Received By ES  
Legal Description Attached? ☒ YES ☐ NO Site Plan Attached? ☒ YES ☐ NO  
Applicable Ordinance Section(s) 12.05 K.K.

**ANSWERS TO QUESTIONS  
APPLICATION FOR SPECIAL LAND USE PERMIT**

1. Is the special use allowed within the site's zoning district and does the use agree with the County's comprehensive plan?

**ANSWER:** Applicants' parcel is zoned "AG-2". Applicants' desire to operate a family business of constructing portable storage sheds for sale and posit that such use is consistent with "Rural Production and Processing Facilities" (RPPF), which are a permitted use in an AG district with a Special Land Use permit.

2. Will the proposed use be detrimental to adjacent properties or land uses?

**ANSWER:** No. Applicant constructs storage sheds using hand tools and saws and drills. Noise generation is minimal. The nearest residential properties are across (south of) Fremont Road – the Mike Wright residence is approximately 420 feet from the shop, and the Moody home is approximately 500 feet from the shop.

3. How will the proposed use be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and surrounding areas?

**ANSWER:** The shop is consistent with the design and uses of neighboring properties.

4. Will any hazard to adjacent property be generated by the special use or will it involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property due to traffic, noise, smoke, odor, fumes, or glare?

**ANSWER:** No. Applicants purchase dimensional lumber of typical sizes to construct storage sheds. They also purchase metal roofing material. They do not utilize electrically powered tools, but do utilize gasoline powered hand saws and drills. Waste lumber is burned in the applicants' home for heat in the cold months, and incinerated on property during the warmer months.

5. Does the special use require and have an appropriate and adequate waste handling system? If so, can person(s) responsible for the proposed special use demonstrate that the Central Michigan District Health Department has approved such a system or facility for continual use?

**ANSWER:** The project only creates production waste lumber discussed in #4 above. Bathroom facilities are located in the applicants' home, which is located on-site. Family members, who are employed exclusively in the business, utilize bathroom facilities in the applicants' adjacent home. For convenience, applicants have a "Port-a-John" at the shop which is maintained by an outside contractor.

At this time, the applicants employ 4-5 family members in the business and no non-Amish; the Amish community prohibits the direct employment of non-Amish. The sole distributor working with the applicants is not an "employee" and acts as the sole purchaser of the storage sheds.

The sheds are generally sold to a distributor who picks up the finished product and delivers them to his markets. Retail customers of the distributor are not expected at the site and are, in fact, gently discouraged from being at the site.

6. Will the special use need to be conducted before 8 a.m. or after 8 p.m.? If yes, why?

**ANSWER:** See § 12.05.KK where hours of operation are agreed to be limited to the hours of 7 a.m. to 7:00 p.m.

**SECTION 12.03**

**GENERAL REQUIREMENTS FOR SPECIAL LAND USES**

- A. Whether the proposed development is in general agreement with the County's adopted Comprehensive Plan?

**ANSWER:** Operation of wood shop to construct portable sheds support agricultural activity and encourages economic diversity in Rolland Twp and the Blanchard Amish community.

- B. Whether the density or use characteristics of the proposed development are detrimental or could be considered to be significantly detrimental to adjacent properties and land uses?

**ANSWER:** The shed-building operation is low-impact. Use of hand-held power tools (saws and drills) are minimal, given the Old-Order Amish nature of the facility. There are no forklifts, hydraulic tools or equipment or other power tools other than saws and drills.

- C. The special land use shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area.

**ANSWER:** The surrounding properties are generally small-scale agricultural or large-parcel residential. The site plans indicate relative distances from the shed-building operation. The nearest residence is approximately 400 feet or more from the operation; the residential parcel is not merged into the neighboring and southerly parcel. Screening trees exist and are indicated on the site plan. Screens between the applicants and the Moody home, 500 feet away from the shop, are three rows of approx.. 40-foot-high trees.

- D. The special land use shall not be hazardous to adjacent property or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property due to traffic, noise, smoke, odor, fumes or glare.

**ANSWER:** Facility produces portable sheds which are constructed with lumber products and metal roofing. No hazardous materials or equipment are ever used. There is no impact from traffic (Amish use horse drawn conveyances) and pick-up of finished sheds are exclusively made by pick-up truck and trailer by the sole distributor.

- E. The special land use shall be adequately served by essential public facilities and services; or it shall be demonstrated that the person responsible for the proposed special use shall be able to continually provide adequate services and facilities deemed essential to the special use under consideration. Said facilities or services shall be approved by the Central Michigan District Health Department.

**ANSWER:** Applicants are "Old Order Amish" and do not utilize public services such as electric power, telephone, or other public utilities. Applicants maintain and provide a chemical "Port-a-John" facility which is contracted for. Applicants utilize motor-fuel powered saws and drills. All carpentry is manual.

- F. No special use shall be conducted between the hours of 8 p.m. and 8 a.m. unless otherwise approved by the planning commission.

**ANSWER:** See KK.2 below where a 7 a.m. to 7 p.m. is agreed to.

**SECTION 12.05        DESIGN STANDARDS FOR SPECIAL LAND USES**  
**SUBSECTION KK.      RURAL PRODUCTION AND PROCESSING FACILITIES**

1. Rural Production and Processing Facilities shall only be located in AG-1, AG-2, and AG-3 Districts.

**ANSWER:**      The subject property is zoned AG-2.

2. The hours of operation shall be limited to 7:00 a.m. to 7:00 p.m.

**ANSWER:**      Consistent with past practice and agreed to.

3. All facilities shall be setback at least 100 feet from all property lines and 250 feet from any property line that contains a residential use.

**ANSWER:**      Setback is 236 feet from the southern property line on Fremont Road (100 feet is required) and 889 feet from the next-nearest (westerly) property line.

4. All activities, including storage, shall be conducted within the enclosed building.

**ANSWER:**      All active and substantial activities are conducted in an enclosed building.

5. Only contracted sales of items produced on site are permitted on the premises with no visible change of the outside appearance evident in the conduct of the activity.

**ANSWER:**      Agreed. Sales of portable storage sheds are generally made to one sole distributor. On-site sales are rare and occur in the enclosed building.

6. Activities shall be restricted to a cumulative building are not to exceed a maximum of 10,000 square feet.

**ANSWER:** The enclosed building housing the portable shed building operation is approximately 5,920 sq. ft.

7. The facility shall be limited to seven (7) employees on site at one time who do not live on the premises; employee parking shall meet the requirements of Section 5.11.

**ANSWER:** The business is a family owned operation solely run by Levi Yoder with few, if any, hired employees; any hired employees are members of the local Amish community (Amish rules prohibit employing more than three non-family members.) Since the Amish only travel by horse and buggy, typical parking spaces needed for similar businesses are not relevant to them.

8. A visual screen shall be created along the adjoining boundaries of properties zoned or used for residential purposes. The screen shall consist of one of the following:
- a. A solid fence a minimum of six (6) feet in height, or
  - b. A landscaped buffer of at least twenty (20) feet in width located between the proposed use and the adjoining residential use, consisting a hedge or plant material barrier, wall, berm, or combination of these elements to form a continuous barrier at least six (6) feet in height.

**ANSWER:** Screening is in place relative to the Moody residential property, located approximately 500 feet southeast of the shop. Applicants have discussed screening from the shop to the southwest relative to the Wright residence.

9. All exterior dumpsters or trash containers shall be screened on four (4) sides with an opaque or solid fence or wall at least four (4) feet in height.

**ANSWER:** Agreed.

10. The applicant will submit and be subject to a waste disposal plan approved by the Planning Commission.

**ANSWER:** Waste consists of scrap lumber which is burned in an incinerator during warmer months, or burned in the Yoder's adjacent home as their primary source of heating during cold weather.

**LEGAL DESCRIPTION OF THE PROPERTY**

EAST ½ OF SOUTHEAST ¼ AND EAST 19 ACRES OF SOUTHWEST ¼ OF  
SOUTHEAST ¼, SECTION 23, T13N R6W.

PARCEL NO: 12-023-40-001-00



Property  
corner 380' to shop

NORTH  
↑

LEVI & SADIE YODER  
7100 W FREMONT  
BLANCHARD

BARN (NEW)

DRIVE

SHOP  
40' x 120'

CONCRETE  
PAD

TREE  
SCREEN

BARN  
(OLD)

SCREENING

HOUSE

WOODS

FREMONT ROAD  
UNPAVED

300'

MOODY 39 acres  
non-residential

APPROX  
500'

DRIVE

MOODY  
HOUSE

119'

\* 1" = 100'  
1 SQ = 25'

100'

SITE PLAN - SHOP PERSPECTIVE  
JUNE 10, 2010

MIKE WRIGHT  
RESIDENCE

236'

APPROX 420'  
1/63, 390' to property corner

# Section 23, T13N R6W

LEVI & SADIE YODER  
7100 W FREMONT RD  
BLANCHARD

1320'

E 1/2 of SE 1/4

Zoned AG-2

627'

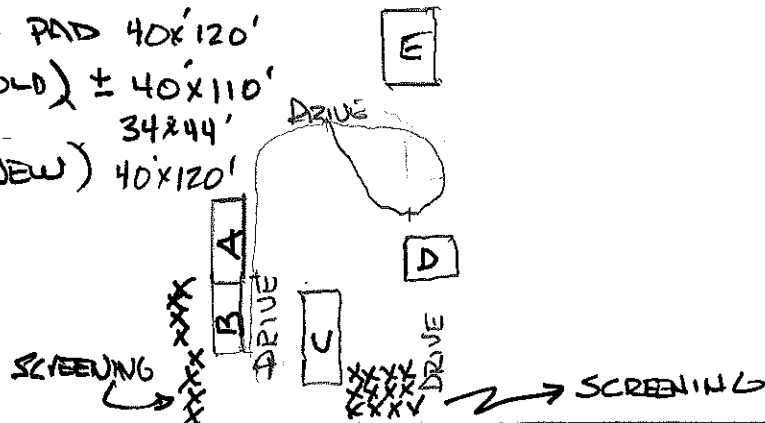
EAST 19 ACRES OF  
SW 1/4 OF SE 1/4

AG-2

2640'

1320'

- A "SHOP" 40'x120'
- B CONCRETE PAD 40'x120'
- C BARN (OLD) ± 40'x110'
- D HOUSE 34'x44'
- E: BARN (NEW) 40'x120'



FREMONT ROAD

1947'

30 SCALE

1 SQ = Approx 70'

SITE PLAN - TOTAL YODER PROPERTY VIEW

## Title Search

---

**Description:**

The NE1/4 of the NE1/4 of Section 26, T13N, R6W, Roland Township, Isabella County, Michigan.

**Record owner:**

Graden A. Moody and Bertel Moody, husband and wife as to a part of the above described land by deed recorded in Liber 271, Page 105  
AND

Graden A. Moody and Berta Moody, husband and wife as to the remainder, by deed recorded in Liber 341, Page 55

NOTE: There are no Death Certificates recorded for any of the above owners

**Undischarged mortgages:**

NONE

**Tax and Judgment Liens against parties in interest for the past ten (10) years:**

NONE

**Taxes:**

Parcel No. 12-026-20-001-00 are paid through 2019

**Effective date:**

June 29, 2020 at 7:00 am

**BENFORD Land Services, LLC**

By 

**attachments:**

Liber 271, Page 105

Liber 341, Page 55

RECORDED IN DEEDS

LIBER 341 PAGE 55

WARRANTY DEED - To Transfer by the Grantor - Survey -  
(Print or Copy Form) - COUNTY AND S. S. OFFICIALS USE

SPACE ABOVE FOR REAL ESTATE TRANSFER STAMP

This Indenture, made the 10th day of March 1970  
BETWEEN William R. Moody and Dancy D. Moody, husband and wife,  
of RFD #1, Blanchard, Michigan

and Graden A. Moody and Berta Moody,  
husband and wife, as tenants by the entirety of the second part,  
whose address is: RFD #1, Blanchard, Michigan

1970 MAR 15 AM 10 22

REGISTER OF DEEDS

Witnesseth, That the said party of the first part, for and in consideration of

ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS - Dollars  
to him in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, does by these presents  
grant, bargain, sell, remise, release, affirm and confirm unto the said parties of the second part, their assigns, the survivor of them, his or her heirs  
and assigns, forever, all that certain piece or parcel of land situate and being in the Township of Rolland  
County of Isabella and State of Michigan, and described as follows, to-wit:

The Northeast Quarter (NE $\frac{1}{4}$ ) of Southeast Quarter (SE $\frac{1}{4}$ ) and the Northeast Quarter (NE $\frac{1}{4}$ )  
of Northeast Quarter (NE $\frac{1}{4}$ ) being in Section Twenty-six (26), Township 13 North,  
Range 6 West, Michigan, EXCEPTING: That part of Northeast Quarter (NE $\frac{1}{4}$ ) of Northeast  
Quarter (NE $\frac{1}{4}$ ) of Section 26, Township 13 North, Range 6 West described as commencing  
500 feet West of the Northeast corner thereof, thence West 210 feet; thence South 210  
feet; thence East 210 feet; thence North 210 feet to the place of beginning.

Subject to any easements or restrictions of record.

Together with all and singular the hereditaments and appurtenances thereto in anywise appertaining: To Have and to Hold the  
said premises, as herein described, with the appurtenances, unto the said parties of the second part, their assigns, the survivor of them, his or  
her heirs and assigns, forever. And the said party of the first part, for his heirs, executors and administrators, does covenant, grant, bargain  
and agree to and with the said parties of the second part, their assigns, the survivor of them, his or her heirs and assigns, that at the time of the  
executing and delivery of these presents he is well seized of the above granted premises in fee simple; that they are free from all incumbrances  
whatever

and that he will, and his heirs, executors, and administrators shall warrant and defend the same against all lawful claims whatsoever,

When applicable, pronouns and relative words shall be read as plural, feminine or neuter.

In Witness Whereof, The said party of the first part has hereunto set his hand the day and year first above written.

Signed and Delivered in Presence of

Wilma Jones  
Joy B. Satfin

William R. Moody  
Dancy D. Moody

STATE OF MICHIGAN } ss.  
County of Isabella

On March 10, 1970

William R. Moody and Dancy D. Moody

to me known to be the same person as described in and who executed the within instrument, who  
acknowledged the same to be their free act and deed.

STATE OF MICHIGAN } ss.  
COUNTY OF MICHIGAN } ss.  
Notary Public, in and for said County, personally appeared  
the within instrument and that all the said parties of the  
second part are duly qualified to execute the same.

Prepared by: Robert O. Smith, Dasher  
Blanchard State Bank  
Blanchard, Michigan

Robert O. Smith  
Isabella  
Notary Public,  
County, Michigan.

My commission expires March 15, 1970

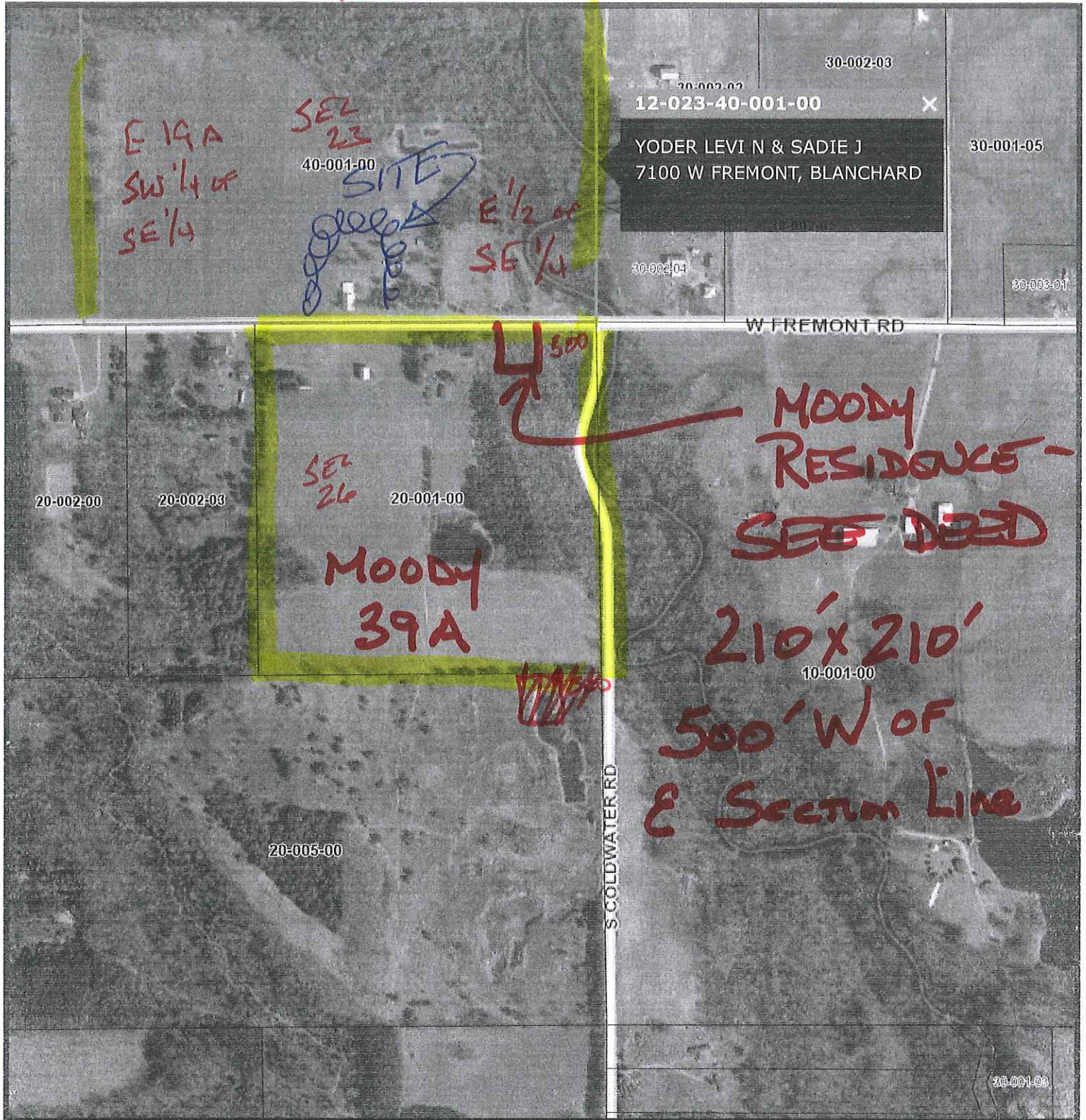
SEE FIRST NOTES ON OTHER SHE

STATE OF MICHIGAN, County of Washtenaw, I, HERBERT CARRIS, My commission expires December 7th, 19 58  
do hereby certify that the within instrument and that all taxes are paid in full by the records at this office for five years.  
Dated: Dec 1, 1958  
SEE FOOT NOTES ON OTHER SIDE. Herbert Carris  
Recorder of said County, Michigan

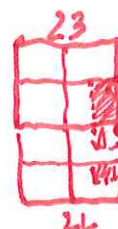


SEC 23 T13N R6W

ROW 6  
772-2138



County of Isabella



powered by  
**FetchGIS**



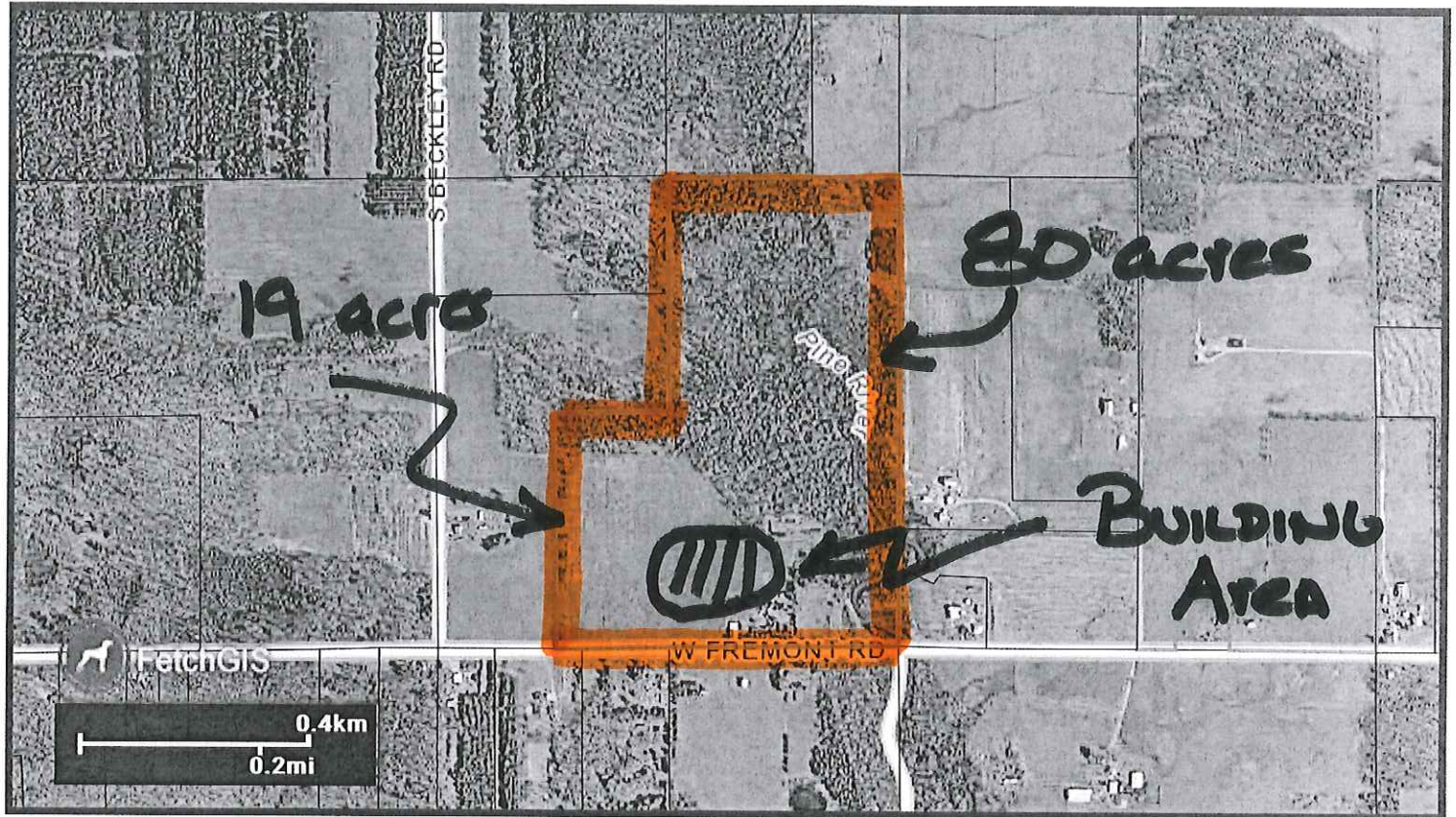


# Isabella County GIS Tax Info

Parcel Report: 12-023-40-001-00

6/10/2020

2:29:56 PM



## Property Address

7100 W FREMONT RD  
BLANCHARD, MI, 49310

## Owner Address

YODER LEVI N & SADIE J

Unit: 12

--

Unit Name: ROLLAND

7100 W FREMONT RD  
BLANCHARD, MI 49310

## General Information for 2020 Tax Year

|                   |                  |                        |           |
|-------------------|------------------|------------------------|-----------|
| Parcel Number:    | 12-023-40-001-00 | Assessed Value:        | \$187,700 |
| Prop. Class Code: | 101              | Taxable Value:         | \$181,993 |
| Prop. Class Name: | AGRICULTURAL     | State Equalized Value: | \$187,700 |
|                   |                  | Exemption Percent:     | 100       |

SITE PLAN ADDENDUM

Levi and Sadie Yoder  
7100 W. Fremont Road  
Blanchard, MI 49310

Subject: Levi and Sadie Yoder's Application for a Special Land Use Permit  
For Operation of their Shed Building Business

I discussed the Yoder's application for a Special Land Use permit from the Isabella  
County Planning Commission. I have no objection to their application.

Comments:

Signed:

Joseph H. Casalina

Name:

Joseph CASALINA

Address:

6944 W Fremont RD <sup>BLANCHARD</sup> MI 49310

Phone:

616 466-0815

Date:

20 June 2020



Levi and Sadie Yoder  
7100 W. Fremont Road  
Blanchard, MI 49310

Subject: Levi and Sadie Yoder's Application for a Special Land Use Permit  
For Operation of their Shed Building Business

I discussed the Yoder's application for a Special Land Use permit from the Isabella County Planning Commission. I have no objection to their application.

Comments: *No objection*

Signed: *Melvin G. Mast*

Name: *Melvin G. Mast*

Address: *9879 S. Pineriver Drive*

Phone: *None*

Date: *6-20-20*

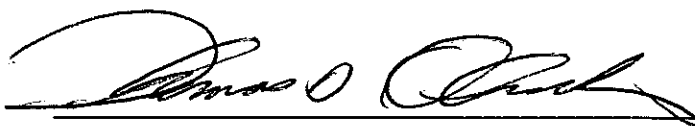
Levi and Sadie Yoder  
7100 W. Fremont Road  
Blanchard, MI 49310

Subject: Levi and Sadie Yoder's Application for a Special Land Use Permit  
For Operation of their Shed Building Business

I discussed the Yoder's application for a Special Land Use permit from the Isabella County Planning Commission. I have no objection to their application.

Comments:

Signed:



Name:

THOMAS D OLEICH

Address:

6653 W FREMONT RD  
BLANCHARD MI.

Phone:

989-561-5239

Date:

6/20/2020

Levi and Sadie Yoder  
7100 W. Fremont Road  
Blanchard, MI 49310

Subject: Levi and Sadie Yoder's Application for a Special Land Use Permit  
For Operation of their Shed Building Business

I discussed the Yoder's application for a Special Land Use permit from the Isabella  
County Planning Commission. I have no objection to their application.

Comments:

Signed:

Alvin A. Bremmner Jr.

Name:

\_\_\_\_\_

Address:

9823 S. Pineriver Dr.

Phone:

Blanchard MI 49310

Date:

June 20-2020

Levi and Sadie Yoder  
7100 W. Fremont Road  
Blanchard, MI 49310

Subject: Levi and Sadie Yoder's Application for a Special Land Use Permit  
For Operation of their Shed Building Business

I discussed the Yoder's application for a Special Land Use permit from the Isabella County Planning Commission. I have no objection to their application.

Comments:

Signed:

Lanny J. Newman

Name:

Lanny J. Newman

Address:

6550 W. Fremont Rd,

Phone:

989-561-2072

Date:

6-20-20

Levi and Sadie Yoder  
7100 W. Fremont Road  
Blanchard, MI 49310

Subject: Levi and Sadie Yoder's Application for a Special Land Use Permit  
For Operation of their Shed Building Business

I discussed the Yoder's application for a Special Land Use permit from the Isabella County Planning Commission. I have no objection to their application.

Comments:

Signed:

Richard Moss

Name:

Richard Moss

Address:

6350 W. Fremont Rd

Phone:

989-561-2130

Date:

6-20-20

Levi and Sadie Yoder  
7100 W. Fremont Road  
Blanchard, MI 49310

Subject: Levi and Sadie Yoder's Application for a Special Land Use Permit  
For Operation of their Shed Building Business

I discussed the Yoder's application for a Special Land Use permit from the Isabella County Planning Commission. I have no objection to their application.

Comments:

Signed:

Terrie Eisenmann

Name:

TERRIE EISENMANN

Address:

9720 BECKLEY RD  
BLANCHARD, MI

Phone:

989-561-2578

Date:

6/19/20

Levi and Sadie Yoder  
7100 W. Fremont Road  
Blanchard, MI 49310

Subject: Levi and Sadie Yoder's Application for a Special Land Use Permit  
For Operation of their Shed Building Business

I discussed the Yoder's application for a Special Land Use permit from the Isabella County Planning Commission. I have no objection to their application.

Comments: *A much needed business  
in the community.*

Signed:

Iddo Shrock

Name:

Iddo Shrock

Address:

11487 N Vickeryville Rd Edmore MI

Phone:

\_\_\_\_\_

Date:

6-11-20

Levi and Sadie Yoder  
7100 W. Fremont Road  
Blanchard, MI 49310

Subject: Levi and Sadie Yoder's Application for a Special Land Use Permit  
For Operation of their Shed Building Business

I discussed the Yoder's application for a Special Land Use permit from the Isabella County Planning Commission. I have no objection to their application.

Comments: *None*

Signed:

*Mike W. Shick*

Name:

*Mike W. Shick*

Address:

*2287 W. Fremont Rd Blanchard 49310*

Phone:

*909-287-5079*

Date:

*6-15-2020*



Levi and Sadie Yoder  
7100 W. Fremont Road  
Blanchard, MI 49310

Subject: Levi and Sadie Yoder's Application for a Special Land Use Permit  
For Operation of their Shed Building Business

I discussed the Yoder's application for a Special Land Use permit from the Isabella County Planning Commission. I have no objection to their application.

Comments:

Signed:

Leland L. Anderson

Name:

Leland L. Anderson

Address:

7381 W. Fremont

Phone:

561 2820

Date:

6-15-20

Levi and Sadie Yoder  
7100 W. Fremont Road  
Blanchard, MI 49310

Subject: Levi and Sadie Yoder's Application for a Special Land Use Permit  
For Operation of their Shed Building Business

I discussed the Yoder's application for a Special Land Use permit from the Isabella County Planning Commission. I have no objection to their application.

Comments:

Signed:

Richard Losey

Name:

Richard Losey

Address:

4234 W. Fremont

Phone:

810-835-8020

Date:

6-13-2020

Levi and Sadie Yoder  
7100 W. Fremont Road  
Blanchard, MI 49310

Subject: Levi and Sadie Yoder's Application for a Special Land Use Permit  
For Operation of their Shed Building Business

I discussed the Yoder's application for a Special Land Use permit from the Isabella  
County Planning Commission. I have no objection to their application.

Comments:

Signed:



Name:

**Dwights Barber Styling**  
**3600 W Blanchard Rd**  
**Mount Pleasant, MI 48858**

Address:

\_\_\_\_\_

Phone:

989 330 9224

Date:

6/12/20

Levi and Sadie Yoder  
7100 W. Fremont Road  
Blanchard, MI 49310

Subject: Levi and Sadie Yoder's Application for a Special Land Use Permit  
For Operation of their Shed Building Business

I discussed the Yoder's application for a Special Land Use permit from the Isabella County Planning Commission. I have no objection to their application.

Comments:

Signed:

Nelson Shrock

Name:

John Raber

Address:

Joseph Shrock

Phone:

Wiesner Yoder

Date:

Samuel Mullet