

ISABELLA COUNTY REQUEST TO REZONE

Applicant Information:

Name Ben Browning Owner/Agent/Other Interest (circle one)
Address 9836 N. Mission Rd.
Phone 989-233-9486 Fax _____

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

Name Hoss Group LLC
Address 9836 N. Mission Rd.
Phone 989-233-9486 Fax _____

Property Information:

Address/Location 9836 N. Mission Rd.
Property Tax ID Number 15-014-10-004-00
Current Zoning District AG-2 Requested Zoning District C-1
Future Land Use Designation GC Current Use Agriculture

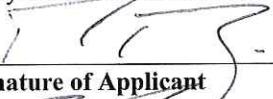
ATTACHMENTS: Please submit the following items with the application.

A Site Plan drawn to scale showing the following:

1. The entire parcel to be rezoned
2. Existing and proposed curb cuts;
3. Adjacent uses and zoning districts;
4. Adjacent roads and or easements;
5. Existing improvements; exiting and proposed utilities;
6. Any unique natural features such as lakes, rivers, streams, wetlands, steep slopes.

Copy of deed(s) and an accurate legal description(s) of the parcel(s) to be rezoned.

A statement of the consistency of the proposed rezone with the existing and future surrounding land uses and the anticipated impacts of the surrounding area with specific regards to traffic, infrastructure, environment, noise, public safety and visual considerations.


Signature of Applicant

1/19/22
Date


Signature of Property Owner

1/19/22
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. Note to applicant: This permission is optional and failure to grant permission will not affect any decision on the application.

Signature of Property Owner

Date

Office use only

Fee \$325.00 File # _____ Date _____ Check # _____ Receipt # _____

Hoss Group 15-014-10-004-00

The parcel in question as well as the parcels around it are located in an area that was designated in the Master Plan's Future Land Use as General Commercial.

This parcel is located on Mission Road which is a Class A road designed to handle truck traffic as well as large amounts of automobile traffic & large agriculture equipment. This road serves many commuters between Clare & Mt. Pleasant, some industrial/manufacturing facilities, a commercial truck repair facility, and automobile auction to name a few.

The Dixon Drain splits this parcel and serves as an inlet for a 12" county drain. The 12" clay tile that enters from the west was compromised from overgrowth & lack of maintenance. It has been replaced with N12 double wall plastic pipe to properly take road & field runoff. A new culvert & driveway will also be installed on the south side to ICRC specs.

There are no sidewalks or road lighting on this part of Mission Road.

The parcel to the north is zoned General Commercial and serves as a sales lot for used automobiles, farm & industrial equipment, and storage containers. The parcel in review is intended to expand the road front exposure to display these items. The parcel to the south is residential. Pine trees will be transplanted on the south end of the parcel in review for screening once whether permits.



Document # 202100014123 WARR DEED
Isabella County, Michigan
Karen Jackson, Register of Deeds
Recorded: 05/04/2021 01:45 PM
OR LIBER 1887 PAGE 1051

STATE OF MICHIGAN
COUNTY OF ISABELLA

I HEREBY CERTIFY that there are no tax liens or
titles held by the State or individuals on the lands
described in this instrument, and that all
taxes are paid as shown by the records of this
office for five years.

Sheri Jackson
Treasurer of Isabella County

WARRANTY DEED

Know all men by these presents: That, Benjamin Browning, whose address is 9848 North Mission Road, Clare Michigan 48617

Conveys and Warrants to the Hoss Group, LLC, a Michigan limited liability company, with its registered address located at 9836 North Mission Road, Clare, Michigan 48617,

the following described premises situated in the Township of Vernon, County of Isabella, State of Michigan, to wit:

The South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$; and the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$; Section 14, T16N, R4W, Vernon Township, Isabella County, Michigan; EXCEPT 5 acres, more or less in the Southwest corner thereof, being a piece of land described as the South 40 rods of said land along U.S. 27 and East from U.S. 27 to the Dixon Drain; EXCEPT commencing 26 feet South of the Northwest corner of the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 14; thence East 587 feet; thence South 198 feet; thence West 587 feet; thence North 198 feet to the Place of Beginning; AND EXCEPT the North 26 feet of the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$, Section 14, T16N, R4W, Vernon Township, Isabella County, Michigan.

Subject to restrictions, reservations, easements, leases, rights-of-way (if the documents evidencing such interests are recorded with the register of deeds), governmental regulations and matters visible, if any, upon or affecting said lands.

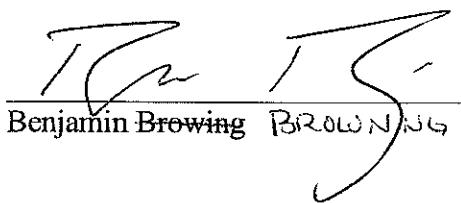
The Grantor grants to the Grantee the right to make all legal divisions of the above described property under Section 108 of the Land Division Act, Act No. 591 of the Public Acts of 1996 as amended.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

For the full consideration of One Dollar (\$1.00) for the initial contribution to the limited liability company of which Grantor is the sole member.

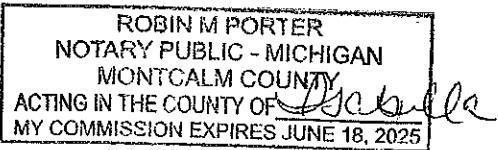
Dated this 27th day of April 2021.

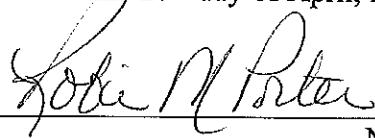
Signed and Sealed:


Benjamin Browning BROWNING

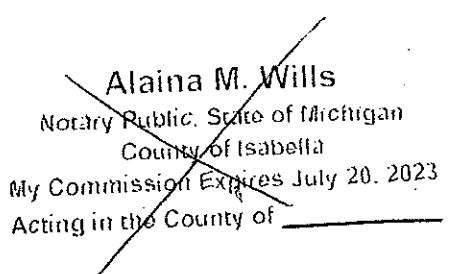
STATE OF MICHIGAN)
)
 ss.
COUNTY OF ISABELLA)

The foregoing instrument was acknowledged before me this 27th day of April, 2021, by Benjamin Browning.




_____, Notary Public
State of Michigan, County of _____
Acting in the County of _____
My Commission Expires: _____

Prepared by:
Jeffrey J. Klaus (P59563)
Martineau, Hackett, O'Neil & Klaus PLLC
127 West Fourth Street, Suite 1, P.O. Box 265
Clare, MI 48617
(989) 386-3454


Alaina M. Wills
Notary Public, State of Michigan
County of Isabella
My Commission Expires July 20, 2023
Acting in the County of _____

E. GRASS LAKE ROAD

(24' ASPHALT, 66' R-O-W)

NORTH SECTION LINE

N89°-23'-36"E 2606.87'

EXISTING AG-2

EXISTING AG-1

EXISTING AG-2

EXISTING AG-2

EXC N. 26.0'

SOUTH LINE OF THE NORTH 1/4 OF THE NORTHWEST 1/4

2019.46'

N. MISSION ROAD

(24' ASPHALT, 100' R-O-W)

WEST SECTION LINE

S00°-35'-07"W 2642.35'

EXISTING AG-2

EXISTING C-1

587.00'

198.00'

436.53'

50.00'

884.59'

210.06'

EXISTING AG-2

EXISTING AG-2

NORTH 1/8 LINE

APPROX. C/L OF DIXON DRAIN

NORTH LINE OF THE SOUTH 1/4 OF THE NORTHWEST 1/4

1940.68'

LEGAL DESCRIPTION (WARRANTY DEED, LIBER 1887, PAGE 1047): THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4; AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4; SECTION 14, T16N-R04W, VERNON TOWNSHIP, ISABELLA COUNTY, MICHIGAN, EXCEPT 5 ACRES, MORE OR LESS IN THE SOUTHWEST CORNER THEREOF, BEING A PIECE OF LAND DESCRIBED AS THE SOUTH 40 RODS OF SAID LAND ALONG U.S. 27 AND EAST FROM U.S. 27 TO THE DIXON DRAIN; EXCEPT COMMENCING 26 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 14; THENCE EAST 587 FEET; THENCE SOUTH 198 FEET; THENCE WEST 587 FEET; THENCE NORTH 198 FEET TO THE PLACE OF BEGINNING; AND EXCEPT THE NORTH 26 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4, SECTION 14, T16N-R04W, VERNON TOWNSHIP, ISABELLA COUNTY, MICHIGAN

EAST-WEST 1/4 LINE

N89°-22'-23"E 2605.29' EXISTING AG-2

EXISTING AG-2

EXISTING AG-1

CMS & D

SURVEYING / ENGINEERING
2257 E. BROOMFIELD ROAD
MT. PLEASANT, MICHIGAN 48856
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com

PROPOSED REZONING

BENJAMIN BROWNING

PART OF THE NORTHWEST 1/4 OF THE
NORTHWEST 1/4, SECTION 14, T16N-R04W,
VERNON TWP, ISABELLA COUNTY, MICHIGAN



REVISIONS:

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LEGAL DESCRIPTION OF PROPOSED C-1 PARCEL:
THE WEST 587.00 FEET OF THE SOUTH 1/2 OF
THE NORTH 1/2 OF THE NORTHWEST 1/4 OF
SECTION 14, T16N-R04W, VERNON TOWNSHIP,
ISABELLA COUNTY, MICHIGAN, EXCEPT THE NORTH
224.00 FEET THEREOF.

EXISTING AG-2

E. GRASS LAKE ROAD

(24' ASPHALT, 66' R-O-W)
NORTH SECTION LINE
N89°-23'-36"E 2606.87'

EXISTING AG-1

EXISTING AG-2

EXISTING AG-2

EXC N. 26.0'

SOUTH LINE OF THE NORTH 1/4 OF THE NORTHWEST 1/4

EXISTING AG-2

N. MISSION ROAD

(24' ASPHALT, 100' R-O-W)

WEST SECTION LINE

S00°-35'-07"W 2642.35'

EXISTING AG-2

1321.18'

EXISTING C-1

587.00'

PROPOSED C-1

587.00'

224.00'

436.53'

NORTH 1/8 LINE

NORTH LINE OF THE SOUTH 1/4 OF THE NORTHWEST 1/4

EXISTING AG-2

EAST-WEST 1/4 LINE
N89°-22'-23"E 2605.29'

EXISTING AG-2

EXISTING AG-2

EXISTING AG-1

CMIS & D

SURVEYING / ENGINEERING
2257 E. BROOMFIELD ROAD
MT. PLEASANT, MICHIGAN 48856
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: Info@cmis-d.com

PROPOSED REZONING

BENJAMIN BROWNING

PART OF THE NORTHWEST 1/4, SECTION 14, T16N-R04W,
NORTHWEST 1/4, SECTION 14, T16N-R04W,
VERNON TWP, ISABELLA COUNTY, MICHIGAN

REVISIONS:

JOB NUMBER: 2201-010	SUBMITTALS: SUBMITAL TO CLIENT 1-21-22
DRAWN BY: CDS	
DESIGNED BY: CDS	
CHECKED BY: TELB	

SCALE: 1" = 300'
SHEET NUMBER: 2 of 3



