

ISABELLA COUNTY REQUEST TO REZONE

Applicant Information:

Name Jeffrey R. Bean Owner/Agent/Other Interest (circle one)

Address 6675 N. Whiteville Road, Rosebush, MI 48878

Phone 517-202-9421 Fax 888-349-5356

Property Owner Information: (if different from applicant)

Name Glenn Higgins

Address 4806 N. Mission Road, Rosebush, MI 48878

Phone 989-621-2516 Fax _____

Property Information:

Address/Location 4806 N. Mission Road, Rosebush, MI 48878

Property Tax ID Number 09-011-10-006-00

Current Zoning District R2 & AG2 Requested Zoning District Part of R2 & all AG to I1

Future Land Use Designation RAR Current Use Industrial

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

7-29-22
Date


Signature of Property Owner

7-29-22
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. *Call applicant to arrange visit.*

Signature of Property Owner

Date

Office use only

Fee \$325.00 File # P2A 2200023 Date 7/29/22 Check # 5801 Receipt # 10127

July 28, 2022

Isabella County Planning Commission
Isabella County Community Development
200 N. Main Street
Mt. Pleasant, MI 48858

RE: Rezoning Request by Glenn Higgins, Section 11, Isabella Township, Parcel 09-011-10-006-00

Dear Planning Commission Members,

Glenn Higgins is the "Owner" of the real estate subject to this Rezoning Request and the applicant is Jeffrey Bean.

Executive Summary: The subject tax parcel is located at 4806 Mission Road, Rosebush, MI, being in Isabella Township and adjacent to the northern boundary of the Village of Rosebush, a zoned community in its own right. The parcel consists of 18 acres that has been in the ownership of Owner for a period predating the Ordinance. The current zoning is R2 across its 495+/- feet of road frontage and to the east a depth of 440+/- feet, with approximately 40% of the north end of the frontage being maintained as a residential use by the applicant and the remaining 60% being maintained by the Owner as an industrial use. Beyond that the remainder of the subject property extends to the west 1/8th line, which in this case is 1,312 feet from the west section line. This area is zoned AG2 and is being also maintained by the Owner as an industrial use.

The Owner comes to the Planning Commission desiring to rezone that portion of the subject tax parcel which he currently is operating and always has operated as an industrial use to an officially recognized I1 Zoning District. The Owner proposes to apply to Isabella Township for a land division of what is being proposed as a 1.17 acre parcel residential use parcel which would be carved out of the subject tax parcel and stay under R2 zoning.

Legal Description: The subject tax parcel is legally described as:

S 1/2 OF NW 1/4 OF NW 1/4 EXC N 10 RDS OF W 26 2/3 RDS & LAND COM AT SE COR OF N 1/2 OF NW 1/4 OF NW 1/4 TH N TO CREEK W 2 RDS S TO S LN OF N 1/2 OF NW 1/4 OF NW 1/4 E TO POB

The Owner respectfully requests your consideration and approval of this rezoning application, based up the following information, which is put forth to the best of the Owner's and Applicant's knowledge, recognizing neither are considered experts in the interpretation of the Ordinance or understanding of all considerations that may or may not apply.

Site Plan: Per the Request to Rezone Application, a Site Plan is required to address multiple issues. Referring to the Site Plan attachment, those items include:

1. An indication of the entire parcel to be rezoned:
 - a. The subject tax parcel is indicated by a white boundary line with a dimension inserted along each boundary line. You will note that some dimensions are followed by a "+/-" marking, which indicates that the measurement is an approximation.

Those not containing such a marking are known to be factual dimensions supported by a survey. No full survey of the tax parcel or subject parcel exist.

- b. In the upper left hand corner you will note a small parcel identified by the letter "A.". This is a 1.17+/- acre area the Owner intends to apply to Isabella Township for a land division. The Owner intends for it to remain as R2. However, we do not want to formally survey it as a separate parcel without approval of this rezoning request.
 - c. The balance of the subject tax parcel is identified by the letter "B." This is the actual subject property of this rezoning request and is approximately 16.83 acre. Note that this parcel contains land, equipment and industrial building improvements in both the current R2 and AG2 zoning districts.
 - d. The legal description of the subject property will be the legal description of the tax parcel, less the legal description of proposed parcel A., which will be surveyed, contingent upon approval of this rezoning request.
2. Indication of existing and proposed curb cuts:
 - a. The existing curb cuts are located in the southwest corner of the subject property and are indicated by the white arrows. No additional curb cuts are being considered at this time.
 3. Indication of adjacent uses and zoning districts: (Also see Current Zoning Aerial attached)
 - a. The white dash line running north and south indicates the R-2 zone to the west and the AG2 zone to the east.
 - b. In addition, parcels at all sides of the property show indications of both current zoning and uses.
 - c. Lands to the south of the southern border are located in the Village of Rosebush and are identified as a Small Business Zone along the road frontage on both sides and Ag Zoned further to the east of that. See Village of Rosebush Zoning Map.
 - d. In the northwest corner of the overall Site Plan, there is an indication of a Neighborhood Commercial District at the corner of Mission and Denver Roads, which is less than a quarter mile from the subject property and hosts multiple industrial and commercial properties.
 4. Indication of adjacent roads and easements:
 - a. Denver and Mission Roads are easily indicated.
 - b. A DTE Natural Gas Line Easement exists along the southern border of the subject parcel. There is no existing line installed at this time.
 5. Indication of existing improvements, existing and proposed utilities:
 - a. In the southwest corner of the subject property, just beyond its southern boundary, a red dot indicates a Village of Rosebush sanitary sewer pumping station.
 - b. The subject property is serviced by natural gas and 3 phase electrical power.
 - c. Mission Road is rated a Class A Road in this area.
 6. Indication of any unique natural features such as lakes, rivers, streams, wetlands and steep slopes are:
 - a. A unique feature in the northwest corner of the subject property is a 33 feet wide portion of the subject property jetting to the north 230 feet to the Spring Creek. This feature may serve as a storm drain outlet for the subject property to the Spring Creek.

b. The Site Plan also indicates the existence of a pond on the subject property.

Supporting Factors: The following factors are important to consider in your review:

A check of the USDA Soil Survey indicates that only 0.2 acres of the subject 16.88+/- acre property is prime soil with most of the soils made up of Udipsamments and sandy soils not favorable for agricultural use at all. If it were farmable, it would be farmed.

The area is a commercial and industrial area of growth with existing businesses such as Mears Group Inc., which is a northern and southern hemisphere operating company, an excavation business, motel and newly built Dollar General Store all being within a quarter mile to the south. To the north and within a quarter mile you will find a metal fabricating business, truck body manufacturer, auto repair business and building supply business in the Luthy Industrial Park.

As to the impact to residential neighborhoods, it goes without saying that the Owner has been there long before many of the residents chose to live in the neighborhood, with all choosing to live where commercial and industrial businesses have operated for nearly 100 years. So nothing is new to the area. Along with that, the subject property is well placed back from the roadway and obscure from sight with mature tree growth along its north and south boundaries.

Finally, the rezoning of the subject property would be positive step in support of the Isabella County Planning Commission's efforts to foster more commercial growth across the County, in the formation of its Neighborhood Commercial Districts in areas of intersecting roadways, which spreads employment opportunities across the County. A good and proper decision, especially in this time of record high energy prices.

In Summary: The old saying "if it walks like a duck and it acts like a duck, it is a duck" would seem to apply here. We have a subject property that looks like an industrial property and has operated like an industrial property decades, but finds itself as a residential and agricultural zoned property. We respectfully request that you consider matching it's characterizes to what it actually is.

Thank you in advance for your consideration and should you have any questions, please give me a call.

Sincerely,



Jeff Bean, Applicant
Phone: 517-202-9421
Email: jeff@jeffbean.net



Glenn Higgins
 Rezoning of 4806 N.
 Mission Road,
 Rosebush, MI 48878

Tax Parcel 09-011-10-
 006-00,

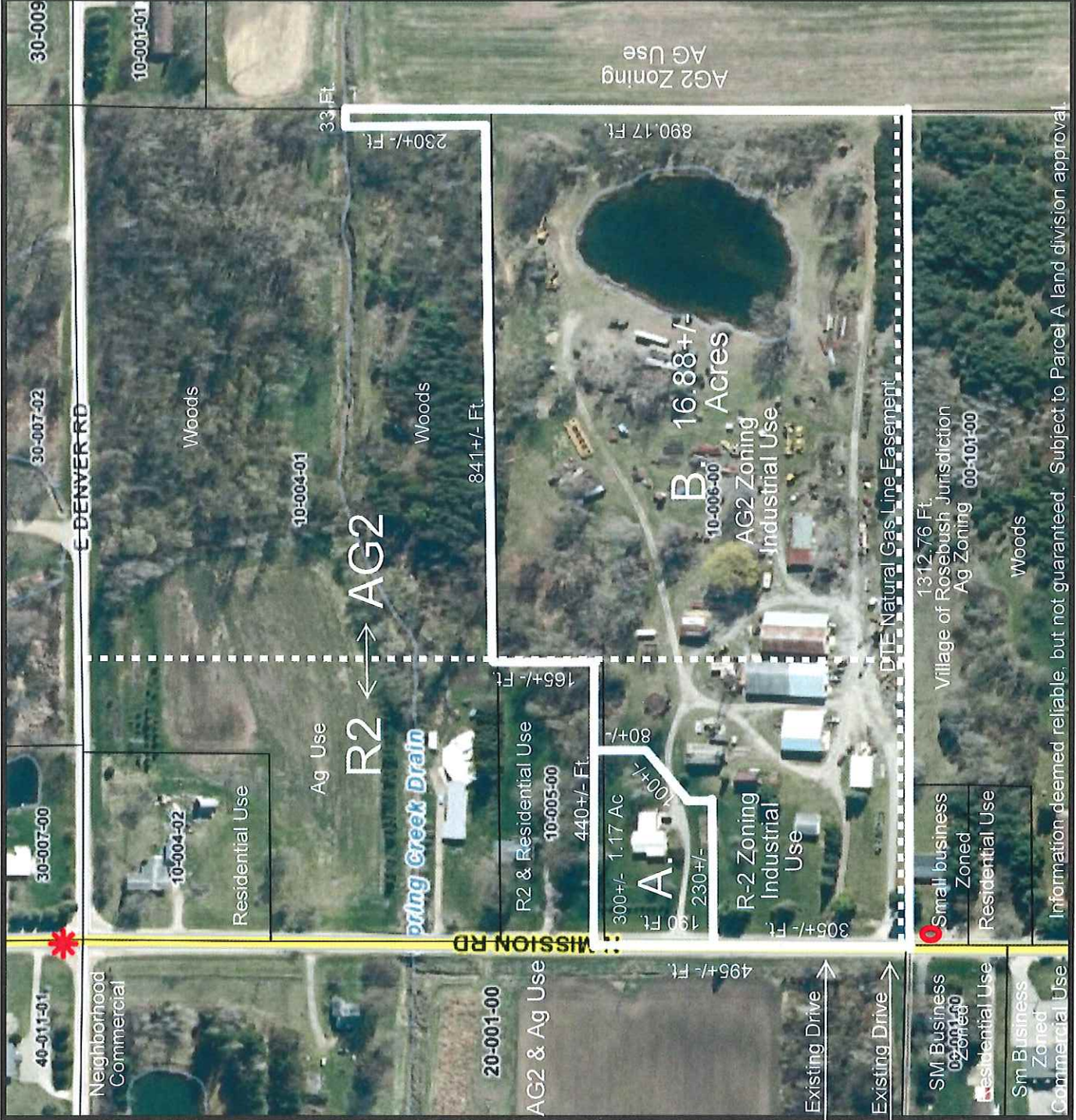
Site Plan



Map Publication:
 07/28/2022 11:11 AM



Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Isabella County expresses no warranty for the information displayed on this map document.



Information deemed reliable, but not guaranteed. Subject to Parcel A land division approval.



Glenn Higgins
 Rezoning of 4806 N.
 Mission Road,
 Rosebush, MI 48878

Tax Parcel 09-0111-10-
 006-00, Current Zoning
 Indicated



Map Publication:
 07/28/2022 11:10 AM



powered by
FetchGIS

Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Isabella County expresses no warranty for the information displayed on this map document.

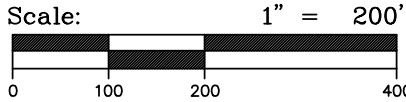


CERTIFICATE OF SURVEY

Legend

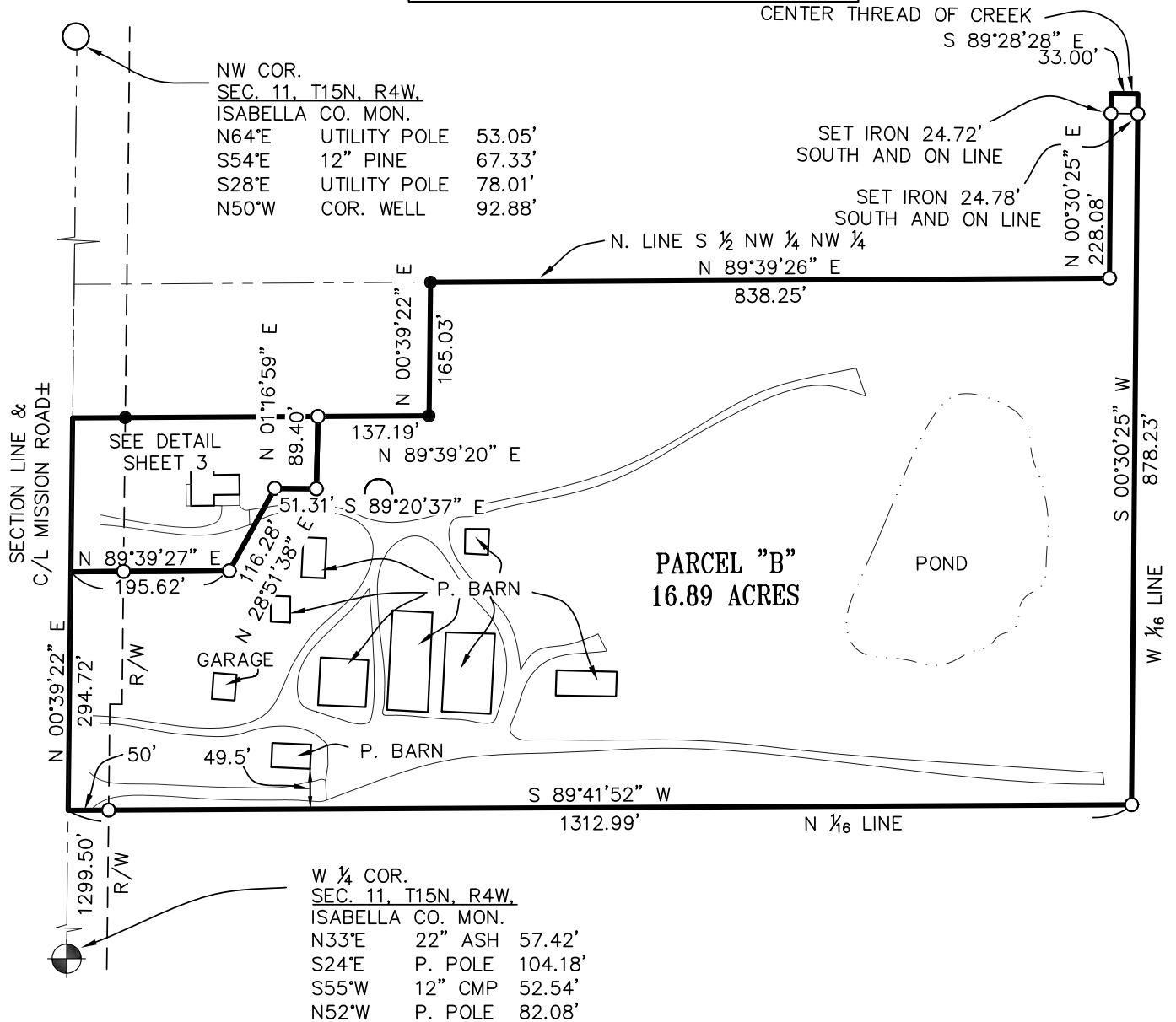
- IRON SET
- IRON FOUND
- ⊙ MONUMENT FOUND
- △ NAIL SET
- ▲ NAIL FOUND
- ⊕ GOVERNMENT 1/4 CORNER
- SECTION CORNER
- ⊕ CENTER 1/4 CORNER
- (R) RECORD
- (M) MEASURED

ALTERATION OF ANY PART OF THIS DOCUMENT WITHOUT THE PERMISSION OF BOB MITCHELL & ASSOCIATES IS PROHIBITED.



SPACE RESERVED FOR REGISTER OF DEEDS

THIS PROPOSED PARCEL DIVISION IS SUBJECT TO MUNICIPAL APPROVAL PURSUANT TO THE "LAND DIVISION ACT", P.A. 591 OF 1996, AS AMENDED.



I, William P. Mitchell #4001057370 being a Licensed Professional Surveyor, hereby certify to the client listed herein that I have surveyed and mapped the parcel(s) heron described and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying and that all the requirements of P.A. 132 of 1970, as amended, have been complied with.

This survey plat was prepared for the exclusive use of the person, persons, or entity named in the certificate hereon.

William P. Mitchell
Professional Surveyor
No. 4001057370

ABSOLUTE ACCURACY IS BETTER THAN 0.20'
BASIS OF BEARING: NAD 83 MI CENT SPCS

Bob Mitchell & Associates P.C.

SURVEYING / ENGINEERING

404 West Main Street P.O. Box 306
Kingsley, MI 49649
(231) 263-5463 · FAX (231) 263-7921
Toll Free in Michigan 1-800-533-6627
email wm@mapcivilsurvey.com
NORTH 1ST STREET
Harrison, MI 48625

CLIENT: JEFF BEAN & GLENN HIGGINS		
LOCATION: PART OF THE NORTHWEST ONE-QUARTER, SECTION 11, TOWN 15 NORTH, RANGE 4 WEST, ISABELLA TOWNSHIP, ISABELLA COUNTY, MICHIGAN.		
DWN. WPM	DATE 8-12-22	FILE NO. 20220319
CK. JEM	FLD. BK. X PG. X	SHEET 1 OF 3

DESCRIPTION

Parcel "B"

DESCRIPTION: A parcel of land situated in the Township of Isabella, County of Isabella, State of Michigan, and described as follows to-wit:

Part of the Northwest one-quarter of the Northwest one-quarter, Section 11, Town 15 North, Range 4 West; Commencing at the West one-quarter corner of said Section; thence North 00°39'22" East, along the West Section line, 1299.50 feet, to the the Point of Beginning; thence North 00°39'22" East, continuing along the West Section line, 294.72 feet; thence North 89°39'27" East, 195.62 feet; thence North 28°51'38" East, 116.28 feet; thence South 89°20'37" East, 51.31 feet; thence North 01°16'59" East, 89.40 feet; thence North 89°39'20" East, 137.19 feet; thence North 00°39'22" East, 165.03 feet, to the North line of the South one-half of the Northwest one-quarter of the Northwest one-quarter; thence North 89°39'26" East, along the North line of the South one-half of the Northwest one-quarter of the Northwest one-quarter, 838.25 feet; thence North 00°30'25" East, 228.08 feet, to the Center thread of the creek; thence South 89°28'28" East, along the center thread of the creek, 33.00 feet, to the West one-sixteenth line; thence South 00°30'25" West, along the West one-sixteenths line, 878.23 feet, to the North one-sixteenth line; thence South 89°41'52" West, along the North one-sixteenth line, 1312.99 feet, to the Point of Beginning; Said parcel containing 16.89 acres of land more or less.

SUBJECT TO all agreements, covenants, easements, right-of-ways, reservations and restrictions of record, if any.



William P. Mitchell
Professional Surveyor
No. 4001057370

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Bob Mitchell & Associates P.C.

 SURVEYING / ENGINEERING

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 email wm@mapcivilsurvey.com
 NORTH 1ST STREET
 Harrison, MI 48625

CLIENT: JEFF BEAN & GLENN HIGGINS		
LOCATION: PART OF THE NORTHWEST ONE-QUARTER, SECTION 11, TOWN 15 NORTH, RANGE 4 WEST, ISABELLA TOWNSHIP, ISABELLA COUNTY, MICHIGAN.		
DWN. WPM	DATE 8-12-22	FILE NO. 20220319
CK. JEM	FLD. BK. X PG. X	SHEET 2 OF 3