# ISABELLA COUNTY
# REQUEST TO REZONE

COPY

**Applicant Information:**

Name Straus Real Estate Owner/Agent/Other Interest (circle one)

Address PO Box 10 Weidman, MI 48893

Phone 989-644-2090 Fax 989-644-3758

RECEIVED
JUN 02 2023
INSPECTION DEPT.

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

Name Same as Applicant

Address Same as Applicant

Phone Same as Applicant Fax Same as Applicant

**Property Information:**

Address/Location 2580 N. Johnson Rd. Weidman, MI 48893

Property Tax ID Number 11-019-20-006-01

Current Zoning District Commercial Industrial Requested Zoning District Light Industrial

Future Land Use Designation Commercial/ Mini-Warehouse Development Current Use Commercial/ Masonry Yard

**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** 5/18/2023 **Date**

**Signature of Property Owner** 5/18/2023 **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** 5/18/2023 **Date**

**Office use only**

Fee $325.00 File # PZA230002 Date 6/2/23 Check # 0615416 Receipt # 11673

Proposed Storage Site
20-006-01
N JOHNSON RD
2380
MASONRY
Masonry Yard / Supplies

**Straus Real Estate**

Straus Real Estate

Weidman, MI 989-644-2090

P.O. Box 10

Weidman, MI 48893

Property: 2580 N. Johnson Rd. Weidman, MI 48893

Property Tax ID Number: 11-019-20-006-01

Acreage: 12.47

Legal Description:
COM 33 FT & 33 FT E OF 1/4 PT IN CENTER OF SEC 19 T15N R5W TH E 306 FT TH N 495 FT TH W 306 FT TH S 495 FT AND COM 1791.64 FT S OF N 1/4 COR OF SEC TH E 775.05 FT TH S 316.51 FT TH W 775.09 FT TH N 317.71 FT TO POB AND COM 2109.35 FT S OF N 1/4 COR OF SEC TH E 339.02 FT TH E 436.07 FT TH S 495 FT TH W 436.07 FT TH N 495 FT TO POB PARENT #11-019-20-006-00

The proposed rezone to a "Light Industrial" district for the parcel number 11-019-20-006-01, which includes a masonry office building, a masonry yard for supplies, and the addition of mini storage buildings, has been carefully evaluated in terms of its consistency with existing and future surrounding land uses, as well as its anticipated impacts on traffic, infrastructure, environment, noise, public safety, and visual considerations. The following analysis demonstrates the compatibility of the proposed rezone:

The surrounding area consists of a mix of commercial and light industrial developments. The proposed rezone to a "Light Industrial" district aligns with the existing land uses in the vicinity and is consistent with the overall zoning plan for the area. It is anticipated that the proposed development will complement and integrate well with the surrounding uses, ensuring a harmonious coexistence.

An assessment of the traffic impact has been conducted, taking into account the addition of mini storage buildings. Traffic flow patterns have been analyzed to ensure the proposed development will not significantly disrupt the existing traffic patterns or lead to congestion issues. Adequate provisions will be made to accommodate any increased traffic demand, such as the construction of additional parking spaces and appropriate road access points.

The proposed development has been evaluated to determine its compatibility with existing infrastructure systems. Necessary provisions will be made to ensure that the infrastructure, including water supply, sewage disposal, and electrical systems, can adequately

support the new development. Any required upgrades or modifications will be undertaken to prevent strain on the existing infrastructure.

Environmental considerations are crucial in the evaluation process. The proposed rezone and the subsequent development will be required to adhere to applicable environmental regulations and guidelines. Mitigation measures will be implemented to minimize potential adverse impacts on the environment, including the preservation of green spaces, proper waste management practices, and the use of sustainable building materials where feasible.

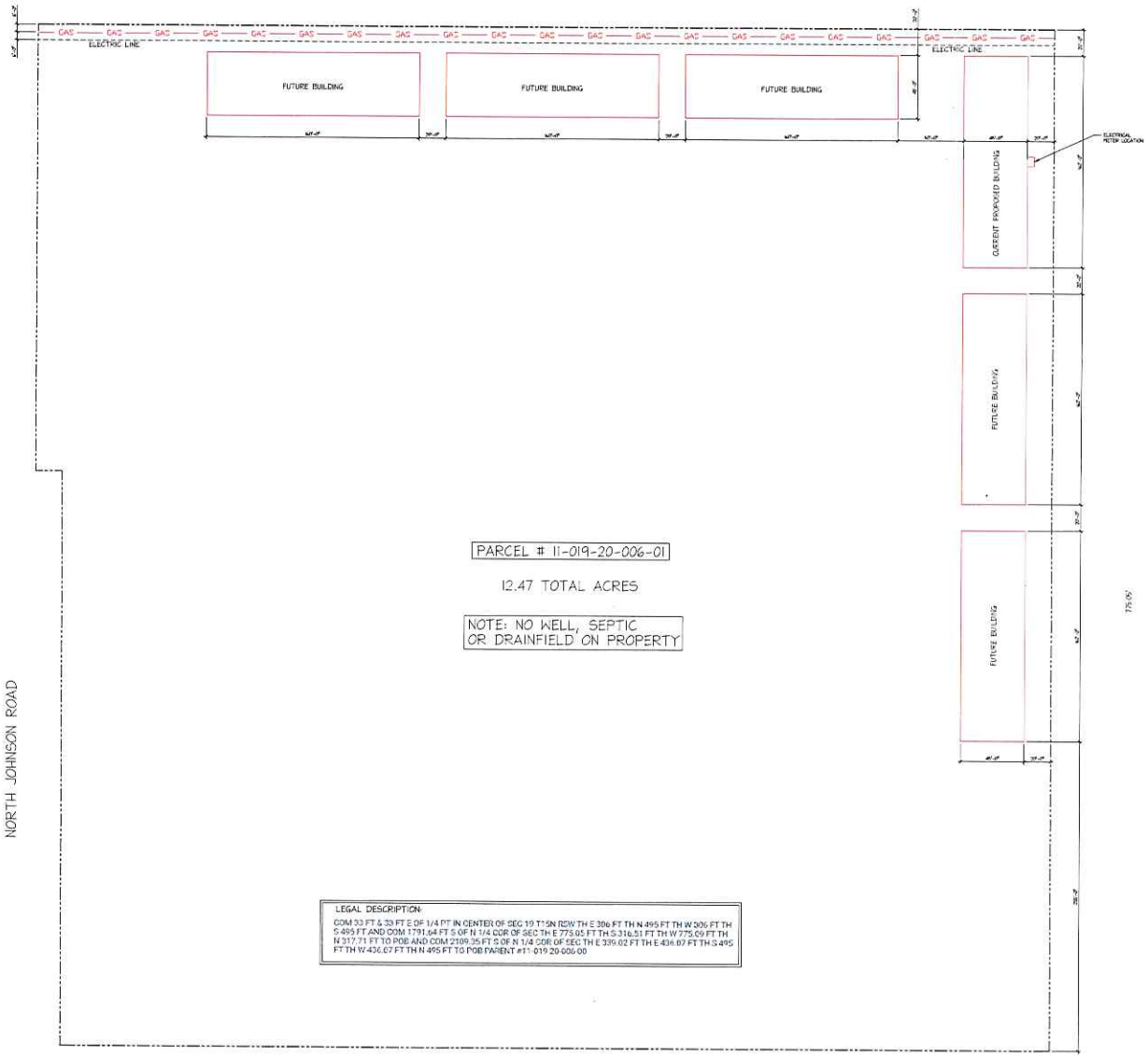
The impact of noise resulting from the proposed development on the surrounding area has been taken into account. Measures will be implemented to minimize noise generation through the use of appropriate building materials, strategic placement of structures, and adherence to noise control regulations. The aim is to ensure that the noise levels do not exceed the acceptable limits and do not cause disturbances to nearby residences or businesses.

Public safety considerations are of utmost importance. The proposed development will conform to all relevant safety regulations and codes, including fire safety measures, emergency access provisions, and appropriate lighting. Adequate precautions will be taken to mitigate any potential hazards associated with the operation of the masonry yard, mini storage buildings, and other activities on the premises.

The visual impact of the proposed development on the surrounding area has been taken into consideration. Design guidelines and standards will be followed to ensure that the buildings and structures are visually appealing, harmonize with the existing character of the area, and contribute positively to the overall aesthetics. Landscaping and screening techniques may be employed to minimize any potential negative visual impacts.

In conclusion, the proposed rezone to a "Light Industrial" district, including the addition of mini storage buildings to the parcel number 11-019-20-006-01, is consistent with the existing and future surrounding land uses. The anticipated impacts on traffic, infrastructure, environment, noise, public safety, and visual considerations have been thoroughly assessed. Appropriate measures and safeguards will be put in place to mitigate any potential adverse effects and ensure a harmonious integration within the surrounding area.

Owner: Erick Straus




NORTH

SITE PLAN

SCALE: 1"=30'-0"

PREPARED FOR:

STRAUS MASONRY INC

DAILEY ENGINEERING, INC.
8485 STEPHENSON ROAD
ONSTED, MI 49265
PH. # (517) 467-9000
EMAIL - laddailey@me.com

**STRAUS MASONRY STORAGE BUILDING**
**2820 NORTH JOHNSON ROAD**
**WEIDMAN, MICHIGAN 48893**

| DRAWN BY: M. FOWLER | CHK'D. BY: TA DAILEY | APP'D. BY: |
|---|---|---|

**SITE LAYOUT PLAN**

| DATE: 05/17/2023 | REV.: 0 | DRAWING NO. C1 |
|---|---|---|
| SCALE: 1" = 30'-0" | | |

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LIBR 1149 PG 0824

200300004876
Filed for Record in
ISABELLA COUNTY, MI
SHARON A BROWN
03-28-2003 At 09:00:40 am.
WARR DEED 9.00
Liber 1149 Page 824 - 824

# WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That CARL C. STRAUS AND MARY A. STRAUS, husband and wife, CONVEY AND WARRANT to STRAUS REAL ESTATE, LLC, a Michigan limited liability company, of 2580 North Johnson Road, P.O. Box 10, Weidman, Michigan 48893, the following described premises situated in the Township of Nottawa, County of Isabella, and State of Michigan, to wit:

A parcel of land commencing 33 feet North and 33 feet East of the quarter post in the center of Section 19, Township 15 North, Range 5 West, Michigan, running thence East 306 feet; thence North 495 feet; thence West 306 feet; thence South 495 feet to the place of beginning;

SUBJECT TO easements, reservations, and restrictions of record, and rights of the public in any portion of the property used as a public roadway, and the lien of any real estate taxes which have been levied, but which are not yet due and payable;

for the consideration of One and 00/100 ($1.00) Dollar.

The consideration for this instrument is less than One Hundred and 00/100 ($100.00) Dollars, and this instrument is exempt from the Real Estate Transfer Tax by virtue of MCL 207.505(a); and is exempt from the State Revenue Tax by virtue of MCL 207.526(a).

This property may be located within the vicinity of farm land 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.

Dated this 27th day of March, 2003.

Carl C. Straus
CARL C. STRAUS

Mary A. Straus
MARY A. STRAUS

STATE OF MICHIGAN )
) ss.
COUNTY OF ISABELLA )

The foregoing instrument was acknowledged before me a Notary Public in and for said County this 27th day of March, 2003 by CARL C. STRAUS and MARY A. STRAUS, husband and wife.

Timothy L. Curtiss
TIMOTHY L. CURTISS, Notary Public