

**ISABELLA COUNTY
REQUEST TO REZONE**

Applicant Information:

Name Pat Marchiando Owner/Agent/Other Interest (circle one)
Address 5879 Gross Dr. Weidman MI. 48893
Phone 989-330-0116 Fax _____

Property Owner Information: (if different from applicant)

Name _____
Address _____
Phone _____ Fax _____

Property Information:

Address/Location 5254 W Weidman Road
Property Tax ID Number 11-019-20-001-09
Current Zoning District C-1 Requested Zoning District C-1
Future Land Use Designation I-1 Current Use Storage Warehouse

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 | 4. Adjacent roads and or easements; |
| 2. Existing and proposed curb cuts; | 5. Existing improvements; exiting and proposed utilities; |
| 3. Adjacent uses and zoning districts; | 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.

Pat Marchiando
Signature of Applicant

8-21-23
Date

Pat Marchiando
Signature of Property Owner

8-21-23
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.

Pat Marchiando
Signature of Property Owner

8-21-23
Date

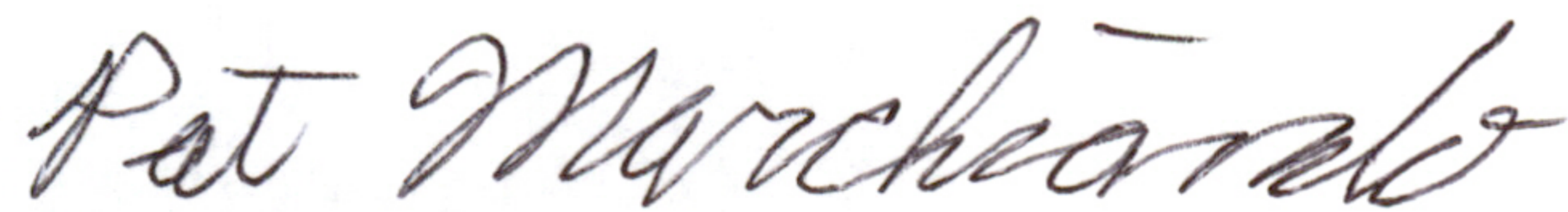
Office use only

Fee \$325.00 File # PZA23-03 Date 8-23-23 Check # 8941 Receipt # 12279

August 22, 2023

The parcels to the east of mine are Weidman Rd Storage, then Pioneer Oil Tool, then P J Steel. To the west are J and J auto, then the hair salon on the corner. Across the street is the wood pellet plant and what use to be Maeder Brothers Sawmill. Around the corner in the same section of land are G and S Mechanical and Straus Masonry. I believe the rezoning of my parcel from commercial I to commercial 1 would not impact anything in the area in any harmful way.

Sincerely

A handwritten signature in cursive script that reads "Pat Marchiando". The signature is written in black ink and is positioned below the word "Sincerely".

Pat Marchiando

Farm feild
Proposed Parcel 5 acres



storage building



Commercial Property

J and J Auto

Commercial Property

Weidman Rd Storage

easement

726'

Power line



Proposed entrance



300' →

66'

W. Weidman Rd.

Farm feild

CERTIFICATE OF SURVEY

SECTION 19, T15N, R5W, NOTTAWA TWP, ISABELLA COUNTY, MICHIGAN

I PETE LORENZ, HEREBY CERTIFY THAT ON SEPTEMBER 19, 2005, I SURVEYED THE LAND DESCRIBED HEREON AND ALL THE REQUIREMENTS OF P.A. 132 OF 1970 AS AMENDED, HAVE BEEN MET.

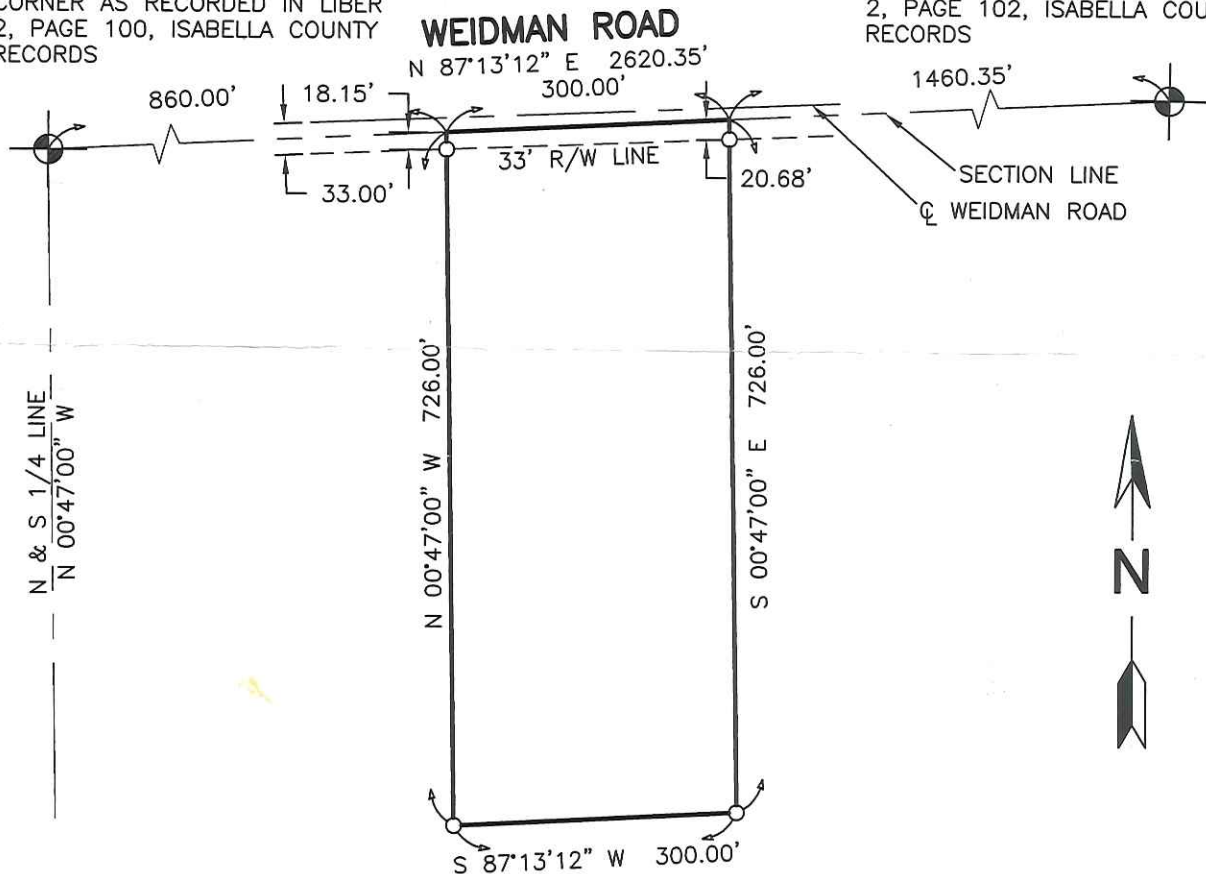
CERTIFIED TO: MARCHIANDO PROPERTIES, LLC
5879 W. GROSS DRIVE
WEIDMAN, MI 48893

DESCRIPTION:

Part of the Northeast One-quarter of Section 19, T.15N., R.5W., Nottawa Township, Isabella County, Michigan. More Particularly described as: Beginning at a point on the North line of said Section 19 which is N. 87°13'12" E., along said North Section line, 860.00 feet from the North One-quarter Corner of said Section 19; thence continuing N. 87°13'12" E., along said North Section line, 300.00 feet; thence S. 00°47'00" E., parallel with the North and South One-quarter line of said Section 19, 726.00 feet; thence S. 87°13'12" W., parallel with said North Section line, 300.00 feet; thence N. 00°47'00" W., parallel with said North and South One-quarter line, 726.00 feet to the point of beginning. Containing 5.0 acres more or less. Subject to Weidman Road Right-of-way and subject to easements and Right-of-ways of record.

(B-7)
N. 1/4 CORNER
SECTION 19, T15N-R5W
NOTTAWA TWP, ISABELLA CO., MI
FOUND REMONUMENTATION
CORNER AS RECORDED IN LIBER
2, PAGE 100, ISABELLA COUNTY
RECORDS

(C-7)
NE CORNER
SECTION 19, T15N-R5W
NOTTAWA TWP, ISABELLA CO., MI
FOUND REMONUMENTATION
CORNER AS RECORDED IN LIBER
2, PAGE 102, ISABELLA COUNTY
RECORDS



LEGEND

○ SET 1/2" X 18" REROD W/P.S. CAP # 46677

BASIS OF BEARING: BEARINGS ESTABLISHED FROM PREVIOUS MID-MICHIGAN ENGINEERING AND SURVEY CO., INC - JOB NO. 0504-126



3229 W. Beal City Road
Weidman, Michigan 48893

Phone: (989) 644-5953
Fax: (989) 644-8659

PETE LORENZ, PS # 46677

COPY

SCALE: 1" = 200'

DATE: SEPTEMBER 19, 2005

JOB NUMBER: 050004

DRAWN BY: TPL

CHECKED BY: TPL

SHEET NUMBER: 1 OF 1

11177

LIBR 1318 PG 0070



MICHIGAN REAL ESTATE TRANSFER TAX
DEPT of TAXATION \$ 258.00
ISABELLA COUNTY, MI
200500011177 12 OCT 2005 \$ 33.00 C
00023494 \$ 225.00 S

200500011177
Filed for Record in
ISABELLA COUNTY, MI
SHARON A BROWN
10-12-2005 At 10:43:48 am.
WARR DEED 20.00
Liber 1318 Page 70 - 72

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 the within instrument, and that all
taxes are paid as shown by the records of this
office for five years.

Steven W. Pickett
Treasurer of Isabella County

200500011177
ISABELLA COUNTY ABSTRACT
CALL

WARRANTY DEED

THIS INDENTURE, made this 5 day of October 2005,
7th

BETWEEN: POTATO FIELD INVESTMENTS, L.L.C., a Michigan Limited Liability Company, formerly known as Gross-Smith, a Michigan Co-Partnership, pursuant to a Certificate of Conversation dated July 3, 2002, of 5059 West Weidman Road, Weidman, Michigan, 48893, Party of the First Part,

AND:

MARCHIANDO PROPERTIES, LLC, a Michigan Limited Liability Company, of 5879 Gross Drive, Weidman, Michigan, 48893, Party of the Second Part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Twenty-Nine Thousand Nine Hundred (\$29,900.00) Dollars, to it in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, does by these presents grant, bargain, sell, remise, release, alien and confirm unto the said party of the second part, its successors and assigns, FOREVER, all that certain piece or parcel of land situated and being in the Township of Nottawa, County of Isabella, State of Michigan, and described as follows, to-wit:

Part of the Northeast Quarter (NE ¼) of Section Nineteen (19), Township Fifteen North (T-15-N), Range Five West (R-5-W), Nottawa Township, Isabella County, Michigan, more particularly described as beginning at a point on the North line of said Section 19 which is North 87°-13'-12" East, along said North Section line, 860.00 feet from the North ¼ Corner of said Section Nineteen (19), thence continuing North 87°-13'-12" East, along said North Section line, 300.00 feet; thence South 00°-47'-00" East, parallel with the North and South one-quarter line of said Section 19, 726.00 feet; thence South 87°-13'-12" West, parallel with said North Section line, 300.00 feet; thence North 00°-47'-00" West, parallel with said North and South one-quarter line, 726.00 feet to the point of beginning. Containing 5.0 acres more or less. Subject to Weidman Road right of way and subject to easements and rights of way of record.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining: To Have and To Hold the said premises, as herein described, with the appurtenances, unto the said party of the second part, and to its successors and assigns, FOREVER. And the said party of the first part, for itself, its successors and assigns, does covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the delivery of these presents it is well seized of the above granted premises in fee simple; that the premises are free from all encumbrances whatever, except easements, rights of way, restrictions and reservations of record, and that it will, and its successors and assigns shall Warrant and Defend the same against all lawful claims whatsoever, except as above noted.

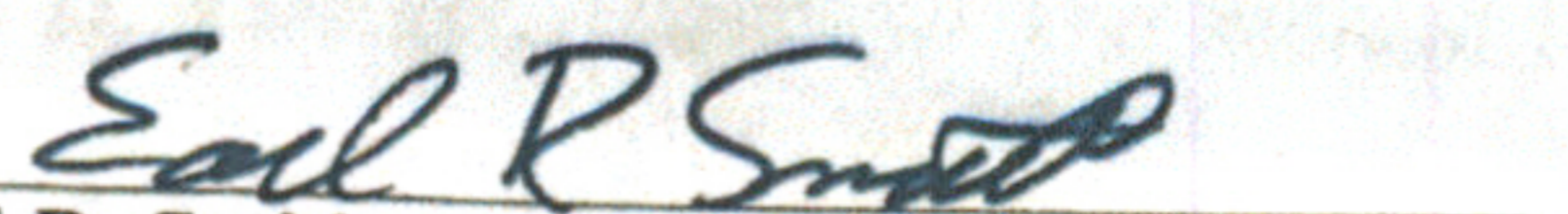
The Grantor reserves the right to make all division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

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

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands the day and year first above written.

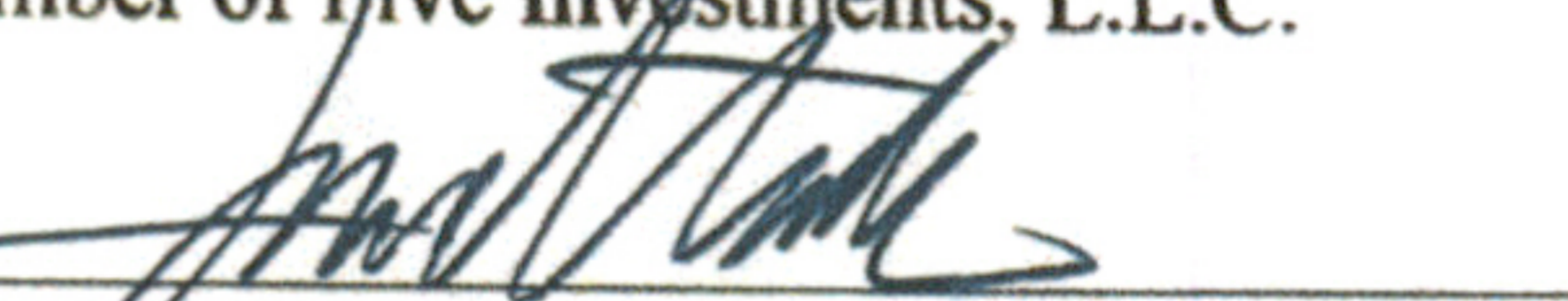
POTATO FIELD INVESTMENTS, L.L.C.

By 
Thomas R. Gross, Member of
Potato Field Investments, L.L.C.

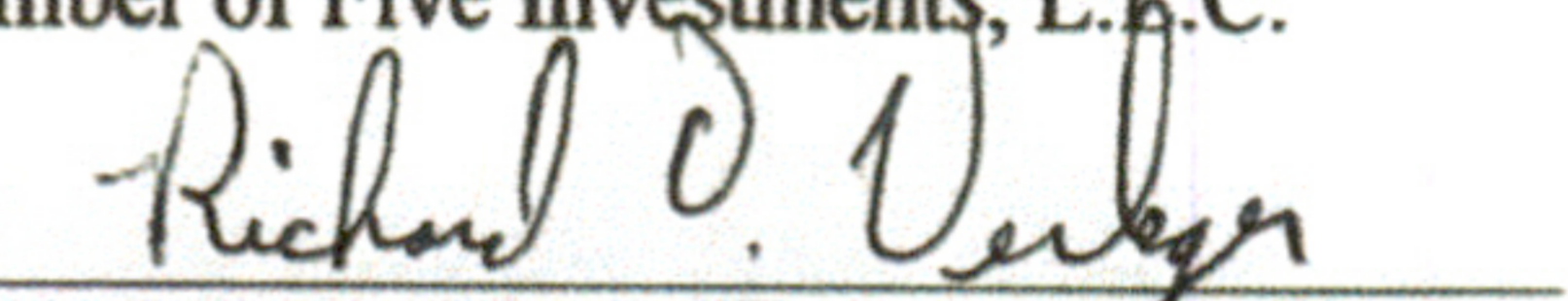
By 
Earl R. Smith, Member of
Potato Field Investments, L.L.C.

FIVE INVESTMENTS, L.L.C., Member
of Potato Field Investments, L.L.C.

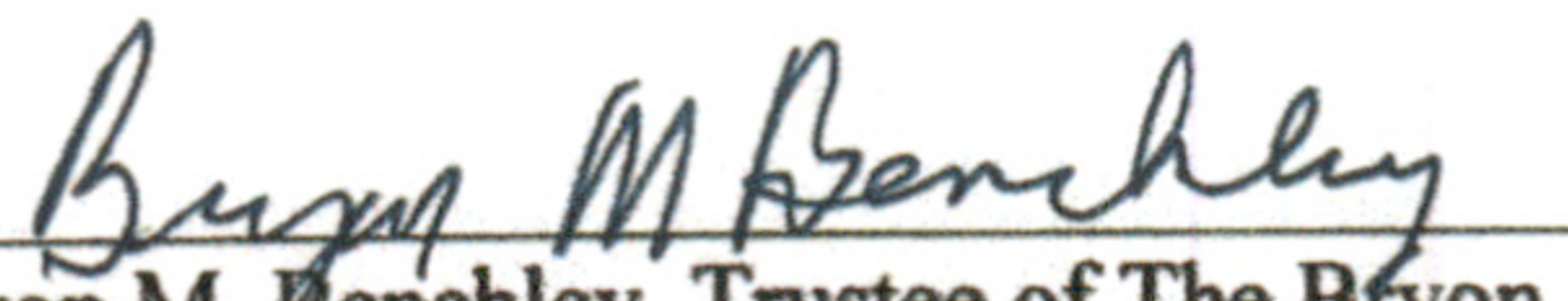
THE JAMES R. STARK LIVING TRUST
DATED FEBRUARY 16, 2001,
Member of Five Investments, L.L.C.

By 
James R. Stark, Trustee of The James R.
Stark Living Trust dated February 16, 2001

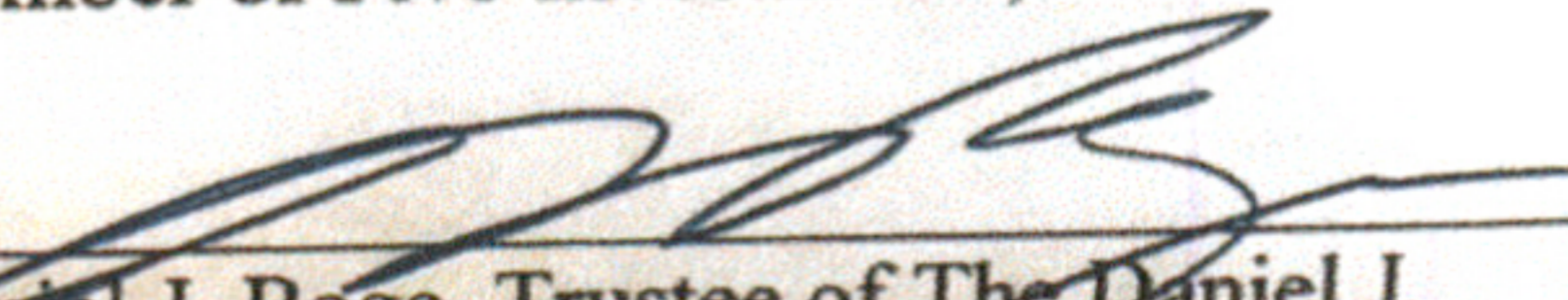
THE RICHARD D. VERLEGER LIVING
TRUST DATED DECEMBER 9, 1993,
Member of Five Investments, L.L.C.

By 
Richard D. Verleger, Trustee of The Richard
D. Verleger Living Trust dated
December 9, 1993

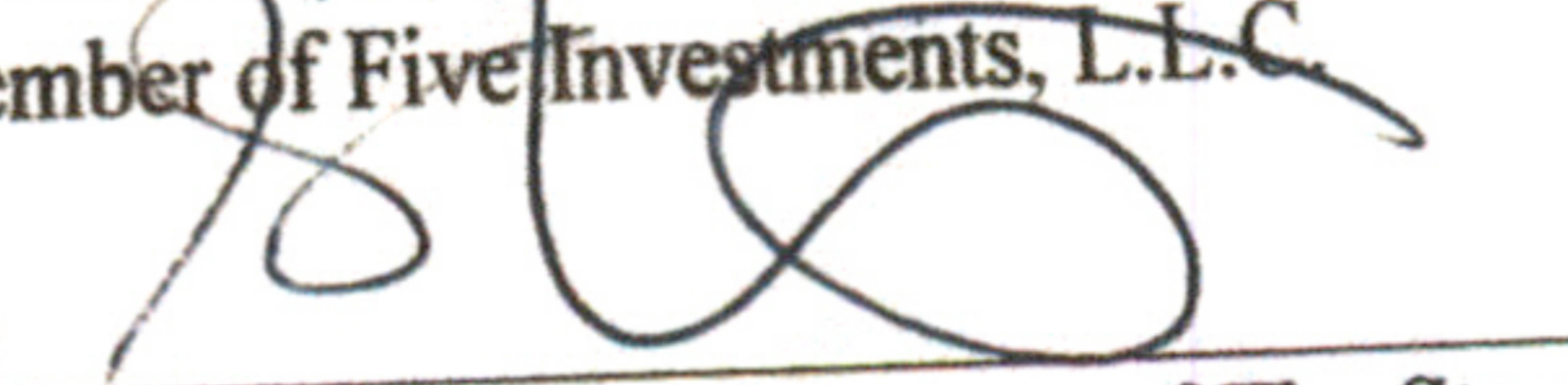
THE BRYON M. BENCHLEY LIVING
TRUST DATED APRIL 23, 1992,
Member of Five Investments, L.L.C.

By 
Bryon M. Benchley, Trustee of The Bryon
M. Benchley Living Trust dated
April 23, 1992

THE DANIEL J. BOGE LIVING TRUST
DATED SEPTEMBER 27, 2001,
Member of Five Investments, L.L.C.

By 
Daniel J. Boge, Trustee of The Daniel J.
Boge Living Trust dated
September 27, 2001

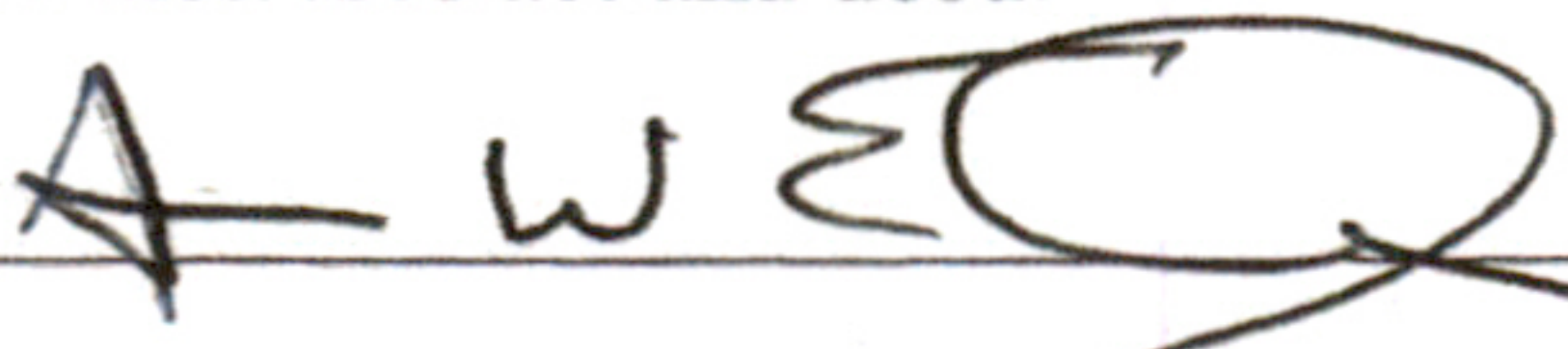
THE STEVEN W. MARTINEAU
REVOCABLE LIVING TRUST DATED
MARCH 1, 2000,
Member of Five Investments, L.L.C.

By 
Steven W. Martineau, Trustee of The Steven
W. Martineau Revocable Living Trust
dated March 1, 2000

STATE OF MICHIGAN)
) ss.
County of Isabella)

On this ^{7th} ~~5~~ day of October, 2005, before me, a Notary Public, in and for said County, personally appeared Thomas R. Gross and Earl R. Smith, Members of Potato Field Investments, L.L.C., and James R. Stark, Trustee of The James R. Stark Living Trust dated February 16, 2001, Richard D. Verleger, Trustee of The Richard D. Verleger Living Trust dated December 9, 1993, Bryon M. Benchley, Trustee of The Bryon M. Benchley Living Trust dated April 23, 1992, Daniel J. Boge, Trustee of The Daniel J. Boge Living Trust dated September 27, 2001, and Steven W. Martineau, Trustee of The Steven W. Martineau Revocable Living Trust dated March 1, 2000, as Members of Five Investments, L.L.C., which is a member of Potato Field Investments, L.L.C., to me known to be the same persons described in and who executed the within instrument, and who acknowledged the same to be their free act and deed.

My commission expires:



Notary Public, Isabella County, Michigan
Acting in the County of Isabella

This instrument prepared by:
JAMES S. FOX, Attorney at Law
702 East Michigan
Mt. Pleasant, MI 48858

JAMES W. ENGLER
Notary Public, State of Michigan
County of Isabella
My Commission Expires Aug. 12, 2010
Acting in the County of Isabella

When recorded return to:
MARCIANDO PROPERTIES, LLC
5879 Gross Drive
Weidman, MI 48893

Tax Parcel No: 11 019 20 001 06