

ISABELLA COUNTY
Application for Special Use Permit

Applicant:

Name Jacob Toth (Owner) Agent/Other interest (circle one)
Address 2775 S Nottawa Rd, Mt. Pleasant MI 48858
Phone 9894889925 Fax _____


Property Owner: (if different from applicant)

Name _____
Address _____
Phone _____ Fax _____

Property Location:

Township Broomfield Section 13 Zoning District AG2
Address 6500 Block W pickard rd
Tax I.D. Number 01-013-10-001-05

Description of Project and Proposed Use: Proposed use of an excavation and transportation business. Equipment parking and material stockpiles at rear of property.

 11/15/23
Signature of Applicant 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.

Signature of Applicant 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.

Office Use Only

File No. PSUP-230005 Fee \$175.00 Check # 1129 Receipt No. 12776
Date Application Received 11-17-23 Application Received By aj
Legal Description Attached? YES NO Site Plan Attached? YES NO
Applicable Ordinance Section(s) _____

Jacob Toth Special Use Permit

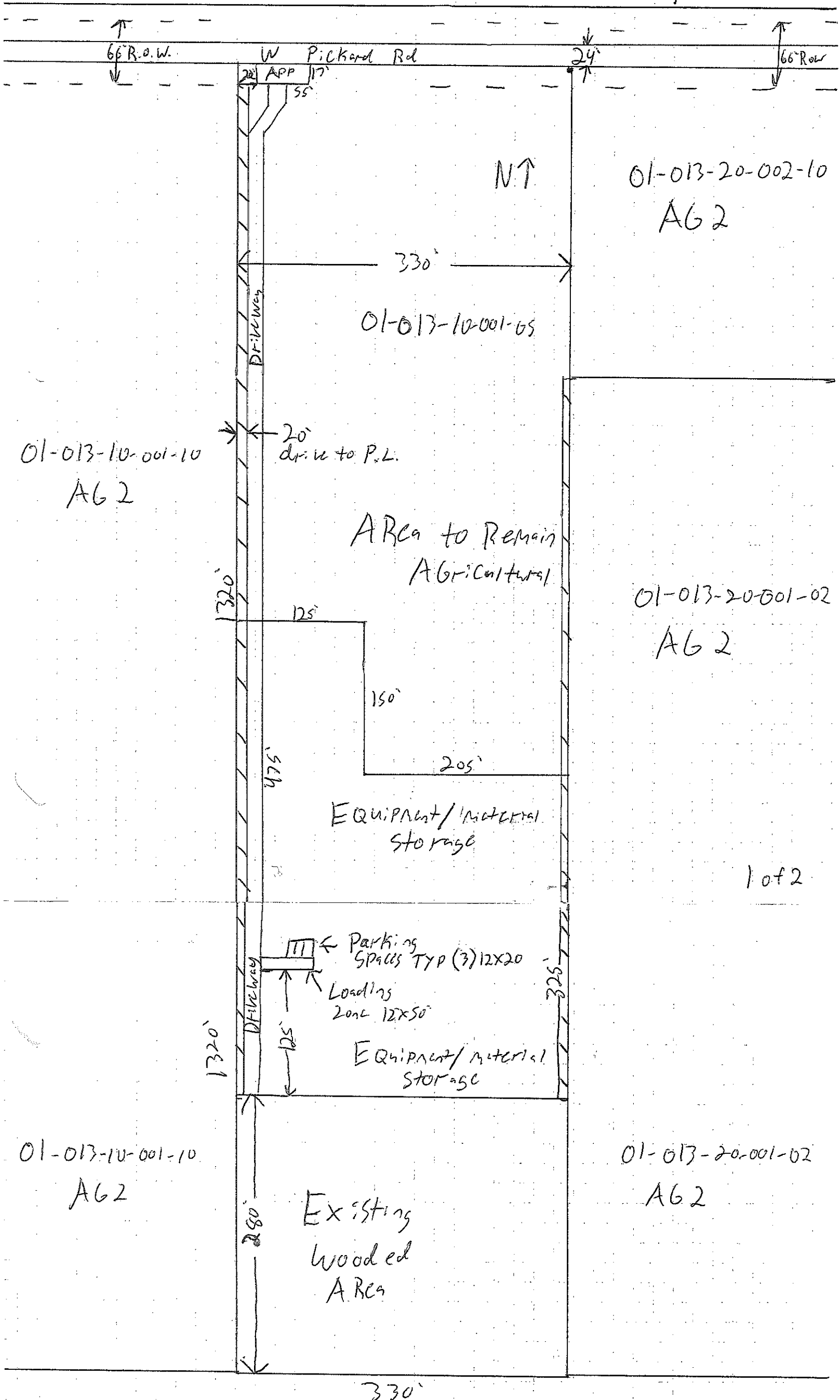
- 1) The special use of an Excavation and Transportation business is allowed in an Ag2 District.
- 2) The proposed use will not be detrimental to the adjacent properties as per the site plan conditions will be met to lessen the impact on neighboring properties.
- 3) The proposed use will be provided with screening per the site plan as well as the requirements for said use as outlined in the zoning ordinance as well as the majority of business operations will be conducted towards the rear of the property. Existing drive approach/ entrance is already at least 100 feet away from a residence as outlined in special use requirements.
- 4) There will be some traffic/ noise attributed to the operation of the business but will be mitigated by being kept mostly to business hours as well as at a maximum distance possible from residences.
- 5) N/A
- 6) The special use in question allows business hours of 6:00 am to 10:00 pm

A variance to allow a 10 acre parcel size in place of the 5 acre maximum allowed parcel size for an excavation and transportation business in an agricultural district has been granted by the zoning board of appeals as of 11/15/2023

Jacob Toth Site Plan

Prepared by Jacob Toth, OWNER
2775 S. Nottawa Rd Mt. Pleasant MI 48858

1" = 100'



Screening 2 staggered rows 10' on center Evergreen 3" Tall

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Cathleen Conley-Treichel**

Whose address is 12425 Wilkinson Rd, Freeland, MI 48623

Convey(s) and Warrant(s) to **Jacob M. Toth and Kaylee M. Toth, Trustees of The Jacob M. Toth and Kaylee M. Toth Living Trust**

Whose address is 2775 S. Nottawa Rd., Mount Pleasant, MI 48858

the following described premises:

Land situated in Broomfield Township, Isabella County, Michigan to-wit:

The East 10 acres of the Northeast 1/4 of the Northwest 1/4 of Section 13, T14N, R6W, Broomfield Township, Isabella County, Michigan

Tax Parcel No.: 01-013-10-001-05

For the Sum of Forty Eight Thousand Dollars and No Cents (\$48,000.00)

Subject to the existing building and use restrictions, easements, and zoning ordinances of record, if any.

The grantor grants to the grantee the right to make One division(s) under section 108 of the Land Division Act, Act. No. 288 of the Public Acts of 1967.

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.