

**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.

  
Signature of Applicant

11/15/23  
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.

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 af

Legal Description Attached?  YES  NO

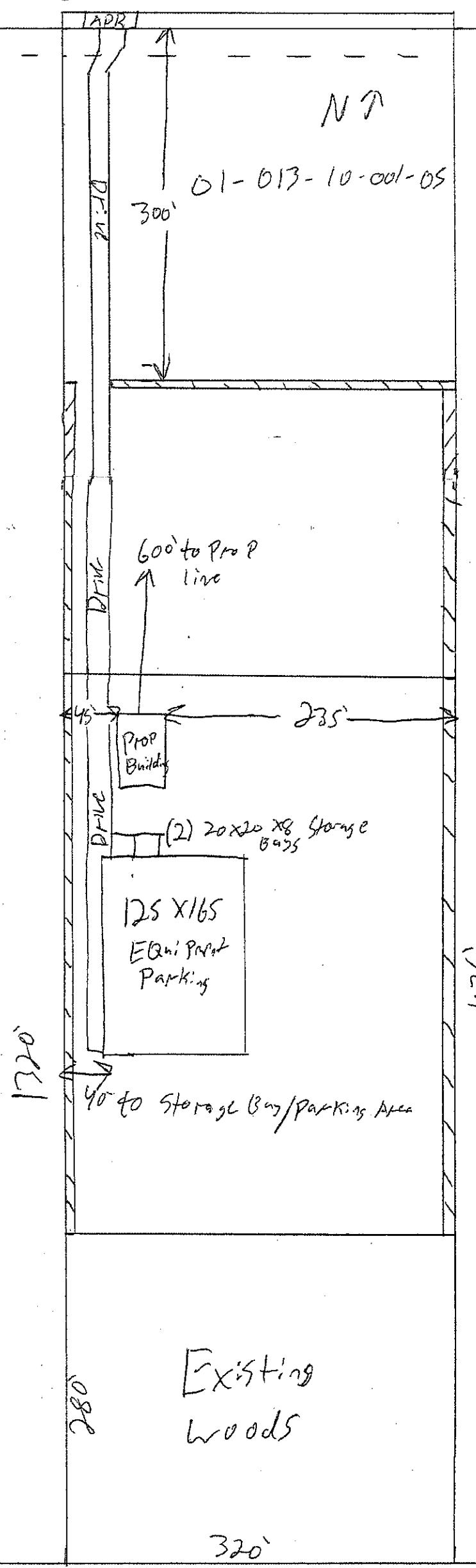
Site Plan Attached?  YES  NO

Applicable Ordinance Section(s) \_\_\_\_\_

Jacob Toth / Toth Excavating Inc Site Plan Revision 1

Prepared by Jacob Toth  
2725 S. Ottawa Rd At. Measant

1320'



Screening 2 staggered rows 10' in center stagger 3' tall

Prop. Storage Building to be 40' x 60' x 16' Side walls  
Plants of Road at 30' feet

## Toth Excavating LLC Operations Outline

Toth Excavating LLC is a small family owned excavating and trucking business that serves the residential and commercial market in Mt. Pleasant and the surrounding areas and was established in 2022. The types of work usually performed include: Septic and Drainfield installation, driveways, new home/ addition excavation, demolition, concrete removal and concrete preparation such as sidewalks/ driveways, polebarn pads, trucking of construction materials and different types of stormwater drainage. The business currently employs 1 full time employee as well as some part time employees as needed and operates a small number of pieces of equipment/ trucks.

The property in question was purchased in June of 2023 with growth in mind to be able to park additional equipment and trucks as the business grows as well as store job materials such as sand, gravel, topsoil, drainage stone, multiple types of pipe and other miscellaneous materials needed in such a business, no material processing will take place on site and materials will be stored behind the concrete block bunkers as shown on the site plan. The business currently operates out of a home office located at 2775 S Nottawa Rd and will continue to do so for the foreseeable future until such time that a storage building/ workshop can be built on the property as outlined on the siteplan.

There are multiple instances of similar businesses throughout the county operating in similar districts. Our goal is to provide our services to our local community as well as other communities nearby while doing so in the least impactful way to the landowners around us. We understand the concerns of the neighbors and based on the siteplan feel that we have given thought to how to mitigate these concerns and lessen the impact of our operation. We feel there has also been a misunderstanding as far as the size/ scope of the operation that will be moving in here in that this is a small business and it will not have the impact such that some of the other local operations would have such as a Fisher Transportation, Mcguirk Sand and Gravel, Isabella Corporation Etc. It has been said by others that we could have found "a more industrial site" to operate our business from and if we were a large company we would agree with that, however as a small business that is not in the cards for us. As other companies of similar size have done so, we chose a location in rural Isabella County amongst farm operations that are of similar impact to their surrounding neighbors.

## **WARRANTY DEED**

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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 grantees the right to make 1/4 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.