

**ISABELLA COUNTY
APPLICATION FOR SITE PLAN REVIEW**

Applicant

Name: JBS Contracting, Inc. Owner/ Agent / Other interest (circle one)
Address: P.O. Box 370 Mt. Pleasant, MI 48804
Phone: 989-773-0770 Fax: 989-772-9272

Property Owner (if different from applicant)

Name: Fair Family Trust - Steven & Shelly Fair (Trustees)
Address: 3015 E GRASS LAKE RD
Phone: 989-386-7552 Fax: _____

Property Location

Tax ID Number: 15-016-20-002-01
Job Site Address: Address to be assigned by County.
Township: Vernon Section: 16 Zoning District: AG

Detailed Description of Use: Maintenance building overseeing/supporting the existing salvage yard, including storage of tools, vehicles & equipment that is required to maintain operations.

Signature:  JBS Contracting Date: 2/20/24

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OFFICE USE ONLY

File #: PSPR240003 Fee: \$ 125 Check #: 17187 Receipt #: 13139
Date Received: 2-21-2024 Received by: Machenzie Rahl

Review Type: Zoning Administrator / Planning Commission Approved [] Denied []

Conditions (if any): _____

Isabella County Zoning Administrator _____ Date _____



OWNER:
 FAIR SALVAGE COMPANY
 2731 E GRASS LAKE RD,
 CLARE, MI 48617

PARCEL#
 15-009-40-003-01
 NEW 5 ACRE PARCEL SPLIT FORM
 15-009-40-003-00

ZONED: AG-2
 SPECIAL USE

ZONED AG-2 SPECIAL USE

MINIMUM LOT AREA	5 ACRES
MINIMUM LOT WIDTH	467 FT
MINIMUM FRONT YARD SETBACK	50 FT
MINIMUM SIDE YARD SETBACK	20 FT
MINIMUM REAR YARD SETBACK	35 FT

AG-2 PROPERTY LEGAL DESCRIPTION:
 A PARCEL OF LAND SITUATED IN SECTION 16, T16N R4W, VERNON TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE PROPERTY CONTROLLING CORNER AT THE NORTHEAST CORNER OF SAID SECTION 16, THENCE S89°34'38"W ALONG THE NORTH LINE OF SAID SECTION 859.74' TO THE POINT OF BEGINNING, THENCE S00°11'33"E 467.00', THENCE S89°34'38"W 467.00', THENCE N00°11'33"W 467.00', THENCE N89°24'28"E ALONG THE NORTH LINE OF SAID SECTION 467.00' TO THE POINT OF BEGINNING. SPLIT FOR 2024 FROM 15-009-40-003-00 TO 01 & 02

- NOTE:**
- ALL OUTDOOR LIGHTING SHALL BE DIRECTED TOWARD AND CONFINED TO THE GROUND AREAS OF THE LAWNS OR PARKING LOTS INTENDED TO BE SERVED.
 - SCREENING: (77) 3' TALL EVERGREENS
 - EVERGREEN TREES SHALL BE NOT LESS THAN THREE FEET IN HEIGHT AND SHALL BE PLANTED NOT MORE THAN 10' ON CENTERS. SPECIES PREFERRED: CEDAR, FIR, HEMLOCK, JUNIPER, PINE, SPRUCE.
 - NEW MAINTENANCE BUILDING TO BE USED FOR THE STORAGE OF TOOLS, VEHICLES, AND/OR EQUIPMENT THAT IS REQUIRED TO MAINTAIN THE EXISTING SALVAGE YARD.
 - ANY OUTSIDE STORAGE TO BE FENCED IN W/ 8' TALL OPAQUE FENCING PER ZONING ORDINANCE.
 - ➡ = PROJECTED TRAFFIC FLOW
 - HIGHEST POINT OF NEW BUILDING RIDGE TO BE 22'-1"
 - NO EXTERIOR LIGHTING SCHEDULED

OFF STREET PARKING:
 STORAGE BUILDING: 1 SPACE PER EACH TWO(2) EMPLOYEES (OR) 1 PER EACH 1,500 S.F. GFA (WHICHEVER IS GREATER)
 SPOTS REQUIRED= 5 + 1 ACCESSIBLE PARKING SPACE.
 5 SPOTS PROVIDED + 1 ACCESSIBLE PARKING SPACE.
 PARKING STALL SIZE 10'X20'
 ACCESSIBLE PARKING LOAD/ UNLOAD SIZE 5' X 20'

SITE PLAN
 SCALE: 1" = 30'-0"



REVISIONS		
TAG	DATE	CHANGE

JBS JOB NUMBER:
 DRAWING NAME: SITE PLAN
 DRAWN BY: DJC
 REVIEWED BY:
 FIELD SUPERVISOR:
 DATE: 1/24/2024

ENGINEER'S SEAL:

FAIR SALVAGE
 CLARE, MICHIGAN 48617

JBS Contracting Inc.
 COMMERCIAL/INDUSTRIAL CONSTRUCTION
 1680 COVER PARKWAY
 MT PLEASANT, MI 48858
 (989) 773-0770

SCALE:
 1" = 30'-0"

C1
 FAIR SALVAGE