

ISABELLA COUNTY
Application for Special Use Permit

Applicant:

Name Julia Robison Admin
Owner/Agent/Other interest

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

Phone 989-644-2090 **Email** julia@strausmasonry.com

Property Owner: (if different from applicant)

Name Straus Real Estate

Address 2580 N. Johnson Rd. Weidman, MI 48893

Phone 989-644-2090

Property Location:

Township Nottawa Section _____ Zoning District _____

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

Tax I.D. Number 11-019-20-006-01

Description of Project and Proposed Use (Attach additional pages if necessary):

Please see additional page(s)



Signature of Applicant **7/8/2024**
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. PS1P240013 Fee \$350.00 Check # 063049 Receipt No. 13913

Date Application Received 7-9-24 Application Received By (MR)

Legal Description Attached? YES NO Site Plan Attached? YES NO

Applicable Ordinance Section(s) 12.05 Y

Straus Real Estate

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

Straus Real Estate

Weidman, MI 989 644 2090

Special Land Use Permit

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

We are formally requesting consideration for a special use permit to repurpose a former masonry storage facility located at 2580 N. Johnson Rd. Weidman, MI 48893 into a mini storage facility. This endeavor aligns with our vision for adaptive use of existing infrastructure while contributing positively to our community's growth and development.

In accordance with the requirements outlined by the County, I would like to address the following key aspects:

The proposed development is consistent with the County's adopted Comprehensive Plan, which emphasizes the revitalization of underutilized industrial spaces for modern community needs. This transition from a masonry storage facility to a mini storage facility supports the Plan's objectives of promoting sustainable development and efficient land use.

We have conducted a thorough assessment to ensure that the density and use characteristics of the proposed mini storage facility will not be detrimental to adjacent properties. 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 mini storage facility will be designed, constructed, operated, and maintained in a manner that respects the character of adjacent properties and the surrounding area. Architectural features and landscaping will be employed to integrate seamlessly into the neighborhood, fostering a cohesive aesthetic while providing necessary storage solutions.

Ensuring the safety and welfare of our community is of utmost importance. The operation of the mini storage facility will adhere to strict guidelines to prevent hazards to adjacent properties. There will be no activities, materials, or equipment that could compromise public health, safety, or welfare due to factors such as traffic, noise, smoke, odor, fumes, or glare.

The facility will be adequately served by essential public facilities and services, as confirmed by our consultations with relevant authorities including the Central Michigan District Health Department. We are committed to maintaining these services at levels deemed essential to support the mini storage facility's operations effectively and sustainable.

To respect the peace and quiet of neighboring residential areas, no activities associated with the mini storage facility will occur between the hours of 8 p.m. and 8 a.m. Without prior authorization, ensuring minimal disruption to surrounding properties during nighttime hours.

In addition, we are requesting a review on a proposed advertisement sign to be built on the property for the storage facility- Please see the attached details.

In conclusion, we believe that the proposed transformation of the former masonry storage facility into a mini storage facility is not only beneficial but also essential for the continued development of our community in line with strategic planning objectives. We are committed to working closely with the County and relevant stakeholders to address any concerns and ensure a positive outcome for all parties involved.

Thank you for considering our request. Please do not hesitate to contact me at 989-644-2090 or julia@strausmasonry.com if you require any additional information or clarification regarding this proposal.



Administrative Coordinator: Julia Robison

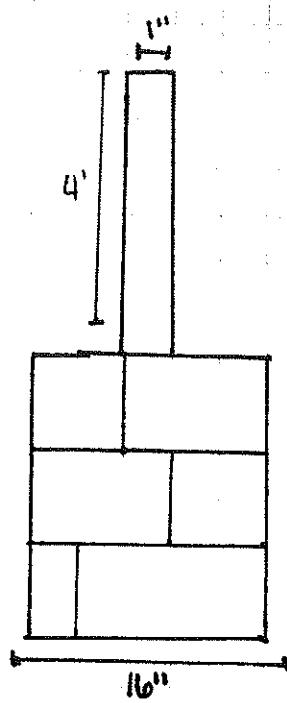


*Our reputation is
carved in stone*

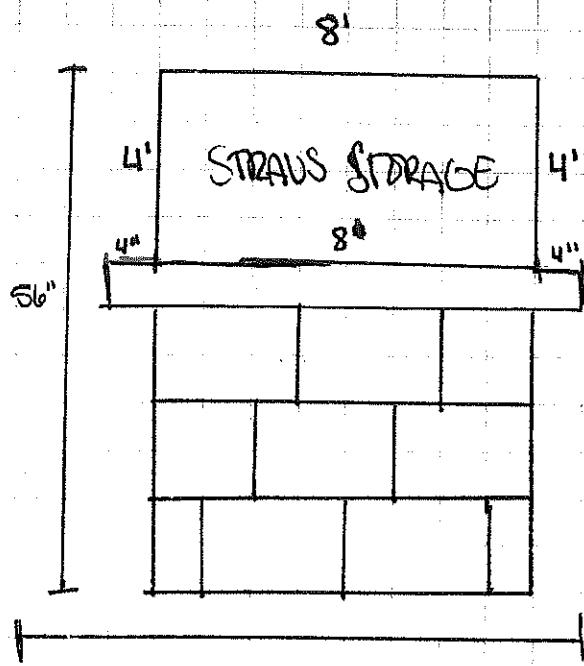
Custom Stone Fabrication

StoneWorks Inc.

- Limestone
- Granite
- Quartz
- Bluestone



Side elevation



(NOT TO SCALE)

K2stoneworks.com
P.O. Box 20190 • 1518 Queen St. • Saginaw, MI 48602
Phone: 989-790-3250 • Fax: 989-790-3401

Mike Keifer
cell: 989-798-0615
Jeff Koski

Isabella County Road
Commission

2261 E Remus Road
Mt Pleasant, MI 48858
Phone: (989) 773-7131
(989) 772-2371



Scan to Verify

Permit #2023R0196

Approved by John Zeleznik on
12/06/2023 02:51 PM ET

Effective: 10/30/2023

Expires: 10/29/2024

ISABELLA COUNTY PERMIT TO CONSTRUCT, OPERATE, USE AND/OR MAINTAIN WITHIN THE RIGHT-OF-WAY

Amount Due	\$200.00
Permittee	McGuirk Sand-Gravel, Inc.
Applicant Name	McGuirk Sand-Gravel, Inc.
Address	3046 Jen's Way Mt. Pleasant, MI 48858 US
Phone	9897721309
Email	alex.fuller@mcguirksand.com
Fax	9894004806
Contractor	Yes
Business Name	McGuirk Sand-Gravel, Inc.
Contractor Name	Alex Fuller
Contractor Address	3046 Jen's Way Mount Pleasant, MI 48858 US
Contractor Phone	9896217574
Contractor Email	alex.fuller@mcguirksand.com
Type of Permit	Driveway Permit
Driveway Permits	Commercial Approach
Commercial	New Commercial Driveway
Description of work to be completed in the right-of-way	Install new commercial drive to self storage facility
Work Start Date	10/31/2023
Work Completion Date	11/10/2023

Worksite Address **2580**
County Road **N Johnson Road**
Between **W Beal City Road**
And **W Weidman Road**
Township **Coldwater**
Property ID **11-019-20-006-01**
Section **19**
Side of Road **East**
Acknowlegement **Yes**

Special Conditions

Please contact ICRC before pouring curb so a grade check can be performed.