

# ISABELLA COUNTY REQUEST TO REZONE

## Applicant Information:

Name David Weaver Owner/Agent/Other Interest (circle one)  
Address 8471 W Deerfield Rd Blanchard MI 49310  
Phone NA Fax NA

## Property Owner Information: (if different from applicant)

Name Roy Weaver  
Address 8471 Deerfield Rd Blanchard, MI 49310  
Phone NA Fax NA

## Property Information:

Address/Location Between Rolland and Brinson  
Property Tax ID Number 01 -034-20 -002 -03  
Current Zoning District AG 3 Requested Zoning District AG 2  
Future Land Use Designation AG Conservation Current Use Farming  
15

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

David Weaver  
Signature of Applicant

4-6-24  
Date

Roy Weaver  
Signature of Property Owner

4-9-24  
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.

Roy Weaver  
Signature of Property Owner

4-9-24  
Date

## Office use only

Fee \$325.00 File # P2A240001 Date 4-10-24 Check # 1569 Receipt # 13372

Resident Resident

## Right of way

 $\frac{1}{4}$  mi.

farm  
land

house

pole  
bar n

~~Property~~  
property  
line @ 14

line @ 1400 ft

farm land

log dec

barn

745 ft

30ft

## site plan

n

 $\frac{1}{2} m^2$ 

(woods)

Woods

Swamp

farm land

855 f

farm  
land

## Pond

## Woods

168 ft

(woods)

(woods)

property line

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MAY 8 2024

INSPECTION DEPT.

1. The application is to conditional rezone the property.

a. The use of the Conditional Rezoning will be for a sawmill (Processing logs) Only. The sawmill will be in the site plan area. The rest of property will be use for produce growing, farming and ~~wildlife~~ wildlife.

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INSPECTION DEPT.

REQUEST TO CONDITIONALLY REZONE  
8471 W DEERFIELD RD  
BROOMFIELD TOWNSHIP

APPLICANT: DAVID WEAVER  
OWNER: ROY WEAVER

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AUG 19 2024  
INSPECTION DEPT.

STATEMENT OF CONDITIONS:

Applicant, David Weaver and Owner, Roy Weaver, respectfully submit this Application to Conditionally Rezone the above stated land located in Broomfield Township, currently zoned as AG-3 (Buffer Agricultural) to conditionally permit the use of a sawmill, a use not specifically permitted in an AG-3 district, but permitted in the AG-2 (General Agricultural) district.

In consideration to rezone the property from AG-3 to AG-2, we promise to exclude from our use the following AG-2 uses, referencing Section 5.05 (Permitted Uses) of the Isabella County Zoning Ordinance:

- Centralized bulk collection, refinement, storage and distribution of farm products to wholesale and retail markets (such as grain cleaning and shelling)
- Confined feed lots and livestock housing facilities
- Conservation area for fauna, flora
- Excavation-transportation services
- Facilities used in the research and testing of farm products and techniques
- Farm equipment sales, service and repair
- Fisheries and hatcheries
- Forest preserve
- Fuel storage facilities
- Game refuge
- Kennels
- Nursery
- Salvage yards
- Septage waste storage facilities
- Solid waste disposal areas
- Sorting, grading and packaging of fruits and vegetables for grower
- Storage and sale of seed, feed, fertilizer and other products essential to agricultural production
- Veterinary services

which is meant to prohibit all "AG-2" uses, except "Milling and Processing of Farm Products" which category would include sawmills, which the Applicant seeks to obtain permission to build and operate.

*David Weaver*

8-16-24

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MAY 8 2024

INSPECTION DEPT.

## WARRANTY DEED

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File No.: 433436

*KNOW ALL MEN BY THESE PRESENTS:* That Ray H. Mast and Lucy A. Mast, husband and wife

Whose address is 2539 Horton Sisters Rd., Oak Hill, OH 45656

Convey(s) and Warrant(s) to Roy W. Weaver, Elizabeth D. Weaver, husband and wife, and Mary Schlabach, as joint tenants with full rights of survivorship

Whose address is 8471 W. Deerfield Rd., Blanchard, MI 49310

the following described premises:

Part of the West 1/2 of the Northeast 1/4 of Section 34, T14N, R6W, Broomfield Township, Isabella County, Michigan described as beginning at the North 1/4 corner of said Section 34; thence North 89°26'04" East, along the North line of said Section 34, 815.57 feet; thence South 00°02'25" West, parallel with the East 1/8 line of said Section 34, 1372.08 feet; thence North 89°26'04" East, parallel with said North Section line, 295.00 feet; thence South 00°02'25" West, parallel with said East 1/8 line, 1082.45 feet; thence North 86°57'13" West, 377.62 feet; thence South 00°41'03" East, 190.15 feet to the East and West 1/4 line of said Section 34; thence South 89°54'56" West, along said East and West 1/4 line, 737.01 feet to the North and South 1/4 line of said Section 34; thence North 00°04'00" East, along said North and South 1/4 line, 2614.72 feet to the point of beginning.

Tax Parcel No.: 01-034-20-002-03

For the sum of Two Hundred Fifty Two Thousand Dollars and No Cents (\$252,000.00) 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 All 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.

Dated April 20, 2017

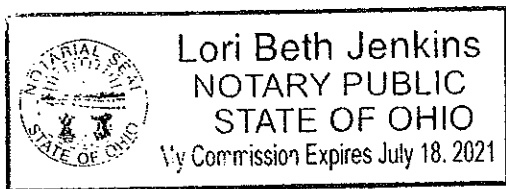
Signed

Ray H. Mast  
Ray H. Mast

Lucy A. Mast  
Lucy A. Mast

State of Ohio )  
County of Jackson ) SS

On this 18 day of April, 2017, before me personally appeared Ray H. Mast and Lucy A. Mast, husband and wife to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.



Lori Beth Jenkins  
Lori Beth Jenkins, Notary Public  
Jackson County, Ohio  
My Commission Expires: July 18, 2021  
Acting in the County of: Jackson

Drafted By: Ray H. Mast  
2539 Horton Sisters Rd.  
Oak Hill, OH 45656

Return To: Roy W. Weaver

Assisted By: Mt. Pleasant Abstract & Title  
116 Court Street  
Mt Pleasant, MI 48858

Signed:

Paul R. Miller  
Paul R. Miller

Alma J. Miller  
Alma J. Miller

David P. Miller  
David P. Miller

STATE OF Michigan }  
COUNTY OF Isabella }

On this 20 day of April, 2017, before me personally appeared Paul R. Miller, Alma J. Miller and David P. Miller to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Lori J. Young  
Lori J. Young, Notary Public  
Isabella County, MI  
Acting in the County of Isabella  
My Commission Expires: 1/5/19

Drafted by: Ray H. Mast  
2539 Horton Sisters Rd.  
Oak Hill, OH 45656

Return to: Ray H. Mast  
2539 Horton Sisters Rd.  
Oak Hill, OH 45656

Assisted By: Mt. Pleasant Abstract & Title  
116 Court Street  
Mt Pleasant, MI 48858

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 433436

Part of the West 1/2 of the Northeast 1/4 of Section 34, T14N, R6W, Broomfield Township, Isabella County, Michigan described as beginning at the North 1/4 corner of said Section 34; thence North 89° 26'04" East, along the North line of said Section 34, 815.57 feet; thence South 00°02'25" West, parallel with the East 1/8 line of said Section 34, 1372.08 feet; thence North 89°26'04" East, parallel with said North Section line, 295.00 feet; thence South 00°02'25" West, parallel with said East 1/8 line, 1082.45 feet; thence North 86°57'13" West, 377.62 feet; thence South 00°41'03" East, 190.15 feet to the East and West 1/4 line of said Section 34; thence South 89°54'56" West, along said East and West 1/4 line, 737.01 feet to the North and South 1/4 line of said Section 34; thence North 00°04'00" East, along said North and South 1/4 line, 2614.72 feet to the point of beginning.

Signed:

Roy W. Weaver  
Roy W. Weaver

Elizabeth D. Weaver  
Elizabeth D. Weaver

STATE OF MICHIGAN}

COUNTY OF ISABELLA}

On this 20th day of April, 2017, before me personally appeared Roy W. Weaver and Elizabeth D. Weaver to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Lori J. Young  
Lori J. Young, Notary Public  
Isabella County, Michigan  
Acting in the County of Isabella  
My Commission Expires: January 5, 2019

Drafted By and Return To: Roy W. Weaver, 8471 W. Deerfield Rd., Blanchard, MI 49310