

ISABELLA COUNTY  
ZONING BOARD OF APPEALS  
Application for Variance

APPLICANT INFORMATION:

Name Kenneth A Jones K&S Jones mgt co.  Owner/Agent  Other (Circle One)

Address 1183 S. Vroman rd MT Pleasant MI

Phone 989-737-3292 Fax \_\_\_\_\_

PROPERTY OWNER INFORMATION: (if different from applicant)

Name K&S Jones mgt co

Address 5547 calhoun rd Beaverton MI

Phone \_\_\_\_\_ Fax \_\_\_\_\_

PROPERTY INFORMATION:

Address/Location 5965 W. Jordan rd weidman MI

Tax I.D. Number 11-080-00-030-00

Zoning District T15 N Township R5W Section 22

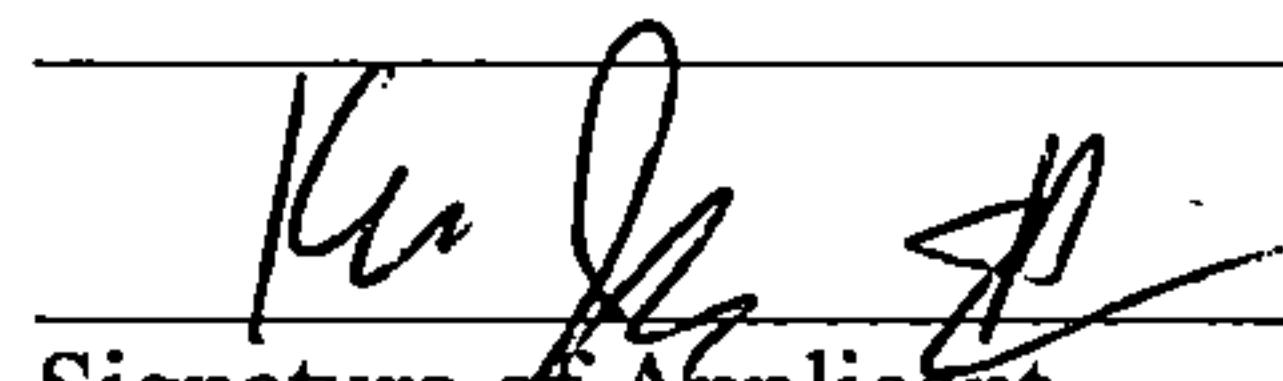
Directions to property Jordan rd west to pine grove

ATTACHMENTS: Please submit the following items with the application.

- A Site Plan showing the following: Dimensions of property, location of roads, easements and driveways. The location and dimension of any existing buildings and/or structures; any unique natural features such as lakes, rivers, streams, wetlands, steep slopes. The location and dimensions of proposed building(s) and/or structures.
- A copy of the deed and accurate legal description of property.

The applicant must demonstrate evidence of a practical difficulty and demonstrate that **ALL** conditions in Section 14.04 (C) (1-5) are met (see reverse).

Nature of request: \_\_\_\_\_

  
Signature of Applicant

8-1-24  
Date

Optional: I hereby grant permission for members of the Isabella County Zoning Board of Appeals and Zoning Administrator to enter the above-described property for the purposes of gathering information related to this application.

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_


File # PVAR240009  
Received by MR

OFFICE USE ONLY  
Fee \$350.00  
Check Number \_\_\_\_\_

Date Received 8-2-24  
Receipt Number \_\_\_\_\_

Jordan rd

1 N



#1 This property will already have a barn on it prior to building/renovating.

Typically there may already be a site plan in place before the building of any structures.

#2 There are many buildable lots with barn only.

This one would be no different.

#3 The use of this property will be no different than all others around it.

#4 If the intent of the ordinance was to eliminate buildings without residence on property than this variance will not impair that. The intent is to create another single family structure on the child parcel.

#5 The ability to split this property is not impractical, rather the barn is existing already.

STATE OF MICHIGAN  
COUNTY OF ISABELLA  
I HEREBY CERTIFY that there are no tax liens or titles held by the state  
or individuals on the lands described in the within instrument, and that  
all taxes are paid as shown by the records of this office for five years.

*Steven W. Rehbein*  
Treasurer of Isabella County

KK

RECORDING - REC'D: 12/20/2023 01:59:00 PM  
Document # 202300039402 WARR DEED  
Isabella County, Michigan  
Karen Jackson, Register of Deeds  
Recorded: 12/20/2023 01:59 PM  
OR LIBER 1904 PAGE 1887

STATE OF  
**MICHIGAN**  
Isabella County  
12/20/2023  
202300039402



REAL ESTATE  
TRANSFER TAX  
\$246.40 CO  
\$1,680.00 ST  
TTX# 06186  
BW

## WARRANTY DEED

The Grantor, Paula M. King NKA Paula M. Chippewa  
whose address is 5965 West Jordan Road, Weidman, MI 48893

convey and warrant to K & B Jones Management Co.  
whose address is 5547 Calhoun Road, Beaverton, MI 48612

the following described premises situated in the County of Isabella, State of Michigan to wit:

**Lots 28 & 29, Pine Grove Subdivision, Nottawa Township, Isabella County, Michigan,  
according to the recorded plat thereof as recorded in Liber 9 of Plats, Page 359, Isabella  
County Records.**

Parcel Address: 11-080-00-035-00  
Commonly known as: 5965 West Jordan Road, Weidman, MI 48893

for the sum of **TWO HUNDRED TWENTY FOUR THOUSAND AND 00/100 Dollars**  
**(\$224,000.00)**

Subject to easements, reservations and restrictions of record.

Date: 12/20/2023

Paula M. King NKA Paula M. Chippewa  
Paula M. King NKA Paula M. Chippewa

STATE OF MICHIGAN  
COUNTY OF Isabella

Acknowledged by Paula M. King NKA Paula M. Chippewa before me on December 20,  
2023.

Mary Herroon  
Notary Public Signature  
Mary Herroon  
Notary name

Notary public, State of Michigan, COUNTY OF Montcalm

My Commission Expires: July 20, 2026



Drafted by:

Paula M. King NKA Paula M. Chippewa  
5965 West Jordan Road, Weidman, MI 48893

File No. 23-7817

When recorded, return to:

Diversified National Title Agency  
500 East Michigan Avenue, Suite 203, Lansing, MI 48912

**Owner Name K & B ONES MANAGEMENT**

**TENTATIVE- DEPENDENT ON ZONING VARIANCE**

**APPROVAL**

**Parent Parcel 11-080-00-035-00 1.384 +/--ac 5965 W JORDAN 145200/145200 401 0**  
**T15N R5W**  
**LOT 28 & 29 PINE GROVE SUB**

**Child Parcel 11-080-00-035-01 .5 +/--AC 5965 W JORDAN 95800/95800 402 ?**  
**T15N R5W**  
**COM AT NW COR LOT 29 PINE GROVE SUB TH E ALOG N LOT LINE 112 FT TH S TO S LOT LINE OF LOT 28**  
**TH W TO W LOT LINE LOT 28 TH ALOG WLY LOT LINE LOTS 28 & 29 TO NW COR LOT 29 AND POB**

**Child Parcel 11-080-00-035-02 .88 +/--AC W JORDAN 49400/49400 402**  
**0**  
**T15N R5W SEC 22**  
**LOT 28 & 29 PINE GROVE SUB EXC COM AT NW COR LOT 29 PINE GROVE SUB TH E ALOG N LOT LINE 112**  
**FT TH S TO S LOT LINE OF LOT 28 TH W TO W LOT LINE LOT 28 TH ALOG WLY LOT LINE LOTS 28 & 29 TO**  
**NW COR LOT 29 AND POB**

**Assessment Year 2025**

Your request for a land division under the Michigan Land Division Act, 1967 P.A. 288, as amended (the "Act"), has been TENTATIVELY approved, according to the requirements of such law, and based upon the representations contained in your application for a division.

Approval of a division under the Act is not a determination that any of the parcels, which result from the division, comply with any other ordinances or regulations, including but not limited to any applicable zoning ordinances. You should consult with the Township or with an attorney, planner, engineer, surveyor or other professional to ascertain compliance with such matters.

Approval of a division is also not a determination by the Township that any of the representations made in your application are accurate.

This division approval is not a determination that adequate facilities are available for public water and/or sewer, nor a determination that any parcel which results from the division will satisfy any applicable standards for on-site water supply and/or on-site sewage disposal.

The Township and its officers and employees are not liable if a building permit is not issued for any parcel due to the inability of a parcel to be serviced by public water or sewer, nor due to the inability of a parcel to obtain approval for on-site water or sewage disposal.

**Descriptions for assessment and tax purposes only, not to be used as legal descriptions.**

Dated: 08/01/2024

By **Denise M. Hall**

Land Division Administrator

Revised 01/01/2013