

ISABELLA COUNTY  
APPLICATION FOR SITE PLAN REVIEW

**Applicant**

Name: Nelson Holding Company, LLC Owner/Agent/Other interest (circle one)

Address: 5145 N Mission Rd. Rosebush MI 48878

Phone: 989-339-8565 Email Address: rjarmon@lifetimetal.com

**Property Owner (if different from applicant)**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_

**Property Location**

Tax ID Number: 09-003-40-011-08

Job Site Address: 5145 N Mission Rd. Rosebush MI 48878

Township: Isabella Section: 3 Zoning District: I-1

Detailed Description of Use: Building an 80x120' post-frame storage building to store steel coils for use in our existing manufacturing facility.

Signature: Ryan Jarmon Date: 4/7/25

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.

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File #: PSPR250605 Fee: \$ 750 Check #: 1059 Receipt #: 15293

Date Received: 4-7-25 Received by: \_\_\_\_\_

Review Type: Zoning Administrator Planning Commission Approved  Denied

Conditions (if any): \_\_\_\_\_

Isabella County Zoning Administrator

Date

PP# 40-011-08  
PART OF SE 1/4 OF SE 1/4 SEC 3 T15N R4W ISABELLA TWP  
ISABELLA COUNTY MI DESCRIBED AS  
BEG N 00D 31M 04S E ALG THE E SEC LINE 680.00 FT FROM  
THE SE COR OF SAID SEC 3 TH CONTINUING N 00D 31M 04S E  
ALG SAID E SEC LINE 318.13 FT TH N 88D 44M 02S W PARALLEL  
TO THE S 1/8 LINE OF SAID SEC 3 292.05 FT TH N 00D 31M 04S E  
PARALLEL TO SAID E SEC LINE 148.00 FT TH N 88D 44M 02S W  
PARALLEL TO SAID S 1/8 LINE 82.00 FT TH N 00D 31M 04S E  
PARALLEL TO SAID E SEC LINE 74.75 FT TH N 88D 44M 02S W  
PARALLEL TO SAID S 1/8 LINE 160.95 FT TH S 00D 31M 04S W  
PARALLEL TO SAID E SEC LINE 536.42 FT TH S 88D 44M 02S W  
PARALLEL TO THE S SEC LINE OF SAID SEC 3 535.08 FT  
BACK TO THE POB EXC SE 1/4 OF SE 1/4  
SEC 3 T15N R4W ISABELLA TWP ISABELLA COUNTY MI.  
COM SE COR TH N 00D 31M 04S E 680 FT  
TH N 88D 44M 02S W 535.08 FT TH N 00D 31M 04S E 461.61 FT  
TH N 88D 44M 02S E 74.75 FT TH S 88D 44M 02S W 160.95 FT  
TH S 00D 31M 04S W 74.75 FT TH N 88D 44M 02S W 160.95 FT  
TO POB.....THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR  
THE INSTALLATION & MAINTENANCE OF PUBLIC UTILITIES WITHIN  
THE ROW OF MISSION ROAD AND BEING SUBJECT TO RESTRICTION  
RESERVATIONS EASEMENTS RIGHTS OF WAY ZONING GOVERNMENT  
REGULATIONS & MATTERS VISIBLE IF ANY UPON OR AFFECTING SA  
CONTAINING 5.0 A M/L (COMBINED PARCEL A & EXISTING PARCEL  
(40-011-02) OF SURVEY JOB #E-150226).....  
SPLIT FOR 2018 FROM 40-011-00 TO 40-011-03 & 40-011-04 & 40-011-05  
ALSO 40-011-02 COMBINED FOR 2018 TO 40-011-04.....  
SPLIT/COMBINED FOR 2023 FROM 09-003-40-008-00 & 09-003-40-008-01  
TO 09-003-40-008-01 & 09-003-40-011-08.

ISABELLA TOWNSHIP, ISABELLA COUNTY ZONING SITE DATA

	ZONING REQUIREMENT	THIS PLAN PROVIDES:
PARCEL AREA	217,800 sq. ft. 5 acre min.	256,579 sq.ft. 4.72 ACRE
PROPOSED USE		METAL SALES & FABRICATION
ZONING	I-1, C-1	
PROPOSED BUILDING SIZE		25880 ex. 9600 new 35480 sq. ft.
NUMBER OF STORIES/HEIGHT	60' maximum	SINGLE STORIE/ 27'
LOT COVERAGE	-	
LOT FRONTAGE OR WIDTH	330' AT BUILDING LINE	318' at ROAD 466' AT BUILDING
FRONT SECTBACK	50' minimum	166'
TOTAL SIDE YARD	20' minimum, 40' TOTAL	NORTH 38'-6", SOUTH 129'
REAR YARD REQUIREMENT	40' minimum	147'
OFF STREET PARKING		26 SPACES incl. 2 A.D.A.
PARKING SPACE DIMENSIONS	35-180 sq ft, BF 250 sq ft	38 + 1 ada parking space
SEPARATION FROM RESIDENTIAL USE	SCREENING OR FENCE	EXISTING SOLID WOOD FENCE
LOADING & UNLOADING SPACE	12'x50'	
LANDSCAPE REQUIREMENTS	10' GREENBELT @ ROAD	

