

ISABELLA COUNTY
Application for Special Use Permit

Applicant:

Name Bruce Green Owner/Agent/Other interest
Address 1208 Creek View Ct, Burton, MI, 48509
Phone 810 516 8990 Email brg1fl@yahoo.com

Property Owner: (if different from applicant)

Name _____
Address 11251 N VANECAR Rd, Farwell, MI, 48622
Phone 810 516 8990

Property Location:

Township Gilmore Section 8 Zoning District AG-3
Address 11251 N VANECAR Rd, Farwell, MI 48622
Tax I.D. Number 37-08-003-40-001-003

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

Private owner camp ground. Hunting
and weekends mainly. Recreational only.
Maybe some snowshoeing.

B. Green 3/5/2025
Signature of Applicant 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.

B. Green 3/5/2025
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. PSUP250001 Fee \$350.00 Check # 3845 Receipt No. 15170
Date Application Received 3-12-25 Application Received By (MP)
Legal Description Attached? (YES) NO Site Plan Attached? (YES) NO
Applicable Ordinance Section(s) 12.05 EE

Section 12.03 General Requirements for special land use

Dear Zoning Administrator,

I am petitioning for special use of my property. My wife and I would like to stay overnight in our park model RV. We like to come and go, off and on, during the year. I also like to hunt whitetail deer, in the fall, on my property. Since the present ordinance only allows us to only pick a 90 day consecutive window for camping, I am petitioning for **a private owner campground**. Approval of this petition enables us to enjoy the beautiful area during the entire seasons, whenever the urge arises.

There is nothing detrimental to the adjacent properties. In fact, I have improved the properties aesthetic appeal. The property was over grown and used as a dumping grounds by my neighbors. This has been all cleaned up and now is a pleasure to look at. I regularly maintain the property (mowing, tree trimming, litter from passing traffic, etc.).

There are no hazards to adjacent properties from my property i.e. (noise, smoke, odor, fumes, traffic, glare, persons etc.). Respectfulness to the surrounding area and neighbors is paramount.

There is a motion light on the Park Model, which illuminates the parking/driveway. The light is angled in a down position, as not to interfere with adjoining property. No other lighting is on the property.

The Park Model is the main camping unit. It is parked on an old mobile home site. There are two additional sites for guest camping. Also, there is a pole barn on the property. The septic, well, electrical systems and pole barn on the property, have been permitted, inspected and approved, which is a requirement by EGLE, for camp permitting. Interestingly, EGLE does not require private property owners to obtain a permit, if less than five camp sites are on the private property. Nevertheless, the property meets all state requirements and is entirely self-contained and in compliance with EGLE to be used for camping.

Parking for all guest will be done in the driveway, which is in front of the pole barn. No Parking will be allowed at the camp sites. The designated parking area for guest is the driveway. There is room for two vehicles per campsite in the designated parking area.

It is to be noted, that this 34.7 acre parcel was an old Christmas tree farm. A logging company chipped the Christmas trees up. They were trucked to the Cadillac power generating plant. They left a 3-4 tree width of trees around the perimeter of the property, on my side of the property line.

So in conclusion, my wife and I are asking to be able to use our park model RV, **for recreational use only**, year round 24/7. As Stated above, all utilities are in place and are properly permitted and approved.

Thank You

Bruce Green

N → Residential - Improved 1328.67' STREET #1

Bruce Green (8105168990)

1208 Creekview Ct
Burton, Mich 48509

Site

11251 N Vandecar Rd
Farmwell, Mich 48622

08-003-40-001-03
Residential - Improved
35.7 Acres

* SEE Next SHEETS
for #1, #2, #3
CAMP sites

1287.14'

330'

08-003-40-001-00

Residential - Improved

367'

140.0'

08-003-40-001-02

Residential - Improved

367'

CAMP
AREA

180.4'

1289.58'

Agricultural - Improved

Vandecar Rd

1152 N VANE CAR Rd

utility pole

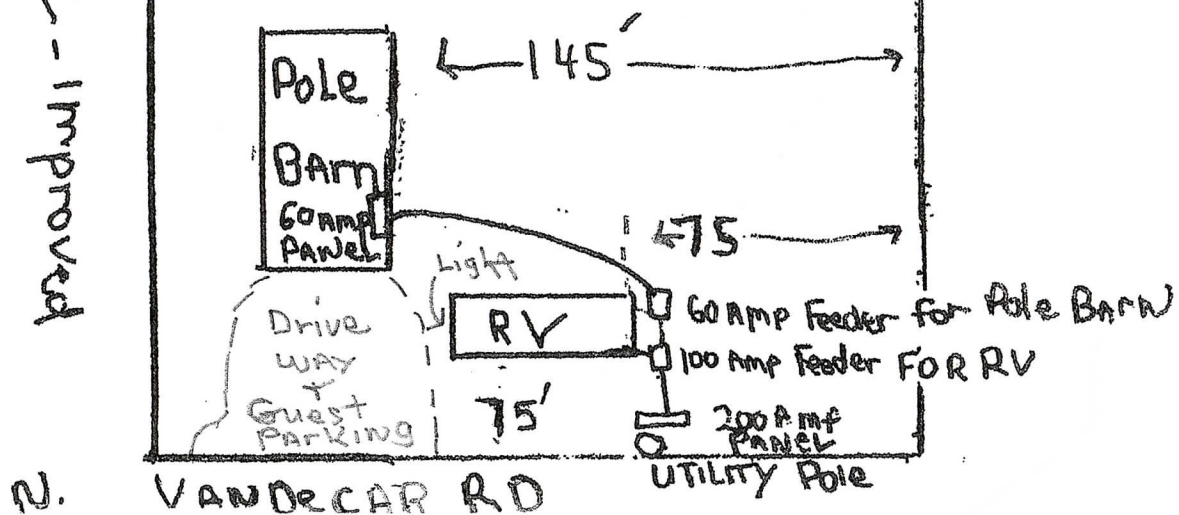
N →

SHEET #2

08-003-40-001-03

Electric

Residential - Improved
08-003-40-001-02

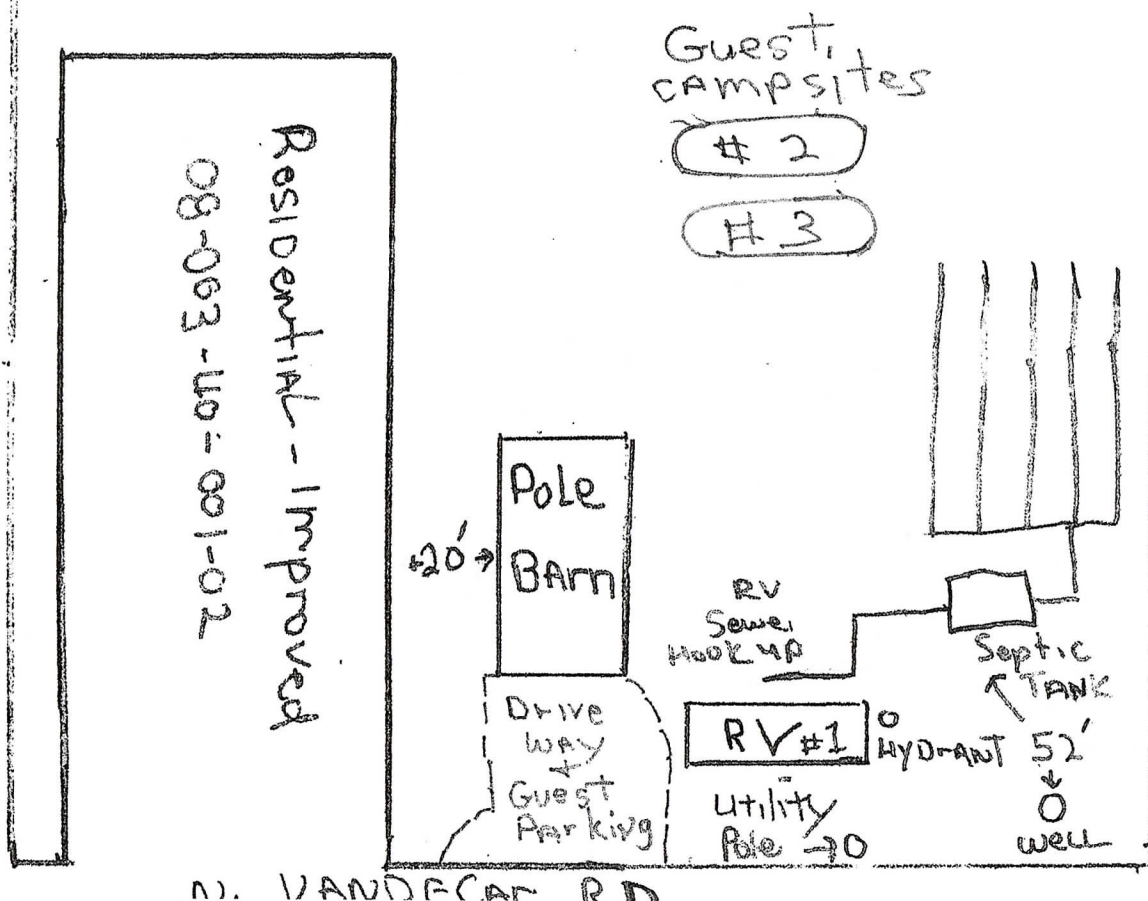


N →

08-003-40-001-03

SHEET #3

PLUMBING AND Camp Sites



Certificate of Survey

I hereby certify that I have surveyed and mapped the following described parcel (s) of land in accordance with Act 132, P.A. 1970. And that the error in the relative position of points established does not exceed one part in _____ or 0.15 ft. where the total length of traverse is not greater than 750 ft.
Bearings: From surveys of record.

DESCRIPTION - The northeast quarter of the southeast quarter of section 3, T16N, R3W, Isabella Co., MI, EXCEPT parcels previously Conveyed.

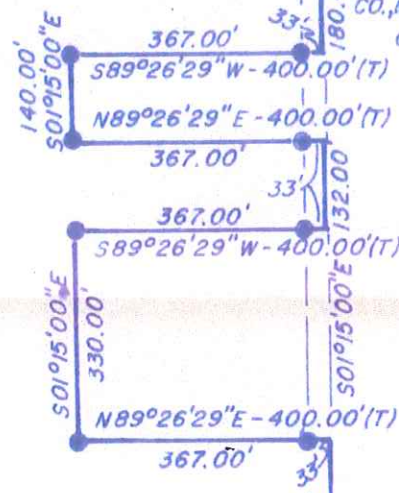
FOUND CAPPED IRON
0.25' N. & 0.58' EAST

E. & W. 1/4 LINE - N89°26'18"E - 1322.58'(T)
1289.58'

E. 1/4 COR. SEC. 3,
T16N, R5W, ISABELLA
CO., MI., AS RECORDED ON
CERTIFICATE #00156



E. 1/16 LINE - N01°21'16"W -
1328.67'



VANDECAR ROAD

FOUND CAPPED IRON
0.22' S. & 0.30' W.

FENCE COR.
8.7' NORTH

S. 1/16 LINE - S89°23'32"W - 1320.14'(T)
1287.14'

FENCE 1
NORTH

E. SEC. LINE
545.22'

LEGEND

- = CAPPED IRON SET
- = CAPPED IRON FD.

S.E. SEC. 3 - AS RECORDED
ON CERTIFICATE 00156



Tree line is on my side

THESE ARE ON
my side

THESE ARE ON
my side

N VANDECAR RD



County of Isabella



Map Publication:

09/18/2025 9:13 AM



FetchGIS

Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Isabella County expresses no warranty for the information displayed on this map document.

Tree Line is on My side



County of Isabella



Map Publication:

09/23/2025 12:20 PM



FetchGIS

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Park Model RVs (aka Recreational Park Trailers): Definition and Use

What a Park Model RV is:

A park model RV (PMRV) is a unique trailer-type RV that is designed to provide temporary accommodation for recreation, camping or seasonal use. PMRVs (also sometimes referred to as recreational park trailers) are built on a single chassis, mounted on wheels and have a gross trailer area not exceeding 400 square feet in the set -up mode. They are certified by their manufacturers as complying with the ANSI A119.5 standard for recreational park trailers.

PMRVs are most often used in recreational vehicle campgrounds. They may be owned by the campground and rented to guests or they may be brought in and used exclusively by their owners on a site rented or leased from the campground. They can also be placed by their owners on private property. These units are designed and built to be used for recreational/camping purposes only. They are not meant to be affixed to the property in any way, they do not improve property values in any way, and they are neither designed nor intended by their manufacturers to be used as permanent residences. Park model RVs are titled as motor vehicles by the various states just like other RV types.

What makes PMRVs unique is that they are up to 15 feet in width or 36 feet long with a peaked and shingled or metal roof. Some offer gabled windows, and siding choices of cedar, aluminum, vinyl, masonite or even split logs for a rustic look, while others are made of full solid logs. They are often designed with built-in porches, decks and/or storage areas. Many look like tiny summer cottages. Others look more like traditional but slightly longer RV travel trailers.

Most park model RV owners (67%) locate their unit within several hours of drive time from their primary residences and use them for weekend camping get-aways. Some owners may place their PMRV in a warm climate location and use them as a seasonal/temporary get-away to escape the cold gray winter weather, while others place their PMRVs in cooler climate locations to escape the summer heat and humidity back home.

In the off-season, these units are typically winterized (i.e. have antifreeze in the water lines; and are unusable because water and sewage facilities are not operational). These units are left in “onsite storage” when not being used.

The Recreation Vehicle Industry Association (RVIA) operates a safety standards and inspection program that requires member manufacturers of all recreation vehicles, including park model RVs, to affix a RVIA standards program seal to every unit they build in their factories. This seal indicates the manufacturer’s certification that the unit complies with the requirements of the applicable standards. A park model RV can always be identified by the blue and gold RVIA ANSI A119.5 certification seal (or its predecessor green RPTIA seal) affixed to the right of main door of the unit.



RECREATION VEHICLE INDUSTRY ASSOCIATION

1896 Preston White Dr. P.O. Box 2999 Reston, VA 20195-0999 Tel: 703/620-6003 Fax: 703/620-5071 www.rvia.org

What a Park Model RV is Not:

Although the distinctive appearance of park model RVs may sometimes lead people to think they look like small manufactured homes, appearances can be deceiving. PMRVs are actually titled and registered just like any other RV. Due to their design, small size and use as recreation, vacation and seasonal units, PMRVs are explicitly excluded from being considered or used as a manufactured home under the codes and regulations of the U.S. Department of Housing and Urban Development (HUD) specifically because they are a type of recreation vehicle (Title 24 § 3282.8(g)).

Park model RVs are built in accordance with the national safety standards set forth under a nationally recognized standard, the American National Standards Institute (ANSI) A119.5 Standard, not the HUD requirements that manufactured homes are mandated to comply with. The key distinction is that manufactured homes are single-family dwellings that are designed and built for *permanent* residency under standards set by the Department of Housing and Urban Development. Park models RVs, as noted, are designed and built to be used by families as a recreational, camping, or seasonal accommodation. PMRVs are not intended for, nor should they be used for, anything other than recreational camping or seasonal use. They are not permanent residences and should never be used as such.

Like RV motor homes, travel trailers and fifth-wheel trailers, park model RVs are built to ensure safety but are not required to meet the building codes or installation codes that stick-built or manufactured homes are required to meet. Although they are sometimes stabilized and/or skirted, they are designed to remain on their axles and wheels, ready for movement and are not connected to the ground by footers, foundations, or columns (some local units of government do require them to be anchored to the ground due to excessive local winds, but even then they can easily be detached in minutes with only hand tools).

PMRVs are not housing. There is no practical difference in the use of PMRVs than travel trailers or fifth-wheel trailers. They are not 'improvements' to campgrounds any more than a travel trailer placed and used in a campground is. They are simply one choice among many in the RV camping environment.

For more information about park model RVs, contact Matt Wald, RVIA Executive Director of Park Model RVs at (703) 620-6003 x. 313 or mwald@rvia.org.