

**Notice of Public Hearing
Huron County Planning Commission
Wednesday, September 3, 2025
County Building, Meeting Room 305
250 E. Huron Avenue, Bad Axe, Michigan 48413**

Notice is given that the Huron County Planning Commission will conduct a public hearing on Wednesday, September 3, 2025, at 7:00 p.m., during a regular meeting, to receive comments on the following zoning map amendments pursuant to PA 110 of 2006, as amended, being the Michigan Zoning Enabling Act:

ZA 2025-02 Bad Axe Property Corp., (aka Huron Landfill), 4151 S. McMillan Road, Bad Axe, Michigan, 48413, requesting to change the zoning map classification for (3) three parcels of land in Section 22 of Sheridan Township. Bad Axe Property Corp. (Huron Landfill) intends to re-classify the following parcels to Industrial (IND) Zoning District classification:

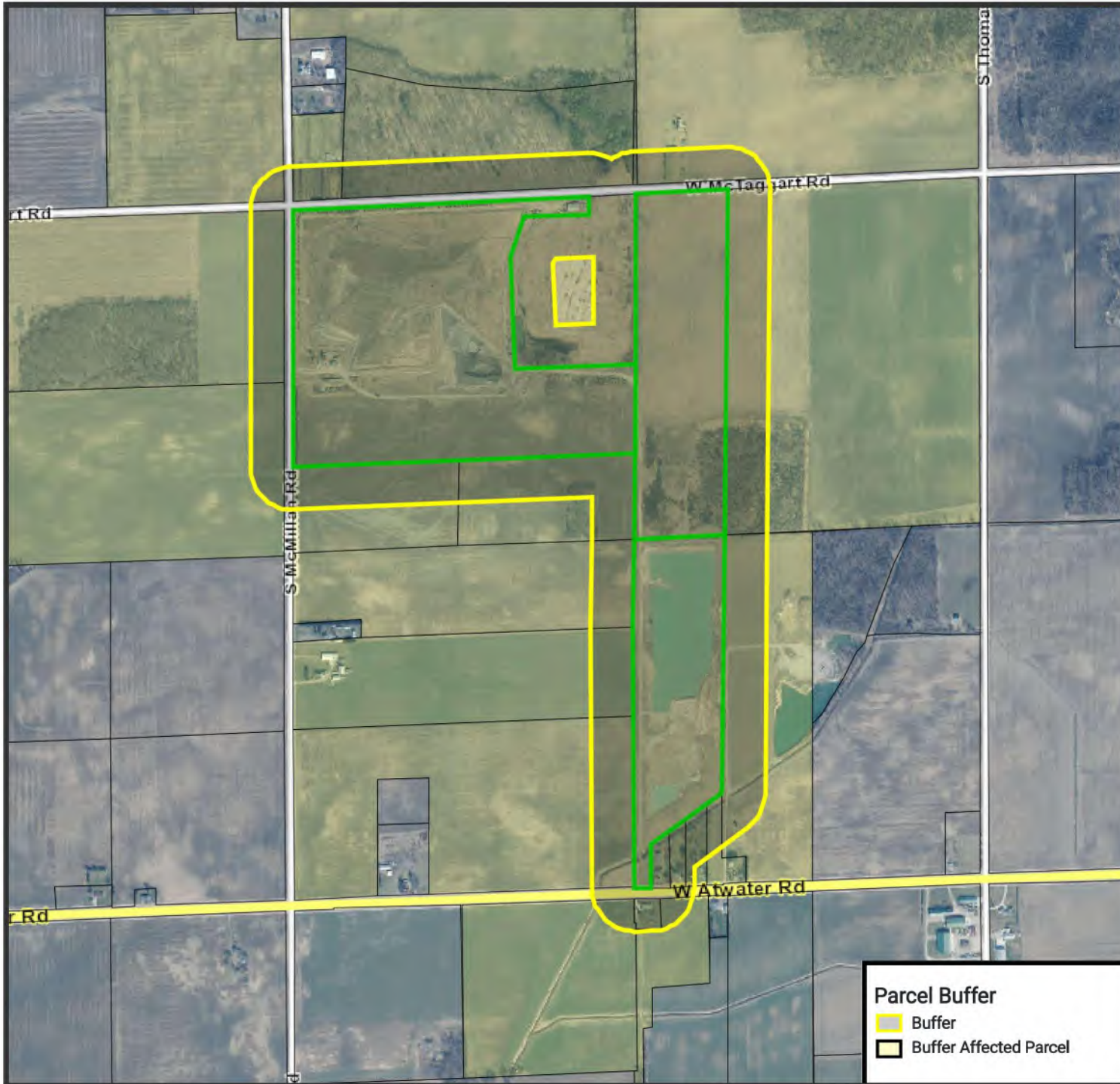
<u>Parcel Number</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>
Part of 3224-022-002-65	Agricultural (AGR)	Industrial (IND)
3224-022-008-00	Agricultural (AGR)	Industrial (IND)
3224-022-001-10	Agricultural (AGR)	Industrial (IND)

The legal description and current zoning map for all parcels listed above are available upon request. The purpose of this request is to revise Article III, Zoning Districts and Map, Section 3.02, District Boundaries of the Huron County Zoning Ordinance, by revising the zoning map classification of the three parcels listed above to Industrial (IND) Zoning District Classification. The north 55-acres of Parcel No. 3224-022-002-65 contains the Huron Landfill which is currently zoned Industrial, and the South 40-acres of Parcel No. 3224-022-002-65, subject to rezoning, will continue to be used for expansion of the Municipal Solid Waste Landfill operation. Parcel No. 3224-022-008-00 will continue to be used as a borrow pit for soil mining supporting current landfill operations. Parcel No. 3224-022-001-10 is intended to be utilized for a future storm water retention pond and future borrow pit for soil mining.

Persons interested in the above are invited to this hearing. For those unable to attend the meeting, written comments will be accepted by mail at the Huron County Building & Zoning Department, 250 E. Huron Avenue, Room 102, Bad Axe, Michigan 48413, by fax to 989-269-3362, or by email smithj@co.huron.mi.us. The Zoning Ordinance of Huron County/Zoning Maps, as well as the above requests, are available for review during office hours, 8:30 a.m. to 4:30 p.m., prior to the hearing. Questions concerning the above should be directed to Jeff Smith of the Huron County Building & Zoning Department at 989-269-9269.

This notice is disseminated and posted pursuant to the Michigan Zoning Enabling Act, PA 110 of 2006, as amended.

**Huron County Planning Commission
Bill Renn, Chairperson**



ZA 2025-02 Bad Axe
Property Corp.
(Huron Landfill)
4151 S. McMillan
Rd., Bad Axe, MI
Rezone (3) Parcels
to Industrial

Sheridan Twp. Sec 22
320ft. buffer Map



Map Publication:
08/15/2025 12:40 PM

0.3km
0.2mi

powered by
FetchGIS

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

Parcel Buffer

- Buffer
- Buffer Affected Parcel

BAD AXE PROPERTY CORP.

July 10, 2025

Huron County Building & Zoning Department
250 E. Huron Avenue, Suite 102
Bad Axe, MI 48413
989-269-9269

Via EMAIL: smithj@co.huron.mi.us

Re: Request for Zoning Classification Change from Agricultural to Industrial

- Borrow Pit [Parcel ID 24-022-008-00]
- South 40-acre landfill expansion [Part of Parcel No. 24-022-002-65 and formerly 24-022-015-00)]
- East 40 acres [Parcel No. 24-022-001-10]

To whom it may concern:

Bad Axe Property Corp. (BAPC) owns properties in Section 22 of Sheridan Township, Huron County, Michigan, which include the Huron Landfill and auxiliary areas to support landfill operations. The properties are summarized in the table below.

Combined Property	Individual Parcel Name	Parcel ID	Current Zoning Classification	Use
Huron Landfill	Original 55 acres of Huron Landfill	Part of parcel 002-65 and formerly parcel 002-50	Industrial	Municipal Solid Waste Landfill
	South 40-acre landfill expansion	Formerly parcel 015-00 and now part of 002-65	Agricultural	Municipal Solid Waste Landfill
N/A	Borrow Pit	008-00	Agricultural	Mining soils for landfill operations
N/A	East 40 acres	001-10	Agricultural	Location of a future stormwater retention pond & proposed future soil mining

Landfill Site: 4151 S McMillan Rd, Bad Axe, MI 48413

Corporate Office: 1606 E Webster Rd, Flint, MI 48505 (810) 667-4885

BAPC is applying to change the zoning classification of the three parcels described above from Agricultural to Industrial to be consistent with current zoning of the Huron Landfill and proposed future land use of the properties by BAPC.

The original 55 acres of the Huron Landfill property and South 40-acre expansion parcels were combined in January 2023 when the constructed landfill footprint extended onto the South 40-acre parcel. The original Huron Landfill property is zoned Industrial, but the zoning of the South 40-acre expansion property remained Agricultural. This was due to the preemption of local zoning regulations pertaining to landfills as previously described in a letter dated February 23, 2022, and previously submitted to the Huron County Department of Building & Zoning by Lozen Davidson & Kovar, P.C. on behalf of BAPC.

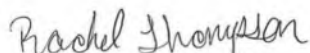
However, BAPC is now requesting to change the zoning classifications of the South 40-acre expansion, Borrow Pit, and East 40 acres parcels from Agricultural to Industrial to reflect the current land use of the properties, and for consistency with the zoning of the original 55 acres of the Huron Landfill. In addition, rezoning of the properties will inform future land use for surrounding developments.

Lastly, the East 40 acres is currently under a PA 116 Farmland Development Rights Agreement. BAPC is proposing to change the zoning classification of the East 40 acres from agricultural to industrial as a first step towards terminating the PA 116 Agreement on the property in order to excavate soil required for landfill operations. We believe that termination of the agreement would serve public interest by:

- Maintaining lower waste disposal costs for residents by allowing the landfill to continue to self-perform mining of soils required for cover and construction.
- Avoid hauling thousands of tons of soil from offsite causing undue wear and tear on public roadways and carbon emissions
- Contain all landfill activities in a centralized location thereby avoiding dust, noise, and land development activities at offsite locations

If there are any questions regarding this information, please feel free to contact me via the information below.

Sincerely,



Rachel Thompson, PE

Bad Axe Property Corp.

810.314.2885

rachel.thompson@emterrausa.com

LOZEN DAVIDSON & KOVAR, P.C.

ATTORNEYS AND COUNSELORS

TIMOTHY J. LOZEN
MARK H. DAVIDSON
ANNA M. KOVAR

STEVEN L. HILL
Of Counsel

February 23, 2022

Jeff Smith, Director
Huron County Zoning Administrator & Inspector
250 East Huron Ave., Room 102
Bad Axe, MI 48413

Via email to:
smithj@co.huron.mi.us

RE: Preemption of Zoning Regulations pertaining to
expansion of Huron County Landfill

Dear Mr. Smith:

We represent Bad Axe Property Corp. and Huron Landfill Corp. (dba Huron Landfill) who respectively own and operate the Huron Landfill at 4151 S. McMillan Road, Sheridan Township in Huron County, MI. This is a follow-up from our phone conversation yesterday regarding preemption of local zoning regulations for construction, development and operation of landfills that are included in an approved County Solid Waste Management Plan. Based on the legal authority referenced below, we assert that the expansion of the Huron County Landfill is exempt from Huron County Zoning or other local regulations that pertain to the location, development, or operation of the landfill.

The Huron Landfill is governed by Part 115, Solid Waste Management, of Michigan's Natural Resources and Environmental Protection Act (herein the "Solid Waste Management Act") MCL324.11501 *et seq.*¹ and was developed and operates under Construction Permits and Operating Licenses granted by the agency currently known as the Michigan Department of Environment, Great Lakes, and Energy (EGLE) and formerly by the Michigan Department of Environmental Quality, and Michigan Department of Natural Resources.

The landfill has used most of its existing permitted capacity and is in the process of obtaining the necessary EGLE permits and licenses to expand its operations to an adjacent 40 acres it owns to the south. This expansion onto the adjacent 40 acres was anticipated more than a decade ago and proposed in an amendment to Huron County's Solid Waste Management Plan in 2011. The proposed expansion underwent the approval process required for amendments to solid

¹ Prior to reorganization and recodification of Michigan's environment laws into the Natural Resources and Environmental Protection Act in Act 451 of 1994 at MCL 324.101 *et seq.*, Michigan's solid waste laws were part of what was then known as Act 641 of 1978 at MCL 299.401 *et seq.*

waste management plans² which included public notices, public hearings, approvals by a special County solid waste management committee, the County board, and by at least 67% of the municipalities in the County. Following this lengthy process, the plan amendment to expand the landfill onto the adjacent 40 acres was approved by the State in 2014. A copy of the June 13, 2014, approval letter from the State with the Plan amendment is attached. It should also be noted that the EGLE Construction Permit approval process that Huron Landfill is currently undergoing also involves public notices and opportunities for public hearings as part of the EGLE approval process.

Under Michigan law, once a County Solid Waste Management Plan is approved, local county and municipal zoning and other regulations regarding the location, development, construction, and operation of landfill facilities included in the Plan are preempted. Legal authority for such preemption includes the authorities referenced below.

The statutory authority for preemption is currently found in Part 115 Solid Waste Management of Michigan's Natural Resources and Environmental Protection Act (herein the "Solid Waste Management Act") at MCL 324.11538(9)³ which states:

"(9) An ordinance, law, rule, regulation, policy, or practice of a municipality, county, or governmental authority created by statute, which prohibits or regulates the location or development of a solid waste disposal area, and which is not part of or not consistent with the approved solid waste management plan for the county, shall be considered in conflict with this part and shall not be enforceable."

The administrative rules promulgated pursuant to the Solid Waste Management Act also expressly reference preemption in Rule 710 (3); MAC R 299.4710(3), which states:

² The requirements for development and approval of county solid waste management plans are found in MCL 324.11533- 324.11539a, and the Administrative Rules at MAC R 299.4701- 299.4712.

³ Note, over the years the statutory sections dealing with solid waste management have been reorganized. The provisions currently at MCL 324.11538(9) were formerly at MCL 324.11538(8). And, subsequent to the reorganization and recodification of the Solid Waste Management Act provisions formerly in Act 641 of 1978 into Part 115 of the Natural Resources and Environmental Protection Act in Act 451 of 1994, the provisions dealing with preemption were found at MCL 299.430(4) which stated:

"(4) Following approval by the director of a county solid waste management plan and after July 1, 1981, an ordinance, law, rule, regulation, policy, or practice of a municipality, county, or governmental authority created by statute which prohibits or regulates the location or development of a solid waste disposal area, which is not part of or consistent with the approved solid waste management plan for the county, shall be considered in conflict with this act and shall not be enforceable."

“(3) As stated in section 11538(8) of the act, local ordinances which are not consistent with approved solid waste management plans are not enforceable.”

Numerous Michigan Courts have upheld the preemption of county and local zoning or other regulations as they relate to landfills that are part on an approved County Solid Waste Management Plan. The following are examples of applicable court decisions:

In *Southeastern Oakland County Incinerator Authority v. Avon Township*, 144 Mich. App. 39 (1985) the Court held the Township and its Zoning Board of Appeals could not enforce its local regulations against plaintiff's landfill because they were preempted and upheld the trial court's orders prohibiting the Township from regulating and interfering with the landfill operations. In its opinion the court discussed its rationale for finding that the local regulations were preempted stating:

“Our review of the records leads us to the conclusion that the state regulatory scheme is too pervasive. The Legislature contemplated significant local input in the development of county plans. MCL 299.427; MSA 13.29(27) and MCL 299.428; MSA 13.29(28). However, once these plans are approved a cohesive scheme of centralized and uniform controls emerge. The director of the DNR is responsible for issuing construction permits, for issuing licenses to operate, and may revoke licenses or condition licensings. We believe from the comprehensiveness of this statutory scheme that the Legislature intended to preempt this field.

....

Accordingly, we find that the statutory scheme prevents local regulation concerning the operation of a landfill. Plaintiff is permitted to conduct its affairs without complying with local regulations as long as it complies with the statewide uniform regulations. Defendant's local concerns are taken into account and given consideration. MCL 299.427; MSA 13.29(27) and MCL 299.428; MSA 13.29(28).” *Id.* at 44-46.”

In *Weber v Orion Bldg Inspector*, 149 Mich App 660, 662-663 (1986), the Court held that the township was “preempted from enforcing its ordinances to the extent that said ordinances would interfere with the construction and operation of [plaintiffs'] landfill. ... We agree with and affirm the circuit court's ruling that any ordinance in conflict with the Solid Waste Management Act is not enforceable. MCL 299.430(3)

In *Fort Gratiot v. Kettlewell*, 150 Mich. App. 648, 655 (Mich. Ct. App. 1986) the Court addressed preemption stating:

“Next, we must determine if the township ordinances regulating landfill operations are preempted by the Solid Waste Disposal Act]. This issue has been

decided in the affirmative in *Southeastern Oakland County Incinerator Authority v Avon Twp*, 144 Mich. App. 39; 372 N.W.2d 678 (1985).

In *Granger Land Development Co. v. Clinton County Board of Zoning Appeals*, 135 Mich. App. 154 (1984), the Court of Appeals upheld the trial court's ruling on preemption holding that local zoning regulations concerning the disposal of nonhazardous waste were preempted by the state's enactment of the Solid Waste Management Act, but only after the approval of a county's solid waste management plan.

In *Saginaw Co. v. Sexton Corp*, 232 Mich. App. 202, 215-216 (1998), the Court held that Act 641 preempts local regulations that attempt to regulate a landfill's location and development but does not preempt a county's ability to set fees related to solid waste.

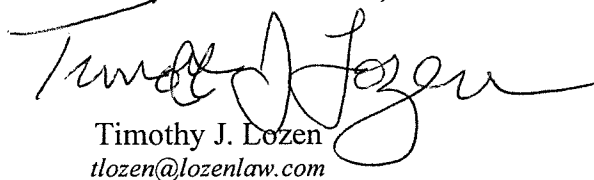
Other relevant cases addressing preemption of local regulations by Michigan's laws regulating waste disposal include: *SOCRRA v City of Madison Heights*, 5 F 3d 166 (E.D.Mich 1993); and *Township of Cascade v Cascade Resource Recovery, Inc*, 118 Mich App 580 (1982).

In asserting that the local Huron County regulations pertaining to the location, development and operation of the landfill are preempted by Michigan's Solid Waste Disposal Act, we mean no disrespect for the County and its Ordinances. We are merely asserting the County and public have already had their input into the location and proposed expansion of the landfill as part of the development of the County's Solid Waste Management Plan which we will continue to develop in accordance with the stringent regulations and standards set forth in the State's Solid Waste Management Act.

Please feel free to contact me if you have any questions.

Sincerely,

LOZEN DAVIDSON & KOVAR, P.C.

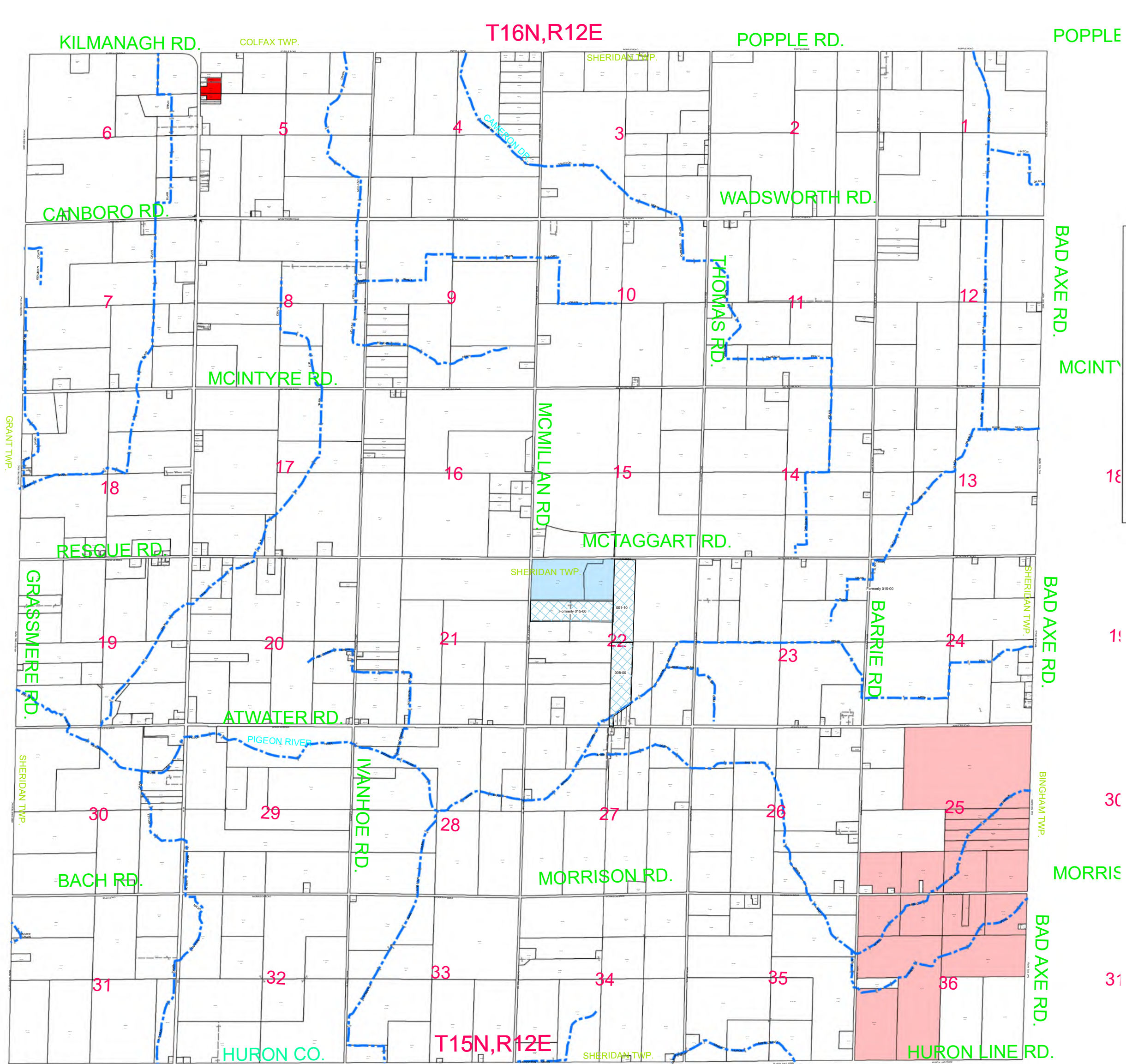


Timothy J. Lozen
tlozen@lozenlaw.com

TJL/kvh

Enclosure

cc Mr. Angelo Caramagno
Mr. John Walker
Christian K. Mullet, Esq. (cmulett@cstlaw.com)



Sheridan Zoning Legend

	AGR
	BUS
	IND
	WE
	PARCELS PROPOSED FOR REZONING

Effective Dec. 1, 1995.
Current thru 6-1-2016.

PREPARED BY:
Huron County Equalization/GIS Department
250 East Huron Avenue
Room 306
Bad Axe, MI 48413-1165
989.269.9421
989.269.2836 FAX
6-1-2016/dlk

All zoning is subject to change. Please check with county zoning official for any updates.

MCTAGGART RD.

SHERIDAN TWP.

EXISTING
LANDFILL
SITE

SOUTH 40A Rezone
Industrial

EAST 40 REZONE
INDUSTRIAL

22

BORROW PIT
Rezone
Industrial

DRAIN

BEID

DRAIN

BEID

DRAIN

DRAIN

LEGEND

PERMITTED WASTE BOUNDARY

BAD AXE PROPERTY CORP PROPERTY BOUNDARY

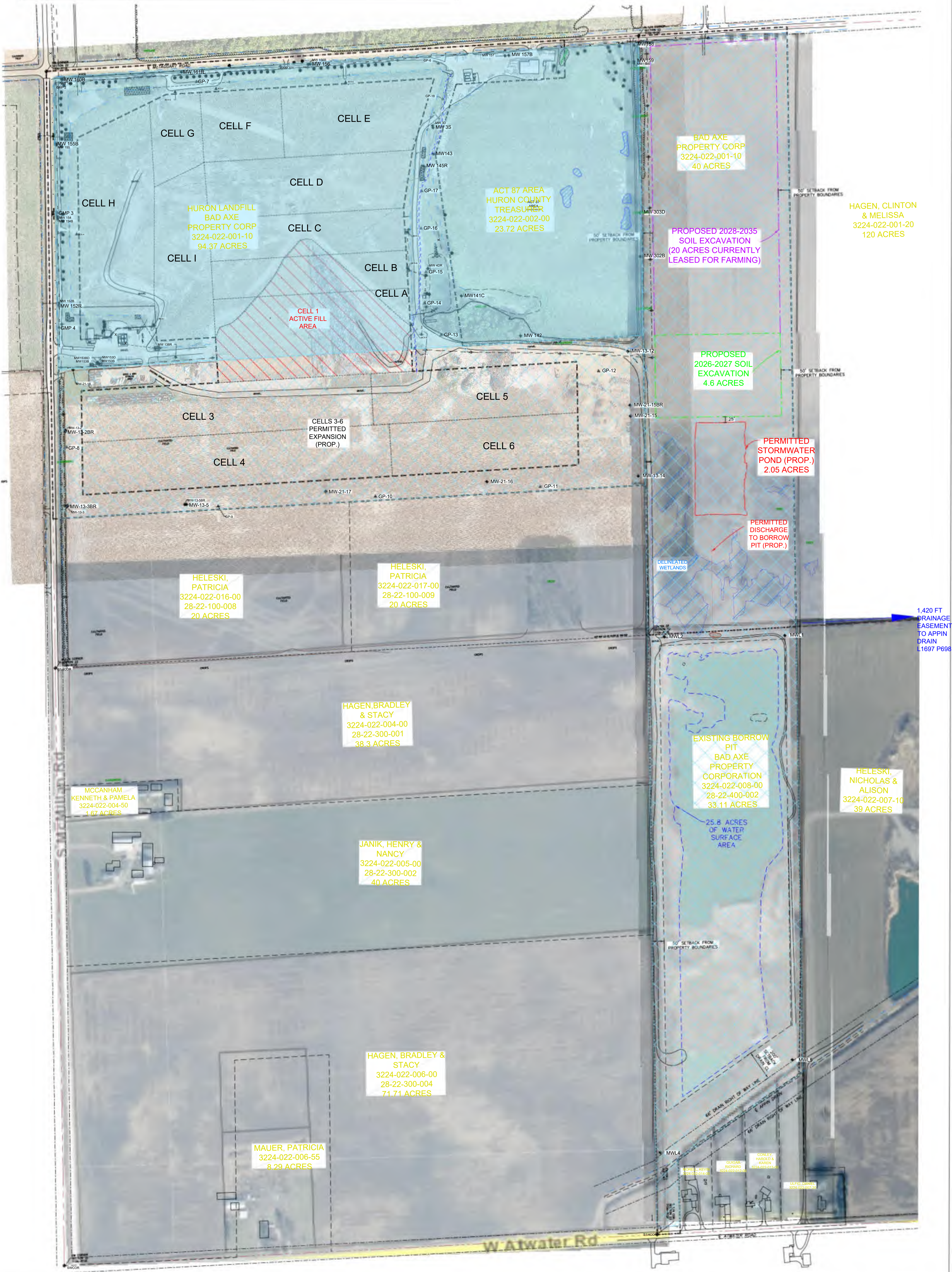
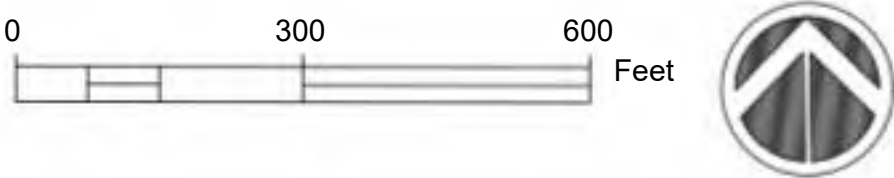
LOT LINES

CELL BOUNDARIES

RIGHT OF WAY

EXISTING INDUSTRIAL ZONING

PROPOSED INDUSTRIAL ZONING



File Name XREF_Huron Landfill 2025 Site Plan Sheet 1 of 1	REVISIONS			SITE PLAN - PART OF SECTION 22, T15N, R12E ZONING CLASSIFICATION CHANGE FOR HURON LANDFILL, BORROW PIT, AND 40 ACRES NORTH OF BORROW PIT	HURON LANDFILL CORP. & BAD AXE PROPERTY CORP. 4151 S. McMILLAN RD BAD AXE, MI 48413	Designed	
	Date	Description	Approved			Drawn	RT 5/28/2025
	05/28/25	INITIAL	RT				
	06/04/25	ADDED ZONING	RT				

Parcel Number: 3224-022-002-65

Jurisdiction: SHERIDAN

County: HURON

Printed on

08/18/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
RICHFIELD MANAGEMENT LLC	BAD AXE PROPERTY CORP	0	11/09/2012	WD	28-RELOCATION	1425:235	DEED	0.0			
HELESKI CLARENCE & PATRIC	BAD AXE PROPERTY CORP.	0	11/08/2012	WD	28-RELOCATION	1424:408	DEED	0.0			
HELESKI PATRICIA A TRUSTE	HELESKI CLARENCE & PATRIC	0	09/28/2012	QC	28-RELOCATION	1424:406	DEED	0.0			
DOVE LANDFILL OF BAD AXE	RICHFIELD MANAGEMENT LLC	675,000	07/08/2004	WD	28-RELOCATION	1094:276	DEED	0.0			
Property Address		Class: COMMERCIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
4151 S MC MILLAN RD		School: BAD AXE PUBLIC SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
BAD AXE PROPERTY CORP		MAP #: 28 22									
1606 E WEBSTER RD		2026 Est TCV 601,600(Value Overridden)									
FLINT MI 48505		Improved X Vacant		Land Value Estimates for Land Table .							
Tax Description		Public Improvements		* Factors *							
Sec 22, Town 15N, Range 12E. COM AT NW		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
COR OF SEC TH E ALG N SEC L 2285.34' TH S		Gravel Road				0.00	Total Acres		Total Est.	Land Value =	0
J2 DEG W 165' TH W 480' TH S 19 DEG W		Paved Road									
320.75' TH S 04 DEG E 850' TO N 1/8 L TH		Storm Sewer									
V ALG SD N 1/8 L 1817.02' TO W SEC L TH N		Sidewalk									
ALG W SEC L 1310.72' TO POB ALSO COM @ W		Water									
1/4 COR TH N ALG W SEC LN 655.34' TO POB		Sewer									
TH CON'T N 655.35' TH E ALG N 1/8 LN		Electric									
2613.47' TH S ALG N & S 1/4 LN 658.16' TH		Gas									
V 2613.56' TO POB. 94.39 A MOL.		Curb									
COMBINED ON 01/18/2023 FROM 24-022-002-50		Street Lights									
i 24-022-015-00 FOR 2023.		Standard Utilities									
		Underground Utils.									
Comments/Influences		Topography of Site									
LIBER/PAGE(S): 553:0151, 380:0360,		Level									
118:0006		Rolling									
Split/Comb. on 01/18/2023 completed /		Low									
/ whitel ;		High									
Parent Parcel(s): 24-022-002-50;		Landscaped									
Child Parcel(s): 24-022-002-65;		Swamp									
-----		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
Who When What		2026	300,800	0	300,800			300,800C			
		2025	300,800	0	300,800			300,800S			
		2024	293,900	0	293,900			293,900S			
		2023	287,700	0	287,700			287,700S			

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Licensed To: County of Huron, Michigan

*** Information herein deemed reliable but not guaranteed***

Main Landfill Parcel

**HURON COUNTY PLANNING COMMISSION
REQUEST FOR ZONING CLASSIFICATION CHANGE**

\$800.00 Application Fee at Regular Monthly Meeting
\$1,200.00 for Special Meeting (Rev. 01/2025)

CASE NO.: ZA-2025-02

DATE: 6/23/2025

APPLICANT'S NAME: Bad Axe Property Corp AKA: Huron Landfill

ADDRESS: 1606 E Webster Rd Flint MI 48505 810.667.4885
(mailing street address) city state zip telephone

PROPERTY OWNER'S NAME AND ADDRESS (if different than above):

name

street address

city

state

zip

telephone

ADDRESS OF PROPERTY REQUESTED FOR REZONING: 4151 S McMillan Rd, Bad Axe, MI 48413

PROPERTY IDENTIFICATION NO.: Part of 3224-022-002-65, formerly 3224-022-015-00, and formerly 3224-022-003-00 and 3224-022-003-50

LEGAL DESCRIPTION OF PROPERTY:

N 1/2 of the S 1/2 of the NW 1/4 of Section 22 (containing 39.37 acres) located in T15N-R12E, Sheridan Township, Huron County, Michigan

See Exhibit A attached. (Liber 1424 Page 411)

RECLASSIFICATION REQUEST: This request is to change the zoning classification of the above property

FROM Agricultural TO Industrial
present classification proposed classification

The above information is true and accurate. This application must be returned with the filing fee to the Huron County Building & Zoning Office before a Planning Commission public hearing can be scheduled. Contact the Building & Zoning Office at (989) 269-9269 regarding information about present zoning and proposed use of this property before submitting this application.

John K. Tuller
Signature of Applicant

6-23-2025
Date

By signing this application, owner/agent is granting County officials the right to on-site inspection of property involved in this request. VA 4067 Receipt # 77398

RECEIVED

JUL 10 2025

HURON COUNTY
BUILDING & ZONING

ZA-Zoning Amendment Application

EXHIBIT A

The North half of the South half of the Northwest Quarter of Section 22, Township 15 North, Range 12 East, Sheridan Township, Huron County, being more particularly described as follows:

Commencing at the West 1/4 corner of Section 22, T15N-R12E, Sheridan Township, Huron County, Michigan; thence N 02°34'42"E 655.34 feet along the West line of said Section 22 to the Point of Beginning; Running thence N 02°34'42"E 655.35 feet along the West line of said Section 22; thence S 89°52'36"E 2613.47 feet along the North 1/8 line of said Section 22; thence S 02°33'35"W 658.16 feet along the North-South 1/4 line of said Section 22; thence North 89°48'53"W 2613.56 to the Point of Beginning. Being a part of the Northwest 1/4 of Section 22, T15N-R12E, Sheridan Township, Huron County, Michigan and containing 39.37 acres of land more or less. Subject to easements and rights of way of record.

Part of Tax Parcel Nos.: 3224-022-003-00 and 3224-022-003-50

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
MORELL KEVIN	MORELL KEVIN LE & ETAL	0	08/06/2020	QC	21-NOT USED/OTHER	1711:564	DEED	0.0		
RICHFIELD EQUITIES LLC	BAD AXE PROPERTY CORP	0	11/09/2012	WD	33-TO BE DETERMINED	1424:391	DEED	0.0		
RICHFIELD EQUITIES LLC		0	09/07/2012	OTH	21-NOT USED/OTHER	1415:86	DEED	0.0		
RICHFIELD EQUITIES INCORP	RICHFIELD EQUITIES LLC	0	08/29/2012	OTH	21-NOT USED/OTHER	1413:711	DEED	0.0		
Property Address		Class: INDUSTRIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status		
ATWATER RD		School: UBLY COMMUNITY SCHOOLS								
		P.R.E. 0% Qual. Ag.								
Owner's Name/Address		MAP #: 28 22 400 002								
BAD AXE PROPERTY CORP		2026 Est TCV 121,000(Value Overridden)								
1606 E WEBSTER RD										
FLINT MI 48505		Improved	X Vacant	Land Value Estimates for Land Table .						
		Public Improvements		Description	Frontage	Depth	* Factors * Front Depth	Rate %Adj. Reason Value		
							33.090 Acres 0 100	0		
							33.09 Total Acres Total Est. Land Value =	0		
Tax Description		Dirt Road								
		Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
Comments/Influences		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2026	60,500	0	60,500		51,312C
					2025	60,500	0	60,500		51,312C
					2024	50,300	0	50,300		49,770C
					2023	47,400	0	47,400		47,400S
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*** Information herein deemed reliable but not guaranteed***

Borrow Pit

HURON COUNTY PLANNING COMMISSION
REQUEST FOR ZONING CLASSIFICATION CHANGE

\$800.00 Application Fee at Regular Monthly Meeting
\$1,200.00 for Special Meeting (Rev. 01/2025)

CASE NO.: ZA- 2025-02

DATE: 6/23/2025

APPLICANT'S NAME: Bad Axe Property Corp

ADDRESS: 1606 E Webster Rd Flint MI 48505 810.667.4885
(mailing street address) city state zip telephone

PROPERTY OWNER'S NAME AND ADDRESS (if different than above):

name

street address city state zip telephone

ADDRESS OF PROPERTY REQUESTED FOR REZONING: Atwater Road, Bad Axe, MI 48413

PROPERTY IDENTIFICATION NO.: 3224-022-008-00 - BORROW PIT

LEGAL DESCRIPTION OF PROPERTY:
See Exhibit A attached. (Liber 1424 Page 392)

RECLASSIFICATION REQUEST: This request is to change the zoning classification of the above property

FROM Agricultural TO Industrial
present classification proposed classification

The above information is true and accurate. This application must be returned with the filing fee to the Huron County Building & Zoning Office before a Planning Commission public hearing can be scheduled. Contact the Building & Zoning Office at (989) 269-9269 regarding information about present zoning and proposed use of this property before submitting this application.

John K. Zwick
Signature of Applicant

6-23-2025
Date

By signing this application, owner/agent is granting County officials the right to on-site inspection of property involved in this request.

✓ # 4067 Receipt # 77898

RECEIVED
JUL 10 2025

HURON COUNTY
BUILDING & ZONING

ZA-Zoning Amendment Application

EXHIBIT ALEGAL DESCRIPTION

Section 22, T15N-R12E, All land North of Appin Drain in the West 1/2 of the West 1/2 of Southeast 1/4, Also Commencing at the Southwest Corner of the Southeast 1/4; thence East 123.0 feet; thence North to centerline of said Drain; thence Southwesterly along centerline to a point directly North of Point of Beginning; thence South to Point of Beginning.

Being More Particularly Described as:

Commencing at the South 1/4 Corner of Section 22, T15N-R12E, Sheridan Township, Huron County, Michigan and the Point of Beginning: RUNNING THENCE N02°33'17"E 2633.52 feet along the North-South 1/4 line of said Section 22 to the Center of said Section; thence S89°44'42"E 653.76 feet along the East-West 1/4 line of said Section 22; thence S02°33'33"W 1955.43 feet along the East line of the West 1/2 of the West 1/2 of the Southeast 1/4 of said Section 22; thence S58°31'40"W 669.91 feet along the approximate centerline of the Appin Drain; thence S01°51'24"W 325.74 feet; thence N89°32'52"W 101.93 feet along the South line of said Section 22 to the Point of Beginning. Being a part of the Southeast 1/4 of Section 22, T15N-R12E, Sheridan Township, Huron County, Michigan and containing 33.11 acres of land more or less.

Tax Parcel No. 3224-022-008-00

Parcel Number: 3224-022-001-10

Jurisdiction: SHERIDAN

County: HURON

Printed on

08/18/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
BAD AXE PROPERTY CORP		0	05/08/2020	OTH	32-SPLIT VACANT	1701:640	DEED	0.0
HAGEN CLINTON J & MELISSA	BAD AXE PROPERTY CORP	0	03/27/2020	WD	32-SPLIT VACANT	1697:692	DEED	0.0
HAGEN BRADLEY E & STACY	HAGEN CLINTON J & MELISSA	0	08/31/2011	QC	21-NOT USED/OTHER	1369:247	DEED	0.0
HAGEN CLINTON J & MELISSA		0	08/30/2011	OTH	21-NOT USED/OTHER	1369:251	DEED	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
MC TAGGART RD	School: BAD AXE PUBLIC SCHOOLS					
	P.R.E. 100% 05/08/2020 Qual. Ag.					
Owner's Name/Address	MAP #: 28 22 200 002					
BAD AXE PROPERTY CORP 1606 EAST WEBSTER ROAD FLINT MI 48505	2026 Est TCV 274,600(Value Overridden)					

Improved	X	Vacant	Land Value Estimates for Land Table .			
Public Improvements			* Factors *			
			Description	Frontage	Depth	Value
			0.00 Total Acres Total Est. Land Value =			
			0			

Tax Description
Sec 22, Town 15N, Range 12E. W 1/2 OF W
1/2 OF NE 1/4. 40 A MOL.
SPLIT ON 11/04/2020 FROM 24-022-001-00
FOR 2021.

Comments/Influences
Liber/Page(s): 424:0084, 816:0559,
318:0651
Split/Comb. on 11/04/2020 completed /
/ kiddd ;
Parent Parcel(s): 24-022-001-00;
Child Parcel(s): 24-022-001-10,
24-022-001-20;

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	137,300	0	137,300			46,669C
2025	137,300	0	137,300			46,669C
2024	134,900	0	134,900			45,266C
2023	124,800	0	124,800			43,111C

*** Information herein deemed reliable but not guaranteed***

EAST 40 ACRES < Detention Pond
Future soil mining

HURON COUNTY PLANNING COMMISSION
REQUEST FOR ZONING CLASSIFICATION CHANGE

\$800.00 Application Fee at Regular Monthly Meeting

\$1,200.00 for Special Meeting (Rev. 01/2025)

CASE NO.: ZA- 2025-02

DATE: 6/23/2025

APPLICANT'S NAME: Bad Axe Property Corp

ADDRESS: 1606 E Webster Rd Flint MI 48505 810.667.4885
(mailing street address) city state zip telephone

PROPERTY OWNER'S NAME AND ADDRESS (if different than above):

name
street address city state zip telephone

ADDRESS OF PROPERTY REQUESTED FOR REZONING: West McTaggart Rd, Bad Axe, MI 48413

PROPERTY IDENTIFICATION NO.: 3224-022-001-10 - EAST 40 ACRES

LEGAL DESCRIPTION OF PROPERTY:

W 1/4 of the NE 1/4 of Section 22 (containing approximately 40 acres) located in T15N-R12E,
Sheridan Township, Huron County, Michigan.

RECLASSIFICATION REQUEST: This request is to change the zoning classification of the above property

FROM Agricultural TO Industrial
present classification proposed classification

The above information is true and accurate. This application must be returned with the filing fee to the Huron County Building & Zoning Office before a Planning Commission public hearing can be scheduled. Contact the Building & Zoning Office at (989) 269-9269 regarding information about present zoning and proposed use of this property before submitting this application.

John K. Zalk
Signature of Applicant

6-23-2025
Date

By signing this application, owner/agent is granting County officials the right to on-site inspection of property involved in this request.

✓ #4067 Receipt # 77398

RECEIVED
JUL 10 2025

HURON COUNTY
BUILDING & ZONING

ZA-Zoning Amendment Application

VAN ERP CHARLES R & DEBORAH L
6993 BAY CITY FORESTVILLE ROAD
CASS CITY, MI 48726

PICHLA KENNETH J TRUST &
2308 WEST ATWATER ROAD
BAD AXE, MI 48413

BAD AXE PROPERTY CORP
1606 EAST WEBSTER ROAD
FLINT, MI 48505

HAGEN CLINTON J & MELISSA F
1354 WEST ATWATER ROAD
BAD AXE, MI 48413

HURON COUNTY TREASURER
PO BOX 69
BAD AXE, MI 48413-0069

~~BAD AXE PROPERTY CORP~~
~~1606 E WEBSTER RD~~
~~FLINT, MI 48505~~ Duplicate

HAGEN BRADLEY E & STACY
140 EAST ATWATER ROAD
UBLY, MI 48475

JANIK HENRY J & NANCY M LE
4341 SOUTH MC MILLAN ROAD
BAD AXE, MI 48413

~~HAGEN BRADLEY E & STACY~~
~~140 EAST ATWATER ROAD~~
~~UBLY, MI 48475~~ Duplicate

HELESKI NICHOLAS G & ALISON M
4655 IVANHOE ROAD
UBLY, MI 48475

ULFIG DANIEL
1676 WEST ATWATER ROAD
BAD AXE, MI 48413

~~BAD AXE PROPERTY CORP~~
~~1606 E WEBSTER RD~~
~~FLINT, MI 48505~~ Duplicate

GUIGAR RICHARD
1710 WEST ATWATER ROAD
BAD AXE, MI 48413

CONLEY HAROLD E & KAREN A
1700 WEST ATWATER ROAD
BAD AXE, MI 48413

MORELL KEVIN
4515 S THOMAS ROAD
BAD AXE, MI 48413

~~HELESKI PATRICIA A TRUSTEE~~
~~4650 SOUTH VAN DYKE~~
~~UBLY, MI 48475~~ Duplicate

~~HELESKI PATRICIA A TRUSTEE~~
~~4650 SOUTH VAN DYKE ROAD~~
~~UBLY, MI 48475~~ Duplicate

~~HELESKI NICHOLAS G~~
~~4655 IVANHOE ROAD~~
~~UBLY, MI 48475~~ Duplicate

~~HELESKI NICHOLAS & ALISON~~
~~4655 IVANHOE ROAD~~
~~UBLY, MI 48475~~ Duplicate

HELESKI CLARENCE & PATRICIA TRUSTS
4650 SOUTH VAN DYKE ROAD
UBLY, MI 48475

BARANIC JOHN A TRUST
38790 HARTWELL DRIVE
STERLING HEIGHTS, MI 48312

JANIK LARRY J
3100 MCALPIN ROAD
UBLY, MI 48475

HEARL MALCOLM F & JUDITH A TRUST
78980 OMO ROAD
RICHMOND, MI 48062

WOLSCHLAGER WILMER J JR & ETAL
3455 SOUTH ELKTON ROAD
OWENDALE, MI 48754

VAN ERP DAVID A
3395 SOUTH THOMAS ROAD
BAD AXE, MI 48413

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