

**Notice of Public Hearing
Huron County Planning Commission
Wednesday, January 7, 2026
County Building, Meeting Room 305
250 E. Huron Avenue, Bad Axe, Michigan
Special Approval Use Permit: SAP 2026-01**

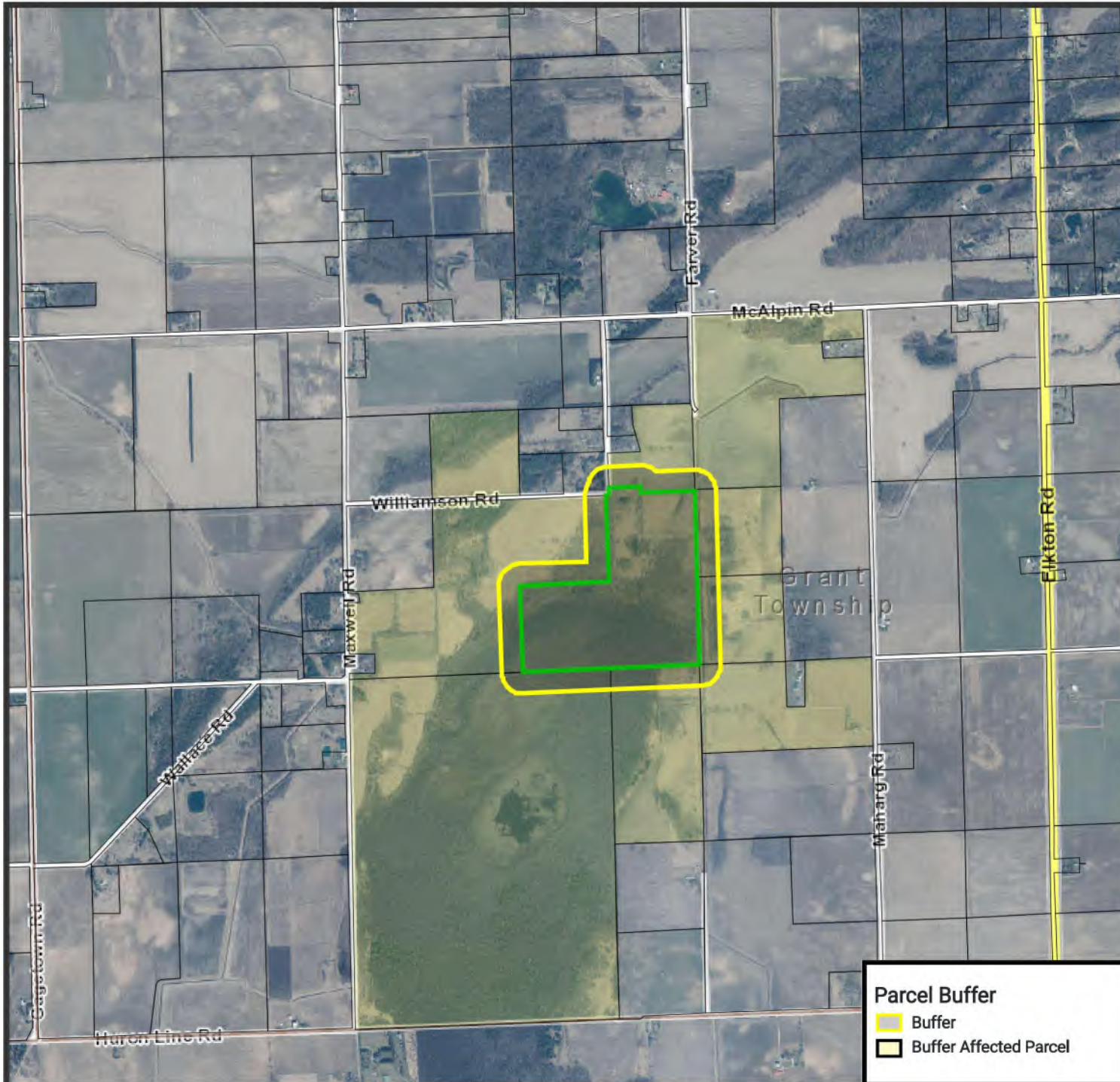
Notice is given that the Huron County Planning Commission will hold a public hearing on Wednesday, January 7, 2026, at 7:00 p.m., in Room 305, County Building, 250 E. Huron Avenue, Bad Axe, Michigan 48413. The purpose of this meeting and public hearing is to hear comments about and consider the request for a Special Approval Use Permit to construct a new building containing a sawmill operation in Section 29 of Grant Township, Huron County, Michigan, more fully described below:

Special Approval Use Permit: SAP 2026-01: Request by Milo Schlabach, to construct a new 4,000 square foot building on a vacant 121.01-Acre parcel of land in Section 29 of Grant Township. The proposed 40-foot x 100-foot building will be utilized for a sawmill operation located approximately 880 feet south of a residence at 4675 Williamson Road, Gagetown, Michigan, 48735, owned by Mr. Schlabach. The sawmill will be constructed on parcel number 3210-029-010-40, which is in the Agricultural (AGR) Zoning District. Per the Huron County Zoning Ordinance, Article IV, Agricultural (AGR) Zoning District, Section 4.03(C) Uses Authorized After Special Approval, permanent sawmill operations shall be permitted providing all mill activities (sawing, planning, storage, loading, & unloading) are situated at least 150 feet from public road rights-of-way and 1000 feet from any adjacent residential structures. The proposed sawmill operation is subject to approval per Section 15.01 Special Approval Use Permits Approval Procedures and Section 14.28 Site Plan Review Approval as required by the Ordinance. Developers of projects, which require a Special Approval Use Permit and a zoning variance, shall first apply for, and be issued a Special Approval Use Permit before applying for zoning variances.

Persons wishing to comment on the proposed special use permit are invited to this meeting. Written comments may be mailed to the Huron County Building & Zoning Department, 250 E. Huron Avenue, Room 102, Bad Axe, Michigan 48413 or sent by fax to 989-269-3362 or email to smithj@co.huron.mi.us prior to the hearing. For further information on this matter, please visit the county website: www.co.huron.mi.us or contact the Building & Zoning Department at 989-269-9269.

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

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



SAP 2026-01
Special Use Permit
Milo Schlabach
40ft.x100ft. Sawmill

Parcel 3210-029-010-40
Williamson Rd.,
Gagetown, Michigan
Section 29 Grant Twp.
320ft. Zoning Buffer Map





Map Publication:
12/18/2025 11:57 AM

0.6km
0.4mi

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

RECEIVED

NOV 20 2025

HURON COUNTY
BUILDING & ZONING

**HURON COUNTY PLANNING COMMISSION
APPLICATION FOR SPECIAL APPROVAL PERMIT**

\$800.00 Application Fee Regular Meeting

\$1,200.00 Application Fee Special Meeting Rev 01/2025

Date: 11-13-25

PROJECT NO.: SAP 2026-01

APPLICANT'S NAME: Milo Schlabeach

ADDRESS: 3940 MOORE RD Cass City MI 48726 989-872
street city state zip telephone 331

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

Milo Schlabeach

4675 Williamson RD Gage Town MI 48735
name street address city state zip telephone

ADDRESS OF PROPERTY REQUESTED FOR SPECIAL USE PERMIT: →

PROPERTY IDENTIFICATION No.: 10-029-010-40

DESCRIPTION OF PROJECT (ATTACH SITE PLAN, Application will not be accepted without site plan):

To put in sawmill 40 x 100 building

Milo Schlabeach
Signature of Applicant

11-13-25
Date

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

PLANNING COMMISSION ACTION:

 APPROVED, AS SUBMITTED;

 APPROVED, WITH THE FOLLOWING MODIFICATIONS: _____

 DENIED, FOR THE FOLLOWING REASON(S): _____

Jeffrey Smith, Director

V# 2004

\$800.00

Receipt # 78024

Date

SAP Permit Application

To whomever it may concern:

This is in Regards to Milo Schlabeck's Mill
he wants to put in on Williamson Road

I, Milo Schlabeck realize and am okay with
having the saw mill within 1000' of my res-
idence it is approximately 880'.

Milo Schlabeck
Elizabeth Schlabeck

RECEIVED

NOV 26 2025

HURON COUNTY
BUILDING & ZONING

RECEIVED

NOV 26 2025

HURON COUNTY
BUILDING & ZONING

Dear Sirs:

This is a request from Milo Schlabeck 3940 Moore RD, To put a sawmill on my property 4675 Williamson RD (Grant TWP) And I will need a variance because the sawmill will be within 1000' of 2 of my neighbors and also the residence on my property. I have ~~a~~ the signatures I need from those neighbors Raina Karl + Christopher Miller and Myself Milo Schlabeck And those letters are included.

Amount of Truck Traffic: (Log truck with trailer)

Large Log truck 2-3 times a week
Average. Some weeks might have quite a bit more, Then others might have none.
(A log truck with a trailer)

Small Log truck w/out a trailer:
2 times a week average.

1. Pickup truck w/ trailer or flat bed truck (20')
1-2 times a day

Our plan for our scrap:

Either haul it away or use it for fill on our own property.

Usually we put it on a pile then haul it once we have 5-10 dump truck loads.

11-24-25

To Whom it MAY concern

I Give MyLO Schlabach
Permission to Build A
Saw mill

Christy 2 miller Lives 800 ft away from
4710 Williamson Rd where the mill will be
Gage town MI 48735

RECEIVED

NOV 26 2025

HURON COUNTY
BUILDING & ZONING

RECEIVED

NOV 26 2025

November 23, 25

HURON COUNTY ZONING BOARD
TO WHOM IT MAY CONCERN,

HURON COUNTY
BUILDING & ZONING

My name is Rana Karl, and it is my understanding that Milo Schlabach has intent to build a sawmill on property directly across Williamson Road from me. The footage is less than 1000 feet from my home, with proposed sawmill location around 650 feet approximate.

There has been many neighborhood discussions, along with great time and thought by all, about the affect a sawmill will have on our lives, including the lives of our newest neighbors, the Schlabachs.

All of us moved to Williamson Road with intent, due to the quiet life, less traffic and noise, less people and rush, more beauty and nature, more peacefulness and content. More happiness. We have been given assurances that Milo will do his utmost best to adhere to our concerns. Affecting the above quiet life. With that being said and having faith in one another, please accept the following:

I, Rana Karl, who lives in Grant Township at 4740 Williamson Road, Gagetown, hereby give my consent to Milo Schlabach to build his sawmill.

Rana Karl

CERTIFICATE OF SURVEY
PART OF THE EAST 1/2 OF SECTION 29, T15N-R11E,
GRANT TOWNSHIP, HURON COUNTY, MICHIGAN.

RECEIVED

NOV 20 2025

HURON COUNTY
BUILDING & ZONING

CLIENT:

MARGARET SERGEANT ESTATE
5609 S. CURTICE ST., UNIT E
LITTLETON, COLORADO 80919

PROJECT No.

2023-154

BY:

TANK SURVEYING, LLC
255 EAST HURON AVE.
BAD AXE, MI 48413
989-269-2201

NOTE:

○ = 1/2" x 18" STEEL STAKE SET
● = STEEL STAKE FOUND

*Bearings are based on the
Michigan State Plane Coordinate
System, Michigan South Zone,
NAD83, International Feet.*

Northeast Corner of Section 29, T15N-R10E
Found Railroad Spike in 1 1/4" Pipe, Remon.,
Liber 4, Page 244, Huron County Records

North 1/8 Line of Section 29, T15N-R10E

Point of Beginning
PARCEL "A"

Point of Beginning
PARCEL "B"

Point of Beginning
PARCEL "C"

Center of Section 29, T15N-R11E
Found 5/8" Steel Stake
WITNESSES:

S75°E 15.50' to 1/2" Steel Stake
S70°W 24.10' to 1/2" Steel Stake
N60°W 41.45' to 1/2" Steel Stake
North 6.40' to Williamson Road

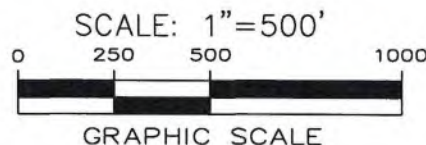
WILLIAMSON ROAD

N86°52'30"E 1317.60'
East-West 1/4 Line of
Section 29, T15N-R10E

N02°27'11"W 1316.44'

N01°32'40"W 1313.74'
Occupied North-South 1/4
Line of Section 29, T15N-R10E

N86°51'51"E 1305.82'
Occupied South 1/8 Line
of Section 29, T15N-R10E



South Line of Section 29, T15N-R11E
S86°54'36"W 2655.11'

South 1/4 Corner of Section 29, T15N-R10E

I hereby certify that I have surveyed and mapped the above described
parcel(s) of land; that the error of closure is within the limits accepted
by the practice of professional surveying; and that said survey is in full
compliance with Act 132, P.A. of 1970 as amended.

Benjamin D. Tank

BENJAMIN D. TANK P.S. #57884
SEPTEMBER 18, 2023
SHEET 1 OF 2 SHEET(S)



Point of Beginning
PARCEL "A"

Point of Beginning
PARCEL "B"

Point of Beginning
PARCEL "C"

Center of Section 29, T15N-R11E
Found 5/8" Steel Stake
WITNESSES:

S75°E 15.50' to 1/2" Steel Stake
S70°W 24.10' to 1/2" Steel Stake
N60°W 41.45' to 1/2" Steel Stake
North 6.40' to Williamson Road

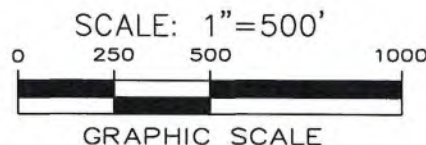
WILLIAMSON ROAD

N86°52'30"E 1317.60'
East-West 1/4 Line of
Section 29, T15N-R10E

N02°27'11"W 1316.44'

N01°32'40"W 1313.74'
Occupied North-South 1/4
Line of Section 29, T15N-R10E

N86°51'51"E 1305.82'
Occupied South 1/8 Line
of Section 29, T15N-R10E



South Line of Section 29, T15N-R11E
S86°54'36"W 2655.11'

South 1/4 Corner of Section 29, T15N-R10E

I hereby certify that I have surveyed and mapped the above described
parcel(s) of land; that the error of closure is within the limits accepted
by the practice of professional surveying; and that said survey is in full
compliance with Act 132, P.A. of 1970 as amended.

Benjamin D. Tank

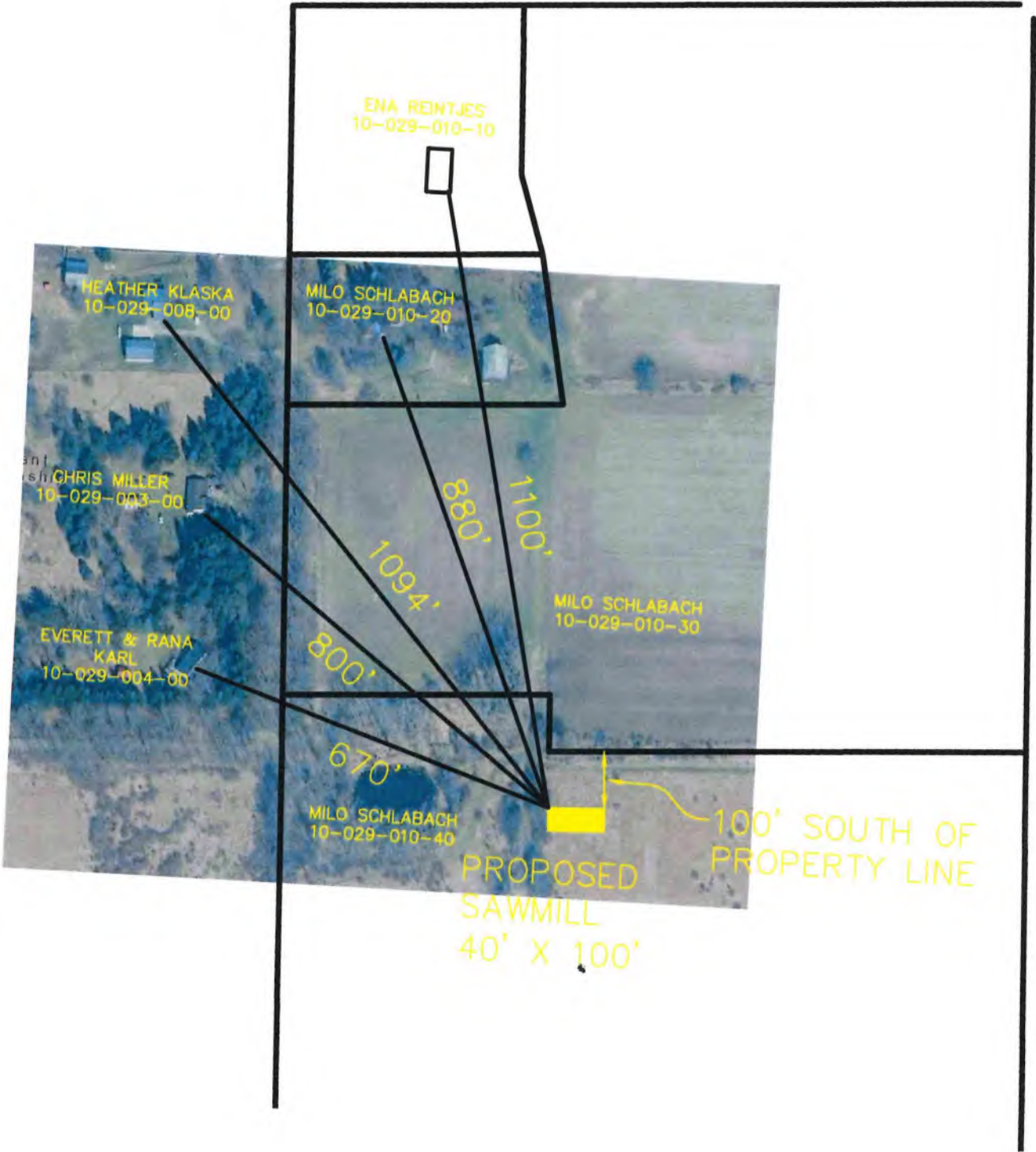
BENJAMIN D. TANK P.S. #57884
SEPTEMBER 18, 2023
SHEET 1 OF 2 SHEET(S)



RECEIVED

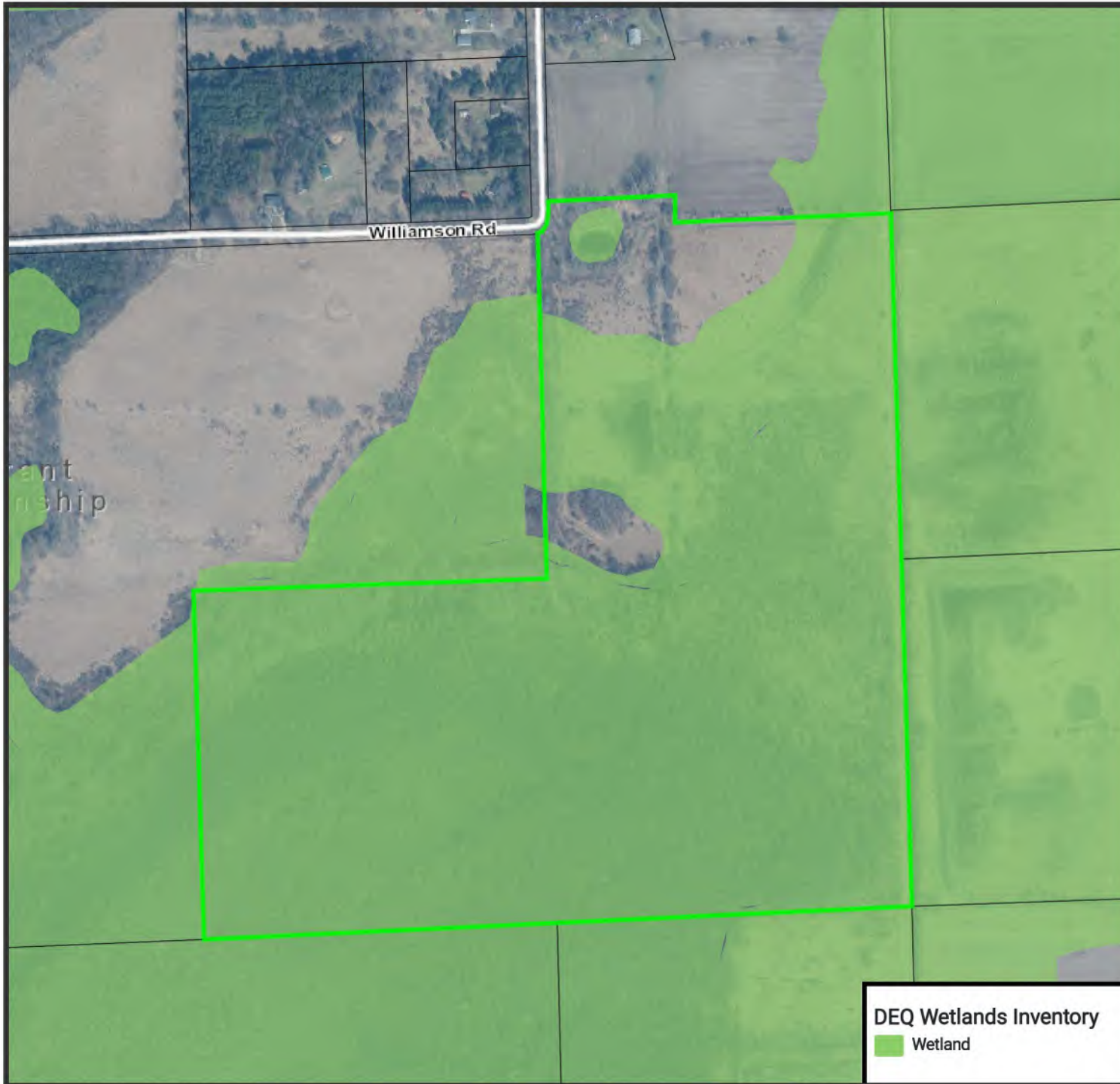
NOV 20 2025

HURON COUNTY
BUILDING & ZONING



Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
CORL LORI	SCHLABACH MILO & ELIZABET	850,000		10/30/2024	WD	21-NOT USED/OTHER		1860:353	DEED	0.0		
Property Address		Class: AGRICULTURAL-VACA			Zoning:		Building Permit(s)		Date	Number	Status	
WILLIAMSON RD		School: OWENDALE GAGETOWN AREA S/D										
		P.R.E. 100% 11/27/2024 Qual. Ag.										
Owner's Name/Address		MAP #: 27 29 400 001										
SCHLABACH MILO & ELIZABETH		2026 Est TCV 647,800 (Value Overridden)										
3940 MOORE ROAD			Improved	X	Vacant	Land Value Estimates for Land Table .						
CASS CITY MI 48726		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					0.00 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.										
Sec 29, Town 15N, Range 11E. COM AT NE												
COR TH S 02 DEG E 2633.30' TO POB TH S 02												
DEG E 2631.46' TH S 86 DEG W 2655.11' TH												
N 01 DEG W 1313.74' TH N 01 DEG W												
1316.38' TH N 02 DEG W 100' TH N 86 DEG E												
475' TH S 02 DEG E 100' TH N 86 DEG E												
847.31' TO POB. 121.01 A PER TANK SV												
9/18/23 PROJ # 2023-154.												
SPLIT ON 12/05/2023 FROM 10-029-010-00												
FOR 2024.												
Comments/Influences		Topography of Site										
Liber/Page(s): 416:0505, 420:0320												
Split/Comb. on 12/05/2023 completed /												
/ canos ;												
Parent Parcel(s): 10-029-010-00;												
Child Parcel(s): 10-029-010-10,												
10-029-010-20, 10-029-010-30,												
10-029-010-40;												

The Equalizer. Copyright (c) 1999 - 2009.					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
Licensed To: County of Huron, Michigan					2026	323,900	0	323,900			71,282C	
					2025	323,900	0	323,900			69,408C	
					2024	301,200	0	301,200			67,322C	
					2023	0	0	0			0	



SAP 2026-01
Special Use Permit
Milo Schlabach
40ft.x100ft. Sawmill

Parcel 3210-029-010-40
Williamson Rd.,
Gagetown, Michigan
Section 29 Grant Twp.
Wetland Map Layer



Map Publication:
12/18/2025 12:05 PM



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.

DEQ Wetlands Inventory
 Wetland

ARTICLE IV. AGRICULTURAL DISTRICT Continued.

SECTION 4.02 PRINCIPAL PERMITTED USES AND STRUCTURES continued.

I) Utility installations such as electric substation, gas regulator stations, water or sewage pumping stations (including storage yards) when operating requirements necessitate the locating of said installations within the district in order to serve the area.

J) Private aircraft landing strips.

K) Facilities offering the retail sale of any product produced on the farm or premises providing such sale shall be from the premises where the product is produced and that no permanent structures are erected in connection with such sales and all temporary structures are removed annually when such products are disposed of.

L) Animal feedlots or livestock feedlots (including chicken and egg hatcheries) in new, existing or expanded structures provided the location of the feedlot shall be a minimum of 3/4 mile from a residential or commercial zoning district. Refer to Section 4.04 of this Ordinance for additional requirements.

M) Veterinarian clinics, commercial kennels.

N) Anemometer towers used to conduct wind assessment studies for possible installation of wind energy conversion facilities. Anemometer towers & attached equipment are limited to a height of 263 feet (eff. 12/01/2008) ~~199 feet (Eff. 7/1/2007)~~ ~~164 feet (80 meters)~~ and shall be located to conform to a height vs. setback requirement of 1 1/2 times the height of the tower. Uses of temporary towers (those without permanent foundations) are limited to a two (2) year period. (Eff. 12/1/2006)

O) On-Site Wind Energy Systems and related wind site assessment devices, subject to the provisions of Section 14.29 of this ordinance.

SECTION 4.03 USES AUTHORIZED AFTER SPECIAL APPROVAL. In Agricultural Districts, the following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission pursuant to Article XV. of this Ordinance and (12/9/2010) the Michigan Zoning Enabling Act, as amended. Minimum yard setbacks of the AGR Agricultural District shall apply for all uses unless otherwise stated.

A) All uses authorized after special approval in the R-1 One Family Residential District subject to provision of that district, provided these uses are located on a parcel of not less one (1) acre.

B) Animal feedlots/livestock feedlots/chicken & egg hatcheries in new, existing, or expanded structures when located less than 3/4 mile from a residential or commercial zoning district. Refer to Section 4.04 of this Ordinance for additional requirements.

C) Permanent saw mill operations providing all mill activities (sawing, planing, storage, loading & unloading) are situated at least 150 feet from public road rights-of-way and 1000 feet from any adjacent residential structures.

ARTICLE XV. SPECIAL APPROVAL USE PERMITS

SECTION 15.01 SPECIAL APPROVAL USE PERMITS-APPROVAL PROCEDURES. In order to make this Ordinance a flexible zoning control and still afford protection of property values and orderly and compatible development of property within the County, the Planning Commission, in addition to its other functions, is authorized to review certain uses designated as "Uses Permitted on Special Approval" within the various zoning classifications as set forth in the Ordinance.

Such uses have been selected because of unique characteristics which, in the particular zone involved, under certain physical circumstances and without proper controls and limitations, might cause them to be incompatible with the other uses permitted in such zoning district and accordingly detrimental thereto.

The burden of proof of facts which might establish a right to a Special Use Approval under the foregoing conditions shall be upon the applicant.

All applications for Uses Permitted on Special Approval shall be accompanied by a site plan and shall be processed in accordance with, and subject to all the provisions of Site Plan Review. The Planning Commission shall have the responsibility to review and approve Special Approval Use Permits. It shall be the Planning Commission's responsibility to insure that specific conditions associated with each use are complied with.

Action of the County Planning Commission on any such matter shall be taken only after an application in writing shall be filed with the Zoning Administrator and shall be governed by the required procedure for an application pursuant to the Michigan Zoning Enabling Act, as amended, including holding a hearing. Developers of projects, which require a Special Approval Use Permit and zoning variances, shall apply for and be issued a Special Approval Use Permit before applying for zoning variances. Developers of projects which require a Special Approval Use Permit must begin work on the project within one (1) year of issuance of the permit unless otherwise agreed upon by the Planning commission.

The issuance of any permit shall not be approved unless the Planning Commission shall find, in each case, that:

1. All requirements set forth in this Ordinance will be complied with;
2. The use and any proposed structures to be utilized in connection therewith will not create any threat to the public health, safety and welfare and will not unduly aggravate any traffic problem in the area;
3. The proposed use will not be injurious to the surrounding neighborhood;
4. The proposed use will not be contrary to the spirit and purpose of this Ordinance. The Planning Commission may require such conditions as it may deem reasonably necessary to promote the spirit and intent of this Ordinance.
5. All proposed structures, equipment or material shall be readily accessible for fire and police protection;

ARTICLE XV. SPECIAL APPROVAL USE PERMITS Continued

SECTION 15.01 SPECIAL APPROVAL USE PERMITS-APPROVAL PROCEDURES continued:

6. The proposed use shall not cause traffic congestion or movement out of proportion to that normally prevailing in the particular district.
7. The proposed use shall provide sufficient space for off-street parking of all vehicles attracted by its presence and shall abide by the regulations set forth in this Ordinance for its particular district or use;
8. Any proposed building shall not be out of harmony with the predominant type of building in the particular district by reason of its size, character, location or intended use.
9. If applicable, groundwater protection is incorporated into the design of the site and proposed facility.

SECTION 15.02 USES NOT OTHERWISE INCLUDED WITHIN A SPECIFIC USE DISTRICT:

(ZA#98-1; eff. 6/10/98)

Because the uses referred to hereinafter possess unique characteristics making it impractical to include them to a specific use district classification, they may be permitted after consideration by the Planning Commission, pursuant to the provisions of Sections 14.28 of this Ordinance. In every case, the uses hereinafter referred to shall be specifically prohibited from any Residential (R-1, R-2, RM-1) District unless otherwise specified.

These uses require special consideration since they service large areas and require sizable land areas, creating problems of control with reference to abutting use districts. Those uses which fall specifically within the intent of the section are as follows:

1. Outdoor Theaters: Because outdoor theaters possess the unique characteristics of being used only after darkness and since they develop a concentration of vehicular traffic in terms of ingress and egress from their parking area, they shall be permitted in I-1 (IND), and AGR Districts only. Outdoor theaters shall further be subject to the following conditions:
 - a. The proposed internal design shall receive approval from the Zoning Administrator as to adequacy or drainage, lighting and other technical aspects.
 - b. Outdoor theaters shall abut a major thoroughfare and points of ingress and egress shall be available only from such major thoroughfare.
 - c. All vehicles, waiting or standing to enter the facility, shall be provided off-street waiting space. No vehicle shall be permitted to wait or stand within a dedicated right-of-way.
 - d. The area shall be so laid out as to prevent the movie screen from being viewed from residential areas or adjacent major thoroughfares. All lighting used to illuminate the area shall be so installed as to be confined within, and directed onto, the premises of the outdoor theater site.

ARTICLE XIV. -GENERAL PROVISIONS Continued.

SECTION 14.27 OUTDOOR STORAGE AND WASTE DISPOSAL. All uses established or placed in operation in any Zoning District after the effective date of the Zoning Ordinance shall comply with the following limitations:

- (1) All outdoor storage facilities which exceed two hundred (200) square feet shall be enclosed by a fence or wall adequate to conceal such facilities from adjacent property.
- (2) No materials or wastes shall be deposited on the premises in such form or manner that they may be transferred off the premises by natural causes or forces.
- (3) All materials or wastes shall not be allowed to accumulate on the premises in such a manner as to extend above the height of the enclosing wall or fence, be unsightly, constitute a fire hazard, or contribute to unsanitary or hazardous conditions.

SECTION 14.28 SITE PLAN REVIEW (ALL DISTRICTS): The purpose of site plan review is to determine compliance with provisions set forth herein and to promote the orderly development of the County, the stability of land values and investments and general welfare and to help prevent the impairment or depreciation of land values and development by the erection of structures or additions or alterations thereto without proper attention to siting and appearance. The following provisions in this section shall apply to all site plan review procedures unless otherwise provided in this Ordinance. The procedures of this section shall be minimum requirements, and additional procedures may be required by this Ordinance or by the County Planning Commission.

1. A site plan shall be submitted to the Planning Commission for approval of the following:

- a. Any use or development for which the submission of a site plan is specifically required by any provision of this Ordinance.
- b. Any use, development, or addition except single-family and two-family residential, for which off-street parking areas are required.
- c. Any use in a RM-1, BUS, or IND District, except single-family and two-family residential uses, lying contiguous to, or across a street from, a single-family residential (R-1, R-2) district.
- d. Any use except single or two-family residential and normal farming operations which lie contiguous to a major thoroughfare.
- e. All non-residential uses permitted in the single-family, (R-1, R-2) districts such as, but not limited to: churches, schools, and public facilities.
- f. Any use which requires Authorization by Special Approval.

ARTICLE XIV. -GENERAL PROVISIONS Continued.

SECTION 14.28 SITE PLAN REVIEW (ALL DISTRICTS) continued:

2. Every site plan submitted to the Planning Commission shall be in accordance with the requirements of this ordinance. No site plan shall be considered until same has been reviewed by the Zoning Administrator.

3. The following information shall be included on the site plan:

a. A scale of not less than 1"=50' if the subject property is less than three (3) acres and 1"=100' if three (3) acres or more.

b. Date, north arrow, and scale.

c. The dimensions of all lot and property lines, showing the relationship of the subject property abutting properties.

d. The location of all existing and proposed structures on the subject property and all existing structures within one hundred (100) feet of the subject property.

e. The location of all existing and proposed drives and parking areas.

f. The location and right-of-way widths of all abutting streets and alleys.

g. The names and addresses of the architect, planner, designer, engineer, or person responsible for preparation of the site plan.

h. Summary schedules and views should be affixed as applicable for residential developments involving more than 1 building or providing more than 2 living units, which gives the following data:

i). The number of dwelling units proposed (by type), including typical floor plans for each type of dwelling unit.

ii). The number and location (by code if necessary) of one bedroom units, two bedroom units, etc.

iii). The residential area of the site in acres and in square feet, including breakdowns of both measures for any sub-areas or staging areas (excluding all existing rights-of-way), and also indicate total square footage of rights-of-way for each sub-area or staging area.

4. Typical elevation views of the front and side of each type of building.

5. Groundwater Protection Standards:

a. The project and related improvements shall be designed to protect the natural environment, including lakes, ponds, streams, wetlands, floodplains, groundwater and steep slopes.

ARTICLE XIV. -GENERAL PROVISIONSContinued.

SECTION 14.28 SITE PLAN REVIEW (ALL DISTRICTS)continued:

5. Groundwater Protection Standards continued:

a. continued: For facilities which use, store or generate hazardous substances in quantities greater than 100 kilograms per month (equal to about 25 gallons or 220 pounds), the following additional site plan review information is required:

- Location and size of interior and exterior areas and structures to be used for storage, use, loading/unloading, recycling, or disposal of hazardous substances.

- Location of all underground and above ground storage tanks for such uses as fuel storage, waste oil holding tanks, chemical storage, hazardous waste storage, collection of contaminated storm water or wash water, and all similar uses.

- Location of exterior drains, dry wells, catch basins, retention/detention areas, sumps and other facilities designed to collect, store or transport stormwater or wastewater. The point of discharge for all drains and pipes shall be specified on the site plan.

- Delineation of areas on the site which are known as suspected to be contaminated, together with a report on the status of site cleanup.

b. Site plan review standards for facilities which use, store, or generate hazardous substances:

- i). Sites at which hazardous substances are stored, used or generated shall be designed to prevent spills and discharges to the air, surface of the ground, groundwater, lakes, streams, rivers or wetlands.

- ii). Secondary containment for above ground areas where hazardous substances are stored or used shall be provided. Secondary containment shall be sufficient to store the substance for the maximum anticipated period of time necessary for the recovery of any released substance.

- iii). General purpose floor drains shall only be allowed if they are approved by the responsible agency for connection to a public sewer system, an on-site closed holding tank (not a septic system), or regulated through a State of Michigan groundwater discharge permit.

- iv). State and federal agency requirements for storage, spill prevention, record keeping, emergency response, transport and disposal of hazardous substances shall be met. No discharges, shall be allowed without required permits and approvals.

ARTICLE XIV. -GENERAL PROVISIONSContinued.

SECTION 14.28 SITE PLAN REVIEW (ALL DISTRICTS)continued:

6. In the process of reviewing the site plan, the Planning Commission shall consider the following minimum criteria, among other things:

a. The location and design of driveways providing vehicular ingress to and egress from the site, in relation to streets giving access to the site, and in relation to pedestrian traffic.

b. The traffic circulation features within the site and location of automobile parking area with respect to any matters as will assure:

i) Safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets.

ii) Satisfactory and harmonious relationships between the development on the site and the existing and prospective development of contiguous land and adjacent neighborhoods.

c. Whether the sewage disposal facilities and water supply will be safe and adequate.

d. Whether the location, use, and the nature of the operation will be in conflict with the primary permitted uses of the District or neighborhood.

e. Whether the use will be more objectionable to adjacent and nearby properties than the operation of the primary uses of the District, by reason of traffic, noise, vibration, dust, fumes, odor, fire hazard, glare, flashing lights, or disposal of waste or sewage.

f. Whether the use will discourage or hinder the appropriate development and use of adjacent premises and neighborhood.

g. Whether the use will encourage utilization of land in accordance with its character and adaptability.

h. Whether the use will promote the public health, safety, morals, and general welfare of the community.

7. Two copies of the site plan, including all required additional or related information, shall be presented to the Zoning Administrators Office, or its designate, by the petitioner or property owner or his designated agent. The Zoning Administrator, or designate, shall cause the submittal to be placed on the agenda of the next regular Planning Commission meeting. Notice of said meeting shall be in conformance with the provisions of PA 183 of 1943, as amended, governing site plan review and such other notice as may be prescribed by the Planning Commission. The Planning Commission shall have the responsibility and authorization to approve, disapprove, or approve subject to conditions, the Site Plan in accordance with this Section. Conditions imposed shall be based in part on one or more of the following purposes.

ARTICLE XIV. -GENERAL PROVISIONS Continued.

SECTION 14.28 SITE PLAN REVIEW (ALL DISTRICTS) continued:

7. Continued

- a. To insure that public service can accommodate increased loads caused by the proposed use.
- b. To insure protection of the natural environment and/or the conservation of resources and energy.
- c. To insure compatibility between the proposed use and adjacent land uses.
- d. To promote the beneficial uses of all lands within Huron County.

Any conditions or modifications desired by the Planning Commission shall be recorded in the minutes of the appropriate Planning Commission Meeting. The Planning Commission may, as it deems necessary to promote the purpose of this Ordinance, require landscaping, screening walls or fences, drives, lighting, sidewalks, drainage, and other improvements. As used in this section, "improvements" means those features and actions associated with a project which are considered necessary by the Planning Commission when granting Site Plan approval, to protect natural resources, or the health, safety, and welfare of the residents of and future users or inhabitants of the proposed project or project area.

When approved, at least two copies of the final approved Site Plan shall be signed and dated by the Chairman of the Planning Commission. One of these two approved copies shall be kept on file by the County Zoning Administrator, and the other approved copy shall be returned to the petitioner or his designated representative.

Any changes deemed necessary, after final approval, requires mutual consent of both the Planning Commission and the petitioner.

8. To insure compliance with the provisions of this section and any conditions imposed hereunder, a cash deposit, certified check, irrevocable bank letter of credit, or surety bond acceptable to the County covering the estimated cost of improvements associated with a project for which site plan approval is sought may be required by the Board of Commissioners to be deposited with the clerk of the County to insure faithful completion of the improvements. The performance guarantee shall be deposited at the time of the issuance of the permit authorizing the activity or project. Deposit of the performance guarantee is not required prior to the issuance of said permit. The County may return any unused portion of the cash deposit to the applicant in reasonable proportion to the ratio of work completed on the required improvements as work progresses.

9. Any Site Plan application shall be accompanied by a fee, in an amount to be determined by the County Board of Commissioners. Such fee shall be for the purpose of payment for the administrative costs and services expended by the County in the implementation of this section and the processing of the application. Such fee may be used to reimburse another party retained by the County to provide expert consultation and advice regarding the application. The County shall return any unused portion of the fee to the applicant.

10. When the construction of a building or creation of a use is found to be in nonconformance with the approved Site Plan, the Planning Commission may fully and finally revoke, by official action (of) its original approval, by giving the owner evidence in writing of such action, which becomes effective ten days following the original notice of such impending action being properly communicated to the owner. The owner may remedy the violation during this ten day period, at which time he shall so notify the Planning Commission, who may then, by official action, defer revocation.

SAP 2026-01

Owners within 320ft. of Subject property.

x

CUMMINS TRUST
5490 MC ALPIN ROAD
GAGETOWN, MI 48735

BILLS FAMILY FARM LLC
11056 SARLE ROAD
FREELAND, MI 48623

MAHARG PROPERTY LLC
175 THOMPSON ROAD
BAD AXE, MI 48413

MILLER CHRISTOPHER
4710 WILLIAMSON ROAD
GAGETOWN, MI 48735-9508

KARL EVERETT & RANA
4740 WILLIAMSON ROAD
GAGETOWN, MI 48735-9508

~~SCHLABACH MILO & ELIZABETH
3940 MOORE ROAD
CASS CITY, MI 48726~~ Duplicate

SCHLABACH MILO & ELIZABETH
3940 MOORE ROAD
CASS CITY, MI 48726

~~MI DNR GRANTS ADMINISTRATION DIV
PO BOX 30028
LANSING, MI 48909~~ Duplicate

KROHN GERALD Z & PAMELA A TRUST
542 EAST NEBOBISH
ESSEXVILLE, MI 48732

MI DNR GRANTS ADMINISTRATION DIV
PO BOX 30028
LANSING, MI 48909

~~MAHARG PROPERTY LLC
175 THOMPSON ROAD
BAD AXE, MI 48413~~ Duplicate

11 Parcels
8 Property Owners