

**Notice of Public Hearing
Huron County Planning Commission
Wednesday, March 5, 2025
County Building, Meeting Room 305
250 E. Huron Avenue, Bad Axe, Michigan
Special Approval Use Permit: SAP 2025-01**

Notice is given that the Huron County Planning Commission will hold a public hearing on Wednesday, March 5, 2025, 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 mine sand in Section 24 of Grant Township, Huron County, Michigan, more fully described below:

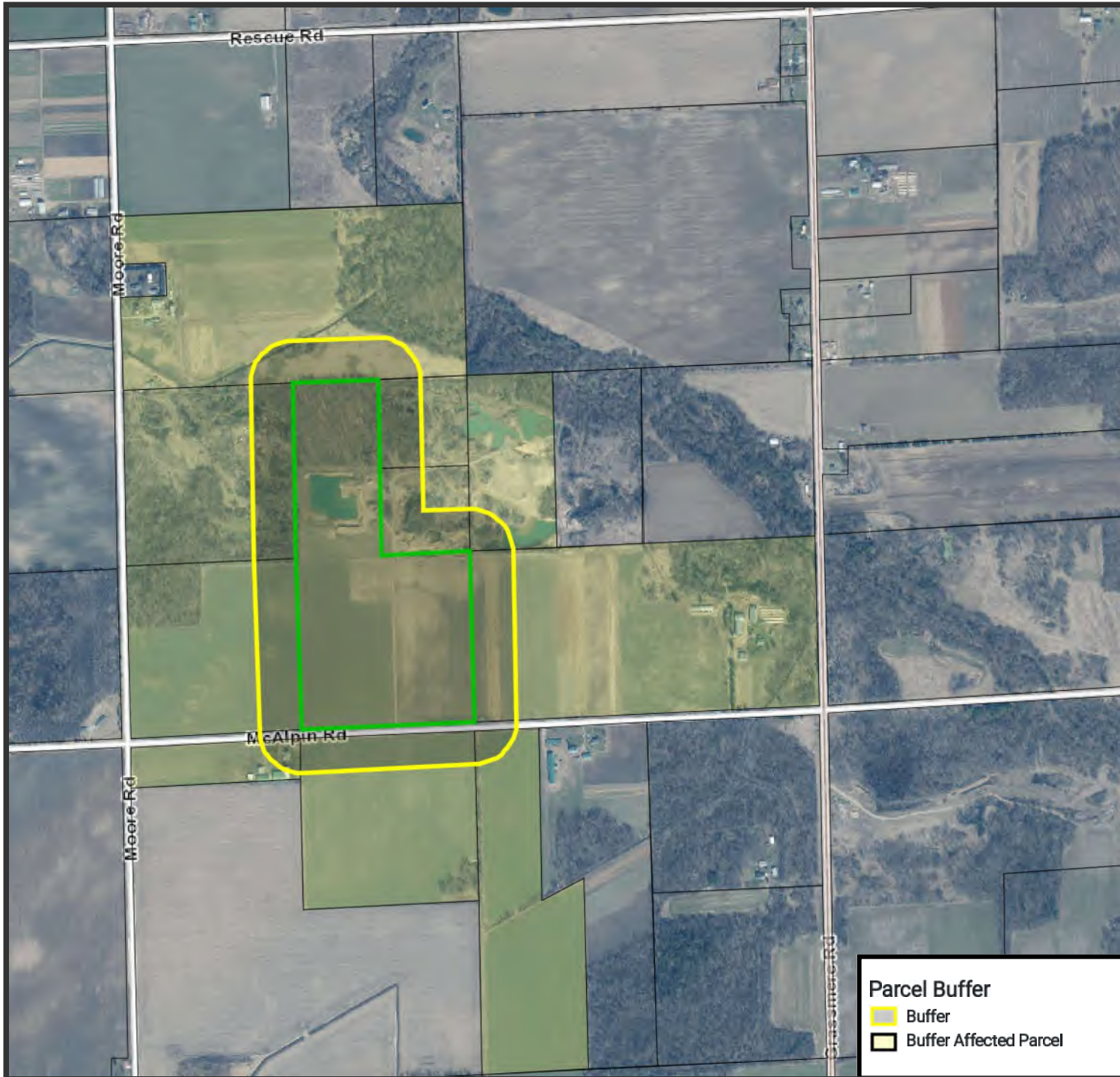
Special Approval Use Permit: SAP 2025-01: Request by Buchholz Transport, 244 S. Sturm Road, Pigeon, Michigan, 48755 agents for property owner Raymond Mullet, to sand mine on McAlpin Road, located on the north side of the road between Grassmere Road and Moore Road, Section 24 of Grant Township, Huron County, Michigan. Parcel I.D. 3210-024-008-20 is in the Agricultural (AGR) Zoning District. Applicants have previously mined sand from approximately 3.1 acres near the north boundary of the existing 60-acre parcel. Sand is removed to an approximate depth of 10-15 feet. The area of excavation will create a permanent pond, encompassing approximately 3.2 acres. All finished grades will be less than 3:1 slope. Applicant proposes to complete the sand removal and pond development by November 15, 2025. Under provisions of the Zoning Ordinance of Huron County, Article XV Special Approval Use Permits, Section 15.01 and Section 15.02(4), the Huron County Planning Commission is authorized to review specific uses regulated within the various zoning classifications as set forth in the Ordinance. Pursuant to provisions of the Michigan Zoning Enabling Act, Act 110 of 2006, MCL Section 125.3205(3), "An ordinance shall not prevent the extraction, by mining, of valuable natural resources from any property unless very serious consequences would result from the extraction of those natural resources. Natural resources shall be considered valuable for the purposes of this section if a person, by extracting the natural resources, can receive revenue and reasonably expect to operate at a profit."

The application and site plan relative to this request are available for public examination during office hours at the Huron County Planning, Building & Zoning Department, Room 102, County Building, 250 E. Huron Avenue, Bad Axe, Michigan 48413, and also available on the county website: www.co.huron.mi.us.

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. For further information on this matter, please contact Jeff Smith of 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 2025-01 SAND
MINING ON NORTH
3.2 ACRES OF ID.
3210-024-008-20

SECTION 24 OF GRANT
TOWNSHIP OWNER
RAYMOND MULLET 320
FT. BUFFER MAP



Map Publication:
02/13/2025 12:20 PM



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

**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: 2-6-25

PROJECT NO.: SAP 2025-01

APPLICANT'S NAME: Raymond Mullet / Buchholz Transport

ADDRESS: 244 S Sturm Rd Pigeon MI 48755
street city state zip telephone

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

Raymond & Marian Mullet

3548 McAlpin Road Cass City MI 48726
name street address city state zip telephone

ADDRESS OF PROPERTY REQUESTED FOR SPECIAL USE PERMIT: McAlpin Rd. between Grassmere & Moore

PROPERTY IDENTIFICATION No.: 3210-024-008-20 (Parcel A per Tank Survey Project No. 2023-232)

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

Pond excavation, sand removal

**RECEIVED
FEB 10 2025**

HURON COUNTY
BUILDING & ZONING



Signature of Applicant

2-10-25

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

Date

SAP Permit Application

Rec # 7Lott64
2/12/25 AW

244 S. Sturm Road
P.O. Box 407
Pigeon, MI 48755



Office: 989-453-3915
Mobile: 989-225-0889
E-mail: blaine@btrans.us

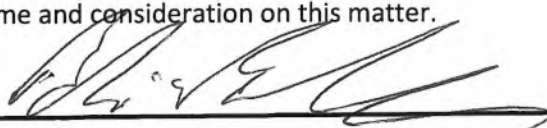
Dear Huron County Planning Commission

My name is Blaine Buchholz with Buchholz Transport. I have been appointed by Raymond Mullet to act as agent/applicant for a pond excavation on his property. This property is parcel ID# 10-024-008-20 located in Grant township, Huron County. We constructed a pond, roughly 3.1 acres at the north end of his property approximately ¼ mile north of McAlpin rd. We have attached a survey and aerial view of the property for reference.

This application is serving more as an "after the fact" as the project is mostly complete. Most of the sand excavated from the pond has been removed from the site. The completed portions of the perimeter of the pond have been sloped at a minimum of a 3 to 1 slope per county code to prevent erosion to the waters edge. There is a small amount of sand to be removed from the southeast corner of the pond. Once that has been removed, the last of the shaping of slopes will be performed. Topsoil will be spread around perimeter of pond and grass or rye will be planted to establish vegetation and root structure for improved aesthetics and erosion control. Pond perimeter is over 50' from any property lines. All excavations have been, and will continue to be performed following MSHA (Mine Safety and Health Administration guidelines per Michigan law.

We will have the pond completed by November 15th, 2025 to the specifications described above that meet all local and state ordinances.

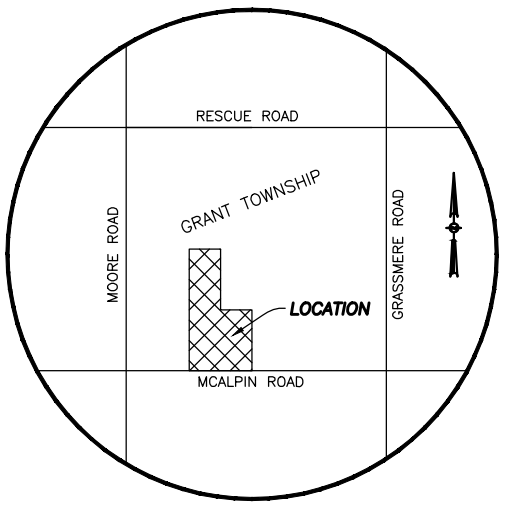
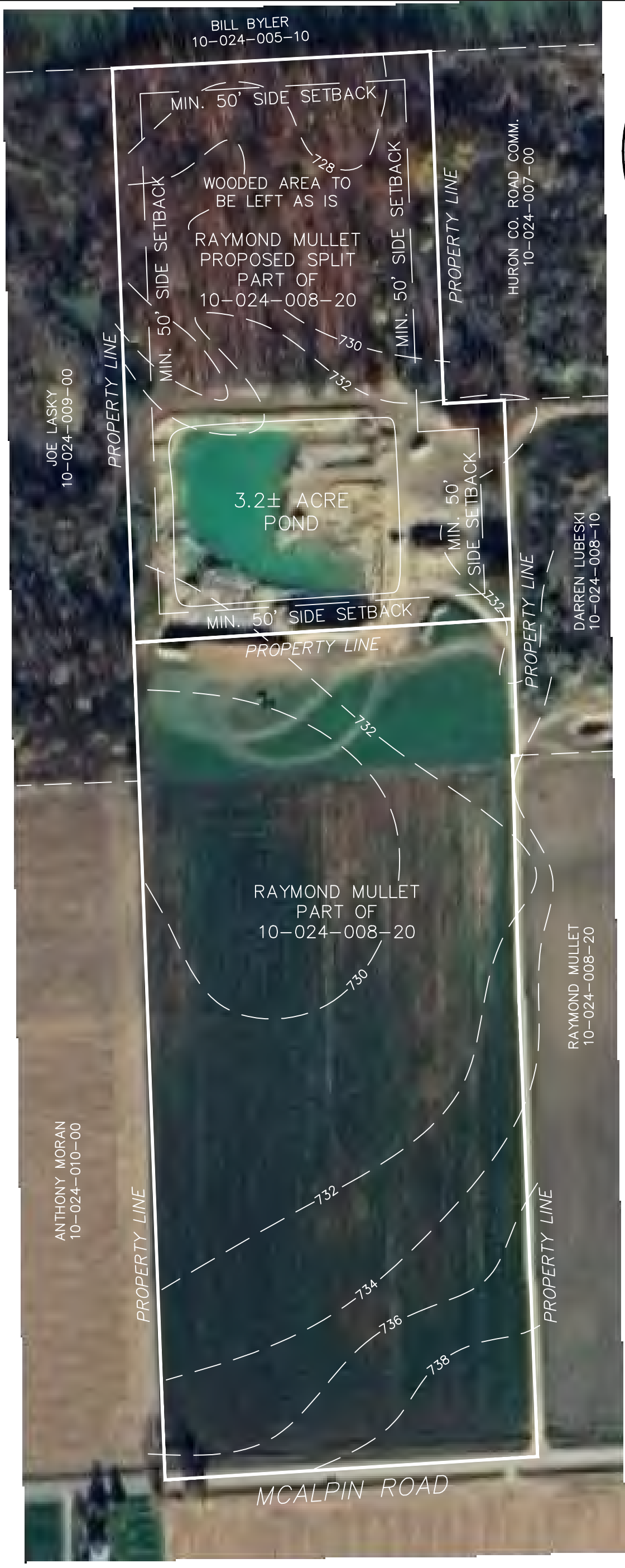
Thank you for your time and consideration on this matter.


Blaine Buchholz-Agent

2-10-25
Date


Owner

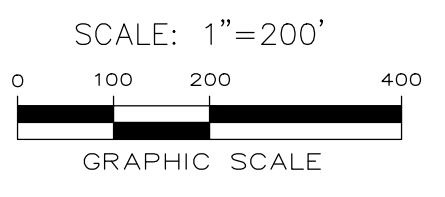
2-10-25
Date



LOCATION MAP
NOT TO SCALE

PROPOSED SAND REMOVAL AREA ON PROPERTY WILL BE EXCAVATED TO A DEPTH OF APPROXIMATELY 10-15 FEET. NO FINISHED GRADE WILL BE GREATER THAN A 3:1 SLOPE.

ALL CONTOURS AND ELEVATIONS SHOWN ARE IN N.A.V.D.88 DATUM



Benjamin D. Tank

SAND REMOVAL PLANS
SECTION 24, T15N-R11E,
GRANT TOWNSHIP
HURON COUNTY, MICHIGAN

RAYMOND MULLET
3548 MCALPIN ROAD
CASS CITY, MI 48726
989-872-2764



989-269-2201

255 E. HURON AVE.,
BAD AXE, MI 48413

FILE: 2025-012

PROJECT MGR: BDT

DESIGNED BY: BDT

DRAWN BY: BDT

PROJECT LOG

1 SITE PLAN

2/2025

SCALE: 1" = 200'

SHEET: 1 OF 1

CERTIFICATE OF SURVEY

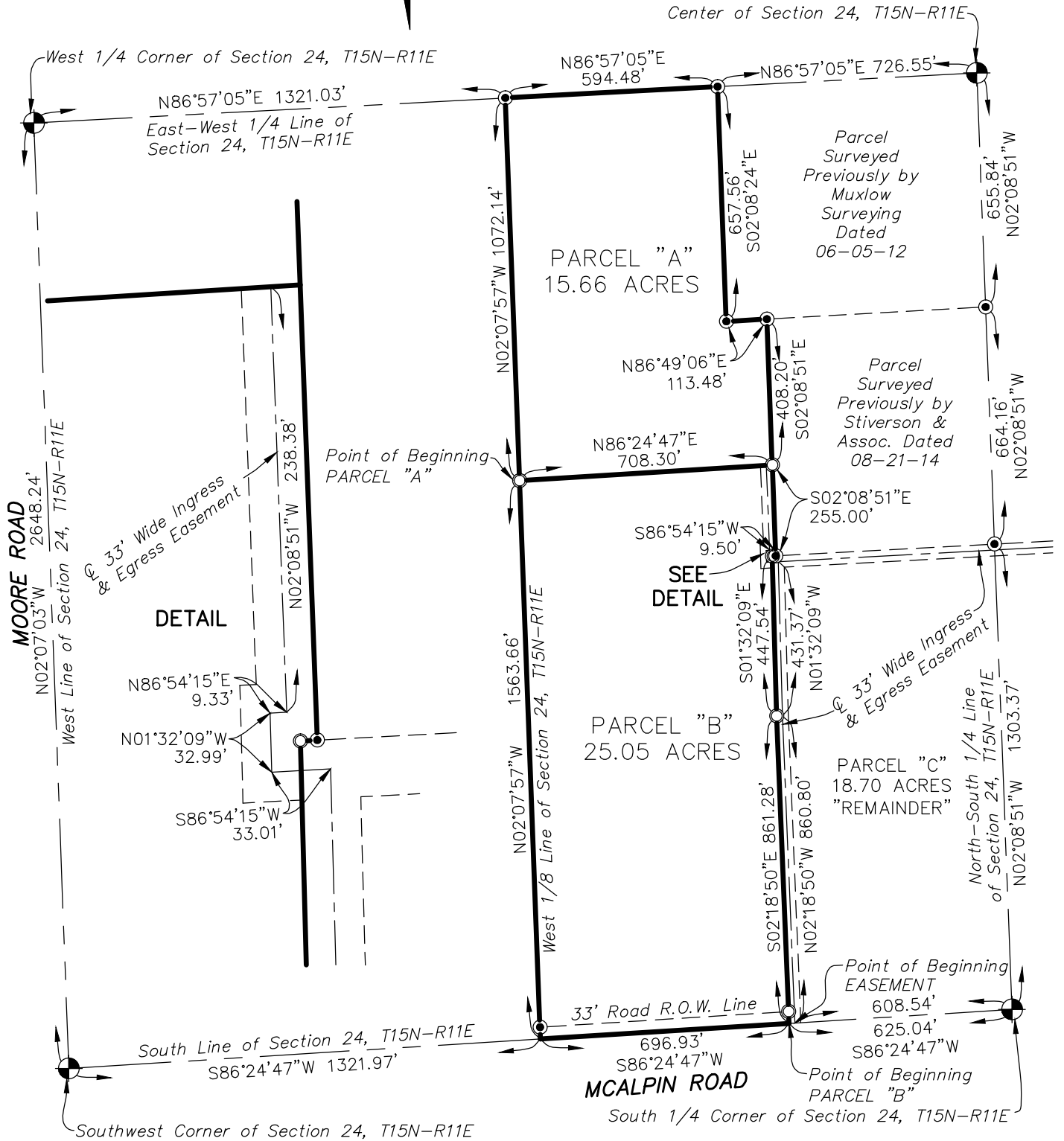
PART OF THE SOUTHWEST 1/4 OF SECTION 24, T15N-R11E,
GRANT TOWNSHIP, HURON COUNTY, MICHIGAN.

CLIENT:
RAYMOND MULLET
3548 MCALPIN ROAD
CASS CITY, MI 48726

PROJECT No.
2023-232

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.*



* * * * *

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.

CERTIFICATE OF SURVEY
PART OF THE SOUTHWEST 1/4 OF SECTION 24, T15N-R11E,
GRANT TOWNSHIP, HURON COUNTY, MICHIGAN.

CLIENT:
RAYMOND MULLET
3548 MCALPIN ROAD
CASS CITY, MI 48726

PROJECT No.
2023-232

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

DESCRIPTION OF PARCEL "A":

Commencing at the South 1/4 Corner of Section 24, T15N-R11E, Grant Township, Huron County, Michigan; thence S86°24'47"W 1321.97 feet along the South Line of said Section 24; thence N02°07'57"W 1563.66 feet along the West 1/8 Line of said Section 24 to the Point of Beginning: RUNNING THENCE N02°07'57"W 1072.14 feet along said West 1/8 Line of Section 24; thence N86°57'05"E 594.48 feet along the East-West 1/4 Line of said Section 24; thence S02°08'24"E 657.56 feet; thence N86°49'06"E 113.48 feet; thence S02°08'51"E 408.20 feet; thence S86°24'47"W 708.30 feet to the Point of Beginning. Being a part of the Southwest 1/4 of Section 24, T15N-R11E, Grant Township, Huron County, Michigan and containing 15.66 acres of land. Together with a 33 foot wide Ingress and Egress easement being 16.5 feet as measured on each side and at right angles to a centerline described as commencing at the South 1/4 Corner of said Section 24; thence S86°24'47"W 608.54 feet along the South Line of said Section 24 to the Point of Beginning: RUNNING THENCE N02°18'50"W 860.80 feet; thence N01°32'09"W 431.37 feet; thence S86°54'15"W 33.01 feet; thence N01°32'09"W 32.99 feet; thence N86°54'15"E 9.33 feet; thence N02°08'51"W 238.38 feet to the Point of Termination. Subject to easements and rights of way of record.

DESCRIPTION OF PARCEL "B":

Commencing at the South 1/4 Corner of Section 24, T15N-R11E, Grant Township, Huron County, Michigan; thence S86°24'47"W 625.04 feet along the South Line of said Section 24 to the Point of Beginning: RUNNING THENCE S86°24'47"W 696.93 feet along said South Line of Section 24; thence N02°07'57"W 1563.66 feet along the West 1/8 Line of said Section 24; thence N86°24'47"E 708.30 feet; thence S02°08'51"E 255.00 feet; thence S86°54'15"W 9.50 feet; thence S01°32'09"E 447.54 feet along the West Line of a 33 foot Ingress and Egress easement; thence S02°18'50"E 861.28 feet along said West Line of a 33 foot Ingress and Egress easement to the Point of Beginning. Being a part of the Southwest 1/4 of Section 24, T15N-R11E, Grant Township, Huron County, Michigan and containing 25.05 acres of land. Subject to and together with a 33 foot wide Ingress and Egress easement being 16.5 feet as measured on each side and at right angles to a centerline described as commencing at the South 1/4 Corner of said Section 24; thence S86°24'47"W 608.54 feet along the South Line of said Section 24 to the Point of Beginning: RUNNING THENCE N02°18'50"W 860.80 feet; thence N01°32'09"W 431.37 feet; thence S86°54'15"W 33.01 feet; thence N01°32'09"W 32.99 feet; thence N86°54'15"E 9.33 feet; thence N02°08'51"W 238.38 feet to the Point of Termination. Subject to easements and rights of way of record.

*South 1/4 Corner of Section 24, T15N-R11E
Found 1" Pipe*

WITNESSES:

*N20°W 27.20' to Spike in 12" Poplar
North 36.94' to Spike in 12" Apple
N45°E 42.85' to Spike in 16" Poplar
South 13.65' to 1/2" Steel Stake*

*Southwest Corner of Section 24, T15N-R11E
Found 3/4" Steel Stake*

WITNESSES:

*N54°E 39.13' to Notch in North End of 24" C.M.P.
S45°E 38.72' to Notch in South End of 24" C.M.P.
S32°E 32.24' to Center of Stop Sign Post
N18°W 39.40' to Center of Stop Sign Post*

*Center of Section 24, T15N-R11E
Found 3/4" Steel Stake*

WITNESSES:

*N45°W 1.17' to Spike in Corner Post
North 8.80' to Spike in Fence Post
S20°W 6.05' to Spike in 12" Cherry
East 14.57' to Spike in 12" Beech*

*West 1/4 Corner of Section 24, T15N-R11E
Found 1 1/2" Smashed Pipe*

WITNESSES:

*N35°E 51.65' to Nail & Washer in Fence Post
S85°E 36.05' to Spike in Apple Cluster
N70°W 41.70' to Nail & Washer in Fence Post
N45°W 56.13' to Nail & Washer in Fence Post*

* * *

* * *

* * *

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 in in full compliance with Act 132, P.A. of 1970 as amended.



TANK SURVEYING

255 E. Huron Ave., Bad Axe, MI 48413
989-269-2201/f 989-269-6815

DESCRIPTION OF PARCEL "C":

Commencing at the South 1/4 Corner of Section 24, T15N-R11E, Grant Township, Huron County, Michigan and the Point of Beginning: RUNNING THENCE S86°24'47"W 625.04 feet along the South Line of said Section 24; thence N02°18'50"W 861.28 feet; thence N01°32'09"W 447.54 feet; thence N86°54'15"E 622.66 feet; thence S02°08'51"E 1303.39 feet to the Point of Beginning. Being a part of the Southwest 1/4 of Section 24, T15N-R11E, Grant Township, Huron County, Michigan and containing 18.70 acres of land. Subject to and together with a 33 foot wide Ingress and Egress easement being described as commencing at the South 1/4 Corner of said Section 24; thence S86°24'47"W 592.03 feet along the South Line of said Section 24 to the Point of Beginning: RUNNING THENCE S86°24'47"W 33.01 feet; thence N02°18'50"W 861.28 feet; thence N01°32'09"W 447.54 feet; thence N86°54'15"E 622.66 feet; thence S02°08'50"E 33.00 feet; thence S86°54'15"W 590.00 feet; thence S01°32'09"E 415.20 feet; thence S02°18'50"E 860.32 feet to the Point of Beginning. Subject to easements and rights of way of record.

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MULLET RAYMOND & MARIAN		0	09/02/2015	OTH	21-NOT USED/OTHER	1541:457	DEED	0.0
SCHUBRING NORMAN W	MULLET RAYMOND & MARIAN	400,000	03/21/2014	WD	03-ARM'S LENGTH	1484:379	DEED	0.0
MULLET RAYMOND & MARIAN		0	03/21/2014	OTH	21-NOT USED/OTHER	1484:394	DEED	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
	School: CASS CITY PUBLIC SCHOOLS					
	P.R.E. 100% 02/15/2016 Qual. Ag.					
Owner's Name/Address	MAP #: 27 24 300 006					
MULLET RAYMOND & MARIAN 3548 MCALPIN ROAD CASS CITY MI 48726	2025 Est TCV 405,400 (Value Overridden)					

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

Tax Description
 Sec 24, Town 15N, Range 11E. E 1/2 OF SW 1/4 EXC NE 1/4 OF NE 1/4 OF SW 1/4 ALSO EXC E 4 RDS OF THE NW 1/4 OF THE NE 1/2 OF THE SW 1/4 EXC COM @ S 1/4 COR TH N ALG N & S 1/4 LN 1303.37' TO POB TH W 613.12' TH N 663.22' TH E 613.17' TH S ALG N & S 1/4 LN 664.16' TO POB. 60 A. SPLIT ON 11/19/2014 FROM 10-024-008-00 FOR 2015.

Comments/Influences
 LIBER/PAGE(S): 368:0237; 201:639
 Split/Comb. on 11/19/2014 completed / / kidd ;
 Parent Parcel(s): 10-024-008-00;
 Child Parcel(s): 10-024-008-10, 10-024-008-20;

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.
- 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
2025	202,700	0	202,700			44,485C
2024	185,400	0	185,400			43,148C
2023	188,900	0	188,900			41,094C
2022	166,200	0	166,200			39,138C

The Equalizer. Copyright (c) 1999 - 2009.
 Licensed To: County of Huron, Michigan

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



SAP 2025-01 SAND
MINING ON NORTH
3.2 ACRES OF ID.
3210-024-008-20

SECTION 24 GRANT TWP.
WETLAND LAYER MAP



Map Publication:
02/13/2025 12:24 PM



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.

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 XV. SPECIAL APPROVAL USE PERMITS Continued.

SECTION 15.02 USES NOT OTHERWISE INCLUDED WITHIN A SPECIFIC USE DISTRICT:
(ZA#98-1; eff. 6/10/98) Continued.

Communication Towers/Wireless Communication Facilities continued:

Performance standards: (ZA '98-1; eff. 6/10/98) continued:

- 5) Towers shall be located so that they do not interfere with reception in nearby residential areas.
- 6) The base of the tower and any guy supports shall be fenced with a minimum 6 ft. high fence.
- 7) The tower shall be removed by the property owner or lessee within six (6) months of being abandoned.
- 8) Colocation Review: Applicant(s) for zoning approval to construct a new wireless communication facility (tower) shall demonstrate that a feasible colocation on a nearby facility is not available for the coverage area and capacity needs. A map indicating the location of nearby wireless communication facilities (towers) shall be provided, and it shall be the responsibility of the applicant to demonstrate that such facilities do not have the capacity or location for colocation. All applications for new and/or modified wireless communication facilities (towers) shall demonstrate colocation capacity. (ZA '01-01; adpt. 5/8/'01; effective. 7/6/'01)

3. Water Supply and Sewage Disposal Plants: All uses shall be established and maintained in accordance with all applicable State of Michigan statutes. If any of the requirements of this subsection are less than those in applicable state statutes, the state requirements shall prevail.

- a. Municipal water supply and sewage disposal plants, to serve the immediate vicinity, shall be permitted in all use districts.
- b. Sewage disposal systems that are designed to disperse waste water from sources outside the County over large tracts of land shall not be permitted in the R-1, R-2, RM-1, and AGR Districts.
- c. All operations shall be completely enclosed by a cyclone type fence, not less than six (6') feet high.

4. Sand, Gravel, Topsoil, Ore and Minerals All uses shall be established and maintained in accordance with all applicable State of Michigan statutes. If any of the requirements of this subsection are less than those in applicable State statutes, the State requirements shall prevail.

No fixed machinery shall be erected or maintained within fifty (50') feet to any street right-of-way line or property line in order to insure sub-lateral support to surrounding property.

Where it is determined by the Planning Commission to be a public hazard, all uses shall be enclosed by a fence six (6') feet or more in height for the entire periphery of the property or portion thereof. Fences shall be adequate to prevent trespass, and shall be placed no closer than fifty (50') feet to the top or bottom of any slope.

ARTICLE XV. SPECIAL APPROVAL USE PERMITS Continued.

SECTION 15.02 USES NOT OTHERWISE INCLUDED WITHIN A SPECIFIC USE DISTRICT:
(ZA#98-1; eff. 6/10/98) Continued.

4. Sand, Gravel, Topsoil, Ore and Minerals continued:

No slope shall exceed an angle with the horizontal of forty-five (45E) degrees.

No building shall be erected on the premises except as may be permitted in the general zoning ordinance or except as temporary shelter for machinery and field office subject to approval by the Planning Commission.

The Planning Commission shall establish routes for truck movement to and from the site in order to minimize the wear on public streets and to prevent hazards and damage to properties in the community. That portion of access roads within the area of operation shall be provided with a dustless surface.

All permitted installations shall be maintained in a neat, orderly condition so as to prevent injury to single property, any individual, or to the community in general.

Proper measures, as determined by the Planning Commission shall be taken to minimize the nuisance of noise and flying dust or rock. Such measures may include, when considered necessary, limitations upon the practice of stockpiling excavated material upon the site.

When excavation and removal operations or either of them are completed, the excavated area shall be graded to that no gradients in disturbed earth shall be steeper than a slope of 3-1 (horizontal-vertical). A layer of airable topsoil, of a quality approved by the Zoning Administrator shall be spread over the excavated area, except exposed rock surfaces, or areas lying below natural water level, to a minimum depth of four (4") inches in accordance with the approved contour plan. The area shall be seeded with a perennial rye grass and maintained until the area is stabilized and approved by the Planning Commission.

Where excavation operation results in a body of water, the owner or operator shall place appropriate "Keep Out Danger" signs around said premises not more than one hundred fifty (150) feet apart.

All permitted installations shall be maintained in a neat, orderly condition so as to prevent injury to single property, and individual, or to the community in general. The applicant shall provide evidence that the proposed extractive operation will not in any way contaminate the surface water or the water table of the area. On-site testing by a qualified soil scientist is required.

5. Nuclear Power Plants Nuclear Power Plants shall be permitted in Industrial (IND) District only. All applicable State and Federal rules, regulations and statutes must be met prior to actual siting anywhere in Huron County. If deemed necessary, the Huron County Planning Commission, shall require copies of all data submitted to any State or Federal Agency pursuant to any law, ordinance or permit process.

6. Disposal Areas Disposal areas - Type I wastes, Type II wastes, Type III wastes, inert materials, or sites designed to receive dredge materials, as herein defined are permitted in any district subject to the requirements of this ordinance.

BYLER BILL & LAURA & BYLER IDA &
4169 MOORE ROAD
CASS CITY, MI 48726-9506

HURON COUNTY ROAD COMMISSION
417 SOUTH HANSELMAN STREET
BAD AXE, MI 48413

LUBESKI DARREN M & KERRIE L
4252 SOUTH VAN DYKE ROAD
ÜBLY, MI 48475

MULLET RAYMOND & MARIAN
3548 MCALPIN ROAD
CASS CITY, MI 48726

JOE LASKY REV LIVING TRUST
2633 SOUTH VAN DYKE ROAD
BAD AXE, MI 48413

MORAN ANTHONY & CINDY L TRUST
5339 EAST SWEETWATER AVE
SCOTTSDALE, AZ 85254

~~MULLET RAYMOND & MARIAN
3548 MCALPIN ROAD
CASS CITY, MI 48726~~ Duplicate

~~HURON COUNTY ROAD COMMISSION
417 SOUTH HANSELMAN STREET
BAD AXE, MI 48413~~
Duplicate

REID JAMES H & BETTY L
508 SOUTH TWENTY-SIXTH STREET
ARLINGTON, VA 22202-2502

VERHAAR JOHANNES M & ANTHONIA M
3201 WEST SOPER ROAD
BAD AXE, MI 48413

KEMPF DANIEL S & AMELIA W
3883 MC ALPIN ROAD
CASS CITY, MI 48726-9521

Janice Brandel
Grant Township Clerk
4554 Maharg Road
Cass City MI 48726

SAP 2025-01

3 BOC Legislative
Members

Bill Renn
6206 Campbell Road
Pigeon, MI 48755

Jeremy Polega
832 Port Crescent Rd
Port Austin, MI 48467

George Lauinger
710 Kuhl Road
Bay Port, MI 48720

Rich Swartzendruber
2751 Stein Road
Bad Axe MI 48413

James Leonard
66 Buschlen Road
Bad Axe, MI 48413

Bernie Creguer
3037 Limerick Road
Kinde, MI 48445

Todd Talaski
6417 Terrie Drive
Caseville, MI 48725

J. Dean Smith
8321 Berne Road
Bay Port, MI 48720

Deborah Knarian
2569 S. Barrie Road
Bad Axe, MI 48413