

Notice of Public Hearing
Huron County Planning Commission
Wednesday, June 4, 2025
County Building, Meeting Room 305
250 E. Huron Avenue, Bad Axe, Michigan
Special Approval Use Permit: SAP 2025-04

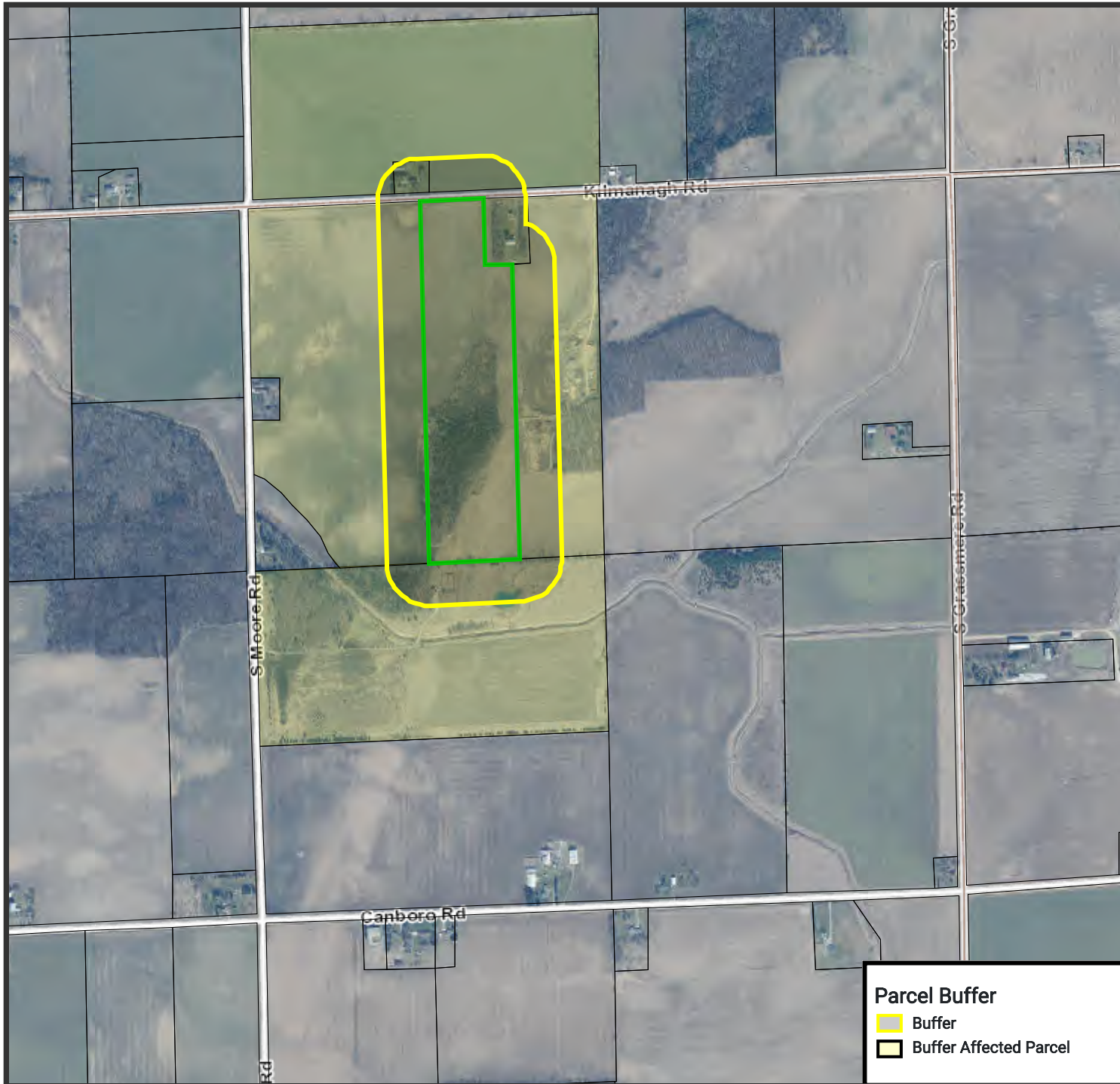
Notice is given that the Huron County Planning Commission will hold a public hearing on Wednesday, June 4, 2025, at 7:00 p.m., in Room 305, County Building, 250 E. Huron Avenue, Bad Axe, Michigan 48413. The purpose of this meeting and public hearing is to hear comments about and consider the request for a Special Approval Use Permit to mine sand in Section 1 of Grant Township, Huron County, Michigan, more fully described below:

Special Approval Use Permit: SAP 2025-04: Request by agent Chad Willing from Westside Sand Products, 2254 Geiger Road, Bad Axe, MI, 48413, to mine sand from a parcel of land owned by Joshua Talaski. Sand will be removed from a 4.85-acre portion of the 40-acre parcel in Section 1 of Grant Township. Parcel I.D. 3210-001-002-60 is in the Agricultural (AGR) Zoning District. Sand will be removed to an approximate depth of 15-20 feet. The area of excavation will create a permanent pond, encompassing approximately 4.85 acres. All finished grades will be less than 3:1 slope. Westside Sand has an agreement with the landowner to utilize a driveway and truck route along the east boundary of the parcel to access the proposed mining site in the southeast corner of the 40-acre parcel. 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."

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 2025-04
Westside Sand
Products Sand and
Pond Development

Section 1 of Grant Twp.
Special Use Approval
320ft. Parcel Buffer Map



Map Publication:
05/20/2025 9:09 AM



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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: 5.5.25

PROJECT NO.: SAP 2025-04

APPLICANT'S NAME: Josh Talaski / West Side Sand Products

ADDRESS: 2254 Geiger Rd. Bad Axe MI 48413
street city state zip telephone

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

JOSH Talaski
name
3366 Glass Burner Rd. Bad Axe MI. 48413
street address city state zip telephone

ADDRESS OF PROPERTY REQUESTED FOR SITE PLAN REVIEW: Kilmanagh Rd. between 9955th and 10000th

PROPERTY IDENTIFICATION No.: 10-001-002-60-Parcel-A per Case Surveying JOB #14037

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

Pond Excavation, Sand Removal.

RECEIVED

MAY 05 2025

HURON COUNTY
BUILDING & ZONING

[Signature]
Signature of Applicant

5.5.25
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

vt 22156 Receipt # 76870

Date

SAP Permit Application

West Side Sand Products
2254 Geiger Rd.
Bad Axe, MI 48413
TO

Dear Huron County Planning Commission

My name is Chad Willing with West Side Sand Products, I have been appointed by Josh Talaski to act as agent? Applicant for a pond excavation on his property.

This Property is Parcel Id #10-001-002-60 located on Kilmanagh road in Grant Township Michigan. Topsoil will be stockpiled and sand and gravel will be harvested from the pond. The pond will be between 15 and 20 feet deep, and the pond will be sloped at a 3 to 1 slope per Huron County code to prevent erosion. Topsoil will be spread around perimeter of pond and grass or rye we be planted to establish vegetation, danger keep out signs will be placed every 150 feet. Pond is to be no more than 4.85 acres, typical hours of operation are Monday Through Friday 7 Am To 6 Pm and Saturday 8Am To 1 PM.

Site Plan is attached, truck route will be kilmanagh road east to M53 Road bond will be in place during weight restrictions, and dust control will be taken care of. Driveway will be at the east end of the property per agreement on 5-5-25

Contact Numbers

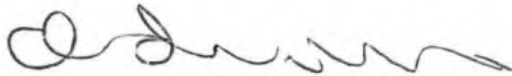
Randy 989-550-1707

Chad 989-550-1649

Shop 989-269-9045 if no answer please leave a message

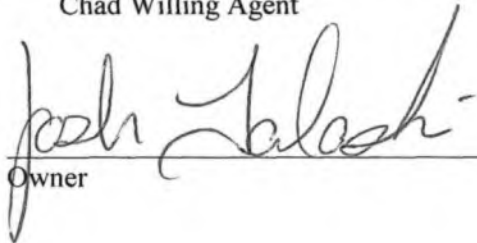
Fax 989-269-9082

Email cadwilling@yahoo.com



Chad Willing Agent


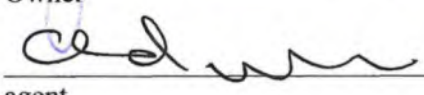
Date 5-5-25



Owner

Date 5-5-25

Permission By Owner to use east Driveway Per agreement.

	<u>SS-25</u>
Owner	
	<u>SS-25</u>
agent	

SITE PLAN

CLIENT: JOSH TALASKI
STREET: 3366 GLASS BURNER RD.
CITY: BAD AXE, MI 48413

PART OF E 1/2 OF NW 1/4 OF SEC 1	T15N-R11E	GRANT TWP.	HURON COUNTY
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NOTES:

1/2" STEEL STAKES WERE PLACED AT POINTS MARKED THUS (○). FOUND STEEL STAKES AT POINTS MARKED THUS (●). FD CONC MON AT POINTS MARKED THUS (■).

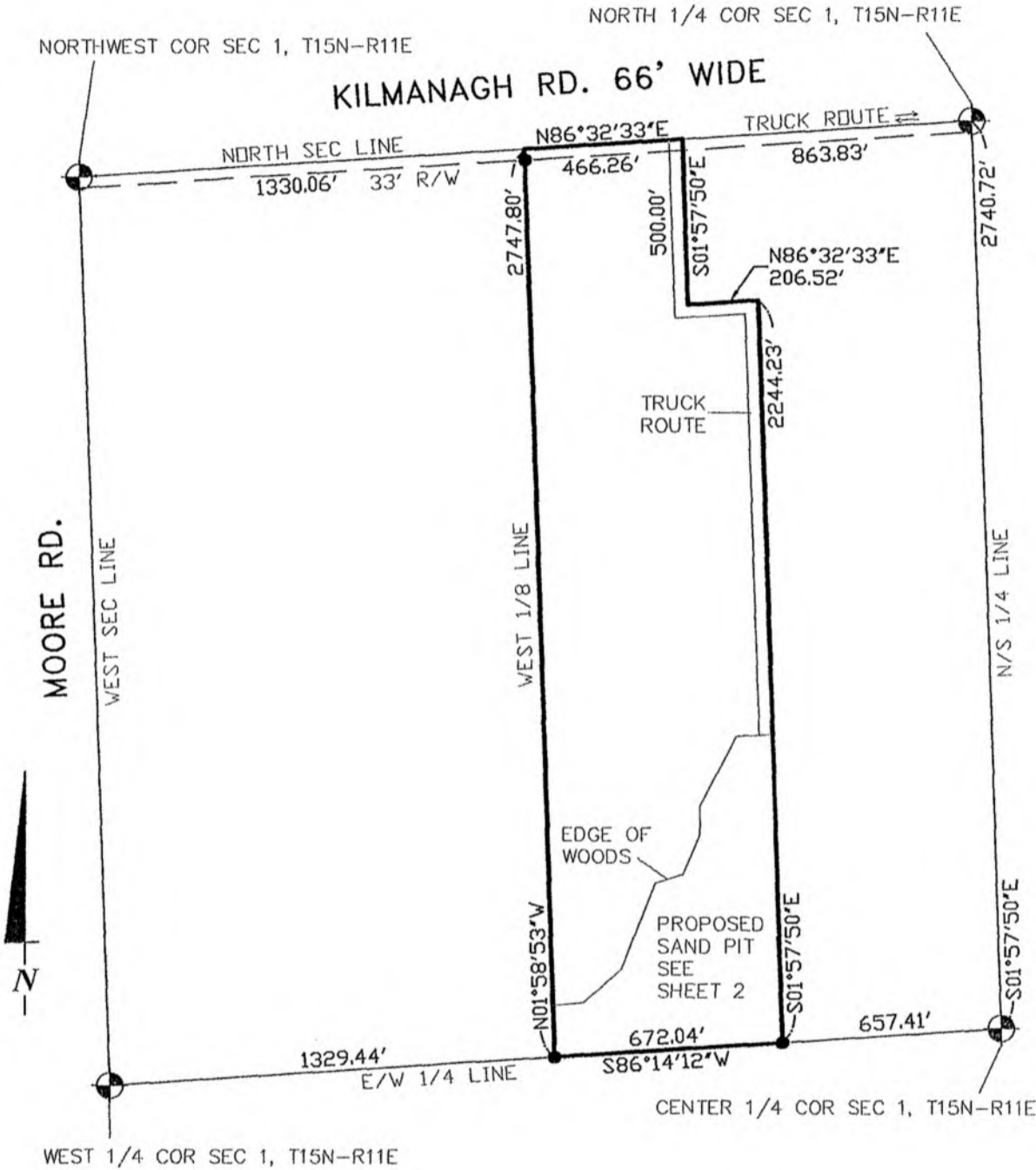
BEARING BASIS:

BEARING ARE BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, MICHIGAN SOUTH ZONE, HORIZONTAL DATUM (N.A.D.83), INTERNATIONAL SURVEY FEET.

GRAPHIC SCALE



(IN FEET)
1 inch = 500 ft.

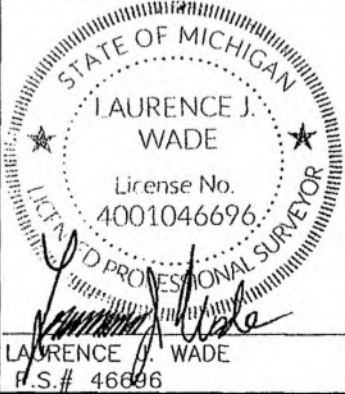


CASE SURVEYING

707 EAST HURON AVE.
BAD AXE, MICHIGAN 48413

PHONE 989 269-9142 FAX 989 269-7712

I HEREBY CERTIFY that I have surveyed and mapped the above or attached described parcel(s) of land, that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying; and that the survey is in full compliance with Section No. 3, Act 132, P.A. 1970, as amended by 1992 P.A. 183 and 2018 P.A. 193.



Drawn By: IMW	Check By: LW	Date: 4/29/2025	Job No: 14037	Scale: 1" = 500'
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SITE PLAN

CLIENT: JOSH TALASKI
STREET: 3366 GLASS BURNER RD.
CITY: BAD AXE, MI 48413

PART OF E 1/2 OF NW 1/4 OF SEC 1

T15N-R11E

GRANT TWP.

HURON COUNTY

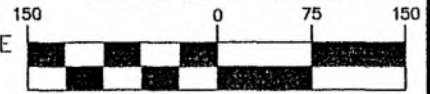
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BEARING BASIS:

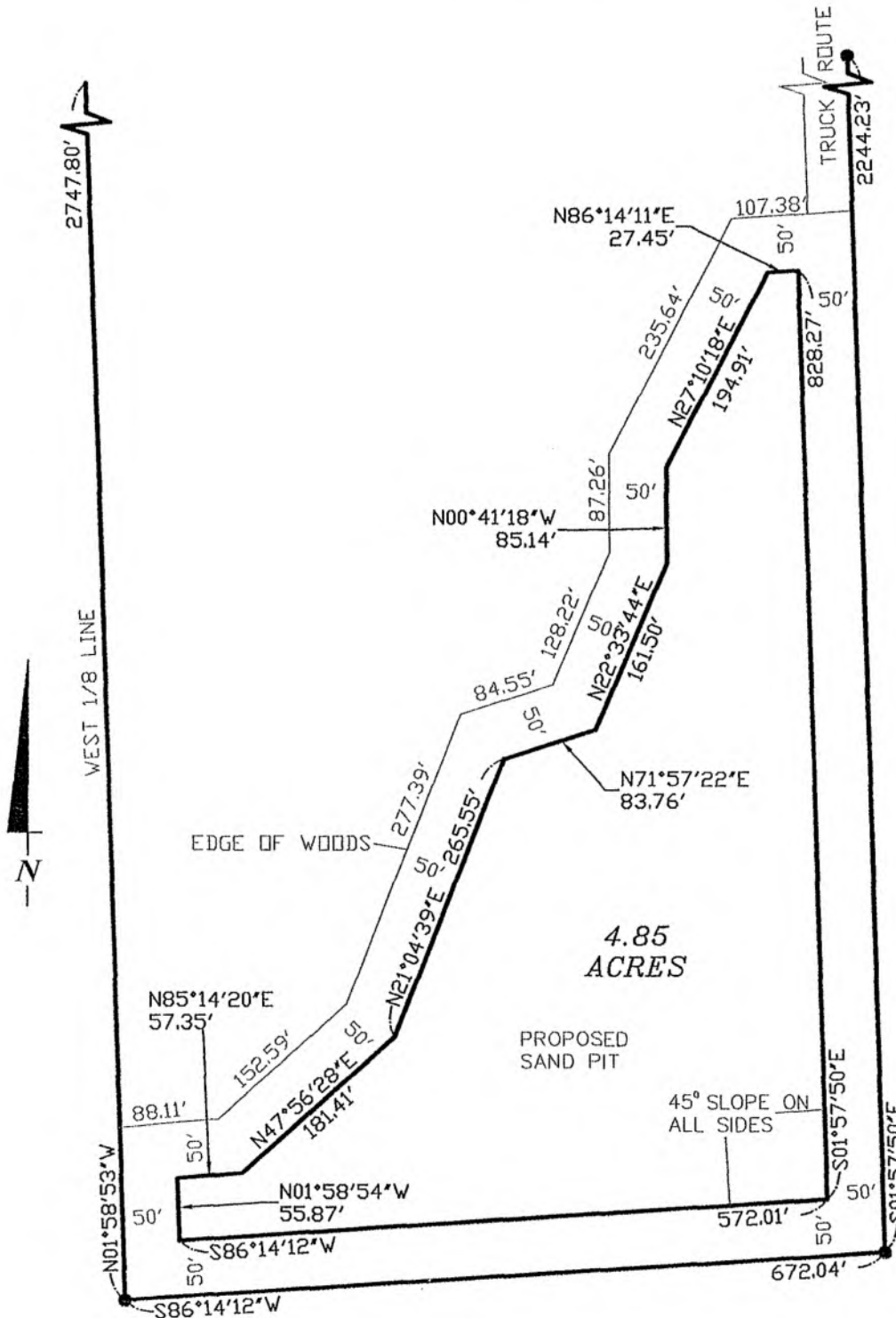
BEARING ARE BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, MICHIGAN SOUTH ZONE, HORIZONTAL DATUM (N.A.D.83), INTERNATIONAL SURVEY FEET.

GRAPHIC SCALE



(IN FEET)

1 inch = 150 ft.



CASE SURVEYING

707 EAST HURON AVE.
BAD AXE, MICHIGAN 48413

PHONE 989 269-9142

FAX 989 269-7712

I HEREBY CERTIFY that I have surveyed and mapped the above or attached described parcel(s) of land, that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying; and that the survey is in full compliance with Section No. 3, Act 132, P.A. 1970, as amended by 1992 P.A. 183 and 2018 P.A. 193.



Drawn By: IMW

Check By: LW

Date: 4/29/2025

Job No: 14037

Scale: 1" = 150'

LAURENCE J. WADE
P.# 46696

Parcel Number: 3210-001-002-60

Jurisdiction: GRANT

County: HURON

Printed on

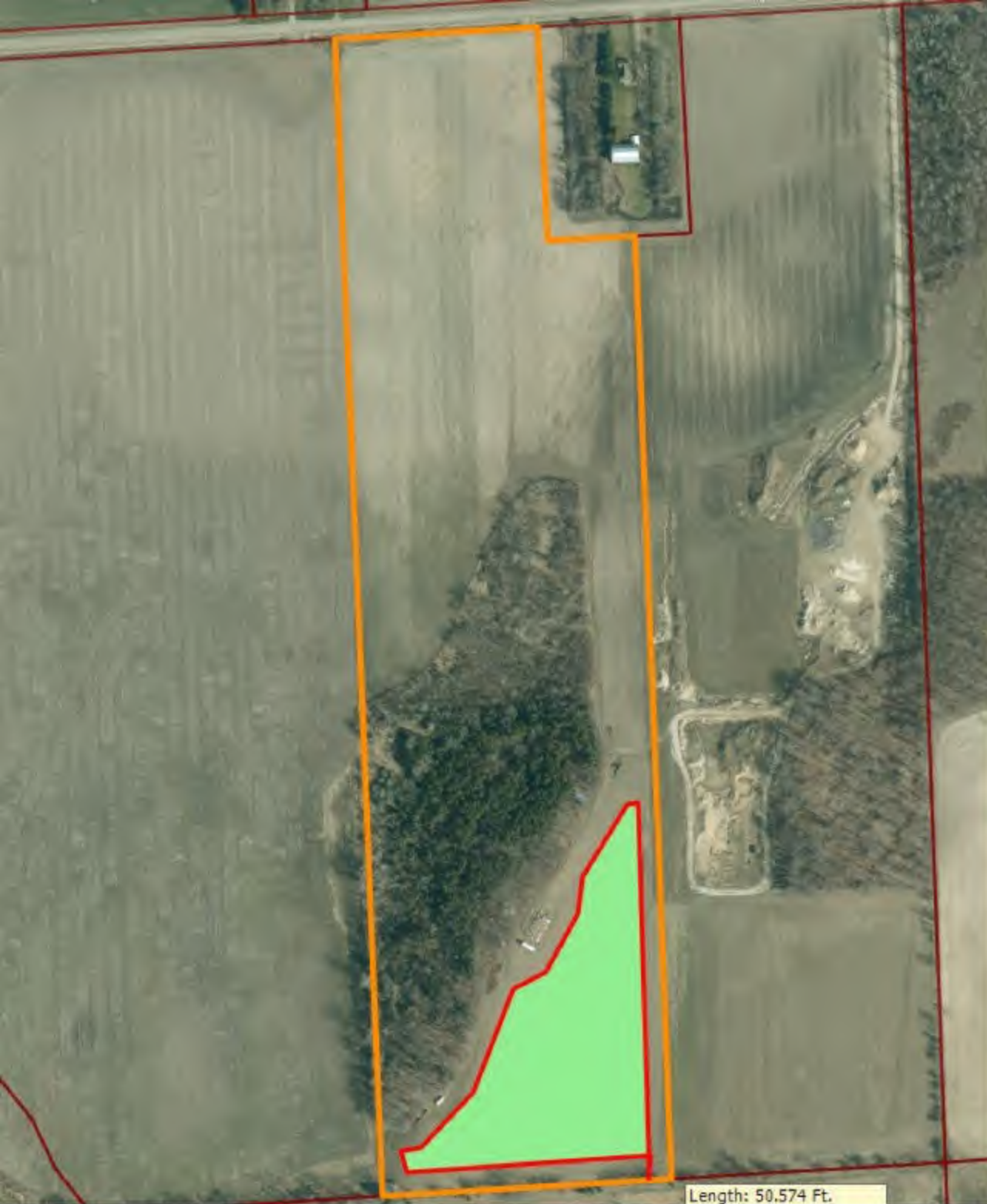
05/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MC AULEY WILLIAM C & SUE A	TALASKI JOSHUA P	112,000	10/05/2010	WD	03-ARM'S LENGTH	1336:691	DEED	0.0
TALASKI JOSHUA P		0	10/05/2010	OTH	21-NOT USED/OTHER	1336:700	DEED	0.0
Property Address		Class: AGRICULTURAL-VACAN		Zoning:		Building Permit(s)		Date
		School: ELKTON PIGEON BAYPORT LAKER SD						Number
		P.R.E. 100% 04/30/2011 Qual. Ag.						Status
Owner's Name/Address		MAP #: 27 01 100 005						
TALASKI JOSHUA P 3366 GLASSBURNER ROAD BAD AXE MI 48413		2026 Est TCV 214,600 (Value Overridden)						
		Improved	X	Vacant	Land Value Estimates for Land Table .			
		Public Improvements		* Factors *				
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value
								0 100 0
					39.34	Total Acres	Total Est. Land Value =	0
Tax Description		Dirt Road						
Sec 1, Town 15N, Range 11E. COM AT N		Gravel Road						
1/4 COR OF SEC TH N 89 DEG W ALG N SEC L		Paved Road						
863.83' TO POB TH S 01 DEG W 500' TH S 89		Storm Sewer						
DEG E 206.52' TH S 01 DEG W 2244.23' TH S		Sidewalk						
89 DEG W 672.04' TH N 01 DEG E 2747.79'		Water						
TH S 89 DEG E 466.26' ALG N SEC L TO POB.		Sewer						
40 A. PARCEL C WILCOX PROFESSIONAL		Electric						
SERVICES.		Gas						
Comments/Influences		Curb						
Split/Comb. on 12/20/2005 completed /		Street Lights						
/ LIZ ;		Standard Utilities						
Parent Parcel(s): 10-001-002-00;		Underground Utils.						
Child Parcel(s): 10-001-002-50,								
10-001-002-60;								

		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	107,300	0	107,300	
				2025	107,300	0	107,300	
				2024	89,900	0	89,900	
				2023	71,900	0	71,900	

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



Length: 50,574 Ft.



SAP 2025-04
Westside Sand
Products Sand and
Pond Development

Section 1 of Grant Twp.
Special Use Approval
Wetland Map Layer



Map Publication:
05/20/2025 9:17 AM



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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 (45°) 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.

BOUVERETTE MARK
3803 KILMANAGH ROAD
ELKTON, MI 48731

RA LAND COMPANY LLC
8074 NORTH VAN DYKE ROAD
PORT AUSTIN, MI 48467

TALASKI JOSHUA P
3366 GLASSBURNER ROAD
BAD AXE, MI 48413

HERFORD LEGACY FARMS LLC
1576 SOUTH FARVER ROAD
PIGEON, MI 48755

REINHOLD BENJAMIN & KRISTY LE/TRUST
528 ESSEX DRIVE
ROCHESTER, MI 48307

YACKLE FAMILY LLC
1150 SOUTH LACKIE ROAD
BAD AXE, MI 48413

VOLMERING NORMA
3880 KILMANAGH ROAD
ELKTON, MI 48731

Westside Sand Products
2254 Geiger Road
Bad Axe, MI 48413

Julie Epperson
919 E. Main Street
Sebewaing, MI 48759

SAP 2025-04
Mailing List

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

Huron County BOC
Legislative Members
via email

James Leonard
66 Buschlen Road
Bad Axe, MI 48413

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

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

George Lauinger
710 Kuhl Road
Bay Port, MI 48720

Bernie Creguer
3037 Limerick Road
Kinde, MI 48445

Richard Swartzendruber
2751 Stein Road
Bad Axe, MI 48413

Bill Renn
6206 Campbell Road
Pigeon, MI 48755

Jeremy Polega
832 Port Crescent Road
Port Austin, MI 48467