

Notice of Public Hearing
Huron County Planning Commission
Wednesday, September 6, 2023 at 7:00 p.m.
County Building, Room 305
250 E. Huron Avenue, Bad Axe, Michigan, 48413
Special Approval Use Permit: SAP 2023-03 Agri-Valley Communications Inc.

Notice is given that the Huron County Planning Commission has rescheduled a public hearing to be held on Wednesday, September 6, 2023, 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 of Agri-Valley Communications Inc., for a Special Approval Use Permit to park and operate a 60 foot high mobile communication cellular tower located at 2755 Port Austin Road, on leased land in Section 8 of Hume Township further described below:

Special Approval Use Permit, SAP 2023-03: Agri-Valley Communications Inc., 7585 W. Pigeon Road, Pigeon, Michigan 48755, is requesting zoning approval to park and operate a 60 foot high mobile cellular communication trailer, referred to as a COW (cell on wheels) to be located on an 8 foot wide by 24 foot long trailer with guy-wires. The proposed mobile tower will be located at 2755 Port Austin Road and will be situated at least 60 feet east of the west property line and approximately 235 feet south of the road right-of-way, on a leased portion of land owned by the James & Beth Selke (Sandy Dunes Adventure Golf). The overall parcel of land consists of approximately 8.76 acres of Business (BUS) zoned land, Section 8, Hume Township, Parcel I.D. Number 3211-008-064-47. Under provisions of the Zoning Ordinance of Huron County, Article XV, Special Approval Use Permits, Section 15.02 Uses Not Otherwise Included Within Specific Use District, Communication Towers/Wireless Communication Facilities are allowed subject to Article XV, Section 15.02(2) Special Approval Use Permit approval procedures.

The application materials and site plan relative to this request are available for public examination during regular office hours at the Huron County Planning, Building & Zoning Department, Room 102 of the County Building, 250 E. Huron Avenue, Bad Axe, Michigan 48413 or www.co.huron.mi.us. Following the public hearing, the Planning Commission will consider granting a Special Approval Use Permit.

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 2023-03 AVCI 60FT. HIGH MOBILE COMMUNICATIONS TOWER

SECTION 8 HUME TWP.
PARCEL 3211-008-064-47
330 FT. BUFFER MAP
(22) PARCELS



Map Publication:

06/15/2023 3:44 PM



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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.



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

\$600.00 Application Fee Regular Meeting
\$800.00 Application Fee Special Meeting Rev. 01/2022

Date: May 23, 2023

PROJECT NO.: SAP 2023-03

APPLICANT'S NAME: Agri-Valley Communications, Inc.

ADDRESS: 7585 W. Pigeon Road Pigeon MI 48755 989-453-4267
street city state zip telephone

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

James S. & Beth A. Selke

name 5023 Timberlake Trail Clarkston MI 48346 248-210-6576
street address city state zip telephone

ADDRESS OF PROPERTY REQUESTED FOR SITE PLAN REVIEW: 2755 Port Austin Rd, Port Austin, MI 48467

PROPERTY IDENTIFICATION No.: 3211-008-064-47

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

Agri-Valley Communications, Inc. is requesting to park and operate a mobile communications trailer,
referred to as a COW (cell on wheels) on a Business District zoned property, in Hume Twp., Huron
County, Michigan. The reason for our request is to provide increased coverage & capacity in the area,
for mobile voice & data traffic, during seasonal high traffic volume periods, typically, April-October.

Craig Melasty 6-5-23
Signature of Applicant 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

RECEIVED

JUN 05 2023

HURON COUNTY
BUILDING & ZONING

James and Beth Selke
2755 Port Austin Road
Port Austin, MI 48467
Property ID: 3211-008-064-47

June 1, 2023

Huron County Building and Zoning
Attn: Jeff Smith
250 E. Huron Avenue
Room 102
Bad Axe, MI 48413

Subject: Authorization to Seek Special Use Permit

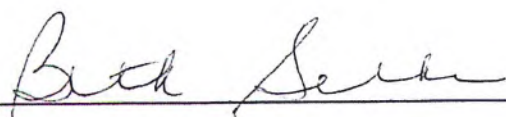
Dear Mr. Jeff Smith,

We, James and Beth Selke, are the owners of the property being referenced and hereby authorize Agri-Valley Communications, Inc. to seek a Special Use Permit for the installation of a seasonal "COW – Cell on Wheels" to provide cellular data and voice services in the area at and surrounding property located at 2755 Port Austin Road, Port Austin, MI 48467.



James Selke

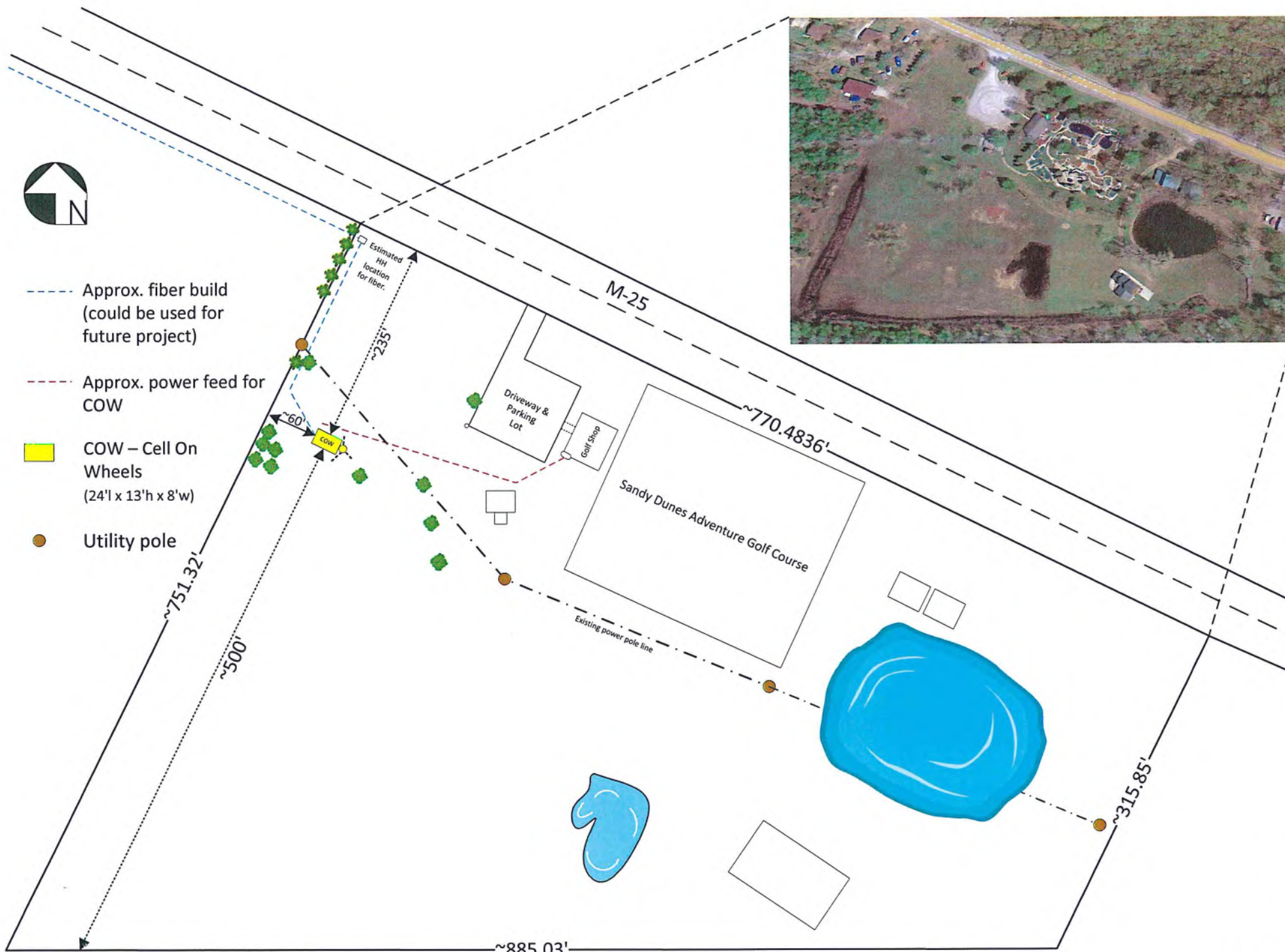
6/2/2023
Date



Beth Selke

6/2/2023
Date





* Drawing is not to scale and is to be viewed as an estimated proposal for discussion..

5-23-23

Property ID: 3211-008-064-47
 Owners: James S. & Beth A Selke
 2755 Port Austin Road
 Port Austin, MI 48467

Agri-Valley Communications, Inc. is requesting to park and operate a mobile communications trailer, referred to as a COW (cell on wheels) on a Business District zoned property, in Hume Township, Huron County, Michigan.

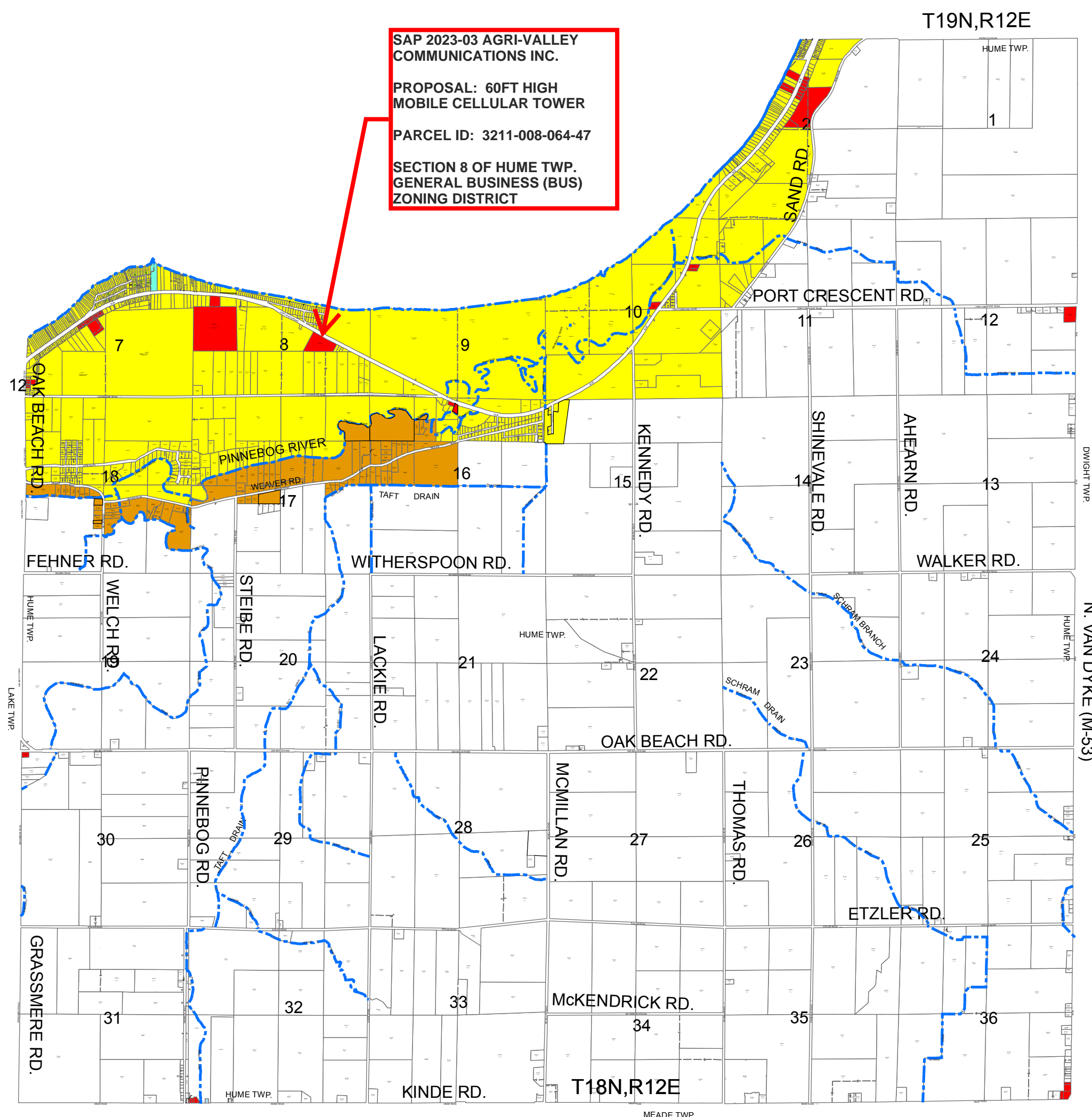
The reason for our request is to provide increased coverage and capacity in the area, for mobile voice and data traffic, during seasonal high traffic volume periods. The seasonal period typically runs from April through October, yearly.



06/14/2023

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcent. Trans.						
POLEGA BONNIE L	SELKE JAMES S & BETH A	0	12/17/2021	WD	21-NOT USED/OTHER	1770:201	DEED	0.0						
Property Address		Class: COMMERCIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
2755 PORT AUSTIN ROAD		School: NORTH HURON SCHOOL DISTRICT		RE-ROOF		05/24/2018		18000475						
Owner's Name/Address		P.R.E. 0%		SIGN		02/17/2005		05-000165						
SELKE JAMES S & BETH A 5023 TIMBERLAKE TRAIL CLARKSTON MI 48346		MAP #: 06 08 400 031		DECK/PORCH		05/15/2002		02-000892						
		2024 Est TCV 501,600(Value Overridden)		NEW CONSTRUCTION		05/14/2001		001003						
		Improved	X	Vacant	Land Value Estimates for Land Table .									
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
								8.190 Acres			0 100			0
								8.19 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 8, Town 18N, Range 12E. COM AT SE COR OF SEC TH N 03 DEG E 1005.63' ALG E SEC L TH N 63 DEG W 497.08' ALG C L M-25 TO INTERS OF M-25 & S 1/8 L TH W 666.37' TO POB TH W ALG SD 1/8 L 885.03' TH N 26 DEG E 751.32' TO C L M-25 TH S 62 DEG E ALG SD C L 782.93' TH S 26 DEG W 315.85' TO POB. 8.76 A MOL. BROWN SURVEY 6-28-91.														
Comments/Influences														
Liber/Page(s): 435:0260, 436:0468, 565:0063, 582:0117														
		Topography of Site												
		Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	250,800	0	250,800			211,365C			
					2023	250,800	0	250,800			211,365C			
					2022	201,300	0	201,300			201,300S			
					2021	183,900	0	183,900			139,482C			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Huron, Michigan														

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



SAP 2023-03 AGRI-VALLEY COMMUNICATIONS INC.
PROPOSAL: 60FT HIGH MOBILE CELLULAR TOWER
PARCEL ID: 3211-008-064-47
SECTION 8 OF HUME TWP.
GENERAL BUSINESS (BUS)
ZONING DISTRICT

Hume Zoning Legend

- AGR
- BUS
- IND
- R1
- R2
- RM1

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

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

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

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.

2. Communication Towers/Wireless Communication Facilities: shall mean and include all structures and accessory facilities relating to the use of the radio frequency spectrum for the purpose of transmitting or receiving radio signals. This may include, but shall not be limited to, radio towers, television towers, telephone devices and exchanges, microwave relay towers, telephone transmission equipment buildings, and commercial mobile radio service facilities. Not included within this definition are citizen band radio facilities, short wave facilities, amateur radio facilities, satellite dishes, and governmental facilities subject to state or federal law or regulations that may preempt municipal regulator authority (ZA '01-01; effective. 7/6/01)....Said use (tower) shall be located on a continuous parcel of not less than one (1) acre have a road frontage of 150 ft. with a tower setback from all property lines (and right-of-way lines) a distance equal to the tower and antenna height, unless engineering plans and specifications document an "engineered" fall distance criteria which is less than the tower/antenna height (ZA '98-1; effective. 6/10/98)

(A) Attached Wireless Communications Facilities shall mean wireless communication facilities that are affixed to existing structures, such as existing buildings, towers, water tanks, utility poles, and the like. A wireless communication support structure proposed to be newly established shall not be included within this sub-definition. (ZA '01-01; adpt. 5/8/'01; effective. 7/6/'01)

(B) Wireless Communication Support Structures shall mean structures erected or modified to support wireless communication antennas. Support structures within this definition include, but shall not be limited to, monopoles, lattice towers, light poles, wood poles and guyed towers, or other structures which appear to be something other than a mere support structure. (ZA '01-01; adpt. 5/8/'01; effective. 7/6/'01)

(C) Colocation shall mean the location by two (2) or more wireless communication providers of wireless communication facilities on a common structure, tower, or building, with the view toward reducing the overall number of structures required to support wireless communication antennas within the county. (ZA '01-01; adpt. 5/8/'01; effective. 7/6/'01)

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

1) The plans of the tower construction shall be certified/sealed by a registered structural engineer. The applicant shall provide verification that the antenna mount and structure have been reviewed and approved by a professional engineer and that the installation is in compliance with all applicable codes.

2) All towers shall be equipped with an anti-climbing device to prevent unauthorized access.

3) Accessory structures are limited to uses associated with the operation of the tower and may not be located any closer to any property line than thirty (30') feet. Accessory structures shall not exceed 600 s.f. of gross building area.

4) All towers must meet the standards of the Federal Aviation Administration and the Federal Communication Commission.

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; effective 6/10/98) Continued.

7. Waterfront Marinas continued.

Harbor accommodations: Any marina having a public launching ramp shall provide harbor space or spaces directly connected with such marina, capable of accommodating as many boats as there are parking spaces for vehicles and boat carriers on the lands of such marina. The foregoing requirements as to harbor space is to assure protection to boats launched as such public ramp from the turbulent waters caused by storms or high winds. Before any such ramp and attendant facilities shall be submitted to the Planning Commission to determine if all provisions of this section have been complied with.

d. All lighting for external illumination of the parking area, buildings, grounds or waters, shall be directed away from and shall be shielded from adjacent residential areas.

8. Fireworks Prior to the granting of a permit for the manufacture and storage of fireworks and for sale of any other explosive material, the Planning Commission must determine that the following standards have been complied with, it being provided that the most restrictive of an applicable federal, state, or local standard shall control:

a. The applicant for this use must prove to the Planning Commission that he or she has obtained all necessary permits from the state and federal government and has complied with all applicable federal and state regulations.

b. Storage of fireworks shall be located no less than 100 feet from a road railroad right-of-way or building.

c. Fireworks shall be stored in a building of solid construction with a concrete floor and with a lock-secured door.

ARTICLE XVI. GENERAL EXCEPTIONS

SECTION 16.01 AREA, HEIGHT AND USE EXCEPTIONS: The regulations in this Ordinance shall be subject to the following interpretations and exceptions.

SECTION 16.02 ESSENTIAL SERVICES: Nothing in this Ordinance shall be construed to prohibit the construction alteration or maintenance by private companies or public departments or agencies of the various transmission, distribution or disposal systems that are essential for the preservation of the public health, safety or general welfare such as: Gas, electricity, telephone, water and sewer. Also, this term includes all poles, wires, mains, drains, sewers, pipes, cables, traffic signals, hydrants and other similar equipment or accessories reasonably necessary to provide adequate service of said companies or agencies.

ARTICLE XVI. GENERAL EXCEPTIONS Continued.

SECTION 16.02 ESSENTIAL SERVICES Continued:

Essential services serving the County of Huron shall be permitted as authorized and regulated by law as well as the ordinances of the County of Huron. Overhead or underground lines and necessary poles and towers to be erected to service primarily those areas beyond the County shall receive the review and approval, after a public hearing, of the Planning Commission, with the same notice as required by the site plan review process. Such review of the Planning Commission shall consider abutting property and uses as they relate to easements, rights-of-way, overhead lines, poles and towers and further, shall consider injurious effects on property abutting or adjacent thereto and on the orderly appearance of the County.

SECTION 16.03 VOTING PLACE: The provisions of this Ordinance shall not be so construed as to interfere with temporary use of any public property as a voting place in connection with a public election.

SECTION 16.04 HEIGHT LIMIT: The height limitations of this Ordinance shall not apply to chimneys, church spires, farm buildings, flag poles, public monuments, or wireless transmission towers; provided however, that the Planning Commission may specify a height limit for any such structure when such structure requires authorization as a Use Authorized by Special Approval.

SECTION 16.05 LOT AREA: Any lot existing and of record on the effective date of this Ordinance may be used for any principal use permitted, other than uses requiring special approval for which special lot area requirements are specified in this Ordinance, in the district in which such lot is located whether or not such lot complies with the lot area requirements of this Ordinance. Such use may be made provided that all requirements other than lot area requirements prescribed in this Ordinance are complied with, and provided that no more than one (1) dwelling unit or structure of any type of use shall occupy any lot except in area for each permitted use.

SECTION 16.06 LOTS ADJOINING ALLEYS: In calculating the area of a lot that adjoins an alley for the purpose of applying lot area requirements of this Ordinance, one-half (1/2) the width of such alley abutting the lot shall be considered as part of such lot.

SECTION 16.07 YARD REGULATIONS: When yard regulations cannot reasonably be complied with, or where their application cannot be determined on lots of peculiar shape or topography or due to architectural or site arrangement, such regulations may be modified or determined by the Board of Zoning Appeals.

SECTION 16.08 PORCHES: An open, unenclosed and uncovered porch or paved terrace may project into a front yard for a distance not exceeding ten (10) feet, but this shall not be interpreted to include or permit fixed canopies.

SECTION 16.09 PROJECTIONS INTO YARDS: Architectural features, not including vertical projections, may extend or project into a required side yard not more than two (2) inches for each one (1) foot of width of such side yard; and may extend or project into a required front yard or rear yard not more than three (3) feet.

RESCHEDULED NOTICE SENT TO 24 PARCELS/PROPERTY OWNERS WITHIN 330FT.

HOLLISTER DIANA L & ETAL
2941 PORT AUSTIN ROAD
PORT AUSTIN, MI 48467

FRAGOMENI NICOLA & MARY C
42170 BLOSSOM LANE
CLINTON TOWNSHIP, MI 48038

RABY EDWARD J & PATRICIA A TRUST
2740 LOOSEMORE ROAD
PORT AUSTIN, MI 48467

AYMEN RICHARD A & MARY J TRUSTS
2752 BAY DRIVE
PORT AUSTIN, MI 48467

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

SELKE JAMES S & BETH A
5023 TIMBERLAKE TRAIL
CLARKSTON, MI 48346

PETER ALLEN & ELLEN
320 WINDY BLUFF
FLUSHING, MI 48433

YOUNGBLOOD JUSTIN & MARIA
5078 JUNE DRIVE
ALMONT, MI 48003

PETER CLIFTON R & LINDA M
2269 MORRISH ROAD
FLUSHING, MI 48433

CASEY FAMILY TRUST
2693 PORT AUSTIN ROAD
PORT AUSTIN, MI 48467

NUCKELS HOWARD K & BARBARA S
2774 SAND HILL DRIVE
PORT AUSTIN, MI 48467

SALHANNEY ROBERT L &
2433 GIRARD STREET
WARREN, MI 48092

SCHWEITZER FAMILY TRUST
27875 MEADOWBROOKE
LIVONIA, MI 48154-3979

MULLEN KENNETH J & ELIZABETH A
1184 CRESTVIEW AVENUE
BLOOMFIELD HILLS, MI 48302

BIRD DIANE L
2750 SAND HILL DRIVE
PORT AUSTIN, MI 48467

BOYLE WILLIAM R & ELIZABETH TRUST
2744 SANDHILL DRIVE
PORT AUSTIN, MI 48467

CONKLIN ROBERT W & SARAH R
9928 HURON CREEK DRIVE
DEXTER, MI 48130-9685

WILSON THOMAS S & WENDY LE/TRUST
52121 ASH COURT
NEW BALTIMORE, MI 48047

DONAHUE TIMOTHY ETAL
17451 G DRIVE N
MARSHALL, MI 49068-9622

BELL SPENCER E
3261 SAND ROAD
PORT AUSTIN, MI 48467

EGGERT JOHNENE
1203 MARYWOOD
ROYAL OAK, MI 48067

PANAYIOTOU JOSEPH P & MARY J
53232 JOANN MARIE DRIVE
CHESTERFIELD, MI 48047

ATWELL JOHN A & TERRY A
2767 PORT AUSTIN ROAD
PORT AUSTIN, MI 48467

FRAZHER DAVID & LOREY
24940 SAINT CHRISTOPHER STREET
HARRISON TOWNSHIP, MI 48045