

**Notice of Public Hearing  
Huron County Planning Commission  
Wednesday, September 6, 2023  
County Building, Meeting Room 305  
250 E. Huron Avenue, Bad Axe, Michigan  
Special Approval Use Permit: SAP 2023-04**

Notice is given that the Huron County Planning Commission will hold a public hearing 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 Martin & Amber Gentner, owner of 4G Holdings LLC, for a Special Approval Use Permit to establish and maintain a sand mining operation on two adjoining parcels in Section 3 of Grant Township, Huron County, Michigan.

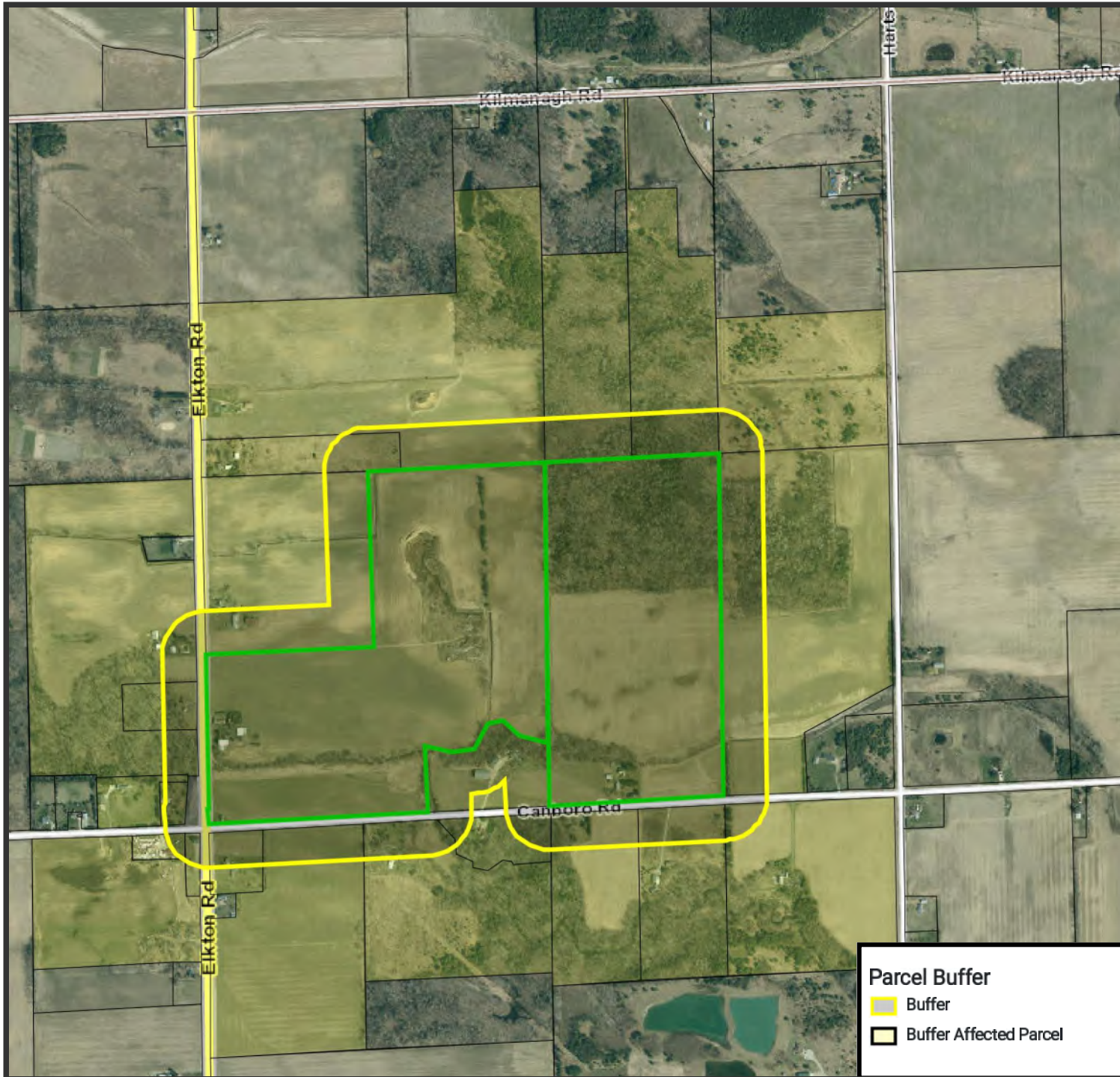
**Special Approval Use Permit: SAP 2023-04:** Request by 4G Holdings LLC, 7603 Munford Road, Ruth, MI 48470, to establish a sand mining operation near 2925 S. Elkton Road, located on the east side of Elkton Road near the intersection of South Elkton Road and Canboro Road, Section 3 of Grant Township, Huron County, Michigan. The proposed site consists of two parcels, an 80 acre 4G Holdings LLC parcel, Parcel I.D. 3210-003-012-00 and a 108.37 acre Doris Deering Trust parcel, Parcel I.D. 3210-003-009-00, which are both located in the Agricultural (AGR) Zoning District. Applicant is proposing to mine sand from an available 62 acre site within the 4G Holdings LLC parcel and an additional 45 acre site within the Doris Deering Trust parcel. Existing sand on the properties are to be removed to an approximate depth of 20 feet. All areas of excavation will create permanent ponds, each not to exceed 4.9 acres. Where applicable, land will be reclaimed to accommodate agricultural crop production. All finished grades will be less than 3:1 slope and final grade and elevations near property lines will be tapered as to not have an impact on neighboring properties. 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 102a, County Building, 250 E. Huron Avenue, Bad Axe, Michigan 48413, and also available on the county website: [www.co.huron.mi.us](http://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 102a, Bad Axe, Michigan 48413 or sent by fax to 989-269-3362 or email to [smithj@co.huron.mi.us](mailto: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  
Julie Epperson, Secretary***



SAP 2023-04  
Request from 4G  
Holdings LLC  
(Gentner) for an  
Aggregate Sand  
Mining Operation  
330FT. Buffer Map

Section 3 Grant Twp.



Map Publication:  
08/21/2023 11:51 AM

0.3km  
0.2mi

powered by  
**FetchGIS** 

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

**Parcel Buffer**

-  Buffer
-  Buffer Affected Parcel



**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: August 8, 2023

PROJECT NO.: SAP 2023-04

APPLICANT'S NAME: 4G Holdings, LLC

ADDRESS: 7603 Munford Road, Ruth MI 48470 (989) 551-1487  
street city state zip telephone

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

4G Holdings, LLC and Doris Deering Trust

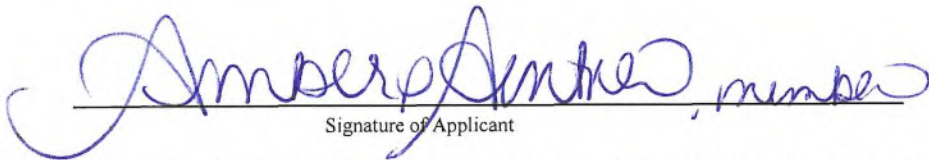
name  
Ruth, MI and 2925 Elkton Road, Owendal MI 48754  
street address city state zip telephone

ADDRESS OF PROPERTY REQUESTED FOR SITE PLAN REVIEW: 4660 Canboro Road, Owendale MI

PROPERTY IDENTIFICATION No.: 10-003-012-00 and 10-003-009-00

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

Please See Attached

  
Signature of Applicant

08/08/2023

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**

**AUG 08 2023**

**HURON COUNTY  
BUILDING & ZONING**

**4G HOLDINGS, LLC**

7603 Munford Road – Ruth, MI 48470

Phone: (989) 864-5549 ~ E-MAIL: gentner1ac@hotmail.com

Martin Gentner, Owner (989) 551-1487 ~ Amber D. Gentner, Owner (517) 206-1253

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**Special Land Use Permit**

Tax Parcel # 10-003-012-00 & 10-003-009-00

Legal Description:

Grant Township Section 3 T15N R11E; W 1/2 of SE 1/4. 80 A.

And A portion of: SW 1/4 OF SW 1/4 & E 1/2 OF SW 1/4 EXC BEG AT S 1/4 COR OF SEC TH N 89 DEG W ALG S SEC L 888.14' TO ITS INTERS WITH APPROX C L PIGEON RIVER TH N 06 DEG W ALG SD C L EXTENDED 535.26' TH S 74 DEG E 220.93' TH N 86 DEG E 151.62' TH N 31 DEG E 226.92' TH N 84 DEG E 111.84' TH S 84 DEG E 199.21' TH S 69 DEG E 102.49' TH N 69 DEG E 131.60' TO A PT ALG N & S 1/4 L TH S 01 DEG W ALG SD N & S 1/4 L 551.25' TO POB

Applicant Information

4G HOLDINGS, LLC  
7603 Munford Road  
Ruth, MI 48470  
Martin Gentner (989) 551-1487  
Amber Gentner (517) 206-1253

Hours of Operation

Typical hours are Monday – Saturday 6 AM – 9 PM  
Sunday 8 AM – 4 PM

Site Plan (attached) includes:

Per engineered drawing

Roadway:

Typical travel route to/from pit will be via Driveway on Elkton Road. Applicant shall be in compliance with all rules and regulations of the Huron County Road Commission upon approval of Special Use Permit.

Driveway:

Main access to property will be via expanded existing driveway off from Elkton Road. Driveway begins approximately 1,300 feet North of intersection of Canboro Road & Elkton Road. Driveway is approximately 15 ft wide and 2,200 ft deep into property.

Secondary access to property will be via expanded existing driveway off from Canboro Road. Driveway begins approximately 3,275 feet East of the intersection of Canboro Road & Elkton Road. Driveway will be approximately 15 feet wide and will run 1,500 feet North into the property.

### Material Areas

Removal of sand at varying approximately 30 feet shall commence on property. Material will be removed from area such that a body of water, no larger than 4.9 acres in size, shall be formed.

Keep Out - Danger signs shall be placed around the premises of the property at no more than 150 feet apart.

All slopes shall be tapered to meet neighboring property with no impact to the neighboring property. No finish grade will be greater than a 3:1 slope.

Property line set backs will be in compliance with the Huron County Ordinance.

In the construction of said material removal area, no sites of ecological significance will be affected by the use of the property. Farming of the land will be done in conjunction with the harvesting of material operations. Areas of disturbance for material harvest will be kept to a minimum. The area of material removal consists of removing a natural aggregate, no more than 4.9 acres will be disturbed at any given time, and approximately 50 acres will be harvested when completed.

At this location, the processes that may take place, but are not limited to, the direct loading of products into trucks, screening and washing of sand and stone materials, processing plant and processing of materials, stockpiling and transferring of aggregate products on an as needed basis, stockpiling of concrete and rock materials, recycling and crushing of concrete and aggregate. All machines brought in for material harvesting and processing are portable and will be onsite only when necessary.

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Amber D. Gentner, 4G HOLDINGS, LLC

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Date Signed

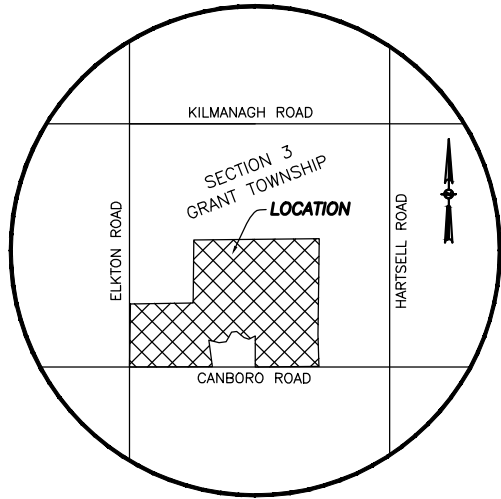
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Jeffrey Smith, Director

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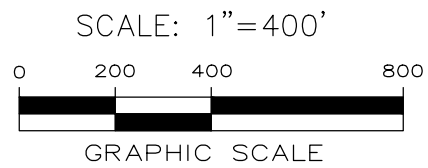
Date Signed





LOCATION MAP  
NOT TO SCALE

PROPOSED PONDS ON  
PROPERTY WILL BE  
EXCAVATED TO A DEPTH  
OF APPROXIMATELY 20  
FEET. NO FINISHED  
GRADE WILL BE GREATER  
THAN A 3:1 SLOPE.  
WHERE APPLICABLE,  
AREAS WILL BE  
RESTORED BACK TO  
TILLABLE GROUND



Byron D. Tark

<b>SAND REMOVAL PLANS</b> SECTION 3, T15N-R11E, GRANT TOWNSHIP HURON COUNTY, MICHIGAN	<b>4G HOLDINGS, LLC</b> 7603 MUMFORD ROAD RUTH, MI 48470 989-551-1487		<b>FILE: 2023-156</b>	
			<b>PROJECT LOG</b>	
			PROJECT MGR: BDT	SCALE: 1" = 400'
			DESIGNED BY: BDT	SHEET: 1 OF 1
<b>SITE PLAN</b>		255 E. HURON AVE., BAD AVE, MI 48413 <b>989-269-2201</b>		
		DRAWN BY: BDT	7/2021	





LIBER: 1824

PAGE 466

STATE OF MICHIGAN-HURON COUNTY  
RECORDED  
SARAH DURR - REGISTER OF DEEDS  
08/11/2023 10:18:32 AM

## MEMORANDUM OF LAND LEASE AGREEMENT

This Memorandum of Land Lease Agreement ("Memorandum") is entered into on this 10<sup>th</sup> Day of August, 2023 by and between Dawn Deering, a Trustee of the Doris Deering Trust, whose address for purposes hereof is 2925 Elkton Road South, Owendale MI 48754 (Land Owner), and Martin Gentner of 4G Holdings, LLC, a Michigan Limited Liability Company (Lessee), whose address for notice purposes is 7603 Munford Road, Ruth MI 48470, on the terms and conditions set forth below.

### Recitals

- A. Land Owner and Lessee have entered into a Lease Agreement ("Lease") dated as of August 10, 2023 pursuant to which Land Owner has demised and let to Lessee approximately 45 acres of real property located in **Grant Township, Huron County for sand mining and material crushing purposes** as legally described as SW 1/4 OF SW 1/4 & E 1/2 OF SW 1/4 EXC BEG AT S 1/4 COR OF SEC TH N 89 DEG W ALG S SEC L 888.14' TO ITS INTERS WITH APPROX C L PIGEON RIVER TH N 06 DEG W ALG SD C L EXTENDED 535.26' TH S 74 DEG E 220.93' TH N 86 DEG E 151.62' TH N 31 DEG E 226.92' TH N 84 DEG E 111.84' TH S 84 DEG E 199.21' TH S 69 DEG E 102.49' TH N 69 DEG E 131.60' TO A PT ALG N & S 1/4 L TH S 01 DEG W ALG SD N & S 1/4 L 551.25' TO POB, and more particularly shown Exhibit A attached hereto and made part hereof ("the Premises").
- B. Land Owner and Lessee desire to execute this Memorandum, which is to be recorded in the Public Records of Huron County, Michigan, in order that third parties may have notice of the estate of the Lessee in the Leased Premises and of the Lease.

### Agreement

NOW, THEREFORE, in consideration of the royalties and covenants provided for in the Lease to be paid and performed by Lessee, Land Owner does hereby demise and let unto Lessee the Leased Premises on the terms, and subject to the conditions set forth in the Lease, among which are the following:

1. **Term.** The initial term of the Lease shall be for a period of twenty five (25) years, commencing on August 10, 2023, and ending on August 9, 2048.

STATE OF MICHIGAN-HURON COUNTY  
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LIBER 1824

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2. **Easements.** Land Owner shall honor access to Leased Premises via a 40 foot driveway easement located on the Northern property line boarder, as shown on Exhibit A.
3. **Exclusive Use.** Land Owner shall grant to Lessee exclusive rights to harvest, process, and remove material from Leased Premises.
4. **Incorporation of Lease Terms by Reference.** All of the terms, conditions, provisions and covenants of the Lease are incorporated in this Memorandum by reference as though written out at length herein. In the event of any inconsistency between the provisions of this Memorandum and those of the Lease, the provisions of the Lease shall control. Copies of the Lease are held by both Land Owner and Lessee at their respective addresses first set forth above.

IN WITNESS WHEREOF, the Land Owner and Lessee have caused this Memorandum to be executed by their respective duly authorized representatives as of the date first written above.

LAND OWNER

LESSEE

Name/title:

Doris Deering Trust

Martin Gentner, Member  
4G Holdings, LLC

STATE OF MICHIGAN                    )  
COUNTY OF HURON                 ) ss.

On August 10<sup>th</sup>, 2023, before me, a Notary Public, in and for the said County, personally appeared Dean Deering and Martin Gentner, to me known to be the same person(s) described and whom executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Amber D. Gentner, Notary Public  
Sanilac County, Michigan  
Acting in Huron County  
My Commission expires February 9, 2028

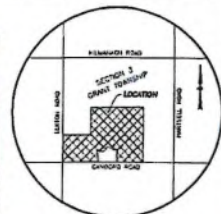
Drafted by and when recorded, please return to:  
Martin Gentner  
7603 Munford Road  
Ruth, MI 48470





LIBER: 1824 PAGE 468

Exhibit A



LOCATION MAP  
NOT TO SCALE

PROPOSED PONDS ON PROPERTY WILL BE EXCAVATED TO A DEPTH OF APPROXIMATELY 20 FEET. NO FINISHED GRADE WILL BE GREATER THAN A 3:1 SLOPE. WHERE APPLICABLE, AREAS WILL BE RESTORED BACK TO TILLABLE GROUND.

SCALE: 1"=400'  
0 200 400 800  
GRAPHIC SCALE



Benjamin D. Tank

FILE: 2023-158	PROJECT NO: BDT	SCALE: 1"=400'	1 OF 1
DESIGNED BY: BDT	DRAWN BY: BDT	CHECKED BY: BDT	
TANK SURVEYING			
4C HOLDINGS, LLC 2440 HAWTHORNE ROAD MUSKEGON, MI 49868 588-555-2281			
SAND REMOVAL PLANS SECTION 1, TOWNSHIP 1 N, RANGE 10 E, COUNTY OF HURON, MICHIGAN SITE PLAN			

L1821 Pg 479



LIBER 1793

PAGE 344



STATE OF MICHIGAN-HURON COUNTY  
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08/22/2022 12:41:01 PM



STATE OF MICHIGAN - FARMLAND DEVELOPMENT RIGHTS AGREEMENT

PLEASE RECORD THIS DOCUMENT BEFORE 11/11/2022

AGREEMENT #32-35428-123129

THIS FARMLAND DEVELOPMENT RIGHTS AGREEMENT, MADE AND EXECUTED THIS 2nd day of August ~~AD, 2023~~ <sup>deceased 10/11/2023</sup> by and between ~~Robert M. Anderson and Arlene H. Anderson~~, Husband and Wife hereinafter referred to as the "Owner" and the Department of Agriculture and Rural Development for and on behalf of the State of Michigan (MDARD); WITNESSETH WHEREAS, the Owner owns real property in the County of Huron, State of Michigan, hereinafter referred to as the "Subject Property", which is described as follows:  
**W 1/2 of SE 1/4 of Section 3, T15N R11E, Grant Township, Huron County, Michigan.**

This Agreement shall serve notice of the removal and replacement of the property described above from a similar Agreement recorded in the Huron County Register of Deeds Office in Liber 482, Pages 556 and 557, on October 30, 1986; AND Liber 451, Pages 192 and 193.

WHEREAS, Subject Property is now devoted to agricultural uses and uses compatible thereto; and WHEREAS, the Owner and MDARD desire to limit the use of Subject Property to agricultural uses and uses compatible thereto in order to preserve a maximum of agricultural land, to conserve Michigan's economic resources, to maintain the agricultural economy, to assure a supply of food and fiber for future residents of the State of Michigan and to discourage the premature and unnecessary conversion of agricultural land to more intensive uses, recognizing that such land has public value as agricultural land and constitutes an important physical, social, aesthetic and economic asset to the Owner and the State of Michigan; and WHEREAS, both the Owner and the MDARD intend that the terms, conditions and restrictions of this Agreement be consistent with those Agreements authorized by Part 361 of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994 (being Sections 324.36101 to 324.36117 of Michigan Compiled Laws annotated). NOW, THEREFORE, the parties hereto for and in consideration of benefits to each of them accruing by virtue hereof AGREE that:

1. This Agreement is made and entered into pursuant to the provisions of Part 361 of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994 and all of the provisions of said Act are incorporated herein by reference and made a part thereof.
2. A structure shall not be built on the Subject Property except for use consistent with farm operations, which includes a residence for an individual essential to the operation of the farm under section 36111(2)(b), or lines for utility transmission or distribution purposes or with the approval of the **Huron County Board** and MDARD.
3. Land improvements shall not be made except for use consistent with farm operations or with the approval of the **Huron County Board** and MDARD.
4. Any interest in the Subject Property shall not be sold except a scenic, access or utility easement which does not substantially hinder farm operations.
5. Public access is not permitted on the land unless agreed to by the Owner.
6. The exploration and extraction for natural gas and oil is hereby permitted provided MDARD be notified by the Owner when such activity takes place. The extraction of other surface and sub-surface minerals is hereby prohibited unless specifically approved by MDARD, and the **Huron County Board**.
7. The term of this Agreement shall be for **forty-seven (47)** years, commencing on the 1st day of January, 1983, and ending on the 31st day of December, 2029.
8. This Agreement may be terminated subject to the same provisions and with like penalties as set forth in Part 361 of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994 for the termination of said Agreements.
9. If the Subject Property is sold to another party whose name does not appear on this Agreement, the seller must obtain a signed statement from the purchaser which declares that the purchaser will honor all conditions and restrictions contained in this Agreement and declares that the purchaser will assume responsibilities for all payback and/or penalty provisions provided by law. The Owner shall provide a copy of the signed statement and documentation of ownership change to MDARD and the **Huron County Board** within 90 days of the change.
10. This Agreement shall constitute a covenant running with the land and shall be binding upon and inures to the benefit of the heirs, executors, administrators, successors, trustees and assigns to the parties.

Return to:  
Robert Anderson  
4660 Canboro Rd

Owendale MI 48754  
AGREEMENT# 32-35428-123129  
Extend LJW



STATE OF MICHIGAN - HURON COUNTY  
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08/22/2022 12:41:06 PM

Page 1 of 2

Prepared By:  
Lindsay J Woods  
MDARD-ESD Farmland Program  
PO Box 30449  
Lansing, MI 48909



State of Michigan Use Only

Signed by:  
Michigan Department of Agriculture and Rural Development  
Environmental Stewardship Division  
Farmland & Open Space Preservation Program

Forest Kraus, Manager

STATE OF MICHIGAN  
COUNTY OF INGHAM

On this July 14th 2022 AD, before me, a Notary Public in and for said County personally appeared Forest Kraus, Manager, Farmland & Open Space Preservation Program, Environmental Stewardship Division to me known to be the same person who executed the foregoing agreement, and who acknowledged the same to be his free act and deed and the free act of the Michigan Department of Agriculture and Rural Development in whose behalf he acts.

Lexava L. Smith  
Lexava L. Smith, Notary Public  
Eaton County, Michigan acting in Ingham County, Michigan  
My Commission Expires: April 17, 2025

Do not write above this line - State of Michigan Use Only

IN WITNESSTHEREOF, the party(ies) have executed this Agreement as of the date notarized below.

(x)

Robert M Anderson Deceased 1/26  
STATE OF MICHIGAN  
COUNTY OF \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_ AD \_\_\_\_\_, before me, a Notary Public, personally appeared **Robert M Anderson** to me known to be the same person who executed the foregoing instrument, and who acknowledges the same to be his/her own free act and deed.

(x)

\_\_\_\_\_, Notary Public  
Comm Exp: \_\_\_\_\_  
\_\_\_\_\_, County, MI acting in \_\_\_\_\_ County, MI

Place Notary Stamp or Seal Here

(x)

Arlene H Anderson POA  
Arlene H Anderson  
STATE OF MICHIGAN  
COUNTY OF Huron

On this 22 day of August AD 2022, before me, a Notary Public, personally appeared **Arlene H Anderson** to me known to be the same person who executed the foregoing instrument, and who acknowledges the same to be his/her own free act and deed.

(x)

Ashlyn R. Peterson Notary Public  
Comm Exp: 7/23/2024  
Huron County, MI acting in Huron County, MI

Place Notary Stamp or Seal Here



LIBER 1793

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Return to:  
Robert Anderson  
4660 Canboro Rd

Owendale MI 48754  
AGREEMENT# 32-35428-123129  
Extend 1.1W

RECEIPT# 616, STATION 4  
\$30.00 FARMLAND AGREEMENT

Page 2 of 2

Prepared By:  
Lindsay J Woods  
MDARD-ESD Farmland Program  
PO Box 30449  
Lansing, MI 48909



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STATE OF MICHIGAN-HURON COUNTY  
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07/11/2023 10:28:37 AM



STATE OF MICHIGAN  
RELINQUISHMENT OF ALL OR PART OF A DEVELOPMENT RIGHTS AGREEMENT

PLEASE RECORD AND RETURN A COPY OF THIS DOCUMENT BEFORE 11/2/2023  
AGREEMENT #32-35428-123129

This Relinquishment of property in a Farmland Development Rights Agreement is made and executed on this **5th** day of **July**, AD 2023. WHEREAS the Department of Agriculture and Rural Development on behalf of the State of Michigan, and **Robert M Anderson and Arlene H Anderson, Husband and Wife** pursuant to the Farmland and Open Space Preservation Act, 1994 PA 451, Part 361, as amended, did on the **22nd** day of **August**, AD 2022, execute a Farmland Development Rights Agreement affecting land described as:

**W 1/2 of SE 1/4 of Section 3, T15N R11E, Grant Township, Huron County, Michigan.**

Said Farmland Development Rights Agreement having on **22nd** day of **August**, AD 2022 been recorded in **Liber 1793** Page(s) **344, and 345**, of the **Huron County Register of Deeds**; and THIS INSTRUMENT WITNESSETH THAT, The Department of Agriculture and Rural Development on behalf of the State of Michigan does hereby relinquish and discharge and terminate the following described parcel(s) from the Farmland Development Rights Agreement;

**ALL THAT LAND DESCRIBED ABOVE.**

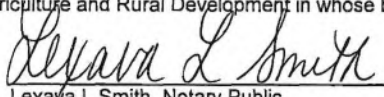
(This being authorized by Section 36111(2); 1994 MCLA 324.36111)  
Executed this **5th** day of **July**, AD 2023.

Signed by:  
Michigan Department of Agriculture and Rural Development  
Environmental Stewardship Division  
Farmland and Open Space Preservation Program

  
Forest Kraus, Program Manager

STATE OF MICHIGAN  
COUNTY OF INGHAM

On this **July 5th 2023** AD, before me, a Notary Public in and for said County personally appeared Forest Kraus, Program Manager, Farmland & Open Space Preservation Program, Environmental Stewardship Division to me known to be the same person who executed the foregoing agreement, and who acknowledged the same to be his free act and deed and the free act of the Michigan Department of Agriculture and Rural Development in whose behalf he acts.

  
Lexava L Smith, Notary Public  
Eaton County, Michigan acting in Ingham County, Michigan  
My Comm Expires: April 17, 2025

Landowner Contact & Return to:

✓ **Dennis Anderson**  
**310 N Plain Rd**  
**Cass City, MI 48726**

Prepared By:  
Jarrod Thelen  
MDARD-ESD Farmland Program  
PO Box 30449  
Lansing, MI 48909

Full Termination Death JDT  
AGREEMENT# 32-35428-123129

Page 1 of 1



STATE OF MICHIGAN - HURON COUNTY  
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ANDERSON DENNIS & ANDERSON	4G HOLDINGS LLC	925,000	07/28/2023	WD	03-ARM'S LENGTH	1823:575	DEED	0.0				
ANDERSON ARLENE H	ANDERSON ARLENE H LE & ET	0	08/23/2016	WD	21-NOT USED/OTHER	1576:730	DEED	0.0				
Property Address		Class: AGRICULTURAL-IMPR		Zoning:		Building Permit(s)		Date	Number	Status		
4660 CANBORO ROAD		School: ELKTON PIGEON BAYPORT LAKER SD		ACCESSORY BUILDING		05/14/2002		02-000879				
		P.R.E. 100% / / Qual. Ag.										
Owner's Name/Address		MAP #: 27 03 400 001										
4G HOLDINGS LLC 7603 MUNFORD ROAD RUTH MI 48470		2024 Est TCV 539,200 (Value Overridden)										
		Improved	X	Vacant	Land Value Estimates for Land Table .							
		Public Improvements			* Factors *							
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
Tax Description												
Sec 3, Town 15N, Range 11E. W 1/2 OF SE 1/4. 80 A.												
Comments/Influences												
Liber/Page(s) : 391:0283												
		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	2024	269,600	0	269,600			85,650C	
					2023	269,600	0	269,600			85,650C	
					2022	243,300	0	243,300			81,572C	
					2021	248,900	0	248,900			78,967C	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Huron, Michigan												

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

08/21/2023

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



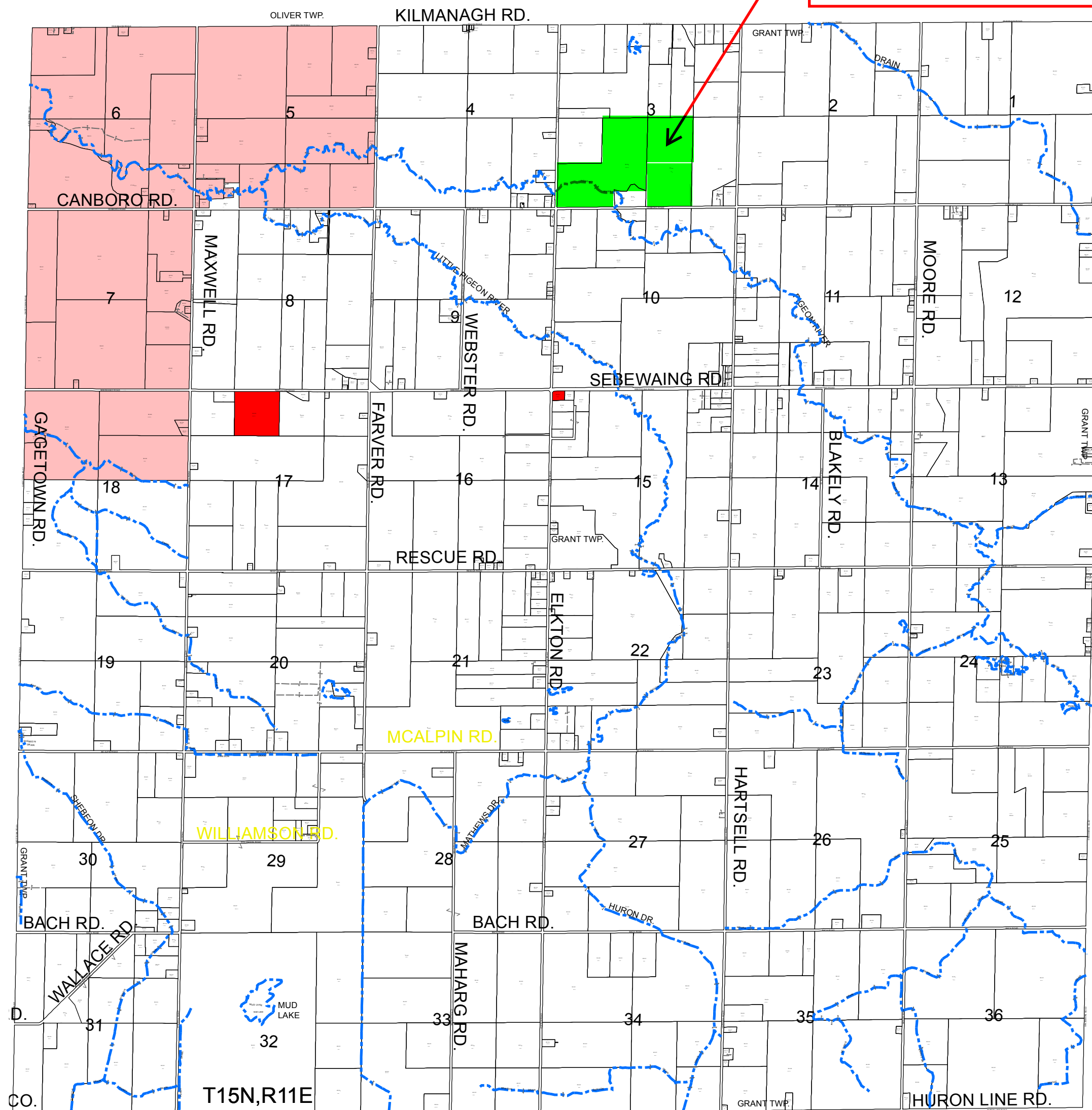
SAP 2023-04 Request by 4G Holdings LLC  
Section 3 of Grant Township  
Two Parcels: 4G Holdings Parcel 3210-003-012-00 &  
Doris Deering Trust Parcel 3210-003-009-00  
Proposed Use: Sand Aggregate Mining



### Grant Zoning Legend

- AGR
- BUS
- WE

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



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

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6-1-2016/dlk



## SAP 2023-04 Sand Mining

Wetland Map



Map Publication:  
08/21/2023 1:52 PM



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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.





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DEERING DEAN T  
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335 TERRITORIAL ROAD  
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