



# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)  
120 W. Michigan Avenue • Jackson, MI 49201  
Phone (517) 788-4426 • Fax (517) 788-4635

## MEETING NOTICE

FOR FURTHER INFORMATION CONTACT:  
Grant E. Bauman, AICP  
R2PC Principal Planner  
(517) 768-6711  
[gbauman@co.jackson.mi.us](mailto:gbauman@co.jackson.mi.us)

DATE: January 19, 2017  
TIME: 6:30 p.m.  
PLACE: 2nd Floor Committee Room  
Lenawee County Courthouse  
Adrian, Michigan

## MEETING AGENDA

1. Call to Order and Pledge of Allegiance
2. Public Comment *[3-MINUTE LIMIT]*
3. Approval of Agenda *[ACTION]*
4. Meeting Minutes and Notes  
Approval of the Minutes of the December 15, 2016, Meeting *[ACTION]* ..... 3
5. Request(s) for Review, Comment, and Recommendation
  - a. Consideration of Township Zoning Amendment(s).
    - (1) #17-01— Woodstock Township *[ACTION]* ..... 5
    - (2) #17-02— Rollin Township *[ACTION]* ..... 30
  - b. Consideration of PA 116 Farmland Agreement(s)
    - (1) #17-01 — Cambridge Township *[ACTION]* ..... 42
    - (2) #17-02 — Cambridge Township *[ACTION]* ..... 59
    - (3) #17-03 — Cambridge Township *[ACTION]* ..... 70
  - c. Consideration of Master Plan(s).
    - (1) City of Morenci Notice of Intent to Amend the Master Plan ..... 85
6. Other Business
  - a. Old Business. — None
  - b. New Business.
    - (1) Election of Officers
7. Public Comment *[2 MINUTE LIMIT]*
8. Commissioner Comment
9. Adjournment





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## MEETING MINUTES

Thursday, December 15, 2016

Old Lenawee County Courthouse • 2nd Floor Commissioner's Committee Room • Adrian, Michigan

Members Present: Karol (KZ) Bolton, Lenawee County Commission; Keith Dersham, City of Adrian; Carrie Dillon, Education; and Jerry Wilson, Rollin Twp.

Members Absent: Rebecca Liedel, Madison Charter Twp.; Ralph Tillotson, Lenawee County Commission; and James Tipton, Blissfield Twp.

Others Present: Grant Bauman, Staff/Recording Secretary

Item 1 **Call to order** — The meeting was called to order at 6:40 p.m. Those in attendance rose and joined in the Pledge of Allegiance.

Chair Tipton and Secretary Liedel were both absent due to the weather. Comm. Dersham agreed to serve as Chair for the meeting.

A motion was made by Comm. Wilson, and seconded by Com. Dillon, to appoint Comm. Dersham as acting Chair. *The motion passed unanimously.*

Item 2 **Public comment** — None.

Item 3 **Approval of Agenda** — Staff submitted the meeting agenda for approval, adding an additional PA 116 Farmland Agreement.

A motion was made by Comm. Bolton, and seconded by Comm. Wilson, to approve the agenda as amended. *The motion passed unanimously.*

Item 4 **Approval of Minutes** — Staff submitted the November 17, 2016, meeting minutes for approval.

A motion was made by Comm. Bolton, and seconded by Comm. Dillon, to approve the November 17, 2016, meeting minutes as presented. *The motion passed unanimously.*

Item 5 **Request(s) for Review, Comment, and Recommendation**

a. **Consideration of Township Zoning Amendment(s)**

(1) **#16-15 | Woodstock Twp.** — Commissioners reviewed a proposed text amendment regarding the addition of "Any use permitted in the Local Commercial District (C-1) and General Commercial District (C-2)" to the listing of permitted uses in the Highway Service Commercial District (C-3). Staff advised approval of the proposed text amendment (see the staff report).

A motion was made by Comm. Wilson, and seconded by Comm. Bolton, to recommend approval of the text amendment. *The motion passed unanimously.*

b. **Consideration of PA 116 Farmland Agreement(s)**

- (1) **#16-75 | Riga Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 32 (T8S,R5E) of the Township (see the staff report).

A motion was made by Comm. Bolton, and seconded by Comm. Wilson, to recommend approval with staff comments. *The motion passed unanimously.*

- (2) **#16-76 | Palmyra Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 28 (T7S,R4E) of the Township (see the staff report).

A motion was made by Comm. Bolton, and seconded by Comm. Wilson, to recommend approval with staff comments. *The motion passed unanimously.*

c. **Consideration of Master Plan(s)** — None.

Item 6 **Other Business**

a. **Old Business** — None.

b. **New Business** —

- (1) Comm. David Stimpson, Chair of the Board of Commissioners, has requested recommendations for the reappointment of Planning Commissioners.

A motion was made by Comm. Wilson, and seconded by Comm. Bolton to recommend the reappointment of Commissioners Dersham, Tillotson, and Liedel to the Lenawee County Planning Commission for another 3-year term. *The motion passed unanimously.*

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** The meeting was adjourned at 6:55 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary





# Lenawee County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201  
Phone (517) 788-4426 • Fax (517) 788-4635

## COORDINATED ZONING REPORT | #17-01

**To:** County Planning Commissioners  
**From:** Grant E. Bauman, AICP  
**Date:** January 19, 2017

**Proposal:** Conditional rezoning of property from Lake Residential (RL) to Multiple Family Residential (RM) in Section 27 of Woodstock Township

### Purpose

The proposal is to conditionally rezone the subject property to Multiple Family Residential (RM) in order to allow Adrian College to “raze the current motel and build a boathouse for its proposed crew team” (see the background information).<sup>1</sup> Sec. 9.3.11 of the zoning ordinance allows “public and private nurse-ries, primary and secondary non-profit schools, and colleges and universities” as a conditional use in the RM District.

The LCPC considered the rezoning of the property to Highway Service Commercial (C-3) to allow for the same use during its August 18, 2016, meeting. The LCPC’s recommendation was disapproval of the proposed rezoning.

### Location and Size of the Property

**Location** – The subject property is located on the south side of US-223, west of Parkhurst Highway (see Figure 1), in Section 27 (T5S-R1E) of Woodstock Township.

**Size** – The subject parcel has an area of 1.32 acres.

### Land Use and Zoning

**Current Land Use** – The subject lakeside property contains a motel/residence. Other lakeside residential properties are located to the east and west on the south side of US-223 (see the background information). Properties to the northeast comprise the Devil’s Lake Golf Course.

**Future Land Use** – Woodstock Township’s future land use map places the subject property in a “Low Density Residential” area as well as other lakeside properties on the south side of US-223. Commercial uses are proposed for the north side of US-223 (see Figure 2). Lenawee County’s future land use map recommends “Open Space Development/Recreation” in the general area (see Figure 3).

**Current Zoning** – The subject property is zoned “Lake Residential (RL)” as are surrounding properties located on the south side of US-223 (see Figure 4). The north side of US-223 is zoned “Highway Service Commercial (C-3).”

<sup>1</sup> Please note that the proposed use is listed for informational purposes only. It should not be utilized in making the rezoning decision. Circumstances may change, making the proposed use impractical. All of the uses allowed under the proposed zoning are pertinent.

**Zoning Conditions** – The current owner of the subject property offered 5 conditions which would (1) limit the use of the property, (2) allow for reversion of the subject property to “Lake Residential” if certain conditions are not met, and (3) to allow for the continued legal nonconforming use of the property to continue if the sale of the property to Adrian College is not completed.

### **Analysis and Recommendation**

**Township Planning Commission Recommendation** – The Woodstock Township Planning Commission recommends **approval** of the proposed conditional rezoning pursuant to MCL 125.3405, stating that “in the event that the sale of the above mentioned property to Adrian College is not completed, the current legal nonconforming use of the property shall be allowed to continue” (see the background information).

**CZC Staff Analysis** – Woodstock has a zoning plan which includes the following criteria upon which a rezoning request must be considered:

1. **Is the proposed rezoning consistent with the policies and uses proposed for that area in the Master Plan?**

No. The Township’s future land use plan places the subject property in a ‘Low-Density Residential’ area.

2. **Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?**

Yes. The conditional rezoning request submitted by the applicant would prohibit many of the uses that would otherwise be permitted by right in the RM District. The proposed boathouse is more recreational in nature and should be more compatible with surrounding lakeside uses than the legally nonconforming motel. The required conditional use permit can be used to address any potential conflicts between the proposed use and surrounding land uses.

3. **Will public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?**

No. Existing public services and facilities should not be negatively impacted by the proposed rezoning to RM (Multiple-Family Residential).

4. **Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning district?**

Yes. The conditional rezoning request submitted by the applicant would prohibit many of the uses that would otherwise be permitted by right in the RM District. The proposed boathouse is more recreational in nature and should be more compatible with surrounding lakeside uses than the legally nonconforming motel. The required conditional use permit can be used to address any potential conflicts between the proposed use and surrounding land uses.

The conditions included in the applicant’s conditional rezoning request were not referenced in the motion recommending approval passed by the Woodstock Township Planning Commission. Nor did the conditional rezoning request prohibit any of the conditional uses allowed in the RM District.

The Woodstock Township Planning Commission passed a motion rescheduling the public hearing on the conditional rezoning request to January 3, 2017, during its December 28, 2016, meeting. The notice for that public hearing was not published in the Daily Telegram until December 28, 2016 (see the background information). Sec. 103(3) of the *Michigan Zoning Enabling Act* (PA 110 of 2006, MCL

125.3103(3)) requires that public hearings be noticed “not less than 15 days before the date the request will be considered”. That requirement was not met.

**CZC Staff Recommendation** – Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL WITH COMMENT/MODIFICATIONS** of the proposed rezoning.

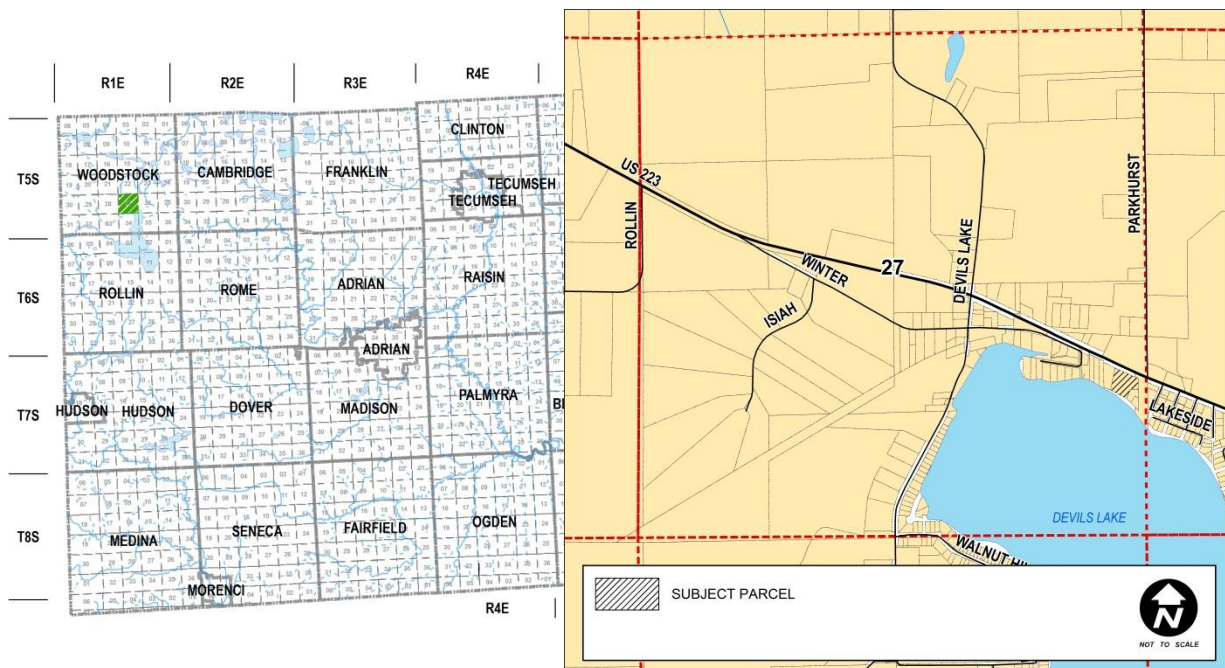
- The conditions included in the applicant’s conditional rezoning request should be referenced in the motion recommending approval.
- A new public hearing for the conditional rezoning (and the conditional use permit) should be established and noticed at least 15 days prior to the hearing in order to meet the requirements of the *Michigan Zoning Enabling Act*.
- Use the required conditional use permit to address any potential conflicts between the proposed use and surrounding land uses not covered by the conditional rezoning.

**Recommended Actions:**

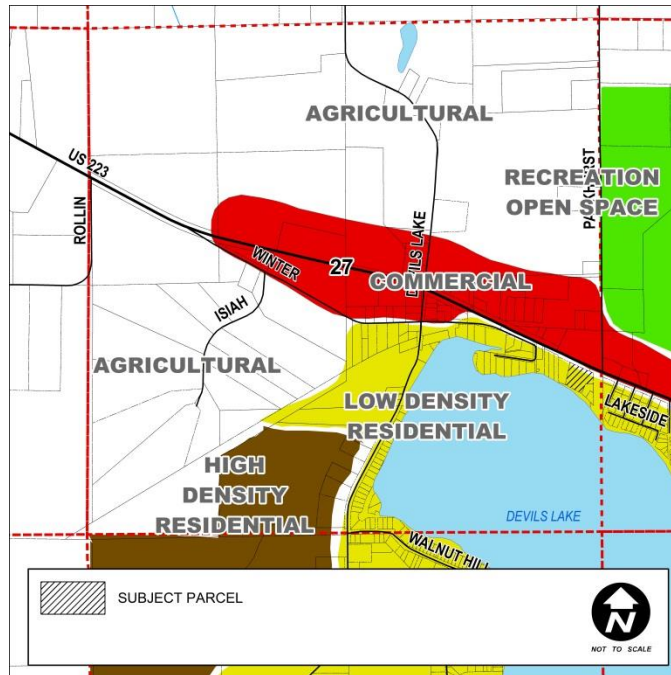
- (1) Recommend **APPROVAL**
- (2) Recommend **DISAPPROVAL**
- (3) Recommend **APPROVAL WITH COMMENTS/MODIFICATIONS**
- (4) Take **NO ACTION**

Although Sec. 405 of the Michigan Zoning Enabling Act (PA 110 of 2006, MCL 125.3405) allows for conditional rezonings, that tool is not included in the Woodstock Township Zoning Ordinance. It is recommended that the ordinance be amended in the near future to specifically permit conditional rezonings.

**Figure 1  
Location**



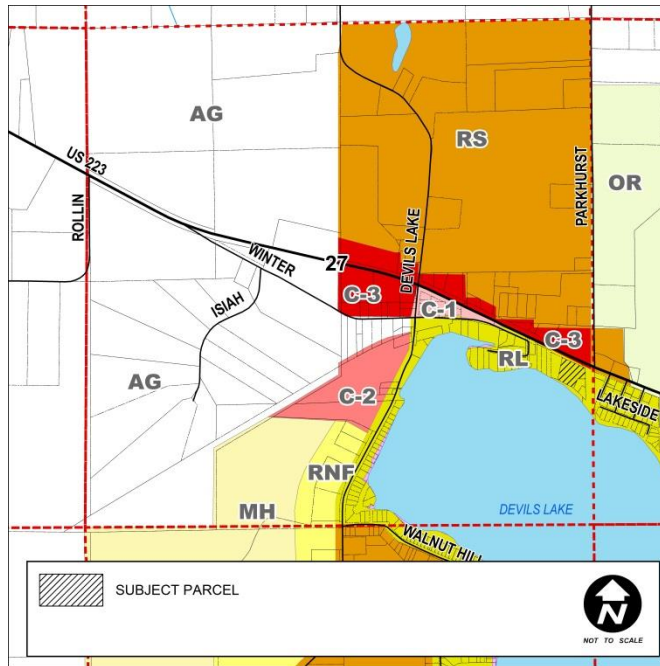
**Figure 2  
Township Future Land Use**



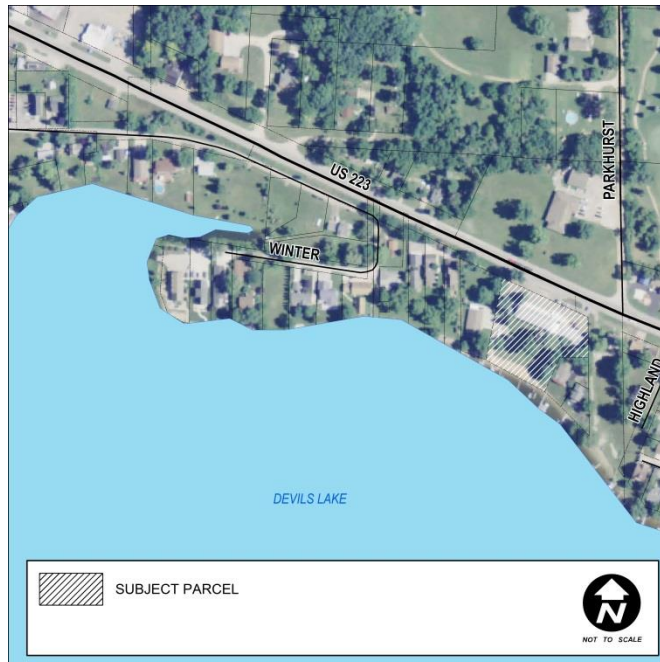
**Figure 3  
County Future Land Use**



**Figure 4  
Township Zoning**



**Figure 5  
Aerial Photo**





# ZONING AMENDMENT FORM



## LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

Return to: Lenawee County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 49201

Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to make its recommendation with this form. Use a separate form for each proposed zoning change. Please include a legal description/survey with rezoning requests in addition to the Parcel ID Number.

A copy of this form with the LCPC recommendation will be mailed back to the Clerk, who will return a copy to the LCPC with the Township Board Action.

THE Woodstock TOWNSHIP PLANNING COMMISSION submits the following proposed zoning change to the Lenawee County Planning Commission for its review, comment, and recommendation:

(ANSWER EITHER A or B)

**A. DISTRICT BOUNDARY CHANGE (REZONING):**

(Provide the legal and popular property descriptions, the Parcel ID Number(s), the number of acres, and the section(s) in which the property is located. Attach additional sheets if more space is needed. Attach a map showing all changes and additions.)

2000-127-4425-00

1. The above described property has a proposed zoning change FROM Lake Residential ZONE TO Multi Family ZONE.
2. PURPOSE OF PROPOSED CHANGE: to Raze the current motel & build a boathouse for its crew team

**B. ZONING ORDINANCE TEXT AMENDMENT:**

The following Article(s) and Section(s) is amended or altered: ARTICLE \_\_\_\_\_ SECTION \_\_\_\_\_  
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) \_\_\_\_\_

- C. PUBLIC HEARING on the above amendment was held on: month 01 day 03 year 2017
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 12 day 28 year 2016  
(Notice must be provided at least fifteen days prior to the public hearing.)

- E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: Daily Telegram  
The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be forwarded to the Township Board with a recommendation to (  ) APPROVE or (  ) DISAPPROVE.  
Cathy Denney (  ) Chair or (  ) Secretary 1 / 5 / 17 (enter date)

**LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:**

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_
2. The LCPC herewith certifies receipt of the proposed amendment on the above date and:  
(  ) Recommends APPROVAL of the zoning change  
(  ) Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.  
(  ) Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.  
(  ) Takes NO ACTION.

\_\_\_\_\_, Recording Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (enter date)

**TOWNSHIP BOARD ACTION:**

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_
2. The \_\_\_\_\_ Township Board herewith certifies that a legally constituted meeting held on the above date and that the proposed amendment (  ) PASSED, (  ) DID NOT PASS, or was (  ) REFERRED ANEW to the Township Planning Commission.

\_\_\_\_\_  
Township Clerk



**REZONING WORKSHEET FORM**



**LENAWEE COUNTY PLANNING COMMISSION  
(COORDINATING ZONING)**

Return to: Lenawee County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 49201

Please submit with the "Zoning Amendment Form" for a district boundary change (rezoning), not a text amendment.

Township of: Woodstock Township Case #: \_\_\_\_\_

Township official we may contact: Chari Cure Phone #: (517) 547-6598

Applicant: Sun Suite Inc Phone #: (517) 547-7472

Rezoning Request: From: Lake Residential (RL) To: Multiple-Family ( )

Property Location: Section(s): 27 Quarter Section(s):  NW  NE  SW  SE

Legal Description and/or Survey Map/Tax Map (please attach)  Yes  No (Please do not use only the Parcel ID Number)

Parcel Size (if more than one parcel, label "A" - "Z"): please see Exhibit A

Please attach location map  Yes  No

What is the existing use of the site? motel

What is the proposed use of the site? Adrian College to raze the current motel and build a bathhouse for its proposed crew team

What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?

North: commercial offices South: N/A (LAKE)

East: LAKE Residential Home West: LAKE Residential Home

What are the surrounding Zoning Districts?

North: commercial (C3) South: N/A LAKE ( )

East: LAKE Residential (RL1) West: LAKE Residential L (RL1)

What is the suggested use of the site on the Township's Land Use Plan map? \_\_\_\_\_

Is municipal water currently available?  Yes  No Will it be made available?  Yes  No If yes, when? \_\_\_\_\_

Is municipal sewer currently available?  Yes  No Will it be made available?  Yes  No If yes, when? \_\_\_\_\_

Does the site have access to a public street or road?  Yes  No If yes, name US 223

Are there any known environmental constraints on the site?  Yes  No

Wetland(s)  Floodplain(s)  Brownfield(s)  Soil(s)

Other (please specify) \_\_\_\_\_

Please attach the minutes of the Planning Commission.

Yes, the minutes are attached.  No, the minutes are not attached.

Please attach copies of any reports, exhibits or other documented provided to the Planning Commission.

Yes, copies of documentation are attached.  No, copies of documentation are not attached.

Please attach any public comments, letters, or petitions.

Yes, public comments are attached.  No, public comments are not attached.

Please include any additional information or comments as an attachment.



# Application for Zoning Changes

PLEASE PRINT OR TYPE (use back of application if more space is needed)

- Application is hereby made by: Name(s): Sun Suite, Inc., a Michigan corporation  
Address: 6150 West U.S. 223, Addison, MI 49220 Telephone: 517-927-~~88~~ 6684  
to obtain a change in zoning. 517-547-7472
- The applicant(s) is /are:  the owner(s) of the property involved.  acting on behalf of the owner(s) of the property involved.
- Address of property involved: 6150 West U.S. 223, Addison, MI 49220
- Legal description: see legal description attached hereto
- The above property is presently zoned: Lake Residential
- The proposed use(s) and nature(s) of operation is/are This application seeks a change in the zoning of the property from Lake Residential to Multiple-Family Residential. The property is subject to a purchase agreement with Adrian College who intends to raze the current motel and build a boathouse for its proposed crew team.

NOTE: ATTACH AN ACCURATE SURVEY DRAWING OF SAID PROPERTY.

Date: 10/27/16

Applicant(s): SUN SUITE, INC.  
By: Richard Million, President *Richard Million* signature

Fee Received \$ 420.00 # 088673

Township Clerk: Cheryl Anne signature

### PLANNING COMMISSION

The Township Zoning Board, having reviewed the submitted data, do hereby recommend that the Township Board the rezoning for the following reasons:

Approve  
 Disapprove

SEE ATTACHED SHEETS

Date: 3 JAN 2017

Chairman: John R. Chm PC signature

### CERTIFICATE OF ZONING CHANGE:

The Township Board, having reviewed the submitted data and the recommendation by the Zoning Board, do hereby the zoning change for the following reasons:

Approve  
 Disapprove

Date: \_\_\_\_\_

Supervisor: \_\_\_\_\_ signature

Clerk: \_\_\_\_\_ signature

Distribution: White - Township Clerk: Pink - Planning Board: Canary - Applicant: Gold - Region 2 Planning Commission



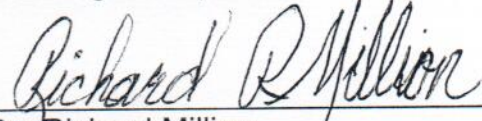
Conditional Rezoning Request  
Pursuant to MCL 125.3405

Sun Suite, Inc. the owner of 6150 West US-223, Addison, MI 49220 having entered into an agreement to sell the Property to Adrian College and having filed an application to rezone this Property from Lake Residential to Multiple Family Residential in order to facilitate the use of the Property by Adrian College, voluntarily offers in writing, certain use and development restrictions, as a condition to a rezoning of the land. The conditions offered by the application are as follows:

1. Subject to the right to continue the use of the existing office/residence building on the Property for future residential use by a non-owner occupant, which shall be preserved, the Property and any buildings thereon shall not be used as for any of the following uses otherwise permitted under Section 9.2.1 of the zoning ordinance:
  - a. Multiple-family dwelling
  - b. Two-family dwelling
  - c. Rooming house or boarding house
  - d. Home occupation
2. The use of the Property as a means of launching watercraft into Devil's Lake shall be restricted to college-related functions and shall not be used as a means of access to Devil's Lake by the general public to launch watercraft.
3. In the event (1) a conditional use permit is not granted by the Township permitting the Property to be used in accordance with Section 9.3.11 of the Woodstock Township Zoning Ordinance; or (2) if the ownership of the property is transferred from Adrian College; or (3) if the Property ceases to be used for any College-related purpose, the zoning of the property shall revert to Lake Residential.
4. If conditions 2 or 3 set forth above in paragraph 3 occur and the zoning reverts to Lake Residential:
  - a. Any then-existing use of the property, other than those specified as being permitted uses in the Lake Residential District, shall be deemed to be an illegal non-conforming use and a nuisance subject to abatement.
  - b. The existing non-conforming motel use is deemed abandoned and can never be reestablished.
  - c. Only one of the buildings located on the Property may be used for residential purposes.

5. In the event that the sale of the above mentioned property to Adrian College is not completed, the current legal nonconforming use of the property shall be allowed to continue.

Applicant and Property Owner  
Sun Suite, Inc.,  
A Michigan corporation

  
\_\_\_\_\_  
By: Richard Million  
Its: President



# Application for Conditional Use Permit

PLEASE PRINT OR TYPE (use back of application if more space is needed)

- Application is hereby made by: Name(s): Adrian College, a Michigan non-profit corporation,  
Address: 110 South Madison Avenue, Adrian, MI 49221 Telephone: \_\_\_\_\_  
to obtain a conditional use permit.
- The applicant(s) is/are:  the owner(s) of the property involved.  acting on behalf of the owner(s) of the property involved.
- Address of property involved: 6150 West U.S. 223, Addison, MI 49220
- Legal description: see legal description attached
- The above property is presently zoned: lake residential
- The proposed use(s) and nature(s) of operation is/are \_\_\_\_\_ the property is subject to a purchase agreement with Adrian College who intends to raze the current motel and build a boathouse for its proposed crew team.

NOTE: ATTACH AN ACCURATE SURVEY DRAWING OF SAID PROPERTY showing existing and proposed buildings and structures, the types thereof and their uses. A completed copy of the Application for Zoning Compliance Permit must also accompany this Application, which shall be forwarded to the Zoning Inspector after Township Board action.

I/We Kathryn M. Mohr, Attorney for Adrian College, on behalf of \_\_\_\_\_ do hereby swear that the above information is true and correct to the best of my/our knowledge. \_\_\_\_\_ the corporation, ADRIAN COLLEGE

Date: 11-22-16

Applicant(s): [Signature]  
Kathryn M. signature Mohr, Attorney

Fee Received \$ 420<sup>00</sup>

Township Clerk: [Signature]  
signature

Date: 11-22-16

NOTICE OF PUBLIC HEARING was published on 11-15-2016

NAME OF NEWSPAPER Adrian Telegraph

PUBLIC HEARING was held on 5 Dec 2016

### CONDITIONAL USE PERMIT

The Township Board of Woodstock Township having reviewed the particular circumstances of the above proposed use(s) do hereby:

Grant a conditional use permit and impose the following condition: \_\_\_\_\_

Refuse a conditional use permit for the following reasons: \_\_\_\_\_

Date: \_\_\_\_\_

Supervisor: \_\_\_\_\_ signature

Clerk: \_\_\_\_\_ signature



Chicago Title Insurance Company

Commitment Number: PR-160670

EXHIBIT A  
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Land in the Township of Woodstock, County of Lenawee, State of Michigan, described as follows:

All that part of the East ½ of the Southeast ¼ of Section 27, Town 5 South, Range 1 East, described as commencing at a point located 1075.60 feet South and 108.30 feet North 67° 46' West from the East ¼ post of Section 27; and running thence South parallel with the East line of said Section 27, 112.84 feet; thence North 87° 38' West 79 feet; thence South 24° 27' West 93 feet; thence North 59° 58' West 196.77 feet; thence North 13° 13' East 216.51 feet; thence South 64° 12' East 264.93 feet to the place of beginning. Lot extends Southerly to the water's edge of Devils Lake.

SUBJECT TO an easement for ingress and egress, described as all that part of the East ½, Southeast ¼, Section 27, Town 5 South, Range 1 East, described as commencing at a point located 1075.60 feet South and 108.03 feet North 67° 46' West from the East ¼ post of Section 27, aforesaid; thence North 64° 12' West 264.93 feet for a further place of beginning; and running thence South 13° 13' West 216.51 feet; thence South 59° 58' East 12.54 feet; thence North 13° 13' East 168.05 feet; thence North 68° 56' East 66.07 feet; thence North 64° 12' West 68.22 feet to the place of beginning.

SUBJECT TO an easement for ingress and egress, described as all that part of the East ½, Southeast ¼, Section 27, Town 5 South, Range 1 East, described as commencing at a point located 1075.60 feet South and 108.03 feet North 67° 46' West from the East ¼ post of Section 27, aforesaid, and running thence South 112.84 feet; thence North 87° 38' West 12.01 feet; thence North 118.14 feet; thence South 64° 12' East 13.33 feet to the place of beginning.

## Application for Conditional Use Permit

PLEASE PRINT OR TYPE (use back of application if more space is needed)

1. Application is hereby made by: Name(s): Sun Suite, Inc., a Michigan Corporation  
 Address: 6150 West U.S. 223, Addison, MI 49220 Telephone: 517-547-7472  
517-927-6684  
 to obtain a conditional use permit.
2. The applicant(s) is/are:  the owner(s) of the property involved.  acting on behalf of the owner(s) of the property involved.
3. Address of property involved: 6150 West U.S. 223, Addison, MI 49220
4. Legal description: See legal description attached
5. The above property is presently zoned: Lake Residential
6. The proposed use(s) and nature(s) of operation is/are The property is subject to a purchase agreement with Adrian College who intends to raze the current motel and build a boathouse for its proposed crew team.

**NOTE: ATTACH AN ACCURATE SURVEY DRAWING OF SAID PROPERTY** showing existing and proposed buildings and structures, the types thereof and their uses. A completed copy of the Application for Zoning Compliance Permit must also accompany this Application, which shall be forwarded to the Zoning Inspector after Township Board action.

I/We Richard Million, president of Sun Suite, Inc., on behalf of the corporation do hereby swear that the above information is true and correct to the best of my/our knowledge.

Date: 10/27/16

Applicant(s): Richard Million signature president  
Sun Suite, Inc.

Fee Received \$ 4200.00 #088072

Date: 11/1/16

Township Clerk: Cheryl Anne signature

NOTICE OF PUBLIC HEARING was published on \_\_\_\_\_

NAME OF NEWSPAPER \_\_\_\_\_

PUBLIC HEARING was held on \_\_\_\_\_

### CONDITIONAL USE PERMIT

The Township Board of Woodstock Township having reviewed the particular circumstances of the above proposed use(s) do hereby:

Grant a conditional use permit and impose the following conditions: \_\_\_\_\_

Refuse a conditional use permit for the following reasons: \_\_\_\_\_

Date: \_\_\_\_\_

Supervisor: \_\_\_\_\_ signature

Clerk: \_\_\_\_\_ signature



**From:** Chari Cure <mcure222@comcast.net>  
**Sent:** Tuesday, January 3, 2017 2:14 PM  
**To:** griffinsguard@outlook.com  
**Subject:** Fwd: Adrian College Boat House, Conditional Zoning Request

Sent from my iPad

Begin forwarded message:

**From:** Irma Kubiske < >  
**Date:** January 3, 2017 at 1:42:07 PM EST  
**To:** " " < >  
**Cc:** " " < >  
**Subject:** Adrian College Boat House, Conditional Zoning Request



Mr. Lucas,

David Arthur Consultants, Inc. (DAC) is in receipt of a drawing for the Adrian College New Boat House located at 6150 U.S. 223, Addison, MI 49220. The drawing by The Collaborative, Inc., (TCI) TCI Job No. 106447 was downloaded in our office via e-mail from your office 1.2.17. Pursuant to your request and as defined by Woodstock Township Zoning Ordinance, DAC is reviewing the submitted concept plan. The site plan is an integral part of the conditional zoning request where the Planning Commission and ultimately the Township Board cannot add contingencies or requirements to the submitted site plan. Discussion over concerns may be raised and the applicant may at their discretion adjust the site plan based on this discussion or request a vote on what was submitted.

The concept drawing submitted is being considered as concept only with the followings items needing discussion by the Township Planning Commission and Township Board for clarification by the applicant. All modifications to the submittal must be adjusted on the plan prior to final rezoning approval by the Township Board. The adjusted plan will be part of the zoning change.

COMMENTS

1. Ingress/egress easements need to be rewritten based on revised legal description. Define who ingress/egress easements are titled to and confirm parties have been informed of the applicant's

request for change of use status of the property encumbered by the easement. Better define metes and bounds of easement on drawing. Are the ingress/egress easements exclusive?

2. Building ramp to dock over existing 20' wide sanitary easement will need, in writing, approval from Rollin-Woodstock Sanitary Board.

3. Based on Michigan Department of Transportation (MDOT) right-of-way map File #46-R-2, Control Section 46061 Sheet #43, Dated 9.1.04, the northern parking area, as drawn, is encroaching into MDOT property. The sign and landscaping is also within the right-of-way. This is not an easement as defined on drawing, rather it is owned by the State of Michigan. Approval from MDOT must be secured before continuing.

4. Since the zoning request is currently a multi-family residential district if property is discontinued to be used as Adrian College Boat House, the property reverts to prior zoning, Lake Residential District (RL). Therefore, as part of this rezoning request the existing motel on the property should be removed.

5. The applicant may want to consider moving the parking stalls on the west closer to the building as to minimize disturbance of the neighbor to the west. Barrier for light and noise reduction will also be required if zoning request is approved. The designer will need to consider this in the final layout for zoning consideration.

6. Parking substantially exceeds the minimum requirement for the Township. Please provide explanation for the excessive parking.

#### CONCLUSION

DAC does not see an issue with the proposed conditional zoning as long as lighting, noise, hours of operation, and traffic are addressed during the site plan process. DAC is available to answer any questions or attend meetings in an effort to follow the special criteria involved with the conditional rezoning and site plan approval process.

**David A. Kubiske, P.E., P.S.,  
President/CEO**

**Cc: Planning Commission Board thru Chari Cure, Clerk  
Township Board thru Chari Cure, Clerk**

**By:  
Mima (Irma) Kubiske  
Office Administrator**



AFFP

001-RezoningHearingMinute 12/5

RECEIVED  
DEC 12 2016  
Woodstock Twp.

# Affidavit of Publication

STATE OF MICHIGAN }  
COUNTY OF LENAWEЕ } SS

WOODSTOCK  
TOWNSHIP  
6486 DEVILS LAKE HWY., ADDISON, MI 49220, 517-547-6598

Rezoning  
Hearing Minutes  
12/05/2016

Elena Amador, being duly sworn, says:

That she is Elena Amador of the The Daily Telegram, a daily newspaper of general circulation, printed and published in Adrian, Lenawee County, Michigan; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

December 08, 2016

The Meeting was called to order at 6:30pm with the Pledge of Allegiance. Those in present were James Ellis, Diana Crawford, John Wall, David Corder, Randy Kennard and Cathy Henning recording secretary.

The public meeting was held to rezone the property at 6150 West US 223. Mr. Million is selling this property to Adrian College for future use as a boat house for their students for a bass fishing team and also a rowing team.

Also present at this meeting was Mr. Million's attorney, the attorney for Adrian College and also the attorney for Woodstock Township.

Mr. Million was asking to have this property changed from lake residential to multi-family residential.

Frank Rebar the Vice President of Student enrollment gave a brief description of what the building will be used for and said the only housing here would be at the original office of the building and would only house a full-time property manager.

Two letters were sent to the township regarding concerns for this property and Adrian College spoke about those concerns. Roger Myers zoning attorney for Adrian College recommended the approval for the rezoning.

The Planning Commission for Woodstock Township decided to table the rezoning to get further info and updates from Adrian College.

Roll call: Diana-Y, John-Y, Randy-Y, Jim-Y and David-Y  
Motion to adjourn by Jim Ellis and Second by Diana Crawford @ 8:00pm  
Respectfully submitted by Cathy Henning, Recording Secretary.  
1T December 8.

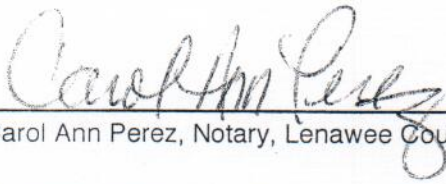
That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Elena Amador

Subscribed to and sworn to me this 8th day of December 2016.



Carol Ann Perez, Notary, Lenawee County, Michigan

My commission expires: June 01, 2022

04100767 00221475

WOODSTOCK TOWNSHIP  
6486 Devils Lake Hwy.  
ADDISON, MI 49220



AFFP

001-Permit Hearing 12/28

**Affidavit of Publication**

STATE OF MICHIGAN }  
COUNTY OF LENAWEЕ } SS

WOODSTOCK  
TOWNSHIP  
6486 DEVILS LAKE HWY., ADDISON, MI 49220, 517-547-6598

Conditional Use  
Permit Hearing  
December 28, 2016 @6:30pm

Elena Amador, being duly sworn, says:

That she is Elena Amador of the The Daily Telegram, a daily newspaper of general circulation, printed and published in Adrian, Lenawee County, Michigan; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

December 10, 2016

The Woodstock Township Planning Commission will hold a public hearing on December 28, 2016 at 6:30pm for the Conditional Use Permit of property at 6150 W US-223, WD0-127-4425-00. The Property is subject to a purchase agreement with Adrian College who intends to raze the current motel and build a boathouse for its proposed crew team. All information for the Conditional Use Permit can be seen at the above address.

Written comments can be mailed to: Woodstock Township, Attn: Planning Commission, 6486 Devils Lake Hwy, Addison, MI 49220. A location map and informal request for a Conditional Use may be seen at the above address during normal business hours.

Respectfully submitted by Cathy Henning  
Posted: December 13, 2016  
1T December 10.

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

Elena Amador  
Elena Amador

Subscribed to and sworn to me this 10th day of December 2016.

Carol Ann Perez  
Carol Ann Perez, Notary, Lenawee County, Michigan

My commission expires: June 01, 2022

04100767 00221666

WOODSTOCK TOWNSHIP  
6486 Devils Lake Hwy.  
ADDISON, MI 49220

WOODSTOCK TOWNSHIP

6486 DEVILS LAKE HWY

ADDISON, MI 49220

517-547-6598

Conditional Use Permit Hearing

December 5, 2016 @ 7:00pm

The Woodstock Township Planning Commission will hold a public hearing on December 5, 2016 at 7:00pm for the Conditional Use Permit of property at 6150 W US-223, WDO-127-4425-00. The property is subject to a purchase agreement with Adrian College who intends to raze the current motel and build a boathouse for its proposed crew team. All information for the Conditional Use Permit can be seen at the above address.

Written comments can be mailed to: Woodstock Township, Attn: Planning Commission, 6486 Devils Lake Hwy, Addison, MI 49220. A location map and informal request for rezoning change may be seen at the above address during normal business hours.

Cathy Henning

Recording Secretary

Posted: November 15, 2016

WOODSTOCK TOWNSHIP

6486 DEVILS LAKE HWY

ADDISON, MI 49220

517-547-6598

Rezoning Hearing

December 5, 2016 @ 6:30pm

The Woodstock Township Planning Commission will hold a public hearing on December 5, 2016 at 6:30pm for the rezoning of property at 6150 W US-223, WDO-127-4425-00 from Lake Residential to Multi-Family. All information on the rezoning can be seen at the above address.

Written comments can be mailed to: Woodstock Township, Attn: Planning Commission, 6486 Devils Lake Hwy, Addison, MI 49220. A location map and informal request for rezoning change may be seen at the above address during normal business hours.

Cathy Henning

Recording Secretary

Posted: November 15, 2016

WOODSTOCK TOWNSHIP

6486 DEVILS LAKE HWY

ADDISON, MI 49220

517-547-6598

Rezoning Hearing Minutes

12/05/2016

The Meeting was called to order at 6:30pm with the Pledge of Allegiance. Those in present were James Ellis, Diana Crawford, John Wall, David Corder, Randy Kennard and Cathy Henning recording secretary.

The public meeting was held to rezone the property at 6150 West US 223. Mr. Million is selling this property to Adrian College for future use as a boat house for their students for a bass fishing team and also a rowing team.

Also present at this meeting was Mr. Million's attorney, the attorney for Adrian College and also the attorney for Woodstock Township.

Mr. Million was asking to have this property changed from lake residential to multi-family residential.

Frank Rebar the Vice President of Student enrollment gave a brief description of what the building will be used for and said the only housing here would be at the original office of the building and would only house a full-time property manager.

Two letters were sent to the township regarding concerns for this property and Adrian College spoke about those concerns. Roger Myers zoning attorney for Adrian College recommended the approval for the rezoning.

The Planning Commission for Woodstock Township decided to table the rezoning to get further info and updates from Adrian College.

Roll call: Diana-Y, John-Y, Randy-Y, Jim-Y and David-Y

Motion to adjourn by Jim Ellis and Second by Diana Crawford @ 8:00pm

Respectfully submitted by

Cathy Henning

Recording Secretary



WOODSTOCK TOWNSHIP

6486 DEVILS LAKE HWY

ADDISON, MI 49220

517-547-6598

Conditional Use Permit Hearing

December 28, 2016 @6:30pm

The Woodstock Township Planning Commission will hold a public hearing on December 28, 2016 at 6:30pm for the Conditional Use Permit of property at 6150 W US-223, WDO-127-4425-00. The Property is subject to a purchase agreement with Adrian College who intends to raze the current motel and build a boathouse for its proposed crew team. All information for the Conditional Use Permit can be seen at the above address.

Written comments can be mailed to: Woodstock Township, Attn: Planning Commission, 6486 Devils Lake Hwy, Addison, MI 49220. A location map and informal request for a Conditional Use may be seen at the above address during normal business hours.

Respectfully submitted by

Cathy Henning

Posted: December 13, 2016

WOODSTOCK TOWNSHIP  
PLANNING COMMISSION  
MONTHLY ORDINANCE REVIEW  
MEETING ATTENDANCE SHEET

DATE: 12-28-16

NAME: Jenny

NAME: David Corder

NAME: Joseph

NAME: John Wall

NAME: [Signature]

NAME: Randy Korman

NAME: Shirley Crawford

NAME: \_\_\_\_\_

APPROVED BY: Helen A. Chen

WOODSTOCK TOWNSHIP

6486 DEVILS LAKE HWY

ADDISON, MI 49220

517-547-6598

Conditional Rezoning 12/28/16

The meeting was called to order at 6:30 pm with the Pledge of Allegiance. Those present were Jim Ellis, Diana Crawford, John Wall, David Corder, Randy Kennard, Jeff Votzke, Joanne Joseph and Cathy Henning recording secretary.

The public meeting was held for the property at 6150 West US 12. This property is being sold to Adrian College to raze the existing motel and to build a boathouse for its proposed crew team.

Attorney Fred Lucas for the Woodstock Township was present and read a letter from Mr. Million that explained who would live at the existing house and that it would just be a caretaker or property manager. There were also neighbors addressing their concerns about the property. Frank Hribar from Adrian College addressed their concerns and their questions about the lake usage and hours of operation.

There were no further letters from neighbors to read at this meeting but the Planning Commission did hear responses from surrounding neighbors in the area being discussed.

A motion was made by Diana to reschedule the hearing for Tuesday January 3, 2017 for both the conditional and rezoning of this property. Second was made by David and were in favor.

Meeting was adjourned at 8:37pm.

Respectfully submitted by

Cathy Henning

Recording Secretary

copy

WOODSTOCK TOWNSHIP  
PLANNING COMMISSION  
MONTHLY ORDINANCE REVIEW  
MEETING ATTENDENCE SHEET

DATE: 1-3-17

Jim NAME: [Signature]

David NAME: David Coakley

Randy NAME: Randy Kennard

John NAME: [Signature]

Jeff NAME: [Signature]

Jeanne NAME: [Signature]

NAME: \_\_\_\_\_

NAME: \_\_\_\_\_

APPROVED BY: [Signature]



WOODSTOCK TOWNSHIP

6486 DEVILS LAKE HWY

ADDISON, MI 49220

517-547-6598

Planning Commission 01/03/17

The meeting was called to order at 6:30pm with the Pledge of Allegiance. Those present were Jim Ellis, Randy Kennard, Jeff Votzke, John Wall, David Corder, Joanne Josephs and recording secretary Cathy Henning. Absent was Diana Crawford.

Jim started this meeting reading a public notice for this meeting. This meeting started with the Conditional rezoning of the property at 6150 West US 12, WDO-127-4425-00.

David made a motion a except the conditional rezoning request pursuant to MCL 125.3405 with then only addition of-In the event that the sale of the above mentioned property to Adrian College is not completed, the current legal nonconforming use of the property shall be allowed to continue. Motion was second by John. Roll call: Randy-No, John-Yes, Jeff-Yes, Jim-Yes, David-Yes, and Joanne-Yes. Motion passed.

Next was the motion for the Conditional use permit made by Jim to grant based on the findings of the David Arthur Consultant-David Kubiske based on the Conditional use permit. Motion was second by Joanne. Roll call: Joanne-Yes, David-Yes, Jim-Yes, Jeff-Yes, John-Yes, and Randy-No. Motion passed.

Motion to adjourn was made by Jim at 7:15 second by John.

Respectfully submitted by

Cathy Henning

Recording Secretary



# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)  
120 W. Michigan Avenue • Jackson, MI 49201  
Phone (517) 788-4426 • Fax (517) 788-4635

## COORDINATED ZONING REPORT | #17-02

**To:** County Planning Commissioners  
**From:** Grant E. Bauman, AICP  
**Date:** January 19, 2017

**Proposal:** **Rezoning of property from Single Family Residential (R-1) to Local Commercial (C-1) in Section 9 of Rollin Township**

### Purpose

The proposal is to rezone the subject property to Local Commercial (C-1) in order to allow for an “artist studio with art gallery [and] living quarters on [the] second floor” (see the background information).<sup>1</sup>

### Location and Size of the Property

**Location** – The subject property is located in ‘Manitou Beach Village’ on the south side of Walnut Street, between Devils Lake Highway and Grove Street (see Figure 1), in Section 9 (T6S-R1E) of Rollin Township.

**Size** – The subject parcel has an area of 0.194 acres.

### Land Use and Zoning

**Current Land Use** – The subject property contains a single family dwelling. A restaurant is located on the north side of Walnut Street. Single family dwellings are located adjacent to the east, south, and west (see the background information).

**Future Land Use** – Rollin Township’s future land use map places the subject property in a “Low Density Residential” area as are the other properties on the south side of Walnut Street. A “Mixed Use” area is located on the north side of Walnut Street (see Figure 2). Lenawee County’s future land use map recommends “Open Space Development/Recreation” in the general area (see Figure 3).

**Current Zoning** – The subject property is zoned Single Family Residential (R-1) as are surrounding properties to the east, south, and west (see Figure 4). However, the north side of Walnut Street and properties further to the west are zoned Local Commercial (C-1).

### Analysis and Recommendation

**Township Planning Commission Recommendation** – The Rollin Township Planning Commission recommends **approval** of the proposed rezoning (see the background information).

---

<sup>1</sup> Please note that the proposed use is listed for informational purposes only. It should not be utilized in making the rezoning decision. Circumstances may change, making the proposed use impractical. All of the uses allowed under the proposed zoning are pertinent.

**CZC Staff Analysis** – Rollin Township has a zoning plan which includes the following criteria upon which a rezoning request must be considered:

1. **Is the proposed rezoning consistent with the policies and uses proposed for that area in the Master Plan?**

No. The Township’s future land use plan places the subject property in a ‘Low-Density Residential’ area. However, a ‘Mixed Use’ area is located on the north side of Walnut Street.

2. **Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?**

Yes. A Local Commercial (C-1) district is already located on the north side of Walnut Street and further west of the subject property.

3. **Will public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?**

No. Existing public services and facilities should not be negatively impacted by the proposed rezoning to ‘C-1 (Local Commercial)’.

4. **Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning district?**

Yes. A Local Commercial (C-1) district is already located on the north side of Walnut Street and further west of the subject property.

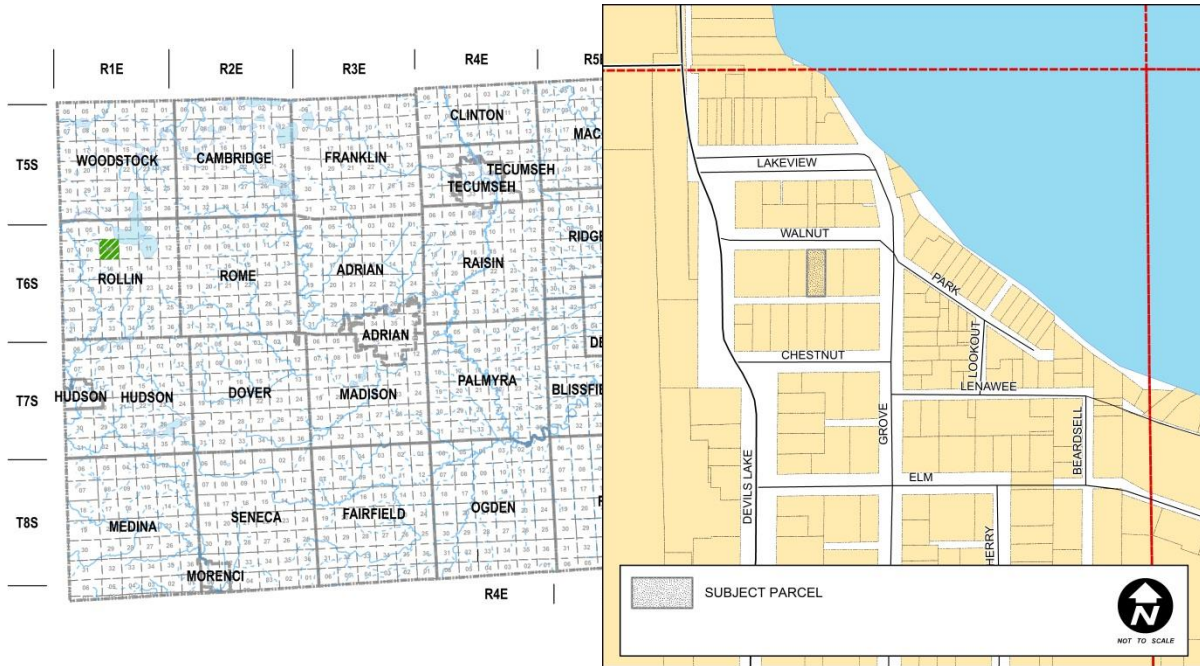
‘Local Commercial (C-1)’ zoning is already adjacent/nearby the subject property. However, a single property directly to the west of the subject property will remain zoned ‘R-1 (Single Family Residential)’. That property should be rezoned ‘C-1’ at some point in the future. The Township’s future land use map should also be amended to extend the ‘Mixed Use’ area located on the north side of Walnut Street southward.

**CZC Staff Recommendation** – Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL WITH COMMENTS/MODIFICATIONS**:

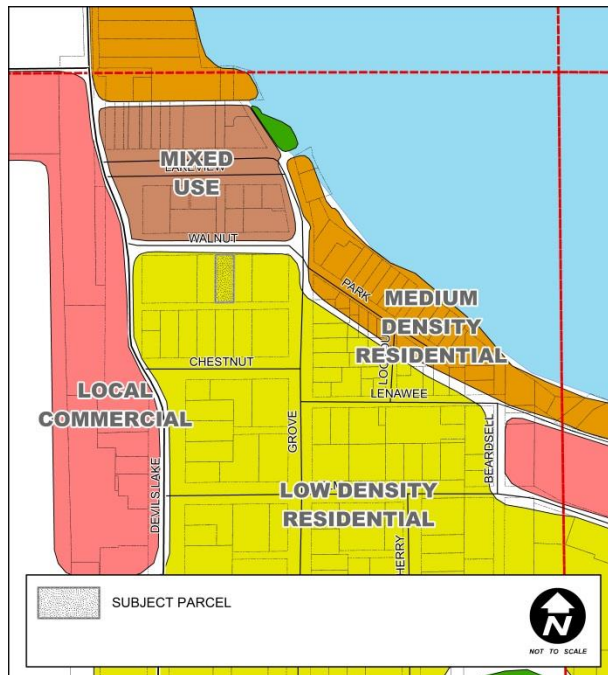
<b>Recommended Actions:</b>	
(1)	Recommend <b>APPROVAL</b>
(2)	Recommend <b>DISAPPROVAL</b>
(3)	Recommend <b>APPROVAL WITH COMMENTS/MODIFICATIONS</b>
(4)	Take <b>NO ACTION</b>

- The property directly to the west of the subject property should be rezoned ‘C-1’ at some point in the future.
- The Township’s future land use map should also be amended to extend the ‘Mixed Use’ area located on the north side of Walnut Street southward.

**Figure 1  
Location**

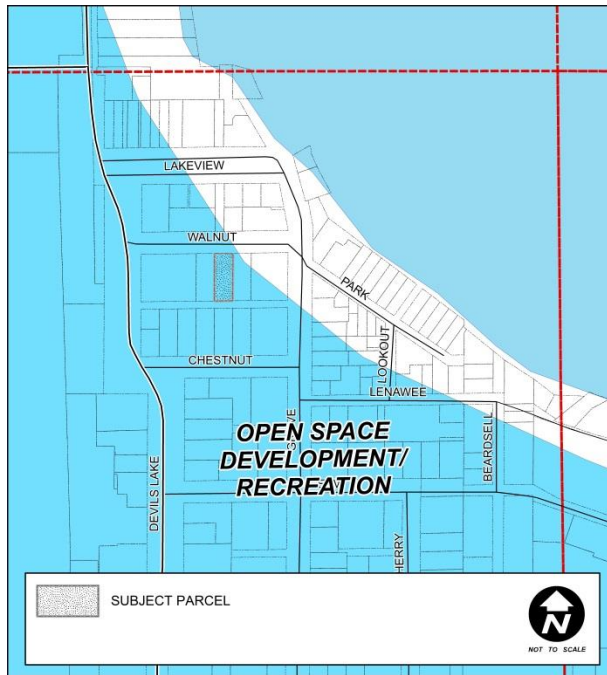


**Figure 2  
Township Future Land Use**

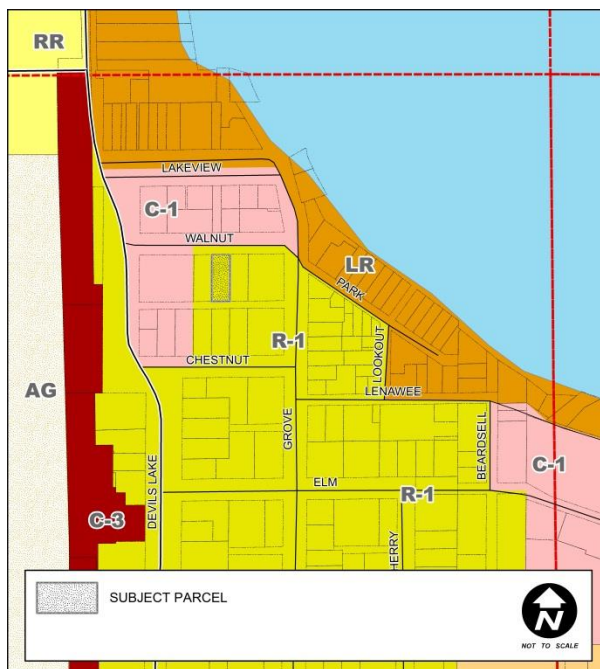




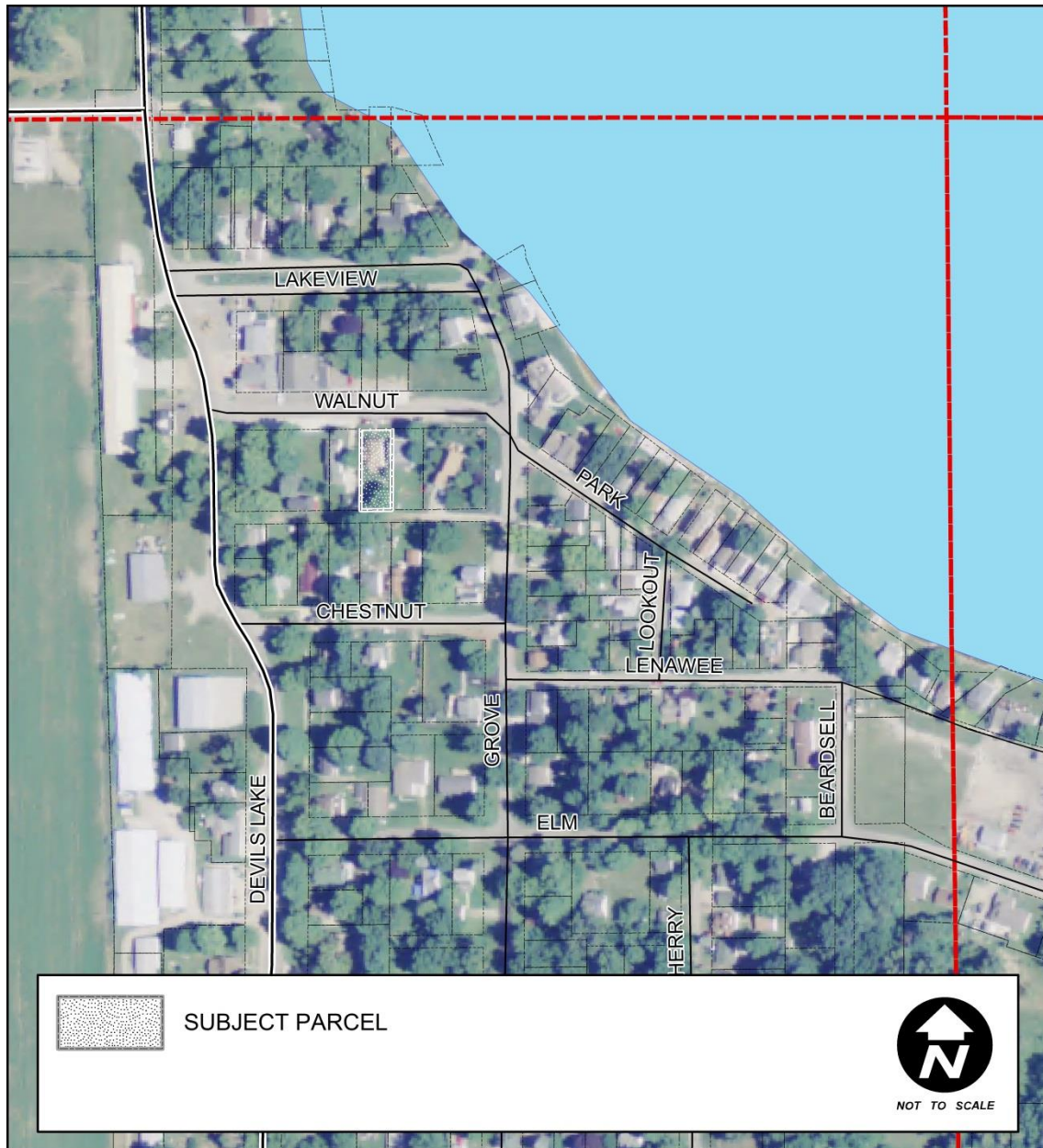
**Figure 3**  
**County Future Land Use**



**Figure 4**  
**Township Zoning**



**Figure 5**  
**Aerial Photo**



**ZONING AMENDMENT FORM**



**LENAWEE COUNTY PLANNING COMMISSION  
(COORDINATING ZONING)**

Return to: Lenawee County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 49201

Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to make its recommendation with this form. Use a separate form for each proposed zoning change. Please include a legal description/survey with rezoning requests in addition to the Parcel ID Number.

A copy of this form with the LCPC recommendation will be mailed back to the Clerk, who will return a copy to the LCPC with the Township Board Action.

THE Rollin TOWNSHIP PLANNING COMMISSION submits the following proposed zoning change to the Lenawee County Planning Commission for its review, comment, and recommendation:

(ANSWER EITHER A or B)

**A. DISTRICT BOUNDARY CHANGE (REZONING):**

(Provide the legal and popular property descriptions, the Parcel ID Number(s), the number of acres, and the section(s) in which the property is located. Attach additional sheets if more space is needed. Attach a map showing all changes and additions.)

251 DEVILS LAKE AREA  
MONITOR BEACH, TWP 44253

1. The above described property has a proposed zoning change FROM R-1 ZONE TO C-1 ZONE.

2. PURPOSE OF PROPOSED CHANGE: BOATING STORE OR OFFICE

**B. ZONING ORDINANCE TEXT AMENDMENT: N/A**

The following Article(s) and Section(s) is amended or altered: ARTICLE \_\_\_\_\_ SECTION 2  
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) \_\_\_\_\_

C. PUBLIC HEARING on the above amendment was held on: month JAN day 05 year 2017

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 12 day 13 year 2016  
(Notice must be provided at least fifteen days prior to the public hearing.)

E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: BE COUNTY HERALD

The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be forwarded to the Township Board with a recommendation to (  ) APPROVE or ( ) DISAPPROVE.

Cheryl Ann, Recording Secretary 01 / 05 / 2017 (enter date)

**LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:**

- Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_
  - The LCPC herewith certifies receipt of the proposed amendment on the above date and:
    - ( ) Recommends APPROVAL of the zoning change
    - ( ) Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.
    - ( ) Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.
    - ( ) Takes NO ACTION.
- \_\_\_\_\_ ( ) Chair or ( ) Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (enter date)

**TOWNSHIP BOARD ACTION:**

- Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_
- The \_\_\_\_\_ Township Board herewith certifies that a legally constituted meeting held on the above date and that the proposed amendment ( ) PASSED, ( ) DID NOT PASS, or was ( ) REFERRED ANEW to the Township Planning Commission.

\_\_\_\_\_  
Township Clerk



# REZONING WORKSHEET FORM



## LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

Return to: Lenawee County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 49201

Please submit with the "Zoning Amendment Form" for a district boundary change (rezoning), not a text amendment.

Township of: ROLLIN Township Case #: \_\_\_\_\_

Township official we may contact: DOUGLAS KAPNICK Phone #: ( 517 ) 260 - 6353

Applicant: HOLLYWOOD MEDIA CENTER LLC Phone #: ( 213 ) 804 - 7666

Rezoning Request: From: RESIDENTIAL ( R-1 ) To: COMMERCIAL ( C-1 )

Property Location: Section(s): 161 WALNUT STREET Quarter Section(s):  NW  NE  SW  SE

Legal Description and/or Survey Map/Tax Map (please attach)  Yes  No (Please do not use only the Parcel ID Number)

Parcel Size (if more than one parcel, label "A" - "Z"): LOT 4, B3, MONITOR BEACH MS  
161 WALNUT STREET, MONITOR BEACH, MI

Please attach location map  Yes  No

What is the existing use of the site? SINGLE FAMILY DWELLING

What is the proposed use of the site? ARTIST STUDIO WITH ART GALLERY. LIVING QUARTERS ON SECOND FLOOR

What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?

North: RESTAURANT South: SINGLE FAMILY RESIDENTIAL

East: SINGLE FAMILY DWELLING West: SINGLE FAMILY RESIDENTIAL

What are the surrounding Zoning Districts?

North: COMMERCIAL ( C-1 ) South: RESIDENTIAL ( R-1 )

East: RESIDENTIAL ( R-1 ) West: RESIDENTIAL ( R-1 )

What is the suggested use of the site on the Township's Land Use Plan map? COMMERCIAL - C-1

Is municipal water currently available?  Yes  No Will it be made available?  Yes  No If yes, when? \_\_\_\_\_

Is municipal sewer currently available?  Yes  No Will it be made available?  Yes  No If yes, when? \_\_\_\_\_

Does the site have access to a public street or road?  Yes  No If yes, name WALNUT STREET

Are there any known environmental constraints on the site?  Yes  No

Wetland(s)  Floodplain(s)  Brownfield(s)  Soil(s)

Other (please specify) \_\_\_\_\_

Please attach the minutes of the Planning Commission.

Yes, the minutes are attached.  No, the minutes are not attached.

Please attach copies of any reports, exhibits or other documented provided to the Planning Commission.

Yes, copies of documentation are attached.  No, copies of documentation are not attached.

Please attach any public comments, letters, or petitions. - NONE RECEIVED

Yes, public comments are attached.  No, public comments are not attached.

Please include any additional information or comments as an attachment.

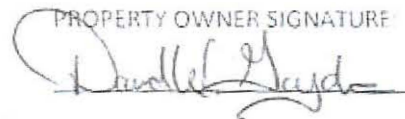


ROLLIN TOWNSHIP

LENAWEE COUNTY  
MICHIGAN

REQUEST FOR ZONING CHANGE  
OR  
CONDITIONAL RE-ZONING

DATE: 11/25/16  
NAME: David Gajda  
ADDRESS: PO Box 1430  
LA CA 90078  
PHONE: 213 8042666  
PROPERTY OWNER: Hollywood Media Center LLC  
LEGAL DESCRIPTION: 161 Walnut  
Manitou Beach Mi 49253  
(Lot 4, B3 Manitou Beach)  
PRESENT ZONING: R1  
REQUESTED ZONING: C1  
PROPOSED USE: Boutique, office, ART gallery

PROPERTY OWNER SIGNATURE  


FEE: \$ 450.00

PLANNING COMMISSION CHAIRMAN

---

**Rollin Township Planning Commission**  
**Draft Minutes of Special Meeting on January 5, 2017**

**CALL TO ORDER:**

Chairperson Kapnick called the special meeting to order at 7:00 PM

**PLEDGE OF ALLEGIANCE**

**MEMBERS PRESENT:**

Douglas Kapnick, Barb McClain, Walt Miller, Nancy Nichols, Bruce Walker,  
Mike Clark [excused], Jim Driskill [excused]

**NEW BUSINESS:**

1. Request to re-zone 161 Walnut Street from R-1 to C-1
2. Request to re-zone 251 Devil's Lake Hwy from R-1 to C-1

**COMMISSION MEMBERS COMMENTS:** none

**PUBLIC COMMENT:** no objections were presented

**ADJOURNMENT:** Meeting adjourned at 7:07 PM

Respectfully submitted by:

Nancy Nichols, acting secretary

**Rollin Township Planning Commission**  
**Draft Minutes of meeting on January 5, 2017**

**CALL TO ORDER:**

Chairperson Kapnick called the meeting to order at 7:08 PM

**PLEDGE OF ALLEGIANCE**

**MEMBERS PRESENT:**

Douglas Kapnick, Barb McClain, Walt Miller, Nancy Nichols, Bruce Walker

Mike Clark [excused], Jim Driskill [excused]

**APPROVAL OF MINUTES:**

The minutes of the December 1, 2016 regular meeting were approved unanimously by a motion by Walker and supported by Miller

**COMMUNICATIONS / PRESENTATIONS:** None

**APPEALS BOARD REPORT:**

Walt Miller reported that no meeting was held in December.

**TOWNSHIP BOARD REPORT:**

Bruce Walker reviewed the items discussed at the Township Board meeting. The Township supported the County Solid Waste Plan, discussed hall rental and will meet with the Lenawee County Road Commission next week to discuss the road repairs for 2017.

**COUNTY COMMISSIONER REPORT:**

Jim Driskill was not present

**OLD BUSINESS:**

1. It was moved by Miller supported by Walker to forward with approval the request to rezone 251 Devils Lake Highway from R1 to C1 to the Township Board. Motion carried by unanimous support.
2. The request to rezone 161 Walnut Street from R1 to C1 was discussed with Walker stating that he felt adopting the change would be spot zoning. Moved by McClain supported Nichols to send the request to the Township Board with approval. Motion carried by unanimous support.
3. **Discussion of Zoning Ordinance Text Amendments**
  - a. Permitted after Special Approval in Lake Residential: Carriage House with living quarters Garages across the road was discussed with Bruce Nickel, Building Inspector, explained the process regarding RLO's for properties and examples of carriage house, etc. Other issues raised: If only garages across road from the house is that allowed; Construction codes accommodate additional living areas the township zoning does not; several properties do have living space within garages and other buildings without approval; granting of permits must be consistent with the rules – no favoritism; deed restrictions should be required whenever accessory structures are allowed; legal counsel should develop criteria.



- b. Permitted after Special Approval in Agricultural District
  - Cider Mills or wineries
  - Organized meeting spaces [event rental building]
  - Processing, storage and retail or wholesale marketing of agricultural products
  
- c. Permitted after Special Approval in Manufactured Housing Park District
  - Motor Homes, Travel Trailers & Fifth Wheels.

It was moved by Nichols supported by Walker that a member of the Planning Commission request input from Legal Counsel with input from the Building and Zoning Inspectors for items A, B and C under old business. Motion carried by unanimous support. Chairperson Kapnick will contact legal counsel and discuss said items.

**NEW BUSINESS:**

Election of Officers: it was moved by Miller, supported by McClain to retain the current officers: Kapnick-Chairperson, Nichols -Vice Chairperson, Clark-Secretary. Motion carried with unanimous support.

2017-2018 Budget was approved unanimously by motion of McClain, supported by Walker.

2016 Annual Report was approved unanimously by motion of McClain support of Miller.

**Commission Members Comments:**

Public Comment: Bruce Nickel reported the township assessing has been taken off of County oversight and that Assessor Balice is attending software classes.

**NEXT MEETING:** February 2, 2017 at 7:00 PM if needed

**ADJOURNMENT:** Meeting adjourned at 8 PM

Respectfully submitted by:

Nancy Nichols, acting secretary

## Douglas Kapnick

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**From:** Douglas Kapnick  
**Sent:** Friday, January 06, 2017 1:09 PM  
**To:** Grant Bauman (GBauman@co.jackson.mi.us)  
**Cc:** Irma David (ikdavid@aol.com)  
**Subject:** Rollin Township - Rezoning Request  
**Attachments:** 161 Walnut Street, Manitou Beach MI; 251 Devil's Lake Hwy, Manitou Beach, MI

Grant:

The Rollin Township Planning Commission received requests to rezone two [2] properties.

- 1: 251 Devil's Lake Hwy, Manitou Beach MI
- 2: 161 Walnut Street, Manitou Beach MI

In accordance with regulations, the Township scheduled a public meeting, published notice of the public meeting in the local newspaper, mailed notice to all persons to whom real estate is assessed within 300 feet of the boundaries of the property proposed to be rezoned and posted a notice of public hearing at the Township Hall 18 hours before the scheduled public meeting.

A Public Meeting to discuss the rezoning requests [2] was held on January 05, 2017. The Public Meeting was called to order by Chair Kapnick and a quorum was determined present. Comments from the Commission were presented. Comments from the Public were presented. There were no negative comments regarding the requested rezoning. The Public Meeting was closed.

At the regular Rollin Township meeting held on January 05, 2017, a motion to recommend approval of the proposed rezoning of 251 Devil's Lake Hwy, Manitou Beach MI was passed unanimously. A motion to recommend approval of the proposed rezoning of 161 Walnut Street, Manitou Beach MI was passed unanimously.

By sending this email, I am submitting our recommendation to the Lenawee County Planning Commission for advisory review and recommendation.

If you have any questions or wish to discuss this matter, please contact me at 517-260-6353 or email: [dkapnick@kapnick.com](mailto:dkapnick@kapnick.com)

Regards,

Doug Kapnick

Kapnick Insurance Group  
PO Box 1801  
Adrian, MI 49221  
Direct Phone: 517-263-4656 ext. 1240  
Fax: 517-263-6658  
email: [dkapnick@kapnick.com](mailto:dkapnick@kapnick.com)



# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)  
120 W. Michigan Avenue • Jackson, MI 49201  
Phone (517) 788-4426 • Fax (517) 788-4635

## PA 116 FARMLAND AGREEMENTS | #17-01

**Applicant:** J&W Warner Farms, LLC  
7923 Elton Highway  
Tipton, MI 49287

**Application Type:** Application for Farmland Agreement

**Property Location:** The subject properties are located in Sections 13 & 14 of Cambridge Twp. (T5S,R2E) at the end of Bridge Road (see Maps 1a & 1b).

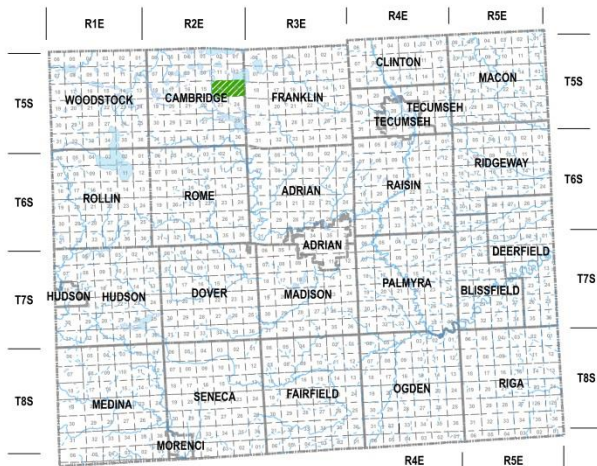
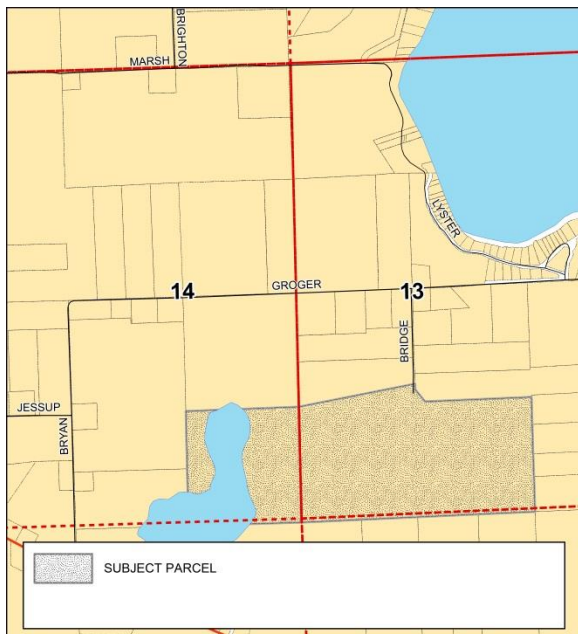
**Acreage:** The application states that the subject property has an area of 120 acres of which 115 acres are cultivated for cash crops. There is a barn located on the properties.

**Term:** 20 years

**Future Land Use:** The Lenawee County Comp. Land Use Plan places the property in an area recommended for “Open Space Development/Recreation” uses (see Map 2).

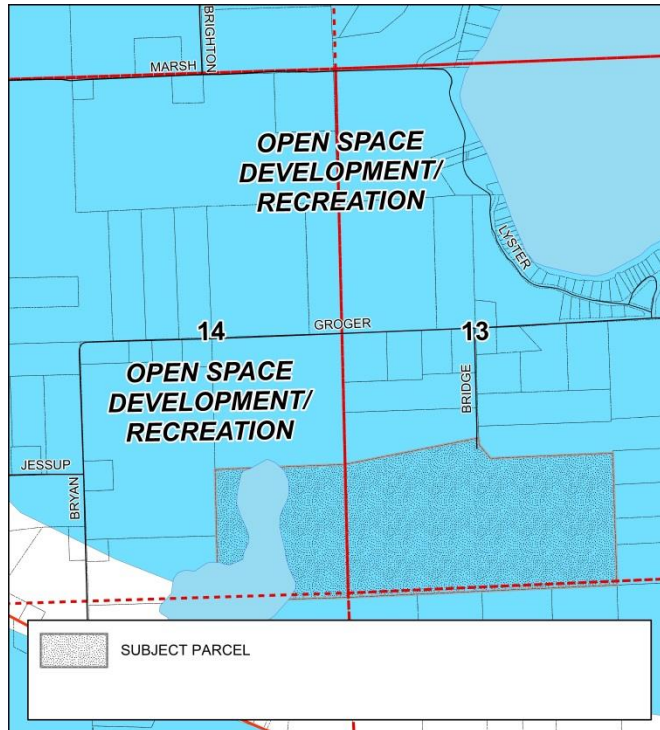
**Staff Comments:** N/A

### Maps 1a & 1b Location Maps

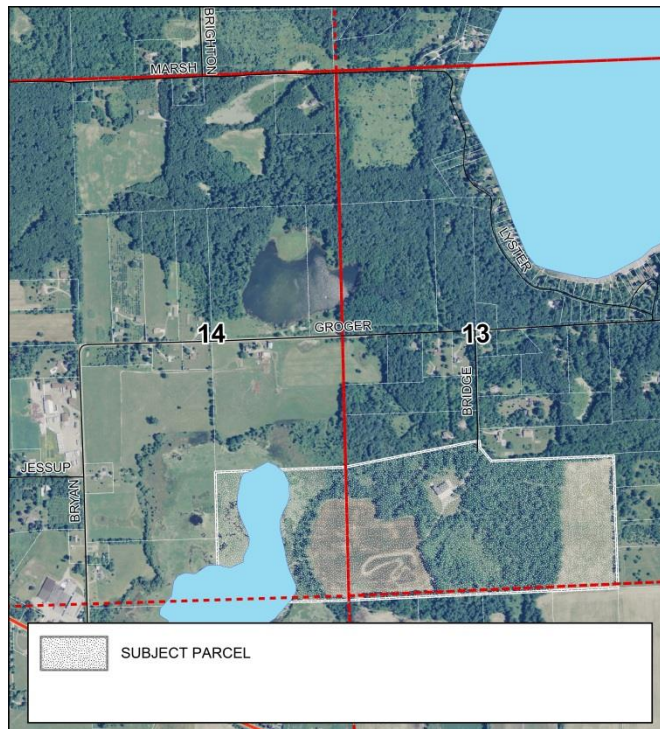




**Map 2  
County Future Land Use Map**



**Map 3  
Aerial Photograph**





FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. Please read the Eligibility and Instructions document before filling out this form.

OFFICIAL USE ONLY
Local Governing Body:
Date Received: 12/12/16
Application No: #16-20
State:
Date Received:
Application No:
Approved: Rejected:

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR

I. Personal Information:

1. Name(s) of Applicant: J&W Warner Farms, LLC
Last First Initial

(If more than two see #15) Last First Initial

Marital status of all individual men listed on application, if more than one, indicate status after each name:

Married Single

2. Mailing Address: 7923 Elton Hwy., Tipton, MI 49287
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 431-2560

4. Alternative Telephone Number (cell, work, etc.): (Area Code) ( )

5. E-mail address:

II. Property Location (Can be taken from the Deed/Land Contract)

6. County: Lenawee 7. Township, City or Village: Cambridge

8. Section No. 13 & 14 Town No. 5S Range No. 2E

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

11. Is there a tax lien against the land described above? Yes No

If "Yes", please explain circumstances:

12. Does the applicant own the mineral rights? Yes No
If owned by the applicant, are the mineral rights leased? Yes No
Indicate who owns or is leasing rights if other than the applicant:

Name the types of mineral(s) involved:

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes: Yes No If "Yes", indicate to whom, for what purpose and the number of acres involved:

14. Is land being purchased under land contract Yes No: If "Yes", indicate vendor (seller):

Name:

Address:

Street City State Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date

Signature of Land Contract Vendor(s) (Seller)

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

- 2 or more persons having a joint or common interest in the land
- Corporation  Limited Liability Company  Partnership
- Estate  Trust  Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: John D. Warner Title: Manager

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)

This application is for:

- a. 40 acres or more → complete only Section 16 (a thru g);
- b. 5 acres or more but less than 40 acres → complete only Sections 16 and 17; or
- c. a specialty farm → complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

cash crops

b. Total number of acres on this farm: 120

c. Total number of acres being applied for (if different than above): 120

d. Acreage in cultivation: 115

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0

f. All other acres (swamp, woods, etc.) 5

g. Indicate any structures on the property. (If more than one building, indicate the number of buildings):

No. of Buildings 1 Residence: \_\_\_\_\_ Barn: 1 Tool Shed: \_\_\_\_\_

Silo: \_\_\_\_\_ Grain Storage Facility: \_\_\_\_\_ Grain Drying Facility: \_\_\_\_\_

Poultry House: \_\_\_\_\_ Milking Parlor: \_\_\_\_\_ Milk House: \_\_\_\_\_

Other: (Indicate) \_\_\_\_\_

17 To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application from the sale of agricultural products (not from rental income):

\$ \_\_\_\_\_ = \$ \_\_\_\_\_ (per acre)  
total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by the Michigan Department of Agriculture, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ \_\_\_\_\_

Please note: specialty farm designation may require an on-the-farm site visit by an MDA staff person.



19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 20

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

John D Warner  
(Signature of Applicant)  
John D. Warner

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

April 10, 2015

Manager

(Date)

(Title)

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.

RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II

I. Date Application Received 12/12/16 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: CAMBRIDGE  
 County  Township  City  Village

This application is  approved.  rejected Date of approval or rejection: \_\_\_\_\_

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: \_\_\_\_\_

Property Appraisal: \$ \_\_\_\_\_ is the current fair market value of the real property in this application.

II. Please verify the following:

\_\_\_\_ Upon filing an application, clerk issues receipt to the landowner indicating date received.

\_\_\_\_ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

Note: Review Agencies have 30 days in which to respond before local governing body can proceed.

\_\_\_\_ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

\_\_\_\_ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

MDA-Farmland and Open Space Program, PO Box 30449, Lansing 48909

\*Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.

<p>Please verify the following regarding Reviewing Agencies (sending a copy to reviewing agencies is required):</p>	<p>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</p>
<p><b>COPY SENT TO:</b></p> <p>____ County or Regional Planning Commission</p> <p>____ Conservation District</p> <p>____ Township (if county has zoning authority)</p> <p>____ City (if land is within 3 miles of city boundary)</p> <p>____ Village (if land is within 1 mile of village boundary)</p>	<p>____ Copy of Deed or Land Contract (most recent showing <u>current ownership</u>).</p> <p>____ Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p>____ Map of Farm</p> <p>____ Copy of most recent appraisal record</p> <p>____ Copy of letters from review agencies (if available)</p> <p>____ Any other applicable documents</p>

Questions? Please call Farmland Preservation at (517) 373-3328



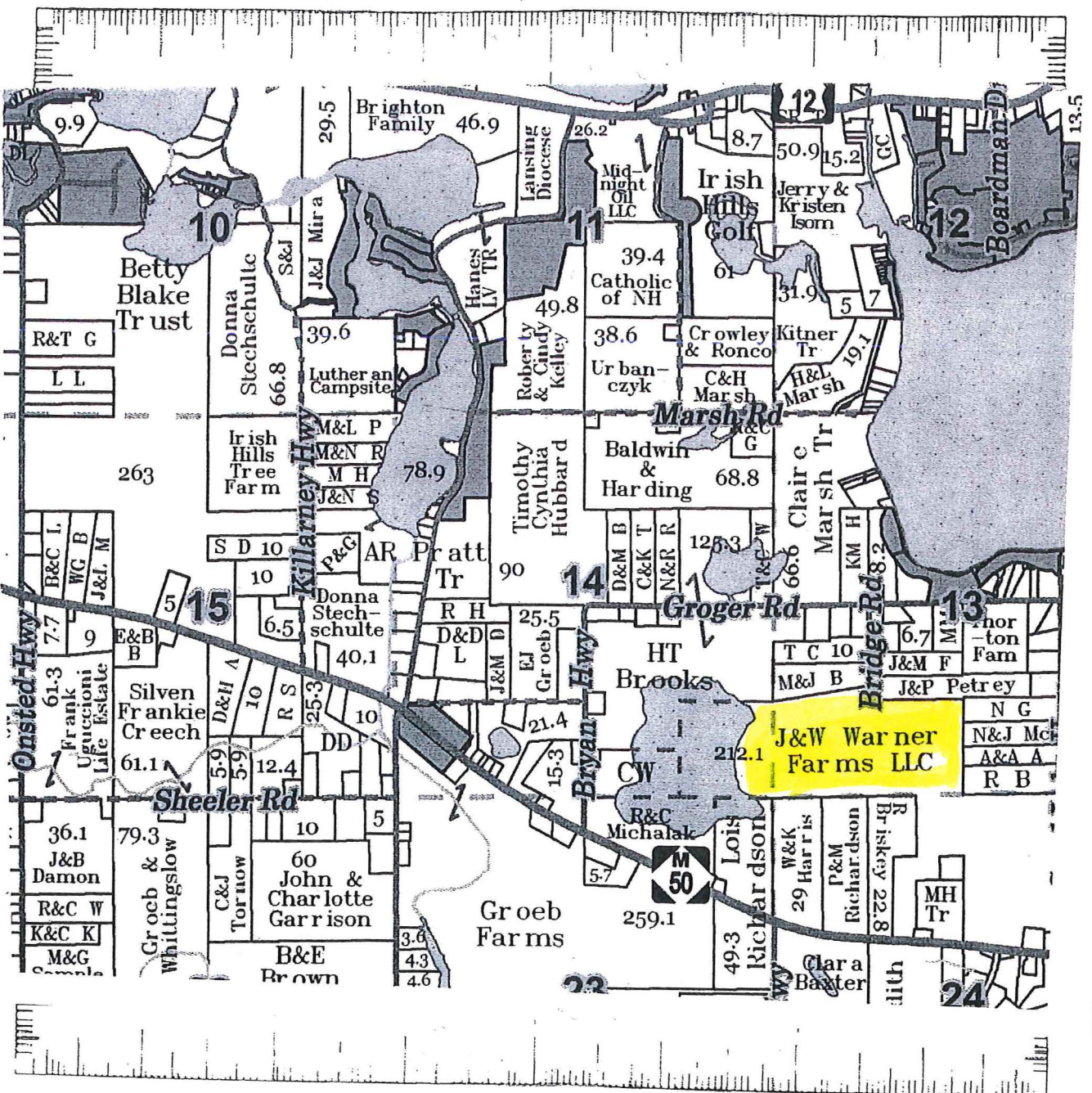
Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.), also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County LENAWEE  
 Township CAMBRIDGE  
 T 55 R 2E Section 13 & 14

↑ North





Pictometry Online 1.11.7

Source: Parcels ca0113380000

Workspace

- Workspace (Author)
- Annotations
- Bookmarks
- Layers
  - 2016 FEMA DFIRM DR
  - Address Point
  - Intersections
  - LandHooks

Properties

Name	Value
Parcels: CA0-113-3800-00	
Owner 1:	J & W WARNER FARMS LLC
Owner 2:	
Property Address:	10110 BRIDGE RD
Property City:	ONSTED
Property Zip:	49265
Recorded Ac:	126.078
Calculated Ac:	85.1002553826
TaxID Short:	CA0113380000

Selections

- Parcels: CA0-113-3800-00
  - Owner 1: J & W WARNER FARMS LLC
  - Owner 2:
  - Property Address: 10110 BRIDGE RD
  - Property City: ONSTED
  - Property Zip: 49265
  - Recorded Ac: 126.078
  - Calculated Ac: 85.1002553826
  - TaxID Short: CA0113380000

Perimeter Distance: 8181.78 Feet Shape Area: 3706887.89 Square Feet



Pictometry Online 1.11.7

Source: Parcels ca0113380000

Workspace (Author)

- Annotations
- Bookmarks
- Layers
  - 2016 FEMA DFIRM DR.
  - Address Point
  - Intersections
  - LandHooks

Properties

Name	Value
Parcels: CA0-114-4800-00	
Owner 1:	J & W WARNER FARMS LLC
Owner 2:	
Property Address:	7000 GROGER RD
Property City:	ONSTED
Property Zip:	49265
Recorded Ac:	40
Calculated Ac:	40.0186465078
TaxID Short:	CA0114480000

Selections

- Parcels: CA0-114-4800-00
  - Owner 1: J & W WARNER FARMS LLC
  - Owner 2:
  - Property Address: 7000 GROGER RD
  - Property City: ONSTED
  - Property Zip: 49265
  - Recorded Ac: 40
  - Calculated Ac: 40.0186465078
  - TaxID Short: CA0114480000

Perimeter Distance: 5282.35 Feet Shape Area: 1743472.67 Square Feet



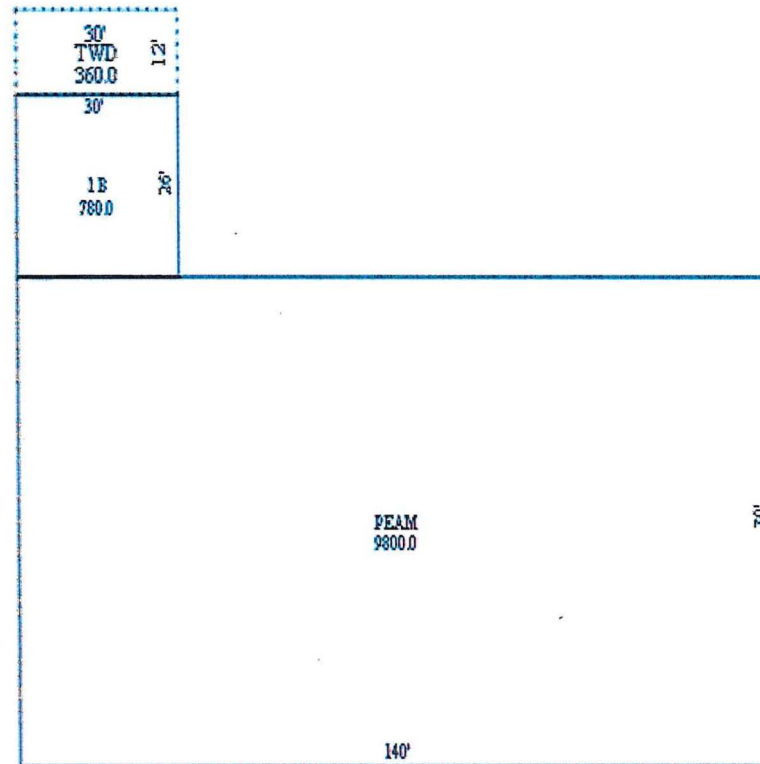
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.							
J & W WARNER FARMS LLC	MI DEPT OF TREASURY	0	07/11/2013	PA	AFFIDAVIT	2472-13	EQUALIZATION	0.0							
FIRST FEDERAL BANK	J & W WARNER FARMS LLC	353,295	07/09/2013	QC	FORECLOSURE RELATED	2472-9	EQUALIZATION	100.0							
ROICK LLC	FIRST FEDERAL BANK	300,000	06/19/2013	WD	FORECLOSURE	2472-8	EQUALIZATION	0.0							
LENAWEE COUNTY TREASURER	ROICK LLC	0	12/21/2012	CRT	REDEMPTION	2459-359	EQUALIZATION	0.0							
Property Address		Class: 101 Agricultural		Zoning: RE (*)		Building Permit(s)		Date	Number	Status					
10110 BRIDGE RD		School: 46110 Onsted Schools		P.R.E. 83% 07/01/2016 Qual. Ag.											
Owner's Name/Address		MAP #:		2017 Est TCV 583,286 TCV/TFA: 747.80											
J & W WARNER FARMS LLC 7923 ELTON HWY TIPTON MI 49287		X Improved		Vacant		Land Value Estimates for Land Table IRA.IMPROVED RURAL ACREAGE									
Tax Description		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason		Value							
LD DES AS COMM AT W1/4 COR OF SEC 13 T5S R2E TH S89°08'59"E 1344.30 FT ALG E & W 1/4 LI (CNTRLI OF GROGER RD) TO CNTRLI OF BRIDGE RD TH S01°43'24"W 1111.91 FT ALG CNTRLI OF BRIDGE RD FOR A POB TH CONT S01°43'24"W 65.98 FT ALG THE CNTRLI OF BRIDGE RD TH S36°06'36"E 180.34 FT (REC AS 180.63 FT) TO N LI OF SE1/4 SW1/4 SEC 13 TH S89°05'31"E 1232.81 FT (REC AS S89°04'46"E 1232.43 FT) ALG N LI OF N & S 1/4 LI OF SEC TH S01°34'36"W 1323.20 FT TO S1/4 COR TH N89°02'04"W 2694.08 FT ALG S LI TO SW COR OF SEC TH N88°10'26"W		Dirt Road		19000 FIRST ACRE VAL		2.000 Acres 13,435 100		26,870							
		Gravel Road		MISC TILLABLE		38.07 Acres 4000 100		152,280							
		Paved Road		MISC WOODS		58.31 Acres 1600 100		93,293							
		Storm Sewer		MISC LOW/WET		27.70 Acres 1500 100		41,550							
		Sidewalk		126.08 Total Acres		Total Est. Land Value =		313,993							
		Water													
		Sewer													
		Electric													
		Gas		Description		Rate CountyMult. Size %Good		Cash Value							
		Curb		D/W/P: 4in Concrete		3.61 1.47 8880 88		41,469							
		Street Lights		Total Estimated Land Improvements True Cash Value =				41,469							
		Standard Utilities													
		Underground Utils.													
		Topography of Site													
		Level													
		Rolling													
		Low													
		High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		Year		Land Value		Building Value		Assessed Value		Board of Review	Tribunal/Other	Taxable Value			
Who		When		What		2017		157,000		134,600		291,600		248,053C	
TD		01/24/2014		OB REVIEW		2016		157,000		136,000		293,000		248,053C	
TD		11/14/2013		INSPECTED		2015		157,000		137,200		294,200		247,312C	
TDF		10/31/2006		INSPECTED		2014		101,100		134,400		235,500		235,500M 295,600L 243,418C	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Lenawee, Michigan															



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







Sketch by Apex Medina™

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

Building Type	Equipment Shop				
Year Built	2005				
Class/Construction	S				
Quality/Exterior	Good				
Base Rate/SF	15.05				
# of Walls, Perimeter	4 Wall, 0				
Perimeter Mult.	X 1.000 = 15.05				
Height	10				
Story Height Mult.	X 1.000 = 15.05				
Heating System	No Heating/Cooling				
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.47 = 22.12				
Final Rate/SF	\$22.12				
Length/Width/Area	(L or Odd Shaped) 9800				
Cost New	\$ 216,810				
Phy./Func./Econ. %Good	76/100/100 76.0				
Depreciated Cost	\$ 164,776				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost					
Itemized ->					
Unit-In-Place ->					
Items ->					
E.C.F.	X 1.00				
% Good	76				
Est. True Cash Value	\$ 164,776				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 164776 / All Cards: 164776					

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

OFFICIAL TAX STATEMENT  
**Summer Tax Bill**

CAMBRIDGE TOWNSHIP  
 LAURIE JOHNCOX, TREASURER  
 9990 W M 50 PO BOX 417  
 ONSTED, MI 49265



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.
<b>THIS TAX IS PAYABLE JULY 1, 2016 THRU SEPT 14, 2016</b> After 9/14/2016, additional interest and fees apply
2016 Summer Tax for Prop #: CA0-113-3800-00

**TAXPAYER NOTE:** Are your name & mailing address correct? If not, please make corrections below. Thank You.

Tax for Prop#: CA0-113-3800-00

Property Addr: 10110 BRIDGE RD

To: J & W WARNER FARMS LLC  
 7923 ELTON HWY  
 TIPTON MI 49287

Make Check Payable To: CAMBRIDGE TOWNSHIP

**TOTAL AMOUNT DUE: 2,795.93**

Please detach along perforation. Keep the bottom portion.

**CAMBRIDGE TOWNSHIP 2016 Summer Tax Bill**

<p style="text-align: center;"><b>MESSAGE TO TAXPAYER</b></p> <p>PHONE NUMBER 517-467-2104 IF YOU WOULD LIKE A RECEIPT, PLEASE SEND SELF-ADDRESSED STAMPED ENVELOPE.</p>	<p style="text-align: center;"><b>PAYMENT INFORMATION</b></p> <p>This tax is payable 7/01/2016 thru 9/14/2016</p> <p>Pay by mail to: CAMBRIDGE TOWNSHIP                  LAURIE JOHNCOX, TREASURER                  9990 W M 50 PO BOX 417                  ONSTED, MI 49265</p>																					
<p style="text-align: center;"><b>PROPERTY INFORMATION</b></p> <p>Property Assessed To:                  J &amp; W WARNER FARMS LLC</p> <p>7923 ELTON HWY                  TIPTON, MI 49287</p> <p>School: 46110 ONSTED</p> <p>Prop #: CA0-113-3800-00</p> <p>Prop Addr: 10110 BRIDGE RD</p> <p><b>Legal Description:</b>                  LD DES AS COMM AT W1/4 COR OF SEC 13 T5S R2E TH S89°08'59"E 1344.30 FT ALG E &amp; W 1/4 LI (CNTRLI OF GROGER RD) TO CNTRLI OF BRIDGE RD TH S01°43'24"W 1111.91 FT ALG CNTRLI OF BRIDGE RD FOR A POB TH CONT S01°43'24"W 65.98 FT ALG THE CNTRLI OF BRIDGE RD TH S36°06'36"E 180.34 FT (REC AS 180.63 FT) TO N LI OF SE1/4 SW1/4 SEC 13 TH S89°05'31"E 1232.81 FT (REC AS S89°04'46"E 1232.43 FT) ALG N LI OF N &amp; S 1/4 LI OF SEC TH S01°34'36"W 1323.20 FT TO S1/4 COR TH N89°02'04"W 2694.08 FT ALG S LI TO SW COR OF SEC TH N88°10'26"W 1316.56 FT ALG S LI OF SEC 14 TO SW COR OF SE1/4 SE1/4 OF SEC 14 TH N01°44'50"E 1321.89 FT TO NW COR OF SE1/4 SE1/4 SEC 14 TH S88°06'58"E 1317.52 FT TO NE COR OF SE1/4 SE1/4 SEC 14 TH N82°03'36"E 1365.02 FT TO POB EXC THAT PT LYING IN SEC 14 ALSO 40 AC ASSESSED FROM CA0-114-4800-00 ON 5/13/2014 DES AS SE1/4 OF SE1/4 SEC 14 T5S R2E</p>	<p style="text-align: center;"><b>TAX DETAIL</b></p> <table style="width: 100%;"> <tr> <td>Taxable Value:</td> <td style="text-align: right;">248,053</td> <td></td> </tr> <tr> <td>State Equalized Value:</td> <td style="text-align: right;">293,000</td> <td></td> </tr> <tr> <td>Assessed Value:</td> <td style="text-align: right;">293,000</td> <td style="text-align: right;">Class: 101</td> </tr> <tr> <td>P.R.E. %:</td> <td style="text-align: right;">83.0000</td> <td></td> </tr> </table> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p style="text-align: center;">Taxes are based upon Taxable Value.                      1 mill equals \$1.00 per \$1000 of Taxable Value.                      Amounts with no millage are either Special Assessments or other charges added to this bill.</p> </div> <table style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="text-align: left;">DESCRIPTION</th> <th style="text-align: right;">MILLAGE</th> <th style="text-align: right;">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>STATE ED</td> <td style="text-align: right;">6.00000</td> <td style="text-align: right;">1,488.31</td> </tr> <tr> <td>COUNTY OPER</td> <td style="text-align: right;">4.94120</td> <td style="text-align: right;">1,225.67</td> </tr> </tbody> </table>	Taxable Value:	248,053		State Equalized Value:	293,000		Assessed Value:	293,000	Class: 101	P.R.E. %:	83.0000		DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	1,488.31	COUNTY OPER	4.94120	1,225.67
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\*BALANCE OF DESCRIPTION ON FILE\*



11

OFFICIAL TAX STATEMENT  
**Summer Tax Bill**

CAMBRIDGE TOWNSHIP  
LAURIE JOHNCOX, TREASURER  
9990 W M 50 PO BOX 417  
ONSTED, MI 49265



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.
<b>THIS TAX IS PAYABLE JULY 1, 2016 THRU SEPT 14, 2016</b> After 9/14/2016, additional interest and fees apply
2016 Summer Tax for Prop #: CA0-114-4800-00

**TAXPAYER NOTE:** Are your name & mailing address correct? If not, please make corrections below. Thank You.

Property Addr: 7000 GROGER RD BLK

To: J & W WARNER FARMS LLC  
7923 ELTON HWY  
TIPTON MI 49287

Tax for Prop#: CA0-114-4800-00

Make Check Payable To: CAMBRIDGE TOWNSHIP

**TOTAL AMOUNT DUE: 0.00**

Please detach along perforation. Keep the bottom portion.

**CAMBRIDGE TOWNSHIP 2016 Summer Tax Bill**

<p><b>MESSAGE TO TAXPAYER</b> PHONE NUMBER 517-467-2104 IF YOU WOULD LIKE A RECEIPT, PLEASE SEND SELF-ADDRESSED STAMPED ENVELOPE.</p>	<p><b>PAYMENT INFORMATION</b> This tax is payable 7/01/2016 thru 9/14/2016 Pay by mail to: CAMBRIDGE TOWNSHIP LAURIE JOHNCOX, TREASURER 9990 W M 50 PO BOX 417 ONSTED, MI 49265</p>																														
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STATE OF MICHIGAN - LENAWEE COUNTY  
RECORDED 07/11/2013 08:42:02 AM D.O.U.  
Carolyn S. Bater, REGISTER OF DEEDS \$20.00



LENAWEE COUNTY  
JULY 11, 2013  
RECEIPT # 655184



\$388.85- CO  
\$2,651.25- ST  
Stamp # 20718

**QUIT CLAIM DEED**

**KNOW ALL PERSONS BY THESE PRESENT, THAT:**

Grantor: First Federal Bank of the Midwest

whose address is: 211 W. Main St. Morenci, Michigan 49256

conveys to Grantee: J & W Warner Farms, LLC, a Michigan limited liability company

whose address is: is 7923 Elton Hwy., Tipton, Michigan 49287

the following described premises:

Land located in the Township of Cambridge, County of Lenawee, State of Michigan, described as follows:

All that part of the Southwest 1/4 of Section 13, and the Southeast 1/4 of the Southeast 1/4 of Section 14, Town 5 South, Range 2 East, Cambridge Township, County of Lenawee, Michigan further described by Walter E. Frazier and Associates, Inc., Survey as: commencing at the West 1/4 corner of Section 13; thence South 89° 08' 59" East 1,344.30 feet along the East-West 1/4 line of Section 13 (centerline of Groger Road) to the centerline of Bridge Road; thence South 01° 43' 24" West 1,111.91 feet along the centerline of Bridge Road for a point of beginning; thence continuing South 01° 43' 24" West 65.98 feet along the centerline of Bridge Road; thence South 36° 06' 36" East, 180.34 feet (recorded as 180.63 feet) to the North line of the Southeast 1/4 of the Southwest 1/4 of Section 13; thence South 89° 05' 31" East 1,232.81 feet (recorded as South 89° 04' 46" East, 1232.43 feet) along said North line of the North-South 1/4 line of Section 13; thence South 01° 34' 36" West, 1323.20 feet along said 1/4 line to the South 1/4 corner of Section 13; thence North 89° 02' 04" West 2,694.08 feet along the South line of Section 13 to the Southwest corner of Section 13; thence North 88° 10' 26" West 1,316.56 feet along the South line of Section 14 to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 Section 14; thence North 01° 44' 50" East 1,321.89 feet to the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 14; thence South 88° 06' 58" East 1,317.52 feet to the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 14; thence North 82° 03' 36" East 1,365.02 feet to the point of beginning.

Commonly known as: 10110 Bridge Road/7000 Groger Road Block, Onsted, MI 49265  
Tax Parcel #: CA0-114-4800-00 and CA0-113-3800-00

For the full consideration of: Three Hundred Fifty-Three Thousand Two Hundred Ninety-Five and 00/100 (\$353,295.00) Dollars.

Subject to easements and building and use restrictions and zoning ordinances of record, if any.  
Subject to the lien of taxes not yet due and payable.

Subject to the rights of tenants in possession, if any.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices, which may generate noise, dust, odors and other associated conditions, may be used and are protected by the Michigan Right to Farm Act.

The Grantor grants to the Grantee the right to make all divisions under Section 108 of the Land Division Act, Act No. 288 of Public Acts of 1967.

Grantor shall transfer to Grantee all of its rights, title, and interest in a certain Deed in Lieu of Foreclosure dated June 19, 2013, without warranty or representation as to the legal requirements of any redemption period.

The Grantor makes no warranties or covenants in this Deed; except that the Grantor covenants and agrees that the Grantor has not previously done or committed or willing suffered to be done or committed any act matter or thing that would cause the premises or any part of them to be charged or encumbered in title, estate or otherwise.

Dated: July 9, 2013

Witnessed by:

Grantor: First Federal Bank of the Midwest,

Dalton Goetz  
Name: Dalton Goetz

Randall Rice  
By: Randall Rice, Senior Vice President

Cynthia S. Hickok  
Name: Cynthia S. Hickok

Dalton Goetz  
Name: Dalton Goetz

Gwen Micham  
By: Gwen Micham, Vice President

Cynthia S. Hickok  
Name: Cynthia S. Hickok

[Notary Jurat continued on next page]





STATE OF Michigan )  
 ) ss.  
COUNTY OF Lenawee )

This instrument was acknowledged before me on the date of July 9, 2013,  
by Randall Rice, Senior Vice President of First Federal Bank of the Midwest.

CYNTHIA S. HICKOK  
NOTARY PUBLIC, STATE OF MICHIGAN  
COUNTY OF LENAWEE  
MY COMMISSION EXPIRES 08-22-2014  
ACTING IN THE COUNTY OF Lenawee

Cynthia S. Hickok  
Notary Public:  
Lenawee County, Michigan  
My Commission expires: 08/22/2014  
Acting in Lenawee County

STATE OF Michigan )  
 ) ss.  
COUNTY OF Lenawee )

This instrument was acknowledged before me on the date of July 9, 2013,  
by Gwen Micham, Vice President of First Federal Bank of the Midwest.

CYNTHIA S. HICKOK  
NOTARY PUBLIC, STATE OF MICHIGAN  
COUNTY OF LENAWEE  
MY COMMISSION EXPIRES 08-22-2014  
ACTING IN THE COUNTY OF Lenawee

Cynthia S. Hickok  
Notary Public:  
Lenawee County, Michigan  
My Commission expires: 08/22/2014  
Acting in Lenawee County

Drafted by and when recorded return to:  
Christopher E. McNeely, Esquire  
Mittelstaedt and McNeely, P.C.  
1700 W. Hamlin Rd., Suite 100  
Rochester Hills, MI 48309

Send subsequent tax bills to: Grantee





# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)  
120 W. Michigan Avenue • Jackson, MI 49201  
Phone (517) 788-4426 • Fax (517) 788-4635

## PA 116 FARMLAND AGREEMENTS | #17-02

**Applicant:** J&W Warner Farms, LLC  
7923 Elton Highway  
Tipton, MI 49287

**Application Type:** Application for Farmland Agreement

**Property Location:** The subject property is located in Section 24 of Cambridge Twp. (T5S,R2E) on Monroe Road (M-50), north of Gilbert Highway (see Maps 1a & 1b).

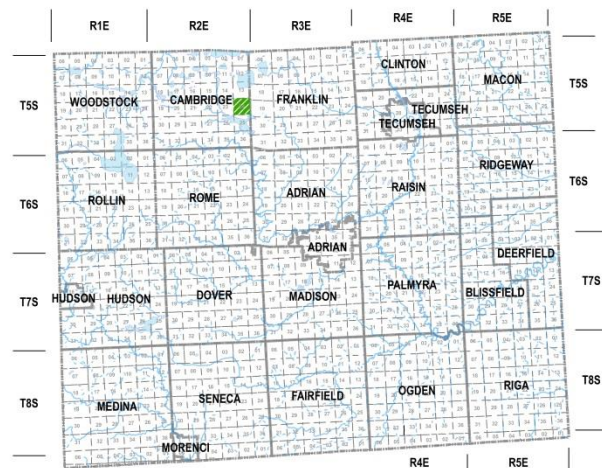
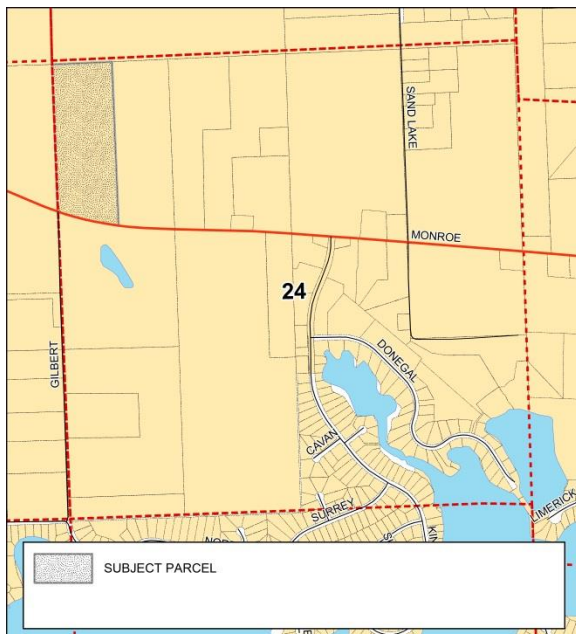
**Acreage:** The application states that the subject property has an area of 35 acres of which 35 acres are cultivated for cash crops. The average annual income during 2 of the last 3 years is \$600.00 per acre. There are no buildings on the property.

**Term:** 20 years

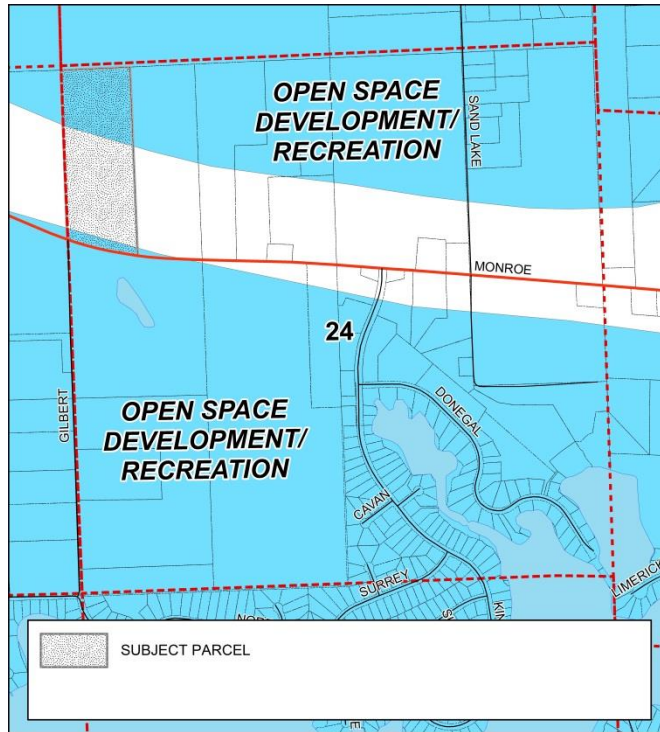
**Future Land Use:** The Lenawee County Comp. Land Use Plan places the property in an area recommended for “Open Space Development/Recreation” uses (see Map 2).

**Staff Comments:** N/A

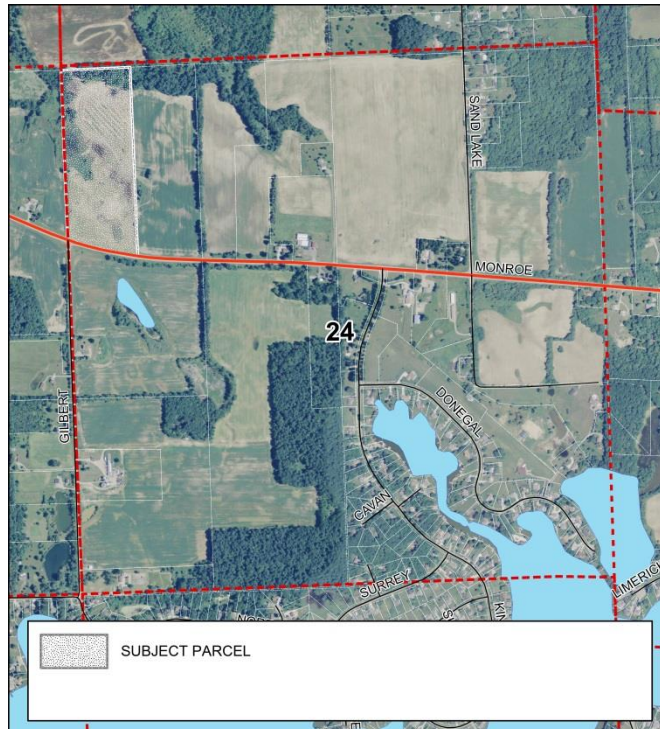
### Maps 1a & 1b Location Maps



**Map 2  
County Future Land Use Map**



**Map 3  
Aerial Photograph**







FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. Please read the Eligibility and Instructions document before filling out this form.

OFFICIAL USE ONLY
Local Governing Body:
Date Received: 12/12/16
Application No: #16-21
State:
Date Received:
Application No:
Approved: Rejected:

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR

I. Personal Information:

1. Name(s) of Applicant: J&W Warner Farms, LLC

Last First Initial

(If more than two see #15)

Last First Initial

Marital status of all individual men listed on application, if more than one, indicate status after each name:

Married Single

2. Mailing Address: 7923 Elton Hwy. Tipton MI 49287
Street City State Zip Code

3. Telephone Number: (Area Code) ( 517 ) 431-2560

4. Alternative Telephone Number (cell, work, etc.): (Area Code) ( )

5. E-mail address:

II. Property Location (Can be taken from the Deed/Land Contract)

6. County: Lenawee 7. Township, City or Village: Cambridge

8. Section No. 24 Town No. 5S Range No. 2E

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

11. Is there a tax lien against the land described above? Yes No

If "Yes", please explain circumstances:

12. Does the applicant own the mineral rights? Yes No

If owned by the applicant, are the mineral rights leased? Yes No

Indicate who owns or is leasing rights if other than the applicant:

Name the types of mineral(s) involved:

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes? Yes No If "Yes", indicate to whom, for what purpose and the number of acres involved:

14. Is land being purchased under land contract Yes No: If "Yes", indicate vendor (sellers):

Name:

Address:

Street City State Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (sellers) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date

Signature of Land Contract Vendor(s) (Seller)

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

- 2 or more persons having a joint or common interest in the land
- Corporation  Limited Liability Company  Partnership
- Estate  Trust  Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: John D. Warner Title: Manager

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)  
This application is for:

- a. 40 acres or more → complete only Section 16 (a thru g);
- b. 5 acres or more but less than 40 acres → complete only Sections 16 and 17; or
- c. a specialty farm → complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

Cash crops

- b. Total number of acres on this farm: 35
- c. Total number of acres being applied for (if different than above): 35
- d. Acreage in cultivation: 35
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0
- f. All other acres (swamp, woods, etc.) 0
- g. Indicate any structures on the property: (if more than one building, indicate the number of buildings):

No. of Buildings 0 Residence: \_\_\_\_\_ Barn: \_\_\_\_\_ Tool Shed: \_\_\_\_\_  
 Silo: \_\_\_\_\_ Grain Storage Facility: \_\_\_\_\_ Grain Drying Facility: \_\_\_\_\_  
 Poultry House: \_\_\_\_\_ Milking Parlor: \_\_\_\_\_ Milk House: \_\_\_\_\_  
 Other: (Indicate) \_\_\_\_\_

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application from the sale of agricultural products (not from rental income):

\$ 21,000 : 35 = \$ 600 (per acre)  
 total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by the Michigan Department of Agriculture, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ \_\_\_\_\_

Please note: specialty farm designation may require an on-the-farm site visit by an MDA staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 20

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

John D Warner  
(Signature of Applicant)  
John D. Warner

\_\_\_\_\_  
(Corporate Name, If Applicable)

\_\_\_\_\_  
(Co-owner, If Applicable)

\_\_\_\_\_  
(Signature of Corporate Officer)

April 10, 2016  
(Date)

Manager  
(Title)

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY  
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.

RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II

I. Date Application Received: 12/12/16 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: CAMBRIDGE  
 County  Township  City  Village

This application is  approved,  rejected Date of approval or rejection: \_\_\_\_\_

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: \_\_\_\_\_

Property Appraisal: \$ \_\_\_\_\_ is the current fair market value of the real property in this application.

II. Please verify the following:

\_\_\_\_ Upon filing an application, clerk issues receipt to the landowner indicating date received.

\_\_\_\_ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

Note: Review Agencies have 30 days in which to respond before local governing body can proceed.

\_\_\_\_ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

\_\_\_\_ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

MDA-Farmland and Open Space Program, PO Box 30449, Lansing 48909

\*Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.

Please verify the following regarding Reviewing Agencies (sending a copy to reviewing agencies is required):	Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:
COPY SENT TO:	___ Copy of Deed or Land Contract (most recent showing <u>current ownership</u> )
___ County or Regional Planning Commission	___ Copy of most recent Tax Bill (must include <u>tax description</u> of property)
___ Conservation District	___ Map of Farm
___ Township (if county has zoning authority)	___ Copy of most recent appraisal record
___ City (if land is within 3 miles of city boundary)	___ Copy of letters from review agencies (if available)
___ Village (if land is within 1 mile of village boundary)	___ Any other applicable documents

Questions? Please call Farmland Preservation at (517) 373-3328



Map of Farm with Structures and Natural Features:

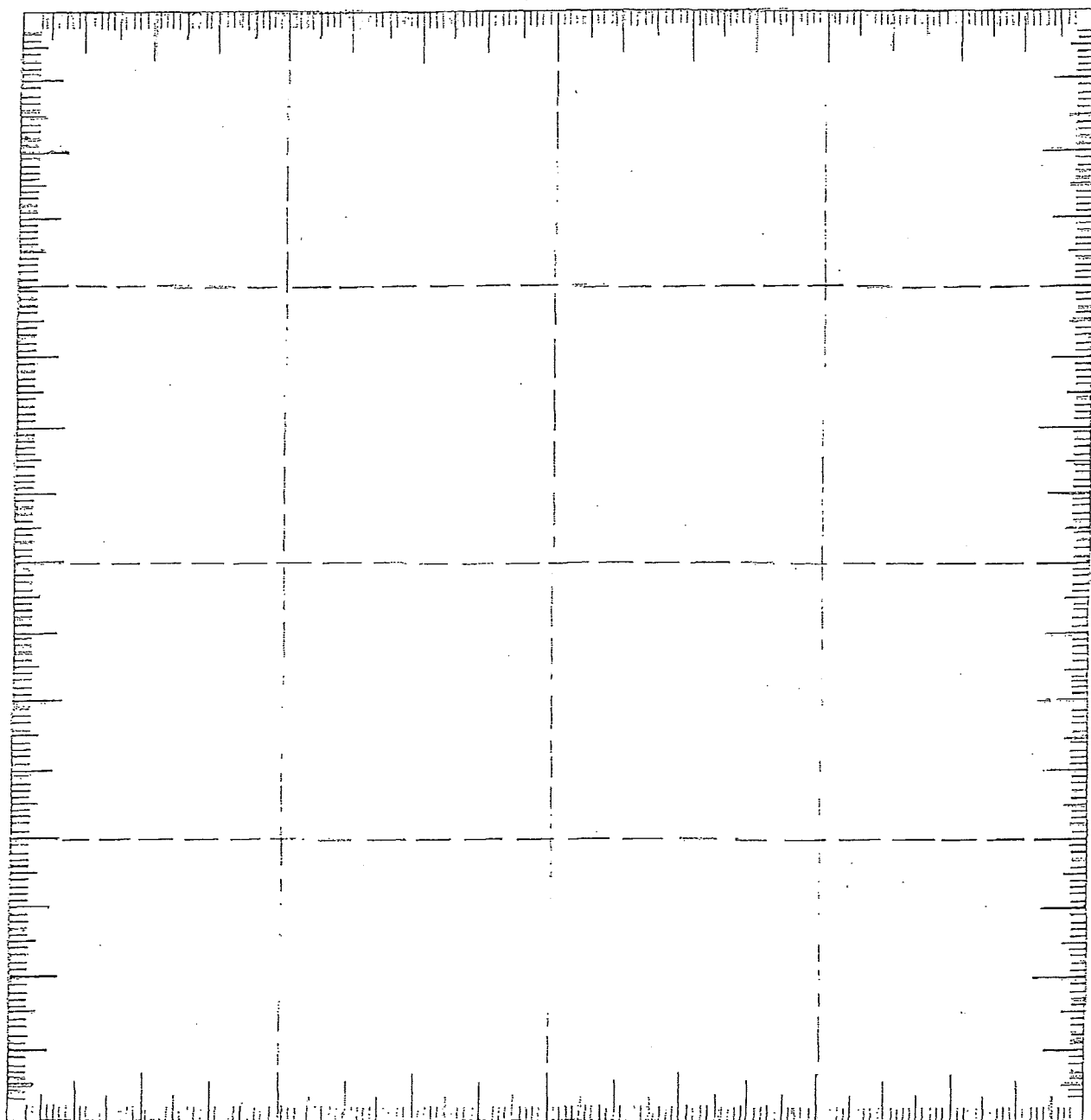
- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County Lenawee  
Township Cambridge  
T 5S R 2E Section 24

↑ North

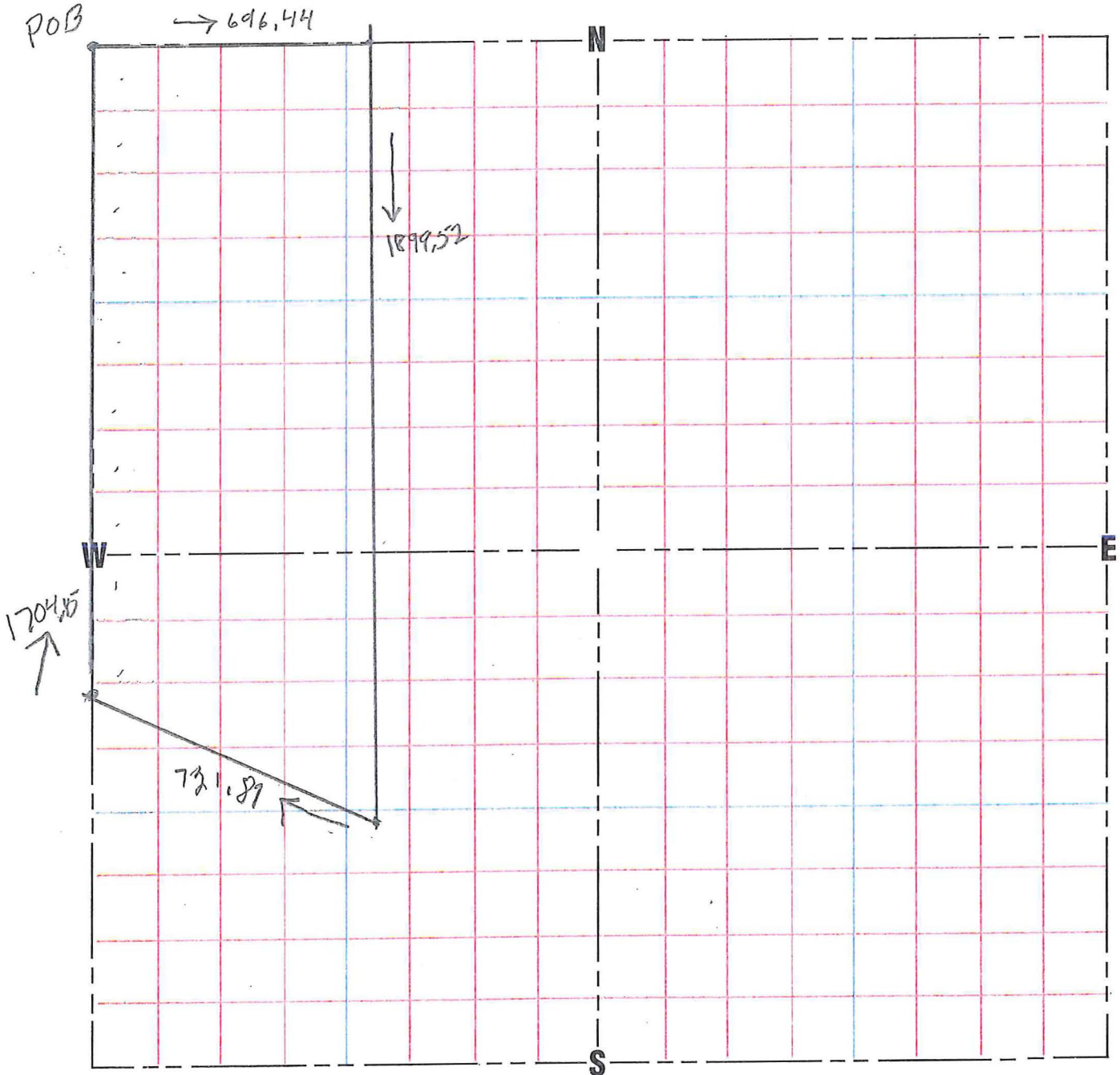
SEE ATTACHED DRAWING



NW<sup>1</sup>/<sub>4</sub>  
 Sec 24  
 CAMBRIDGE

SCALE FOR QUARTER SECTION.  
 400 FT. = 1 inch

{ Each side large blue squares = 10 chains, 40 rods, 660 feet: area of square 10 acres.  
 Each side small red squares = 2.5 chains, 10 rods, 165 feet: area of square .625 of 1 acre



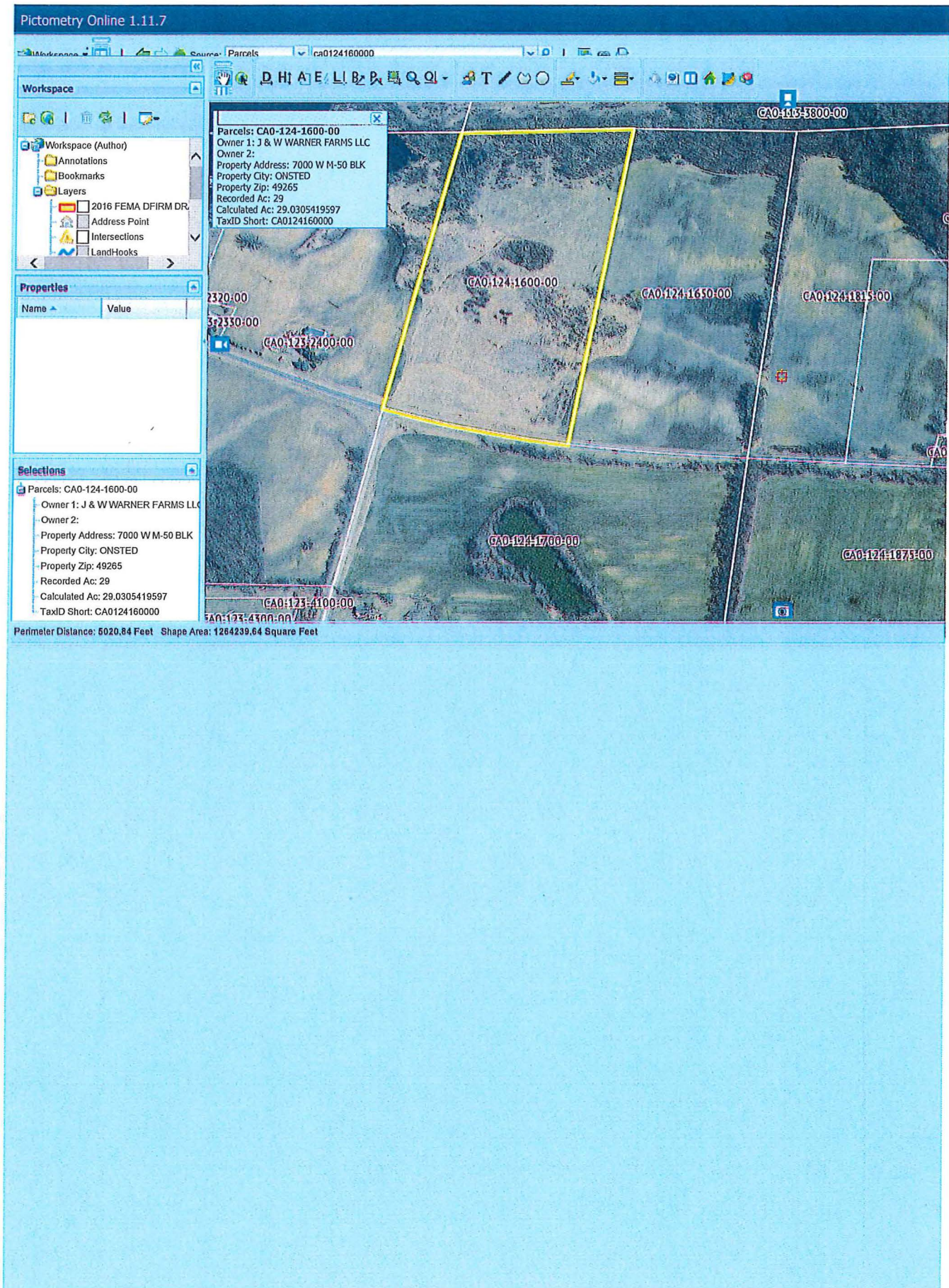
SCALE FOR QUARTER QUARTER SECTION. 200 FT. = 1 inch

{ Each side large blue squares = 5 chains, 20 rods, 330 feet: area of square 2.5 acres.  
 Each side small red squares = 1.25 chains, 5 rods, 82.5 feet: area of square .15625 of 1 acre

PRONTO LAND MEASURE 20-40 MAP SHEET

PRONTO LAND MEASURE  
 P.O. Box 279, Northville, MI 48167  
 (248) 347-3145 • Fax (248) 347-4560  
 E-mail: prontolandmeasure@mediaone.net  
<http://people.mw.mediaone.net/prontolandmeasure>







Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
J & W WARNER FAMRS LLC	MI DEPT OF TREASURY	0	10/23/2013	PA	AFFIDAVIT	2477-547	EQUALIZATION	0.0	
LENAWEE COUNTY TREASURER	AMERICAN TITLE CO	0	10/23/2013	CRT	REDEMPTION	2478-45	EQUALIZATION	0.0	
USDA	HARRIS, WARREN J & KIMBERL	0	10/21/2013	CRT	REDEMPTION	2477-545	EQUALIZATION	0.0	
HARRIS, WARREN J & KIMBERL	J & W WARNER FAMRS LLC	81,250	10/18/2013	WD	FORECLOSURE RELATED	2477-546	EQUALIZATION	0.0	
Property Address		Class: 101 Agricultural		Zoning: RE (*)	Building Permit(s)		Date	Number	Status
7000 W M-50 BLK		School: 46110 Onsted Schools							
Owner's Name/Address		P.R.E. 100% 08/13/2009 Qual. Ag.							
J & W WARNER FARMS LLC		MAP #:							
7923 ELTON HWY		2017 Est TCV 102,680							
TIPTON MI 49287		Improved	X	Vacant	Land Value Estimates for Land Table VAC.VACANT				
Tax Description		Public Improvements		* Factors *					
THAT PART OF W 1/2 OF NW 1/4 SEC 24		Dirt Road		MISC	WOODS	5.00 Acres	1600	100	8,000
T5S-R2E COMM AT NW COR SD SEC RUNN TH E		Gravel Road		MISC	TILLABLE	23.67 Acres	4000	100	94,680
696.44 FT TH S 1899.52 FT TO CTR OF HWY M		Paved Road		MISC	R / W	0.33 Acres	0	100	0
50 TH NW'LY ALG CTR OF HWY 720.80 FT TO W		Storm Sewer				29.00 Total Acres	Total Est. Land Value =		102,680
LI SEC 24 TH N 1704.15 FT TO POB SEC 24		Sidewalk							
Comments/Influences		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2017	51,300	0	51,300	51,300C	
The Equalizer. Copyright (c) 1999 - 2009.		000 01/01/2000	INSPECTED	2016	51,300	0	51,300	51,300S	
Licensed To: County of Lenawee, Michigan				2015	51,300	0	51,300	51,300C	
				2014	51,100	0	51,100	51,100S	

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

**Summer Tax Bill**

Cambridge Township  
 Laurie Johncox, Treasurer  
 9990 W M50 PO Box 417  
 Onsted, MI 49265-0417



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

**THIS TAX IS PAYABLE JULY 1, 2016 THRU SEPT. 14, 2016**  
 After 09/14/2016, additional interest and fees apply.

2016 Summer Tax for Property Number: CA0-124-1600-00

**TAXPAYER NOTE:** Are your name and mailing address correct?  
 If not, please make corrections below. Thank you.

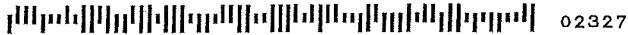
Property Addr:  
 7000 W M-50 BLK

**Tax for Prop#: CA0 124 1600 00**

**Make Check Payable To: Cambridge Township**

**TOTAL AMOUNT DUE: \$566.89**

J & W WARNER FARMS LLC  
 7923 ELTON HWY  
 TIPTON, MI 49287-9786



Please detach along perforation. Keep bottom portion for your records.

**CAMBRIDGE TOWNSHIP 2016 SUMMER TAX BILL**

<p><b>MESSAGE TO TAXPAYER</b></p> <p>PHONE NUMBER 517-467-2104</p> <p>IF YOU WOULD LIKE A RECEIPT, PLEASE SEND SELF-ADDRESSED STAMPED ENVELOPE.</p>	<p><b>PAYMENT INFORMATION</b></p> <p>This tax is payable 7/1/2016 thru 9/14/2016</p> <p>Pay by mail to: CAMBRIDGE TOWNSHIP                  LAURIE JOHNCOX, TREASURER                  9990 W M50 PO BOX 417                  ONSTED, MI 49265-0417</p>																					
<p><b>PROPERTY INFORMATION</b></p> <p>Property Assessed To:                  J &amp; W WARNER FARMS LLC                  7923 ELTON HWY                  TIPTON, MI 49287</p> <p>School: 46110 ONSTED</p> <p>Property #: CA0-124-1600-00</p> <p>Property Addr: 7000 W M-50 BLK</p> <p><b>Legal Description:</b>                  THAT PART OF W 1/2 OF NW 1/4 SEC 24 T5S-                  R2E COMM AT NW COR SD SEC RUNN TH E                  696.44 FT TH S 1899.52 FT TO CTR OF HWY                  M 50 TH NW'LY ALG CTR OF HWY 720.80 FT                  TO W LI SEC 24 TH N 1704.15 FT TO POB SE                  C 24</p>	<p><b>TAX DETAIL</b></p> <table> <tr> <td>Taxable Value:</td> <td>51,300</td> <td>Class: 101</td> </tr> <tr> <td>State Equalized Value:</td> <td>51,300</td> <td></td> </tr> <tr> <td>Assessed Value:</td> <td>51,300</td> <td></td> </tr> <tr> <td>P.R.E. %:</td> <td>100</td> <td></td> </tr> </table> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>Taxes are based upon Taxable Value.                      1 mill equals \$1.00 per \$1,000 of Taxable Value.                      Amounts with no millage are either Special Assessments or other charges added to this bill.</p> </div> <table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>STATE ED</td> <td>6.00000</td> <td>307.80</td> </tr> <tr> <td>COUNTY OPER</td> <td>4.94120</td> <td>253.48</td> </tr> </tbody> </table>	Taxable Value:	51,300	Class: 101	State Equalized Value:	51,300		Assessed Value:	51,300		P.R.E. %:	100		DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	307.80	COUNTY OPER	4.94120	253.48
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COUNTY OPER	4.94120	253.48																				
<p><b>OPERATING FISCAL YEARS</b></p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <p>County: JANUARY 1 - DECEMBER 31</p> <p>Twn/Cty: JULY 1 - JUNE 30</p> <p>School: JULY 1 - JUNE 30</p> <p>State: OCTOBER 1 - SEPTEMBER 30</p> <p>Does NOT affect when the tax is due or its amount.</p>	<table> <tr> <td>Total Tax:</td> <td>\$561.28</td> </tr> <tr> <td>Administration Fee:</td> <td>\$5.61</td> </tr> <tr> <td><b>Total Amount Due:</b></td> <td><b>\$566.89</b></td> </tr> </table>	Total Tax:	\$561.28	Administration Fee:	\$5.61	<b>Total Amount Due:</b>	<b>\$566.89</b>															
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<b>Total Amount Due:</b>	<b>\$566.89</b>																					

LENAWEE COUNTY TREASURER  
TAX CERTIFICATE NO. 8021

LIBER 2477 PAGE 0546 1 of 1

STATE OF MICHIGAN - LENAWE COUNTY  
RECORDED 10/23/2013 10:27:14 AM D.W.A.  
Carolyn S. Baler, REGISTER OF DEEDS \$14.00



OCT 23 2013

MARILYN J WOODS



LENAWEE COUNTY  
OCTOBER 23, 2013  
RECEIPT # 667853

STATE OF MICHIGAN  
REAL ESTATE  
TRANSFER TAX Stamp # 21350

### WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: that WARREN J. HARRIS and KIMBERLY K. HARRIS, husband and wife, whose address is 10949 Matthews Highway, Clinton, Michigan 49236, convey and warrant to, J & W WARNER FARMS, LLC, A Michigan Limited Liability Company, whose address is 7923 Elton Highway, Tipton, Michigan 49287, property in the Township of Cambridge, County of Lenawee, and State of Michigan, to-wit:

All that part of the West 1/2 of the Northwest 1/4 of Section 24, Town 5 South, Range 2 East, described as beginning at the Northwest corner of Section 24 aforesaid; thence South 89° 03' 55" East along the North line of said Section 24 a distance of 696.44 feet; thence South 1° 34' 02" West 1899.52 feet to the center line of Highway M-50; thence along said center line Northwesterly along the arc of a 3,819.72 foot radius curve right 721.87 feet (chord bearing and distance being North 73° 20' 24" West 720.80 feet) to the West line of said Section 24; thence North 1° 33' 06" East 1704.15 feet to the place of beginning.

Commonly known as: 7000 West M-50 Block, Onsted, Michigan 49265

for the sum of EIGHTY ONE THOUSAND TWO HUNDRED FIFTY ---- (\$81,250.00) ---- DOLLARS.

subject to all easements and restrictions of record.

Dated this 18th day of October, 2013

Signed and Sealed:

Warren J. Harris  
Warren J. Harris

Kimberly K. Harris  
Kimberly K. Harris

STATE OF MICHIGAN )  
County of Lenawee ) ss

On this 18th day of October, 2013, before me personally appeared Warren J. Harris and Kimberly K. Harris, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

BETH A. FETZER  
Notary Public, Lenawee Co., MI  
Acting in Lenawee Co., MI  
My Comm. Expires Dec. 21, 2014

Beth A. Fetzer  
Beth A. Fetzer, Notary Public  
Lenawee County, Michigan  
My Commission expires: 12/21/2014  
Acting in Lenawee County, Michigan

WHEN RECORDED RETURN TO:

J & W Warner Farms  
7923 Elton Hwy  
Tipton, Michigan 49287

PREPARED BY: WILLIAM A. BENZ  
WILLIAM A. BENZ, PLLC  
245 North Winter Street  
Adrian, MI 49221

Legal descriptions taken from American Title Company of Lenawee File No. 55664

Property number CAO-124-1600-00

✓ ATCL

140

700<sup>90</sup>





# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)  
120 W. Michigan Avenue • Jackson, MI 49201  
Phone (517) 788-4426 • Fax (517) 788-4635

## PA 116 FARMLAND AGREEMENTS | #17-03

**Applicant:** J&W Warner Farms, LLC  
7923 Elton Highway  
Tipton, MI 49287

**Application Type:** Application for Farmland Agreement

**Property Location:** The subject property is located in Section 34 of Cambridge Twp. (T5S,R2E) on the south side of Slee Road, east of Onsted Highway (see Maps 1a & 1b).

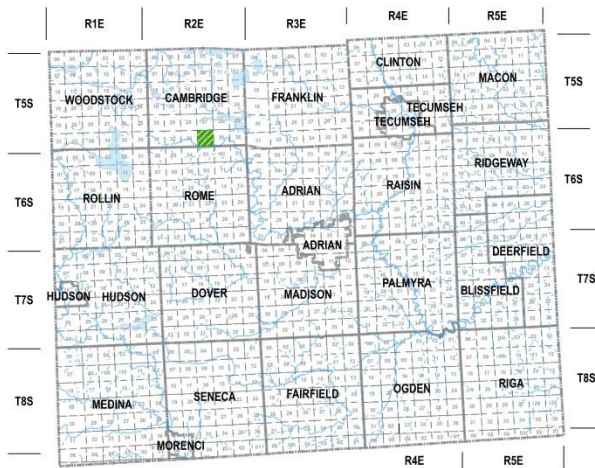
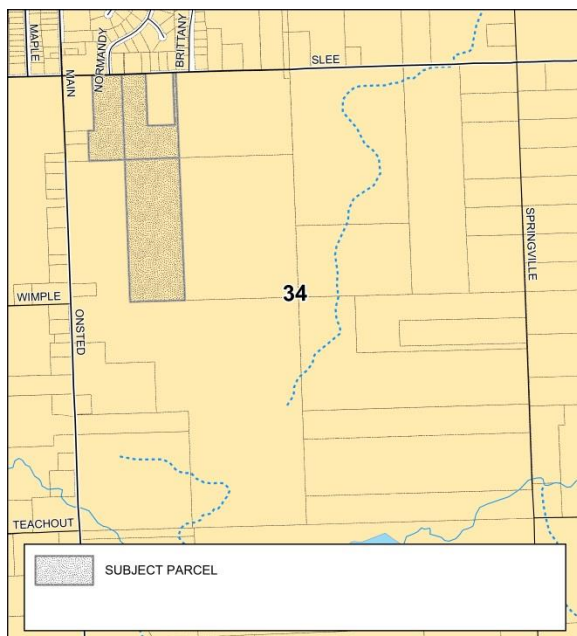
**Acreage:** The application states that the subject property has an area of 39.48 acres of which 39.48 acres are cultivated for cash crops. The average annual income during 2 of the last 3 years is \$600.00 per acre. There are no buildings located on the property.

**Term:** 20 years

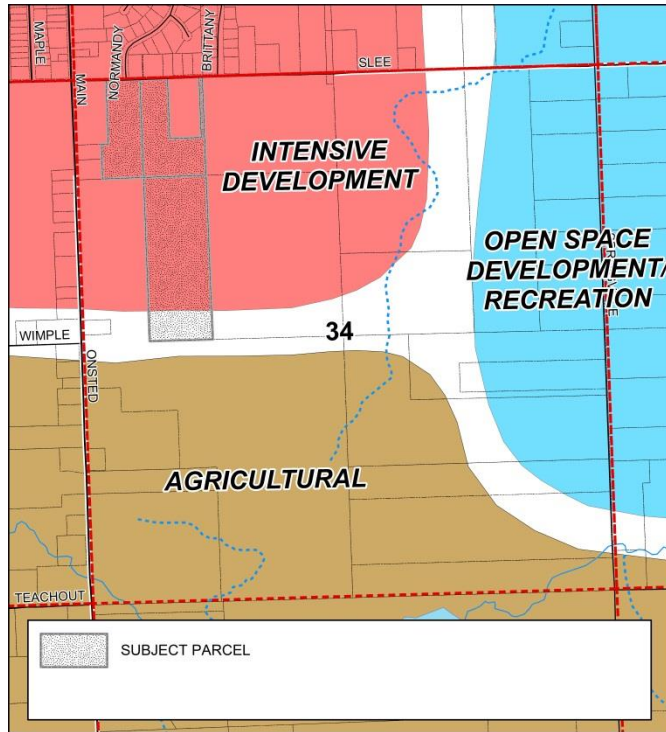
**Future Land Use:** The Lenawee County Comp. Land Use Plan places the property at the edge of an area recommended for "Intensive Development" uses (see Map 2).

**Staff Comments:** N/A

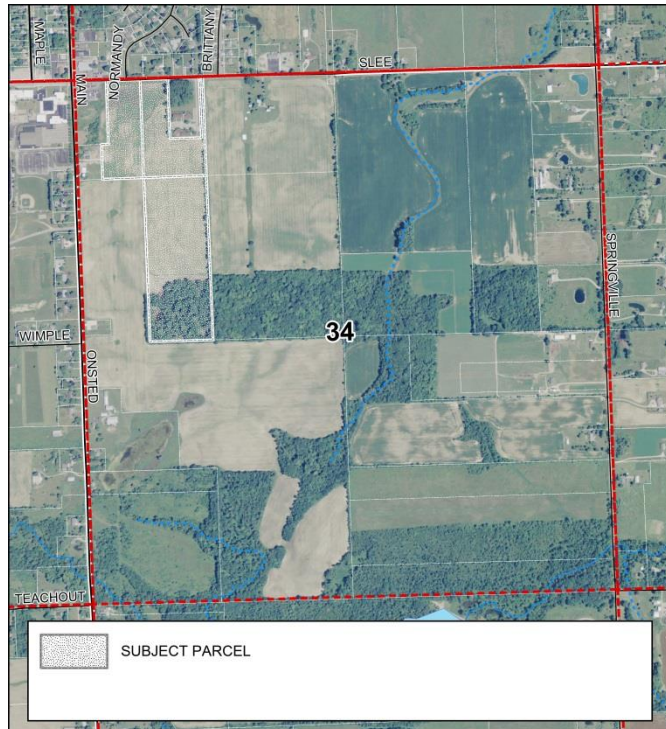
### Maps 1a & 1b Location Maps



**Map 2  
County Future Land Use Map**



**Map 3  
Aerial Photograph**





FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. Please read the Eligibility and Instructions document before filling out this form.

OFFICIAL USE ONLY
Local Governing Body:
Date Received: 12/12/16
Application No: #16-27
State:
Date Received:
Application No:
Approved: Rejected:

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR

I. Personal Information:

1. Name(s) of Applicant: J&W Warner Farms, LLC
Last First Initial

(If more than two see #15) Last First Initial

Marital status of all individual men listed on application, if more than one, indicate status after each name:

Married Single

2. Mailing Address: 7923 Elton Hwy. Tipton MI 49287
Street City State Zip Code

3. Telephone Number: (Area Code) ( 517 ) 431-2560

4. Alternative Telephone Number (cell, work, etc.): (Area Code) ( )

5. E-mail address:

II. Property Location (Can be taken from the Deed/Land Contract)

6. County: Lenawee 7. Township, City or Village: Cambridge

8. Section No. 34 Town No. 5S Range No. 2E

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

11. Is there a tax lien against the land described above? Yes No

If "Yes", please explain circumstances:

12. Does the applicant own the mineral rights? Yes No

If owned by the applicant, are the mineral rights leased? Yes No

Indicate who owns or is leasing rights if other than the applicant:

Name the types of mineral(s) involved:

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes: Yes No If "Yes", indicate to whom, for what purpose and the number of acres involved:

14. Is land being purchased under land contract Yes No: If "Yes", indicate vendor (seller):

Name:

Address:

Street City State Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date

Signature of Land Contract Vendor(s) (Seller)



15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

- 2 or more persons having a joint or common interest in the land
- Corporation  Limited Liability Company  Partnership
- Estate  Trust  Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: John D. Warner Title: Manager

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)

This application is for:

- a. 40 acres or more → complete only Section 16 (a thru g);
- b. 5 acres or more but less than 40 acres → complete only Sections 16 and 17; or
- c. a specialty farm → complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

cash crops

- b. Total number of acres on this farm: 39.48
- c. Total number of acres being applied for (if different than above): 39.48
- d. Acreage in cultivation: 39.48
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0
- f. All other acres (swamp, woods, etc.) 0
- g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings 0 Residence: \_\_\_\_\_ Barn: \_\_\_\_\_ Tool Shed: \_\_\_\_\_  
 Silo: \_\_\_\_\_ Grain Storage Facility: \_\_\_\_\_ Grain Drying Facility: \_\_\_\_\_  
 Poultry House: \_\_\_\_\_ Milking Parlor: \_\_\_\_\_ Milk House: \_\_\_\_\_  
 Other: (Indicate) \_\_\_\_\_

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application from the sale of agricultural products (not from rental income):

\$ 23,688 : 39.48 = \$ 600 (per acre)  
 total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by the Michigan Department of Agriculture, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ \_\_\_\_\_

Please note: specialty farm designation may require an on-the-farm site visit by an MDA staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 20

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

John D Warner  
(Signature of Applicant)  
John D. Warner

\_\_\_\_\_  
(Corporate Name, If Applicable)

\_\_\_\_\_  
(Co-owner, If Applicable)

\_\_\_\_\_  
(Signature of Corporate Officer)

April 10, 2015  
(Date)

Manager  
(Title)

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY  
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.

RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II

I. Date Application Received: 12/12/16 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: CAMBRIDGE  
 County  Township  City  Village

This application is  approved,  rejected Date of approval or rejection: \_\_\_\_\_

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: \_\_\_\_\_

Property Appraisal: \$ \_\_\_\_\_ is the current fair market value of the real property in this application.

II. Please verify the following:

\_\_\_\_ Upon filing an application, clerk issues receipt to the landowner indicating date received.

\_\_\_\_ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

Note: Review Agencies have 30 days in which to respond before local governing body can proceed.

\_\_\_\_ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

\_\_\_\_ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

MDA-Farmland and Open Space Program, PO Box 30449, Lansing 48909

\*Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.

<p>Please verify the following regarding Reviewing Agencies (sending a copy to reviewing agencies is required):</p> <p><b>COPY SENT TO:</b></p> <p>____ County or Regional Planning Commission</p> <p>____ Conservation District</p> <p>____ Township (if county has zoning authority)</p> <p>____ City (if land is within 3 miles of city boundary)</p> <p>____ Village (if land is within 1 mile of village boundary)</p>	<p><b>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</b></p> <p>____ Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p>____ Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p>____ Map of Farm</p> <p>____ Copy of most recent appraisal record</p> <p>____ Copy of letters from review agencies (if available)</p> <p>____ Any other applicable documents</p>
---	--

Questions? Please call Farmland Preservation at (517) 373-3328

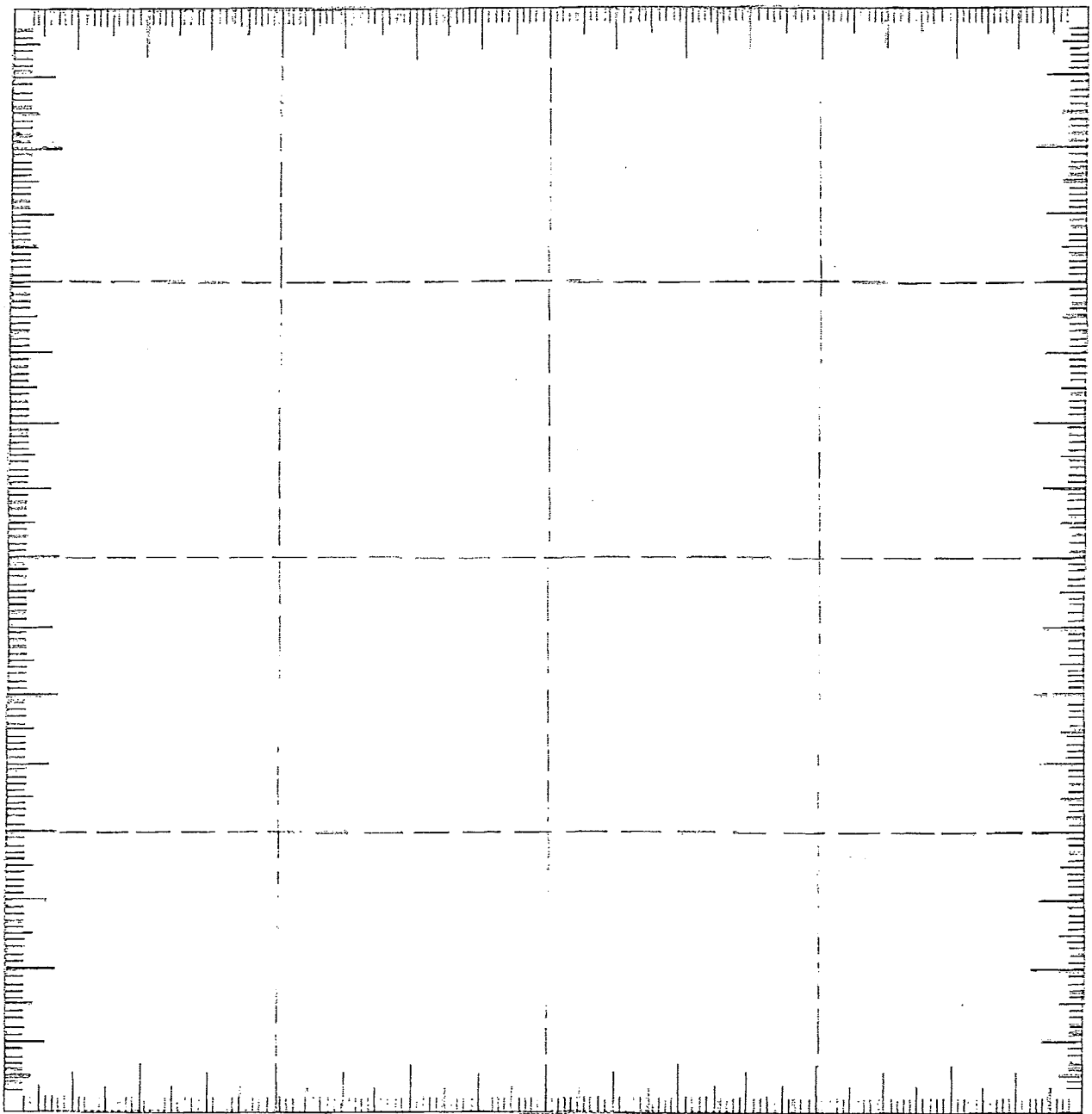
Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County Lenawee  
Township Cambridge  
T 5S R 2E Section 34

↑ North SEE ATTACHED SURVEY





Pictometry Online 1.11.7

Source: Parcels ca0134170000

Workspace

- Workspace (Author)
- Annotations
- Bookmarks
- Layers
  - 2016 FEMA DFIRM DR.
  - Address Point
  - Intersections
  - Landtools

Properties

Name	Value
Parcels: CA8-134-1250-00	
Owner 1: J & W WARNER FARMS LLC	
Owner 2:	
Property Address: 10000 SLEE RD BLK	
Property City: ONSTED	
Property Zip: 49265	
Recorded Ac: 18.17	
Calculated Ac: 18.2686236909	
TaxID Short: CA8134125000	

Selections

- Parcels: CA8-134-1250-00
  - Owner 1: J & W WARNER FARMS LLC
  - Owner 2:
  - Property Address: 10000 SLEE RD BL
  - Property City: ONSTED
  - Property Zip: 49265
  - Recorded Ac: 18.17
  - Calculated Ac: 18.2686236909
  - TaxID Short: CA8134125000

Perimeter Distance: 5261.76 Feet Shape Area: 795895.43 Square Feet



Pictometry Online 1.11.7

Parcels ca0134170000

Workspace

Workspace (Author)

- Annotations
- Bookmarks
- Layers
  - 2016 FEMA DFIRM DR
  - Address Point
  - Intersections
  - LandHooks

Properties

Name	Value
Parcels: CA0-134-1700-00	
Owner 1: J & W WARNER FARMS LLC	
Owner 2:	
Property Address: 9000 SLEE RD BLK	
Property City: ONSTED	
Property Zip: 49265	
Recorded Ac: 25	
Calculated Ac: 23.9901874439	
TaxID Short: CA0134170000	

Selections

- Parcels: CA0-134-1700-00
- Owner 1: J & W WARNER FARMS LLC
- Owner 2:
- Property Address: 9000 SLEE RD BLK
- Property City: ONSTED
- Property Zip: 49265
- Recorded Ac: 25
- Calculated Ac: 23.9901874439
- TaxID Short: CA0134170000

Perimeter Distance: 4564.59 Feet Shape Area: 1044820.16 Square Feet

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
ONSTED DEVELOPMENT COMPANY	J & W WARNER FARMS LLC	0	12/23/2015	WD	PAY OFF LC	2519-191	EQUALIZATION	0.0									
ONSTED DEVELOPMENT CO	J & W WARNER FARMS LLC	0	06/19/2013	LC	MULTI PARCEL - REF	2470-942	EQUALIZATION	0.0									
J & W WARNER FARMS LLC	MI DEPT OF TREASURY	0	06/19/2013	PA	AFFIDAVIT	2470-944	EQUALIZATION	0.0									
MARTZ/DONALD E & VIRGINIA/	ONSTED DEVELOPMENT CO///	18,000	03/12/1996	WD	ARMS LENGTH - OTH	1403859	EQUALIZATION	0.0									
Property Address		Class: 101 Agricultural		Zoning: RE (*)		Building Permit(s)		Date	Number	Status							
10000 SLEE RD BLK		School: 46110 Onsted Schools		P.R.E. 100% 04/02/2014 Qual. Ag.		MAP #:		2017 Est TCV 72,680									
Owner's Name/Address		J & W WARNER FARMS LLC 7923 ELTON HWY TIPTON MI 49287		Improved X Vacant		Land Value Estimates for Land Table 40100.40101 # 1 TILLABLE											
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Public Improvements		Description Frontage Depth Rate %Adj. Reason		Value									
LD BEG 681.95 FT S 86 DEG 46'E FROM NW COR SEC 34 RUNN TH S 86 DEG 46'E ALG CTR LI SLEE RD 594 FT TH S 02 47'W 600 FT TH N 86 DEG 46'W PAR WITH N LI SD SEC 594 FT TH N 02 DEG 47'E 600 FT TO POB EX E 316 FT CONT 4.35 ACRES SEC 34 DESCRIPTIVE VILLAGE OF ONSTED ALSO N 30 ACRES OF W-1/2 OF NW-1/4 EX W 681.95 FT ALSO EX LD BEG 681.95 FT E OF NW COR SEC 34 RUNN TH E ALG CTR LI SLEE RD 594 FT TH S 02 DEG 47'W 600 FT TH N 86 DEG 46'W PAR WITH N LI SD SEC 594 FT TH N 02 DEG 47'E 600 FT TO POB CONT 8.182 ACRES SEC 34 DESCRIPTIVE VILL OF ONSTED ALSO TH W 2.2 FT OF N 3/8 OF E 1/2 OF NW 1/4 ALSO LD BEG 340 FT S 86 DEG 47'19"E FROM NW COR SEC 34 T5S R2E TH S 86 DEG 47'19"E 341.95 FT TH S 2 DEG 47'16"W 985.86 FT TH N 87 DEG 12'47"W 411.92 FT TH N 2 DEG 47'13"E 350 FT TH S 87 DEG 12' 47"E 70 FT TH N 2 DEG 47'10"E 638.39 FT TO POB ***BALANCE OF DESCRIPTION ON FILE***		Topography of Site		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		MISC TILLABLE 18.17 Acres 4000 100		18.17 Total Acres Total Est. Land Value = 72,680									
Comments/Influences		3/23/2010 COMB FROM CA8-134-1200-00 (PER SHELLY/THERESA - B/O/R)		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value	
		Who When What		2017		36,300		0		36,300						21,262C	
		000 01/01/2000 INSPECTED		2016		36,300		0		36,300						21,262C	
				2015		36,300		0		36,300						21,199C	
				2014		18,700		0		18,700		18,700M		34,500L		20,866C	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Lenawee, Michigan																	

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.		
ONSTED DEVELOPMENT COMPANY	J & W WARNER FARMS LLC	158,600	12/23/2015	WD	PAY OFF LC	2519-191	EQUALIZATION	0.0		
ONSTED DEVELOPMENT CO	J & W WARNER FARMS LLC	158,600	06/19/2013	LC	ARMS LENGTH - MULTI	2470-942	EQUALIZATION	0.0		
J & W WARNER FARMS LLC	MI DEPT OF TREASURY	0	06/19/2013	PA	AFFIDAVIT	2470-943	EQUALIZATION	0.0		
SHEPHERD/BONNIE//	ONSTED DEVELOPMENT CO///	19,134	04/23/1996	WD	ARMS LENGTH - OTH	1410723	EQUALIZATION	0.0		
Property Address		Class: 101 Agricultural		Zoning: AG (*)	Building Permit(s)	Date	Number	Status		
9000 SLEE RD BLK		School: 46110 Onsted Schools								
Owner's Name/Address		P.R.E. 100% / / Qual. Ag.								
J & W WARNER FARMS LLC 7923 ELTON HWY TIPTON MI 49287		MAP #:		2017 Est TCV 76,720						
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 40100.40101 # 1 TILLABLE					
LD BEG 681.95 FT E FROM NW COR SEC 34 RUNN TH E 634.24 FT TO E LI OF W 1/2 OF NW 1/4 TH S ALG SD LI 2634.90 FT TO E & W 1/4 LI TH W 634.74 FT TH N 2631.07 FT TO POB EX THAT PART THAT LIES WITHIN THE VILL OF ONSTED SEC 34 ALSO TH W 2.2 FT OF E 1/2 OF NW 1/4 EX N 3/8		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Rate	%Adj. Reason	Value	
		Gravel Road		MISC	TILLABLE	15.30 Acres	4000	100 TILLABLE (CA)	61,200	
		Paved Road		MISC	WOODS	9.70 Acres	1600	100 WOODS	15,520	
		Storm Sewer		25.00 Total Acres Total Est. Land Value =					76,720	
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: County of Lenawee, Michigan		Who	When	What	2017	38,400	0	38,400		12,295C
		MEL 06/30/2000 INSPECTED			2016	38,400	0	38,400		12,295C
					2015	38,400	0	38,400		12,259C
					2014	36,800	0	36,800		12,066C

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

SCHEDULE A

LEGAL DESCRIPTION

LAND IN THE TOWNSHIP OF CAMBRIDGE AND VILLAGE OF ONSTED, COUNTY OF LENAWEE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

All that part of the West 1/2 of the Northwest 1/4 of Section 34, Town 5 South, Range 2 East, Cambridge Township, Lenawee County, Michigan, described as beginning at a point which is South 86 degrees 46' 17" East 681.95 feet from the Northwest corner of said section; thence South 86 degrees 46' 17" East along the North line of said section and the centerline of Slee Road 594.00 feet; thence South 02 degrees 47' 16" West 600.00 feet; thence North 86 degrees 46' 17" West parallel with the North line of said section 594.00 feet; thence North 02 degrees 47' 16" East 600.00 feet to the point of beginning. EXCEPTING THEREFROM all that part of the West 1/2 of the Northwest 1/4 of Section 34, Town 5 South, Range 2 East, Cambridge Township, Lenawee County, Michigan, described as beginning at a point on the North line of said section which is South 86 degrees 46' 17" East 960.19 feet from the Northwest corner of said section; thence South 86 degrees 46' 17" East along the North line of said section and the centerline of Slee Road 316.00 feet; thence South 2 degrees 46' 40" West 600.00 feet; thence North 86 degrees 46' 17" West 316.00 feet; thence North 2 degrees 46' 40" East 600.00 feet to the point of beginning.

ALSO all that part of the Northwest 1/4 of Section 34, Town 5 South, Range 2 East, described as beginning at a point on the North line of Section 34, aforesaid, 1276.19 feet South 86 degrees 47' 19" East (recorded as South 86 degrees 46' 17" East) from the Northwest corner of said Section 34; thence South 86 degrees 47' 19" East 40.00 feet along the North line of said Section 34; thence South 02 degrees 46' 40" West 2634.88 feet (recorded as 2634.40 feet) along the East line of the West 1/2 of the Northwest 1/4 of Section 34 as surveyed by W. Frazier & Associates and recorded in a deed recorded in Liber 982, Page 385, Lenawee County Records; thence North 86 degrees 28' 15" West 634.74 feet along the South line of the Northwest 1/4 of said Section 34; thence North 02 degrees 47' 16" East 2031.35 feet; thence South 86 degrees 47' 19" East 594.35 feet (recorded as 594.00 feet); thence North 02 degrees 46' 40" East 600.00 feet to the point of beginning.

ALSO all that part of the East 1/2 of the Northwest 1/4, Section 34, Town 5 South, Range 2 East, described as beginning at the Northwest corner of the East 1/2 of the Northwest 1/4 of Section 34, aforesaid, 1313.99 feet South 86 degrees 47' 19" East from the Northwest corner of said Section 34; thence South 86 degrees 47' 19" East 2.20 feet along the North line of said Section 34; thence South 02 degrees 46' 40" West 2634.88 feet (recorded as 2634.40 feet) along a line as surveyed by W. Frazier & Associates and deed recorded in Liber 982, Page 385, Lenawee County Records; thence North 02 degrees 43' 48" East 2634.89 feet along the West line of the East 1/2 of the Northwest 1/4 of said Section 34 to the point of beginning.

ALSO all that part of the Northwest 1/4 of Section 34, Town 5 South, Range 2 East, described as beginning at a point on the North line of Section 34, aforesaid, 340.00 feet South 86 degrees 47' 19" East (recorded as South 86 degrees 46' 17" East) from the Northwest corner of said Section 34; thence South 86 degrees 47' 19" East (recorded as South 86 degrees 46' 17" East) 341.95 feet along the North line of said Section 34; thence South 02 degrees 47' 16" West 985.86 feet; thence North 87 degrees 12' 47" West 411.92 feet; thence North 02 degrees 47' 13" East 350.00 feet; thence South 87 degrees 12' 47" East 70.00 feet; thence North 02 degrees 47' 10" East 638.39 feet (recorded as 638.29) feet to the point of beginning.





STATE OF MICHIGAN)  
  )ss  
COUNTY OF LENAWEE)

Subscribed and sworn to before me this 28th day of December, 2015 by Thomas Lerch,  
Sole Officer for Onsted Realty, Inc., Partner and Nancy Lerch.

Karen Hess  
Notary Public  
Lenawee County, Michigan  
acting in Lenawee County, Michigan

My Commission Expires:

**KAREN M. HESS**  
Notary Public, Lenawee Co., MI  
My Comm. Expires Aug. 4, 2020

STATE OF MICHIGAN)  
  )ss  
COUNTY OF LENAWEE)

Subscribed and sworn to before me this 29th day of December, 2015 by  
Julie Wood, President for A. J. Ventures Inc., Partner for Onsted Development  
Company.

**JULIE A. RUSSELL**  
Notary Public, Lenawee Co., MI  
My Comm. Expires Aug. 17, 2021

Julie Russell  
Notary Public  
Lenawee County, Michigan  
acting in Lenawee County, Michigan

My Commission Expires:

OFFICIAL TAX STATEMENT  
**Summer Tax Bill**

CAMBRIDGE TOWNSHIP  
 LAURIE JOHNCOX, TREASURER  
 9990 W M 50 PO BOX 417  
 ONSTED, MI 49265



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.	
THIS TAX IS PAYABLE JULY 1, 2016 THRU SEPT 14, 2016 After 9/14/2016, additional interest and fees apply	
2016 Summer	Tax for Prop #: CA0-134-1700-00

TAXPAYER NOTE: Are your name & mailing address correct? If not, please make corrections below. Thank You.

Property Addr: 9000 SLEE RD BLK

To: J & W WARNER FARMS LLC  
 7923 ELTON HWY  
 TIPTON MI 49287

Tax for Prop#: CA0-134-1700-00

Make Check Payable To: CAMBRIDGE TOWNSHIP

**TOTAL AMOUNT DUE: 135.86**

Please detach along perforation. Keep the bottom portion.

**CAMBRIDGE TOWNSHIP 2016 Summer Tax Bill**

<p><b>MESSAGE TO TAXPAYER</b>                  PHONE NUMBER 517-467-2104 IF YOU WOULD LIKE A RECEIPT, PLEASE SEND SELF-ADDRESSED STAMPED ENVELOPE.</p>	<p><b>PAYMENT INFORMATION</b>                  This tax is payable 7/01/2016 thru 9/14/2016                  Pay by mail to: CAMBRIDGE TOWNSHIP                  LAURIE JOHNCOX, TREASURER                  9990 W M 50 PO BOX 417                  ONSTED, MI 49265</p>																														
<p><b>PROPERTY INFORMATION</b>                  Property Assessed To:                  J &amp; W WARNER FARMS LLC                  7923 ELTON HWY                  TIPTON, MI 49287                  School: 46110 ONSTED                  Prop #: CA0-134-1700-00                  Prop Addr: 9000 SLEE RD BLK</p>	<p><b>TAX DETAIL</b></p> <table style="width: 100%;"> <tr> <td>Taxable Value:</td> <td>12,295</td> <td></td> </tr> <tr> <td>State Equalized Value:</td> <td>38,400</td> <td></td> </tr> <tr> <td>Assessed Value:</td> <td>38,400</td> <td>Class: 101</td> </tr> <tr> <td>P.R.E. %:</td> <td>100.0000</td> <td></td> </tr> </table> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Taxes are based upon Taxable Value.                      1 mill equals \$1.00 per \$1000 of Taxable Value.                      Amounts with no millage are either Special Assessments or other charges added to this bill.</p> </div> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">DESCRIPTION</th> <th style="text-align: right;">MILLAGE</th> <th style="text-align: right;">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>STATE ED</td> <td style="text-align: right;">6.00000</td> <td style="text-align: right;">73.77</td> </tr> <tr> <td>COUNTY OPER</td> <td style="text-align: right;">4.94120</td> <td style="text-align: right;">60.75</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total Tax</td> <td style="text-align: right;">134.52</td> </tr> <tr> <td colspan="2" style="text-align: right;">Administration Fee</td> <td style="text-align: right;">1.34</td> </tr> <tr> <td colspan="2" style="text-align: right;"><b>TOTAL AMOUNT DUE</b></td> <td style="text-align: right;"><b>135.86</b></td> </tr> </tbody> </table>	Taxable Value:	12,295		State Equalized Value:	38,400		Assessed Value:	38,400	Class: 101	P.R.E. %:	100.0000		DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	73.77	COUNTY OPER	4.94120	60.75	Total Tax		134.52	Administration Fee		1.34	<b>TOTAL AMOUNT DUE</b>		<b>135.86</b>
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OFFICIAL TAX STATEMENT



CAMBRIDGE TOWNSHIP  
 LAURIE JOHNCOX, TREASURER  
 9990 W M 50 PO BOX 417  
 ONSTED, MI 49265

PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE: DEC 1, 2016 THRU FEB 14, 2017  
 After 2/14/2017, additional interest and fees apply

2016 Summer Tax for Prop #: CA8-134-1250-00

TAXPAYER NOTE: Are your name & mailing address correct? If not, please make corrections below. Thank You.

Property Addr: 10000 SLEE RD BLK

Tax for Prop#: CA8-134-1250-00

To: J & W WARNER FARMS LLC  
 7923 ELTON HWY  
 TIPTON MI 49287

Make Check Payable To: CAMBRIDGE TOWNSHIP

TOTAL AMOUNT DUE: 0.00

Please detach along perforation. Keep the bottom portion.

CAMBRIDGE TOWNSHIP 2016 Summer Tax Bill

<p><b>MESSAGE TO TAXPAYER</b>                  PHONE NUMBER 517-467-2104 IF YOU WOULD LIKE A RECEIPT, PLEASE SEND SELF-ADDRESSED STAMPED ENVELOPE.</p>	<p><b>PAYMENT INFORMATION</b>                  This tax is payable: Dec 1, 2016 thru Feb 14, 2017</p> <p>Pay by mail to: CAMBRIDGE TOWNSHIP                  LAURIE JOHNCOX, TREASURER                  9990 W M 50 PO BOX 417                  ONSTED, MI 49265</p>																					
<p><b>PROPERTY INFORMATION</b>                  Property Assessed To:                  J &amp; W WARNER FARMS LLC                  7923 ELTON HWY                  TIPTON, MI 49287                  School: 46110 ONSTED                  Prop #: CA8-134-1250-00                  Prop Addr: 10000 SLEE RD BLK</p> <p><b>Legal Description:</b>                  LD BEG 681.95 FT S 86 DEG 46'E FROM NW COR SEC 34 RUNN TH S 86 DEG 46'E ALG CTR LI SLEE RD 594 FT TH S 02 47'W 600 FT TH N 86 DEG 46'W PAR WITH N LI SD SEC 594 FT TH N 02 DEG 47'E 600 FT TO POB EX E 316 FT CONT 4.35 ACRES SEC 34 DESCRIPTIVE VILLAGE OF ONSTED ALSO N 30 ACRES OF W-1/2 OF NW-1/4 EX W 681.95 FT ALSO EX LD BEG 681.95 FT E OF NW COR SEC 34 RUNN TH E ALG CTR LI SLEE RD 594 FT TH S 02 DEG 47'W 600 FT TH N 86 DEG 46'W PAR WITH N LI SD SEC 594 FT TH N 02 DEG 47'E 600 FT TO POB CONT 8.182 ACRES SEC 34 DESCRIPTIVE VILL OF ONSTED ALSO TH W 2.2 FT OF N 3/8 OF E 1/2 OF NW 1/4 ALSO LD BEG 340 FT S 86 DEG 47'19"E FROM NW COR SEC 34 T55 R2E TH S 86 DEG 47'19"E 341.95 FT TH S 2 DEG 47'16"W 985.86 FT TH N 87 DEG 12'47"W 411.92 FT TH N 2 DEG 47'13"E 350 FT TH S 87 DEG 12' 47"E 70 FT TH N 2 DEG 47'10"E 638.39 FT TO POB COMB FROM CA8-134-1200-00 ON 3/23/2010 3/21/2014 COMB FROM CA8-134-1100-00</p>	<p><b>TAX DETAIL</b></p> <table style="width: 100%;"> <tr> <td>Taxable Value:</td> <td style="text-align: right;">21,262</td> <td></td> </tr> <tr> <td>State Equalized Value:</td> <td style="text-align: right;">36,300</td> <td></td> </tr> <tr> <td>Assessed Value:</td> <td style="text-align: right;">36,300</td> <td>Class: 101</td> </tr> <tr> <td>P.R.E. %:</td> <td style="text-align: right;">100.0000</td> <td></td> </tr> </table> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Taxes are based upon Taxable Value.                      1 mill equals \$1.00 per \$1000 of Taxable Value.                      Amounts with no millage are either Special Assessments or other charges added to this bill.</p> </div> <table style="width: 100%; border-top: 1px solid black;"> <thead> <tr> <th style="text-align: left;">DESCRIPTION</th> <th style="text-align: left;">MILLAGE</th> <th style="text-align: left;">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>STATE ED</td> <td>6.00000</td> <td>127.57</td> </tr> <tr> <td>COUNTY OPER</td> <td>4.94120</td> <td>105.05</td> </tr> </tbody> </table>	Taxable Value:	21,262		State Equalized Value:	36,300		Assessed Value:	36,300	Class: 101	P.R.E. %:	100.0000		DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	127.57	COUNTY OPER	4.94120	105.05
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City Hall  
118 Orchard Street  
Morenci MI 49256  
(517) 458-6828

## NOTICE TO AMEND MASTER PLAN

Please be advised that the City of Morenci Planning Commission is beginning the process of amending its Master Plan. The City of Morenci Planning Commission may call upon your jurisdiction for review of such Master Plan as the process goes on. There is no timeline for when the Master Plan amendment will be ready for adoption.

If there are any questions regarding this notice, please contact either Art Erbskorn, Chairman of the City of Morenci Planning Commission, or Michael S. Sessions, City Administrator / Clerk, for the City of Morenci.

Sent on December 27, 2016

RECEIVED JAN - 3 2017