



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

DATE: August 17, 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
- Approval of the Minutes of the July 20, 2017, Meeting *[ACTION]* 3
5. Request(s) for Review, Comment, and Recommendation
 - a. Consideration of Township Zoning Amendment(s)
 - (1) #17-08— Rollin Township *[ACTION]* 5
 - (2) #17-09— Raisin Township *[ACTION]* 21
 - b. Consideration of PA 116 Farmland Agreement(s)
 - (1) #17-18— Rollin Township *[ACTION]* 30
 - c. Consideration of Master Plan(s) — None
 - (1) #17-03— Village of Clinton *[ACTION]*
6. Other Business
 - a. Old Business. — None
 - b. New Business. — None
7. Public Comment *[2 MINUTE LIMIT]*
8. Commissioner Comment
9. Adjournment



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MEETING MINUTES

Thursday, July 20, 2017

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; Rebecca Liedel, Madison Charter Twp.; and James Tipton, Blissfield Twp.

Members Absent: Ralph Tillotson, Lenawee County Commission

Others Present: Grant Bauman, Staff/Recording Secretary

Item 1 **Call to order** — The meeting was called to order at 7:00 p.m. by Chair Liedel. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2 **Public comment** — None.

Item 3 **Approval of Agenda** — Staff submitted the meeting agenda for approval, noting that the time listed should be 6:30 pm rather than 5:00 pm and the addition of Item #5.b.(4), a PA 116 Application in Palmyra Township.

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

Item 4 **Approval of Minutes** — Staff submitted the May 18, 2017, meeting minutes for approval.

A motion was made by Comm. Bolton, and seconded by Comm. Dillon, to approve the May 18, 2017, 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) **#17-06 | Palmyra Twp.** — Commissioners reviewed proposed text amendments to the *Palmyra Township Zoning Ordinance* regarding the regulation of solar energy facilities. Staff advised disapproval of the text amendments (see the staff report). However, staff suggested various changes aimed at improving the effectiveness of the regulations and told the County Planning Commission that the advisement should change to approval if the suggested changes/comments are addressed.

A motion was made by Comm. Dersham, and seconded by Comm. Bolton, to recommend disapproval of the text amendments as advised by staff (see the staff report and above). *The motion passed unanimously.*

(2) **#17-07 | Franklin Twp.** — Commissioners reviewed a proposed text amendment to the *Franklin Township Zoning Ordinance* regarding the keeping of livestock in the agricultural zoning district. Staff advised approval with comment, suggesting review of the proposed change by the Township's attorney to ensure that it is legally adequate (see the staff report).

A motion was made by Comm. Dersham, and seconded by Comm. Dillon, to recommend approval with comment of the text amendment as advised by staff. *The motion passed unanimously.*

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

- (1) **#17-14 | Macon Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 12 (T5S,R5E) of the Township, noting a variety of application deficiencies identified by staff (see the staff report).

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

- (2) **#17-15 | Macon Twp.** — Commissioners reviewed a proposed agreement for a property also located in Section 8 (T5S,R5E) of the Township, noting a few application deficiencies identified by staff (see the staff report).

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

- (3) **#17-16 | Fairfield Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 1 (T9S,R3E) of the Township, noting a few application deficiencies identified by staff (see the staff report).

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

- (4) **#17-17 | Palmyra Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 3 (T7S,R4E) of the Township, noting a couple of application deficiencies identified by staff (see the staff report).

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

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

Item 6 **Other Business**

a. **Old Business**

- (1) **42nd Annual LCPC Dinner** — None.

b. **New Business** — None.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Commissioner Bolton noted that the Region 2 Planning Commission's annual dinner will be held in Hillsdale this fall.

Item 9 **Adjournment.** The meeting was adjourned at 7:50 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary



Lenawee County Planning Commission

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COORDINATED ZONING REPORT | #17-08

To: County Planning Commissioners
From: Grant E. Bauman, AICP
Date: August 17, 2017

Proposal: Rezoning of a portion of a property from Manufactured Housing Park (RMH) to Commercial Recreation (CR) in Section 4 of Rollin Township

Purpose

The proposal is to rezone a portion of the subject property to Commercial Recreation (CR) in order to allow the establishment of a “recreational vehicle park” (see the background information).¹ Sec. 16.02.6 of the zoning ordinance allows “campgrounds, travel trailer parks and tent sites” as a permitted use after special approval in the CR district (subject to requirements).

Location and Size of the Property

Location – The subject property is located in the vicinity of Devils Lake, on the north side of Devils Lake Highway and the west side of Bean Creek (see Figure 1), in Section 4 (T6S-R1E) of Rollin Township.

Size – The portion of the subject property proposed for rezoning has an area of approximately 3 acres.

Land Use and Zoning

Current Land Use – The subject property is a manufactured housing park. Agricultural land is located to the north and the west. Commercial properties are located to the east. A Michigan Department of Natural Resources (MDNR) boat launch is located to the south (see the background information).

Future Land Use – Rollin Township’s future land use map places the subject property in a “Medium Density Residential” area. Properties to the north and west are located in an “Agriculture and Open Space” area. Properties to the east are located in a “Local Commercial” area. The property to the south is located in a “Parks and Institutions” area (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 “Manufactured Housing Park (RMH)” (see Figure 4). Properties to the north and west are zoned “Agricultural (AG)”. Properties to the east and south are zoned “Commercial Recreation (CR)”. Properties to the southeast are zoned “Local Commercial (C-1)”.

Public Facilities and Environmental Constraints

Public Road/Street Access – Devils Lake Highway, a county primary road maintained by the Lenawee County Road Commission, provides direct access to the entire property.

¹ 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.

Public Water and Sewer – Public sanitary sewer currently serves the subject property. Public water service is not available (see the background information) However, a private well house does serve the subject property.

Environmental Constraints – Rollin Township indicated that the subject property has no environmental constraints (see the background information).

Analysis and Recommendation

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

Please note that Commission also recommended approval of the permitted use after special approval permit for the proposed “travel trailer park”. The conditions proposed by the applicants are for the permit (see the background information), not the proposed rezoning.

CZC Staff Analysis – Rollin 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?**

Yes. The Future Land Use element of the Master Plan places the subject property at the edge of a “Medium Density Residential” area. However, it is also adjacent to a “Local Commercial” area. The Zoning Plan element of the Plan equates the “Commercial Recreation (CR)” zoning district to “Local Commercial” areas. Please note that the Future Land Use element is not meant to adhere strictly to property lines. Adjacency to the recommended “Local Commercial” area is sufficient to show consistency with the Master Plan.

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

Yes. Properties to the east and south of the subject property are already zoned “Commercial Recreation (CR)” and properties to the southeast are zoned “Local Commercial (C-1)”.

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

No. Given that the manufactured housing park already exists, dedicating part of it as a “recreational vehicle park” should not adversely impact public services and facilities.

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. Permitted uses in the CR district should not adversely affect the existing manufacture housing park.² Other permitted uses in the CR district require special approval.³ Many of those uses are not appropriate for the site.

² Boat launching facilities and marinas; public and private parks, playgrounds, picnic areas and beaches; indoor tennis courts, handball courts, swimming pools, gymnasiums, and health clubs; indoor ice skating and roller skating rinks; public or private forest preserves and botanical gardens; public and private conservation areas; golf courses and country clubs; dwellings on the upper floors of buildings; bed and breakfast establishments; and accessory uses and buildings.

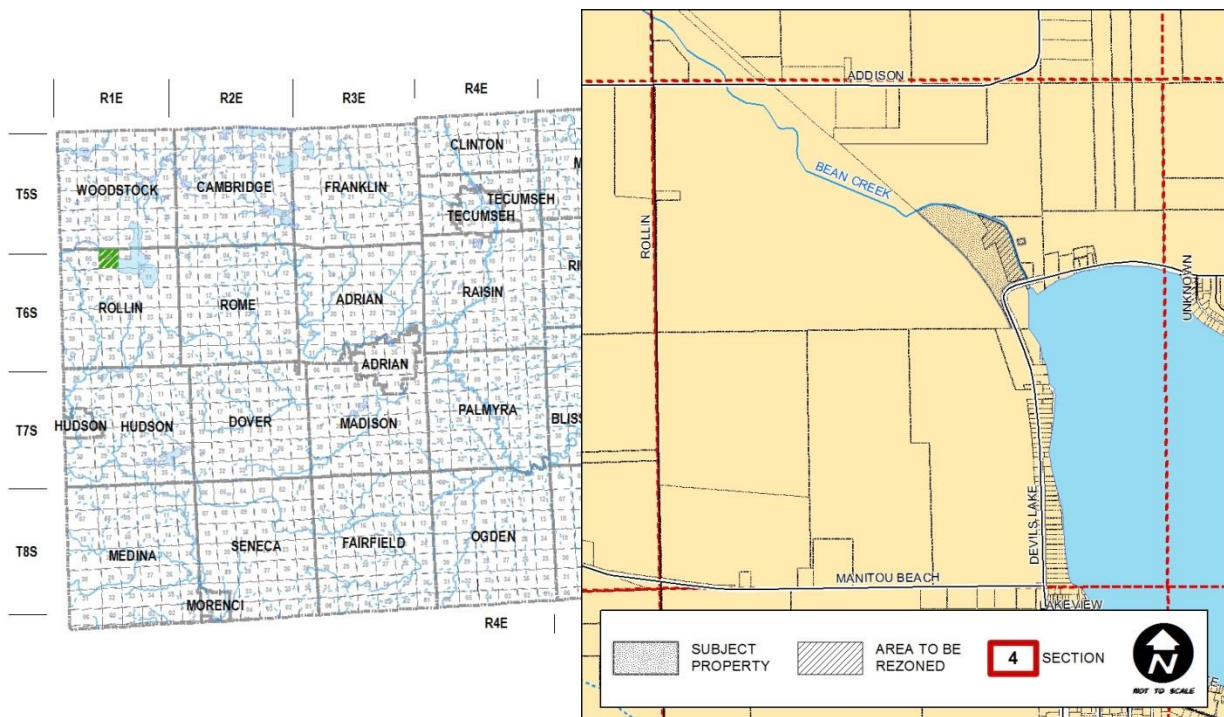
³ Skeet shooting ranges and gun clubs; archery ranges; establishments selling campers, snowmobiles, motorcycles, all-terrain vehicles, bait, fishing and hunting equipment; commercially operated trails for use by motorcycles, dune buggies, snowmobiles, and similar types of recreational vehicles; stables riding academies; campgrounds, travel trailer parks and tent sites; horse, dog, automobile or vehicle race track and drag strips; amusement parks, fairgrounds, and zoological parks; and miniature golf courses, and arcades, go-cart tracks, private museums, and other recreation enterprises of similar nature.

The Manufactured Housing Commission, Michigan Department of Licensing and Regulatory Affairs, is responsible for the licensing of manufactured housing parks. Does dedicating part of the existing manufactured housing park as a “recreational vehicle park” need approval by that Commission? If so, the property should not be rezoned until that approval is obtained by the applicant.

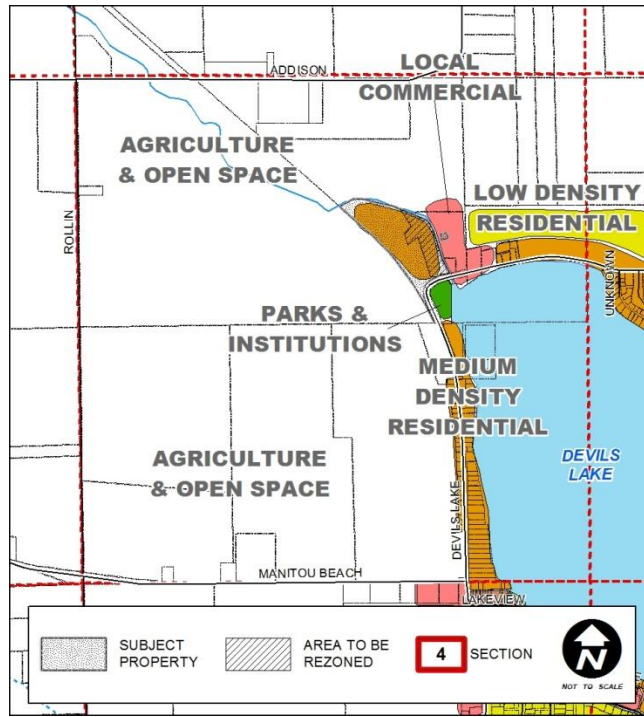
CZC Staff Recommendation – Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL WITH COMMENT** of the proposed rezoning to “Commercial Recreation (CR)”: if state approval is required to dedicate part of the existing manufactured housing park as a “recreational vehicle park”, action should not be taken on the rezoning until that approval by the Manufactured Housing Commission is obtained by the applicant.

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

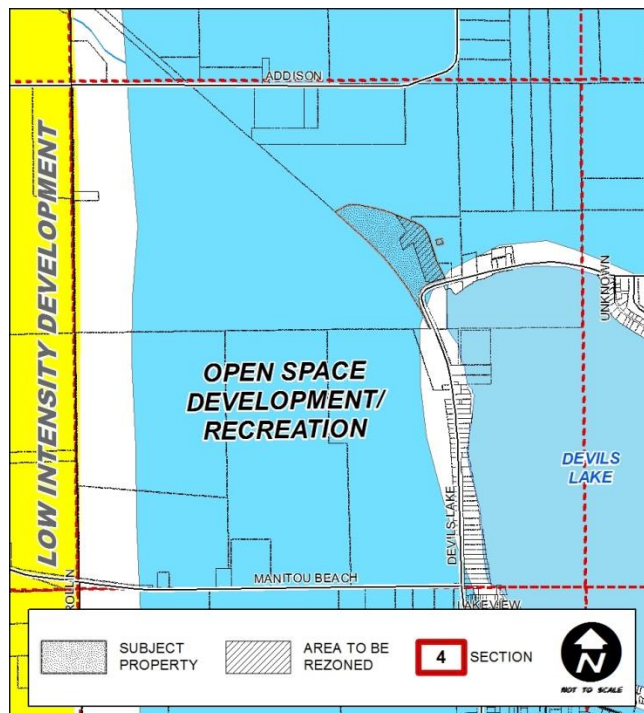
**Figure 1
Location**



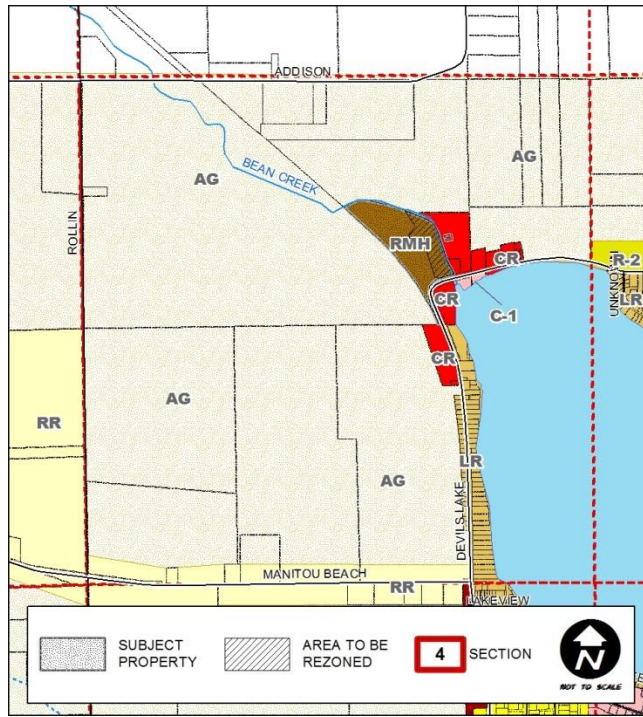
**Figure 2
Township Future Land Use**



**Figure 3
County Future Land Use**



**Figure 4
Township Zoning**



**Figure 5a
Aerial Photo**

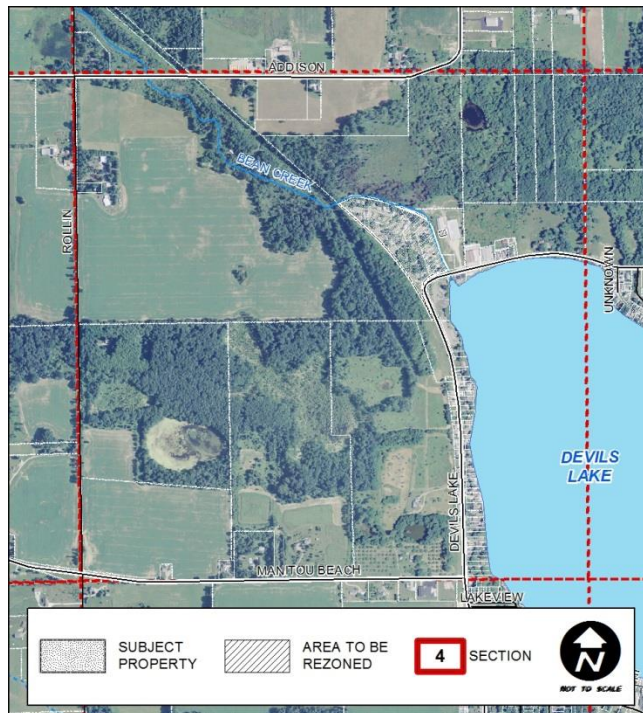
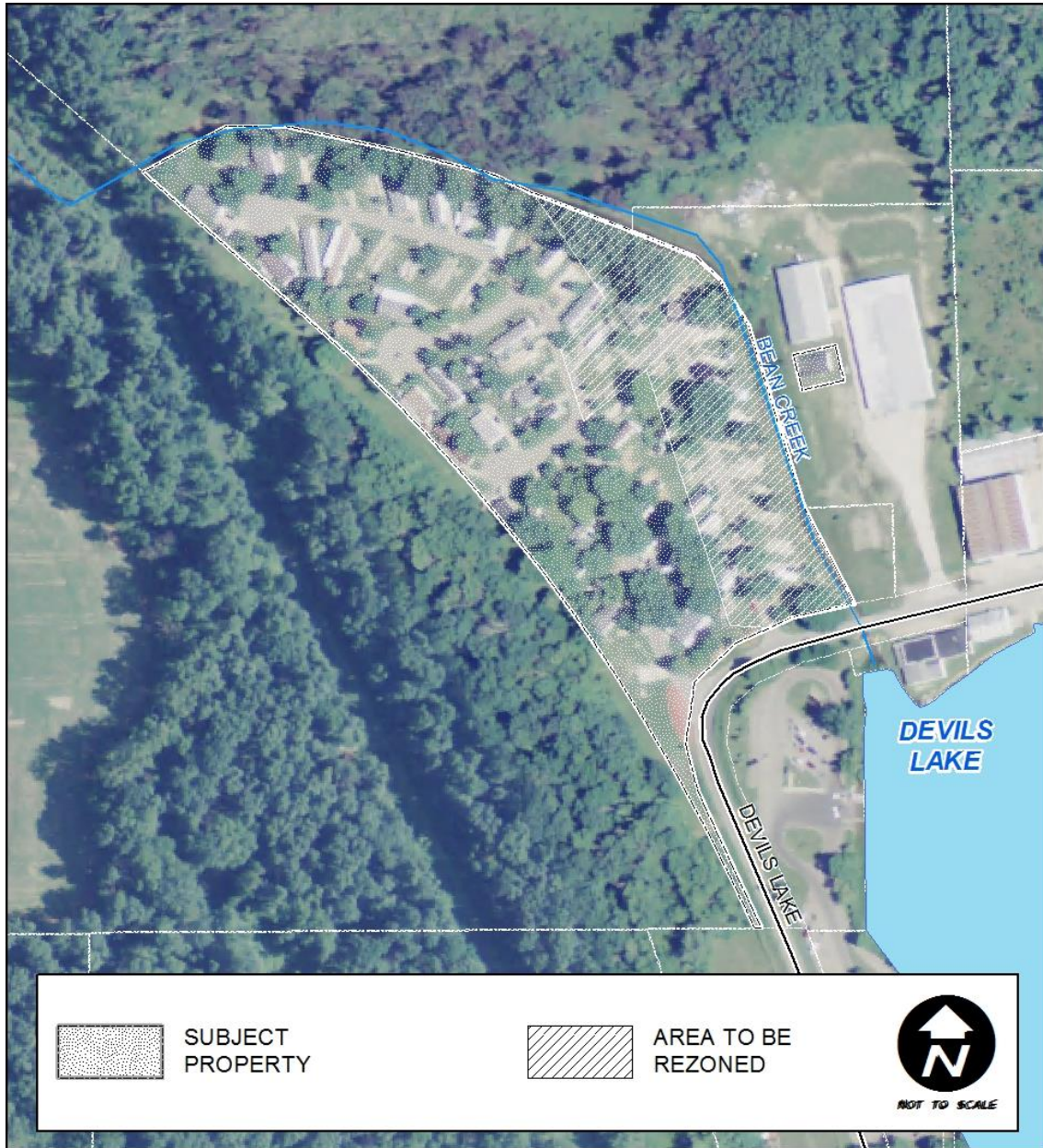


Figure 5b
Aerial Photo



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.)

1. The above described property has a proposed zoning change FROM Manufactured Housing Park (RMH) ZONE TO Commercial Recreation (CR) ZONE.

2. PURPOSE OF PROPOSED CHANGE: To allow for the establishment of a portion of the manufactured housing park as a recreational vehicle park.

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 _____ day _____ year _____

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

E. **THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: _____

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 (X) APPROVE or () DISAPPROVE.

_____ () Chair or () Secretary _____ / _____ / _____ (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: Rollin Township Case #: _____

Township official we may contact: Douglas Kapnick Phone #: (517) 260-6353

Applicant: BEAN RESORT LLC d/b/a BEAN CREEK RESORT Phone #: (____) ____ - _____

Rezoning Request: From: MANUFACTURED HOUSING PARK (RMH) To: COMMERCIAL RECREATION (CR)

Property Location: Section(s): _____ 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"): Approximately THREE (3) ACRES

Please attach location map Yes No

What is the existing use of the site? MANUFACTURED HOUSING PARK

What is the proposed use of the site? Recreational Vehicle PARK

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

North: AGRICULTURE South: STATE BOAT LAUNCH

East: Highway Commercial West: AGRICULTURE

What are the surrounding Zoning Districts?

North: AGRICULTURE (AG) South: _____ (____)

East: C-3 (C-3) West: _____ (AG)

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

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 DEVIL'S LAKE HWY

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.

TO: Rollin Township Planning Commission
FROM: Marvin & Barbara Nelson and Bean Creek Resort
DATE: July 05, 2017
REGARDING: Request for rezoning

As the owners of Bean Creek Resort, we propose the following conditions as part of our request for rezoning approximately five [5] acres of Bean Creek Resort.


- 1: No tent camping will be allowed on the property.
- 2: All Recreation Vehicles will be ten [10] years old or newer.
- 3: All Recreation Vehicles must be self-contained water/sewer and holding tanks.
- 4: Subletting or sub-renting the Recreation Vehicle site is not permitted
- 5: Management will obtain a written agreement with each and every site rental stating the following:
 - a: Each tenant will mow and trim their site on a weekly basis
 - b: There will be no "dry lines" [clothes lines] nor any unlicensed vehicles stored on the site.
 - c: Each tenant will be held responsible for their guests
 - d: Each tenant will not allow loud music, loud noise after ten [10:00] PM

We are attaching a survey of the proposed rezoned area with a legal description of the land. The survey was completed by Associated Engineers and Surveyors, Inc. of Adrian Michigan.

We understand and acknowledge that the Statement of Conditions runs with the land and is binding upon successor owners of the land.

We acknowledge that the Statement of Conditions may be recorded by the Rollin Township with the Register of Deeds of Lenawee County.

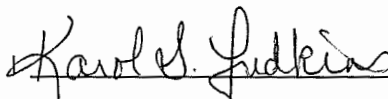
Signed and agreed to on July 05, 2017 date by:

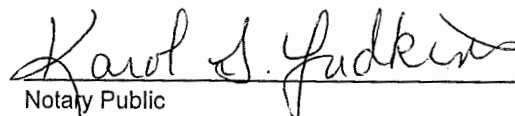


Marvin Nelson



Barbara Nelson

 a Notary Public, do certify that MARVIN NELSON and BARBARA NELSON personally appeared before me on JUNE 05 2017.



Notary Public

KAROL S. JUDKINS
Notary Public, Lenawee Co., MI
My Comm. Expires Aug. 6, 2021

Call to order:

Pledge of Allegiance:

Roll Call: Jim Driskill, Doug Kapnick , Bruce Walker, Nancy Nichols, Walt Miller absebt Mike Clark, Barb McClain

New Business:

1. Location: 9575 Devil's Lake Hwy, Manitou Beach MI (known as Bean Creek Resort) Request to re-zone three (3) acres from Manufactured Home Park District to Commercial Recreation.

Request if the request to rezone the above to Commercial Recreation is granted, that the property be approved as a "Campground" by "Permitted use after Special Approval".

Public Comment:

1. Jan Masters, resident next to Manitou Beach Marina asked if long term camping rather than short term camping would be allowed.

Response by park owners: The State requires six (6) month stay.

2. Irma David, Township Supervisor asked if short term stays would be allowed.

Response by park owners: We will stipulate that a six (6) month stay is required.

3. Jan Masters, resident asked if the zoning could be changed by future owners.

Response by Chairperson zoning change could be requested of Appeals Board.

4. Irma David, Supervisor, asked if water/sewers, etc. were in compliance with State law.

Response by Chairperson and park owners that each site had own sewer connection, two wells provide water and are inspected monthly and showers and toilet facilities are approved by the State of Michigan.

Four residents of the park were present and were positive about the facilities. No other comments were heard.

Meeting was adjourned at 7:18pm by Chairperson Kapnick

ROLLIN TOWNSHIP PLANNING COMMISSION, Regular meeting, June 1, 2017

Meeting called to order by Chairperson Kapnick at 7:20 following closing of Special Meeting

Pledge of Allegiance

Members Present: Jim Driskill, Doug Kapnick, Walt Miller, Nancy Nichols, Bruce Walker absent Barb McClain, Michael Clark

Approval of Minutes: May 4, 2017

Communications/presentations: none

Appeals Board Report: Walt Miller; M&G Russell request to replace a porch without proper set back that was destroyed by storm granted.

Township Board Report: Bruce Walker; Modern Waste is now operating of the transfer station for the Township. An agreement has been signed between ball groups and Township for use of the park. The Township has adopted the State Construction Ordinance and will hire a mechanical and plumbing inspector. Driving Policy has been adopted stipulating rules for those operating vehicles on behalf of Township business. April McCaskey has been added to the Library Board.

County Commissioner Report: Jim Driskill; Millage allocation approved and the Township may return to 1 mill.

Old Business:

1. Bean Creek Resort – Request for Zoning Change
Moved by Miller, Supported by Driskill, approved by unanimous voice vote that the request to approve rezoning of 3 acres on the west side of Princess Drive to CR with special use restrictions to create a camp ground including a 6 month lease agreement for campers be forwarded to Region II and the Township for further action.

Moved by Walker, Supported by Driskill approved by unanimous voice vote that it be recommended if the Commercial Recreation is granted the property be approved as a “Campground” by “Permitted use after Special Approval”.
2. Discussion of Zoning Ordinance Text Amendments will be discussed at the July meeting.

New Business:

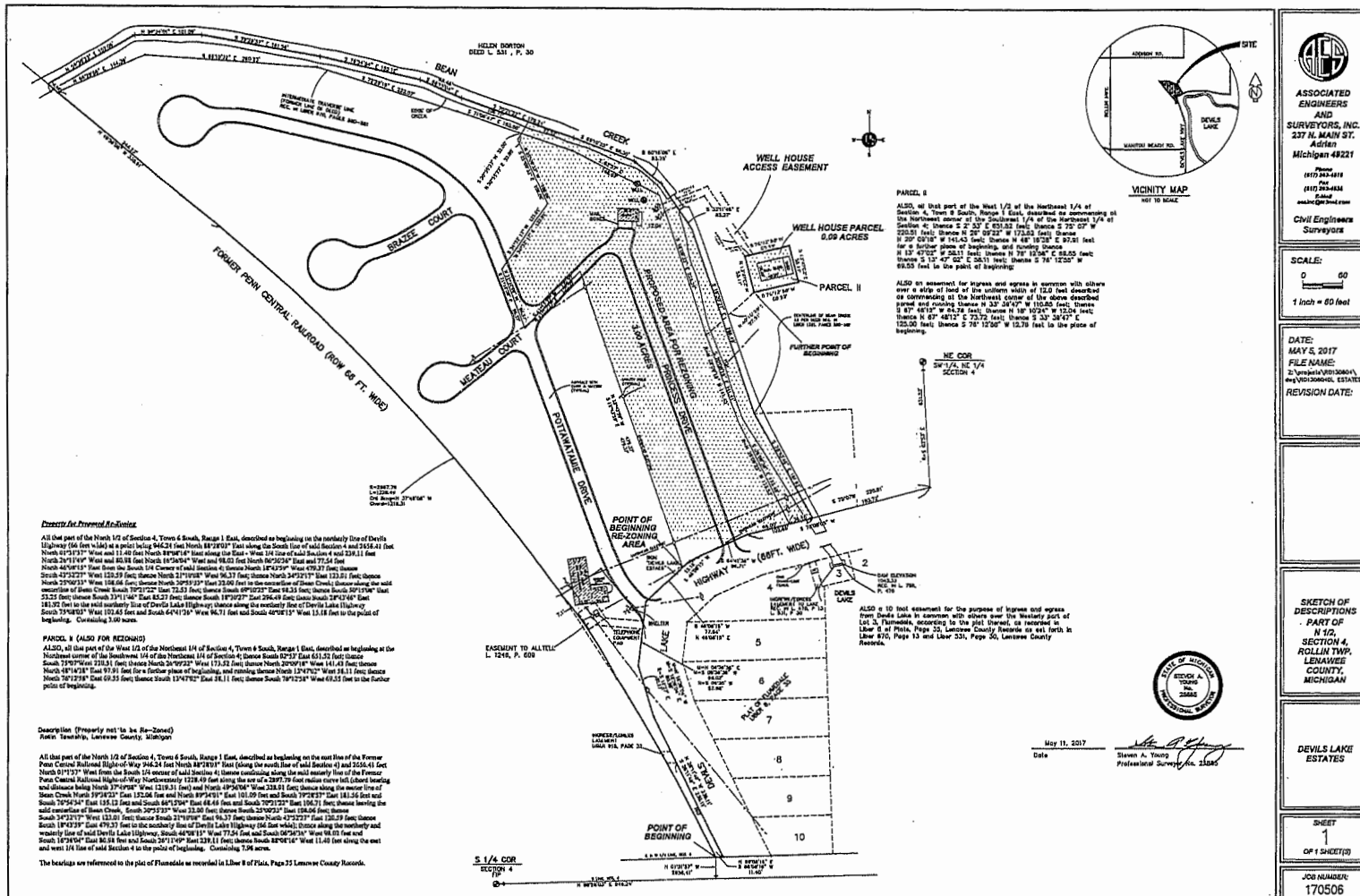
- a. Amend definition of “Travel Trailer (Recreational Vehicle) Park” (page 19) new proposed language will be available for action at the July meeting.

Commission Members Comments: None

Public Comment: None

Next Meeting: July 06, 2017 **Adjournment:** 8:24 pm

Respectively submitted, Nancy Nichols, acting as secretary



ASSOCIATED ENGINEERS AND SURVEYORS, INC.
237 N. MAIN ST.
ANN ARBOR
Michigan 48106

Phone: (734) 244-8418
Fax: (734) 244-4444
Email: info@aeand.com

Civil Engineers & Surveyors

SCALE:
0 50
1 inch = 60 feet

DATE: MAY 5, 2017
FILE NAME: C:\Users\ADMIN\Documents\170506\170506.DWG
REVISION DATE:

SKETCH OF DESCRIPTIONS - PART OF N 1/2, SECTION 4, ROLLIN TWP, LENAWEE COUNTY, MICHIGAN

DEVILS LAKE ESTATES

SHEET 1 OF 1(SHEET)

JOB NUMBER: 170506



04/19/2016 - 05/24/2016

LCPC Agenda Packet

Page #17

ROLLIN TOWNSHIP

LENAWEE COUNTY
MICHIGAN

REQUEST FOR ZONING CHANGE
OR
CONDITIONAL RE-ZONING

DATE: 03-23-17

NAME: Bean Creek Resort

ADDRESS: 9575 Devils Lake Hwy.
Manitou Beach, Mi

PHONE: 517-688-9276 - Main Office

PROPERTY OWNER: Marv & Barbara Nelson

LEGAL DESCRIPTION: RLO-104-2650-00

Sites 354-113-1519-21-12-14-18-20-22-26-28-30-32-35-29
27-40

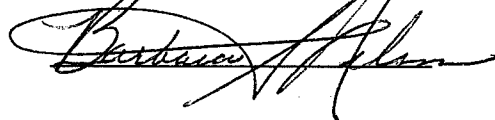
PRESENT ZONING: Mfg / Mobile Home Community

REQUESTED ZONING: R.U's partial

PROPOSED USE: Fill sites for revenue to pay all taxes,
maintenance, & bring in \$ to Rollin Twp

See Attached

PROPERTY OWNER SIGNATURE:



FEE: \$ 450.00

PLANNING COMMISSION CHAIRMAN

BTAB call 517-937-2046

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prct. Trans. |
|--------------------------|--------------------------|------------|------------|------------|---------------|--------------|--------------|--------------|
| LENAWEE ENTERPRISE LLC | BEAN RESORT LLC | 675,000 | 02/26/2013 | WD | HIGH RATIO | 2462-868 | EQUALIZATION | 100.0 |
| LENAWEE COUNTY TREASURER | COUNTY NATIONAL BANK | 0 | 05/13/2011 | CRT | REDEMPTION | 2426-235 | EQUALIZATION | 0.0 |
| LENAWEE ENTERPRISE LLC | LENAWEE COUNTY TREASURER | 0 | 03/01/2011 | CRT | FORFEITURES | 2422-138 | EQUALIZATION | 0.0 |
| LENAWEE COUNTY TREASURER | LENAWEE ENTERPRISE LLC | 0 | 03/01/2011 | CRT | REDEMPTION | 2422-653 | EQUALIZATION | 0.0 |

| Property Address | Class: 201 Commercial | Zoning: | Building Permit(s) | Date | Number | Status |
|---------------------------------------------------------------------|--------------------------------------|---------|--------------------|------|--------|--------|
| 9575 DEVILS LAKE HWY | School: 46020 ADDISON | | | | | |
| Owner's Name/Address | P.R.E. 0% | | | | | |
| BEAN RESORT LLC 12851 E CHICAGO BLVD SOMERSET CENTER MI 49282 | 2018 Est TCV 724,977 TCV/TFA: 784.61 | | | | | |

| Tax Description | X Improved | | Vacant | Land Value Estimates for Land Table COM-M.COMMERIAL MANITOU | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------|------------------------------------------------------------------|----------|-------------|--------------|-------------------|------------|
| | Public Improvements | | | Description | Frontage | Depth | * Factors * | Rate %Adj. Reason | Value |
| LD DES AS BEG ON THE E LI OF THE FORMER PENN CENTRAL R/R R/O/W 946.24 FT | Dirt Road | | | Flat Value: 10 FT LK FR | | | 11.077 Acres | 0 100 | 0 |
| 2656.41 FT N01^31'57"W FROM THE S1/4 COR OF SD SEC 4 T6S R1E TH CONT ALG THE SD E'ERLY LI OF THE FORMER R/R R/O/W NW'ERLY 1228.49 FT ALG THE ARC OF A 2897.79 FT RAD CUR LEFT (CHD BEAR & DIST BEING N37^49'08"W 1219.31 FT) & N49^56'06"W 338.91 FT TH CONT ALG THE CNTRLI OF BEAN CREEK N59^38'23"E 152.06 FT & N89^34'01"E 101.09 FT & S79^28'57"E 181.56 FT & S76^54'54"E 155.12 FT & S66^15'04"E 68.46 FT & S70^21'22"E 179.24 FT TH CONT ALG THE CNTRLI OF BEAN CREEK AS DES IN A DEED REC IN LIBER 1321 PAGE 580 & 581 LCR S69^10'25"E 98.35 FT (REC AS S69^00'00"E 98.43 FT) & S50^15'08"E 53.25 FT (REC AS S50^05'26"E 53.28 FT) & S33^11'46"E 85.27 FT (REC AS S33^03'05"E 85.34 FT) & S18^30'27"E 296.49 FT (REC AS S18^22'25"E ***BALANCE OF DESCRIPTION ON FILE*** | Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils. | | | 11.08 Total Acres Total Est. Land Value = 100,250 | | | | | |
| | Topography of Site | | | Land Improvement Cost Estimates | | | | | |
| | Level | | | Description | Rate | CountyMult. | Size | %Good | Cash Value |
| | Rolling | | | D/W/P: Asphalt Paving | 1.61 | 1.51 | 48000 | 87 | 101,523 |
| | Low | | | Total Estimated Land Improvements True Cash Value = 101,523 | | | | | |
| | High | | | | | | | | |
| | Landscaped | | | | | | | | |
| | Swamp | | | | | | | | |
| | Wooded | | | | | | | | |
| | Pond | | | | | | | | |
| | Waterfront | | | | | | | | |
| | Ravine | | | | | | | | |
| | Wetland | | | | | | | | |
| | Flood Plain | | | | | | | | |

| Comments/Influences | Who | When | What | 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 | | | | 2018 | 50,100 | 312,400 |
| | | | | 2017 | 50,100 | 313,000 | 363,100 | | | 363,100S |
| | | | | 2016 | 50,100 | 323,200 | 373,300 | | | 366,857C |
| | | | | 2015 | 50,100 | 323,200 | 373,300 | | | 365,760C |

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

| | | | | | | | |
|-------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| Desc. of Bldg/Section: MOBILE HOME PARK 94 SITES 5200 Calculator Occupancy: Clubhouse | | | | <<<<< Calculator Cost Computations >>>>> | | | |
| Class: C | | | | Class: C Quality: Good Percent Adj: +0 | | | |
| Floor Area: 924 Gross Bldg Area: 924 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght | | Construction Cost High Above Ave. Ave. X Low | | Base Rate for Upper Floors = 91.60 | | | |
| Depr. Table : 2.25% Effective Age : 30 Physical %Good: 51 Func. %Good : 100 Economic %Good: 100 | | ** ** Calculator Cost Data ** ** Quality: Good Adj: +%0 \$/SqFt:0.00 Heat#1: Heat Pump System 0% Heat#2: Heat Pump System 0% Ave. SqFt/Story: 924 Ave. Perimeter Has Elevators: | | Adjusted Square Foot Cost for Upper Floors = 91.60 1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 10 Height per Story Multiplier: 1.000 Ave. Floor Area: 924 Perimeter: 0 Perim. Multiplier: 1.000 Refined Square Foot Cost for Upper Floors: 91.60 County Multiplier: 1.51, Final Square Foot Cost for Upper Floors = 138.316 Total Floor Area: 924 Base Cost New of Upper Floors = 127,804 Reproduction/Replacement Cost = 127,804 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0 Total Depreciated Cost = 65,180 Cost Estimate over-riden by Assessor. Flat value of 517,000 used | | | |
| Year Built Remodeled | | Area: Perimeter: Type: | | Total Floor Area: 924 Base Cost New of Upper Floors = 127,804 Reproduction/Replacement Cost = 127,804 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0 Total Depreciated Cost = 65,180 Cost Estimate over-riden by Assessor. Flat value of 517,000 used | | | |
| Overall Bldg Height | | Heat: Hot Water, Radiant Floor | | Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0 Total Depreciated Cost = 65,180 Cost Estimate over-riden by Assessor. Flat value of 517,000 used | | | |
| Comments: OLDER PARK NEAR ALL SPORTS LAKE, SEWER-WELL -ROADS AND ACCESS TO LAKE | | * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: | | ECF (2000 COMMERCIAL ROLLIN) 1.012 => TCV of Bldg: 1 = 523,204 Replacement Cost/Floor Area= 138.32 Est. TCV/Floor Area= 566.24 | | | |
| * Sprinkler Info * Area: Type: | | | | | | | |

| | | | | | | | | | | | | | | |
|---------------------------|-------------|-------------|------------------------------------------------------------------------------|-----------------|-----------------|-----------------------------------------------------------------------------|-------------|-------------|----------------------------------------------------------------------------|-------------------------|--|-----------------------------------------------------------------------|--|--|
| (1) Excavation/Site Prep: | | | (7) Interior: | | | (11) Electric and Lighting: | | | (39) Miscellaneous: | | | | | |
| (2) Foundation: | | | (8) Plumbing: | | | Outlets: | | | Fixtures: | | | | | |
| X | Poured Conc | Brick/Stone | Block | Many Above Ave. | Average Typical | Few None | Few Average | Few Average | Many Unfinished Typical | Many Unfinished Typical | | | | |
| (3) Frame: | | | Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets | | | Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners | | | Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct | | | Incandescent Fluorescent Mercury Sodium Vapor Transformer | | |
| (4) Floor Structure: | | | (9) Sprinklers: | | | (13) Roof Structure: Slope=0 | | | (40) Exterior Wall: | | | | | |
| (5) Floor Cover: | | | (10) Heating and Cooling: | | | | | | Thickness Bsmnt Insul. | | | | | |
| (6) Ceiling: | | | Gas Oil Coal Stoker Hand Fired Boiler | | | (14) Roof Cover: | | | | | | | | |

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



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 REVIEW | #17-09

Petitioner: Township of Raisin

Date: August 17, 2017

Petition Type: Proposed text amendment

Petition Description: **Proposed text amendment to the Raisin Township Zoning Ordinance regarding 'Agricultural Tourism'**

Summary

The Township's Planning Commission wishes to amend the Raisin Township Zoning Ordinance by amending the text of existing Section 9.300, 'Agricultural Tourism' to add 'micro-breweries' to the listing of permitted uses in Subsection C1, and to amend Subsection C1i to include all of the specified uses (including micro-breweries) referenced above it. No other amendments are proposed. The 'Agricultural Tourism Definitions', existing Section 2.20.03-A (provided as a courtesy), state that 'breweries' "means a place or building where beer or a similar drink is brewed."

Analysis and Recommendation

Township Planning Commission Recommendation –

The Raisin Township Planning Commission recommends **approval** of the proposed text amendment (see the background information).

LCPC Staff Analysis – The addition of micro-breweries to the listing of permitted agricultural tourism uses makes sense. The Township may want to consider changing the term 'breweries' to micro-breweries' in Section 2.20.03-A and to state the annual allowable volume of beer to be produced (if applicable) in a 'micro-brewery'.

Actions the LCPC can take:

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

Based upon the above analysis, staff advises the Lenawee County Planning Commission (LCPC) to recommend **APPROVAL WITH COMMENTS** of the proposed amendments to the Zoning Ordinance to the Raisin Township Board: consider changing the term 'breweries' to micro-breweries' in Section 2.20.03-A and to state the annual allowable volume of beer to be produced (if applicable) in a 'micro-brewery'.

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 RAISIN CHARTER 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.)

1. The above described property has a proposed zoning change FROM _____ ZONE TO _____ ZONE.

2. PURPOSE OF PROPOSED CHANGE: _____

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE 9 ^{SUPPLEMENTARY} REGULATIONS SECTION 9.300

The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) SECTION C, ITEM 1 - PERMITTED USES. ADD PERMITTED USE FOR MICRO-BREWERS. DEFINITIONS (2.20.03-A) - NO REVISIONS.

C. PUBLIC HEARING on the above amendment was held on: month JULY day 11 year 2017

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month JUNE day 21 year 2017
(Notice must be provided at least fifteen days prior to the public hearing.)

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

CHERYL BENHAM, Recording Secretary 7 / 17 / 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

SECTION 9.300 AGRICULTURAL TOURISM

A. Intent, Goals and Purpose:

1. The intent of these zoning provisions is:

- a. To promote and maintain local farming. The activities that are described have become necessary for the sustainability of farms.

2. The goals of these provisions are:

- a. To maintain and promote agriculture and its related activities, such as agricultural tourism.
- b. To preserve open space and farmland.
- c. To maintain both an agricultural heritage and a rural character.
- d. To increase community benefits by having fresh, local produce for sale and working classrooms for school children's and urban residents' education.
- e. To increase positive growing businesses that contributes to the general economic conditions and cycle of the area and State.

3. The purposes of these provisions are:

- a. To provide standard definitions related to agricultural tourism operations.
- b. To provide a list of permitted activities under an agricultural tourism operation.
- c. To provide a list of activities that needs a special permit to guide and regulate agricultural tourism businesses on agriculturally zoned land.
- d. To provide for a clear understanding of the expectations for agricultural tourism businesses for operators, local residents, other businesses and local officials.

B. Definitions:

In addition to Ordinance Article II definitions, the terms and phrases used in this Section shall have the meanings set forth in Article II Section 2.20.03-A.

C. General Requirements:

1. Permitted Uses:

- a. General and specialized farming of agricultural products and agricultural activities, including the raising or growing of crops, livestock, poultry, bees and other farm animals, products and foodstuffs. Any building or structure may be located thereon and used for the day-to-day operation of such activities, for the storage or preservation of said crops or animals, products and collection, distribution, or processing, and for the incidental sale of crops, products and foodstuffs raised or grown on said parcel or in said building or structure.
- b. Storage, retail or wholesale marketing, or processing of agricultural products into a value-added agricultural product is a permitted use in a farming operation if more than 50 percent of the stored, processed, or merchandised products are produced by the farm operator for at least 3 of the immediately preceding 5 years.
- c. Cider mills or wineries selling product, in a tasting room, derived from crops grown primarily on site for at least 3 of the immediately preceding 5 years.
- d. **Micro – Breweries.**
- e. Direct marketing of produce in a farm market, on-farm market or roadside stand no greater than 400 square feet in building area.
- f. Seasonal U-pick fruits and vegetables operations.
- g. Seasonal outdoors mazes of agricultural origin such as straw bales or corn.
- h. Food sales/processing, processing any fruits/produce.
- i. Uses c. through h. listed above may include any or all of the following ancillary agriculturally related uses and some non-agriculturally related uses so long as the general agricultural character of the farm is maintained and the income from these activities represents less than 50 percent of the gross receipts from the farm.
 1. Value-added agricultural products or activities such as education tours or processing facilities, etc.
 2. Bakeries selling baked goods containing produce grown primarily on site (e.g., minimum 50 percent).
 3. Playgrounds or equipment typical of a school playground, such as slides,

- swings, etc. (not including motorized vehicles or rides).
4. Petting farms, animal display, and pony rides.
 5. Wagon, sleigh and hayrides.
 6. Nature trails.
 7. Open air or covered picnic area with restrooms.
 8. Educational classes, lectures, seminars.
 9. Historical agricultural exhibits.
 10. Kitchen facilities, processing/cooking items for sale.
 11. Gift shops for the sale of agricultural products and agriculturally related products.
 12. Gifts shops for the sale of non-agriculturally related products such as antiques or crafts, limited to 25 percent of gross sales.

2. Conditional Uses:

- a. Direct marketing of produce, farm market, on-farm market or roadside stand if the sales area is greater than 400 square feet in building area.
- b. Restaurant operations related to the agricultural use on the site.
- c. Non-agriculturally related uses listed as permitted uses in the A-1 Agricultural District but which include any of the following ancillary uses may require a conditional use permit.
 1. Small-scale entertainment (e.g., music concert, car show, art fair).
 2. Family oriented animated barns (e.g., fun houses, haunted houses, or similar) and small mechanical rides.
 3. Organized meeting space for use by gatherings, such as weddings, birthday parties, and corporate sponsored events.
 4. Designated, permanent parking for more than 20 vehicles.

3. Parking:

A. Agricultural Tourism and Seasonal Agricultural Uses

1. For agricultural tourism and seasonal agriculturally related uses one space for each 100 square feet of retail area.
2. For **permitted uses** under the agricultural district, parking facilities may be located on a grass or gravel area for seasonal uses such as road side stands, u-pick operations and agricultural mazes. All parking areas shall be defined by either gravel, cut lawn, sand or other visible marking.
3. For **conditional uses** under the agricultural district, parking may be either gravel or paved as determined by the Planning Commission, based on applicant estimates for seasonal parking and the intensity of the use. Overflow parking areas may be required by the Planning Commission to accommodate seasonal peak demand.
4. All parking areas shall be located in such a manner to avoid traffic hazards associated with entering and exiting the public roadway.
5. Unpaved parking areas shall not be located in required side and rear parking setback areas. Paved parking areas must meet all design, landscape screening and setback requirements set forth in this zoning ordinance.

4. Signs:

A. Agricultural Tourism and Seasonal Agricultural Uses

1. Seasonal signs may be erected for a limited period of time during the year when retailing activities for a particular farm product is available to the public.

2.20.03-A AGRICULTURAL TOURISM DEFINITIONS:

1. Agricultural Tourism – means the practice of visiting an agribusiness, horticultural, or agricultural operation, including, but not limited to, a farm, orchard vineyard, winery, greenhouse, hunting preserve, a companion animal or livestock show, for the purpose of recreation, education, or active involvement in the operation other than as a contractor or employee of the operation.

2. Value-added agricultural product - means the enhancement or improvement of the overall value of an agricultural commodity or of an animal or plant product to a higher value. The enhancement or improvement includes, but is not limited to marketing, agricultural processing, transforming, or packaging, education presentation, activities and tours.

3. Agricultural products - includes, but is not limited to, crops (corn, wheat, hay, potatoes); fruit (apples, peaches, grapes, cherries, berries, etc.); cider; vegetables (sweet corn, pumpkins, tomatoes, etc.); floriculture; herbs; forestry; husbandry; livestock and livestock products (cattle, sheep, hogs, horses, poultry, ostriches, emus, farmed deer, farmed buffalo, milk, eggs, and fur, etc.); aquaculture products (fish, fish products, water plants and shellfish); horticultural specialties (nursery stock, ornamental shrubs, flowers and Christmas trees); maple sap, etc.

4. Agriculturally related products - means items sold at a farm market to attract customers and promote the sale of agricultural products. Such items include, but are not limited to all agricultural and horticultural products, animal feed, baked goods, ice cream and ice cream based desserts and beverages, jams, honey, gift items, food stuffs, clothing and other items promoting the farm and agriculture in Michigan and value-added agricultural products and production on site.

5. Non-agriculturally related products - means those items not connected to farming or the farm operation, such as novelty t-shirts or other clothing, crafts and knick-knacks imported from other states or countries, etc.

6. Agriculturally related uses - means those activities that predominantly use agricultural products, buildings or equipment, such as pony rides, corn mazes, pumpkin rolling, barn dances, sleigh/hay rides, and educational events, such as farming and food preserving classes, etc.

7. Non-agriculturally related uses - means activities that are part of an agri tourism operation's total offerings but not tied to farming or the farm's buildings, equipment, fields, etc. Such non-agriculturally related uses include amusement rides, concerts, etc., and are subject to special use permit.

8. Farm Market / On-farm Market / Roadside Stand - means the sale of agricultural products or value-added agricultural products, directly to the consumer from a site on a working farm or any agricultural, horticultural or agribusiness operation or agricultural land.

9. Seasonal - means a recurrent period characterized by certain occurrences, festivities, or crops; harvest, when crops are ready; not all year round.

10. Seasonal sign - means a sign erected for a limited period of time during the year when retailing activities for a particular farm product is available to the public.

11. Breweries – means a place or building where beer or a similar drink is brewed.

12. Distilled spirits – Distilled spirits is ethyl alcohol, hydrated oxide of ethyl, spirits of wine, whiskey, rum, brandy, gin and other distilled spirits, including all dilutions and mixtures thereof for nonindustrial use.

13. Farm Wineries – Farm Winery is a winery operated by the owner of a Michigan farm which produces table, sparkling or fortified wines from grapes, grape juice, other fruit bases or honey with a majority of the ingredients grown or produced in Michigan.

14. Fortified wine – Fortified wine is wine to which brandy, or neutral grape spirits, has been added during or after fermentation resulting in a beverage containing not less than one-half of one percent nor more than 24 percent alcohol by volume for nonindustrial use.

15. Micro-Breweries – Breweries producing less than 15,000 barrels per year and usually concentrating on exotic or high quality beer.

16. Mixed Wine Drink – A drink or similar product containing less than 7% alcohol by volume, consisting of wine and plain, sparkling, carbonated water, and containing any one or more of the following:

- a. Non-alcoholic beverages
- b. Flavoring
- c. Coloring materials
- d. Fruit juices
- e. Fruit adjuncts
- f. Sugar
- g. Carbon Dioxide
- h. Preservatives

17. Processed - A farm product or commodity may be processed, in accordance with state and federal laws, to convert it into a value-added product that is more marketable for direct sales. Processing may include packing, washing, cleaning, grading, sorting, pitting, pressing, fermenting, distilling, packaging, cooling, storage, canning, drying, freezing, or otherwise preparing the product for sale. These activities can be used to extend a farm market's marketing season beyond its production season.

18. Table or sparkling wine – Table or sparkling wine is a beverage made without rectification or fortification and containing not more than 25 percent of alcohol by volume and made by the fermentation of grapes, grape juice, other fruits, or honey.

19. Tasting room – A room in conjunction with a farm winery where:

- a. Tasting of wine, fruit wines, and nonalcoholic fruit juices takes place at a charge or no charge to the individual; and
- b. The retail sales of winery products, incidental retail sales of non-food items, products by the bottle for off premises consumption and food items are allowed as provided herein. On premise consumption (wine by the glass) is also allowed.

20. Wine – the product made from the normal alcoholic fermentation of grapes, including still wine, sparkling and carbonated wine, wine made from condensed grape must, wine made from other agricultural products than sound, ripe grapes, imitation wine, compounds sold as wine, vermouth, cider, sherry and sake, in each instance containing not less than one-half of one percent nor more than 21 percent alcohol by volume for non-industrial use.

21. Wine Related Beverages – Fortified wines, wine brandy, and mixed wine drinks.

22. Winery – A state licensed facility where agricultural fruit production is maintained, juice and agricultural products are processed into wine, stored in bulk, packaged, and sold at retail or wholesale to the public with or without the use of a wine tasting facility. The site and buildings are used principally for the production of wine and wine related beverages.



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 | FA #17-18

Applicant: Delbert E. Thornben
9445 Devils Lake Highway
Addison, MI 49220

Meeting Date: August 17, 2017

Property Location: The subject property is located in Section 3 of Rollin Twp. (T6S,R1E), at the northeast corner of the intersection of Devils Lake Highway and Horton Beach Road (see Maps 1a & 1b).

Acreage: The application states that the subject property has 29 acres in cultivation—which are used for the agricultural enterprise of ‘cash crops’—and 11 other acres which equals a total area of 40 acres. No buildings are located on the property (see Maps 3a & 3b).

Term: 10 years

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

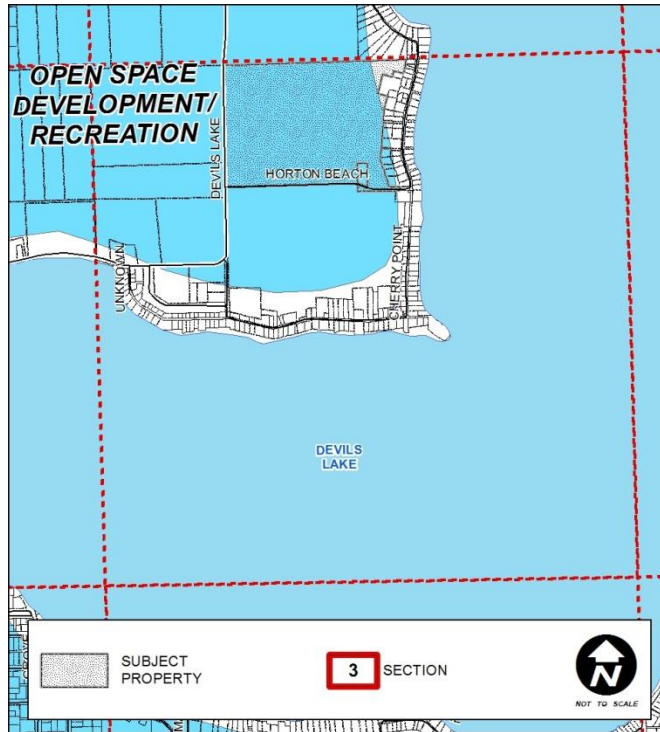
Staff Comments: It is not identified in Question #12 if the mineral rights are leased. The total number of acres is not identified in Question #16b; the total of Questions #16d and #16e is 40 acres, but GIS indicates approximately 46 acres. It is not identified in Question #16g that there are no buildings on the property.



**Maps 1a & 1b
Location Maps**



Map 2 County Future Land Use Map



Maps 3a &3b Aerial Photographs







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 | _____ |
| Application No: | _____ |
| 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: THORBEN DELBERT E.
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: 9445 DEVILS LAKE HWY ADDISON MI 49220
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 547-7328

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: ROLLIN

8. Section No. 3 Town No. LS Range No. 1E

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)

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: _____ Title: _____

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 _____

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

d. Acreage in cultivation: 29

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

f. All other acres (swamp, woods, etc.) 11

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

No. of Buildings _____ 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):**

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

18. To qualify as a specialty farm, the land must be designated by MDARD, 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 MDARD staff person.

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

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.

Delpi Thore
(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

7/3/17
(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: 8-2-17 (Note: Local Governing Body has 45 days to take action) pc

Action by Local Governing Body: Jurisdiction: Rollin
 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: D. Prince

Property Appraisal: \$ 164,600 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

___ 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:

MDARD-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):

COPY SENT TO:

- ___ County or Regional Planning Commission
- ___ Conservation District
- ___ Township (if county has zoning authority)
- ___ City (if land is within 3 miles of city boundary)
- ___ Village (if land is within 1 mile of village boundary)

Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:

- ___ Copy of Deed or Land Contract (most recent showing current ownership)
- ___ Copy of most recent Tax Bill (must include tax description of property)
- ___ Map of Farm
- ___ Copy of most recent appraisal record
- ___ Copy of letters from review agencies (if available)
- ___ Any other applicable documents

Questions? Please call Farmland Preservation at (517) 284-5663

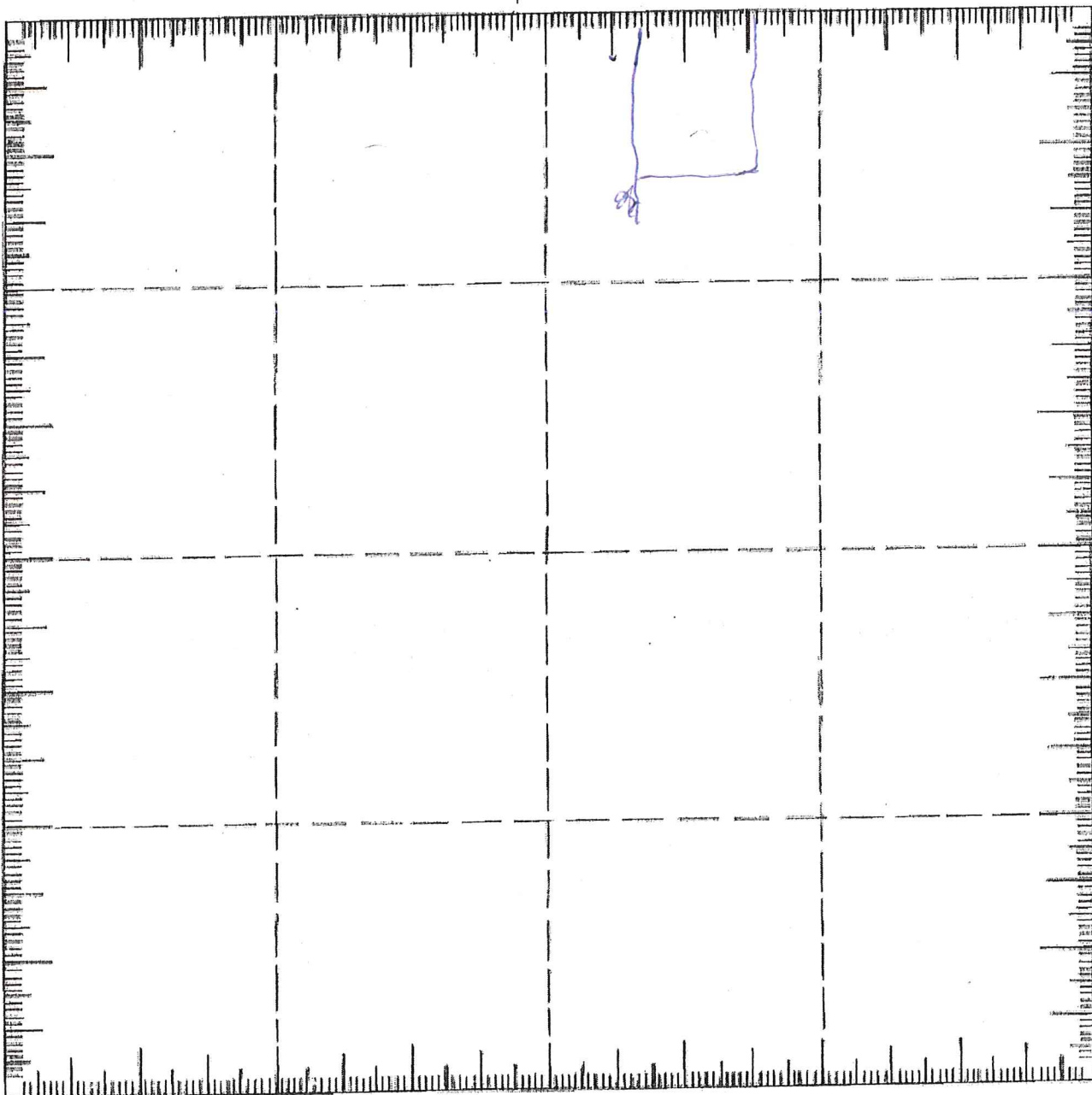
Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) 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 KENNEDY
Township ROLLIN
T _____ R _____ Section 3

↑ North



QUIT CLAIM DEED

LIBER 1261 PAGE 940

KNOW ALL MEN BY THESE PRESENTS: That

THELMA M. THORBEN, survivor of herself and KENNETH E. THORBEN, (her deceased husband) and MARIAN HORTON THORBEN (her deceased mother-in-law), whose Death Certificates are recorded, respectively, in Liber 915, Page 412, Lenawee County Records, and in Liber 1129, Page 785, Lenawee County Records, whose address is 9445 Devils Lake Highway, Addison, Michigan 49220,

Quit Claims to

THELMA M. THORBEN, a widow, whose address is 9445 Devils Lake Highway, Addison, Michigan 49220, and DELBERT E. THORBEN, a married man, whose address is 7015 Devils Lake Highway, Addison, Michigan 49220, as JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP,

the following described premises situated in the Townships of Woodstock and Rollin, County of Lenawee, and State of Michigan, to wit:

The Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-four (34), Town Five (5) South, Range One (1) East, Woodstock Township. ALSO, premises on the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section Three (3), in Town Six (6) South, Range One (1) East, Rollin Township, described as follows: Beginning at the Northeast corner of said East Half (E 1/2) of the Northwest Quarter (NW 1/4) of said Section Three (3); thence South Seventy-five (75) rods; thence West Eighty (80) rods; thence North Seventy-five (75) rods; thence East Eighty (80) rods to the place of beginning.

ALSO, the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Three (3), in Town Six (6) South, Range One (1) East, Rollin Township, containing One-hundred Seventeen and one-half (117.5) acres, more or less, in all of the above described premises, EXCEPTING FROM ABOVE DESCRIBED PREMISES the entire Plat of Horton Beach, as recorded in the office of the Register of Deeds for Lenawee County, Michigan; AND ALSO EXCEPTING THEREFROM, the following described premises situate and being in the Township of Rollin, County of Lenawee and State of Michigan, being more particularly described as follows, to wit: Commencing at the Northwest corner of Lot Number Forty-four (44) on the Plat of HORTON BEACH, as recorded in the office of the Register of Deeds for Lenawee County, Michigan, and running thence North Seventy-three (73) degrees 11 minutes West One-hundred Twenty-five (125) feet for a further place of beginning; running thence South 73 degrees 11 minutes East Seventy-five (75) feet; thence South Sixteen (16) degrees 49 minutes West Seventy (70) feet; thence North 73 degrees 11 minutes West parallel with the first course One-hundred (100) feet; thence North 16 degrees 49 minutes East Forty-five (45) feet; thence curving Northeasterly to the place of beginning.

for the full consideration of ONE (\$1.00) DOLLAR,

subject to easements and restrictions of record,

11 00 Delbert E. Thorben

Dated this 1st day of April, 1991,

Witnesses:

Signed and Sealed:

Douglas Hartung

Douglas Hartung

Thelma M. Thorben

Thelma M. Thorben

Sarah Jenkins

Sarah Jenkins

State of Michigan)
County of Lenawee) ss

The foregoing instrument was acknowledged before me this 1st day of April, 1991, by Thelma M. Thorben.

My Commission expires
November 16, 1992

Douglas Hartung

Douglas Hartung
Notary Public Lenawee County, MI

Instrument drafted by Douglas Hartung, Attorney-at-Law
102 West Maumee, Adrian, Michigan

When recorded return to Grantee(s)
Send subsequent tax bills to Grantee(s)

RECORDED
Thelma M. Thorben
REGISTER : ITENS
1993 JUL -2 PM 4:06
LE. ANSEE COUNTY
ADRIAN, MICH.

Summer Tax Bill

Lenawee County Treasurer
Marilyn J Woods
301 N Main St Old Courthouse
Adrian, MI 49221-2714
TEMP-RETURN SERVICE REQUESTED



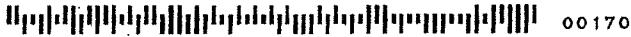
PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.
THIS TAX IS PAYABLE JULY 1, 2017 THRU SEPT. 14, 2017
After 09/14/2017, additional interest and fees apply.
2017 Summer Tax for Property Number: RLO-103-1405-00

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

Property Addr:
6000 DEVILS LAKE HWY BLK

Tax for Prop#: **RLO 103 1405 00**
Make Check Payable To: **Lenawee County Treasurer**
TOTAL AMOUNT DUE: \$103.48

THORBEN, DELBERT E
9445 DEVILS LAKE HWY
ADDISON, MI 49220-9305



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

ROLLIN TOWNSHIP 2017 SUMMER TAX BILL

MESSAGE TO TAXPAYER

DEFERMENT FORMS MUST BE FILED AT THE COUNTY TREASURER'S OFFICE BEFORE SEPT. 14. INTEREST OF 1% PER MONTH OR FRACTION OF A MONTH ADDED AFTER SEPT 14. ADDITIONAL 3% PENALTY AFTER FEB 14 THRU FEB 28. IF YOU WOULD LIKE A RECEIPT ENCLOSE A SELF-ADDRESSED-STAMPED ENVELOPE. PHONE NO. 517-264-4554. PARTIAL PAYMENTS ARE ACCEPTED.

FOR YOUR CONVENIENCE THERE IS A DROPBOX IN THE PARKING LOT BEHIND THE OLD COURTHOUSE.

PROPERTY INFORMATION

Property Assessed To:
THORBEN, DELBERT E
9445 DEVILS LAKE HWY
ADDISON, MI 49220

School: 46020 ADDISON

Property #: RLO-103-1405-00

Property Addr: 6000 DEVILS LAKE HWY BLK

Legal Description:

NW 1/4 OF NE 1/4 EX PLAT OF HORTON BEACH AND LAKE-13.50 ACRES ALSO LD COMM AT NE COR OF E 1/2 OF NW 1/4 SEC 3 TH S 75 RDS W 80 RDS N 75 RDS E 80 RDS TO POB-37.50 ACRES EX LD BEG AT NW COR OF LOT 44 PLAT OF HORTON BCH-TH N 73 11'W 125 FT FOR FUR POB TH S 73 11'E 75FT TH S 16 49'W 7 0 FT TH N 73 11'W PAR WITH 1 ST COURSE 100 FT TH N 16 49'E 45 FT TH NE'LY TO PO B ALSO EX LD 100 FT SO LYING W AND ADJ TO LOTS 34 AND 35 SD PLAT ALSO EX LD 50 FT N AND S BY 100 FT E AND LYING W AND ADJ TO LOT 39 SD PLAT SEC 3 ALSO EX LD B EG 20 FT S 16 49'W FROM NW COR LOT 45 SD PLAT TH S 16 49'W 70 FT TH N 73 11'W 100 FT TH N 16 49'E 70 FT TH S 73 11'E 100

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental operations for the following fiscal year(s):
County: JANUARY 1 - DECEMBER 31
Twn/Cty: JULY 1 - JUNE 30
School: JULY 1 - JUNE 30
State: OCTOBER 1 - SEPTEMBER 30

Does NOT affect when the tax is due or its amount.

PAYMENT INFORMATION

This tax is payable 7/1/2017 thru 9/14/2017

Pay by mail to: LENAWE COUNTY TREASURER
MARILYN J WOODS
301 N MAIN ST OLD COURTHOUSE
ADRIAN, MI 49221-2714

TAX DETAIL

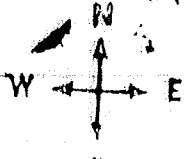
Taxable Value: 9,366 Class: 101
State Equalized Value: 82,300
Assessed Value: 82,300
P.R.E. %: 100

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.

| DESCRIPTION | MILLAGE | AMOUNT |
|-------------|---------|--------|
| STATE ED | 6.00000 | 56.19 |
| COUNTY OPER | 4.94120 | 46.27 |

Total Tax: \$102.46
Administration Fee: \$1.02
Total Amount Due: \$103.48

Delbert Thorben Livestock Exclusion



NOT TO SCALE

TNT LINE



