



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: October 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
Approval of the Minutes of the September 21, 2017, Meeting *[ACTION]* 3
5. Request(s) for Review, Comment, and Recommendation
 - a. Consideration of Township Zoning Amendment(s)
 - (1) #17-10— Woodstock Township *[ACTION]* 5
 - b. Consideration of PA 116 Farmland Agreement(s)
 - (1) #17-21— Dover Township *[ACTION]* 12
 - c. Consideration of Master Plan(s) — None
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, September 21, 2017

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

Members Present: Karol (KZ) Bolton, Lenawee Co. Commission; Carrie Dillon, Education; Rebecca Liedel, Madison Charter Twp.; and James Tipton, Blissfield Twp.

Members Absent: Keith Dersham, City of Adrian, and Ralph Tillotson, Lenawee Co. Commission

Others Present: Grant Bauman, Staff/Recording Secretary

Item 1 **Call to order** — The meeting was called to order at 6:40 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.

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

Item 4 **Approval of Minutes** — Staff submitted the August 17, 2017, meeting minutes for approval.

A motion was made by Comm. Dillon, and seconded by Comm. Bolton, to approve the August 17, 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)** — None.

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

(1) **#17-19 | Riga Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 31 (T8S,R3E) of the Township, noting various application deficiencies identified by staff (see the staff report).

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

(2) **#17-20 | Riga Twp.** — Commissioners reviewed a proposed agreement for a property located in Section 26 (T8S,R3E) of the Township, noting various application deficiencies identified by staff (see the staff report).

A motion was made by Comm. Tipton, and seconded by Comm. Dillon, 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) **2017-2021 edition of the Region 2 Planning Commission Comprehensive Economic Development Study (CEDS)** — Staff presented a summary of the economic development master plan, which covers Lenawee County as well as the Counties of Hillsdale and Jackson, to the Commission. Discussion regarding the CEDS ensued. The document can be downloaded from the “Economic Development” page of the Region 2 Planning Commission’s website: www.region2planning.com.

A motion was made by Comm. Bolton, and seconded by Comm. Liedel, to accept the presentation. *The motion passed unanimously.*

- (2) **Summerfield Township Master Plan** — Staff announced that the County received a Notice of Intent from Summerfield Township (Monroe County) to prepare an update to its master plan.
- (3) **LCPC Webpages** — Staff announced updates to the Commission’s suite of webpages on the Region 2 website: www.region2planning.com/lenawee-county-planning-commission/.
- (4) **Fairfield Township Rezoning** — Staff notified Commissioners that it forgot to place a proposed rezoning in the unincorporated village of Weston on the agenda. The Fairfield Township Clerk was notified of the oversight and an apology was made. That same apology was made to County Planning Commissioners.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** The meeting was adjourned at 7:40 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary



Lenawee County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201
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COORDINATED ZONING REVIEW | #17-10

Petitioner: Township of Woodstock

Date: October 19, 2017

Petition Type: Proposed text amendment

Petition Description: **Various text amendment to the *Woodstock Township Zoning Ordinance***

Summary

The Woodstock Township Planning Commission reviewed a variety of proposed amendments to the May 3, 2012 edition of its Zoning Ordinance (please see the attached background material), and recommends approval of two of those amendments, according to the 9/28/17 meeting minutes:

10.3.17 Utilities and Storm Drainage.

...

- B All sanitary sewage facilities, including plumbing connections to each manufactured home site, shall be constructed so that all facilities and lines are protected from freezing, from bumping or from creating any type of nuisance or health hazard. Running water from a state tested and approved supply, designed adequately for a minimum flow of two hundred (200) gallons per day per manufactured home site shall be piped to each trailer. Sewer connections shall not exceed ten ~~(m)~~ feet in length above ground.

...

15.4.6 **Number of Permitted Accessory Structures.** Subject to the maximum lot coverage provisions of Article XV the following regulations shall govern the number of accessory structures permitted on a single lot of record:

- A In all Residential Districts (RNF, RL, RS, RM) no more ~~the than~~ one (1) attached and one (1) detached accessory structure shall be permitted.*

...

** The Township Planning Commission originally changed 'the' to 'then' and LCPC staff suggests that 'the' should be changed to 'than'.*

The Township Planning Commission also wants to remove “#24 Excavation Surcharge. . . from [the] zoning book”, according to the 9/28/17 meeting minutes. After some investigation LCPC staff learned that there is a separate stand-alone ordinance for a specific Woodstock Aggregate LLC pit and an online search revealed a Woodstock Aggregate pit on Round Lake Road. It is that ordinance which calls for a 2¢ per ton surcharge on the aggregate mined from that pit (i.e., #24 Excavation Surcharge).

Finally, the Woodstock Township Planning Commission also considered adding storage units to the listing of conditional uses permitted in the Agricultural District (Section 4.3). The 9/28/17 meeting minutes records the discussion surrounding the proposal, including 7 emails opposed to the request.

Analysis and Recommendation

Township Planning Commission Recommendations – The Woodstock Township Planning Commission recommends:

1. **Approval** of the proposed Zoning Ordinance text amendments to Sections 10.3.17.B and 15.4.6.A (see the background information).
2. **Approval** of deleting “#24 Excavation Surcharge . . . from [the] zoning book” (see the background information).
3. **Disapproval** of adding storage units to the listing of conditional uses permitted in the Agricultural (AG) or Lake Residential (RL) Districts (i.e., Section 4.3) (see the background information).*

* *The Township Planning Commission motion was to recommend “denial of adding self-storage units as a conditional use” in the AG or RL (Lake Residential) Districts, according to the 9/28/17 meeting minutes. Although it was stated in the minutes, “motion denied”, the vote was 5-2 to deny the amendment. LCPC staff submits that the minutes should be changed to state that the motion to deny was approved. It should also be noted that there was no reference in the minutes to the RL District prior to the motion being made.*

LCPC Staff Analysis[^] – Staff concurs with the proposed amendments to Sections 10.3.17.B and 15.4.6.A, as modified. They are minor and do not change the meaning of the sections.

As noted above, the ‘excavation surcharge’ referred to in another motion pertains to an item in a separate stand-alone ordinance regarding the Woodstock Aggregate pit located on Round Lake Road. *The LCPC has no review authority over Township ordinances other than zoning.* Having said that, staff has no issue with removing Item #24 from that ordinance if the Township does not wish to continue receiving the 2¢ per ton surcharge on the aggregate mined from the pit.

Staff agrees with the Township Planning Commission recommendation to disapprove adding ‘storage units’ to the listing of conditional uses permitted in the Agricultural District (i.e., Section 4.3)—or the Lake Residential District as included in the approved motion. That use is better suited in the Township’s General Industrial District (I) as a permitted use and perhaps the Highway Service Commercial District (C-3) as a conditional use.

Based upon the above analysis, staff advises the Lenawee County Planning Commission (LCPC) to:

1. Recommend **APPROVAL** of the proposed amendments to Sections 10.3.17.B and 15.4.6.A, as modified, of the Zoning Ordinance to the Woodstock Township Board.
2. **TAKE NO ACTION** on the proposed amendment of the stand-alone Woodstock Aggregate LLC pit ordinance (as it is beyond the purview of the LCPC).
3. Recommend **DISSAPPROVAL** of the proposed amendments to Sections 4.3 and 7.3 of the Zoning Ordinance to the Woodstock Township Board, which would add storage units to the listings of conditional uses permitted in the Agricultural (AG) and Lake Residential (RL) Districts.

Actions the LCPC can take:

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

[^] LCPC staff noticed that the 9/28/17 meeting minutes include the following: “The zone on a parcel which states on the tax bill is what moves forward for permits.” People should be made aware that the use stated on the tax bill for a property is not necessarily the same as the zoning of the property. The use may be legally nonconforming or the assessor may consider a use to be commercial in nature even though it is allowed in some noncommercial districts (e.g., a golf course in an AG district).

LCPC Case #: _____
(For LCPC Use Only)

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.)

REMOVE IAN #24 IN WOODSTOCK TOWNSHIP MINERAL ORD
REQUEST TO ADD CONDITIONAL USE TO AG-1 FOR STORAGE FACILITY (DOWNS)
MAKE NOTED CHANGES AS PER THE MINUTES FOR ORDINANCES TWP

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 _____ 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 SEP day 28th year 2017

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month SEP day 11 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: Adrian 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. THE ADDITION OF CAG USES

Josie Josypits, Recording Secretary SEP 1 28th 2017 (enter date) AG-1

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.
- _____ () Chair or () 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

August 21, 2017

Planning Commission Workshop

Attendees: J. Burke, D. Corder, D. Crawford, J. Ellis, J. Josephs, R. Kennard, J. Votzke
Absent: None

Chairman Jim Ellis brought workshop to order at 6:32pm, followed by the pledge of allegiance.

Discussion topics: Ordinance, public was welcome to attend and listen.

Michigan Zoning Enabling Act ~ Act 110 of 2006 revised February 03, 2015 courtesy of www.legislature.mi.gov was given to all members to use as a reference.

Lenawee County Planning Commission memo dated October 121, 2016; targeting Zoning Ordinance map amendment (i.e., rezoning) referring page 2 CZ#16-12 was given to all members. Recommended for review upon updating the Master Plan when that time comes.

Need to review spot zoning.

2.4.8: Apartments (over garage) – no action.

13.2.6: Article VII – no action.

10.3.3: Landscaping – question on changing *may* to *shall*; agreed on *may*.

10.3.7: Streets (section D) – no action.

10.3.10: Outdoor Storage – question on changing *may* to *shall*; agreed on *may*.

10.3.17: Utilities and Storm Drainage (section B) – remove (*m*) from the last sentence.

10.3.20: Sale of homes – remove pending talking with Township lawyer.

15.4.6: Number of Permitted Accessory Structures (section A) – change *the* to *then*.

15.4.7: Freestanding Accessory Structures – no action.

16.6.4: Storage of Materials – question on changing *may* to *shall*; agreed on *may*.

16.7: Travel Trailers – no action. Question being raised to Township lawyer regarding lake residential district around no RV/Trailer camping on lake front lots for longer periods of time.

18.3; 18.3.6; 18.7: Building in Commercial & Industrial will be reviewed by Township Engineer. Last sentence referenced.

Concerns about the process on how the public brings permits with check to Township office, however that paperwork isn't forwarded to the Planning Commission for review.

WOODSTOCK TOWNSHIP
PLANNING COMMISSION
6486 Devils Lake Hwy
Addison, MI 49220

Chart on office wall showing where things are being done isn't being updated in a timely fashion.

Suggestions were made requesting that the Township Supervisor (or any board member) to mail or email the Planning Commission members any/all materials that will be sent for recommendations by the Planning Commission to review and discuss prior to a public hearing.

This was a general workshop where nothing was passed or no action taken on subjects discussed.

Meeting adjourned at 9:00pm.

Respectfully submitted by
J. Josephs, Recording Secretary

RECEIVED
OCT 02 2017
Woodstock Twp.

WOODSTOCK TOWNSHIP
PLANNING COMMISSION
6486 Devils Lake Hwy
Addison, MI 49220

September 28, 2017

Planning Commission Meeting

Attendees: J. Burke, D. Corder, D. Crawford, J. Ellis, J. Josephs, R. Kennard, J. Votzke
Absent: None

Chairman Jim Ellis brought public hearing meeting to order at 6:29pm followed by the pledge of allegiance.

Discussion topics: proposed changes from May 23, 2012 Woodstock Township Zoning Book.

#24 Excavation Surcharge – proposed to Region 2 and Township Board this be removed from zoning book. D. Corder made a motion to remove, R. Kennard 2nd – motion passes.

2.4.8: Apartments (over garage) – no action taken

13.2.6: Article VII – temporary camping – no action taken

10.3.3: Landscaping – question on changing *may* to *shall*; agreed on *may*

10.3.7: Streets (section D) – no action

10.3.10: Outdoor Storage – question on changing *may* to *shall*; agreed on *may*

10.3.17: Utilities and Storm Drainage (section B) – remove (*m*) from the last sentence

10.3.20: Sale of homes – remove pending talking with Township lawyer; tabled for now

15.4.6: Number of Permitted Accessory Structures (section A) – change *the* to *then*

15.4.7: Freestanding Accessory Structures – no action

16.6.4: Storage of Materials – question on changing *may* to *shall*; agreed on *may*

16.7: Travel Trailers – no action. Question being raised to Township lawyer regarding lake residential district around no RV/Trailer camping on lake front lots for longer periods of time – tabled for now

18.3; 18.3.6; 18.7: Building in Commercial & Industrial area within Township will be reviewed by Township Engineer. Last sentence referenced, standard procedure.

All board members recommend the above changes be adopted.

Roll Call: D. Crawford – Yes, J. Votzke – Yes, D. Corder – Yes, R. Kennard – Yes, J. Josephs – Yes, J. Burke – Yes, J. Ellis – Yes. Motion passes.

Add storage units as conditional use to Agriculture. Not allowed on Agriculture in permitted uses.

WOODSTOCK TOWNSHIP
PLANNING COMMISSION
6486 Devils Lake Hwy
Addison, MI 49220

Email #1: Opposed to the request, no need for storage units in this area
Email #2: Opposed to having commercial structure built in the residential area
Email #3: Not able to attend meeting as most of the seasonal residents are long gone, opposed to the request, there is no benefit in having these units located in our area
Email #4: Opposed to the request, this is a quiet residential neighborhood, and will drastically change/lower property values
Email #5: Opposed to the request, concerns of increase of trash pickup, heavy/large trucks, unlit area, crime is currently minimal, these units would be an eye-sore
Email #6: Opposed to the request, not a place for commercial property, will lower property values, and will likely become a junk yard or storage
Email #7: Opposed to the request, destroys the serenity and quiet location of properties and destroys values, will be a 24/7 eyesore, a noise and disruptive lighting problem at all hours of the night, extra noise with added vehicles, trailers, moving trucks

D. Corder: most townships around Woodstock has the verbiage of Zoning Light Industrial with conditional use within zoning books. Self-service subject to, adjacent roads, no vehicle access to street, compatible signing. Most townships don't allow self-storage in Agriculture.

Township map around zoning needs to be updated as soon as possible! Public request that there be a label stated on the map to state "not update", work in progress.

Is there a lot of requests for rezoning or an isolated parcel? Referred to as spot zoning which is against the law.

The road going into Clarks Cove is not designed for commercial traffic. Parts are only a one vehicle width. Safety issue at hand, children playing.

Builder for 25 years, commented that what the Master Plan on the wall stands, until otherwise proved with a changed. It is up to the person to request that a piece of property be changed/rezoned, which reflects against spot zoning which is against the law.

There is a market for self-storage units. **The zone on a parcel which states on the tax bill is what moves forward for permits.**

D. Corder made a motion that this board recommends denial of adding self-storage units as a conditional use to all Agriculture (AG-1) or Lake Residential (RL-1, RS-1) to the Township Board; D. Crawford 2nd the motion.

Roll Call: J. Burke – Yes, D. Corder – Yes, D. Crawford – Yes, J. Josephs – No, R. Kennard – Yes, J. Votzke – No, J. Ellis – Yes. Motion denied. All paperwork will be forwarded to Region 2 and Woodstock Township Board for final decisions.

All WDO numbers related to targeted parcels will be given to the township clerk to clarify against permits. This was a public hearing where nothing was approved or action taken on subjects discussed. All discussion and recommendations will be passed onto Region 2 and Woodstock Township Board.

Meeting was adjourned at 7:28 pm.

Respectfully submitted by
J. Josephs, Recording Secretary



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PA 116 FARMLAND AGREEMENTS | FA #17-21

Applicant: Johannes Vanderhoff Trust and
Gertruda Vanderhoff-Joosten Trust
9701 Haley Road
Clayton, MI 49235

Meeting Date: October 19, 2017

Property Location: The subject property is located in Section 29 of Dover Twp. (T7S,R2E), on the south side of Tomer Road, west of Whaley Highway (see Maps 1a & 1b).

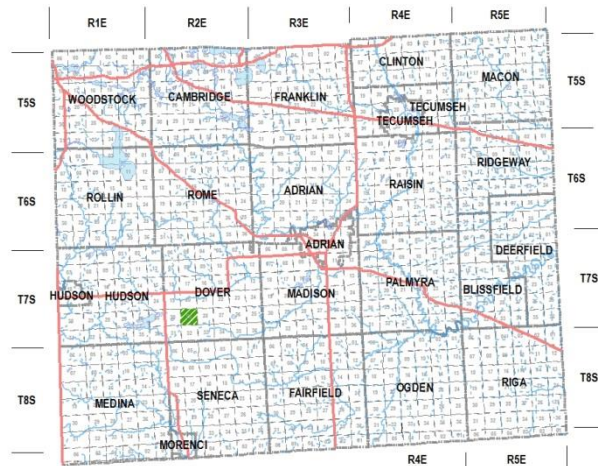
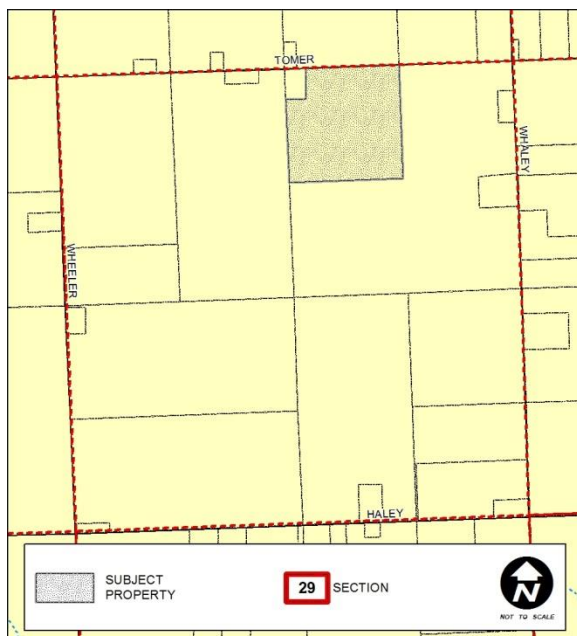
Acreage: The subject property has an area of 37.75 acres, all of which are used for the agricultural enterprise of ‘cash crops’. The average gross annual income per acre is \$640, well above the \$200 per acre minimum for parcels less than 40 acres. There are no buildings located on the property (see Maps 3a & 3b).

Term: 20 years

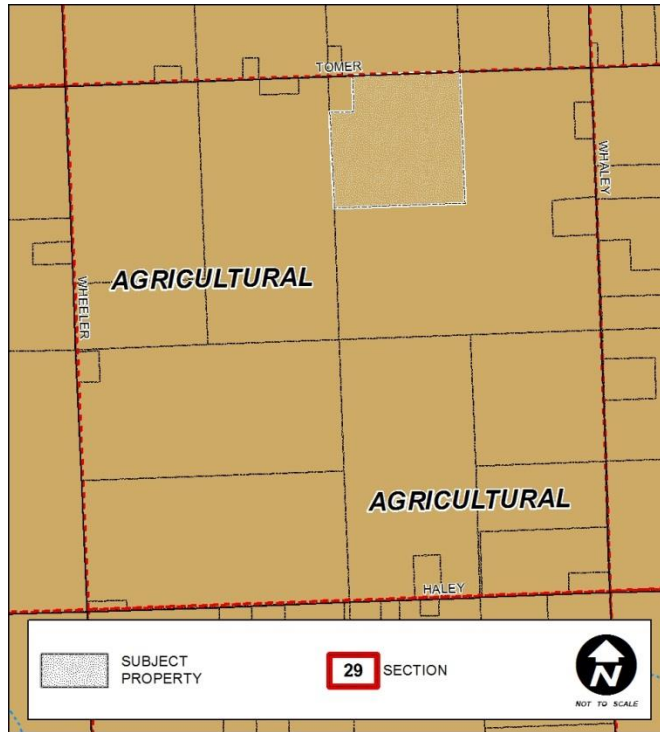
Future Land Use: The *Lenawee County Comprehensive Land Use Plan* places the property in the midst of an area recommended for “Agricultural” uses (see Map 2).

Staff Comments: It is not noted if mineral rights are leased (Question #12). The “5 acres or more but less than 40 acres” line is not checked (Question #IVb). The number of buildings (which is 0) is not listed (Question #16g).

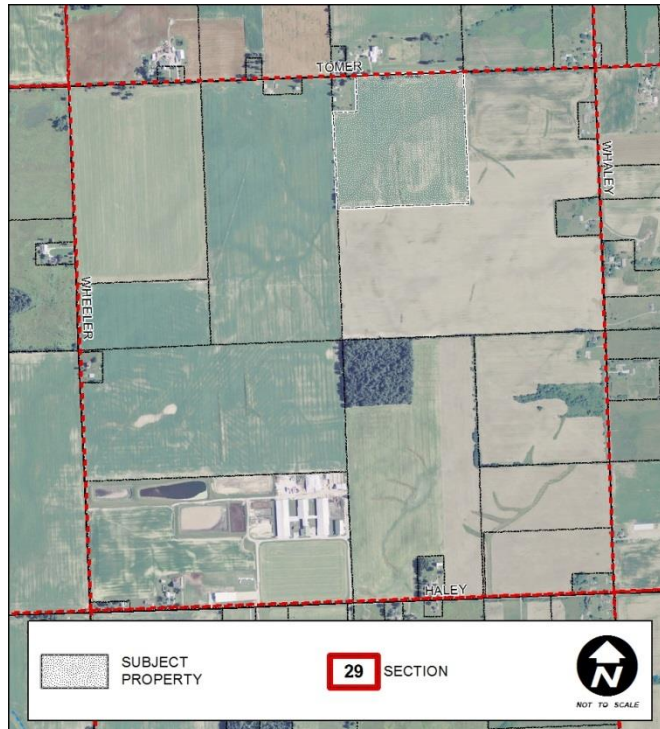
Maps 1a & 1b Location Maps



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: 9-27-17
Application No: 364
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: Vandenthoff Last Johannes First [Signature] Initial

(If more than two see #15) Vandenthoff-Joosten Last Gertruda First [Signature] Initial

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

[X] Married [] Single

2. Mailing Address: 9701 Street Haley Road Clayton City MI State 49235 Zip Code

3. Telephone Number: (Area Code) (517) 445-2748

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (517) 662-9106

5. E-mail address: hofflandfarms@gmail.com

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

6. County: Kalamazoo 7. Township, City or Village: Dover

8. Section No. 29 Town No. 7 Range No. 2 E

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 [X] No

If "Yes", please explain circumstances:

12. Does the applicant own the mineral rights? [] Yes [X] 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 [X] No If "Yes", indicate to whom, for what purpose and the number of acres involved:

14. Is land being purchased under land contract [] Yes [X] 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: Johannes Petrus Antonius Vandu Hoff Title: trustee

Name: Gertruda Francisca Johanna Vandu Hoff Title: trustee
Joosten

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 37.75 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 37.75

c. Total number of acres being applied for (if different than above): 37.75

d. Acreage in cultivation: 37.75

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

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

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):**

\$ 24160.⁰⁰ : 37.75 = \$ 640.⁰⁰ (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); 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.

[Signature]
(Signature of Applicant)
Tud Hoff
(Co-owner, if Applicable)
9-24-17
(Date)

(Corporate Name, If Applicable)

(Signature of Corporate Officer)
Trustees
(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: 9/27/17 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Lenawee
 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

____ 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.**

<p>Please verify the following regarding Reviewing Agencies (sending a copy to reviewing agencies is required):</p> <p>COPY SENT TO:</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>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</p> <p><input checked="" type="checkbox"/> Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p><input checked="" type="checkbox"/> Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p><input checked="" type="checkbox"/> 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>
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Questions? Please call Farmland Preservation at (517) 284-5663

DOVER TOWNSHIP 2016 WINTER TAX BILL

MESSAGE TO TAXPAYER

PLEASE SEND PAYMENTS TO DOVER TOWNSHIP TREASURER
102 E MAUMEE ST, ADRIAN, MI 49221

OR PAY AT TOWNSHIP HALL:
DEC 31ST 9 AM - 12:00 NOON OR
FEB. 12TH 9:30 AM - 12:30 PM

FOR QUESTIONS ON AMOUNT, PLEASE CALL LYNN BALICE
517-547-5671

PAYMENT INFORMATION

This tax is payable: Dec. 1, 2016 Thru Feb. 14, 2017

Pay by mail to: DOVER TOWNSHIP
DONNA BAKER, TREASURER
102 E MAUMEE ST
ADRIAN, MI 49221

PROPERTY INFORMATION

Property Assessed To:
VANDERHOFF, JOHANNES PETRUS, TRUST
G F JOHANN VANDERHOFF JOOSTEN TRUST
9701 HALEY RD
CLAYTON, MI 49235

School: 46080 HUDSON

Property #: DVO-129-2050-00

Property Addr: 9000 TOMER RD BLK

Legal Description:
NW 1/4 OF NE 1/4 EX PARCEL OUT OF NW COR
BEING 242 FT E AND W BY 360 FT N AND S
CONT 2 ACRES SEC 29

TAX DETAIL

Taxable Value:	17,167	Class:	101
State Equalized Value:	55,700		
Assessed Value:	55,700		
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
DEPT AGING	0.73200	12.56
MED CARE	0.18960	3.25
VETERANS' RELIEF	0.05000	0.85
LENAWEE INT SCH	7.27960	124.96
SCHOOL DEBT	0.20000	3.43
SCHOOL BOND	3.66000	62.83
SCHOOL OPER	18.00000	0.00
TWP TAX	0.80050	13.74
ALS	0.99310	17.04
ROADS/BRIDGES	1.95600	33.57
HD CARNEIGIE LIB	0.75000	12.87
DELINE & EXT	0.00000	111.20

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.

Total Tax:	\$396.30
Administration Fee:	\$0.00
Total Amount Due:	\$396.30



STATE OF MICHIGAN - LENAWE COUNTY
RECORDED 02/09/2015 10:01:47 AM D.W.A.
Carolyn S. Bater, REGISTER OF DEEDS \$17.00

LENAWE COUNTY TREASURER
TAX CERTIFICATE NO. 201

FEB - 9 2015



LENAWE COUNTY
FEBRUARY 09, 2015
RECEIPT # 718867

STATE OF MICHIGAN
REAL ESTATE
TRANSFER TAX \$200.75- CO
\$1,388.75- ST
Stamp # 23781

MARILYN J. WOODS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That

RANDY E. SWANDER, TRUSTEE, also known as Randy Eugene Swander, and **PEGGY A. SWANDER, TRUSTEE**, also known as Peggy Ann Swander, as **Co-Trustees of the Swander Family Living Trust dated July 30, 2003**, whose address is 9392 West Carleton Road, Clayton, MI 49235,

Convey(s) and Warrant(s) to

JOHANNES PETRUS ANTONIUS VANDERHOFF, TRUSTEE of the **JOHANNES PETRUS ANTONIUS VANDERHOFF LIVING TRUST**, as to *undivided 1/2 interest*, and **GERTRUDA FRANCISCA JOHANNA VANDERHOFF JOOSTEN, TRUSTEE** of the **GERTRUDA FRANCISCA JOHANNA VANDERHOFF JOOSTEN LIVING TRUST**, as to *undivided 1/2 interest*, whose address is 9701 Haley Road, Clayton, MI 49235,

the following described premises commonly known as 9000 Tomer Road Block and situated in the Township of Dover, County of Lenawee, and State of Michigan, to-wit:

The Northwest 1/4 of the Northeast 1/4 of Section 29, Town 7 South, Range 2 East; EXCEPTING AND RESERVING THEREFROM that parcel described as commencing in the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 29, Town 7 South, Range 2 East; thence East 94 feet; thence South 170 feet; thence West 94 feet parallel with the first course; thence North 170 feet parallel with the second course to the place of beginning;

ALSO EXCEPTING AND RESERVING THEREFROM that parcel described as commencing in the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 29, Town 7 South, Range 2 East; thence East 94 feet for a further place of beginning; thence running further East along said Section line, 148 feet; thence South parallel with the Section line 360 feet; thence West parallel with the first course 242 feet to the Section line; thence North along said Section line 190 feet; thence East parallel with the first course 94 feet; thence North parallel with the East bound 170 feet to the further place of beginning.

for the full consideration of **ONE HUNDRED EIGHTY TWO THOUSAND FOUR HUNDRED (\$182,400.00) Dollars**,

The Grantor grants to the Grantee the right to make all possible division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967.

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.

subject to easements and restrictions of record,

Dated this 6th day of February, 2015,

KNOW ALL MEN BY THESE PRESENTS: That

RANDY E. SWANDER, TRUSTEE, also known as Randy Eugene Swander, and **PEGGY A. SWANDER, TRUSTEE**, also known as Peggy Ann Swander, as **Co-Trustees of the Swander Family Living Trust dated July 30, 2003**, whose address is 9392 West Carleton Road, Clayton, MI 49235,

Convey(s) and Warrant(s) to

JOHANNES PETRUS ANTONIUS VANDERHOFF, TRUSTEE of the JOHANNES PETRUS ANTONIUS VANDERHOFF LIVING TRUST, as to undivided 1/2 interest, and **GERTRUDA FRANCISCA JOHANNA VANDERHOFF JOOSTEN, TRUSTEE of the GERTRUDA FRANCISCA JOHANNA VANDERHOFF JOOSTEN LIVING TRUST**, as to undivided 1/2 interest, whose address is 9701 Haley Road, Clayton, MI 49235,

the following described premises commonly known as 9000 Tomer Road Block and situated in the Township of Dover, County of Lenawee, and State of Michigan, to-wit:

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subject to easements and restrictions of record,


Dated this 6th day of February, 2015,

Signed and Sealed:

The Swander Family Living Trust
Dated July 30, 2003



Randy E. Swander, aka Randy Eugene Swander, Co-Trustee



Peggy A. Swander, aka Peggy Ann Swander, Co-Trustee

✓ ATCL ✓

County of Lenawee } ss
County of Lenawee }

The foregoing instrument was acknowledged before me this 6th day of February, 2015, by Randy E. Swander, aka Randy Eugene Swander and Peggy A. Swander, aka Peggy Ann Swander, Co-Trustees of the Swander Family Living Trust dated July 30, 2003.

My Commission expires
December 20, 2020

BETH A. FETZER
Notary Public, Lenawee Co., MI
Acting In Lenawee Co., MI
My Comm. Expires Dec. 21, 2020

Beth A. Fetzer
Beth A. Fetzer
Notary Public, Lenawee County, MI
Acting in Lenawee County, MI

Instrument drafted by Douglas Hartung, Attorney at Law, 102 West Maumee, Adrian, MI 49221.
Tax Property No. DV0-129-2050-00.
After recording, return to American Title Company of Lenawee, 142 North Winter Street, Adrian, MI 49221.