



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: March 15, 2018

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 December 21, 2017, Meeting *[ACTION]* 3
 - Approval of the Corrected Minutes of the October 19, 2017, Meeting *[ACTION]* 5
5. Request(s) for Review, Comment, and Recommendation
 - a. Consideration of Township Zoning Amendment(s)
 - (1) #18-01— Madison Charter Township *[ACTION]* 9
 - (2) #18-02— Macon Township *[ACTION]* 35
 - (3) #18-03— Cambridge Township *[ACTION]* 49
 - b. Consideration of PA 116 Farmland Agreement(s) — None
 - (1) #18-01— Ogden Township *[ACTION]* 61
 - (2) #18-02— Riga Township *[ACTION]* 77
 - c. Consideration of Master Plan(s) — None
6. Other Business
 - a. Old Business — None
 - b. New Business
 - (1) 2017 Annual Dinner
7. Public Comment *[2 MINUTE LIMIT]*
8. Commissioner Comment
9. Adjournment

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Phone (517) 788-4426 • Fax (517) 788-4635

MEETING MINUTES

Thursday, December 21, 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 Township; and James Tipton, Blissfield Township

Members Absent: Ralph Tillotson, Lenawee County Commission

Others Present: Grant Bauman, LCPC Staff/Recording Secretary; Terry Etter, Madison Charter Township; and Larry Liedel

Item 1 **Call to order** — The meeting was called to order at 6:30 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 12/21/17 meeting agenda for approval.

A motion was made by Comm. Dersham, and seconded by Comm. Dillon, to approve the December 21, 2017, meeting agenda as submitted. *The motion passed unanimously.*

Item 4 **Approval of Minutes** — Staff submitted the 11/16/17 meeting minutes for approval.

A motion was made by Comm. Bolton, and seconded by Comm. Tipton, to approve the November 16, 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) **#17-13 | Madison Charter Township** — Commissioners reviewed proposed *Madison Charter Township Zoning Ordinance* text amendments regarding "medical marihuana facilities". Staff advised approval of the amendments with comments, noting that the advisement does not include the establishment of the property identified in the staff report as the Medical Marihuana Facilities Overlay District (see the staff report).

Comm. Dersham spoke about the problem of the required 500-foot setback from residential districts as it relates to the identified property. Mr. Etter explained that the Township plans to reduce the setback to 250 feet for any building housing a medical marihuana facility. He also stated that the Madison Charter Township Planning Commission has done its "due diligence". Comm. Dersham noted that smell from processing medical marihuana is a good reason for a setback requirement. Comm. Bolton stated that she is not in favor of medical marihuana facilities, but will vote in favor because the proposed amendments simply create an overlay district. Staff explained that Comm. Liedel will abstain from the vote, per the LCPC bylaws, because she is also serves on the Madison Charter Township Planning Commission.

A motion was made by Comm. Dersham, and seconded by Comm. Bolton, to recommend approval with comments of the proposed amendments to the Madison Charter Township Board as advised by staff. Comm. Tipton requested a roll call vote:

Comm. Bolton Yes
Comm. Dersham Yes
Comm. Dillon Yes
Comm. Liedel Abstain
Comm. Tillotson Absent
Comm. Tipton Yes

The motion passed unanimously with one abstention.

Commissioners and Mr. Etter continued to discuss the proposed Medical Marihuana Facilities Overlay District and medical marihuana facilities in general. Mr. Etter mentioned that the Township considered putting the issue to a vote of the people. However, that was determined to be unnecessary because medical marihuana was already approved in the Township in 2008.

- (2) **#17-14 | Rollin Township** — Commissioners reviewed proposed text amendments to the *Rollin Township Zoning Ordinance* regarding “community supported agriculture”, “u-pick [farm] operations”, and various types of “agricultural commercial/tourism businesses”. Staff advised approval of the text amendments with comments (see the staff report).

A motion was made by Comm. Bolton, and seconded by Comm. Dersham, to recommend approval with comments of the proposed amendments to the Rollin Township Board as advised by staff. *The motion passed unanimously.*

- b. **Consideration of PA 116 Farmland Agreement(s)** — None.
c. **Consideration of Master Plan(s)** — None.

Item 6 **Other Business**

- a. **Old Business** — None.
b. **New Business** — None.

- (1) **2018 LCPC Meeting Schedule** — Commissioners reviewed the proposed 2018 meeting and deadline schedules for the Lenawee County Planning Commission. Staff noted that all of the meetings are scheduled for the third Thursday of the month at 6:30 pm, with the exception of the April meeting when the Commission’s Annual Dinner is held. The proposed deadline for placing an item on a particular agenda is Wednesday of the week preceding the meeting (see the proposed 2018 LCPC Meeting and Deadline Schedules).

A motion was made by Comm. Tipton, and seconded by Comm. Bolton, to approve the 2018 LCPC Meeting and Deadline Schedules. *The motion passed unanimously.*

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** The meeting was adjourned at 7:12 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary



Lenawee County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

MEETING MINUTES **(CORRECTED)**

Thursday, October 19, 2017

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

Members Present: Keith Dersham, City of Adrian; Carrie Dillon, Education; Rebecca Liedel, Madison Charter Township.; Ralph Tillotson, Lenawee County Commission; and James Tipton, Blissfield Township

Members Absent: Karol (KZ) Bolton, Lenawee County Commission

Others Present: Grant Bauman, Staff/Recording Secretary

Item 1 **Call to order** — The meeting was called to order at 6:30 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 the addition of an item under New Business: Consider Recommending the Reappointment of Commissioners Dillon and Tipton to the LCPC.

A motion was made by Comm. Tillotson, and seconded by Comm. Dersham, to approve the agenda as presented with one addition. *The motion passed unanimously.*

Item 4 **Approval of Minutes** — Staff submitted the September 21, 2017, meeting minutes for approval.

A motion was made by Comm. Dillon, and seconded by Comm. Tillotson, to approve the September 21, 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.

(1) **#17-10 | Woodstock Township** — Commissioners reviewed several sets of proposed text amendments to the *Woodstock Township Zoning Ordinance* as well as a stand-alone ordinance regarding what appears to be a Woodstock Aggregate LLC pit on Round Lake Road (see the staff report).

(a) Non-substantive changes/corrections to Section 10.3.17 and Section 15.4.6 of the zoning ordinance. Staff suggested a further change and advised recommending approval of the text amendments as modified (see the staff report).

A motion was made by Comm. Tillotson, and seconded by Comm. Dersham, to recommend approval of the text amendments, as modified and advised by staff. *The motion passed unanimously.*

(b) The removal of a 2¢ per ton surcharge on the aggregate mined from what appears to be a Woodstock Aggregate LLC pit on Round Lake Road. Staff recom-

mended taking no action since the proposed amendment is to a stand-alone ordinance; having said that staff has no issue with the amendment (see the staff report).

Comm. Tillotson noted that the surcharge was made during another time and should be greater.

A motion was made by Comm. Tillotson, and seconded by Comm. Liedel, to recommend approval of the removal of the a 2¢ per ton surcharge on the aggregate mined from what appears to be a Woodstock Aggregate LLC pit on Round Lake Road (i.e., Item #24 of a stand-alone ordinance). *The motion passed unanimously.*

- (c) Adding storage units to the listings of conditional uses permitted in the Agricultural (Section 4.3) and Lake Residential (Section 4.3) districts. Staff advised recommending disapproval of the text amendments (see the staff report).

Comm. Tillotson stated that he thought that adding storage units as a conditional use in the Agricultural (AG) District was not a bad idea and that plans are needed for the developments. Commissioners and staff discussed that a “yes” vote to recommend disapproval of the amendments is essentially a vote to not add storage units as a permitted conditional use in the AG and Lake Residential (RL) districts.

A motion was made by Comm. Dillon, and seconded by Comm. Dersham, to recommend disapproval of the proposed text amendments. Comm. Tillotson requested a rollcall vote: Dersham voted Yes; Dillon voted Yes; Liedel voted No, Tillotson voted No, and Tipton voted **Yes**. *The motion passed with a 3-2 majority.*

When the minutes were originally approved on 11/16/17, Comm. Tipton’s vote was incorrectly recorded as No. The corrected minutes will be presented at the 12/14/17 meeting for approval.

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

- (1) **#17-21 | Dover Township.** — Commissioners reviewed a proposed agreement for a property located in Section 29 (T7S,R2E) of the Township, noting various application deficiencies identified by staff (see the staff report).

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

Item 6 **Other Business**

- a. **Old Business** — None.

b. **New Business**

- (1) **Consider Recommending the Reappointment of Commissioners Dillon and Tipton to the Commission** — Staff explained that the terms of Commissioners Dillon and Tipton expire at the end of 2017 and County Administration is seeking recommendations regarding their reappointment. Comm. Dillon stated that she is not seeking reappointment to the LCPC. Comm. Tipton would like to be reappointed.

A motion was made by Comm. Liedel, and seconded by Comm. Dersham, to recommend the reappointment of Comm. Tipton to the Lenawee County Planning Commission. *The motion passed unanimously.*

A motion was made by Comm. Liedel, and seconded by Comm. Tillotson, to thank Comm. Dillon for her service on the Planning Commission. *The motion passed unanimously.*

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** The meeting was adjourned at 7:30 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Grant E. Bauman". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Grant E. Bauman, Recording Secretary

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Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

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Phone (517) 788-4426 • Fax (517) 788-4635

COORDINATED ZONING REPORT | #18-01

To: County Planning Commissioners

From: Grant E. Bauman, AICP

Date: March 15, 2018

Proposal: Rezoning of property to the Medical Marihuana Facilities Overlay (MMFO) District in Section 1 of Madison Charter Township

Purpose

The proposal is to rezone the subject property to the "Medical Marihuana Facilities Overlay (MMFO) District" for the purpose of permitting medical marihuana facilities (see the background information).

Location and Size of the Property

Location – The subject property (MD0-101-4040-00) is located at 1607 E. Maumee Street, east of the City of Adrian, in Section 1 (T7S-R3E) of Madison Charter Township (see Figure 1).

Size – The subject parcel has an area of approximately 26 acres.

Land Use and Zoning

Current Land Use – The Rezoning Worksheet Form states that the subject property is currently vacant (see the background information).

Future Land Use – Madison Charter Township's future land use map places the subject property in a "Light Industrial" area (see Figure 2). Lenawee County's future land use map recommends "Intensive Development" in the general area (see Figure 3).

Current Zoning – The subject property is zoned "Light Industrial (I-1)" (see Figure 4). Properties on the south side of Maumee Street are zoned "General Highway Commercial (C-2)" and "Low Density Single-Family Residential (R-1)" and properties to the east are also zoned "R-1".

Public Facilities and Environmental Constraints

Public Road/Street Access – Maumee Street, a county primary roadway, provides direct access to the property.

Public Water and Sewer – Public water and sewer are available (see the background information).

Environmental Constraints – Madison Charter Township indicates that there is soil contamination (see the background information).

Analysis and Recommendation

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

CZC Staff Analysis – A recent zoning ordinance text amendment (recommended for approval with comments by the LCPC on 12/21/17) permits the establishment of a “Medical Marihuana Facilities Overlay (MMFO) District” in the “Light Industrial (I-1)” and “General Industrial (I-2)” districts. The subject property is adjacent to “R-1” zoning districts to the east and south. Section 5.23.01.i of the new standards requires a 250-foot setback from a residentially zoned district as well as public/private educational institutions or parks/recreation facilities. This requirement needs to be taken into account when the site plan for the medical marihuana facility is reviewed.

CZC Staff Recommendation – Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL** of the proposed rezoning. This 250-foot setback requirement from the adjacent “R-1” districts should be taken into account when the site plan for the medical marihuana facility is reviewed.

Recommended Actions:

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

**Figure 1
Location**

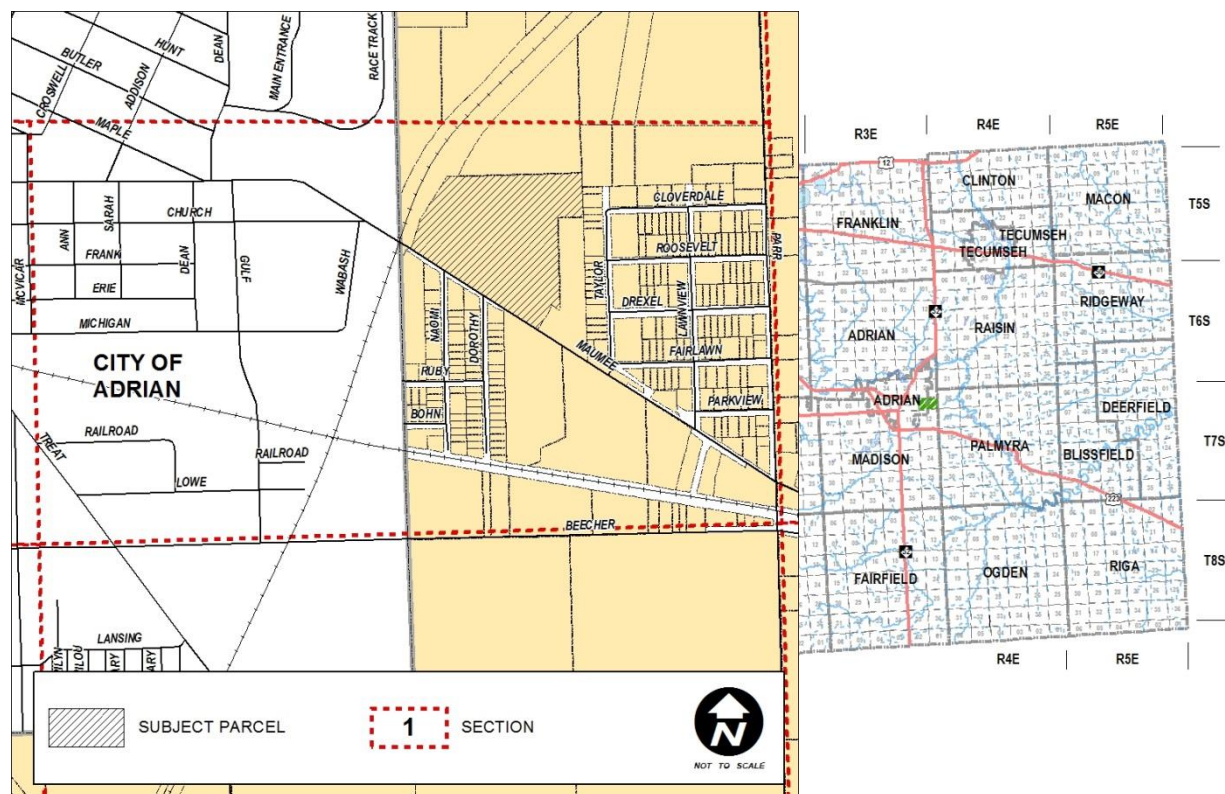


Figure 2
Township Future Land Use

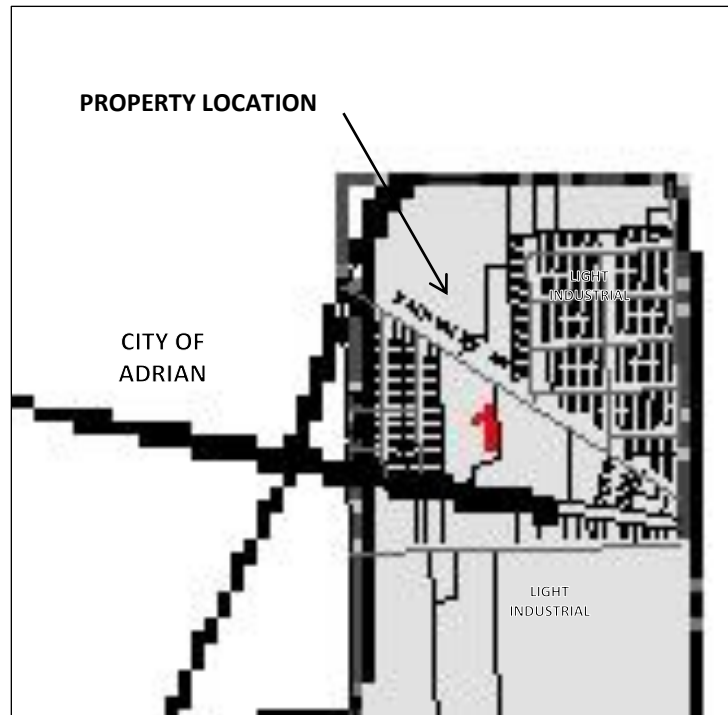


Figure 3
County Future Land Use

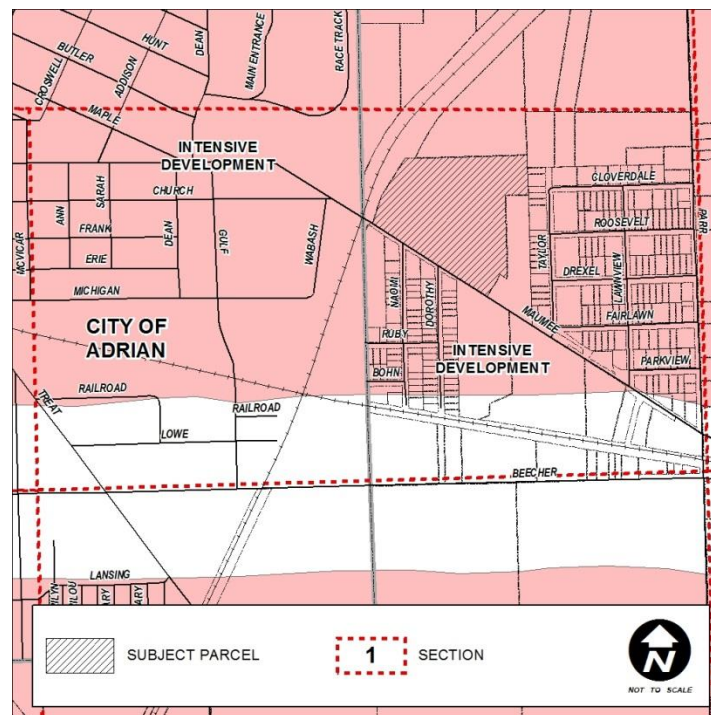


Figure 4
Township Zoning

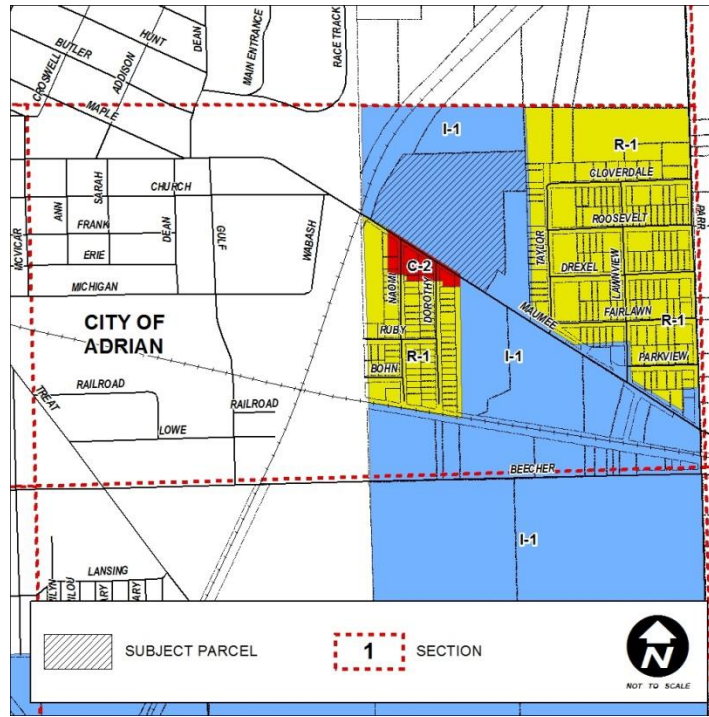


Figure 5a
Aerial Photo

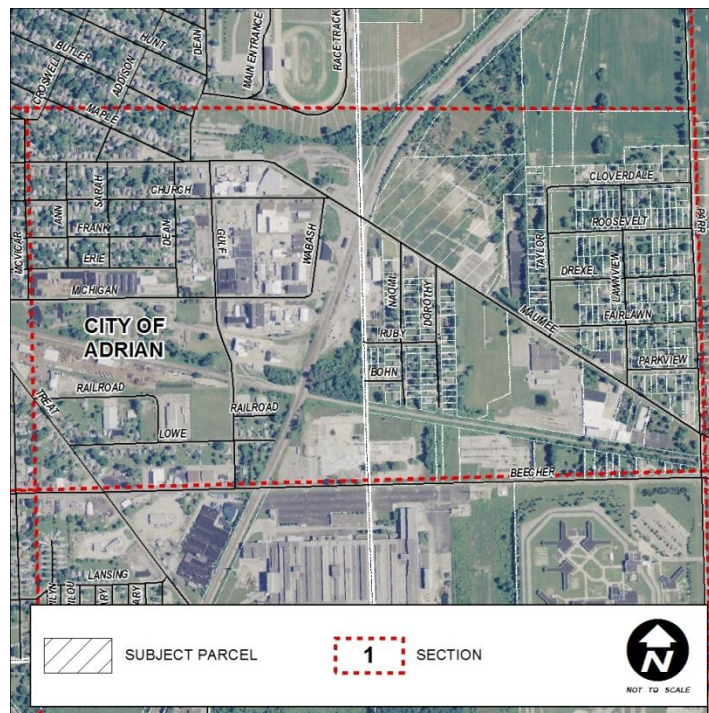


Figure 5b
Aerial Photo



01/23/2018

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 Charle/Madison 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.)

Parcel Tax ID # MDO-101-4040-00, 32.69 Acres, Sections #1 and #36. (See Attached Map + description)

1. The above described property has a proposed zoning change FROM I-1 Light Industrial ZONE TO Medical Marijuana Overlay District ZONE.
2. PURPOSE OF PROPOSED CHANGE: Purpose of Permitting Medical Marijuana Facilities

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.)
See Attached Medical Marijuana Overlay District

- C. PUBLIC HEARING on the above amendment was held on: month 01 day 22 year 2018
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 01 day 03 year 2018
(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.
Ted Dusean (☒) Chair or () Secretary 01 / 22 / 2018 (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

01/23/2018

LCPC Case #: 18 - 01
(For LCPC Use Only)**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: Charter Township of Madison Township Case #: 2017-2
 Township official we may contact: Terry T. Etter Phone #: (517) 263-9313
 Applicant: Charter Township of Madison Phone #: (517) 263-9313
 Rezoning Request: From: Light Industrial (I-1) To: Medical Marijuana Overlay District
 Property Location: Section(s): #1 & #36 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"): 32.69 Acres parcel "A"

Please attach location map ☒ Yes ☐ NoWhat is the existing use of the site? Light Industrial - Bare LandWhat is the proposed use of the site? I-1 with overlay district for the purpose of permitting medical marijuana facilities

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

North: Agricultural
East: IndustrialSouth: Industrial
West: Industrial

What are the surrounding Zoning Districts?

North: Agriculture (AG-1)
East: Light Industrial (I-1)South: Light Ind (I-1)
West: Light Ind (I-1)What is the suggested use of the site on the Township's Land Use Plan map? Light IndustrialIs municipal water currently available? ☒ Yes ☐ No Will it be made available? ☒ Yes ☐ No If yes, when? nowIs municipal sewer currently available? ☒ Yes ☐ No Will it be made available? ☒ Yes ☐ No If yes, when? nowDoes the site have access to a public street or road? ☒ Yes ☐ No If yes, name Maumee StreetAre there any known environmental constraints on the site? ☒ Yes ☐ No☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☒ Soil(s)☐ Other (please specify) See Attached 2011 Report Summary.

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.

NOTE: This survey was revised on September 14, 2012.
The drawing was revised but field boundary corners were not re-surveyed or verified at this time.

POINT OF BEGINNING
NE COR, W 1/4, SE 1/4,
SECTION 1

$R = 193.18'$
 $A = 62.96'$
 $CH = S 05^{\circ}36'46'' W$
62.68'

N $87^{\circ}15'20'' E$
77.88'

980.87'
S $01^{\circ}41'00'' E$

S $02^{\circ}42'32'' E$ 319.42' FIP
S $87^{\circ}15'20'' W$ 178.88'

N $57^{\circ}01'31'' W$ 71.98'
S $31^{\circ}37'23'' W$ 149.32'
FIP
29.9 NORTH
0.24 EAST

$R = 127.55'$
 $A = 56.25'$
 $CH = S 18^{\circ}59'25'' W$
55.80'

32.69 ACRES

LEGEND

FIP - FOUND IRON PIPE
FD PK - FOUND PK NAIL
SRR - SET RE-ROD

$R = 1829.86'$
 $A = 868.69'$
 $CH = N 31^{\circ}22'49'' E$
860.56'

NORFOLK AND
WESTERN RAILROAD

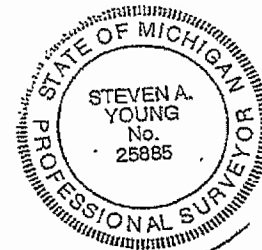
N $17^{\circ}46'49'' E$
224.68'

PLAN OF SURVEY FOR:

Dragun Corporation

HYDRO ALUMINUM PLANT
CITY OF ADRIAN, LENAWEE COUNTY, MICHIGAN

DATE: MARCH 15, 1995
SCALE: 1" = 250'
JOB NO.: 950219
FILE NAME: C:\ACAD\DWG\AC950219 ORIGINAL
REVISD: APRIL 14, 1995
APRIL 19, 1995
APRIL 20, 1995
SEPTEMBER 14, 2012
FILE NAME: C:\PROJECTS\AC120909\AC120909.DWG



Steven A. Young
Professional Surveyor No. 25885

LIBER 2483 PAGE 0919 5 of 7

Description

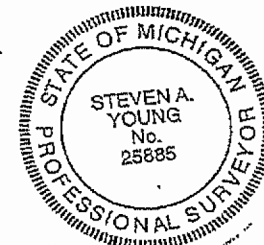
Adrian & Madison Townships, Lenawee County, Michigan

All that part of Fractional Section 1, Town 7 South, Range 3 East, and all that part of Section 36, Town 6 South, Range 3 East, described as commencing at the Northeast corner of the West 1/2 of the Southeast 1/4 of said Fractional Section 1, and running thence S 02° 42' 32" E 319.42 feet; thence S 87° 15' 20" W 178.88 feet; thence S 02° 44' 40" E 803.92 feet to a curve; thence Southwesterly along a 193.18 foot radius non-tangent curve right an arc distance of 62.96 feet (chord bearing and distance being S 05° 36' 46" W 63.68 feet); thence N 57° 01' 31" W 71.98 feet; thence Southwesterly along a 127.55 foot radius curve right an arc distance of 56.25 feet (chord bearing and distance being S 18° 59' 25" W 55.80 feet); thence S 31° 37' 23" W 149.32 feet to the center line of East Maumee Street; thence N 58° 26' 00" W along said center line 1088.77 feet to the Southeasterly right of way line of the Norfolk and Western Railway; thence N 17° 46' 49" E 224.68 feet along said right of way line; thence Northeasterly along a 1829.86 foot radius curve right an arc distance of 868.69 feet (chord bearing and distance being N 31° 22' 49" E 860.56 feet); thence N 44° 58' 49" E 851.20 feet; thence S 01° 41' 00" E 990.87 feet to the East and West 1/4 line of said Fractional Section 1; thence N 87° 15' 20" E along said line 77.88 feet to the place of beginning. Containing 32.69 acres.

Subject to easements and restrictions of record, if any.

ADO-136-4700-00 (Adrian)

MDO-101-4040-00 (Madison) (



Steven A. Young
Steven A. Young
Professional Surveyor No. 25885

PLAN OF SURVEY FOR:

Dragun Corporation

HYDRO ALUMINUM PLANT

CITY OF ADRIAN, LENAWEE COUNTY, MICHIGAN

DATE: MARCH 15, 1995

SCALE: 1" = 250'

JOB NO.: 850219

FILE NAME: C:\ACAD\DWG\AC850219 ORIGINAL

FILE NAME: C:\PROJECTS\AC120909\AC120909.DWG

REVISED: APRIL 14, 1995

APRIL 19, 1995

APRIL 20, 1995

SEPTEMBER 14, 2012

AFFP

001/Hearing/Jan 22, 2018

Affidavit of Publication

STATE OF MICHIGAN }
COUNTY OF LENAWEE } SS

Madison Township Planning Commission /
Public Hearing Meeting

Scheduled for
January 22, 2018

Brenda L. Leonard, being duly sworn, says:

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

January 03, 2018, January 04,
2018, January 05, 2018

There will be a public hearing before the Madison Township Planning Commission on January 22, 2018 at 7:00 PM at the Township hall.

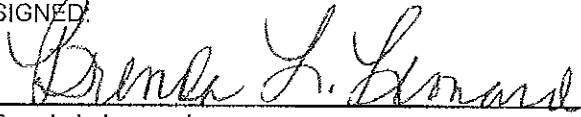
The purpose of this public hearing is to consider the rezoning the following described property located in the Light Industrial District (I-1), to apply the Medical Marijuana Overlay District, previously adopted by the Charter Township of Madison:

Property #MDO-101-4040-00, 1607 E. Maumee Street,
Adrian, MI 49221

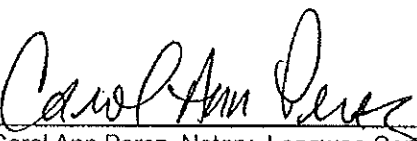
For questions, contact Terry Etter 263-9313.
3T January 3, 4, 5.

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

SIGNED:


Brenda L. Leonard

Subscribed to and sworn to me this 5th day of January 2018.


Carol Ann Perez, Notary, Lenawee County, Michigan

My commission expires: June 01, 2022

04100231 00238879

Terry T Etter
MADISON CHARTER TOWNSHIP
4008 S. Adrian Hwy.
Adrian, MI 49221

"Occupants" letter's sent to the following addresses, 300'/feet from the 1607 E. Maumee St. Adrian, Mi. Address. All are Adrian, Mi. Addresses. Mailed 12/28/2017.

For Public hearing 01/22/2017.

2471 E. Maumee St.

2495 E. Maumee St.

1545 Dorothy St.

1548 Dorothy St.

1568 Dorothy St.

1565 Naomi St.

1557 Naomi St.

1547 Naomi St.

1545 Naomi St.

1560 Naomi St.

1548 Naomi St.

1546 Naomi St.

1544 Naomi St.

1542 Naomi St.

1607 E. Maumee St.

1610 E. Maumee St.

2525 E. Maumee St.

2600 E. Maumee St.

2608 E. Maumee St.

1785 Taylor Ave.

1754 Taylor Ave.

1000 Taylor block

1702 Taylor Ave.

1696 Taylor Ave.

1604 Taylor Ave.

1600 Taylor Ave.

1592 Taylor Ave.

2000 Drexel4blvd

1000 Parr Hwy.

1000 Academy Rd.

1393 Academy Rd.

ADO-136-RAIL-OO (Railroad)

Regards,

Terry Etter

Charter Township of Madison Clerk

CHARTER TOWNSHIP OF MADISON

Ordinance 2017-02

An ordinance to amend the Madison Charter Township Zoning Ordinance, to provide for creating a Medical Marihuana Facilities Overlay District for use in the Light Industrial District (I-1) and the General Industrial District (I-2) for the purpose of permitting medical marihuana facilities.

THE CHARTER TOWNSHIP OF MADISON ORDAINS:

Section 1. Amendment to Section 2.2 Definitions

Section 2.2, Definitions, of the Madison Charter Township Zoning Ordinance, being Ordinance 1, is hereby amended to add the following definitions:

2.2.36-1. Medical Marijuana Facilities Definitions

- a. "Grower" means a licensee that is a commercial entity located in this state that cultivates, dries, trims, or cures and packages marihuana for sale to a processor or provisioning center. A grower can sell seeds or plants to another grower in addition to processors and provisioning centers. One grower may produce clones for others.
- b. "Licensee" means a person holding a state operating license issued under the Medical Marihuana Facilities Licensing Act, MCL 333.27101 et seq.
- c. "Marihuana" or "marihuana" means that term as defined in the Public Health Code, MCL 333.1101 et seq.; the Michigan Medical Marihuana Act, MCL 333.26421 et seq.; the Medical Marihuana Facilities Licensing Act, MCL 333.27101 et seq.; and the Marihuana Tracking Act, MCL 333.27901 et seq.
- d. "Marihuana facility" or "Medical Marihuana facility" means an enterprise at a specific location at which a licensee is licensed to operate under the Medical Marihuana Facilities Licensing Act, MCL 333.27101 et seq., including a marihuana grower, marihuana processor, marihuana provisioning center, marihuana secure transporter, or marihuana safety compliance facility. The term does not include or apply to a "primary caregiver" or "caregiver" as that term is defined in the Michigan Medical Marihuana Act, MCL 333.26421 et

seq. A marihuana facility, or activities associated with the licensed growing, processing, testing, transporting, or sales of marihuana, may not be permitted as a home business or accessory use nor may they include accessory uses except as otherwise provided in this ordinance.

- e. "Processor" means a licensee that is a commercial entity located in this state that purchases marihuana from a grower and that extracts resin from the marihuana or creates a marihuana-infused product for sale and transfer in packaged form to a provisioning center.
- f. "Provisioning center" means a licensee that is a commercial entity located in this state that purchases marihuana from a grower or processor and sells, supplies, or provides marihuana to registered qualifying patients, directly or through the patients' registered primary caregivers. Provisioning center includes any commercial property where marihuana is sold at retail to registered qualifying patients or registered primary caregivers. A noncommercial location used by a primary caregiver to assist a qualifying patient connected to the caregiver in accordance with the Michigan Medical Marihuana Act, MCL 333.26421 et seq., is not a provisioning center for purposes of this article.
- g. "Safety compliance facility" means a licensee that is a commercial entity that receives marihuana from a marihuana facility or registered primary caregiver, tests it for contaminants and for tetrahydrocannabinol and other cannabinoids, returns the test results, and may return the marihuana to the marihuana facility.
- h. "Secure transporter" means a licensee that is a commercial entity located in this state that stores marihuana and transports marihuana between marihuana facilities for a fee. Zoning Districts

Section 2. Amendment to Article 4, Zoning District Regulations, to add Section 4.9A, Medical Marihuana Facilities Overlay District

Article 4, Zoning District Regulations, is amended by adding the following Section 4.9A, Medical Marihuana Facilities Overlay District:

Section 4.9A Medical Marihuana Facilities Overlay District (MMFO)

The State of Michigan has adopted the Medical Marihuana Facilities Act, MCL 333.27101 *et seq.* to permit five different types of medical marihuana facilities. The Medical Marihuana Facilities Overlay District (MMFO) is established as a Special District to permit the establishment of such facilities in the Township.

4.9A.1 Intent

The MMFO Overlay District is intended to overlay certain designated and/or named properties in the Light Industrial District (I-1) and the General Industrial District (I-2).

4.9A.2 Lands to be Designated.

All parcels and portions of parcels located within the boundaries of the MMFO District, as shown on the Official Zoning Map.

4.9A.3 Permitted Uses.

Only the following types of medical marihuana facilities, as authorized by the Medical Marihuana Facilities Licensing Act, MCL 333.27101 *et seq.* and the Charter Township of Madison Regulation of Medical Marihuana Facilities Ordinance, are permitted uses in the MMO District:

- a. Growers.
- b. Processors.
- c. Provisioning centers.
- d. Secure transporters.
- e. Safety compliance facilities.

All of the above uses are subject to the development standards set forth provisions of Article V, Section 5.23.

Section 3. Amendment to Article V, Section 5.6.1. Article V, Section 5.6.1. is amended to add 5.6.1.h. requiring site plan review for medical marihuana facilities:

- h. Medical marihuana facilities.

Section 4. Amendment to Article V to add Section 5.23. Article V, is amended to add Section 5.23 which sets forth development standards for medical marihuana facilities:

5.23. MARIHUANA FACILITIES.

The following development standards are applicable to medical marihuana facilities and all site plans shall be reviewed for compliance with these standards. If there are any conflicts between the standards set forth in this Section 5.23 and the other provisions of the zoning ordinance, the standards in this Section shall apply.

5.23.01. *All Medical Marihuana Facilities.* Growers, processors, provisioning centers, secure transporters, and safety compliance facilities are subject to the following standards and requirements:

- a. *Uses Not Permitted by State Prohibited.* Any uses or activities found by the state of Michigan or a court with jurisdiction to be unconstitutional or otherwise not permitted by state law may not be permitted by the Township. In the event that a court with jurisdiction declares some or all of this article invalid, then the Township may suspend the acceptance of applications for conditional use permits pending the resolution of the legal issue in question.
- b. *State Licensing Required.* The marihuana facility must be licensed by the state of Michigan and then must be at all times in compliance with the laws of the state of Michigan including but not limited to the Michigan Medical Marihuana Act, MCL 333.26421 et seq.; the Medical Marihuana Facilities Licensing Act, MCL 333.27101 et seq.; and the Marihuana Tracking Act, MCL 333.27901 et seq.; and all other applicable rules promulgated by the state of Michigan.
- c. *Township Permit Required.* A medical marihuana facility must have a permit issued by Township pursuant to the Township's Medical Marihuana Facilities Ordinance and then must be at all times in compliance with Township Medical Marihuana Facilities Ordinance.
- d. *Compliance with Law.* Except as otherwise modified by this Section, all medical marihuana facilities must, comply with all other applicable laws and ordinances of the Township, including, but not limited to, all area, yard, height and bulk regulations

set forth in Section 4.11 of the Township Zoning Ordinance.

- e. *No Home. Occupation.* A marihuana facility, or activities associated with the licensed growing, processing, testing, transporting, or sales of marihuana, may not be permitted as a home business or accessory use nor may they include accessory uses except as otherwise provided in this ordinance.
- f. *Minimum Lot Size.* The minimum lot size in the MMO District shall be one (1) acre, however, more than one medical marijuana facility may be located on a single lot.
- g. *No Outdoor Activities or Storage.* All activities and all materials used in connection with medical marihuana facilities, with the exception of the loading and unloading of materials, must be contained within an enclosed and secure building or structure.
- h. *Signage.* Signage requirements for marihuana facilities, unless otherwise specified, are as provided in Section 5.2 of the Township Zoning Ordinance.
- i. *Buffer Zones.*
 - 1. A medical marihuana facility may not be located within two hundred fifty (250) feet of real property comprising or used by a public or private elementary, vocational, or secondary school; a public or private college, junior college, or university; a licensed child care center or preschool; a public playground, public swimming pool, or public or private youth activity facility; a public park, public outdoor recreation area, or public recreation facility; a public library; a religious institution or residentially zoned property.
 - 2. The distance shall be measured as the shortest straight-line distance between the property line of the location uses described

in the preceding Section 5.5.5.b.28(9)(a) to any building or structure in which marihuana is stored, grown or located.

- j. *Security Fencing.* With the exception of provisioning centers, all other medical marihuana facilities must erect minimum eight feet (8') high security fencing, topped with barbed wire or razor wire, around all portions of facility where marihuana is grown, stored or processed. The security fencing shall be not be located within the required buffer zone and shall be behind the required screening.
- k. *Screening.* All medical marihuana facilities shall be screened from adjacent lots and road rights-of-way as follows:
 - 1. Required landscaping and screening elements shall be provided by one (1) or more of following methods as best suited to the existing conditions, subject to Planning Commission approval during the site plan approval process:
 - A. *Greenbelt buffer.* The purpose of this method is to establish a buffer between adjacent land uses, or between uses and adjacent road rights-of-way. This method is intended to provide a partial visual screen, particularly where the adjacent uses (including uses that are adjacent across a road right-of-way) are less intense than the use of the subject site. Greenbelt buffers shall consist of the following (see illustration):
 - i. Greenbelts shall have a minimum width of ten (10) feet, and may be interrupted only to provide for pedestrian or vehicular access.
 - ii. Greenbelts shall be sodded, hydro-seeded, or planted with appropriate groundcovers.
 - iii. A mixture of deciduous shade trees, ornamental trees,

evergreen trees, and shrubs shall be planted along the greenbelt buffer at a minimum concentration of one (1) tree and three (3) shrubs per 15 linear feet of greenbelt length. The Planning Commission may require additional plantings to achieve the screening objectives of this Section.

- iv. Such required plant materials may be placed at uniform intervals, at random or in groupings.
- v. The greenbelt length shall be measured along the centerline of the greenbelt for its entire length, inclusive of all driveways.

B. *Hedgerow*. This method is intended to create an effective obscuring screen within a limited land area. This method shall consist of shrubs planted and maintained as a continuous visual screen, subject to the following (see illustration):

- i. The maximum permitted spacing between individual plants shall not exceed three (3) feet on-center, unless a different separation distance is determined by the Planning Commission to be more appropriate for the type of shrub proposed.
- ii. Maintained plant height at maturity shall be adequate for the intended screening function.
- iii. Low height shrubs [two (2) to four (4) feet in height] shall be used to provide necessary ground-level screening to block headlight glare or similar low-level impacts.

- iv. Larger shrubs [exceeding four (4) feet in height] shall be used to establish a landscaped barrier between land uses of differing intensities, or to provide more complete screening.

C. *Fence.* This method shall consist of an ornamental, rail or privacy fence constructed along the lot or zoning district boundary, or around the perimeter of the area to be screened, subject to the following:

- i. Required fences shall have a minimum height of three (3) feet and shall not exceed six (6) feet in height above grade unless a higher fence height is determined by the Planning Commission to be necessary to provide adequate screening.
- ii. The fence materials, height, location, and design shall be consistent with existing fences on adjacent lots, and shall be subject to Planning Commission approval.

The security fencing required in Section 5.23.01.j. may not be used for purposes of screening.

5. *Evergreen screen.* The purpose of this method is to create a dense obscuring screen that meets the objectives of this Section. This method is intended to establish a year-round screening barrier between land uses of differing intensities, to effectively block noise and light, or to completely separate developed and undeveloped portions of a site.

This method shall consist of closely spaced evergreen trees with year-round screening characteristics. Such trees shall be planted a maximum of 15 feet

apart in at least two (2) staggered rows (see illustration).

6. *Masonry wall.* The purpose of this method is to create a solid, year-round barrier and obscuring screen to effectively block noise, light, and other impacts between land uses of differing intensities. Such walls shall be subject to the following (see illustration):

- i. Masonry walls shall have a minimum height of two (2) feet, and shall not exceed six (6) feet in height above grade unless a higher wall height is determined by the Planning Commission to be necessary to provide adequate screening.
- ii. Walls shall be solid in character, and capped with a stone or concrete cap.
- iii. Wall materials shall be coordinated with the principal building materials on the site. The Planning Commission may require that decorative masonry (brick, stone, or decorative block) materials be incorporated into the wall design and construction.

5.23.02 *Growers.* Growers shall be subject to the following additional standards:

- a. *Minimum Yard Depth/Distance from Lot Lines.* The minimum front, rear, and side yard setbacks for any structure used for marihuana production shall be 50 feet.
- b. *Indoor Production and Processing.* Marihuana production shall be located entirely within one or more completely enclosed buildings. No outdoor production or processing is permitted.

5.23.03 *Processors.* Processors shall be subject to the following additional standards:

- a. *Minimum Yard Depth/Distance from Lot Lines.* The minimum front, rear, and side yard setbacks for any structure used for marihuana production shall be 50 feet.
 - b. *Processing.* Marihuana processing shall be located entirely within one or more completely enclosed buildings. No outdoor processing is permitted.
- 5.23.04 *Provisioning Centers.* Provisioning centers shall be subject to the following additional standards:
- a. *Physical Appearance.* The exterior appearance of the structure shall remain compatible with the exterior appearance of structures already constructed or under construction within the immediate area and shall be maintained so as to prevent blight or deterioration or substantial diminishment or impairment of property values within the immediate area.
- 5.23.05 *Safety Compliance Facility.* Safety compliance facilities shall be subject to the following additional standards:
- a. A marihuana safety compliance facility shall be subject to the special regulations and standards applicable to medical laboratories and medical testing facilities in the ordinance.
 - b. All activities of a marihuana safety compliance facility, including all transfers of marihuana, shall be conducted within the structure and out of public view.
- 5.23.06 *Secure Transports.* Secure transporters shall be subject to the following additional standards:
- a. The regulations and standards applicable to transportation and warehousing uses in the Zoning Ordinance.
 - b. Any buildings or structures used for the containment of stored materials shall be located no closer than fifty (50) feet from any property line.

Section 5. Amendment to Section 5.7.

Section 5.7, Nonconformities is amended by adding the following provisions:

5.7.6. Nonconformities Regarding Medical Marihuana Facilities.

- a. No marihuana facility operating or purporting to operate prior to December 15, 2017, shall be deemed to have been a legally existing use nor shall the operation of such marihuana facility be deemed a legal nonconforming use under this Zoning Ordinance.
- b. A property owner shall not have vested rights or nonconforming use rights that would serve as a basis for failing to comply with this Zoning Ordinance or any amendment thereto.
- c. Discontinuation of a state medical marihuana facility license shall constitute prima facie evidence that a nonconformity has been discontinued.

Section 6. Severability.

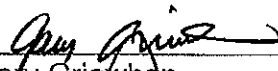
Should any section, subdivision, sentence, clause or phrase of this Ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof other than the part as invalidated.

Section 7. Publication and Effective Date.

Publication of this ordinance shall be made by causing a true copy thereof to be inserted once in a newspaper circulating within the Charter Township of Madison, which insertion shall be made within thirty (30) days after its passage. This ordinance shall take effect immediately upon its publication.

YEAS: Griewahn, Etter, Gregg, Liedel, Bales, Benschoter
NAYS: Carpenter
ABSENT: None

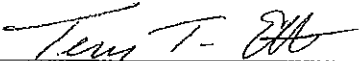
Ordinance declared adopted on December 29, 2017.



Gary Griewahn
Township Supervisor for the
Charter Township of Madison

CERTIFICATION OF ADOPTION AND PUBLICATION

I, Terry Etter, the duly elected Township Clerk, certify that the foregoing ordinance was properly enacted by the township board of the Charter Township of Madison, Lenawee County, Michigan on December 29, 2017 and that it was published in the Adrian Daily Telegram on Jan 3, 4 & 5th, 2018.



Terry Etter
Township Clerk for the
Charter Township of Madison

CHARTER TOWNSHIP OF MADISON

4008 S. ADRIAN HIGHWAY

ADRIAN, MI 49221

Planning Commission Regular Meeting

January 22, 2018

The meeting was called to order by Chairman Dusseau at 7:00 pm

The Pledge to the Flag was given

Commissioners present: Chairperson Dusseau; Secretary Johnson; Holtz; Loveland; Demlow; Meeks; Brazee; and Benschoter (Trustee)

Commissioners Absent: None

Others present: Supervisor Griewahn; Clerk Etter; Attorney Lucas

Medical Marihuana Overlay District

Chairperson Dusseau explained the purpose of the meeting was to rezone the property at 1607 E. Maumee St. (MDO -101-4040-00) located in the Light Industrial District (I-1) to apply the Medical Marihuana Overlay District.

Public Hearing opened 7:12

William Gyra, township resident, expressed concern of medical marihuana facilities violating federal law and consequences for such. Lucas explained it was state statute. Sharon Williams, resident, stated she was for the proposal.

Public Hearing closed 7:26

Motion Benschoter to approve the Medical Marihuana Overlay District at 1607 E. Maumee St.

Seconded Demlow

Yeas: Meeks, Holtz, Demlow, Johnson, Brazee, and Dusseau

Nays: Loveland

Motion Carried 7-1

Other Business:

Johnson questioned the removal of 35 feet of natural vegetation in the setback on property located at 2000 Treat Hwy. The property was recently approved for a conditional use permit to construct and operate a concrete and gravel crushing business. Maintaining the natural vegetation was a condition placed on Slusarski Excavating by the Planning Commission.

Motion to adjourn Holtz; seconded Johnson

Meeting adjourned at 7:55

Recorded by Johnson



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

COORDINATED ZONING REPORT | #18-02

To: County Planning Commissioners

From: Grant E. Bauman, AICP

Date: March 15, 2018

**Proposal: Text Amendments Regarding Solar Energy Facilities
to the Macon Township Zoning Ordinance**

Staff worked with The Macon Township Planning Commission throughout 2017 to develop the attached zoning ordinance amendments. Invenergy LLC, an energy production company headquartered in Chicago, participated in the meetings and contributed input regarding the proposed regulations. A differentiation is made between 2 types of proposed solar energy facilities:

- A Large Solar Energy Facility (or Solar Farm) is a utility-scale commercial facility developed for the purpose of wholesale or retail sales of generated electricity.
- A Small Solar Energy Facility is any device that is accessory to the primary use of the property and designed for the purpose of reducing or meeting on-site energy needs.

Large Solar Energy Facilities (Solar Farms)

Allowable Districts. Solar Farms are proposed as a special land use in Agricultural (AG) and Industrial (I) zoning districts.

Minimum Lot Size. The minimum lot size for a Solar Farm is 20 acres. However, Macon Township wants to allow for the operators of potential Solar Farms to be able to consolidate unused portions of adjacent individual properties which have a different primary use into a single Solar Farm. The solution was the creation of a 'Zoning Lot', defined as follows:

Provided that the owner(s) of any number of contiguous lots, or contiguous portions of lots, may have as many of said contiguous lots, or contiguous portions of lots, considered as a single lot for the purpose of this Ordinance as he/she so elects, and in such case the outside perimeter of said group of lots or portions of lots shall constitute the front, rear, and side lot lines thereof.

Height. The maximum height of solar panels is 14 feet. This takes into account the rotation of panels to maximize exposure to sunlight throughout the day. The height of the 'power switchyard'—the structure needed to connect the solar energy facility to electric transmission lines—is limited to the height needed to tie into the electric transmission lines. All other buildings/accessory structures must meet the height requirements of the underlying zoning district.

Setbacks. Solar arrays and other structures must be set back 30 feet from all lot lines and road rights-of-way (or the minimum setback of the underlying zoning district if greater). They must also be set back at least 100 feet from residential properties and residentially zoned properties in existence at the time the Solar Farm is approved. All pertinent districts are listed.

Security Fencing. Security fencing is required. Needed exceptions to the fencing requirements of Section 4.12 are listed in order to permit higher security fencing around the perimeters of the Solar Farm and its power switchyard: 8 feet for a power switchyard and 7 feet for a Solar Farm.

Noise. Maximum allowable noise levels produced by a Solar Farm were established at a range of 45-60 decibels (see the amendments for more detail). 60 decibels is comparable to the noise generated by an air conditioner or conversational speech. All of the districts to which the 50 decibel maximum is applied are listed.

Screening. At least 50% of the perimeter of a Solar Farm adjacent to residential lots (in existence at the time the Solar Farm is approved) must be screened using vegetation, berms, fencing, or like materials. When vegetation is utilized, at least 50% of it must be evergreen. Vegetation must be planted every 10-feet on center and must be at least 6-feet high and 10-feet wide at maturity. Any screening requirements should match pertinent standards listed elsewhere in the zoning ordinance.

Lighting. Lighting is limited to the minimum necessary and cannot extend beyond the Solar Farm perimeter. A photometric study may be used to make that determination. Any lighting standards should match pertinent standards listed elsewhere in the zoning ordinance.

Glare. Glare from a Solar Farm is prohibited from being a nuisance to neighboring properties or travelers on neighboring roads. Upon written notice of such a nuisance, the Solar Farm owner has no more than 12 months to remediate. That time period is similar to that for a discontinued nonconforming use to be considered abandoned.

Electrical Cabling. All medium voltage cable within the Solar Farm must be buried, with the exception of the power switchyard or within a substation. The Planning Commission may waive this requirement due to severe environmental constraints.

Agreements/Easements. If lot/zoning lot is to be leased by the owner of the Solar Farm, all property within the project boundary must be included in some type of recorded legal agreement specifying the applicable uses for the duration of the project. All necessary legal agreements between the owner of the Solar Farm and property owners must be in place prior to commencing construction.

Permit Application. A Solar Farm special land use permit application must include a complete description of the project. Any related special land use permit applications for substations or new transmission lines should be submitted at the same time. The intended route for connecting to the power grid and the alternative locations for any substation must be disclosed.

Siting Considerations. The applicant is required to provide evidence of compliance with all applicable Michigan statutes, including pertinent parts of the Natural Resources and Environmental Protection Act. The site plan must identify a comprehensive listing of factors (see the amendments for more detail). The disposal of hazardous wastes, and the prevention of spills and their cleanup, must also be addressed. Proof of an agreement with the County Road Commission/MDOT regarding any construction phase of the project is required.

Decommissioning Plan. A plan shall describe the decommissioning of a Solar Farm and final reclamation of the land within 12 months of abandonment, including evidence of proposed commitments to the owners of leased lots. A decommissioning plan secured by a bond may be required as a condition of a special land use permit.

Small Solar Energy Facilities

Allowable Districts. Small solar energy facilities are proposed as accessory uses in all zoning districts. Written authorization from the utility company to connect with the electrical grid is required if such connection is proposed.

Height. Roof-mounted facilities may not exceed the maximum building heights (principal or accessory) specified for the underlying zoning district (and they may not extend beyond the edge of a roof). Ground-mounted facilities may not exceed a height of 14 feet.

Size. The surface area for a ground-mounted facility shall be calculated as part of the allowable overall lot coverage permitted in the underlying zoning district.

Setbacks. The minimum setback for a ground-mounted facility is equivalent to the principal building setback of the underlying zoning district. No ground-mounted facility or facility mounted to an accessory structure is permitted within the required front yard setback.

Screening. Mechanical equipment must be screened from adjacent residentially zoned or used property. At least 50% of vegetation used for screening must be evergreen. A decorative fence that is at least 50% opaque may be used instead of vegetation.

Electrical Cabling. All electrical cabling between a ground-mounted facility and a principal structure must be buried.

Reclamation. Any earth disturbance resulting from the removal of a ground-mounted facility shall be graded and reseeded. An abandoned or inoperable facility shall be removed after 6 months.

Solar Access

No assurance of solar access is made by the local government. An applicant may provide evidence of legal documentation for abutting property owners providing solar access.

Ordinance Organization

Standards for Solar Farms and small solar energy facilities are amended to Article VII, where all alternative energy production uses are addressed. Solar Farms are proposed for addition to the special land use listings in all pertinent zoning districts (Article VIII). Definition amendments are proposed in Article XX.

Analysis and Recommendation

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

CZC Staff Analysis – Staff informs the LCPC that it facilitated the development of the proposed amendments.

CZC Staff Recommendation – Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL** of the proposed text amendments.

Recommended Actions:

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

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 Macon 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.)

Amend Article VII of the Zoning Ordinance by replacing Section 7.03 regarding solar energy facilities; adding large solar energy facilities (Solar Farms) to the listings of special land uses in the Agricultural (AG) and Industrial (I) districts; and the replacement/deletion/addition of associated definitions in Article XX.

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 VII, VIII, XIII, & XX SECTION 7, 8, 13, & 20

The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.)
See attached.

C. **PUBLIC HEARING** on the above amendment was held on: month 10 day 18 year 2017

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month 10 day 1 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: 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 (X) APPROVE or () DISAPPROVE.

Gary Maska (X) Chair or () Secretary 1 / 10 / 18 (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

MACON TOWNSHIP
LENAWEE COUNTY, MICHIGAN

ORDINANCE NO. 2018-_____

An ordinance to amend Article VII of the Macon Township Zoning Ordinance by replacing Section 7.03 regarding solar energy facilities within the Township; adding large solar energy facilities (Solar Farms) to the listings of special land uses in the Agricultural (AG) and Industrial (I) Districts; and the replacement, deletion, and addition of associated definitions to Article XX.

The Township of Macon ordains:

Section 1. Amendment to Article VII

Article VII of the Macon Township Zoning Ordinance is amended by replacing Section 7.03, Solar Energy Facility, as follows:

Section 7.03. SOLAR ENERGY FACILITY. Sunlight is utilized to generate energy through a facility consisting of one (1) or more solar devices under common ownership or operational control. Such a facility may include, but not be limited to, substations, cables/wires and other buildings and accessory structures whose main purpose is to supply energy on-site or to off-site customer(s):

- A. LARGE SOLAR ENERGY FACILITY (SOLAR FARM). The purpose of this Subsection is to establish minimum requirements and regulations for the placement, construction and modification of large solar energy facilities (Solar Farms), as defined in Section 20.01.78.25a, while promoting the safe, effective, and efficient use of such energy facilities as a special land use in specified zoning districts.
 - 1. Location. All large solar energy facilities (Solar Farms) are limited to the Agricultural (AG) and Industrial (I) districts.
 - 2. REGULATIONS AND DESIGN STANDARDS. All large solar energy facilities (Solar Farms) shall comply with the following minimum regulations and design standards.
 - a. DESIGN STANDARDS.
 - (1) MINIMUM LOT SIZE. No large solar energy facility (Solar Farm) shall be erected on any Zoning Lot less than twenty (20) acres in size (as defined in Section 20.01.91).
 - (2) MAXIMUM HEIGHT. The maximum height for a solar panel shall be fourteen (14) feet. The maximum height of a Power Switchyard (as defined in Section 20.01.75.25.d) shall not exceed the minimum height needed to tie into electric transmission lines. The height of all other buildings and accessory struc-

tures shall comply with the maximum building height requirements of the applicable zoning district in which the Solar Farm is located, as listed in Article XV. The height of required lightning rods attached to the Power Switchyard or Solar Farm related equipment shall not be subject to the foregoing height limitations. The height of lightning rods shall be limited to that height necessary to protect the Power Switchyard and Solar Farm equipment from lightning.

- (3) SETBACKS. Large solar energy facility (Solar Farm) solar arrays and other structures shall be set back thirty feet (30) from all lot lines and public road rights-of-way, or the district setbacks stated in Article XV, whichever is greater. In addition, large solar energy facility (Solar Farm) solar arrays and other structures must be located at least one hundred (100) feet from all existing R-1 Single Family, R-2 Single Family, and RM Multiple Family and Manufactured Housing Residential District land and existing residences at the time the Solar Farm is granted special land use approval, unless the zoning lot is comprised of a portion of the lot containing the residence.
- (4) SAFETY/ACCESS.
 - (a) Security fencing shall be installed around the Solar Farm in conformance with the Section 4.12, with the following exceptions: (i) non-ornamental fencing is acceptable; (ii) perimeter fencing around the Solar Farm shall not exceed seven (7) feet; and (iii) perimeter fencing around the Power Switchyard shall not exceed eight (8) feet. Knox boxes and keys shall be provided at locked entrances for emergency personnel access.
 - (b) Appropriate warning signage shall be placed at the entrance and perimeter of the large solar energy facility (Solar Farm).
- (5) NOISE. No operating large solar energy facility (Solar Farm) shall produce noise that exceeds any of the following limitations.
 - (a) Fifty (50) dBA, as measured at the property line of any adjacent R-1 Single Family Residential, R-2 Single Family Residential, and RM Multiple Family and Manufactured Housing Residential zoned land in existence at the time the Solar Farm is granted special land use approval.
 - (b) Forty-five (45) dBA, as measured at any neighboring residence in existence at the time the Solar Farm is granted special land use approval, between the hours of nine (9) p.m. and seven (7) a.m.

- (c) Sixty (60) dBA, as measured at the lot lines of the project boundary.
- (6) VISUAL APPEARANCE.
 - (a) Large solar energy facility (Solar Farm) buildings and accessory structures shall utilize materials, textures, and neutral colors customary with Solar Farms and that to the extent which is prudent and feasible will blend the facility into the existing environment.
 - (b) Landscaping and/or screening materials in the manner provided in this Section 7.03.A.2.a(6)(b) shall be required to help screen large solar energy facility (Solar Farm) buildings and accessory structures from adjacent lots containing residences in existence at the time of special land use approval. At least fifty percent (50%) of the Solar Farm perimeter adjacent to lots containing residences in existence at the time of special land use approval shall be screened. The Solar Farm shall be screened using berms, fencing, vegetation, and like materials. At least fifty percent (50%) of vegetative screening shall be evergreen. Vegetation used to screen the Solar Farm shall be planted every ten (10) feet on center at a planting height of four (4) feet with a height at maturity of not less than six (6) feet and width not less than ten (10) feet. Any fence used to screen the Solar Farm shall be at least fifty percent (50%) opaque and must meet the fencing requirements of Section 4.12. Adjacent residential lots that are a part of the acreage of any Zoning Lot where the Solar Farm is located are not required to be landscaped or screened as otherwise required by this Section.
 - (c) Lighting of the large solar energy facility (Solar Farm) shall be limited to the minimum necessary, supplied with down lighting, and in no case shall any illumination from such lighting extend beyond the perimeter of the Solar Farm. A photometric study may be used to make this determination.
 - (d) No large solar energy facility (Solar Farm) shall produce glare that would constitute a nuisance to occupants of neighboring properties or to persons traveling neighboring roads. Upon written notice from the Township Building Inspector, or such other person designated by the Township Board, to the owners of the Solar Farm that glare from the Solar Farm is causing a nuisance to

occupants of neighboring property or to persons traveling neighboring roads, the owner of the Solar Farm shall have a reasonable time (not to exceed twelve (12) months) from the date of such notice to remediate such glare.

- (7) MEDIUM VOLTAGE CABLE. All medium voltage cable (as defined in Section 20.01.75.25.e) within the project boundary shall be installed underground at a depth not required to be greater than four (4) feet below grade, unless determined otherwise by the planning commission because of severe environmental constraints (e.g. wetlands, cliffs, hard bedrock), and except for Power Switchyards (as defined in Section 20.01.75.25.d) or area within a substation. All electrical interconnections and distribution components must comply with all applicable codes and public utility requirements.
 - b. LOCAL, STATE AND FEDERAL PERMITS. A large solar energy facility (Solar Farm) shall be required to obtain all necessary permits from the Michigan Department of Environmental Quality (see Section 7.03.A.4.b) and any applicable municipal/county or Federal permits.
 - c. AGREEMENTS/EASEMENTS. If the Zoning Lot (as defined in Section 20.01.91) on which the project is proposed is to be leased, rather than owned, by the owner of the Solar Farm, all property within the project boundary must be included in a recorded easement(s), lease(s), or consent agreement(s) specifying the applicable uses for the duration of the project. All necessary leases, easements, or other agreements between the owner of the Solar Farm and property owners must be in place prior to commencing construction, unless specified otherwise by the special land use permit.
3. PERMIT APPLICATIONS. An application for a special land use permit to establish a large solar energy facility (Solar Farm) shall include a complete description of the project and documentation to sufficiently demonstrate that the requirements set forth in Section 7.03.A.2.a will be met. Supporting documentation for addressing the review criteria of Section 7.03.A.4 and Section 16.06 (required standards and findings for making a special land use determination) is also to be provided. The planning commission and/or township board may require any information reasonably necessary to determine compliance with this ordinance.

It is preferred that any related special land use permit applications for substations or new transmission lines be considered in conjunction with the special land use permit application for the large solar energy facility (Solar Farm); however, if the details of those improvements are not available at the time of application for the large solar energy facility (Solar Farm), they may be considered later, through subsequent special land use permit review. At a minimum, the intended route for connecting to the power grid and the alternative locations of

any substation shall be disclosed with the application for the large solar energy facility (Solar Farm).

Prior to issuance of the construction permit, the Township may require as a condition of special land use approval that the owner of the Solar Farm and Township enter into a decommissioning agreement setting forth a Decommissioning Plan as required by Section 7.03 A.4.h, secured by a bond to secure removal of the Solar Farm in the event the use is terminated and abandoned for a period of twelve (12) months. The amount of the bond shall be determined based upon the reasonable cost of land reclamation to seasonal grasses or to an agricultural ready condition, removal, and the salvage value of the Solar Farm.

4. PROVISIONS FOR SPECIAL LAND USE PERMIT REVIEW. In addition to the standards set forth for special land use approval in Section 16.06, the Solar Farm shall comply with the following standards:
 - a. SOLAR FARM DESCRIPTION. The application for the Solar Farm shall identify the Solar Farm buildings and accessory structures, the time period to construct the Solar Farm, the phasing of construction, if any, and the anticipated useful life of the Solar Farm.
 - b. ENVIRONMENTAL SITING CONSIDERATIONS. The applicant shall provide evidence of compliance with applicable State of Michigan statutes including, but not limited to: Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act; (MCL 324.3101 et. seq.; Part 91, Soil Erosion and Sedimentation Control (MCL 324.9101 et. seq.) and any corresponding County ordinances; Part 301, Inland Lakes and Streams, (MCL 324.30101 et. seq.); Part 303, Wetlands (MCL 324.30301 et. seq.); Part 365, Endangered Species Protection (MCL 324.36501 et. seq.); and such other applicable laws and rules in force at the time the application is considered by the Township Board.
 - c. SITE PLANS. Site plans shall identify (1) all Zoning Lots in the Solar Farm, and as to each Zoning Lot, existing and proposed (a) buildings, (b) accessory structures, (c) utilities, (d) transmission lines, (e) solar panels, (f) drainage ways, (g) grades, (h) topographical conditions, (i) vegetation (j) regulated wetlands, (k) regulated floodplains, (l) regulated and endangered species, and (m) regulated lakes, streams or ponds; (2) required setbacks; (3) access routes to Zoning Lots that are a part of the Solar Farm; (4) proposed road improvements; (5) any lots within three hundred (300) feet of a large solar energy facility (Solar Farm); (6) proposed transmission lines to and from Power Switchyards and/or between Zoning Lots; (7) proposed signage; and (8) methods for dust and erosion control. All maps and visual representations need to be drawn at an appropriate scale and in accordance with Section 17.05 (required data for detailed site plan).

- d. ENVIRONMENTAL INFORMATION. The applicant shall provide evidence of compliance with the Environmental Siting Conditions as required in this Section.
 - e. HAZARDOUS WASTE. As applicable, the application must include plans for the spill prevention, clean-up, and disposal of fuels, oils, and hazardous wastes.
 - f. TRANSPORTATION PLAN FOR CONSTRUCTION AND OPERATION PHASES. Proof of an agreement with the County Road Commission, and the Michigan Department of Transportation (if applicable) regarding any construction phase of the project is required.
 - g. OTHER REQUIRED STANDARDS. Proof of compliance with the “required standards and finding for making determination” found in Section 16.06 must also be provided.
 - h. DECOMMISSIONING PLAN. Describe the decommissioning and final land reclamation plan to be followed after the anticipated useful life, or abandonment, or termination of the large solar energy facility (Solar Farm), including evidence of proposed commitments with property owners to ensure proper final reclamation of the Solar Farm with seasonal grasses or to an agricultural ready condition if required by the property owner, repairs to roads for damage caused by the Solar Farm, if any, and within twelve (12) months from the notice of abandonment issued by the Township to complete decommissioning and land reclamation.
- B. SMALL SOLAR ENERGY FACILITY. Notwithstanding other provisions of this Section of the Ordinance, Small Roof-Mounted or Ground-Mounted Solar Energy Facilities shall be considered a permitted use in all zoning districts as an accessory to a principal use. A Small Solar Energy Facility (as defined in Section 20.01.78.25b) shall be required to have appropriate building permits.
- 1. All Small Solar Energy Facilities are subject to the following minimum requirements:
 - a. A small solar energy facility shall provide power for the principal use and/or accessory use of the property on which the small solar energy facility is located and shall not be used for the generation of power for the sale of energy to other users, although this provision shall not be interpreted to prohibit the sale of excess power generated from time to time to the local utility company.
 - b. A small solar energy facility connected to the utility grid shall provide written authorization from the local utility company to Macon Township acknowledging and approving such connection.
 - c. A roof-mounted facility may be mounted on a principal building or accessory building. A roof mounted facility, whether mounted on the prin-

principal building or accessory building, may not exceed the maximum principal building height or accessory building height specified for the building type in the underlying zoning district. In no instance shall any part of the small solar energy facility extend beyond the edge of the roof.

- d. A ground mounted facility shall not exceed a height of fourteen (14) feet.
- e. The surface area of a ground mounted facility, regardless of the mounted angle, shall be calculated as part of the overall lot coverage.
- f. A ground mounted facility or facility attached to an accessory building shall not be located within the required front yard setback.
- g. The minimum ground-mounted small solar energy facility setback distance from the property lines shall be equivalent to the principal building setback of the underlying zoning district.
- h. All mechanical equipment associated with and necessary for the operation of the small solar energy facility shall comply with the following:
 - (1) Mechanical equipment shall be screened from any adjacent property that is residentially zoned or used for residential purposes. The screen shall consist of shrubbery, trees, or other non-invasive plant species which provides a visual screen. At least fifty percent (50%) of plants must be evergreen. In lieu of a planting screen, a decorative fence meeting the requirements of Section 4.12 and that is at least fifty percent (50%) opaque may be used.
 - (2) Mechanical equipment shall not be located within the minimum front yard setback of the underlying zoning district.
 - (3) Mechanical equipment for ground-mounted facilities shall comply with the setbacks specified for principal structures in the underlying zoning district.
- i. Solar panels shall be placed such that concentrated solar radiation or glare shall not be directed onto nearby properties or roadways.
- j. All power transmission lines from a ground mounted small solar energy facility to any building or other structure shall be located underground.
- k. A small solar energy facility shall not be used to display advertising, including signage, streamers, pennants, spinners, reflectors, ribbons, tinsel, balloons, flags, banners or similar materials. The manufacturers and equipment information, warning, or indication of ownership shall be allowed on any equipment of the solar energy facility provided they comply with the prevailing sign regulations.
- l. The design of the small solar energy facility shall conform to applicable industry standards. A building/zoning permit shall be obtained prior to

construction. In the case of a roof-mounted facility, the existing roof structure and the weight of the facility shall be taken into consideration when applying for a small solar energy facility permit.

All wiring shall comply with the applicable version of Michigan's construction codes. The local utility provider shall be contacted to determine grid interconnection and net metering policies. The Applicant shall submit certificates of design compliance obtained by the equipment manufacturer from a certifying organization and any such design shall be certified by an Engineer registered in the State of Michigan.

- m. The small solar energy facility shall comply with all applicable Township ordinances and codes so as to ensure the structural integrity of such facility.
 - n. Before any construction can commence on any small solar energy facility the property owner must acknowledge that he/she is the responsible party for owning/leasing and maintaining the solar energy facility.
 - 2. If a ground mounted small solar energy facility is removed, any earth disturbance as a result of the removal of the ground mounted facility shall be graded and reseeded.
 - 3. If a ground mounted small solar energy facility has been abandoned (meaning not having been in operation for a period of six (6) months) or is defective or is deemed to be unsafe by the Building Inspector, the facility shall be required to be repaired by the owner to meet federal, state and local safety standards, or be removed by the property owner within the time period allowed by the Building Inspector. If the owner fails to remove or repair the defective or abandoned small solar energy facility, the Township may pursue a legal action to have the facility removed at the owner's expense.
- C. **SOLAR ACCESS.** The Township makes no assurance of solar access other than the provisions contained within this Section. The applicant may provide evidence of covenants, easements, or similar documentation for abutting property owners providing access to solar energy for the operation of a solar energy facility.

Section 2. Amendment to Article VIII

Article VIII of the Macon Township Zoning Ordinance is amended by adding large solar energy facilities (Solar Farms) to the listing of Special Land Uses (Section 8.03) in the Agricultural District, as follows:

Section 8.03. SPECIAL LAND USES. The following special land uses shall be permitted subject to the standards hereinafter imposed and the provisions of Article XVI.

...

- 36. Large Solar Energy Facilities (Solar Farms), subject to regulations contained in Section 7.03.

Section 3. Amendment to Article XIII

Article XIII of the Macon Township Zoning Ordinance is amended by adding large solar energy facilities (Solar Farms) to the listing of Special Land Uses (Section 8.03) in the Industrial District, as follows:

Section 13.03. SPECIAL LAND USES. The following special land uses shall be permitted subject to the standards hereinafter imposed and the provisions of Article XVI.

...

6. Large Solar Energy Facilities (Solar Farms), subject to regulations contained in Section 7.03.

Section 4. Amendment to Article XIII

Article XX of the Macon Township Zoning Ordinance is amended by deleting text under the definition for Lot (Section 20.01.49), replacing the definitions under Solar Energy Facility (Section 20.01.78.25), and adding a definition for Zoning Lot (Section 20.01.91):

...

Section 20.01.49. LOT: A lot is a piece or parcel of land occupied or intended to be occupied by a building and any accessory buildings or by any other use or activity permitted thereon and including the open spaces and yards required under this Ordinance, and having its frontage upon a public street or road either dedicated to the public or designated on a recorded subdivision.

~~Provided that the owner of any number of contiguous lots may have as many of said contiguous lots considered as a single lot for the purpose of this Ordinance as he so elects, and in such case the outside perimeter of said group of lots shall constitute the front, rear, and side lot lines thereof. This latter parcel is then often referred to as a "zoning lot."~~

- a. LOT, DEPTH: The depth of a lot is the mean horizontal distance from the center of the front street line to the center of the rear lot line. In the case of a lakefront line. In the case of an acreage parcel, it is from the front right-of-way line to the rear lot line.

...

Section 20.01.78.25. SOLAR ENERGY FACILITY: An energy generating facility consisting of one or more solar panels and associated equipment including, but not limited to:

- a. LARGE SOLAR ENERGY FACILITY (SOLAR FARM). A utility-scale commercial facility that converts sunlight into electricity, whether by photovoltaics (PV) or various experimental solar technologies, for the primary purpose of wholesale or retail sales of generated electricity.
- b. SMALL SOLAR ENERGY FACILITY. Any photovoltaic or solar hot water devices that are accessory to, and incorporated into the development of an authorized use of the property, and which are designed for the purpose of reducing or meeting on-site energy needs.
- c. PHOTOVOLTAICS (PV). A technology that converts light directly into electricity.

- d. POWER SWITCHYARD. The structure needed to tie the solar energy facility to electric transmission lines.
- e. MEDIUM VOLTAGE CABLE. 34.5 kV lines which provide electricity to homes.

...

Section 20.01.91. ZONING LOT. Provided that the owner(s) of any number of contiguous lots, or contiguous portions of lots, may have as many of said contiguous lots, or contiguous portions of lots, considered as a single lot for the purpose of this Ordinance as he/she so elects, and in such case the outside perimeter of said group of lots or portions of lots shall constitute the front, rear, and side lot lines thereof.

Section 5. Severability

If any section, subsection, subparagraph, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 6. Repeal

All ordinances or parts of ordinances in conflict with this Ordinance are repealed.



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

COORDINATED ZONING REPORT | #18-03

To: County Planning Commissioners

From: Grant E. Bauman, AICP

Date: March 15, 2018

Proposal: **Rezoning of property to the Light Industrial (I-1)
District in Section 23 of Cambridge Township**

Purpose

The proposal is to rezone the subject property to the "Light Industrial (I-1) District" for the purpose of installing a couple of CNC machines to manufacture parts (see the background information).¹ "CNC Machining is a process used in the manufacturing sector that involves the use of computers to control machine tools", according to Google.

Location and Size of the Property

Location – The subject property (CA0-123-1350-00) is located at 8534 M-50, west of Bryan Highway, in Section 23 (T5S-R2E) of Cambridge Township (see Figure 1). Honeytree Inc. is located directly to the north, on the opposite side of M-50.

Size – The subject parcel has an area of approximately 2 acres.

Land Use and Zoning

Current Land Use – The Rezoning Worksheet Form states that the subject property is currently used for retail sales/rental (see the background information).

Future Land Use – Cambridge Township's future land use map places the subject property in a "Commercial" area (see Figure 2), but a "Light Industrial" area is located on the north side of M-50. Lenawee County's future land use map recommends "Intensive Development" in the general area (see Figure 3).

Current Zoning – The subject property is zoned "Light Industrial (I-1)" (see Figure 4). Properties on the south side of Maumee Street are zoned "General Highway Commercial (C-2)" and "Low Density Single-Family Residential (R-1)" and properties to the east are also zoned "R-1".

Public Facilities and Environmental Constraints

Public Road/Street Access – M-50, a state highway, provides direct access to the property.

Public Water and Sewer – Public water and sewer are not available (see the background information).

Environmental Constraints – Cambridge Township indicates that there are no known environmental constraints (see the background information).

Analysis and Recommendation

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

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.

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

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

No. The Township's future land use plan places the properties on the south side of M-50 (and to the northeast) in a "Commercial" area. However, a "Light Industrial" area is located to the north.

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

Yes. Honeytree Inc., a light industrial enterprise, is located directly to the north, on the opposite side of M-50. However, a single "C-2" zoned property will remain to the west of the subject property.

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

No. M-50 is a state highway which should not be adversely impacted by "I-1" development. Public water and sewer services are not provided to the subject property.

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

Yes. The subject property has been zoned "I-1" in the past.

CZC Staff Recommendation – Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL WITH COMMENT** of the proposed rezoning. Only a single C-2 zoned property will remain to the west.

Recommended Actions:

- (1) Recommend **APPROVAL**
- (2) Recommend **DISAPPROVAL**
- (3) Recommend **APPROVAL WITH COMMENT**
- (4) Take **NO ACTION**

Figure 1
Location

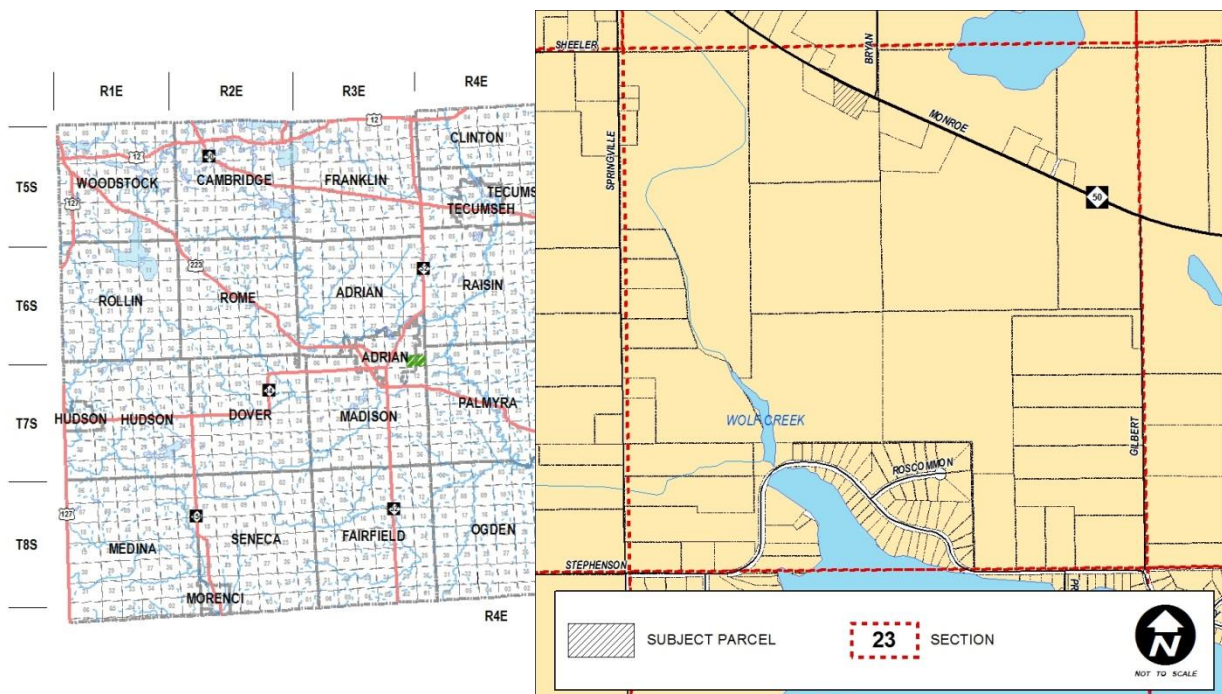


Figure 2
Township Future Land Use

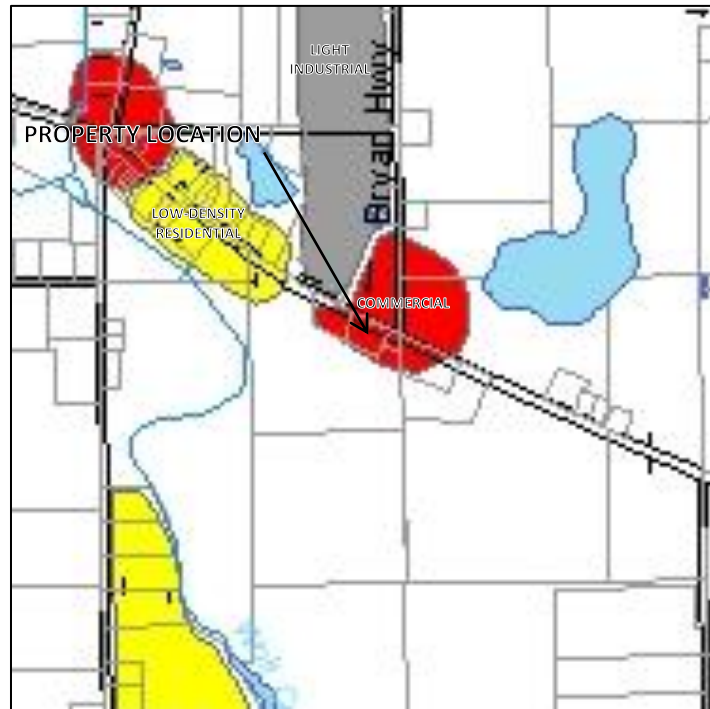
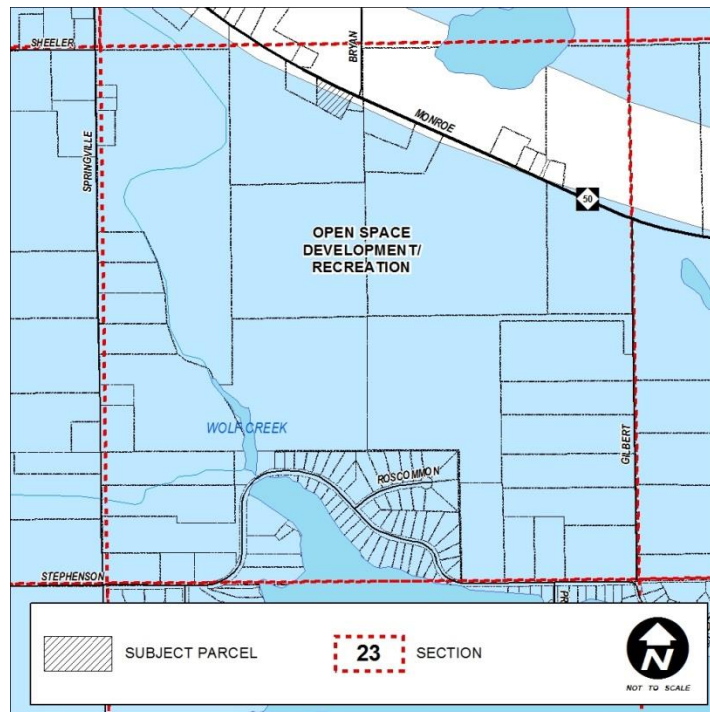
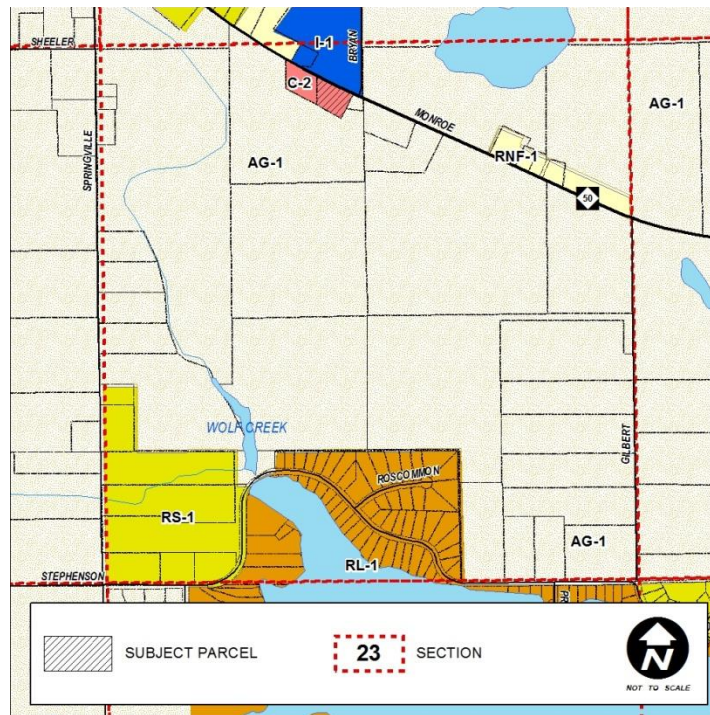


Figure 3
County Future Land Use



**Figure 4
Township Zoning**



**Figure 5a
Aerial Photo**

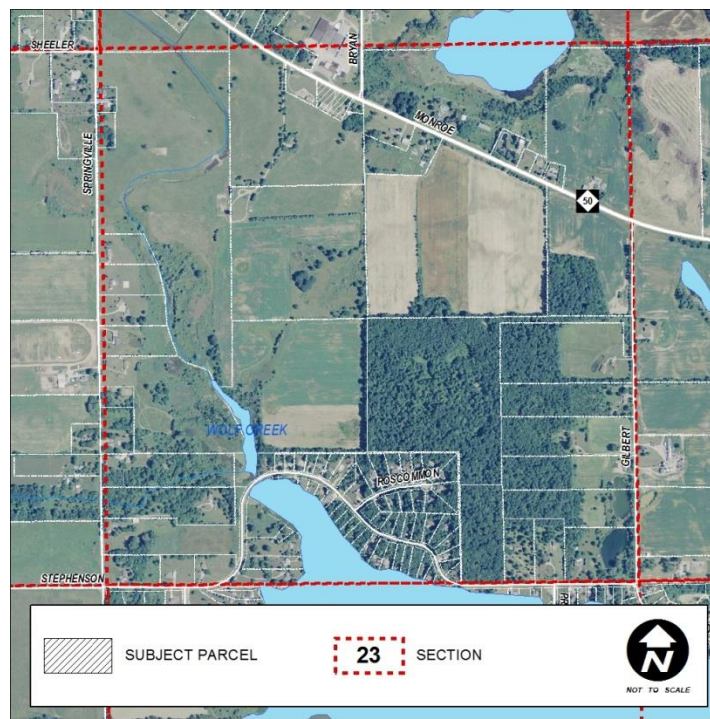


Figure 5b
Aerial Photo



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 CAMBRIDGE 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.)

CA0-123-1350-00 2.07 Acres R543 M-50, ONTED, MI 49265
LEGAL DESC. ATTACHED

1. The above described property has a proposed zoning change FROM GEN COMM C-2
ZONE TO LIGHT IND. I-1 ZONE.

2. PURPOSE OF PROPOSED CHANGE: ALLOW LIGHT MFG.

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 JAN day 31 year 2018

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month JAN day 16 year 2018
(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 EXPONENT

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.

R. Krowinski, Recording Secretary 01 / 31 / 2018 (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.

() 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

FEB 14 2018

LCPC Case #: _____
(For LCPC Use Only)**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: Cambridge Township Case #: _____
 Township official we may contact: _____ Phone #: (____) _____
 Applicant: Chester Meyer Chester Meyer Phone #: (313) 999-3350
 Rezoning Request: From: GENERAL COMM. (C-2) To: LIGHT INDUSTRIAL (I-1)
 Property Location: Section(s): 23 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"): CAV - 123 - 1350 2.07 AC

Please attach location map ☒ Yes ☐ No
 What is the existing use of the site? COMMERCIAL - RETAIL SALES / RENTAL

What is the proposed use of the site? Light Manufacturing

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

North: INDUSTRIAL South: AG
 East: COMM. / RES. West: COMMERCIAL

What are the surrounding Zoning Districts?

North: IND (I-1) South: AG (AG-1)
 East: AG (AG-1) West: COMM (C-2)

What is the suggested use of the site on the Township's Land Use Plan map? COMMERCIALIs 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 M-50Are 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.

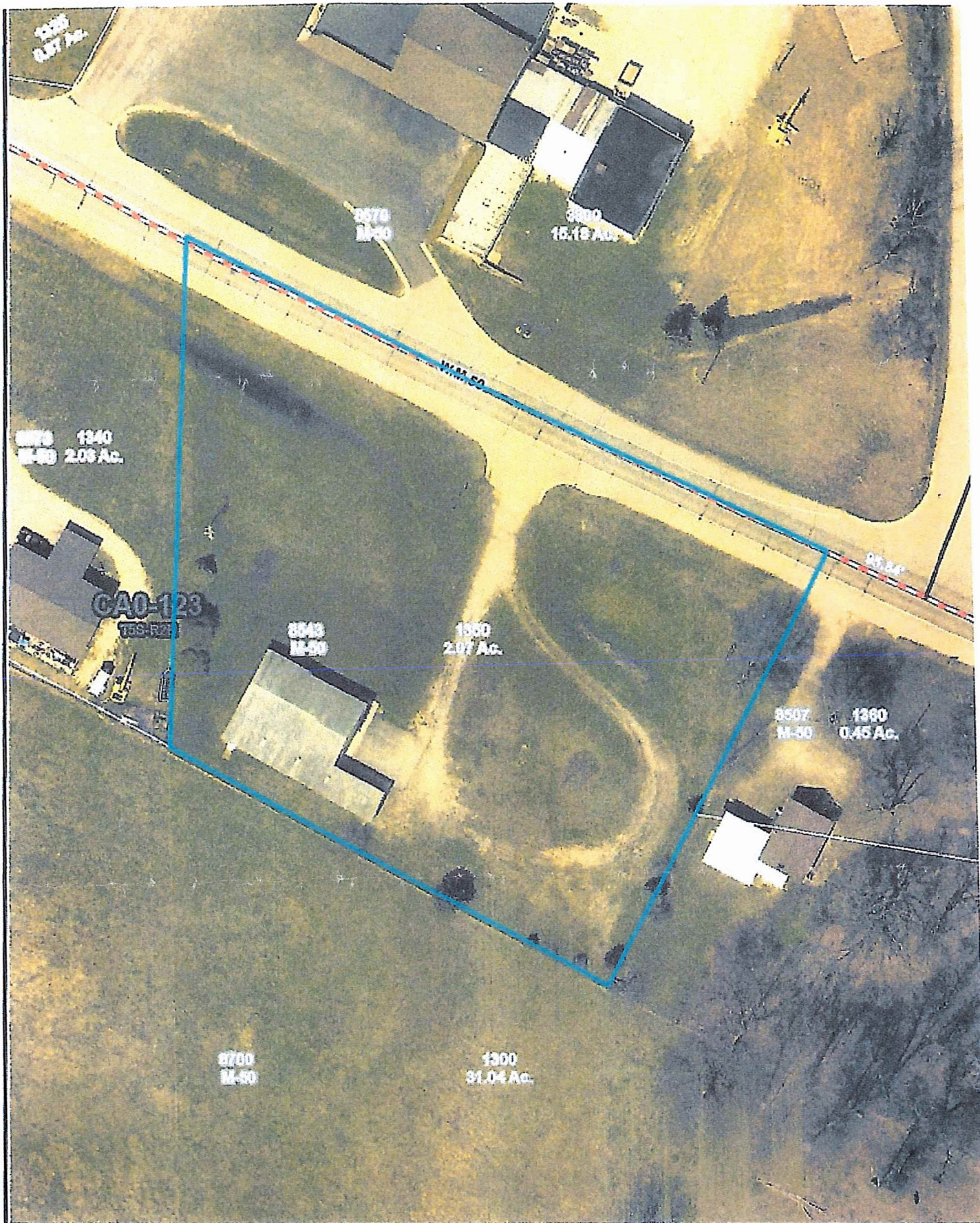
Please attach copies of any reports, exhibits or other documented provided to the Planning Commission.

☐ 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. -- NONE RECEIVED

Please include any additional information or comments as an attachment.



Lenawee County G.I.S

301 N. MAIN ST
 OLD COURTHOUSE 1ST FLOOR
 ADRIAN, MI 49309

PHONE: (517)264-4522
 FAX: (517)264-4530

CA0-123-1350-00
8543 W M-50



1 inch = 70 feet

THIS MAP IS INTENDED FOR ILLUSTRATION
 REFERENCE ONLY. LENAWEE COUNTY
 DOES NOT WARRANT THE ACCURACY OF

CA0-123-1350-00
MEYER, CHESTER A
8543 W M-50

ONSTED MI 49265

THAT PART OF NE 1/4 OF NW 1/4 SEC 23 T5S-
R2E COMM ON N AND S 1/4 LI AT A PT 497.10
FT S 1 DEG 09' W FROM N 1/4 POST TH N 63
DEG 22' W ALG CTR OF HWY M 50 101.55 FT
FOR FURTHER PL OF BEG. RUNN TH NW'LY
ALG CTR OF HWY CHORD BEARING N 60
DEG 35' W 748.10 FT TH S 4 DEG 16' W 286.35
FT TH S 59 DEG 14' E 627.20 FT TO A FENCE
POST SET FOR SW COR OF SCHOOL LOT TH
N 29 DEG 21' E ALG SD FENCE LI 273.95 FT TO
POB SEC 23 EX LD COMM AT A PT LOC 497.1
FT S 1 DEG 9' W AND 101.55 FT N 63 DEG 22' W
AND 405.62 FT N 60 DEG 35' W FROM N 1/4
COR SEC 23 RUNN TH N 60 DEG 35' W 342.48
FT TH S 4 DEG 16' W 286.35 FT TH S 59 DEG 14'
E 346.41 FT TH N 4 DEG 16' E 295.37 FT TO POB

CAMBRIDGE TOWNSHIP

FEB 14 2018

LENAAWEE COUNTY

William Gentner, Supervisor
Rick Richardson, Clerk
Laurie Johncox, Treasurer
Tom Kissel, Trustee
Otis Garrison, Trustee

9990 W M 50, Box 417
Onsted, Michigan 49265
Phone: 517 467-2104
Fax: 517 467-4823
Police Phone: 517 467-4737

.....

February 5, 2018

Lenawee County Planning Commission
c/o Region 2 Planning Commission
120 W. Michigan Ave.
Jackson, MI 49201

RE: Rezone request-CAO-123-1350-00

Dear Commissioners:

I just wanted to provide a little history on the parcel that is subject to the rezoning request. Prior to 1997 the subject parcel was zoned C-2, General Commercial. In 1997 it was rezoned to I-1, Light Industrial to allow the manufacture of marble vanity tops and the like. In 2009 it was rezoned back to C-2 to allow an indoor baseball facility and later was used for a rental business. Both these rezonings were approved by the township planning commission, the Lenawee County planning commission and the township board. The current applicant wishes to install a couple of CNC machines in the building to manufacture parts.

If you have any questions, please contact me. Thank you.

Cordially,



Rick W. Richardson, Clerk
Cambridge Township

Cambridge Township Planning Commission
Meeting Minutes
January 31,2018

Public Hearing:

1. Meeting was called to order at 7:00 with a Pledge of Allegiance to the flag.
2. Rezone parcel CAO-123-1350-00 from General Commercial to Light Industrial- Brief discussion with the applicant C. Meyer it was moved by R. Kurowski, 2nd by K. Kelly to allow rezoning. Motion approved.
3. Public Hearing was closed at 7:05.

Regular Meeting:

1. Meeting was called to order at 7:06
2. Roll Call – All members were present. Also present were B. Nickel, R. Richardson, Supervisor Genter, N. Genter. S. Pacheco.
3. Secretary Report – Motion to approve by K. Gidner, 2nd by D. Horner. Motion approved
4. Nomination of officers for 2018 – Motion by T. Kissel, 2nd by K. Kelly to carry over current officers. Motion approved.
5. Old Business:
 - A. Review various current ordinances from townships on address Accessory Dwelling Units (AUD) as provided by the Clerk.
It was proposed that these be tabled for next meeting to allow the Commission time to review.
 - B. Hamburg Township Power Point on their AUD ordinance by S. Pacheco- Twsp Planner for Hamburg.
Scott presented a 15 minute overview of the Hamburg ordinance, Pro's and Con's for their township. How it is being utilized. They have had only 5 AUD's in a community of 21,000 people. Three are attached to the primary structure, two are separate. Their ordinance limits the size, number of bedrooms, entrance locations and cannot be installed on lake front homes.
6. New Business; None
7. Adjournment; Motion by K. Kelly, 2nd by T. Kissel. Motion approved. Meeting adjourned at 7:58.

Submitted by R. Kurowski - Secretary

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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 #18-01

Applicant(s): Gregory P. & Rebecca A. Lievens
6560 School Road
Petersburg, MI 49270

Meeting Date: March 15, 2017

Location: The 2 subject properties are located in Section 12 of Ogden Twp. (T8S,R4E), on the south side of Horton Road and the west side of Thompson Highway (see Maps 1a & 1b).

Description: Subject property A has an area of 50 acres (according to the application), all of which are used for the agricultural enterprise of 'cash crops'. There are no buildings located on property A (see Maps 3a & 3b).

Subject property B has an area of 16 acres, all of which are used for the agricultural enterprise of 'cash crops'. The average gross annual income per acre is \$650, well above the \$200 per acre minimum for parcels less than 40 acres. There are no buildings located on property B (see Maps 3a & 3b).

Term: 10 years is the term proposed for both properties.

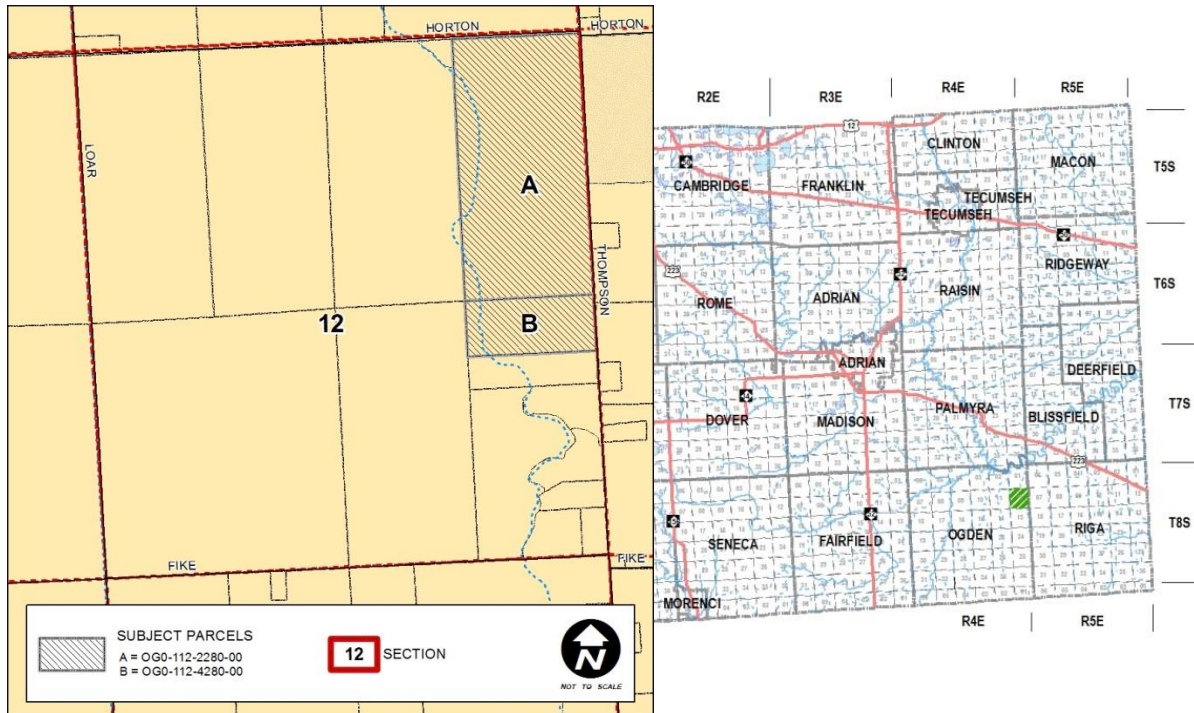
Future Land Use: The *Lenawee County Comprehensive Land Use Plan* places the 2 subject properties in the midst of an area recommended for 'Intensive Agricultural' uses (see Map 2).

Staff Comments: The deed and Lenawee County GIS records indicate that the area for property A is 80 acres rather than 50. The deed identifies 3 parcels, 1 of which is a 50-acre property located in Riga Township. 'Riga' was crossed out on the application for property A and replaced with 'Ogden' in Item #7. Staff suspects that this is the origin of the error.

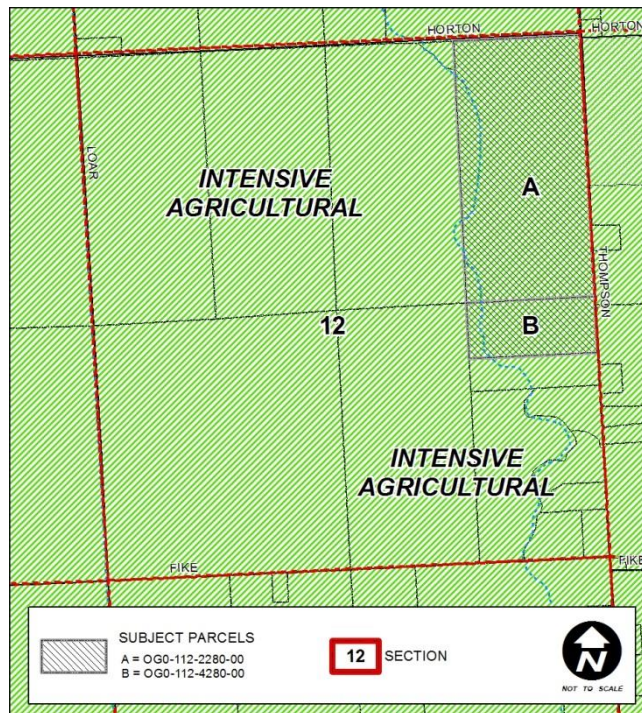
The applications for both properties state that their entire acreages are dedicated to 'cash crops' (Item #16a). However, the aerial photography (Maps 3a & 3b) shows that both properties contain woods. A county drain also flows through both properties.

Both applications list Mr. and Mrs. Lievens as joint applicants (Item #1). However, the '2 or more persons having a joint or common interest in the land' option was not checked for Item #15 on either application.

Maps 1a & 1b Location Maps



Map 2 County Future Land Use Map



Maps 3a &3b Aerial Photographs



Application for Farmland Agreement

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

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**

| | | | |
|----------------------------|---------|---------|---------|
| 1. Name(s) of Applicant: | Lievens | Gregory | P. |
| | Last | First | Initial |
| (If more than two see #15) | Lievens | Rebecca | A. |
| | 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: 6560 School Rd. Petersburg MI 49270
Street City State Zip Code

3. Telephone Number: (Area Code) (313) 304-0018

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

5. E-mail address: _____

6. County: Lenawee 7. Township, City or Village: Riga Ogden

8. Section No. 12 Town No. 8S Range No. 4E

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

Name the types of mineral(s) involved: _____

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

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

Name: _____

Address: _____

| Street | City | State | Zip Code |
|--------|------|-------|----------|
|--------|------|-------|----------|

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

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

Date _____

Signature of Land Contract Vendor(s) (Seller)

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

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

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

Name: _____ 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 42 50

c. Total number of acres being applied for (if different than above): 50

d. Acreage in cultivation: 50

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

f. All other acres (swamp, woods, etc.) 0

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

No. of Buildings 0 Residence: _____ Barn: _____ Tool Shed: _____

Silo: _____ Grain Storage Facility: _____ Grain Drying Facility: _____

Poultry House: _____ Milking Parlor: _____ Milk House: _____

Other: (Indicate) _____

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

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

\$ _____ : _____ = \$ _____ (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.

Gregory L. Lewis
(Signature of Applicant)

(Corporate Name, If Applicable)

Beleed Lewis
(Co-owner, If Applicable)

(Signature of Corporate Officer)

(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: 1/10/18 (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, _____, giving 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.**

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

Application for Farmland Agreement

Page 4

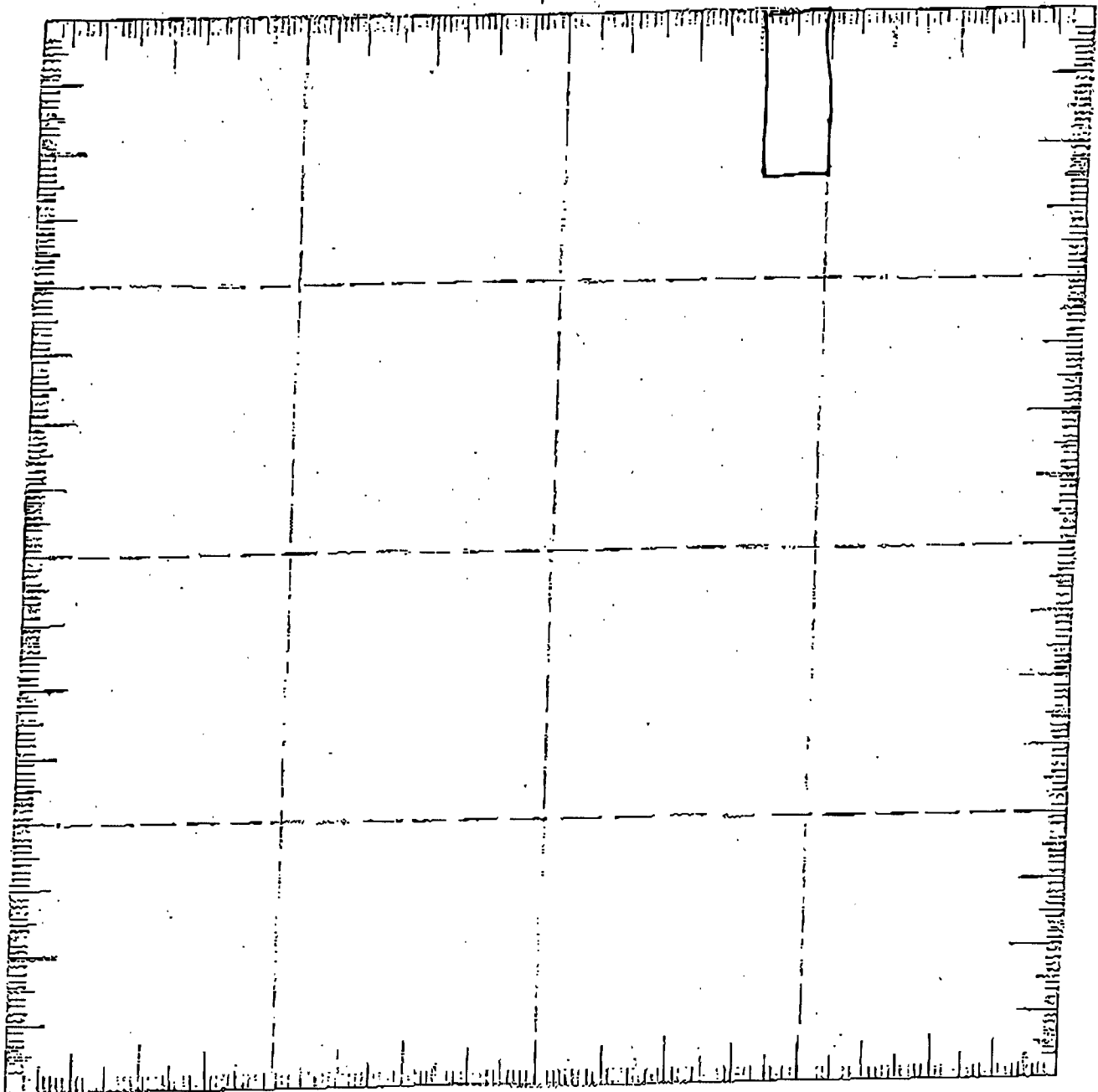
Map of Farm with Structures and Natural Features:

- 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.

.....
E 1/2 of NE Quarter County Cedar
Township OGDEN
T. _____ R. _____ Section _____

↑ North



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:

LIEVENS, GREGORY P & REBECCA A
6560 SCHOOL RD
PETERSBURG, MI 49270

School: 46040 BLISSFIELD

Property #: OGO-112-2280-00

Property Addr: 8000 THOMPSON HWY BLK

Legal Description:

E 1/2 OF NE 1/4 SEC 12

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: LENAWEE COUNTY TREASURER
MARILYN J WOODS
301 N MAIN ST OLD COURTHOUSE
ADRIAN, MI 49221-2714

TAX DETAIL

| | | |
|------------------------|---------|------------|
| Taxable Value: | 84,713 | Class: 101 |
| State Equalized Value: | 245,900 | |
| Assessed Value: | 245,900 | |
| 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 | 508.27 |
| COUNTY OPER | 4.94120 | 418.58 |

| | |
|--------------------------|-----------------|
| Total Tax: | \$926.85 |
| Administration Fee: | \$9.26 |
| Total Amount Due: | \$936.11 |



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: 1/10/18

Application No: 365

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: Lievens Gregory P.
Last First Initial

(If more than two see #15) Lievens Rebecca A.
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: 6560 School Rd. Petersburg MI 49270
Street City State Zip Code

3. Telephone Number: (Area Code) (313) 304-0018

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: Ogden

8. Section No. 12 Town No. 8S Range No. 4E

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 (sellers):

Name: _____

Address: _____
Street City State Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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

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

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

Name: _____ 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 16

c. Total number of acres being applied for (if different than above): 16

d. Acreage in cultivation: 16

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

f. All other acres (swamp, woods, etc.): 0

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

No. of Buildings 0 Residence: _____ Barn: _____ Tool Shed: _____

Silo: _____ Grain Storage Facility: _____ Grain Drying Facility: _____

Poultry House: _____ Milking Parlor: _____ Milk House: _____

Other: (Indicate) _____

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

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

\$ 10,400 : 16 = \$ 650⁰⁰ (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.

Margaret L. Lewis
(Signature of Applicant)

(Corporate Name, If Applicable)

Rebecca Lewis
(Co-owner, If Applicable)

(Signature of Corporate Officer)

(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: 1/10/18 (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

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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

Application for Farmland Agreement

Page 4

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.

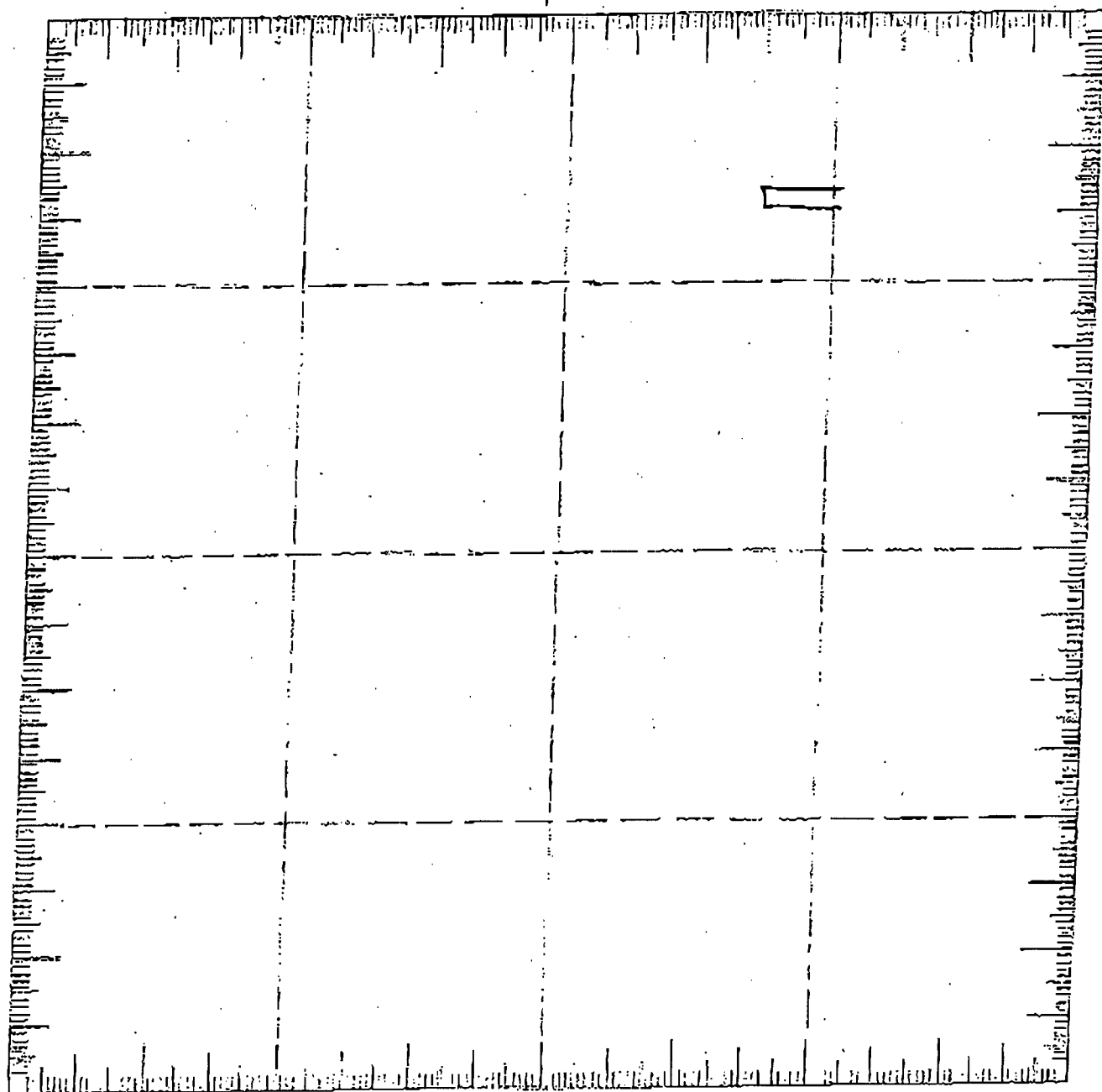
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County LeminTownship Dg den

T _____ R _____ Section _____

N. 14 Acres

↑ North



OGDEN 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:

LIEVENS, GREGORY P & REBECCA A
6560 SCHOOL RD
PETERSBURG, MI 49270

School: 46040 BLISSFIELD

Property #: OGO-112-4280-00

Property Address: 8000 THOMPSON HWY BLK

Legal Description:

NORTH 16 ACRES OF E 1/2 OF SE 1/4 SEC 12

PAYMENT INFORMATION

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

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

TAX DETAIL

| | | |
|------------------------|--------|------------|
| Taxable Value: | 15,701 | Class: 101 |
| State Equalized Value: | 46,000 | |
| Assessed Value: | 46,000 | |
| 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 | 94.20 |
| COUNTY OPER | 4.94120 | 77.58 |

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 |

| | |
|--------------------------|-----------------|
| Total Tax: | \$171.78 |
| Administration Fee: | \$1.71 |
| Total Amount Due: | \$173.49 |

MARILYN J WOODS



LENAWEE COUNTY
MAY 04, 2017
RECEIPT # 805070

STATE OF MICHIGAN
REAL ESTATE
TRANSFER TAX

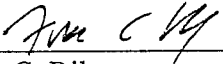
\$385.00- CO
\$2,625.00- ST
Stamp # 28485

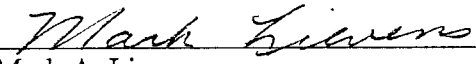
3010

odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

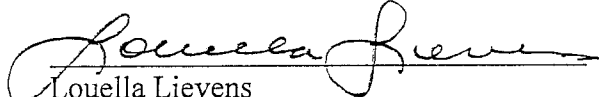
In Witness Whereof, the said party of the first part has hereunto set their hands and seals

Signed and Sealed in the presence of:


Frank C. Riley

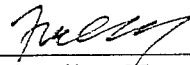

Mark A. Lievens


Janice L. Moorehead


Louella Lievens

STATE OF MICHIGAN)
)SS
COUNTY OF LENAWEE)

On this 25th day of April, A.D. 2017, before me, a Notary Public in
and for said County, personally appeared Mark A. Lievens and Louella Lievens, husband and
wife, to me known to be the same persons described in and who executed the within instrument,
and who acknowledged the same to be their free act and deed.


Frank C. Riley, Notary Public
Lenawee County, Michigan
Acting in Lenawee County, Michigan
My Commission Expires: 3/18/2023



LIBER 2544 PAGE 0970 2 of 2

✓ PREPARED BY:
Frank C. Riley
RILEY & RILEY
Attorneys at Law PLC
107 W. Jefferson St.
PO Box 50
Blissfield, MI 49228
(517) 486-4353

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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 AGREEMENT | FA #18-02

Applicant(s): Gregory P. & Rebecca A. Lievens
6560 School Road
Petersburg, MI 49270

Meeting Date: March 15, 2017

Location: The subject property is located in Section 7 of Riga Twp. (T8S,R5E), on the south side of Horton Road and the east side of Thompson Highway (see Maps 1a & 1b).

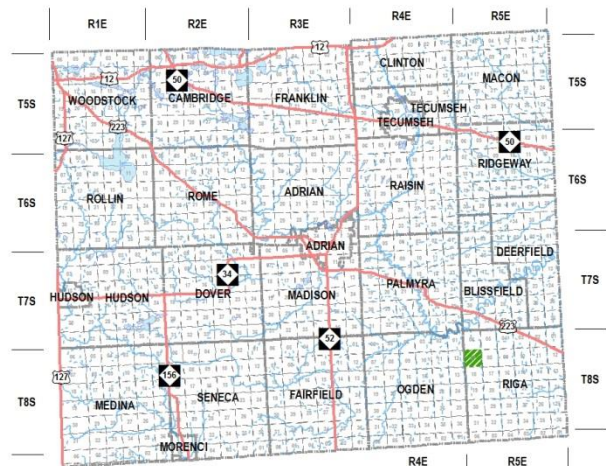
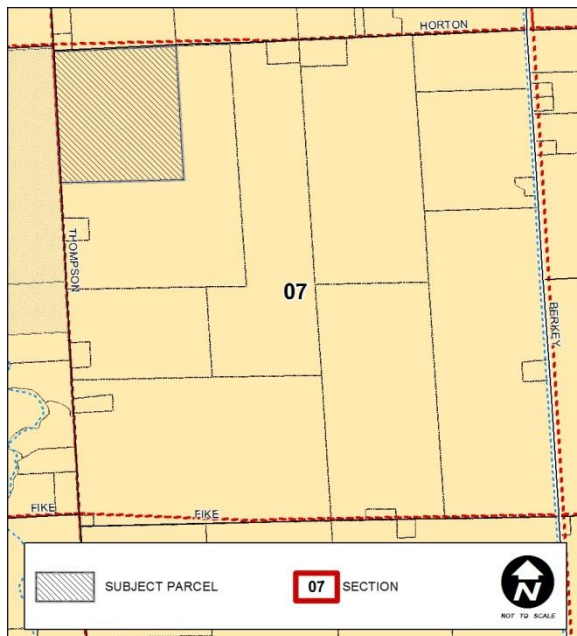
Description: The subject property has an area of 50 acres and is used for the agricultural enterprise of 'cash crops'.

Term: 10 years is the proposed term.

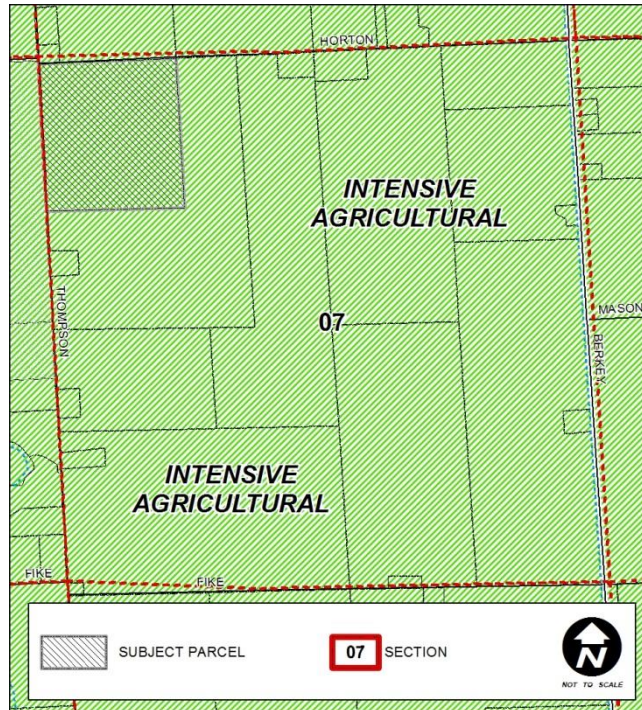
Future Land Use: The *Lenawee County Comprehensive Land Use Plan* places the subject property in the midst of an area recommended for 'Intensive Agricultural' uses (see Map 2).

Staff Comments: The application states that the entire acreage is in cultivation (Item #16d). However, aerial photography (Maps 3a & 3b) shows that the property contains what appears to be an old farmstead although no structures are apparent. Item #16g, regarding structures, was left blank. The application lists Mr. and Mrs. Lievens as joint applicants (Item #1). However, the '2 or more persons having a joint or common interest in the land' option was not checked for Item #15.

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 January 20, 2018

Application No: 2018-1

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: Lievens Gregory P.

Last

First

Initial

(If more than two see #15) Lievens Rebecca A.

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: 6560 School Rd. Petersburg MI 49270

Street

City

State

Zip Code

3. Telephone Number: (Area Code) (313) 304-0018

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: Tenawee 7. Township, City or Village: Riga

8. Section No. 7 Town No. 8S Range No. 5E

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 (sellers):

Name: _____

Address: _____

Street

City

State

Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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

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

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

Name: _____ 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 90 50

c. Total number of acres being applied for (if different than above): 90 50

d. Acreage in cultivation: 90 50

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)**:

\$ _____ : _____ = \$ _____ (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.

Margary Lievens
(Signature of Applicant)

(Corporate Name, If Applicable)

Rebecca Lievens
(Co-owner, If Applicable)

(Signature of Corporate Officer)

(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: 1/20/18 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Riga
☐ 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.**

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:

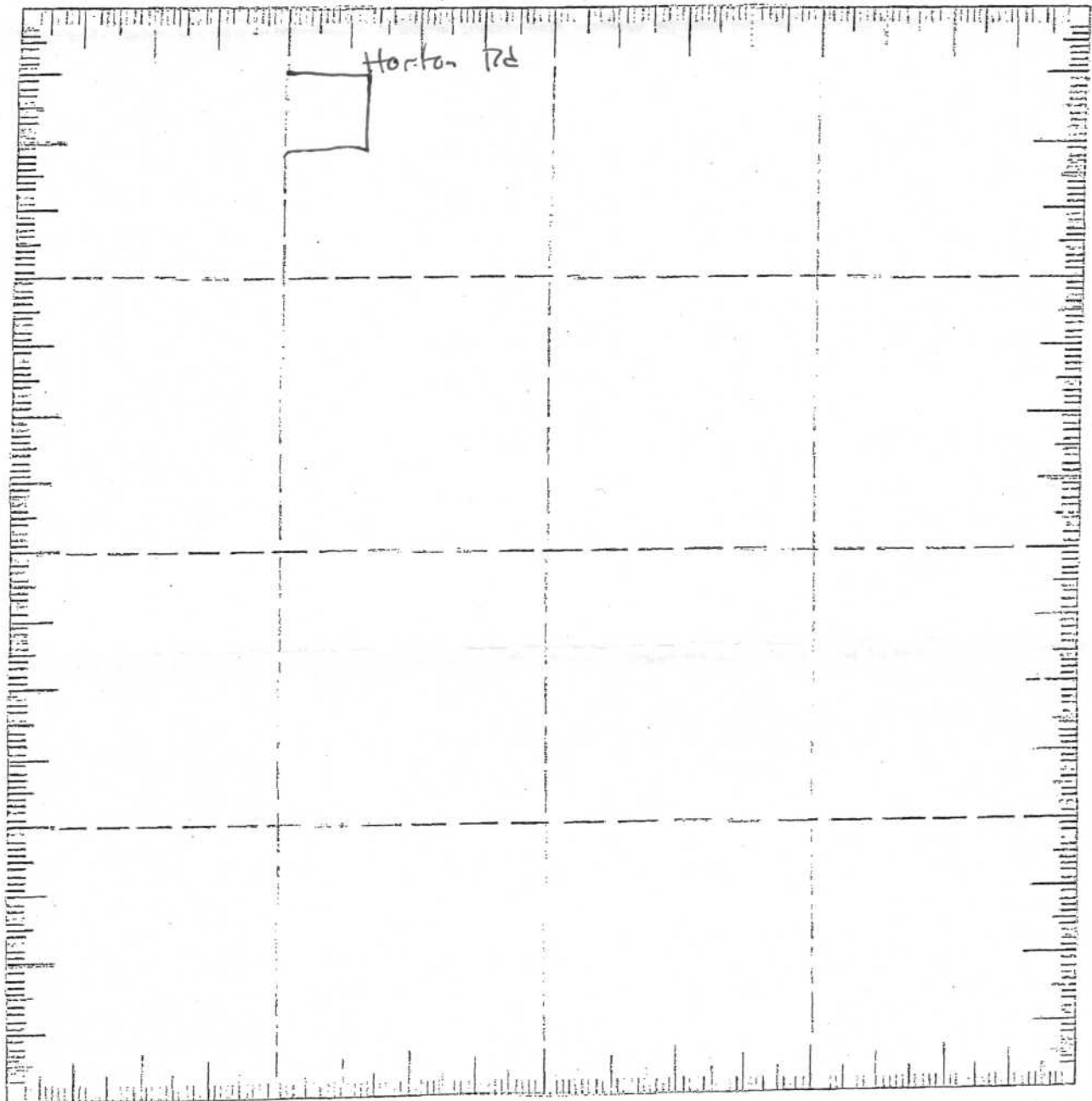
- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (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 LENAWEETownship RIGA

T _____ R _____ Section _____

↑ North



PAYMENT INFORMATION

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

Pay by mail to: RIGA TOWNSHIP
KATY GUST, TREASURER
13708 YANKEE RD
OTTAWA LAKE, MI 49267

RIGA TWP OFFICE WILL BE OPEN FOR COLLECTION
THURSDAYS JULY 13; 20; 27; AUGUST 10; 17; 31;
SEPTEMBER 7 FROM 10 AM TO 2 PM; AUGUST 24 5 PM - 8
PM
AND SEPTEMBER 14TH - 9AM - 5PM

PAYMENTS CAN BE MAILED TO 13708 YANKEE RD, OTTAWA LAKE,
MI 49267, OR DROP IN DROP BOX LOCATED ON WEST OFFICE
DOOR

PHONE 734-347-4109

PROPERTY INFORMATION

Property Assessed To:
LIEVENS, GREGORY P & REBECCA A
6560 SCHOOL RD
PETERSBURG, MI 49270

School: 46040 BLISSFIELD

Property #: RG0-107-1050-00

Property Addr: 8000 THOMPSON HWY BLK

Legal Description:

N 50 ACRES OF W 1/2 OF NW 1/4 SEC 7

TAX DETAIL

Taxable Value: 62,793 Class: 101
State Equalized Value: 151,200
Assessed Value: 151,200
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 | 6.000000 | 376.75 |
| COUNTY OPER | 4.94120 | 310.27 |

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: JANUARY 1 - DECEMBER 31
School: JULY 1 - JUNE 30
State: OCTOBER 1 - SEPTEMBER 30

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

Total Tax: \$687.02
Administration Fee: \$6.87
Total Amount Due: \$693.89

CVD AM11:27 MAY 4 '17 LENAWEE

LENAWEE COUNTY TREASURER
TAX CERTIFICATE NO. 140

MAY - 4 2017

MARILYN J WOODS

LIBER 2544 PAGE 0970 1 of 2
STATE OF MICHIGAN - LENAWEE COUNTY
RECORDED 05/04/2017 01:43:26 PM D.W.A.
Carolyn S. Bate, REGISTER OF DEEDS \$30.00



LENAWEE COUNTY
MAY 04, 2017
RECEIPT # 805070

STATE OF MICHIGAN
REAL ESTATE
TRANSFER TAX \$385.00- CO
\$2,625.00- ST
Stamp # 28485

WARRANTY DEED

This INDENTURE, Made the 25th day of April, A.D., 2017.

Witnesseth, that MARK A. LIEVENS and LOUELLA LIEVENS, husband and wife, whose address is 11021 Sylvania Petersburg Rd., Riga, MI 49276, parties of the first part, for the sum of THREE HUNDRED FIFTY THOUSAND (\$350,000.00) DOLLARS, to them, duly paid by GREGORY P. LIEVENS and REBECCA A. LIEVENS, husband and wife, whose address is 6560 School Rd., Petersburg, MI 49270, parties of the second part, do convey and warrant to said parties of the second part, as tenants by the entirety, the following premises situated in the Townships of Ogden and Riga, in the County of Lenawee, in the State of Michigan, to-wit:

PARCEL 1: East half of Northeast quarter, Section 12, Town 8 South, Range 4 East, Ogden Township, Lenawee County, Michigan. Consisting of 80 acres, more or less.

Tax Parcel No. OG0-112-2280-00

PARCEL 2: North 16 acres of East half of Southeast quarter, Section 12, Town 8 South, Range 4 East, Ogden Township, Lenawee County, Michigan. Consisting of 16 acres, more or less.

Tax Parcel No. OG0-112-4280-00

North 50 acres of West half of Northwest quarter, Section 7, Township 8 South, Range 5 East, Riga Township, Lenawee County, Michigan. Consisting of 50 acres more or less.

Tax Parcel No. RG0-107-1050-00

The Grantors also grant to the Grantees the right to make all possible divisions under Section 108 of the Land Division Act, Act No. 288 of Public Acts of 1967.

The above described land may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust,

3010

odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

In Witness Whereof, the said party of the first part has hereunto set their hands and seals

Signed and Sealed in the presence of:

Frank C. Riley
Frank C. Riley

Mark A. Lievens
Mark A. Lievens

Janice L. Moorehead
Janice L. Moorehead

Louella Lievens
Louella Lievens

STATE OF MICHIGAN)
)SS
COUNTY OF LENAWEE)

On this 25th day of April, A.D. 2017, before me, a Notary Public in and for said County, personally appeared Mark A. Lievens and Louella Lievens, husband and wife, to me known to be the same persons described in and who executed the within instrument, and who acknowledged the same to be their free act and deed.

Frank C. Riley
Frank C. Riley, Notary Public
Lenawee County, Michigan
Acting in Lenawee County, Michigan
My Commission Expires: 3/18/2023


LIBER 2544 PAGE 0970 2 of 2

✓ PREPARED BY:
Frank C. Riley
RILEY & RILEY
Attorneys at Law PLC
107 W. Jefferson St.
PO Box 50
Blissfield, MI 49228
(517) 486-4353