



# Lenawee County Planning Commission

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

## MEETING NOTICE

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

DATE: May 17, 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 April 19, 2018, Meeting [*ACTION*] ..... 3
5. Request(s) for Review, Comment, and Recommendation
  - a. Consideration of Township Zoning Amendment(s)
    - (1) #18-06— Woodstock Township [*ACTION*] ..... 7
  - b. Consideration of PA 116 Farmland Agreement(s)
    - (1) #18-08— Raisin Township [*ACTION*] ..... 29
    - (2) #18-09— Franklin Township [*ACTION*] ..... 39
  - c. Consideration of Master Plan(s) — None
6. Other Business
  - a. Old Business — None
    - (1) 2018 Annual Dinner
    - (2) Recognition of Jim Tipton
  - b. New Business
    - (1) Public Notice of Availability: FAA Cleveland-Detroit Metroplex  
Final Environmental Assessment and Finding of No Significant  
Impact/Record of Decision ..... 55
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, April 19, 2018

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

Members Present: Mr. Bob Behnke, Education Representative; Ms. Karol (KZ) Bolton, Lenawee County Commission; Ms. Rebecca Liedel, LCPC Chair; Mr. Bruce Nickel; Mr. Ralph Tillotson, Lenawee County Commission; and Mr. Dale Witt

Members Absent: Mr. Keith Dersham

Others Present: Mr. Grant Bauman, LCPC 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 04/19/18 meeting agenda for approval, noting the addition of Item #5.a.(2): the consideration of a proposed text amendment to the *Franklin Township Zoning Ordinance*.

A motion was made by Comm. Tillotson, and seconded by Comm. Witt, to approve the April 19, 2018, meeting agenda as amended. *The motion passed unanimously.*

Item 4 **Approval of Minutes** — Staff submitted the 03/15/18 meeting minutes for approval. Comm. Behnke stated his intent to abstain from the vote given that he was not serving on the LCPC during the March 2018 meeting.

A motion was made by Comm. Witt, and seconded by Comm. Nickel, to approve the March 15, 2018, meeting minutes as presented. *The motion passed, with Comm. Behnke abstaining.*

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

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

- (1) **#18-04 | Rollin Township** — Commissioners reviewed a proposed rezoning of a portion of an Agricultural (AG) property to Lake Residential (RL) in Sections 11 & 12 (T6S-R1E) of Rollin Township. Staff advised recommending approval of the proposed rezoning of a 0.782 acre portion of the property to RL, noting the need to: (1) include the legal description of the new parcel in any motion approved by the Township Board, and (2) split the property in accordance with Michigan's Land Division Act (see the staff report). Comm. Tillotson was concerned about the number of splits taking place on the property. Comm. Nickel explained that the other splits are more than 10 years old.

A motion was made by Comm. Behnke, and seconded by Comm. Tillotson, to recommend approval of the proposed rezoning to the Rollin Township Board with staff comments. *The motion passed unanimously.*

- (2) **#18-05 | Franklin Township** — Commissioners reviewed proposed text amendments to the *Franklin Township Zoning Ordinance* regarding the indoor sales of items related to an ‘open air business’ (a conditional use in the Agricultural (AG) district). Comm. Nickel stated his intent to abstain from the vote due to his relationship with Franklin Township (per Section 107(A)(4) of the LCPC Bylaws). Staff advised recommending disapproval of the text amendments as currently written, noting that an interpretation of the amendment could allow for a standalone retail business at some point in the future (see the staff report). Comm. Bolton asked what the drawback is to standalone retail in the AG district. Staff replied that the use is inconsistent with the intent of the AG district. Comm. Tillotson spoke in favor of the amendment. He stated that spot zoning is considered to be too important but that he could see a limit on the size of the structure.

A motion was made by Comm. Bolton, and seconded by Comm. Liedel, to recommend approval of the proposed text amendment to the Franklin Township Board, with staff comments and concerns. *The motion passed, with Comm. Nickel abstaining.*

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

- (1) **#18-04 | Ogden Township** — Commissioners reviewed a proposed agreement for properties located in Section 12 (T5S,R5E) of the Township. Staff noted various application deficiencies (see the staff report). Comm. Tillotson was concerned that the time period for the agreement was left off the application. Comm. Bolton was concerned that the Clerk had not filled out their portion of the application. Comm. Behnke was also concerned about the incomplete application.

A motion was made by Comm. Tillotson, and seconded by Comm. Behnke, to recommend disapproval, due to the lack of completeness of the application. *The motion passed unanimously.*

- (2) **#18-05 | Riga Township** — Commissioners reviewed a proposed agreement for a property located in Section 19 (T8S,R5E) of the Township. Staff noted various application deficiencies (see the staff report).

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

- (3) **#18-06 | Riga Township** — Commissioners reviewed a proposed agreement for a property located in Section 17 (T8S,R5E) of the Township. Staff noted various application deficiencies (see the staff report). Commissioners were concerned that the time period for the agreement was left off of the application.

A motion was made by Comm. Tillotson, and seconded by Comm. Nickel, to recommend disapproval, due to the lack of completeness of the application. *The motion passed unanimously.*

- (4) **#18-07 | Fairfield Township** — Commissioners reviewed a proposed agreement for a property located in Section 4 (T8S,R3E) of the Township. Staff noted that the application is complete (see the staff report).

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

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

Item 6 **Other Business**

a. **Old Business** —

- (1) **2018 Annual Dinner** — Staff announced that the Lenawee Country Club was reserved for the Annual Dinner on June 21, 2018. The menu will be: cheese and crackers; rolls and dinner salad; carved sirloin; penne pasta with marinara and alfredo sauce; roasted redskin potatoes and a vegetable medley; and lava cake and cheese-cake with toppings. Steve May, River Raisin Watershed, will be the speaker. He will talk about farming conservation and the Lake Erie issue as well as about local watershed goals and programs. Commissioners concurred with the proposed arrangements.
- (1) **Recognition of Jim Tipton** — Staff provided two versions of a proposed Certificate of Achievement for Jim, who served on the LCPC from 1997 through 2017. The Certificates were dated April 19, 2018, but staff suggested that the selected Certificate be dated for June 21, 2018, and presented to Jim during the Annual Dinner. The Commissioners chose the Certificate they liked the best and concurred with the proposed arrangements.

b. **New Business** —

Staff advised Commissioners of the letter regarding receipt of the *Morenci Park and Recreation Plan*. Commissioners were also advised of the Notice of Intent sent out by the City of Tecumseh regarding the amendment of its Master Plan to address the “missing middle” and apartment housing types.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** The meeting was adjourned at 7:45 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary

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## COORDINATED ZONING REPORT | #18-06

**To:** County Planning Commissioners  
**From:** Grant E. Bauman, AICP  
**Date:** May 17, 2018

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

The Woodstock Township Planning Commission proposes the attached zoning ordinance amendments which would permit the development of solar energy facilities within the Township. A differentiation is made between 3 types of proposed solar energy facilities:

- **Large Solar Energy Facility:** "A utility-scale commercial facility that converts sunlight into electricity, whether by photovoltaic (PV) or various experimental solar technologies, for the primary purpose of wholesale or retail sales of generated electricity".
- **Medium 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, or any photovoltaic system under the nameplate size of 2.0 MW".
- **Small Solar Energy Facility:** "An array of freestanding or attached solar collection materials that have a manufacturer's rating up to but not exceeding 20kW".

#### **Small Solar Energy Facility**

A small solar energy facility is proposed as a permitted use in all zoning districts: Agricultural (AG), Recreation Open Space (RO), Rural Non-Farm Residential (RNF), Lake Residential (RL), Suburban Residential (RS), Multiple-Family Residential (RM), Manufactured Home Residential (MH), Local Commercial (C-1), General Commercial (C-2), Highway Service Commercial (C-3), and Industrial (I). No requirements are proposed for the use. *LCPC staff suggests that some standards are needed (i.e., size, setbacks, screening, electrical cabling, and reclamation).*

#### **Medium Solar Energy Facility**

A medium solar energy facility is proposed as a permitted use in the following zoning districts: Agricultural (AG), Recreation Open Space (RO), Rural Non-Farm Residential (RNF), Local Commercial (C-1), General Commercial (C-2), Highway Service Commercial (C-3), and Industrial (I). However, the use is subject to the following standards proposed in Section 16.21:

- The provision of power to the principal/accessory use of the property is allowed as well as the sale of power to the local utility. If connection to the power grid is proposed, written authorization of the local utility is required.

The definition for a medium solar energy facility allows “any photovoltaic system under the nameplate size of 2.0 MW”. A simple Google search reveals that one megawatt (mW) of power can supply an average of 164 homes (nationally) and take up approximately 2½ acres. *LCPC staff suggests that a facility up to 5 acres in size should require a conditional use permit.*

- **Roof-mounted facilities.** Roof-mounted facilities are allowed as long as they do not exceed the applicable maximum building height or extend beyond the roof edge. Applicable building permits are required.
- **Ground-mounted facilities.** The maximum height of a ground-mounted facility is 14 feet. Maximum lot coverage requirements (of the underlying zoning district) cannot be exceeded. Engineering for water retention and controlled storm water discharge is required. Compliance with minimum setback requirements for principal and accessory structures is required. *LCPC staff suggests that only the principal structure setback requirement should be applied.*
- **Mechanical equipment.** Mechanical equipment must be located in a building or screened from adjacent residential property. If noise generated by the equipment is more than 45 dBA at the lot line (or more than 2 dBA above ambient sound), additional screening may be required. *LCPC staff suggests that substantial screening would be needed to decrease noise; vegetation is not efficient.* Mechanical equipment must meet the minimum setback requirements for principal and accessory structures. *LCPC staff suggests that the principal structure setback requirement should be applied.*
- No glare can be directed on nearby properties or roadways. All transmission lines must be buried. No advertising is allowed.
- All wiring shall comply with Michigan’s construction codes. Local utility must determine grid interconnection and net metering policies. Certificates of compliance for equipment are required from the manufacturer. The design of the facility must be certified by an engineer registered in Michigan.
- Compliance with all applicable township regulations is required. Property owners must acknowledge that they are the responsible party for owning/leasing and maintaining the facility.
- Any earth disturbance must be regraded and reseeded. A facility must be removed after it is abandoned (i.e., disuse of 6 months, etc.). No assurance of solar access.

### **Large Solar Energy Facilities (Solar Farms)**

A large solar energy facility is proposed as a conditional use in the following zoning districts: Agricultural (AG), Recreation Open Space (RO), Rural Non-Farm Residential (RNF), Highway Service Commercial (C-3), and Industrial (I). The use is subject to the following standards proposed in Section 17.9.10:

- The Zoning Board of Appeals is permitted to grant variances for large solar energy facilities in zoning districts other than the AG, RO, RNF, C-3, and I.

*LCPC staff suggests that the Michigan Zoning Enabling Act (MZEA) only grants Townships the authority to grant use variances under certain circumstances (MCL 125.3604(9)). The Township’s zoning ordinance also states that a variance shall not be granted unless “[g]ranted the variance requested would not confer upon the applicant any special privilege that is denied by the Ordinance to other lands, structures, or buildings in the same district.”*

- **Size.** A 20-acre minimum lot size is required.

- **Height.** Solar panels are limited to a height of 14 feet. A power switchyard cannot exceed the minimum height needed to tie into electric transmission lines. All other structures shall meet the maximum building height requirements for the pertinent zoning district.
- **Setbacks.** Solar arrays and other structures must be set back at least 30 feet from all lot lines and road rights-of-way (or the required setbacks for the underlying zoning district if greater). The setback is increased to at least 100 feet from all residentially zoned lots and existing residences. Additional setbacks may be required for mitigation.
- **Fencing.** A fence, wall, or other protective barrier is required around the perimeter.
- **Noise.** Noise is limited to 50 dBA from an adjacent residentially zoned lot. *LCPC staff suggests that existing residences should be added to this requirement.* Noise is limited to 45 dBA at any adjacent residence between 9:00 pm and seven am. *LCPC staff suggests that this standard should be limited to residences in existence at the time the CUP is approved. LCPC staff further suggests that it be specified where that measurement will be made.* Noise is limited to 60 dBA at the lot line of all other properties.
- **Appearance.** When possible, materials, colors, and textures that blend the facility into the existing environment are required. Appropriate landscaping/screening is required when residences are within 300 feet of a facility. The Zoning Inspector, residential property owner, and the applicant shall determine the percentage of lot line coverage. If an agreement cannot be made, the ZBA will make the final decision. The final design and coverage shall be recorded on the site plan. Any plant material shall be at least 50% evergreen. *LCPC staff suggests that the ordinance should provide minimum screening/landscaping standards regarding coverage and design.*
- All medium voltage cable must be buried. All necessary local, state and federal permits must be obtained. Agreements are needed for leased property. A development agreement of other appropriate instrument is required to address taxing, property assessment decommissioning bond, and other related issues. A development agreement may be required as a condition of the CUP.
- Pertinent siting considerations taken to avoid specified conditions/uses must be addressed in the application. Site plans must extend out at least 300 feet beyond the facility.
- Information on any threatened/endangered species using the site must be provided.
- Consultation with the MDEQ/MDNR is required. An analysis of impacts to historic, cultural, and archeological resources, soil erosion, and water quality may be required if there is reason to believe that adverse impacts may occur.
- Plans for prevention/cleanup of hazardous waste are required.
- Agreements with the Lenawee County Road Commission/Michigan Department of Transportation are required for any construction phase of a project. Any known or suspected potential hazard created by a project must be identified and addressed.
- A decommission plan and final land reclamation plan for the project must be described. No solar access is assured.

## Analysis and Recommendation

**Township Planning Commission Recommendation** – The Woodstock Township Planning Commission recommends *approval* of the proposed text amendments (see the background information).

**CZC Staff Analysis** – LCPC staff congratulates Woodstock Township on the steps it is taking to allow for the production of solar energy while addressing its effects on neighboring properties and the community. Having said that, here are some suggestions for improving the proposed regulations:

- Small solar energy facility:
  - Some standards are needed (i.e., size, setbacks, screening, electrical cabling, and reclamation) for a small solar energy facility.
- Medium solar energy facility:
  - A medium solar energy facility (as currently proposed with generation up to 2 mW) should require a CUP. According to Google, 1 mW of power can supply an average of 164 homes (nationally) and take up approximately 2½ acres. Such a use should require a conditional use permit.
  - The principal structure setback requirement should be applied to a medium solar energy facility, including mechanical equipment. As currently written, compliance is required for principal and accessory structure minimum setbacks.
  - If noise generated by medium solar energy facility mechanical equipment is more than 45 dBA at the lot line (or more than 2 dBA above ambient sound), additional screening may be required. Substantial screening would be needed to decrease noise; vegetation is not efficient.
- Large solar energy facility:
  - As currently proposed, the ZBA could allow a large solar energy facility in a zone other than those normally permitted as a conditional use. The MZEA only grants Townships the authority to grant use variances under certain circumstances and the Township's zoning ordinance does not address use variances.
  - Noise is limited to 50 dBA from an adjacent residentially zoned lot. Existing residences should be added to this requirement; where a measurement will be made should be specified.
  - Noise is limited to 45 dBA at any adjacent residence between 9:00 pm and seven am. This standard should be limited to residences in existence at the time the CUP is approved; where a measurement will be made should be specified.
  - Appropriate landscaping/screening is required when residences are within 300 feet of a facility, as determined by the Zoning Inspector, residential property owner, and the applicant, or the ZBA (if an agreement is not possible). The ordinance should provide minimum screening/landscaping standards regarding coverage and design.
- Medium or Large Solar Energy Facility:
  - The Township should consider combining the regulations for medium and large solar energy facilities, providing needed oversight regarding a medium solar energy facility and simplifying the overall standards.

**CZC Staff Recommendation** – Based upon this analysis, staff advises the Planning Commission to recommend **DISAPPROVAL** of the proposed text amendments as currently written. Further refinement of the regulations is needed.

**Recommended Actions:**

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

**ZONING AMENDMENT FORM**



MAY 01 2018

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

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

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

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

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

(ANSWER EITHER A or B)

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

2. PURPOSE OF PROPOSED CHANGE: \_\_\_\_\_  
\_\_\_\_\_

**B. ZONING ORDINANCE TEXT AMENDMENT:**

The following Article(s) and Section(s) is amended or altered: ARTICLE \_\_\_\_\_ SECTION \_\_\_\_\_

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

see attached document - Solar Energy Facilities Amendments

C. PUBLIC HEARING on the above amendment was held on: month 4 day 26 year 2018

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 4 day 7 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: Adrian Daily Telegram

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

Richard Alan Biggs  Chair or ( ) Secretary 4/12/2018 (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

AFFP

001/Plan Workshop/April 26

# Affidavit of Publication

STATE OF MICHIGAN }  
COUNTY OF LENAWEЕ } SS

PUBLIC NOTICE  
WOODSTOCK  
TOWNSHIP  
6486 Devils Lake Hwy  
ADDISON MI 49220  
517-547-6598

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:

April 07, 2018

The Woodstock Township Planning Commission will hold a workshop meeting at 7PM at the township hall at the above address on April 26th, 2018. The workshop agenda will be: a presentation by the Zoning Inspector regarding ethics, and discussion regarding items to add to an ongoing workshop agenda that need the attention of the Planning Commission. Public attendance and comments are welcomed.

Richard Alan Griggs, Woodstock Township Planning Commission  
Chairperson  
DATE POSTED: 04/05/2018  
1T April 7.

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

SIGNED:

  
Brenda L. Leonard

Subscribed to and sworn to me this 7th day of April 2018.

  
Carol Ann Perez, Notary, Lenawee County, Michigan

My commission expires: June 01, 2022

04100767 00242878

WOODSTOCK TOWNSHIP  
6486 Devils Lake Hwy.  
ADDISON, MI 49220

AFFP

001/Planing Mtg April 26, 2018

## Affidavit of Publication

STATE OF MICHIGAN }  
COUNTY OF LENAWEЕ } SS

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April 07, 2018

The Woodstock Township Planning Commission will hold a public hearing on Thursday the 26th of April 2018 at 6 PM at the township hall, at the address listed above. The public hearing is in regards to proposed amendments to the Woodstock Township Zoning Ordinance regarding Solar Energy Facilities. Copies of the proposed amendments are available for review at the township hall. Written comments made be addressed to Attention: Planning Commission and mailed to the above address.

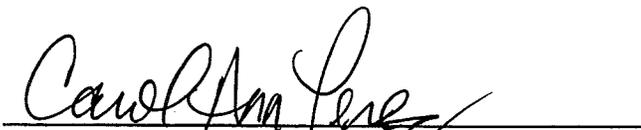
Richard Alan Griggs, Planning Commission Chairperson  
DATE POSTED: 04/05-2018  
1T April 7.

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

SIGNED:

  
Brenda L. Leonard

Subscribed to and sworn to me this 7th day of April 2018.

  
Carol Ann Perez, Notary, Lenawee County, Michigan

My commission expires: June 01, 2022

04100767 00242877

WOODSTOCK TOWNSHIP  
6486 Devils Lake Hwy.  
ADDISON, MI 49220

**WOODSTOCK TOWNSHIP BOARD  
4-27-2018**

To Board Members,

On 4-26-2018 at 6:00 PM the Planning Commission held a public hearing regarding amendments to the Zoning Ordinance. The amendments are in regards to Solar Energy Facilities. After discussion, and three corrections, the Planning Commission voted to recommend "approval" of the corrected amendments. Voting to recommend approval: Randy Kennard, Richard Griggs, Jeff Burke, and Jeff Votzke. Voting no: Diana Crawford. Absent: Jonie Josephs.

Included is a copy of the final amended document. Required copies of the document and other required information are being mailed to Region II.

Respectfully,

*Richard Alan Griggs*

Planning Commission Chairperson

WOODSTOCK Planning Board  
4-26-18 600 PM SPC2 meeting

Pledge of allegiance

MOTION BY Jeff V. Accept last MEETINGS  
minutes second by Jeff B.

New Business

correction and changes to SOLAR  
Ordinance

Take out tec. Herald PG 11

Large solar fields conditional use 14

ZONES RO SEC 3

RNF SEC 4

IND SEC 12

MOTION Jeff V. to recommend SOLAR  
Ordinance to BOARD  
2ND BY Jeff B.

Jeff B yes

Randy yes DIANA NO

Jeff V yes

Richard yes Passed

Richard will make correction and  
send to county planning board

Motion to Adjourn by Randy 2nd Richard  
630 PM

**PUBLIC NOTICE**

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

The Woodstock Township Planning Commission will hold a public hearing on Thursday the 26th of April 2018 at 6 PM at the township hall, at the address listed above. The public hearing is in regards to proposed amendments to the Woodstock Township Zoning Ordinance regarding Solar Energy Facilities.

Copies of the proposed amendments are available for review at the township hall. Written comments made be addressed to **Attention: Planning Commission** and mailed to the above address.

*Richard Alan Griggs*

Richard Alan Griggs  
Planning Commission  
Chairperson

DATE POSTED: 4-5-2018

**WOODSTOCK TOWNSHIP**  
**LENAWEE COUNTY, MICHIGAN**  
**Revised 4-27-2018**

Amendments to the Woodstock Township Zoning Ordinance to regulate solar energy facilities within the Township.

The Township of Woodstock ordains:

**Section 1. Amendment to Article II.** Article II of the Woodstock Township Zoning Ordinance is amended by adding Section 2.4.71.1. definitions relating to solar energy facilities:

2.4.71.1. **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.** A utility-scale commercial facility that converts sunlight into electricity, whether by photovoltaic (PV) or various experimental solar technologies, for the primary purpose of wholesale or retail sales of generated electricity.
- B. **MEDIUM 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, or any photovoltaic system under the nameplate size of 2.0 MW"
- C. **SMALL SOLAR ENERGY FACILITY.** An array of freestanding or attached solar collection materials that have a manufacturer's rating up to but not exceeding 20kW.
- D. **PHOTOVOLTAICS (PV).** A technology that converts light directly into electricity.
- E. **POWER SWITCHYARD.** The structure needed to tie the solar energy facility to electric transmission lines.
- F. **MEDIUM VOLTAGE CABLE.** Lines which provide electricity to homes.

**Section 2. Amendment to Article IV.** Article IV of the Woodstock Township Zoning Ordinance is amended by adding Small and Medium Solar Energy Facilities to the listing of Permitted Uses, and Large Solar Energy Facilities to the listing of Conditional Uses in the Agricultural District (AG), as follows:

4.2.12 Small Solar Energy Facility

4.2.13 Medium Solar Energy Facility, subject to the regulations contained in Section 16.21.

- 4.3.20 Large Solar Energy Facility, subject to regulations contained in Section 17.9.10.

**Section 3. Amendment to Article V.** Article V of the Woodstock Township Zoning Ordinance is amended by adding Small and Medium Solar Energy Facilities to the listing of Permitted Uses, and Large Solar Energy Facilities to the listing of Conditional Uses in the Recreation Open Space District (RO), as follows:

- 5.2.6 Small Solar Energy Facility
- 5.2.7 Medium Solar Energy Facility, subject to the regulations contained in Section 16.21.
- 5.2.8 Large Solar Energy Facility, subject to regulations contained in Section 17.9.10.

**Section 4. Amendment to Article VI.** Article VI of the Woodstock Township Zoning Ordinance is amended by adding Small and Medium Solar Energy Facilities to the listing of Permitted Uses, and Large Solar Energy Facilities to the listing of Conditional Uses in the Rural Non-Farm Residential District (RNF), as follows:

- 6.2.9 Small Solar Energy Facility
- 6.2.10 Medium Solar Energy Facility, subject to the regulations contained in Section 16.21.
- 6.2.11 Large Solar Energy Facility, subject to the regulations contained in Section 17.9.10.

**Section 5. Amendment to Article VII.** Article VII of the Woodstock Township Zoning Ordinance is amended by adding Small Solar Energy Facilities to the listing of Permitted Uses in the Lake Residential District (RL), as follows:

- 7.2.7 Small Solar Energy Facility

**Section 6. Amendment to Article VIII.** Article VIII of the Woodstock Township Zoning Ordinance is amended by adding Small Solar Energy Facilities to the listing of Permitted Uses in the Suburban-Residential District (RS), as follows:

- 8.2.8 Small Solar Energy Facility

**Section 7. Amendment to Article IX.** Article IX of the Woodstock Township Zoning Ordinance is amended by adding Small Solar Energy Facilities to the listing of Permitted Uses in the Multiple Family Residential District (RM), as follows:

- 9.2.8 Small Solar Energy Facility

**Section 8. Amendment to Article X.** Article X of the Woodstock Township Zoning Ordinance is amended by adding Small Solar Energy Facilities to the listing of Permitted Uses in the Manufactured Home Residential District (MH), as follows:

- 10.2.5 Small Solar Energy Facility

**Section 9. Amendment to Article XI.** Article XI of the Woodstock Township Zoning Ordinance is amended by adding Small and Medium Solar Energy Facilities to the listing of Permitted Uses in the Local Commercial District (C-1), as follows:

11.2.8 Small Solar Energy Facility

11.2.9 Medium Solar Energy Facility, subject to the regulations contained in Section 16.21.

**Section 10. Amendment to Article XII.** Article XII of the Woodstock Township Zoning Ordinance is amended by adding Small and Medium Solar Energy Facilities to the listing of Permitted Uses in the General Commercial District (C-2), as follows:

12.2.12 Small Solar Energy Facility

12.2.13 Medium Solar Energy Facility, subject to the regulations contained in Section 16.21.

**Section 11. Amendment to Article XIII.** Article XIII of the Woodstock Township Zoning Ordinance is amended by adding Small and Medium Solar Energy Facilities to the listing of Permitted Uses and Large Solar Energy Facilities to the listing of Conditional Uses in the Highway Service Commercial District (C-3), as follows:

13.2.10 Small Solar Energy Facility

13.2.11 Medium Solar Energy Facility, subject to the regulations contained in Section 16.21.

13.3.11 Large Solar Energy Facility subject to the regulations contained in Section 17.9.10.

**Section 12. Amendment to Article XIV.** Article XIV of the Woodstock Township Zoning Ordinance is amended by adding Small and Medium Solar Energy Facilities to the listing of Permitted Uses, and Large Solar Energy Facilities to the listing of Conditional Uses in the General Industrial District (I), as follows:

14.2.14 Small Solar Energy Facility

14.2.15 Medium Solar Energy Facility, subject to the regulations contained in Section 16.21.

14.3.15 Large Solar Energy Facility, subject to regulations contained in Section 17.9.10.

**Section 13. Amendment to Article XVI.** Article XVI of the Woodstock Township Zoning Ordinance is amended by adding Medium Solar Energy Facilities to the Supplemental Regulations section as follows:

16.21. **MEDIUM SOLAR ENERGY FACILITY.**

16.21.1. **MINIMUM REQUIREMENTS.** All Medium Solar Energy Facilities are subject to the following minimum requirements that address the applicable type of construction.

- A. A medium solar energy facility shall provide power for the principal use and/or accessory use of the property on which the medium solar energy facility is located, and/or may be used for the generation of power for the sale of energy to local utility companies.
- B. A medium solar energy facility connected to the utility grid shall provide written authorization from the local utility company to Woodstock 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 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 medium solar energy facility extend beyond the edge of the roof.
- D. Roof Mounted Solar Energy Facility as defined in Section 2.4.71.1.B, shall be required to have appropriate building permits.
- E. A ground mounted facility shall not exceed a height of fourteen (14) feet.
- F. The surface area of a ground mounted facility, regardless of the mounted angle, shall be calculated as part of the overall lot coverage. the overall lot coverage surface area of a ground mounted solar array that does not form a continuous water shedding surface, will be measured by the area that actually contacts the ground and interferes with the legacy infiltration of surface water into the soil. Various vegetation or vegetation control overlays may enhance or reduce the rate of infiltration and this shall be documented as it effects infiltration and accordingly calculated as overall lot coverage when the site plan is reviewed. Approval should be denied if the underlying zoning district lot coverage is exceeded or if water retention and controlled discharge is not engineered into the site plan.
- G. A ground mounted facility or facility attached to an accessory building shall not be located within the required front yard setback.
- H. The minimum ground-mounted medium solar energy facility setback distance from the property lines shall be equivalent to the principal building and/or accessory structure setback of the underlying zoning district.
- I. All mechanical equipment associated with and necessary for the operation of the medium solar energy facility shall comply with the following:
  - 1. Mechanical equipment used to connect a medium solar facility to the owner's equipment or buildings shall either be situated in a building that conforms to the zoning

requirements for the district where the facility is located, or if freestanding, screened from any adjacent residential property with vegetation or fencing compliant with section 16.12. Additional screening may be required if the equipment raises the sound level at the property line above 45 dBA or more that 2 dBA above the ambient sound, whichever is greater. This rule is not meant to interfere with the accepted and normal practices of the utility company that places or requires their customers to place equipment in proximity to the energy delivery system for that medium solar facility.

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 and accessory structures in the underlying zoning district.
- J. Solar panels shall be placed such that concentrated solar radiation or glare shall not be directed onto nearby properties or roadways.
- K. All power transmission lines from a ground mounted medium solar energy facility to any building or other structure shall be located underground.
- L. A medium 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.
- M. The design of the medium solar energy facility shall conform to applicable industry standards. A building/zoning/electrical 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 medium solar energy facility permit.
- N. 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.
- O. The medium solar energy facility shall comply with all applicable Township ordinances and codes so as to ensure the structural integrity of such facility.

P. Before any construction can commence on any medium solar energy facility the property owner must acknowledge that he/she is the responsible party for owning/leasing and maintaining the solar energy facility.

16.21.2 **REMOVAL.** If a ground mounted medium solar energy facility is removed, any earth disturbance as a result of the removal of the ground mounted facility shall be graded and reseeded.

16.21.3 **ABANDONMENT.** If a ground mounted medium 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 solar energy facility, the Township may pursue a legal action to have the facility removed at the owner's expense.

16.21.4 **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 14. Amendment to Article XVII.** Article XVII of the Woodstock Township Zoning Ordinance is amended by adding Section 17.9.10 as follows:

17.9.10 **LARGE SOLAR ENERGY FACILITY.** The purpose of this Subsection is to establish minimum requirements and regulations for the placement, construction and modification of large solar energy facilities, as defined in Section 2.4.71.1 while promoting the safe, effective and efficient use of such energy facilities as a special land use in specified zoning districts.

A. **LOCATION.** All large solar energy facilities are limited to the Agricultural (AG), Recreation Open space (RO), Rural Non-Farm Residential District (RNF), Highway Service Commercial District (C3), and Industrial (I) zoned areas. The zoning board of appeals is permitted to consider and grant variances in other areas where the common good is obvious.

B. **REGULATIONS AND DESIGN STANDARDS.** All large solar energy facilities shall comply with the following minimum regulations and design standards.

1. **DESIGN STANDARDS.**

a. **MINIMUM LOT SIZE.** No large solar energy facility shall be erected on any lot less than twenty (20) acres in size (see Section 17.9.10.B.3).

- b. **MAXIMUM HEIGHT.** The maximum height for a solar panel shall be fourteen (14) feet. The maximum height of a power switchyard (see the definition in Article II) shall not exceed the minimum height needed to tie into electric transmission lines. The height of all other structures shall meet the maximum building height requirements of the zoning district listed in Article XV.
- c. **SETBACKS.** Large solar energy facility solar arrays and other structures shall be set back from all lot lines and public road rights-of-way at least thirty feet, or the district setbacks stated in Article XV, whichever is greater. In addition, large solar energy facility solar arrays and other structures must be located at least one hundred feet from all residentially zoned lots and existing residences, unless the zoning lot is comprised of a portion of the lot containing the residence. Additional setbacks may be required to mitigate noise and glare impacts, or to provide for designated road or utility corridors, as identified through the review process.
- d. **SAFETY/ACCESS.**
  - i. An appropriate fence, wall, or other protective barrier, meeting the requirements of Section 16.12 shall be placed around the perimeter of the large solar energy facility. Knox boxes and keys shall be provided at locked entrances for emergency personnel access.
  - ii. Appropriate warning postings shall be placed at the entrance and perimeter of the large solar energy facility.
- e. **NOISE.** No operating large solar energy facility shall produce noise that exceeds any of the following limitations. Adequate setbacks shall be provided to comply with these limitations.
  - i. Fifty (50) dBA, as measured at the property line of any adjacent residentially zoned lot.
  - ii. Forty-five (45) dBA, as measured at any existing adjacent residence between the hours of nine p.m. and seven a.m.

- iii. Sixty (60) dBA, as measured at the lot lines of the project boundary.

f. VISUAL APPEARANCE.

- i. Large solar energy facility buildings and accessory structures shall, to the extent reasonably possible, use materials, colors, and textures that will blend the facility into the existing environment.
- ii. Appropriate landscaping and/or screening materials shall be required to help screen the large solar energy facility and accessory structures from residences located 300 feet, or closer, to the solar array equipment. The Zoning Inspector, residential property owner, and the solar array installation company shall determine the appropriate percentage of lot line coverage. If the parties cannot reach an agreement on the coverage issue, the issue shall be referred to the ZBA for a final decision. The final design and coverage shall be recorded on the Site Plan. Berms, walls, vegetation and like materials shall be used and at least fifty percent (50%) of vegetative screening shall be evergreen. Adjacent residential lots that contribute to the acreage of the zoning lot do not count towards the screening requirements.
- iii. Lighting of the large solar energy facility and accessory structures shall be limited to the minimum necessary, supplied with down lighting, and in no case shall light from the facility extend beyond the lot line.
- iv. No large solar energy facility shall produce glare that would constitute a nuisance to occupants of neighboring properties or persons traveling neighboring roads.

- g. MEDIUM VOLTAGE CABLE. All medium voltage cable (see the definition in Article II) within the project boundary shall be underground, unless determined otherwise by the planning commission because of severe environmental constraints (e.g. wetlands, cliffs, hard bedrock), and except for power switchyards

(see the definition in Article II) or area within a substation. All electrical interconnections and distribution components must comply with all applicable codes and public utility requirements.

2.. LOCAL, STATE AND FEDERAL PERMITS. A large solar energy facility shall be required to obtain all necessary permits from the Michigan Department of Environmental Quality and any applicable municipal/county or Federal permits.

3.. AGREEMENTS/EASEMENTS. If the zoning lot (see definition in Article II) on which the project is proposed is to be leased, rather than owned, by the solar energy development company, 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 solar development company and the affected parties must be in place prior to commencing construction, unless specified otherwise by the special land use permit.

C. PERMIT APPLICATIONS. An application for a conditional use permit to establish a large solar energy facility shall include a complete description of the project and documentation to sufficiently demonstrate that the requirements set forth in Section 17.9.10.B.1 will be met. Supporting documentation for addressing the review criteria of Section 17.9.10.D and Section 17.5 (required standards and findings for making a conditional 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; however, if the details of those improvements are not available at the time of application for the large solar energy facility, 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.

Due to the complexity of large-scale large solar energy facility projects, the Township shall require a development agreement or other appropriate instrument to address taxing, property assessment, decommissioning bond, and other related issues not addressed by this Section. A development agreement may

be required as a condition of the permit and must be approved by the Township Board prior to commencing construction.

D. **PROVISIONS FOR CONDITIONAL LAND USE PERMIT REVIEW.** Following the provisions of Article XVII, as the Township determines whether the project needs to be approved, denied, or conditionally approved, additional consideration shall be given to the following:

1. **PROJECT RATIONALE.** Project rationale, including estimated construction schedule, project life, phasing, and likely buyers or markets for the generated energy.

2. **SITING CONSIDERATIONS.** Siting considerations, such as avoiding are-as/locations with a high potential for biological conflict such as areas of environmental concern, parks, trails, special management areas or important wildlife habitat or corridors; avoiding visual corridors that are prominent scenic viewsheds; avoiding areas of erodible slopes and soils, where concerns for water quality, landslide, severe erosion, or high storm runoff potential have been identified; and, avoiding known sensitive historical, cultural or archeological resources.

3. **SITE PLANS.** Site plans shall identify and/or locate all existing and proposed structures; setbacks; access routes; proposed road improvements; any lots within three hundred (300) feet of a large solar energy facility ; existing utilities, pipelines, and transmission lines; proposed utility lines; utility and maintenance structures; existing topographic contours; existing and proposed drainage ways; proposed grading; areas of natural vegetation removal; revegetation areas and methods; dust and erosion control; any floodplains or wetlands; and other relevant items identified by the planning commission. All maps and visual representations need to be drawn at an appropriate scale and in accordance with Section 18.6 (required data for detailed site plan).

4. **WILDLIFE HABITAT AREAS AND MIGRATION PATTERNS.** Specifically include information on any use of the site by endangered or threatened species and whether the project is in a biologically significant area. If threatened or endangered species exist in the area, consultation with the Michigan Departments of Natural Resources and Environmental Quality will be necessary.

5. **ENVIRONMENTAL ANALYSIS.** The planning commission may require an analysis of impacts to historic, cultural and archaeological resources, soil erosion (water and wind), flora, and water quality and water supply in the area, when there is reason to believe that adverse impacts to such may occur.

6. **HAZARDOUS WASTE.** As applicable, the application must include plans for the spill prevention, clean-up, and disposal of fuels, oils, and hazardous wastes.

7. **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.

- 8. PUBLIC SAFETY. Identify and address any known or suspected potential hazards to adjacent properties, public roadways, communities, aviation, etc., that may be created by the project.
- 9. DECOMMISSIONING PLAN. Describe the decommissioning and final land reclamation plan to be followed after the anticipated useful life, or abandonment, or termination of the project, including evidence of proposed commitments with affected parties (Township, any lessor or property owner, etc.) that ensure proper final reclamation of the large solar energy facility. Among other things, re-vegetation and road repair activities should be addressed in the plan.
- 10. OTHER PROBABLE AND SIGNIFICANT IMPACTS, as identified through the review process.

E. 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 15. 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 16. Repeal.** All ordinances or parts of ordinances in conflict with this Ordinance are repealed.

**Section 17. Effective Date.** This ordinance shall become effective upon publication.

YEAS: (5) \_\_\_\_\_  
 NAYS: (0) \_\_\_\_\_  
 ABSENT: (0) \_\_\_\_\_

Ordinance declared adopted on \_\_\_\_\_.

\_\_\_\_\_  
 Matthew SeGraves, Supervisor  
 Township of Woodstock

**CERTIFICATE OF ADOPTION AND PUBLICATION**

I, Chari Cure, the duly elected Clerk of the Township of Woodstock certify that the foregoing ordinance is a true and correct copy of the ordinance enacted by the Township Board of the Township of Woodstock on and published in the Adrian Daily Telegram, a newspaper circulated in the Township of Woodstock on \_\_\_\_\_.

---

Chari Cure, Clerk  
Township of Woodstock



# 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 #18-08

**Applicant(s):** Larry Ries (Ries Farms, LLC)  
8460 Wisner Highway  
Tipton, MI 49287

**Meeting Date:** May 17, 2018

**Location:** The subject property is located in Section 9 of Raisin Twp. (T6S,R4E), on the east side of Green Highway, south of Ives Road (see Maps 1a & 1b).

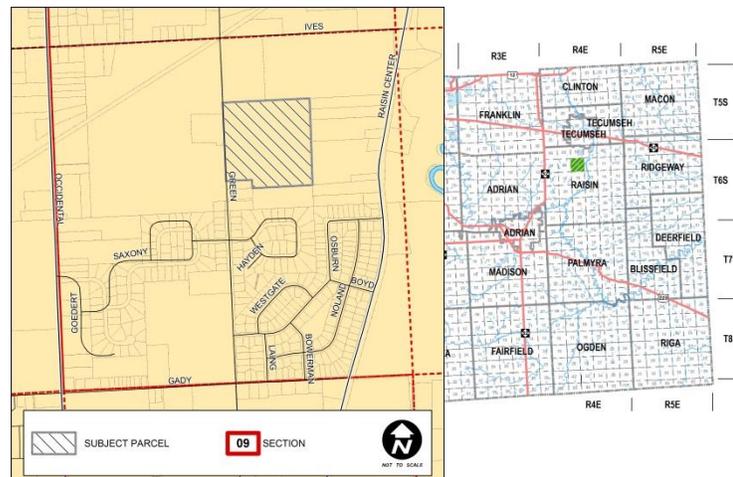
**Description:** The subject property has an area of 39.29 acres, according to the application. A total of 37.61 acres are proposed for enrollment in the PA 116 program, of which 36.6 acres are cultivated for cash crops and 1.01 acres are included in the other category (i.e., wooded (see Map 3b)). That leaves 1.68 acres not included in the application. Staff checked with the applicant and confirmed that the residence and outbuilding visible on Map 3b account for that acreage. However, that area is not specifically excluded on the attached map (i.e., aerial photograph) nor is the presence of buildings recognized in Question #16g. An average of \$343 per acre in gross income was generated from the property, more than the minimum \$200 per acre required for properties less than 40 acres in size.

**Term:** 10 years is the proposed term.

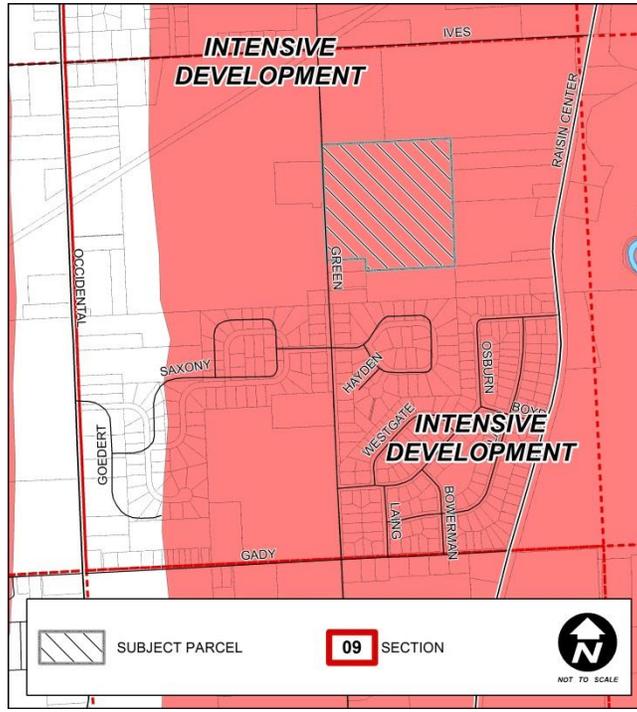
**Future Land Use:** The *Lenawee County Comprehensive Land Use Plan* places the subject property in an area recommended for 'Intensive Development' (see Map 2).

**Staff Comments:** Ries Farms, LLC (rather than Larry Ries), should be listed as the applicant in Question #1, as identified on the attached deed and referenced in the answer to Question #15. The residence and other building located on the property, but excluded from the application (including any yards), should at the very least be clearly identified as excluded on the map (i.e., aerial photograph) attached to the application.

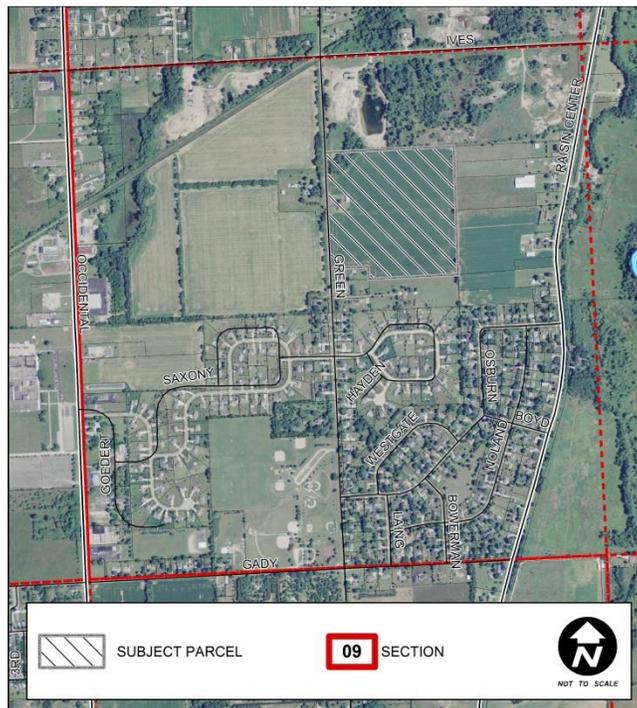
### Maps 1a & 1b Location Maps



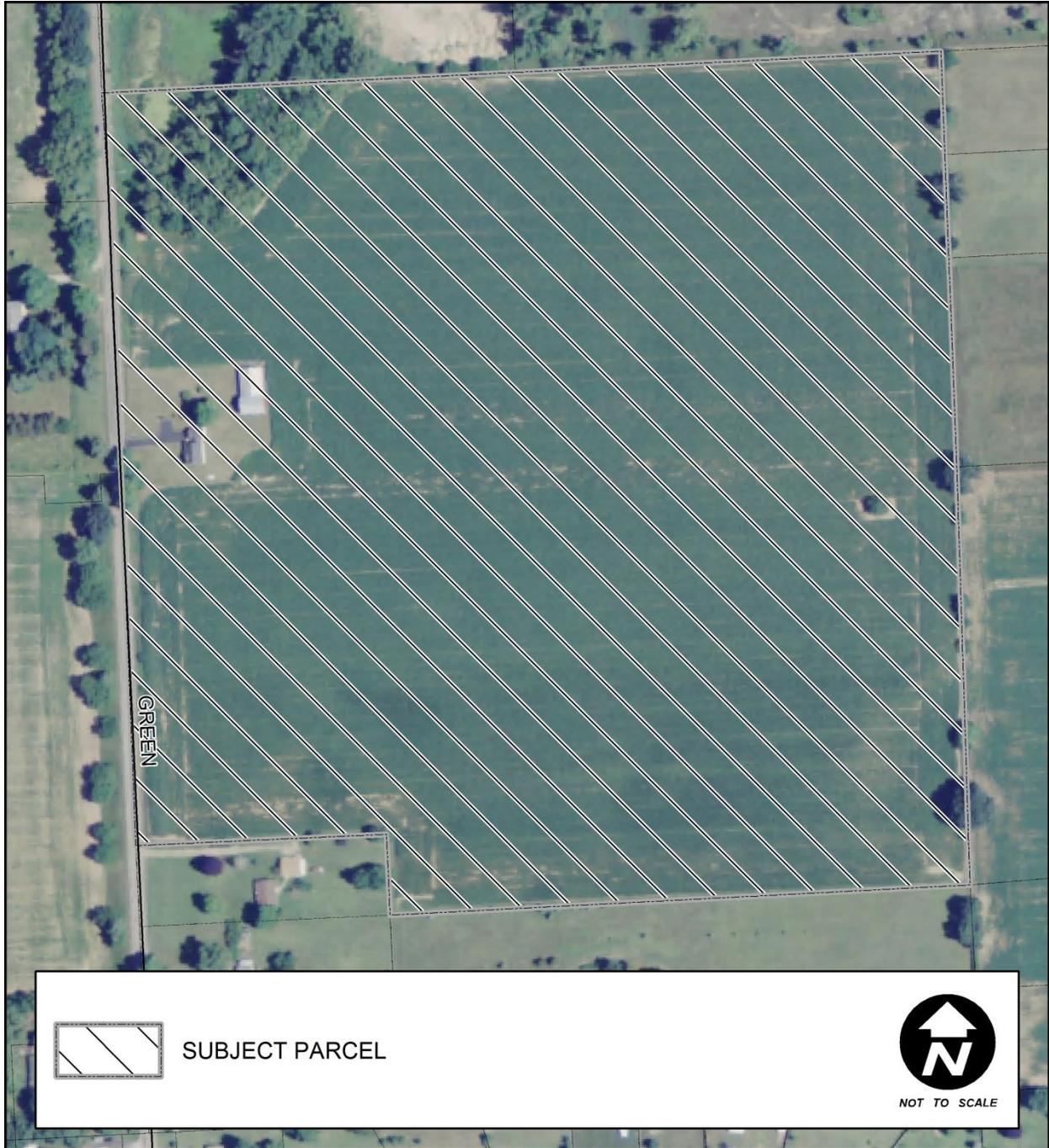
### Map 2 County Future Land Use Map



### Maps 3a Aerial Photograph



### Map 3b Aerial Photograph





**FARMLAND AND OPEN SPACE PRESERVATION PROGRAM**

**Application for Farmland Agreement**

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

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

OFFICIAL USE ONLY	
Local Governing Body:	
Date Received	<u>MAY 3, 2018</u>
Application No:	<u>050318</u>
.....	
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: Pies Last Lally First Initial

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

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

Married  Single

2. Mailing Address: 8460 Wisner Hwy Street Tipton City MI State 49287 Zip Code

3. Telephone Number: (Area Code) ( ) \_\_\_\_\_

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (517) 403 5106

5. E-mail address: Lpies@hotmail.com

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

6. County: Lapeer 7. Township, City or Village: RAISIN

8. Section No. 9 Town No. 6 S Range No. 4 E

**III. Legal Information:**

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

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

11. Is there a tax lien against the land described above?  Yes  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: LARRY N RIES Title: MGR

Name: SUE A RIES Title: MEMBER

Name: JOHN E RIES Title: MEMBER

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);
- 39.29 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 CROP Soybean 2017

b. Total number of acres on this farm 39.29

c. Total number of acres being applied for (if different than above): 37.61

d. Acreage in cultivation: 36.6

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

f. All other acres (swamp, woods, etc.) 1.01

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):

\$ 42,553.78 : 36.6 = \$ 343.00 (per acre)  
total income total acres of tillable land

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

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

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

Larry N. Ries MGT  
(Signature of Applicant)

Ries Farms LLC  
(Corporate Name, If Applicable)

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

Larry N. Ries  
(Signature of Corporate Officer)

\_\_\_\_\_  
(Date)

Manager  
(Title)

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

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

i. Date Application Received: 5/3/2018 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: RAISIN CHARTER TOWNSHIP  
 County  Township  City  Village

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

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

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

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

ii. Please verify the following:

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

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

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

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

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

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

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

**Questions? Please call Farmland Preservation at (517) 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 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

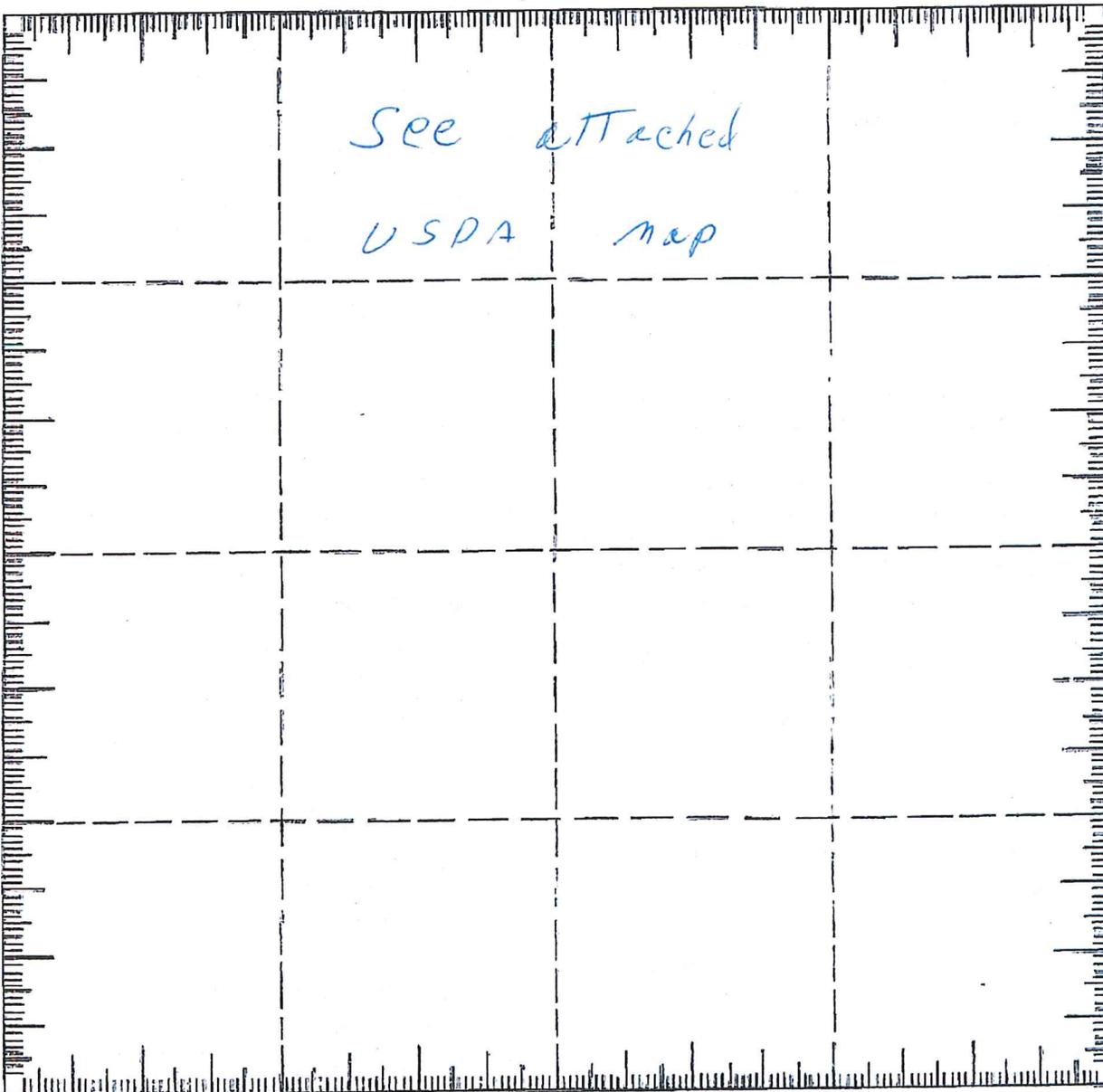
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County \_\_\_\_\_

Township \_\_\_\_\_

T \_\_\_\_\_ R \_\_\_\_\_ Section \_\_\_\_\_

↑ North



Ries Farms LLC  
 Charter township of Raisin

Section 9  
 town 6  
 Range 4



Lenawee County, Michigan



- |                         |  |
|-------------------------|--|
| <b>Common Land Unit</b> | <b>Wetland Determination Identifiers</b>       |
| Common Land Unit        | Restricted Use                                 |
| Non-Cropland            | Limited Restrictions                           |
| Tract Boundary          | Exempt from Conservation Compliance Provisions |
| Section Line            |  |
- 5/17/18 LCPC Agenda Packet  
 Cropland CLU's contain white text with a thin black outline;

This box is applicable ONLY for certification maps. Options only valid if checked.

<input type="checkbox"/> All Crops - NI	<input type="checkbox"/> ALF, MIXFG - FG
<input type="checkbox"/> CORN - YEL/GR	<input type="checkbox"/> WHEAT - GR
<input type="checkbox"/> SOY, COMB	<input type="checkbox"/> RY, BEAN, PE

Shares - 100% to Operator

2017 Program Year  
 Map Created March 27, 2017  
 2016 NAIP Imagery

Farm 15790 ✓  
 Page 38  
 Tract 240

**CHARTER TOWNSHIP OF RAISIN 2017 WINTER TAX BILL**

**MESSAGE TO TAXPAYER**

PAYABLE IN PERSON; AFTER HOURS DROP BOX; OR BY MAIL; OFFICE HOURS ARE MON - FRI 8:00 AM - 4:00 PM  
PHONE NO. 423-3162  
DUE DATE FEB 14, 2018. 3% PENALTY + 1% PER MONTH AFTER FEB 14

YOU CAN PAY BY CREDIT CARD AT WWW.RAISINCHARTERTOWNSHIP.COM - A CONVENIENCE FEE IS APPLIED TO ALL CREDIT CARD TRANSACTIONS.

PLEASE SEND ENTIRE STATEMENT AND STAMPED SELF- ADDRESSED ENVELOPE IF REQUIRING A STAMPED RECEIPT.

DOG LICENSES REQUIRE A SEPARATE CHECK - DO NOT INCLUDE IN TAX PAYMENT.

**PROPERTY INFORMATION**

Property Assessed To:  
OSBURN, ROBERTA A  
1313 SOUTHWESTERN DR #12  
TECUMSEH, MI 49286

School: 46140 TECUMSEH

Property #: RAO-109-2550-00

Property Addr: 5815 GREEN HWY

**Legal Description:**

S 1/4 OF NW 1/4 OF NE 1/4 SEC 9 ALSO N 3  
/4 OF SW 1/4 OF NE 1/4 SEC 9 EX 1.18  
ACRES OUT OF SW COR BEING 400 FT E AND W  
BY 129 FT N AND S SEC 9

**PAYMENT INFORMATION**

This tax is payable: Dec. 1, 2017 Thru Feb. 14, 2018

Pay by mail to: CHARTER TOWNSHIP OF RAISIN  
KAMI JOHNSON, TREASURER  
5525 OCCIDENTAL HWY  
TECUMSEH, MI 49286-9782

**TAX DETAIL**

Taxable Value:	64,805	Class: 101
State Equalized Value:	120,500	
Assessed Value:	120,500	101 AGRICULTURAL
P.R.E. %:	100	

Taxes are based upon Taxable Value.  
1 mill equals \$1.00 per \$1,000 of Taxable Value.  
Amounts with no millage are either Special  
Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.73200	47.43
MED CARE	0.18960	12.28
LENAWEE INT SCH	3.63980	235.87
TWP TAX	3.45490	223.89
TECUMSEH LIBRARY	1.34350	87.06
ROADS	0.00000	95.00

**PAID**

FEB 07 2018

RAISIN TOWNSHIP TREASURER

**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:	\$701.53
Administration Fee:	\$6.06
<b>Total Amount Due:</b>	<b>\$707.59</b>





# 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 #18-09

**Applicant(s):** LeRoy and Francis Sieler  
2222 Monroe Road  
Tipton, MI 49287

**Meeting Date:** May 17, 2018

**Location:** The subject property is located in Sections 23 and 26 of Franklin Twp. (T5S,R3E), on the north side of Monroe Road (M-50), west of Carson Highway (see Maps 1a & 1b).

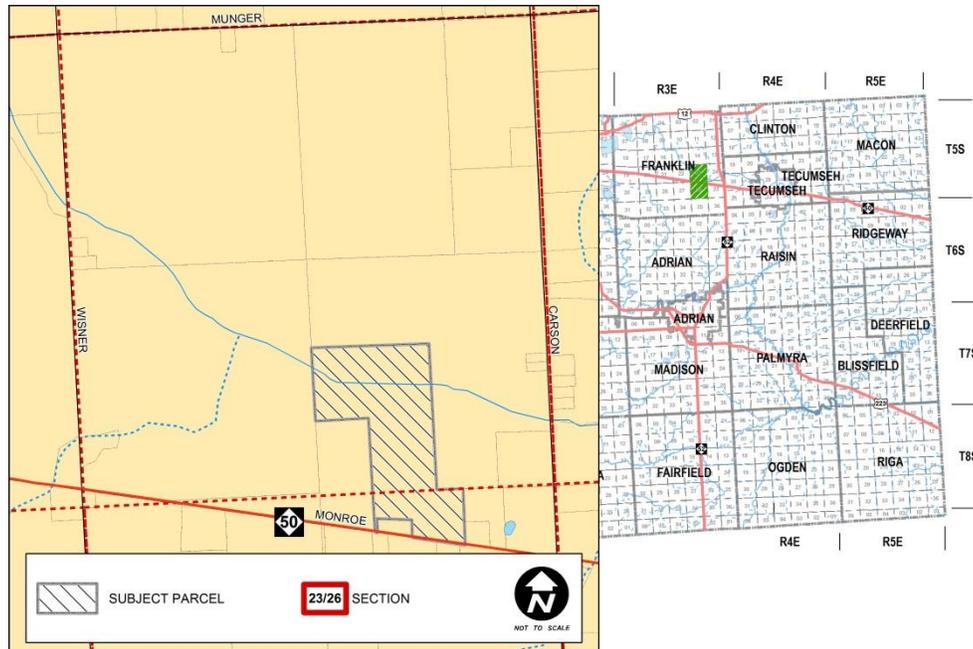
**Description:** The subject property has an area of 49.68 acres, according to the application, of which 42.6 acres are cultivated for the agricultural enterprise of ‘cash crops’. A residence, a barn, and a tool shed are located on the property. Map 3b shows that Evans Creek traverses the property and a portion of it is wooded.

**Term:** 10 years is the proposed term.

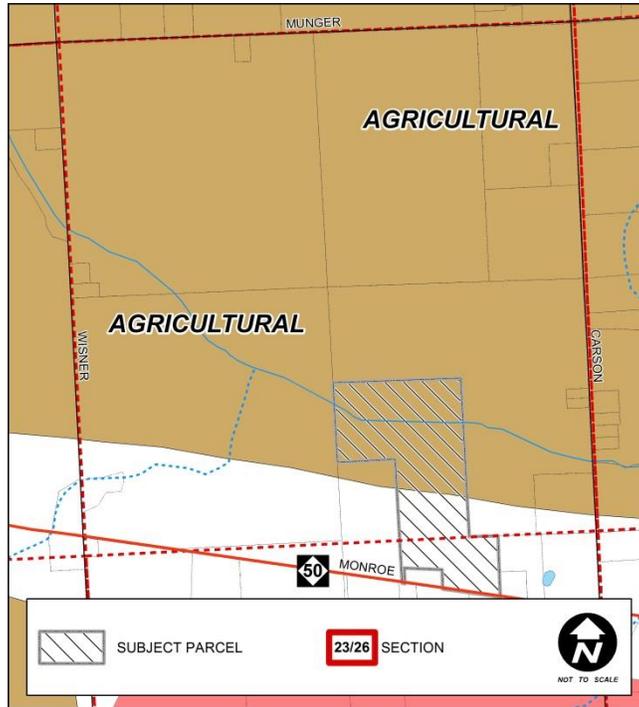
**Future Land Use:** The *Lenawee County Comprehensive Land Use Plan* places the subject property at the edge of an area recommended for ‘Agricultural’ uses (see Map 2).

**Staff Comments:** Map 3b shows that that Evans Creek traverses the property and a portion of it is wooded, but nothing regarding them is listed in Question #16f. In the past, the LCPC has recommended that residences and associated structures should be excluded from PA 116 applications.

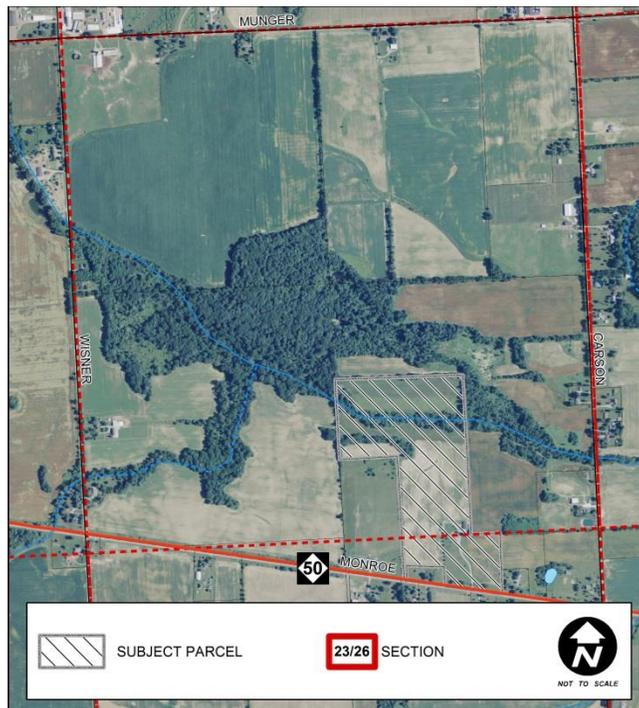
### Maps 1a & 1b Location Maps



### Map 2 County Future Land Use Map



### Maps 3a Aerial Photograph



### Map 3b Aerial Photograph



# FPO-126-2080-00



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: Complete App.
Date Received 4-30-18 Received
Application No:
State:
Date Received
Application No:
Approved: Rejected

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

I. Personal Information:

1. Name(s) of Applicant: Sieler Last LeRox First L.S. Initial

(If more than two see #15) Sieler Last FBANICS First F.S. Initial

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

[X] Married [ ] Single

2. Mailing Address: 2222 W Monroe Rd. Street Tipton City MI State 49287 Zip Code

3. Telephone Number: (Area Code) (517) 431-2281

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: Monroe 7. Township, City or Village: Franklin

8. Section No. 23 & 26 Town No. 5 South Range No. 3 East

III. Legal Information:

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

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

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

If "Yes", please explain circumstances:

12. Does the applicant own the mineral rights? [X] Yes [ ] No

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

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

Name the types of mineral(s) involved:

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

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

Name:

Address:

Street

City

State

Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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

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

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

Name: Al Roy Sieber Title: owner

Name: Francis Sieber Title: owner

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):

- b. Total number of acres on this farm 49.68
- c. Total number of acres being applied for (if different than above): \_\_\_\_\_
- d. Acreage in cultivation: 42.0
- 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: one House Barn: 1 Tool Shed: 1  
 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.

DeRoy Sieler  
(Signature of Applicant)

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

Francis Sieler  
(Co-owner, If Applicable)

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

4-11-18  
(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**

*complete*

I. Date Application Received: 4-30-18 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Franklin  
 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: \$ 424,814 is the current fair market value of the real property in this application.

II. Please verify the following:

- Upon filing an application, clerk issues receipt to the landowner indicating date received.
- Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

- \_\_\_\_\_ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.
- \_\_\_\_\_ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

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

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

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

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

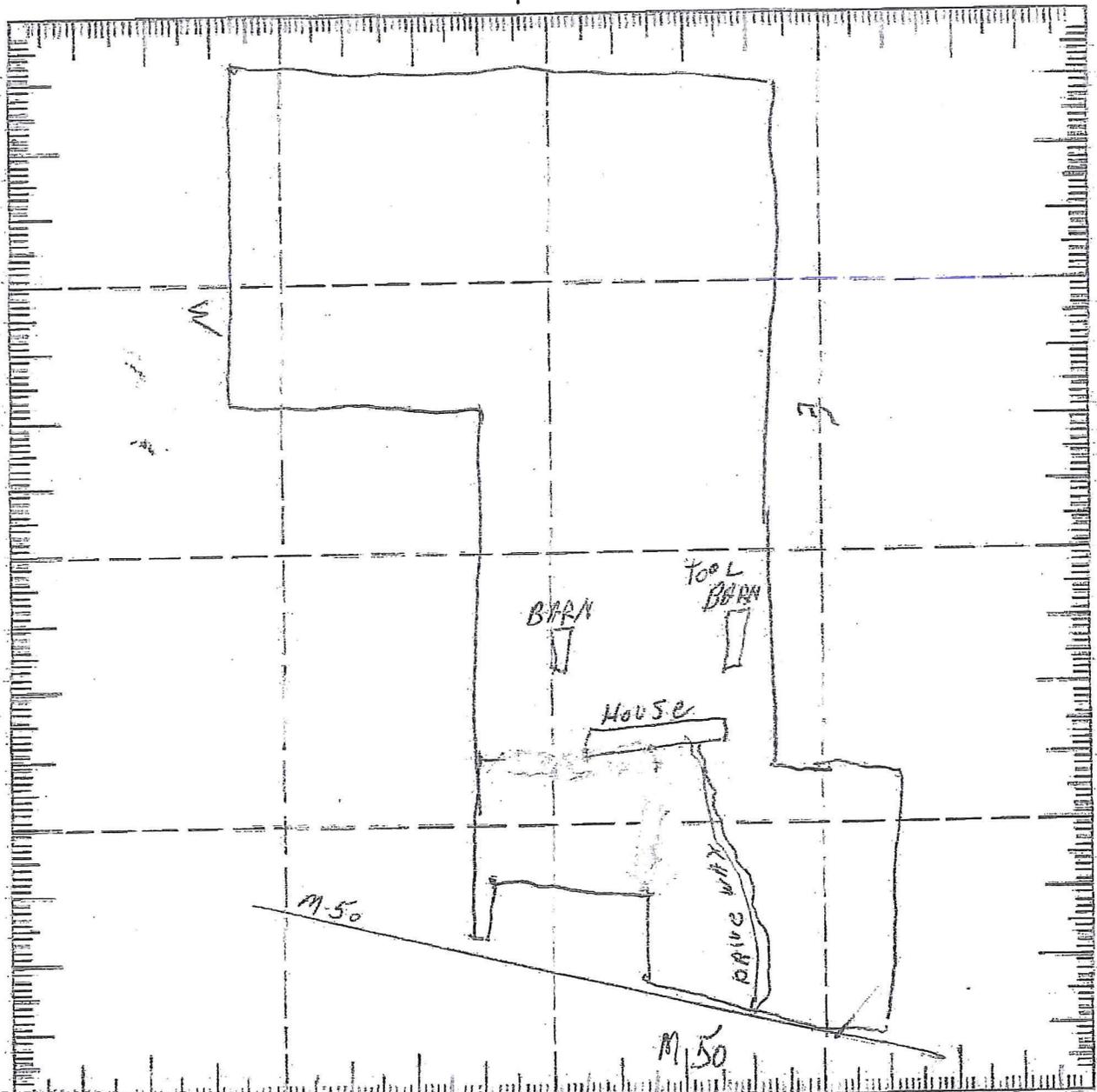
Map of Farm with Structures and Natural Features:

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

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

County Denver  
 Township Franklin  
 T 5 R 3 Section 23 & 26

↑ North



**FRANKLIN TOWNSHIP 2017 WINTER TAX BILL**

**MESSAGE TO TAXPAYER**

\*\*WINTER 2017 TAXES ARE DUE BY WEDNESDAY, FEB. 14, 2018. OFFICE HOURS ON FEB. 14 ARE 9:00AM - 6:00PM\*\*

TAX PAYMENTS MAY BE MAILED TO THE ABOVE ADDRESS OR PAID AT THE TWP HALL MONDAYS 9:00AM - 5:00PM, TUESDAYS 9:00AM - NOON, AND WEDNESDAYS 9:00AM - 6:00PM.

THE LAST DAY YOU MAY PAY YOUR 2017 TAXES OR PURCHASE DOG TAGS AT THE TWP HALL IS WEDNESDAY FEB 28, 2018 9:00AM - 6:00PM.

IF YOU WOULD LIKE A RECEIPT, PLEASE INCLUDE A SELF-ADDRESSED, STAMPED ENVELOPE.

FRANKLIN TWP PHONE NUMBER: 517-431-2320

**PROPERTY INFORMATION**

Property Assessed To:  
**SIELER, LEROY & FRANCES**  
 2222 W MONROE RD  
 TIPTON, MI 49287

School: 46140 TECUMSEH

Property #: FRO-126-2080-00

Property Addr: 2222 W M-50

**Legal Description:**

LD BEG 599 FT S 87 DEG 56'E FROM N 1/4 P  
 OST SEC 26 RUNN TH S 87 DEG 56'E ALG N  
 SEC LI 430.50 FT TH S 1 DEG 41'W 333.76  
 FT TH N 84 DEG 05' 47'W 393.96 FT TH S  
 00 DEG 28'49"W 159.81 FT TH NW'LY ALG CT  
 R LI OF M-50 30 FT TH N TO POB ALSO THAT  
 PART OF SE-1/4 SEC 23 DESC AS BEG 812.91  
 FT N FROM S-1/4 POST SEC 23 RUNN TH N  
 829.69 FT TH E 1326.60 FT TH S 1650 FT T  
 O S LI SD SEC TH W 723.20 FT TH N 829.43  
 FT TH W 599 FT TO POB EX LD BEG 599 FT S  
 87 DEG 56'E FROM N-1/4 POST SEC 26 RUNN  
 TH N 829.43 FT TH E 20 FT TH S 1 DEG 26'  
 W 1291.09 FT TO CTR OF HWY M-50 TH N  
 461.52 FT TO POB SEC 23 & 26 ALSO LD 105  
 1.75 FT N 78 DEG 5'32"W AND 817.73 FT S

**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: Dec. 1, 2017 Thru Feb. 14, 2018

Pay by mail to: FRANKLIN TOWNSHIP  
 TERRI MOORE, TREASURER  
 3922 MONROE RD, BOX 101  
 TIPTON, MI 49287

**TAX DETAIL**

Taxable Value:	123,655	Class:	101
State Equalized Value:	242,500		
Assessed Value:	242,500	101 AGRICULTUR	
P.R.E. %:	100		

Taxes are based upon Taxable Value.  
 1 mill equals \$1.00 per \$1,000 of Taxable Value.  
 Amounts with no millage are either Special Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.73200	90.51
MED CARE	0.18960	23.44
LENAWEE INT SCH	3.63980	450.07
TWP TAX	0.73740	91.18
TECUMSEH LIBRARY	1.34350	166.13
FIRE OPERATING	2.50000	309.13

Total Tax:	\$1,130.46
Administration Fee:	\$0.00
<b>Total Amount Due:</b>	<b>\$1,130.46</b>

**FRANKLIN TOWNSHIP 2017 SUMMER TAX BILL**

**MESSAGE TO TAXPAYER**  
 TAXES ARE DUE SEPTEMBER 14, 2017. PLEASE MAIL TO THE ABOVE ADDRESS OR PAY AT FRANKLIN TOWNSHIP HALL ON MONDAYS, 9 AM - 5 PM; TUESDAYS, 9 AM - NOON; OR WEDNESDAYS, 9 AM - 6 PM. OR USE THE DROP BOX LOCATED NEAR THE TOWNSHIP HALL ENTRANCE.

TAX DEFERMENT QUALIFICATIONS ARE POSTED AT THE TOWNSHIP OFFICE. FORMS MUST BE SIGNED AND FILED AT THE TOWNSHIP OFFICE BY SEPT. 14, 2017.

IF YOU WANT A RECEIPT, PLEASE INCLUDE A SELF-ADDRESSED, STAMPED ENVELOPE WITH TAX PAYMENT.

FRANKLIN TOWNSHIP HALL PHONE #- 517-431-2320

**PAYMENT INFORMATION**

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

Pay by mail to: FRANKLIN TOWNSHIP  
 TERRI MOORE, TREASURER  
 3922 MONROE RD, BOX 101  
 TIPTON, MI 49287

**PROPERTY INFORMATION**

Property Assessed To:  
 SIELER, LEROY & FRANCES  
 2222 W MONROE RD  
 TIPTON, MI 49287

School: 46140 TECUMSEH

Property #: FRO-126-2080-00

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**TAX DETAIL**

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State Equalized Value:	242,500	
Assessed Value:	242,500	
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	741.93
COUNTY OPER	4.94120	611.00
LENAWEE INT SCH	3.63980	450.07
SCHOOL DEBT	7.20000	890.31
SCHOOL PUB REC O	0.25000	30.91
SCHOOL OPER	17.83990	0.00

Franklin Twp.  
**PAID**

Date: 10-30-17  
*Jenni L. Moore*

**OPERATING FISCAL YEARS**

The taxes on bill will be used for governmental operations for the following fiscal year(s):

County:	JANUARY 1 - DECEMBER 31
Twn/Cty:	JULY 1 - JUNE 30
School:	JULY 1 - JUNE 30
State:	OCTOBER 1 - SEPTEMBER 30

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

Total Tax:	\$2,724.22
Administration Fee:	\$0.00
<b>Total Amount Due:</b>	<del>\$2,724.22</del> <b>\$2,778.70</b>

APR 23 1997

STATE OF MICHIGAN



REAL ESTATE TRANSFER TAX

LENAWEE 23 APR 97 32

49.50-CO 337.50-8T #100009187

LENAWEE COUNTY TREASURER TAX CERTIFICATE NO. 1799

Handwritten signature: Harold P. Bailey

STATE OF MICHIGAN LENAWE COUNTY RECORDED

23 APR 97 3:00 P.M.

VICTORIA J. DANIELS REGISTER OF DEEDS

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: that RICHARD L. HAWKINS and LISA J. HAWKINS, husband and wife,

whose Street and Post Office address is 9233 North Wisner Highway, Tipton, Michigan 48287,

Conveys and warrants to LEROY SIELER and FRANCES SIELER, husband and wife,

whose Street and Post Office address is 1835 West Monroe Road, Tecumseh, Michigan 49286,

property in the Township of Franklin, County of Lenawee, and State of Michigan, to-wit:

PARCEL I: All that part of the Northeast 1/4 of Section 26, Town 5 South, Range 3 East, described as commencing on the center line of Highway M-50 at a point located 817.73 feet South 0°51'28" West and 583.81 feet North 78°05'32" West from the Northeast corner of said Section 26 and running thence North 78°05'32" West along said center line 182.47 feet; thence North 1°35'13" East 311.84 feet; thence North 88°18'10" West 278.44 feet; thence North 1°41'08" East 376.51 feet to the North line of Section 26; thence South 87°56'00" East along said line 447.19 feet; thence South 0°51'28" West 717.92 feet to the place of beginning.

PARCEL II: All that part of the Northeast 1/4 of Section 26, Town 5 South, Range 3 East, described as commencing on the center line of Highway M-50 at a point located 817.73 feet South 0°51'28" West and 1049.75 feet North 78°05'32" West from the Northeast corner of said Section 26 and running thence North 78°05'32" West along said center line 603.75 feet; thence North 1°41'08" East 534.91 feet to the North line of Section 26, aforesaid; thence South 87°56'00" East along said line 594.19 feet; thence South 1°41'08" West 638.11 feet to the place of beginning. (Continued on back)

for the sum of Forty-five thousand (\$45,000) dollars

subject to all easements and restrictions of record.

Dated this 14th day of April, 1997

Signed, Sealed and Delivered in the Presence of:

Signed and Sealed:

Signature: Esther A. Myers

Signature: Richard L. Hawkins

Signature: Diane S. Buss

Signature: Lisa J. Hawkins

STATE OF MICHIGAN ) ss. County of Lenawee )

On this 14th day of April, 1997, before me personally appeared Richard L. Hawkins and Lisa J. Hawkins to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Signature: Esther A. Myers, Notary Public

Lenawee County, Michigan My Commission expires: July 6, 1999

WHEN RECORDED RETURN TO:

PREPARED BY: Dane C. Nelson

Mr. and Mrs. Leroy Sieler 1835 W. Monroe Rd. Tecumseh, Michigan 49286

BAKER, DURST, NELSON, BENZ & BALDWIN 245 North Winter Street Adrian, Michigan 49221

MTC LE 18323

Legal description taken from Metropolitan Title Company commitment number LE 18323 Property number FRO-126-2350-00

1100 387.00 net to

BAKER, DURST, NELSON, BENZ & BALDWIN, 245 NORTH WINTER STREET, P.O. BOX 665, ADRIAN, MICHIGAN 49221

The grantor grants to the grantee the right to make \_\_\_\_\_ division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act. April 4, 1997

**WARRANTY DEED**

INDIVIDUAL - STATUTORY FORM  
Drafted by: (Name and Business Address)  
Gary L. Lennard  
LENNARD & GRAHAM  
222 Washington Street  
Monroe, Michigan 48161  
(313) 242-9500

LIBER 937 PAGE 363

TITLE INSURANCE

MONROE COUNTY ABSTRACT CO. MICHIGAN (SINCE 1840)

ABSTRACTS

Know all Men by these Presents, That on October 13, 1982, 1982

for the sum of Sixty seven Thousand Five Hundred and no/100 (\$67,500.00) Dollars, Theodore Kovoch and Patricia Kovoch, husband and wife

whose address is 2318 Monroe Road, Tipton, Michigan

CONVEY AND WARRANT TO Leroy Sieler and Frances E. Sieler, husband and wife

whose address is 2205 West Monroe, Tipton, Michigan

situated in Franklin Township, Lenawee County, Michigan, to-wit:

SEE EXHIBIT A ATTACHED HERETO

*Herbert J. Phelan* COUNTY TREASURER  
7175 sub

RECORDED  
OCT 13 1982  
LENAWEE COUNTY

Subject to restrictions of record, zoning ordinances and easements, if any

(If more space is needed for description, restrictions or other provisions, use reverse side)

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Signed in Presence of:

*Dennis E. Makula*  
Dennis E. Makula  
*Sharon Lips*  
Sharon Lips

Signed by:

*Theodore Kovoch*  
Theodore Kovoch  
*Patricia Kovoch*  
Patricia Kovoch



STATE OF MICHIGAN

County of LENAWEE

ss.

The foregoing instrument was acknowledged before me

this OCTOBER 13, 1982 (Date)

by Theodore Kovoch and Patricia Kovoch, husband and wife (Names of Persons Acknowledged)

and hereby swear and affirm that the above consideration is the true consideration.

*Dennis E. Makula*  
Dennis E. Makula  
Notary Public

My commission expires: May 27, 1984

Lenawee County, Michigan

TAX CODE NO. ~~318 FRO-123-4600-00~~ ~~343 FRO-126-2080-00~~  
COUNTY TREASURER CTF. NO. \_\_\_\_\_  
MICHIGAN TRANSFER TAX NO. \_\_\_\_\_

When recorded return and mail to:  
Leroy Sieler  
2205 West Monroe  
Tipton, Michigan

F.601

500 7425

Jed. Land Bank

All that part of the W½NE¼ described as commencing on the North line at a point located 599.0 feet South 87 degrees 56 minutes East from the North quarter corner and running thence South 87 degrees 56 minutes East along said line, 430.50 feet to an established fence line (located a record distance of 289.25 feet Westerly from the Southwest corner of the E½SE¼ of Section 23); thence South 1 degree 41 minutes 08 seconds West along said fence line 534.91 feet to the centerline of LaPlaisance Bay Turnpike (Highway M-50); thence North 78 degrees 01 minutes 40 seconds West along said center line 427.59 feet; thence North 0 degrees 28 minutes 20 seconds East (record North 0 degrees 36 minutes West) 461.52 feet to the place of beginning.

Sec 26

ALSO all that part of the W½SE¼ described as commencing on the North and South quarter line at a point located 812.91 feet North 0 degree 36 minutes East from the South quarter corner and running thence North 0 degree 36 minutes East along said line 829.69 feet, more or less to the Southwest corner of land now or formerly owned by William Fisher; thence Easterly along the South line of said Fisher land, 1326.60 feet to the Southeast corner thereof; thence South 1650.0 feet to the South line; thence North 87 degrees 56 minutes 00 seconds West along said line 723.20 feet (record 713.5 feet) to a point 599.0 feet South 87 degrees 56 minutes East from the North quarter corner; thence North 0 degree 36 minutes East 829.43 feet; thence North 89 degree 24 minutes West 599.0 feet to the place of beginning EXCEPTING THEREFROM all that part of the W½NE¼ of section 26, and all that part of the W½SE¼ Section 23 described as commencing on the North line of section 26 at a point located 599.0 feet South 87 degrees 56 minutes 00 seconds East from the North corner of section 26, and running thence North 0 degrees 36 minutes East 829.43 feet; thence South 89 degrees 24 minutes East 20.0 feet; thence South 1 degree 26 minutes 30 seconds West 1291.09 feet to the center line of the LaPlaisance Bay Turnpike (Highway M-50) thence North 0 degree 28 minutes 20 seconds East 461.52 feet to the place of beginning.

Sec 23

all in T5S, R3E

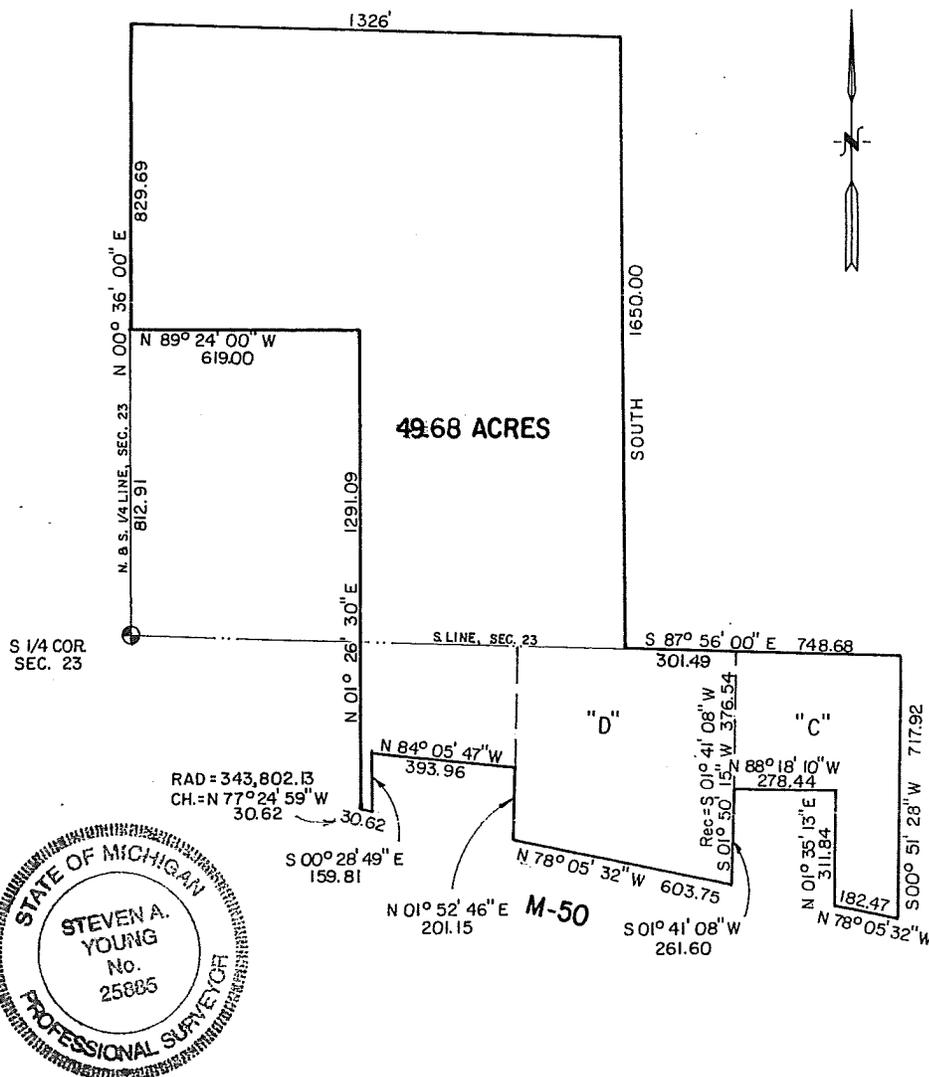
# DESCRIPTION AND SKETCH

Description  
Franklin Township, Lenawee County, Michigan

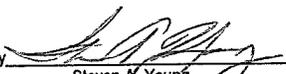
All that part of the Southeast 1/4 of Section 26 and the West 1/2 of the Southeast 1/4 of Section 23, Town 5 South, Range 3 East, described as beginning at a point on the North and South 1/4 line of Section 23 aforesaid, 812.91 feet North 0° 36' 00" E from the South 1/4 corner of said Section 23; thence N 00° 36' 00" E 829.69 feet along said North and South 1/4 line; thence 1326.00 feet along land now or formerly owned by William Fisher; thence South 1650.00 feet to the South line of Section 23; thence S 87° 56' 00" E 301.49 feet; thence S 01° 50' 15" W (recorded as S 01° 41' 08" W) 376.54 feet calculated; thence S 01° 41' 08" W 261.60 feet; thence N 78° 05' 32" W 603.75 feet along the center line of Highway M-50; thence N 01° 52' 46" E 201.15 feet; thence N 84° 05' 47" W 393.96 feet; thence S 00° 28' 49" E 159.81 feet; thence 30.62 feet along a 343,802.13 foot radius curve right having a chord bearing and distance N 77° 24' 59" W 30.62 feet; thence N 01° 26' 30" E 1291.09 feet; thence N 89° 24' 00" W 619.00 feet to the point of beginning. Containing 49.68 acres

Subject to highway easements and all other easements and restrictions of record, if any.

NOTE: This description was prepared from existing descriptions of record and does not mathematically close.



FOR: Leroy Sieler  
DATE: May 20, 1997  
SCALE: 1 Inch = 400 feet  
JOB No.: 970536

By   
Steven A. Young  
Professional Surveyor No. 25885

**ASSOCIATED ENGINEERS & SURVEYORS, INC.**  
Civil Engineers - Land Surveyors  
235 North Main St., Adrian, MI 49221  
Telephone: (517)263-4515

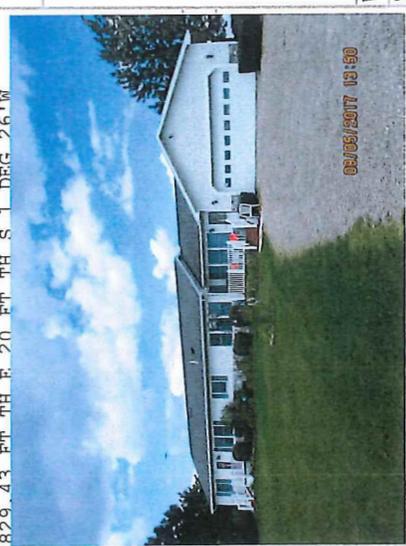
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pront. Trans.
6177800000		0	10/01/1982	WD	VARIANCE	09370363	EQUALIZATION	0.0

Property Address	Class: 101 Agricultural	Zoning: Schools	Building Permit(s)	Date	Number	Status
2222 W M-50						
Owner's Name/Address	: 2019 Est TCV Tentative (Value Override)					
SIELER, LEROY & FRANCES	Land Value Estimates for Land Table 40101.AG NO 1 SOIL					
2222 W MONROE RD	X Improved    Vacant					
TIPTON MI 49287	Public					

Tax Description	Frontage	Depth	Rate	%Adj.	Reason	Value
LD BEG 599 FT S 87 DEG 56'E FROM N 1/4 POST SEC 26 RUNN TH S 87 DEG 56'E ALG N SEC LI 430.50 FT TH S 1 DEG 41'W 333.76 FT TH N 84 DEG 05' 47'W 393.96 FT TH S 00 DEG 28'49"W 159.81 FT TH NW'LY ALG CTR LI OF M-50 30 FT TH N TO POB ALSO THAT PART OF SE-1/4 SEC 23 DESC AS BEG 812.91 FT N FROM S-1/4 POST SEC 23 RUNN TH N 829.69 FT TH E 1326.60 FT TH S 1650 FT TO S LI SD SEC TH W 723.20 FT TH N 829.43 FT TH W 599 FT TO POB EX LD BEG 599 FT S 87 DEG 56'E FROM N-1/4 POST SEC 26 RUNN TH N 829.43 FT TH E 20 FT TH S 1 DEG 26'W	5.670 Acres	8,371	100			47,466
	TILLABLE	44.03 Acres	5000	80		176,120
	R / W	0.25 Acres	0	100		0
		49.95 Total Acres	Total Est. Land Value =			223,586

Improvements	Description	Frontage	Depth	Rate	%Adj.	Reason	Value
Dirt Road	SITE SCHEDULE	5.670 Acres	8,371	100			47,466
Gravel Road	MISC	44.03 Acres	5000	80			176,120
Paved Road	R / W	0.25 Acres	0	100			0
Storm Sewer							
Sidewalk							
Water							
Sewer							
Electric							
Gas							
Curb							
Street Lights							
Standard Utilities							
Underground Utils.							

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2019	Tentative	Tentative	Tentative			Tentative
Rolling	2018	111,800	133,600	245,400			126,251C
Low	2017	111,800	130,700	242,500			123,655C
High	2016	111,800	110,500	222,300			122,553C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



Who    When    What

TV    10/26/1998    INSPECTED

The Equalizer. Copyright (c) 1999 - 2009.  
 Licensed To: County of Lenawee, Michigan

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
Single Family	Eavestrough	Gas	Oil	Elec.	Appliance Allow.	Interior 1 Story	Interior 1 Story	Interior 1 Story	Area Type	Year Built: 1997	Car Capacity: 2	Class: C	Exterior: Siding
Mobile Home	Insulation	Wood	Coal	Steam	Cook Top	Interior 2 Story	2nd/Same Stack	Exterior 2 Story	384 Brzwy, FW	Brick Ven.: 0	Stone Ven.: 0	Common Wall: 1 Wall	Foundation: 42 Inch
Town Home	0 Front Overhang	Forced Air w/o Ducts	Forced Air w/ Ducts	Forced Air w/o Ducts	1 Dishwasher	Two Sided	Exterior 1 Story	Heat Circulator	Finished ?	Auto. Doors: 0	Mech. Doors: 0	Area: 624	% Good: 80
Duplex	0 Other Overhang	Forced Hot Water	Electric Baseboard	Radiant (in-floor)	1 Bath Heater	Exterior 2 Story	Prefab 1 Story	Raised Hearth	Wood Stove	Storage Area: 0	No Conc. Floor: 0	Bsmnt Garage:	Carport Area:
A-Frame	(4) Interior	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Vent Fan	Exterior 2 Story	Prefab 2 Story	Wood Stove	Direct-Vented Gas				Roof:
Wood Frame	Drywall	Forced Hot Water	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove	Class: C +10				
	Paneled	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Vent Fan	Exterior 2 Story	Prefab 2 Story	Wood Stove	Effec. Age: 20				
Building Style:	Trim & Decoration	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove	Floor Area: 1568				
CONVENTIONAL	Ex Ord Min	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove	Total Base Cost: 144,593				
Yr Built Remodeled	Size of Closets	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove	Total Base New: 213,997				
1997	Lg Ord Small	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove	Total Depr Cost: 166,062				
0	Doors: Solid H.C.	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove	Estimated T.C.V: 166,062				
Condition: Average	(5) Floors	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					
	Kitchen:	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					
Room List	Other:	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					
Basement	(6) Ceilings	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					
1st Floor	(7) Excavation	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					
2nd Floor	Basement: 1568 S.F.	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					
Bedrooms	Crawl: 0 S.F.	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					
(1) Exterior	Slab: 0 S.F.	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					
Wood/Shingle	Height to Joists: 0.0	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					
Aluminum/Vinyl	(8) Basement	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					
Brick	Conc. Block	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					
Insulation	Poured Conc.	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					
(2) Windows	Stone	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					
Many	Treated Wood	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					
Avg.	Concrete Floor	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					
Few	(9) Basement Finish	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					
Wood Sash	Recreation SF	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					
Metal Sash	Living SF	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					
Vinyl Sash	Walkout Doors	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					
Double Hung	No Floor SF	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					
Horiz. Slide	(10) Floor Support	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					
Caseмент	Joists:	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					
Double Glass	Unsuported Len:	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					
Patio Doors	Contr.Sup:	Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					
Storms & Screens		Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					
(3) Roof		Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					
Gable		Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					
Hip		Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					
Flat		Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					
X Asphalt Shingle		Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					
Chimney:		Electric Baseboard	Electric Baseboard	Radiant (in-floor)	Hot Tub	Exterior 2 Story	Prefab 2 Story	Wood Stove					

Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost  
 1 Story Siding Basement 68.62 0.00 0.00 1568 107,596  
 Other Additions/Adjustments  
 (1) Exterior  
 Stone Veneer 10.25 256 2,624  
 (13) Plumbing  
 3 Fixture Bath 2400.00 1 2,400  
 (14) Water/Sewer  
 Well, 200 Feet 4975.00 1 4,975  
 2000 Gal Septic 5000.00 1 5,000  
 (15) Built-Ins & Fireplaces  
 Dishwasher 610.00 1 610  
 Garbage Disposal 215.00 1 215  
 Vented Hood 335.00 1 335  
 (16) Breezeways  
 Frame Wall, Finished 27.75 384 10,656  
 (17) Garages  
 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost 18.40 624 11,482  
 Common Wall: 1 Wall -1300.00 1 -1,300  
 Phy/Ab.Phy/Func/Econ/Comb,%Good= 80/100/ 97/100/77-6, Depr.Cost = 166,062  
 BCF (FRANKLIN TOWNSHIP NEW HOUSE) 1.000 => TCV of Bldg: 1 = 166,062



U.S. Department  
of Transportation  
**Federal Aviation  
Administration**

Air Traffic Organization  
Central Service Center

10101 Hillwood Parkway.  
Ft. Worth, TX 76137

MAY 11 2018

Mr. James Tipton  
Lenawee County Planning Commission  
120 W. Michigan Avenue Floor 9  
Jackson, MI 49201-1338

**Public Notice of Availability: FAA Cleveland-Detroit Metroplex (CLE-DTW Metroplex) Final Environmental Assessment and Finding of No Significant Impact/Record of Decision**

Dear Mr. Tipton:

The Federal Aviation Administration (FAA) has issued a Final Environmental Assessment (EA) to analyze the potential environmental impacts of the CLE-DTW Metroplex project. Based on the information and analysis contained in the Final EA, the FAA has also issued a Finding of No Significant Impact/ Record of Decision (FONSI/ROD) for the project. The FONSI/ROD documents the FAA's determination that the project, as proposed, would not significantly affect the quality of the human environment and that an Environmental Impact Statement (EIS) is therefore not necessary. The FONSI/ROD documents the FAA's decision to proceed with the preferred alternative detailed in the EA. Implementation of the project is scheduled to begin in the summer of 2018.

The CLE-DTW Metroplex project would improve the efficiency of the national airspace system in the Cleveland and Detroit Metroplex by optimizing aircraft arrival and departure procedures at two primary airports (CLE and DTW) and 10 outlying satellite airports.

**Availability:** Electronic copies of the Final EA and supporting materials are available at the following locations:

- 1) Online at: <http://www.metroplexenvironmental.com>
- 2) Electronic versions of the Final EA have been sent to 69 libraries in the General Study Area. A complete list of libraries with electronic copies of the Final EA is available online at <http://www.metroplexenvironmental.com>

**For additional information contact:**

CLE-DTW Metroplex EA  
Federal Aviation Administration  
Central Service Center - Operations Support Group  
10101 Hillwood Pkwy, 4th Floor South  
Fort Worth, TX 76177

Sincerely,

**CHRISTOPHER L  
SOUTHERLAND** Digitally signed by  
CHRISTOPHER L SOUTHERLAND  
Date: 2018.05.01 09:51:29 -05'00'

Christopher L. Southerland  
(A) Manager, Operations Support Group, AJV-C2  
ATO, Central Service Center

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