



Jackson 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
R2PC Principal Planner
(517) 768-6711
gbauman@co.jackson.mi.us

DATE: September 13, 2018
TIME: 6:00 p.m.
PLACE: 5th Floor Commission Chambers
Jackson County Tower Building
120 W. Michigan Avenue
Jackson, Michigan 49201

MEETING AGENDA

1. Call to order and pledge of allegiance
2. Public comment **[3 MINUTE LIMIT]**
3. Approval of minutes
Approval of the August 9, 2018, meeting minutes **[ACTION]** 3
4. Approval of agenda
Approval of the September 13, 2018, meeting agenda **[ACTION]**
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s)
(1) CZ #18-21 – Rezoning in Napoleon Township **[ACTION]** 7
 - b. Consideration of master plan(s) – *None*
 - c. Farmland and Open Space Preservation Program (PA 116) application(s)
(1) FA #18-04 – PA 116 application in Pulaski Township **[ACTION]** 37
6. Other business
 - a. Unfinished business – *None*
 - b. New business – *None*
7. Public comment **[2 MINUTE LIMIT]**
8. Commissioner comment
9. Adjournment

The next meeting of the Jackson County Planning Commission is scheduled for October 11, 2018

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Jackson County Planning Commission

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

MEETING MINUTES

August 9, 2018

Jackson County Tower Building • Jackson, Michigan

Members Present: Timothy Burns, At Large; Roger Gaede, Environment; Nancy Hawley, At Large; Ted Hilleary, Education; Jennifer Morris, At Large; Russ Jennings, At large; Jim Videto, Agriculture; and Jonathan Williams, Jackson County Board of Commissioners

Members Absent: Amy Torres, Industry and Economics

Liaisons Present: Grant Bauman, Principal Planner

Others Present: John Kudner, Ted Beals, and Peggy Beals

Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:00 p.m. by Secretary Morris. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2. **Public Comment.** There was no public comment.

Item 3. **Approval of Minutes.** A motion was made by Comm. Hilleary, and seconded by Comm. Hawley, to **approve** the minutes of the July 12, 2018, meeting as written. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** A motion was made by Comm. Videto, and seconded by Comm. Williams, to **approve** the August 9, 2018, meeting agenda as written. *The motion was approved unanimously.*

Item 6. **Request(s) for Review, Comment, and Recommendation**

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

(1) **CZ #18-17 – Proposed zoning ordinance text amendments regarding ‘Medical Marihuana Facilities’ in Parma Township**

Staff summarized its report on the proposed zoning ordinance text amendment that would make ‘Provisioning Centers’ (i.e., the retail sale of medical marihuana) a ‘Conditional Use’ in the ‘Agricultural (AG-1)’ district. County Planning Commissioners were advised to recommend disapproval unless sales are limited to medical marihuana grown on the property containing the ‘Provisioning Center’ (please see the staff report). Staff also stated its concern that the public hearing was held before the Township Board rather than the Planning Commission. There was discussion among the Planning Commissioners regarding the request. Comm. Hawley said that if the State wanted to classify ‘Medical Marihuana Facilities’ as a type of agriculture they would have done so; that ‘Provisioning Centers’ are not an appropriate use in the ‘AG-1’ district; and that the reason for holding the public hearing before the

Planning Commission is to provide for more oversight. Comm. Gaede was also concerned about allowing retail sales in the 'AG-1' district. Commissioners recognized that the upcoming vote regarding the statewide recreational marihuana referendum will affect the issue.

A motion was made by Comm. Hawley, and seconded by Comm. Hilleary, to recommend **disapproval with staff comments** of the proposed text amendment (please see the staff report). *The motion was approved by majority vote with Comm. Gaede voting no.*

(2) **CZ #18-18 – Proposed zoning ordinance text amendments regarding 'Large Solar Energy Systems' in Parma Township**

Staff summarized its report on the proposed zoning ordinance text amendments that would give strong preference to siting 'Large Solar Energy Systems' on property located on 'Marginal Farmland' and a strong preference against siting them on property located on 'Prime Farmland'. County Planning Commissioners were advised to recommend approval with comments, noting that a map which identifies prime and marginal farmland would help the Township make consistent decisions over time (please see the staff report). Staff also stated its concern that the public hearing was held before the Township Board rather than the Planning Commission. There was discussion among the Planning Commissioners regarding the request.

A motion was made by Comm. Hawley, and seconded by Comm. Burns, to recommend **approval with staff comments** of the proposed text amendments (please see the staff report). *The motion was approved unanimously.*

(3) **CZ #18-19 – Proposed rezoning in Blackman Township**

Staff summarized its report regarding the proposed rezoning of the subject property—Parcel ID# 000-08-24-351-001-01, located in Section 24 (T2S-R1W) of the Township—from 'Agricultural (AG-1)' to 'Highway Service Commercial (C-3)'. County Planning Commissioners were advised to recommend disapproval due to environmental concerns (please see the staff report). There was discussion among the Planning Commissioners regarding the request. Mr. Kudner (the applicant) stated that the property will have access to Seymour Road once it is moved. He also said that the property could be used for parking or storm water management (freeing up space elsewhere for parking). Mr. Kudner also questioned what zoning had to do with environmental issues. Comm. Hawley noted that commercial zoning could add more impervious surface. Comm. Videto said that the rezoning meets most of the Township's rezoning criteria.

A motion was made by Comm. Jennings, and seconded by Comm. Williams, to recommend **approval** of the proposed rezoning to 'C-3'. *The motion was approved by majority vote, with Comm. Burns and Comm. Gaede voting no.*

(4) **CZ #18-20 – Proposed zoning ordinance text amendments requiring the submittal of certified and official surveys under certain circumstances in Waterloo Township**

Staff summarized its report on the proposed zoning ordinance text amendments specifying when a certified survey is required for Plot Plan and Site Plan Review and

when an official survey is required for Authorized Appeals before the Zoning Board of Appeals. County Planning Commissioners were advised to recommend approval with comments, noting the ambiguity between a certified survey and an official survey (please see the staff report). There was discussion among the Planning Commissioners regarding the request. Mr. Beals (Waterloo Township Planning Commission) stated that the proposed amendments address the issue that drawings do not always reflect reality. He also said that there are different types of certified surveys and that all are not needed.

A motion was made by Comm. Hilleary, and seconded by Comm. Jennings, to recommend **approval with staff comments** of the proposed text amendments (please see the staff report). *The motion was approved unanimously.*

- b. **Consideration of Master Plan(s).** None.
- c. **Farmland & Open Space Preservation Program (PA 116) application(s).** None.

Item 7. **Other Business**

- a. **Unfinished Business.** None.
- b. **New Business.** None.

Item 7. **Public Comment.** There was no public comment.

Item 8. **Commissioner Comment.** Comm. Williams asked staff about the Rives Township Master Plan and the proposed power plant. Staff replied that it will be meeting with the Township to go over changes to the document prompted by public comment. Comm. Videto noted that the Commission relies too much on the proposed use prompting a rezoning request rather than all of the uses the change in zoning would allow.

Item 9. **Adjournment.** The meeting was adjourned by Secretary Morris at 7:10 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary

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Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

COORDINATED ZONING REPORT | #18-21

To: County Planning Commissioners

From: Grant E. Bauman

Date: September 13, 2018

Proposal: Rezoning a property in Napoleon Township from Local Commercial (LC) to Multiple Family Residential (RM)

Purpose

The rezoning of the subject property is requested “to allow the front building to be converted to a duplex” (see the Zoning Amendment Form).¹

Location and Size of the Property

The subject property has an area of approximately 1.39 acres and is located on the north side of Brooklyn Road (M-50), between Benton and Wells Roads, in Section 27 (T3S-R1E) of Napoleon Township (see Figure 1). The parcel is known as 6200 Brooklyn Road (M-50) and Parcel ID# 000-14-27-126-002-01.

Land Use and Zoning

Current Land Use – The subject property contains a vacant commercial building, the former Brooklyn Veterinary Clinic, and a storage building. Residentially assessed properties surround most of the property. A multiple-family residential property is located directly to the south.

Future Land Use – The Township’s Future Land Use map places the property in an area along M-50 (between Benton and Wheaton Roads) recommended for ‘commercial’ uses (see Figure 2).

Current Zoning – The subject property is zoned ‘LC’ (Local Commercial) as are a couple of adjacent properties. ‘GC’ (General Commercial) zoning is located further to the east. ‘RM’ (Multiple Family Residential) zoning is located to the north and south. ‘R-1’ (Single Family Residential) is located to the west.

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal water and sewer services are not available and there are no plans to make them available (see the attached Zoning Worksheet Form).

Public Road/Street Access – Direct access is provided by Brooklyn Road (M-50), a state highway.

Environmental Constraints – The Township did not identify any environmental constraints (see the attached Zoning Worksheet Form).

¹ Please note that the proposed use is listed for informational purposes only. It should not be utilized in making the rezoning decision. Circumstances may change tomorrow which make the proposed use impractical. All of the uses that the proposed zoning designation would allow are pertinent to the rezoning request.

Analysis and Recommendation

Township Planning Commission Recommendation – The Napoleon Township Planning Commission recommends **approval** of the proposed rezoning to ‘RM’ (see the attached Zoning Amendment Form and other background information).

Staff Analysis – Napoleon Township has a Zoning Plan (an element of the Master Plan) which includes the following criteria upon which a rezoning request must be considered:

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

No. The Township’s future land use plan places the subject property in an area recommended for ‘commercial’ uses. However, it should be noted that the master plan is currently being updated and the future land use map will be reassessed as part of that process.

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

Yes. ‘RM’ (Multiple Family Residential) and ‘R-1’ (Single Family Residential) zoning are adjacent to the subject property. Residentially assessed parcels also surround most of the property.

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

No. Existing public services and facilities should not be negatively impacted by the proposed rezoning to ‘RM’.

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

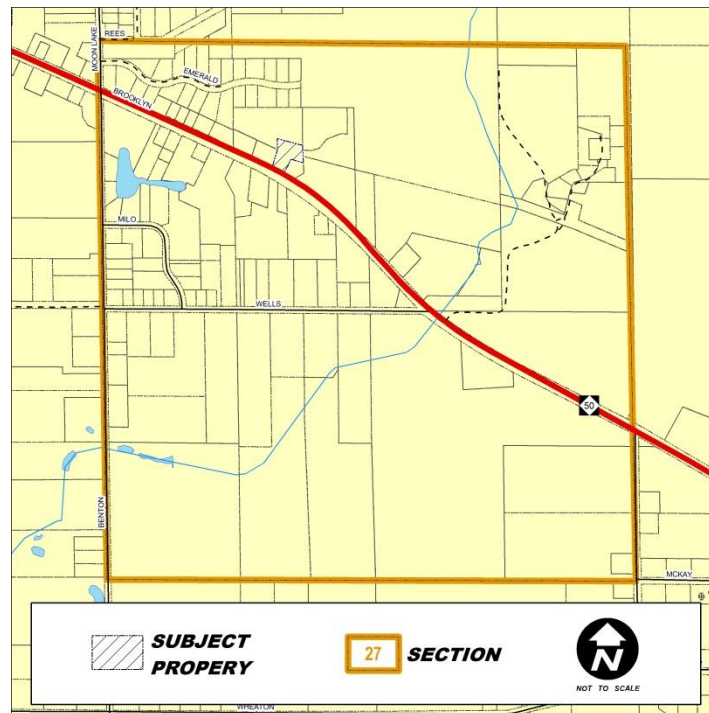
Yes. Adjacent properties are already utilized for residential uses.

Staff Recommendation – Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL** of the proposed ‘RM’ (Multiple Family Residential) rezoning to the Napoleon Township Board.

Suggested Actions:

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

**Figure 1
Location**



**Figure 2
Generalized Municipal Future Land Use**

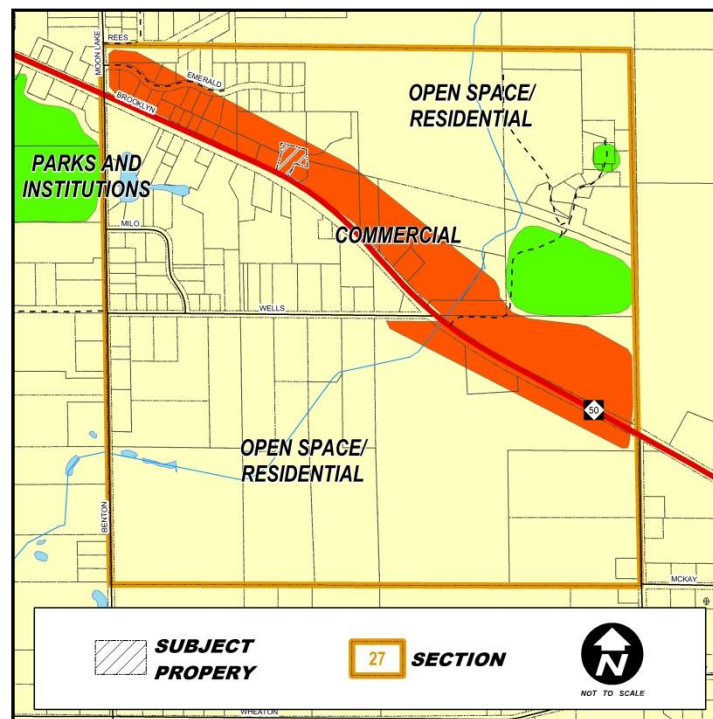


Figure 3
Generalized Municipal Zoning

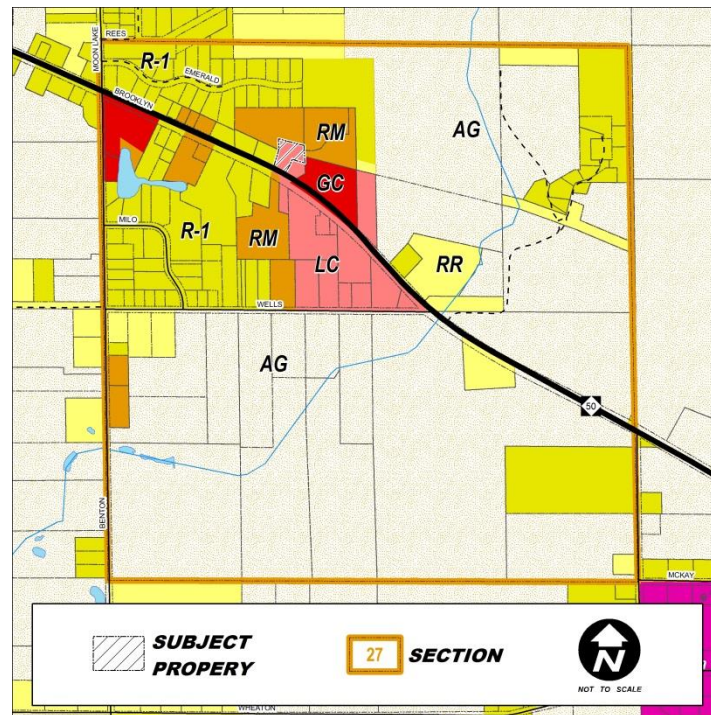


Figure 4a
Aerial Photo

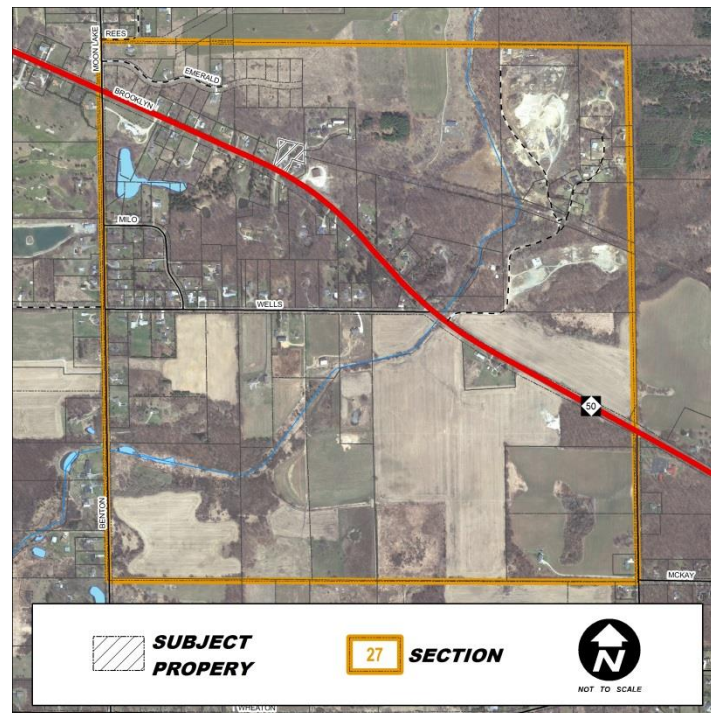
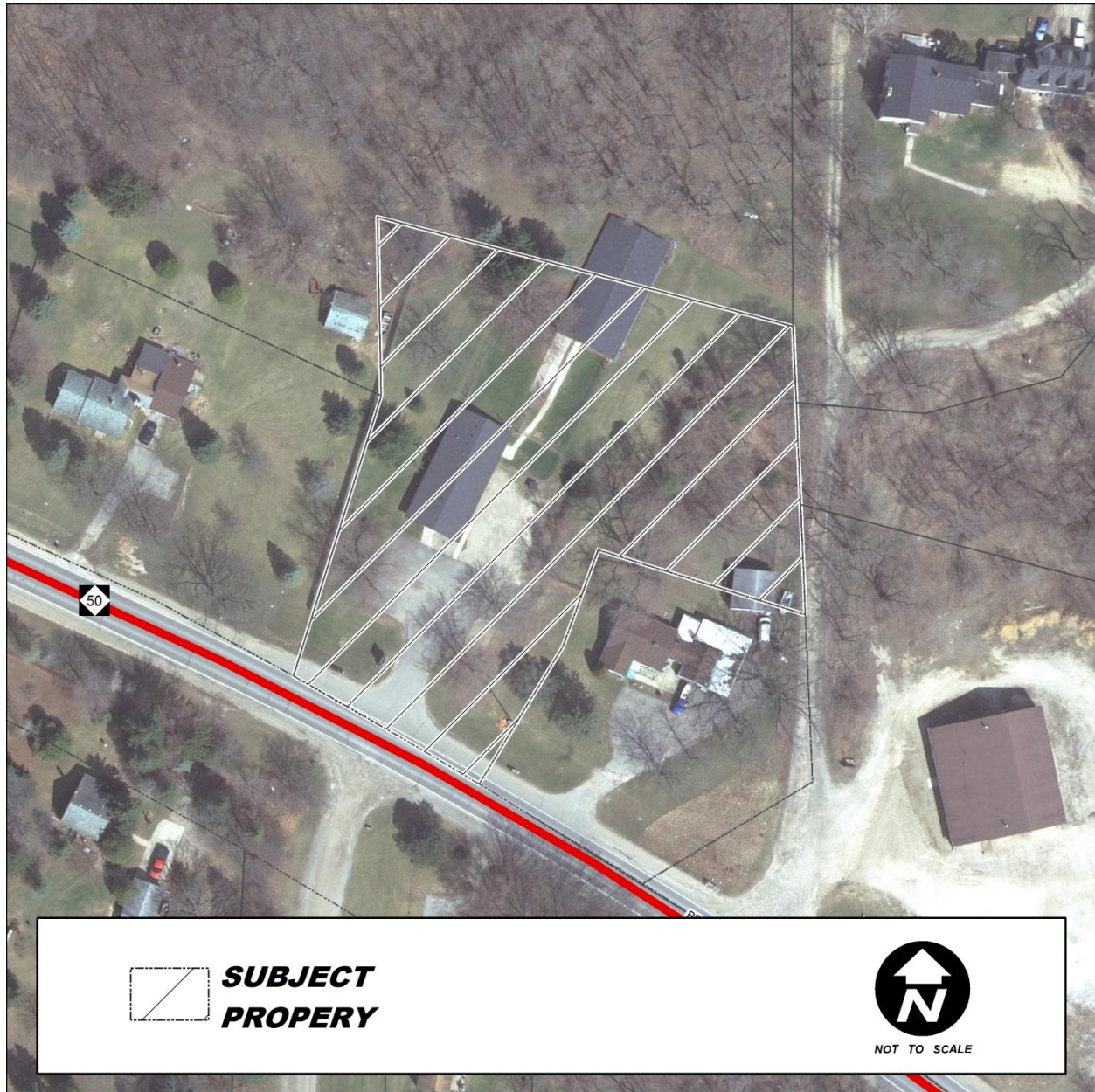


Figure 4b
Aerial Photo



ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

Return to: Jackson 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 JCPC recommendation will be mailed back to the Clerk, who will return a copy to the JCPC with the Township Board Action.

THE Napoleon TOWNSHIP PLANNING COMMISSION submits the following proposed zoning change to the Jackson 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.)

6200 Brooklyn Rd. - 000-14-27-126-002-01 - 1.390 acres Section 27 T3S R1E

1. The above described property has a proposed zoning change FROM Local Commercial (LC)
ZONE TO Multiple Family (RM) ZONE.

2. PURPOSE OF PROPOSED CHANGE: to allow the front building to be converted to a duplex

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.)

to allow the front building to be converted to a duplex

C. **PUBLIC HEARING** on the above amendment was held on: month August day 23 year 2018

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month August 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: The Exponent

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

John Hummer, Recording Secretary 8 / 23 / 2018 (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

1. Date of Meeting: month _____ day _____ year _____

2. The JCPC herewith certifies receipt of the proposed amendment on the above date and:

- () Recommends APPROVAL of the zoning change
() Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.
() Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.
() Takes NO ACTION.

_____, () Chair or () Secretary _____ / _____ / _____ (enter date)

TOWNSHIP BOARD ACTION:

1. Date of Meeting: month _____ day _____ year _____

2. The _____ Township Board herewith certifies that a legally constituted meeting held on the above date and that the proposed amendment () PASSED, () DID NOT PASS, or was () REFERRED ANEW to the Township Planning Commission.

Township Clerk

REZONING WORKSHEET FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: <u>Napoleon</u>		Township Case #: <u>18-08-0013</u>	
Township official we may contact: <u>John Worden</u>		Phone #: (<u>517</u>) <u>536</u> - <u>8694</u>	
Applicant: <u>Susan Sayles - 6505 Wheaton Rd.</u>		Phone #: (<u>517</u>) <u>206</u> - <u>8187</u>	
Rezoning Request:	From: <u>Local Commercial</u> (<u>LC</u>)	To: <u>Multiple Family</u> (<u>RM</u>)	
Property Location:	Section(s): <u>27 T3S R1E</u>	Quarter Section(s):	<input checked="" type="checkbox"/> NW <input type="checkbox"/> NE <input type="checkbox"/> SW <input type="checkbox"/> SE
Legal Description and/or Survey Map/Tax Map (please attach)		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Please do not use <u>only</u> the Parcel ID Number)	
Parcel Size (if more than one parcel, label "A" - "Z"):		1.39 Acres	
Please attach location map		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
What is the existing use of the site?		Vacant former Brooklyn Veterinary Clinic	
What is the proposed use of the site?		convert building to a duplex	
What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?			
North: <u>Vacant and Multiple Family</u>		South: <u>Single Residential and Multiple Family</u>	
East: <u>Local and General Commercial</u>		West: <u>Single Family</u>	
What are the surrounding Zoning Districts?			
North: <u>Multiple Family</u> (<u>RM</u>)		South: <u>Single Family and Multiple Family</u> (<u>R1</u>)	
East: <u>Local Commercial</u> (<u>LC</u>)		West: <u>Single Family Residential</u> (<u>R1</u>)	
What is the suggested use of the site on the Township's Land Use Plan map?			
Is municipal water currently available? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Will it be made available? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, when? _____	
Is municipal sewer currently available? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Will it be made available? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, when? _____	
Does the site have access to a public street or road?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, name <u>Brooklyn Road</u>	
Are there any known environmental constraints on the site?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<input type="checkbox"/> Wetland(s)	<input type="checkbox"/> Floodplain(s)	<input type="checkbox"/> Brownfield(s)	<input type="checkbox"/> Soil(s)
<input type="checkbox"/> Other (please specify)			
Please attach the minutes of the Planning Commission.			
<input checked="" type="checkbox"/> Yes, the minutes are attached.		<input type="checkbox"/> No, the minutes are not attached.	
Please attach copies of any reports, exhibits or other documented provided to the Planning Commission.			
<input type="checkbox"/> Yes, copies of documentation are attached.		<input type="checkbox"/> No, copies of documentation are not attached.	
Please attach any public comments, letters, or petitions.			
<input checked="" type="checkbox"/> Yes, public comments are attached.		<input type="checkbox"/> No, public comments are not attached.	

Please include any additional information or comments as an attachment.

Napoleon Township Planning Commission
Minutes – August 23, 2018

Call to Order: 6:00 p.m.

Commission Members Present: John Hummer, Secretary and Township Board Liaison; Jeff Kirkpatrick, Doug Lammers, Vice-Chairman; Scott Miles, Susan Sayles, Steve Smoyer

Commission Members Absent: Eric Maes, Chairman

Also Present: John Worden, Napoleon Township Zoning Administrator

D. Lammers, Vice-Chairman in the absence of regular chairman Eric Maes, chaired the meeting.

Additions/Changes to Agenda: D. Lammers recommended adding a public comment agenda item following the conditional use permit case, prior to the master plan update. Commission consensus.

Minutes of July 26, 2018: Motion by S. Sayles, seconded by S. Smoyer, to approve the July 26, 2018 meeting minutes. All ayes. Motion passed.

Case #18-08-0013-Rezoning Local Commercial (LC) to Multiple Family (RM)-6200 Brooklyn Rd. – Susan Sayles

Owner/Applicant: This was a request by Ms. Susan Sayles to rezone her property at 6200 Brooklyn Rd. so the front building on the property can be converted to a duplex. According to the zoning application, the building size will not change.

First, discussion ensued on whether a motion had to be made to allow S. Sayles, a Planning Commission member, to recuse herself from a vote on the issue. J. Kirkpatrick stated he felt such a motion was not necessary because a person has a right to recuse him/herself. A definitive answer was not arrived at on that question. Motion by D. Lammers, seconded by J. Hummer, to allow S. Sayles to recuse herself from the rezoning case that involves her property. Hummer-aye, Lammers-aye, Miles-aye, Smoyer-aye, Kirkpatrick-nay. Motion passed 4-1. Sayles recused herself.

D. Lammers introduced the property as the “old vet’s” office and reviewed the current zoning. Commission members reviewed existing and future land use maps. It was noted that most parcels in that area along M-50 are zoned commercial. S. Sayles, when asked, confirmed that her intent is to convert the front (nearest to M-50) building to a duplex and that the back building will remain a storage building. She indicated that she has had the property on the market for three years and has dropped the price several times, with no interest from any prospective buyers of commercial property. She added that there are several multi-family residential units across the street, and behind the building there is a multi-family residential unit as well. S. Sayles indicated that she and her husband would likely manage the duplex themselves if they keep the property and keep the back building as storage. D. Lammers noted that the future land use map does not comply with the request in that all nearby properties are zoned commercial, particularly on the north side of M-50.

Public Comment on Rezoning Request: None.

Motion by S. Miles, seconded by S. Smoyer, to recommend the Township Board approval of the rezoning to multi-family residential. All ayes. Motion passed. Zoning administrator J. Worden noted that the request will now go to the Jackson County Planning Commission the second Thursday of September.

Public Comment: None

Master Plan Updates – Grant Baumann, Region 2 Planning:

Grant Bauman, Principal Planner with Region 2 Planning Commission of Jackson County, walked the commission through Chapter 3, Land Use Strategy, adapted from the current master plan. Sections reviewed included Assumptions, Definitions, Mission Statement, Development Goals, and Policies Directed Toward Achieving Development Goals. There were several bullet points under each section (except Mission Statement) in which commission members had the opportunity to provide input and amend, add, or delete as needed.

Adjourned 7:50 p.m.

John Hummer, Secretary_____

NOTICE

The Napoleon Township Planning Commission will hold a public hearing August 23, 2018 at 6:00 p.m. in the Township Hall, 6775 Napoleon Road, Napoleon, MI 49261.

At this time all interested parties will be heard on the request of Susan Sayles to rezone property located at 6200 Brooklyn Road to rezone from Local Commercial (LC) to Multiple Family (RM) to allow a duplex in the front building located on the property. The property and request are more particularly described and on exhibit at the Township Office. Napoleon Township Office is open from 7:00 a.m. to 5:00 p.m. Monday – Thursday during which time the Zoning Ordinance/Zoning Map may be examined. John Worden, Zoning Administrator

The property is currently zoned Local Commercial (LC)

Napoleon Township Office is open from 7:00 a.m. to 5:00 p.m. Monday – Thursday during which time the Zoning Ordinance/Zoning Map may be examined. Written comments regarding the above may be directed to the Township, or by calling (517) 536-8694 Extension 209. Napoleon Township will provide any necessary or reasonable auxiliary aids at the meeting for persons with disabilities, upon ten (10) days written notice to the Township. John Worden, Zoning Administrator

The Exponent
Insertion Date: August 7, 2018

Copy to John Hummer, Clerk

TOWNSHIP OF NAPOLEON

6755 Brooklyn Road
P.O. Box 385
Napoleon, Michigan 49261
(517) 536-8694

Napoleon Township
County of Jackson, STATE OF MICHIGAN

AFFIDAVIT OF MAILING OF NOTICE

I, John Hummer being first duly sworn, depose and say that on the 7th day of August, 2018 I mailed a true and correct copy of the attached Notice of Public Hearing and Meeting of the Planning Commission for August 23, 2018, to the owners of each property proposed for Rezoning(s) in said Notice, to the applicant (s) for said Rezoning(s), to all persons to whom any real property is assessed within three hundred (300) feet of any property proposed in said Notice for Rezoning(s) as shown on the last assessment role of the Township, and to the occupants of all single-family and two-family dwellings located within three hundred (300) feet of any property therein proposed for Rezoning(s), all as shown on the attached list, by properly addressing an envelope to each person or to "occupant" where a tenant's name was not known, placing a copy of the Notice in each envelope, and sealing the envelopes and mailing the same, First Class Mail, with postage fully prepaid, from a United States Post Office box in Jackson, Michigan, all in accordance with MCLA 125.284.

(Signature) _____

John Hummer, Clerk

Subscribed and sworn to before me on _____, 2018

(Signature) _____

, Notary Public

Jackson County, Michigan

Expiration of Commission:

Name: Sayles

Mailings:22

AFFIDAVIT.doc

NAPOLEON TOWNSHIP ZONING APPLICATION

Print or Type

CASE # 18-08-0013

This application will not be processed if incomplete. **All required materials must be submitted at least thirty (30) days prior to the next Planning Commission meeting. Site Plans with all documentation thirty (30) days prior to the next Planning Commission meeting. Special Use Site Plans forty-five (45) days prior to the next Planning Commission meeting.

◆ All required materials must be submitted at least thirty (30) days prior to the next Zoning Board of Appeals meeting.

APPLICATION FOR

- ☒ Rezoning **
☐ Site Plan Review
☐ Planned Developments
☐ Special Land Use
- ☐ Variance ◆
☐ Conditional Use **
☐ Home Occupation **
☐ Site Plan Change/Renewal
☐ Administrative Site Plan

APPLICANT INFORMATION (If different than owner, a letter of authorization from the owner must be attached)

Name(s) Susan Sayles Phone 517-206-8187
 Address 6505 Wheaton
Jackson MI 49201

OWNER INFORMATION

Name(s) Susan Sayles Phone 517-206-8187
 Address 6505 Wheaton
Jackson MI 49201

PROPERTY INFORMATION

Address or Location 6200 Brooklyn Rd
 Permanent Parcel # 000-14-28-126-002-01
 Zone District (Current) LC Property Size 1.81 acres
 Attach legal description-also a survey, site drawing and pictures may be required.

NARRATIVE DESCRIPTION OF PROPOSED USE/REQUEST (attach additional pages as needed)

Re-zone to MR so front bldg can be converted
to duplex. Building size will not change.

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.

Susan R Sayles
 Signature of Applicant

Signature of Applicant

5/8/18
 Date

I hereby grant permission for members of the Napoleon Township (Planning Commission) (Zoning Board of Appeals) (Township Board) to enter the above described property (or as described in the attached) for the purpose of gathering information related to this application. (Note to Applicant: This is optional and will not affect any decision on your application.)

Susan R Sayles
 Signature of Applicant

Signature of Applicant

5/8/18
 Date

DO NOT WRITE BELOW THIS LINE

Date Received 6-28

Application ☒

Submitted Materials: Site plan ☐ # of copies 24 x 36 ☒ 11 x 17 ☒ CD/PDF ☒

Site plan checklist ☐ Environmental checklist ☐ Pictures\ Video ☐

Survey: Stake ☐ Mortgage ☐

Letters: JCRC ☐ JCDC ☐ JCHD ☐ DPW ☐ JCAP ☐ DEQ ☐ FIRE ☐

Application Fee 350.00 Publication\Mailing Fee _____

APPLICATION ACCEPTED BY: Rose

Meeting Dates: PC 8/23/18
 ZBA NA X
 CNTY 9/12/18
 TWPBD 10/9/18
 Publication Dates #1 8/17/18
 WEB 8/17/18
 TXSystem X

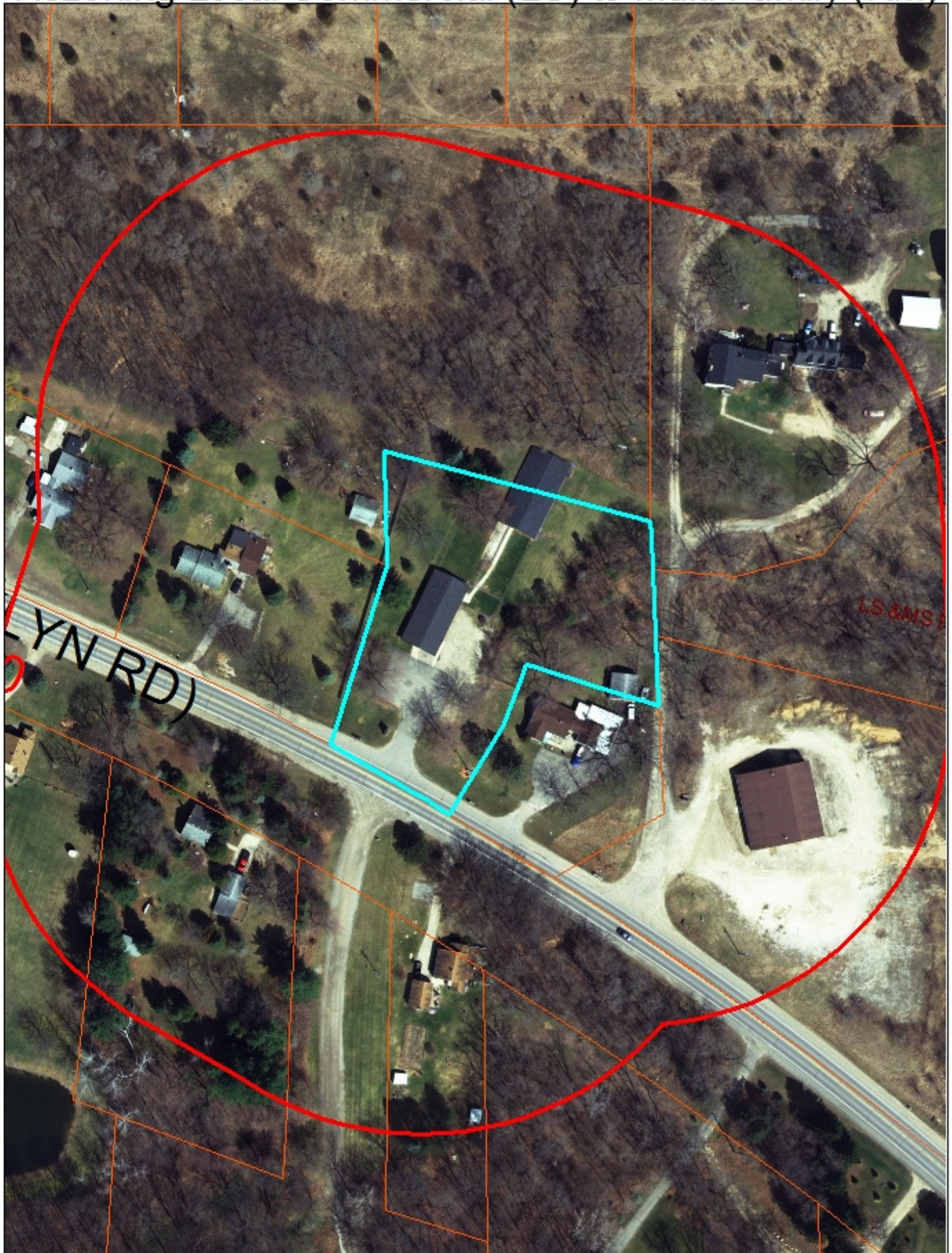
NOTE: Please attach all documents as required for each type of request and as listed on the attached sheets. Publication and postage cost charged accordingly over and above filing fees.

White Copy - Township

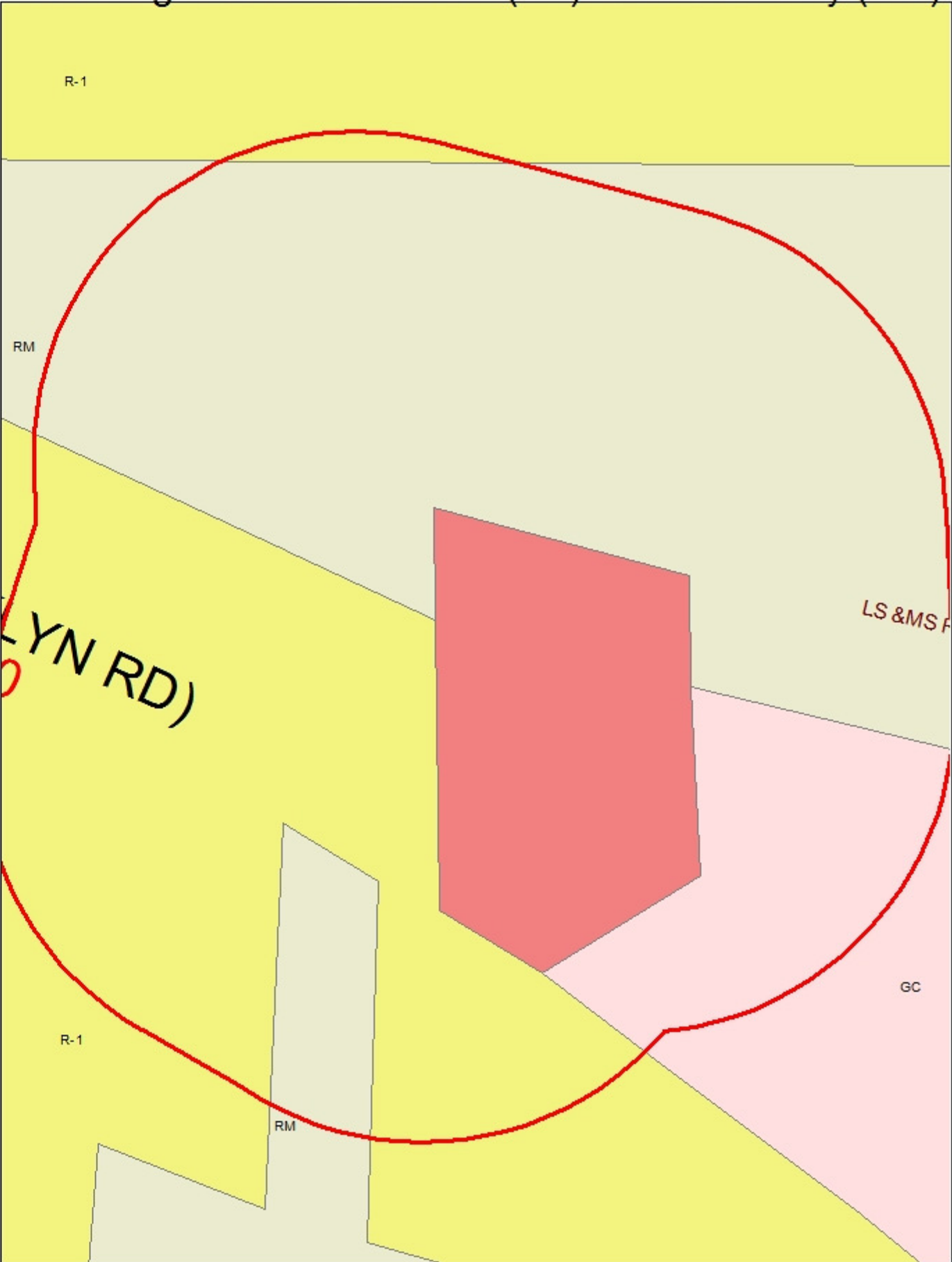
Yellow Copy - Township

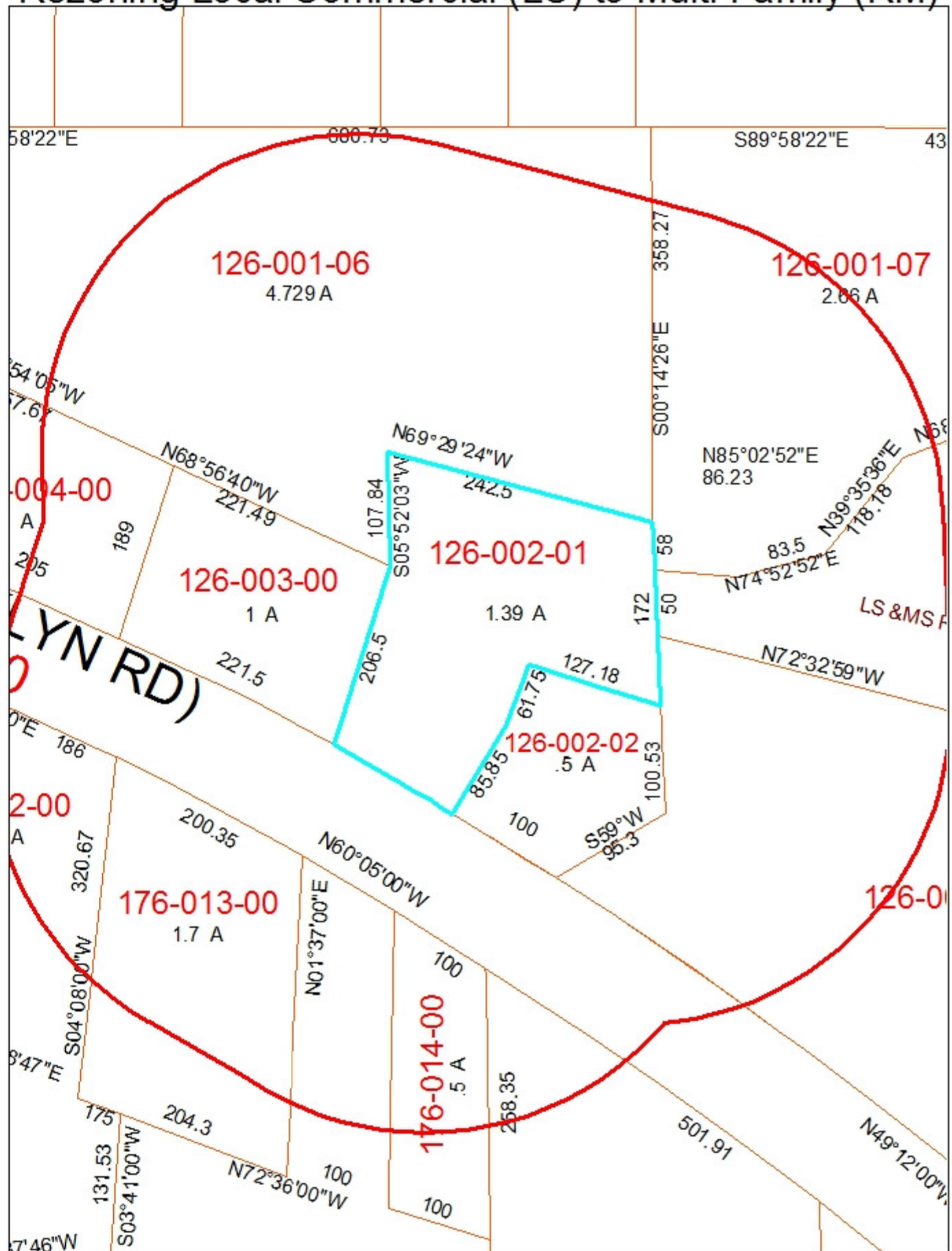
Pink Copy - Applicant

Case#18-08-0013-6200 Brooklyn Rd.- Susan Sayles Applicant
Rezoning Local Commercial (LC) to Multi-Family (RM)



Case#18-08-0013-6200 Brooklyn Rd.- Susan Sayles Applicant
Rezoning Local Commercial (LC) to Multi-Family (RM)

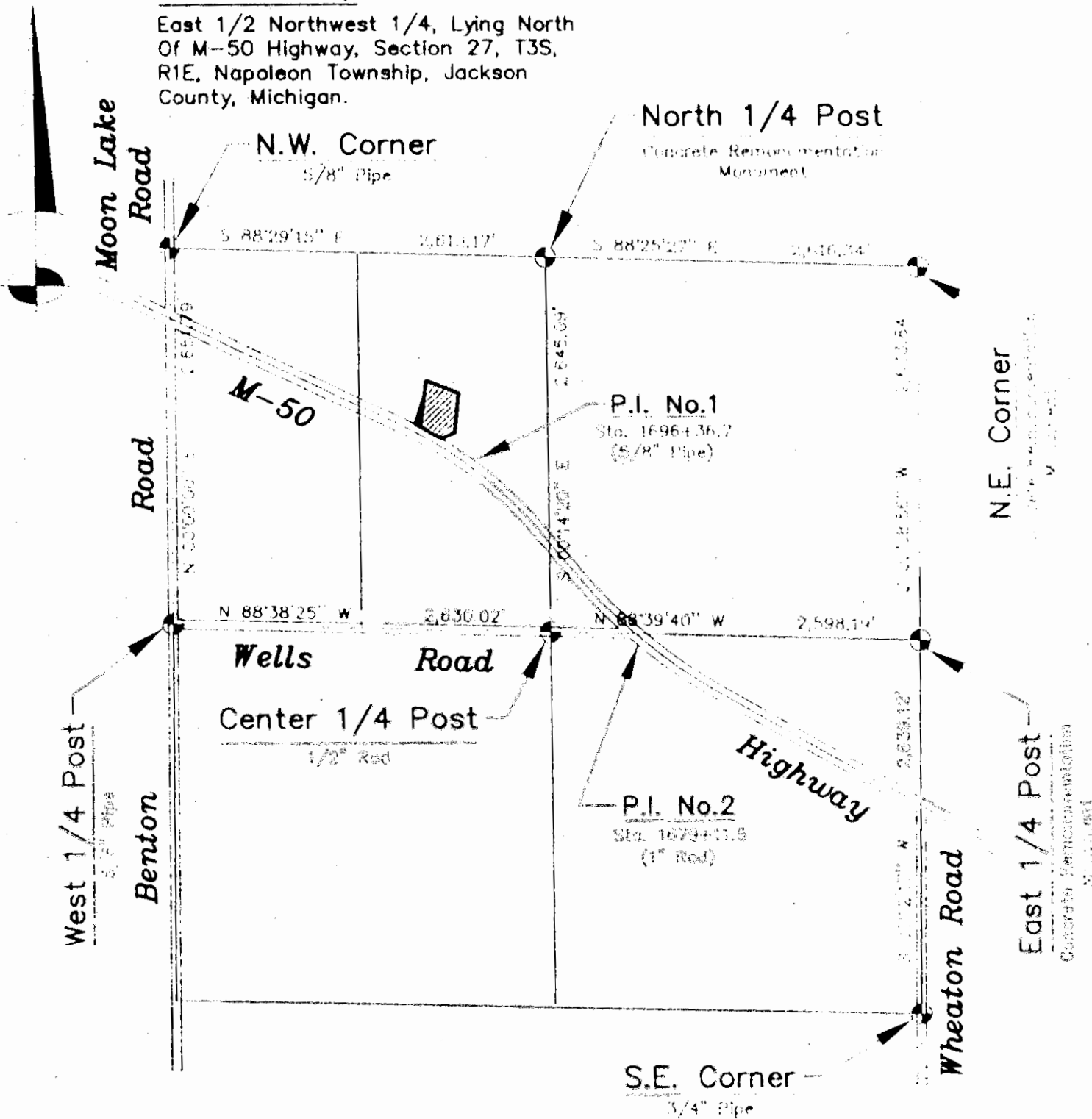




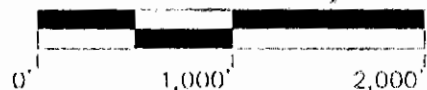


Location Map

East 1/2 Northwest 1/4, Lying North
Of M-50 Highway, Section 27, T3S,
R1E, Napoleon Township, Jackson
County, Michigan.



Scale: 1" = 1,000'

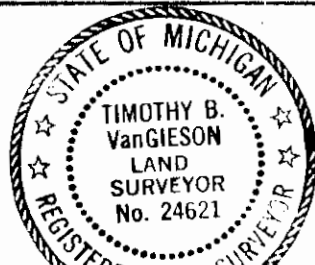


SHEET 1 OF 11

Certified To **PAUL OOSTING**

Address 115 Castlewood Drive
City & State Brooklyn, Michigan 49230
Date Surveyed February 12, 2001
Scale 1" = 1,000'

Timothy B. VanGieson
VanGieson Land Surveys
Timothy B. VanGieson
Registered Land Surveyor
No. 24621



REFERENCE ACCESSORIES

N.W. Corner

Section 27, T3S, R1E,
Napoleon Township, Jackson County,
60-d in 20" Hickory N 35° E 56.34'
60-d in 22" Hickory N 42° E 47.87'
20 nail & tag in 20" Hickory S 14° E 95.73'
20 nail & tag in power pole N 44° W 34.38'
5/8" Pipe In Monument Box

N.E. Corner (87-63)

Section 27, T3S, R1E,
Napoleon Township, Jackson County,
60-d in 15" Oak N 30° E 19.48'
60-d in 18" Hickory N 60° E 33.12'
60-d in 24" Oak S 40° E 7.39'
60-d in 10" Oak N 85° W 22.81'
Concrete Remonumentation Monument

Center ¼ Post

Section 27, T3S, R1E,
Napoleon Township, Jackson County,
20 nail & tag in 37" Oak N 15° E 32.28'
Duplex nail & tag in power pole S 67° E 64.96'
20 nail & tag in 23" Oak N 59° W 75.38'
20 nail & tag in 16" Hickory N 24° W 43.48'
½" Rod

S.E. Corner (87-63)

Section 27, T3S, R1E,
Napoleon Township, Jackson County,
60-d in 10" Oak N 47° E 60.70'
60-d in 12" Oak S 88° E 30.72'
60-d in 20" Oak S 22° E 71.13'
60-d in power pole N 82° W 30.86'
¾" Pipe

P.L. No. 2 (Sta. 1679+11.5)

Section 27, T3S, R1E,
Napoleon Township, Jackson County,
S.E. Cor. House #6266 N 14° E 180.66'
60-d in power pole N 71° E 135.31'
N.W. Cor. concrete headwall S 76° E 43.63'
60-d in power pole N 62° W 147.10'
1" Rod

North ¼ Post

Section 27, T3S, R1E,
Napoleon Township, Jackson County,
S.W. Cor. Pole Barn N 60° E 339.67'
60-d in 44" Walnut S 50° W 225.96'
20 nail & tag in 24" Walnut S 56° W 208.80'
20 nail & tag in 20" Walnut S 87° W 187.51'
Concrete Remonumentation Monument

West ¼ Post

Section 27, T3S, R1E,
Napoleon Township, Jackson County,
20 nail & tag in 29" Oak N 22° E 143.44'
20 nail & tag in 20" Hickory N 78° E 64.89'
20 nail & tag in 18" Pine S 36° E 61.18'
20 nail & tag in 24" Maple S 28° W 88.51'
5/8" Pipe In Monument Box

East ¼ Post (87-63)

Section 27, T3S, R1E,
Napoleon Township, Jackson County,
60-d in 12" Oak N 18° E 6.71
60-d in 6" Oak S 04° E 33.09'
60-d in 12" Elm N 55° W 33.72'
60-d in 15" Cherry N 32° W 48.52'
Concrete Remonumentation Monument


P.L. No. 1 (Sta. 1696+36.7)

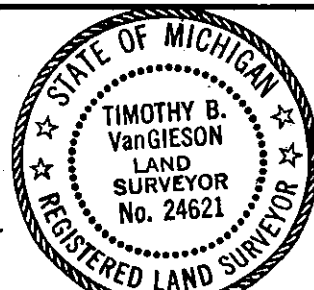
Section 27, T3S, R1E,
Napoleon Township, Jackson County,
60-d in 32" Oak S 78° E 17.22'
60-d in 11" Oak N 55° W 25.75'
60-d in 27" Maple N 37° W 102.17'
60-d in 19" Walnut N 32° W 207.82'
5/8" Pipe

SHEET 2 OF 11

Certified To **PAUL OOSTING**

Address 115 Castlewood Drive
City & State Brooklyn, Michigan 49230
Date Surveyed February 12, 2001
Scale No Scale


VanGieson Land Surveys
Timothy B. VanGieson
Registered Land Surveyor
Registration No. 24621



CURVE DATA

Curve No. 1 (centerline)

Radius 2,867.8939'
 Central Angle 24°-21'-34"
 Chord Bearing S 52°-44'-44" E
 Chord Length 1,210.1333'
 Arc Length 1,219.2957'

Curve No. 1-B

Radius 2,917.8939'
 Central Angle 00°-42'-51"
 Chord Bearing N 61°-59'-27" W
 Chord Length 36.3754'
 Arc Length 36.3756'

Curve No. 1-D

Radius 2,917.8939'
 Central Angle 17°-41'-37"
 Chord Bearing N 49°-24'-45" W
 Chord Length 897.5006'
 Arc Length 901.0768'

Curve No. 1-E

Radius 2,917.8939'
 Central Angle 04°-05'-19"
 Chord Bearing N 60°-18'-13" W
 Chord Length 208.1690'
 Arc Length 208.2132'

Curve No. 1-A

Radius 2,917.8939'
 Central Angle 02°-34'-39"
 Chord Bearing S 63°-38'-12" E
 Chord Length 131.2523'
 Arc Length 131.2634'

Curve No. 1-C

Radius 2,917.8939'
 Central Angle 03°-22'-27"
 Chord Bearing N 59°-56'-47" W
 Chord Length 171.8127'
 Arc Length 171.8375'

Curve No. 1E

Radius 2,917.8939'
 Central Angle 03°-17'-30"
 Chord Bearing N 63°-16'-46" W
 Chord Length 167.6160'
 Arc Length 167.6390'

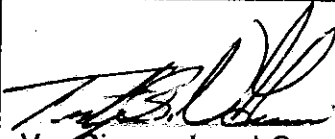
Curve No. 1-G

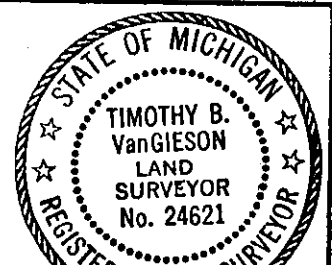
Radius 2,917.8939'
 Central Angle 24°-21'-34"
 Chord Bearing S 52°-44'-44" E
 Chord Length 1,231.2312'
 Arc Length 1,240.5533'

SHEET 3 OF 11

Certified To *PAUL OOSTING*

Address 115 Castlewood Drive
City & State Brooklyn, Michigan 49230
Date Surveyed February 12, 2001
Scale No Scale


VanGieson Land Surveys
Timothy B. VanGieson
Registered Land Surveyor
Registration No. 24621





Moon Lake Road

Benton Road

N.W. Corner
5/8" Pipe

North 1/4 Post
Concrete Remonumentation Monument

S 88°29'15" E

2,619.17'

Swank Manor No. 2

M-50

Highway

N 88°38'25" W

2,630.02'

Wells Road

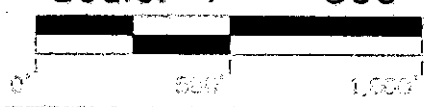
West 1/4 Post
5/8" Pipe

Center 1/4 Post
1/2" Rod

Legend:

- Found Concrete Monument
- ⊗ Found 5/8" Crimp-Pipe
- (M) Measured Distance
- (R) Record Distance

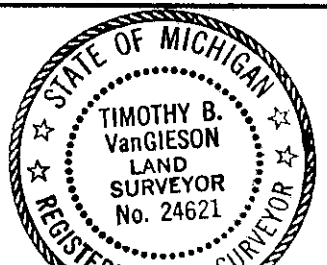
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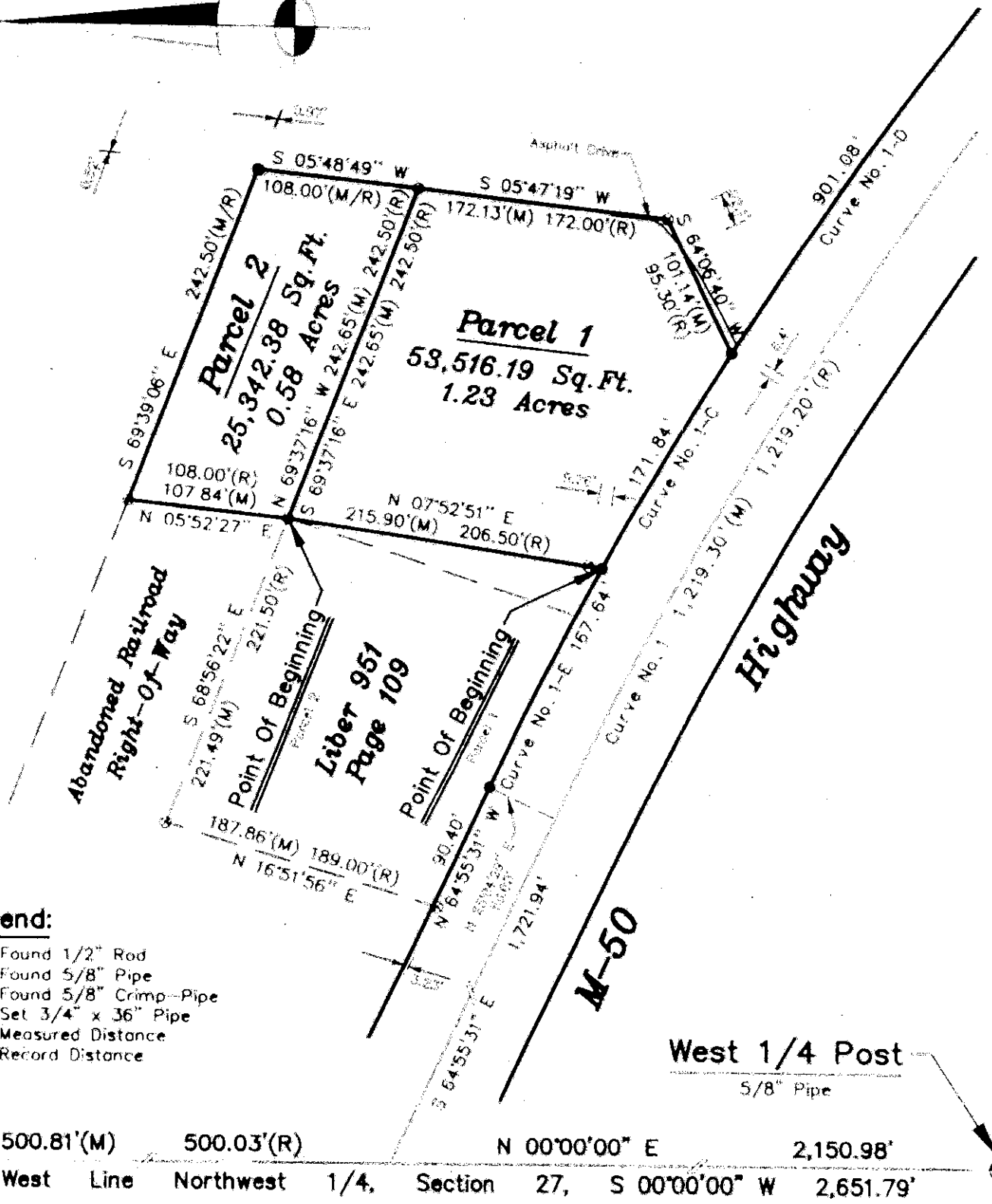


Certified To **PAUL OOSTING**

Address 115 Castlewood Drive
City & State Brooklyn, Michigan 49230
Date Surveyed February 12, 2001
Scale 1" = 500'

Timothy B. VanGieson
VanGieson Land Surveys
Timothy B. VanGieson
Registered Land Surveyor
No. 24621





Legend:

- ✓ Found 1/2" Rod
- ⊙ Found 5/8" Pipe
- ⊙ Found 5/8" Crimp-Pipe
- Set 3/4" x 36" Pipe
- (M) Measured Distance
- (R) Record Distance

500.81'(M) 500.03'(R) N 00°00'00" E 2,150.98'
 West Line Northwest 1/4, Section 27, S 00°00'00" W 2,651.79'
 N.W. Corner 5/8" Pipe

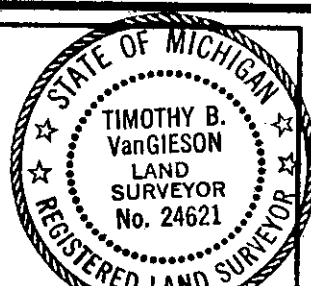
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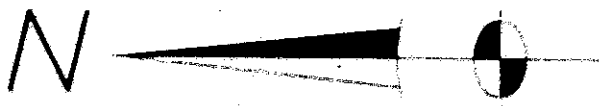
SHEET 5 OF 11

Certified To **PAUL OOSTING**

Address 115 Castlewood Drive
 City & State Brooklyn, Michigan 49230
 Date Surveyed February 12, 2001
 Scale 1" = 100'

Timothy B. VanGieson
 VanGieson Land Surveys
 Timothy B. VanGieson
 Registered Land Surveyor
 Registration No. 24621





Right-Of-Way
Abandoned Railroad

Parcel 1

Parcel 3
3,685.59 Sq. Ft.
0.08 Acres

Point Of Beginning
Parcel 3

Liber 951
Page 109

Curve No. 1-A
Curve No. 1-B
Curve No. 1-C
Curve No. 1-D

Highway
M-50

Legend:

- Found 5/8" Pipe
- Found 1/2" Rod
- Found 5/8" Crimp-Pipe
- Set 3/4" x 36" Pipe
- (M) Measured Distance
- (R) Record Distance

West 1/4 Post

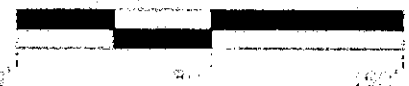
5/8" Pipe

S 00°00'00" W 500.81'(M) 500.03'(R) N 00°00'00" E 2,150.98'
West Line Northwest 1/4, Section 27, N 00°00'00" E 2,651.79'

N.W. Corner

5/8" Pipe


Scale: 1" = 80'

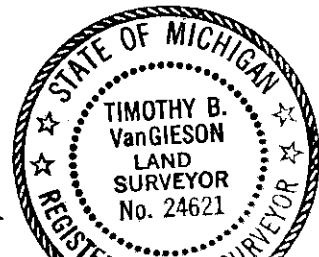


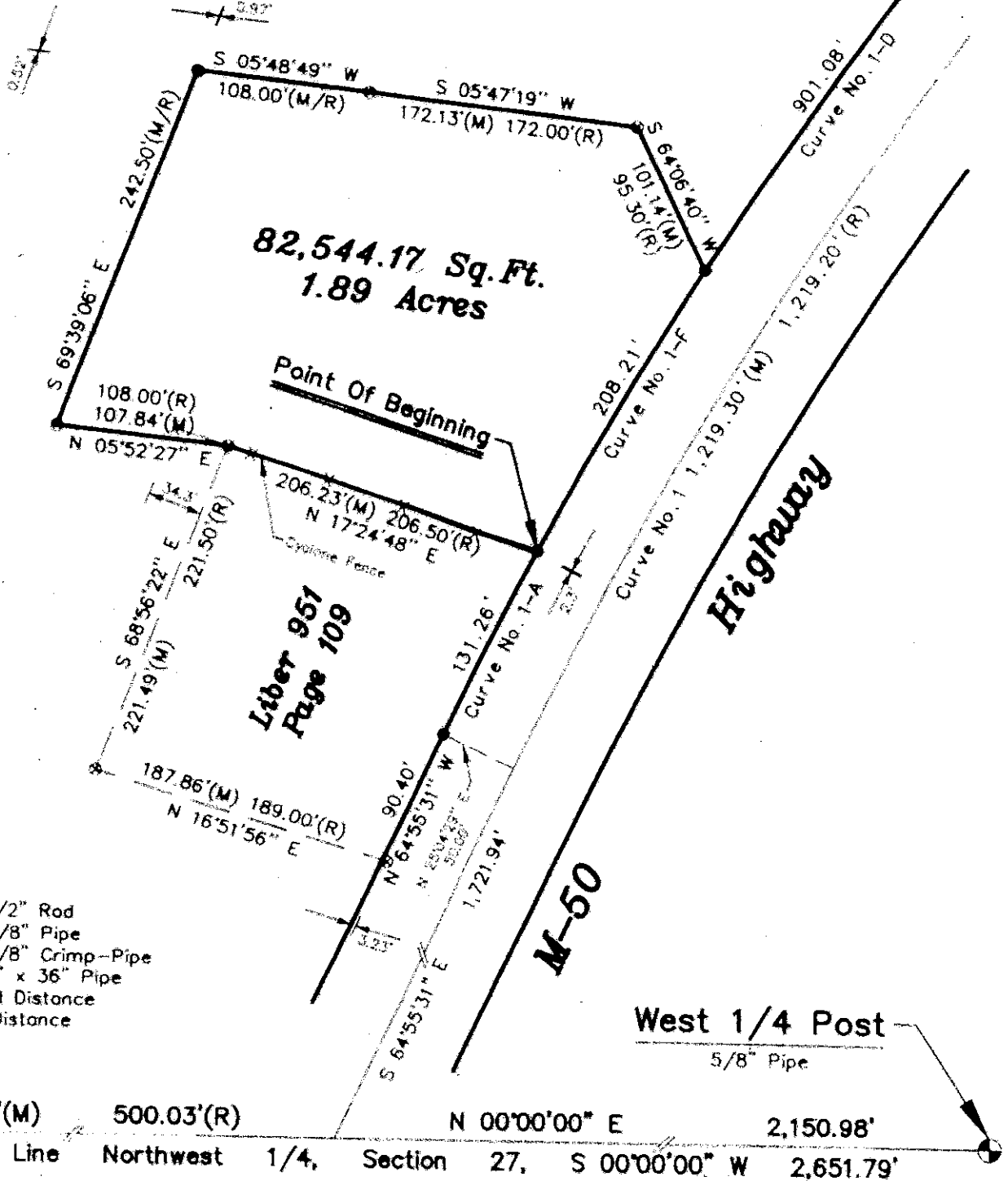
SHEET 6 OF 11

Certified To PAUL OOSTING

Address 115 Castlewood Drive
City & State Brooklyn, Michigan 49230
Date Surveyed February 12, 2001
Scale 1" = 80'
Job No. 2000-20


VanGieson Land Surveys
Timothy B. VanGieson
Registered Land Surveyor
Registration No. 24621





Legend:

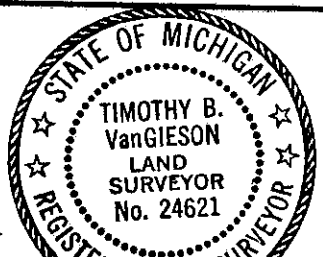
- ⊙ Found 1/2" Rod
- ⊙ Found 5/8" Pipe
- ⊙ Found 5/8" Crimp-Pipe
- Set 3/4" x 36" Pipe
- (M) Measured Distance
- (R) Record Distance

SHEET 7 OF 11

Certified To **PAUL OOSTING**

Address 115 Castlewood Drive
City & State Brooklyn, Michigan 49230
Date Surveyed February 12, 2001
Scale 1" = 100'

Timothy B. VanGieson
VanGieson Land Surveys
Timothy B. VanGieson
Registered Land Surveyor



Legal Description Parcel 1 (Liber 913 Page 226)

All that part or parcel of land located in the Northwest $\frac{1}{4}$ of Section 27, Town 3 South, Range 1 East, Napoleon Township, Jackson County Michigan described as follows: Commencing at the center post of Section 27, Town 3 South, Range 1 East, thence North 2° West along the quarter line 709.05 feet, thence North $49^{\circ} 12'$ West 930.05 feet to a point on the Northerly right of way line of State Highway M-50 which point is also the point of beginning of this description, thence West along said right of way line 178.62 feet, thence North 206.5 feet to the Southerly right of way line of the Lake Shore and the Michigan Southern Railroad, thence East along said right of way line 242.5 feet to the West right of way line of Potter Farm Road, thence South along said right of way line 172 feet, thence on a bearing South 59° West 95.3 feet to the place of beginning, being a parcel of land containing in all 1.43 acres.

Legal Description Parcel 1 (As Surveyed):

Being a part of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$, lying North of M-50 Highway, Section 27, T3S, R1E, Napoleon Township, Jackson County, Michigan. More particularly described as:

Beginning at a point distant, on the North right-of-way line of M-50 Highway, S $00^{\circ}-00'-00''$ W, along the West line of the Northwest $\frac{1}{4}$, 500.81' to the center of M-50 Highway; S $64^{\circ}-55'-31''$ E, along center of said highway, 1,721.94'; N $25^{\circ}-04'-29''$ E, perpendicular to the center of M-50 Highway, 50.00' to a $\frac{3}{4}$ " pipe on the North right-of-way line of M-50 Highway; **AND** Southeasterly, along said right of way line on the arc of a curve to the right, (Radius: 2,917.8939', Central Angle: $63^{\circ}-17'-30''$, Chord Bearing: S $63^{\circ}-16'-46''$ E, Chord Length: 167.6160') 167.64' from the Northwest Corner of said section; **THENCE**: N $07^{\circ}-52'-51''$ E, along the West line of a parcel described in Liber 913, of deeds, Page 226 Jackson County Register of Deeds, 215.90' to a 5/8" crimp pipe (said corner being the Northeasterly corner of a parcel described in Liber 951, of deeds, Page 109 Jackson County Register of Deeds); S $69^{\circ}-37'-16''$ E, along the South line of a parcel described in Liber 913, of deeds, Page 120/121 Jackson County Register of Deeds, 242.65' to a 5/8" pipe on the East line of said parcel described in Liber 913, of deeds, Page 226 Jackson County Register of Deeds; S $05^{\circ}-47'-19''$ W, along said East line, 172.13' to a 5/8" crimp-pipe; S $64^{\circ}-06'-40''$ W, along the Southeasterly line of said parcel described in Liber 913, of deeds, page 226 Jackson County Register of Deeds, 101.14' to a $\frac{3}{4}$ " pipe on the North right-of-way line of M-50 Highway (said point being N $00^{\circ}-14'-20''$ W, along the East line of the Northwest $\frac{1}{4}$, 707.10' to the North right-of-way line of M-50 Highway; N $40^{\circ}-33'-57''$ W, along said right-of-way line, 100.69' to a point of curve; and Northwesterly along said right-of-way line on the arc of a curve to the left, (Radius: 2,917.8939', central Angle: $17^{\circ}-41'-37''$, Chord Bearing: N $49^{\circ}-24'-45''$ W, Chord Length: 897.5006') 901.08' from the Center $\frac{1}{4}$ Post of said section); Northwesterly, along said right-of-way line on the arc of a curve to the left, (Radius: 2,917.8939', Central Angle: $03^{\circ}-22'-27''$, Chord Bearing: N $59^{\circ}-56'-47''$ W, Chord Length: 171.8127') 171.84' to a $\frac{3}{4}$ " pipe at the point of beginning. Containing **53,516.19 Sq.Ft.** or **1.23 acres** more or less.


SHEET 8 OF 11

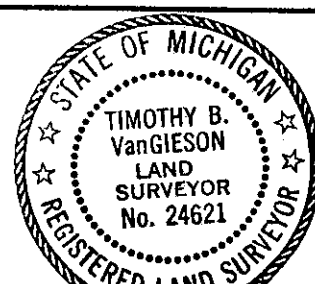
Certified To **PAUL OOSTING**

Address **115 Castlewood Drive**
City & State **Brooklyn, Michigan 49230**

Date Surveyed **February 12, 2001**

Scale **No Scale**


VanGieson Land Surveys
Timothy B. VanGieson
Registered Land Surveyor
Registration No. 24621



Legal Description Parcel 2 (Liber 913 Page 120/121):

Being all that part of the New York Central Railroad Company's former Jackson Branch right-of-way (100 feet wide) located in the Northwest One-quarter (NW $\frac{1}{4}$) of Section Twenty-seven (27) Town Three (3) South, Range One (1) East, Napoleon Township, Jackson County, Michigan, described as follows:

Commencing at the center post of Section Twenty-seven (27) Town Three (3) South, Range One (1) East, thence North two (2) degrees West along the quarter line a distance of seven hundred nine and five hundredths (709.05) Feet; thence North forty-nine degrees, twelve minutes (49°-12') West nine hundred thirty and five hundredths (930.05) feet to a point on the northerly right-of-way line of State Highway M-50, thence West along said right-of-way line One hundred seventy-eight and sixty-two hundredths (178.62) feet; thence North two hundred six and five tenths (206.5) feet to the Southerly right-of-way line of the former Jackson Branch of the New York Central Railroad Company, which point is also the point of beginning of this description; thence North along a projection of the last described course a distance of one hundred eight (108) feet to a point on the northerly line of said Jackson Branch right-of-way; thence Southwesterly along the northerly right-of-way line of the New York Central Railroad Company's former Jackson Branch right-of-way a distance of two hundred forty-two and five-tenths (242.5) feet; thence South a distance of One hundred eight (108) feet, more or less, to a point on the Southerly line of said former Jackson Branch right-of-way which said point is also the Northwest corner of land conveyed by Cleo M. Doty to Herman R. Lyons and wife by Warranty Deed, date April 27, 1954, recorded April 28, 1954, in Liber 583 of Deeds, Page 453, Jackson County records; thence Northwesterly along the southerly right-of-way line of said Jackson Branch a distance of two hundred forty-two and five tenths (242.5) feet, to the place of beginning and containing fifty-six hundredths (.56) of an acre, more or less.

Legal Description Parcel 2 (As Surveyed):


Being a part of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$, lying North of M-50 Highway, Section 27, T3S, R1E, Napoleon Township, Jackson County, Michigan. More particularly described as:

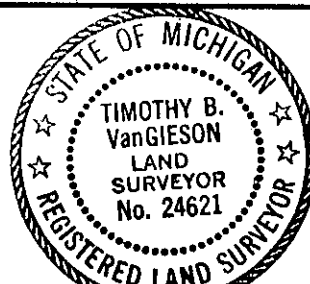
Beginning at a point distant, on the North right-of-way line of M-50 Highway, S 00°-00'-00" W, along the West line of the Northwest $\frac{1}{4}$, 500.81' to the center of M-50 Highway; S 64°-55'-31" E, along center of said highway, 1,721.94'; N 25°-04'-29" E, perpendicular to the center of M-50 Highway, 50.00' to a $\frac{3}{4}$ " pipe on the North right-of-way line of M-50 Highway; Southeasterly, along said right-of-way line on the arc of a curve to the right, (Radius: 2,917.8939', Central Angle: 03° 17' 30", Chord Bearing: S 63°-16'-46" E, Chord Length: 167.6160') 167.64' to a $\frac{3}{4}$ " pipe **AND** N 07°-52'-51" E, along the West line of a parcel described in Liber 913, of deeds, Page 226 Jackson County Register of Deeds, 215.90' from the Northwest Corner of said section; **THENCE:** N 05°-52'-27" E, along the West line of a parcel described in Liber 913, of deeds, Page 120/121 Jackson County Register of Deeds, 107.84' to a $\frac{1}{2}$ " rod on the North line of said parcel described Liber 913, of deeds, Page 120/121 Jackson County Register of Deeds; S 69°-39'-06" E, along said North line, 242.50' to a $\frac{3}{4}$ " pipe on the East line of said parcel described in Liber 913, of deeds, Page 120/121 Jackson County Register of Deeds; S 05°-48'-49" W, along said East line, 108.00' to a 5/8" pipe on the North line of a parcel described in Liber 913, of deeds, Page 226 Jackson County Register of Deeds; N 69°-37'-16" W, along said North line, 242.65' to a 5/8" crimp-pipe at the point of beginning. Containing **25,342.38 Sq.Ft.** or **0.58 acres** more or less.

SHEET 9 OF 11

Certified To **PAUL OOSTING**

Address **115 Castlewood Drive**
City & State **Brooklyn, Michigan 49230**
Date Surveyed **February 12, 2001**
Scale **No Scale**


VanGieson Land Surveys
Timothy B. VanGieson
Registered Land Surveyor
Registration No. 24621



Legal Description Parcel 3

Being a part of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$, lying North of M-50 Highway, Section 27, T3S, R1E, Napoleon Township, Jackson County, Michigan. More particularly described as:

Beginning at a point distant, on the North right-of-way line of M-50 Highway, S 00°-00'-00" W, along the West line of the Northwest $\frac{1}{4}$, 500.81' to the center of M-50 Highway; S 64°-55'-31" E, along center of said highway, 1,721.94'; N 25°-04'-29" E, perpendicular to the center of M-50 Highway, 50.00' to a $\frac{1}{4}$ " pipe on the North right-of-way line of M-50 Highway; **AND** Southeasterly, along said right-of-way line on the arc of a curve to the right, (Radius: 2,917.8939', Central Angle: 02°-34'-39", Chord Bearing: S 63°-38'-12" E, Chord Length: 131.2523') 131.26' from the Northwest Corner of said section; **THENCE:** N 17°-24'-48" E, along the East line of a parcel described in Liber 951, of deeds, Page 109 Jackson County Register of Deeds, 206.23' to a 5/8" crimp-pipe on the West line of a parcel described in Liber 913, of deeds, Page 226 Jackson County Register of Deeds; S 07°-52'-51" W, along said West line, 215.90' to a $\frac{1}{4}$ " pipe on the North right-of-way line of M-50 Highway; Northwesterly, along said right-of-way line on the arc of a curve to the left, (Radius: 2,817.8939', Central Angle: 00°-42'-51", Chord Bearing: N 61°-59'-27" W, Chord Length: 36.3754') 36.38' to a $\frac{1}{4}$ " pipe at the point of beginning. Containing **3,685.59 Sq.Ft.** or **0.08 acres** more or less.

Combined Legal Description of Parcels 1, 2, & 3

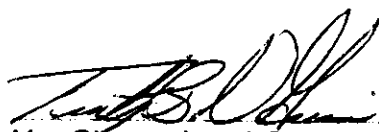
Being a part of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$, lying North of M-50 Highway, Section 27, T3S, R1E, Napoleon Township, Jackson County, Michigan. More particularly described as:

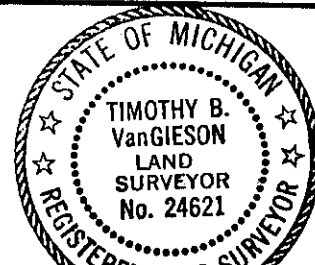
Beginning at a point distant, on the North right-of-way line of M-50 Highway, S 00°-00'-00" W, along the West line of the Northwest $\frac{1}{4}$, 500.81' to the center of M-50 Highway; S 64°-55'-31" E, along center of said highway, 1,721.94'; N 25°-04'-29" E, perpendicular to the center of M-50 Highway, 50.00' to a $\frac{1}{4}$ " pipe on the North right-of-way line of M-50 Highway; **AND** Southeasterly, along said right-of-way line on the arc of a curve to the right, (Radius: 2,917.8939', Central Angle: 02°-34'-39", Chord Bearing: S 63°-38'-12" E, Chord Length: 131.2523') 131.26' from the Northwest Corner of said section; **THENCE:** N 17°-24'-48" E, along the East line of a parcel described in Liber 951, of deeds, Page 109 Jackson County Register of Deeds, 206.23' to a 5/8" crimp-pipe on the West line of a parcel described in Liber 913, of deeds, Page 120/121 Jackson County Register of Deeds; N 05°-52'-27" E, along said West line, 107.84' to a $\frac{1}{2}$ " rod on the North line of said parcel described in Liber 913, of deeds, Page 120/121 Jackson County Register of Deeds; S 69°-39'-06" E, along said North line, 242.50' to a $\frac{1}{4}$ " pipe on the East line of said parcel described in Liber 913, of deeds, Page 120/121 Jackson County Register of Deeds; S 05°-48'-49" W, along said East line, 108.00' to a 5/8" pipe on the East line of a parcel described in Liber 913, of deeds, Page 226 Jackson County Register of Deeds; S 05°-47'-19" W, along said East line, 172.13' to a 5/8" crimp-pipe; S 64°-06'-40" W, along the Southeasterly line of said parcel described in Liber 913, of deeds, Page 226 Jackson County Register of Deeds, 101.14' to a $\frac{1}{4}$ " pipe on the North right-of-way line of M-50 Highway (said point being N 00°-14'-20" W, along the East line of the Northwest $\frac{1}{4}$, 707.10' to the North right-of-way line of M-50 Highway; N 40°-33'-57" W, along said right-of-way line, 100.69' to a point of curve; and Northwesterly along said right-of-way line on the arc of a curve to the left, (Radius: 2,917.8939', Central Angle: 17°-41'-37", Chord Bearing: N 49°-24'-45" W, Chord Length: 897.5006') 901.08' from the Center $\frac{1}{4}$ Post of said section); Northwesterly, along said right-of-way line on the arc of a curve to the left (Radius: 2,917.8939, Central Angle: 04°-05'-19", Chord Bearing: N 60°-18'-13" W, Chord Length: 208.1690') 208.21' to a $\frac{1}{4}$ " pipe at the point of beginning. Containing **82,544.17 Sq.Ft.** or **1.89 acres** more or less.

SHEET 10 OF 11

Certified To **PAUL OOSTING**

Address **115 Castlewood Drive**
City & State **Brooklyn, Michigan 49230**
Date Surveyed **February 12, 2001**
Scale **No Scale**


VanGieson Land Surveys
Timothy B. VanGieson
Registered Land Surveyor
Registration No. 24621



Bearing Reference:

Bearings are referenced to the West line of the Northwest $\frac{1}{4}$ of Section 27, T3S, R1E, Napoleon Township, Jackson County, Michigan: Said line bears *N 00°-00'-00" E* according to the recorded plat of Swank Manor No.2.

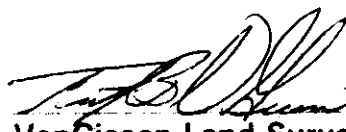
Certification:

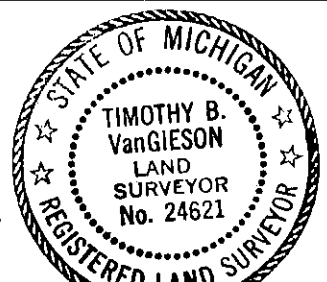
I certify that I have surveyed and mapped the land described hereon and that the error of closure of the unadjusted field observations does not exceed *1/49,486'* and that all of the requirements of P.A. 132 of 1970 have been complied with.

SHEET 11 OF 11

Certified To **PAUL OOSTING**

Address 115 Castlewood Drive
City & State Brooklyn, Michigan 49230
Date Surveyed February 12, 2001
Scale No Scale


VanGieson Land Surveys
Timothy B. VanGieson
Registered Land Surveyor
Registration No. 24621



Office Use Only

Petition No.
Year 2018

Petition for Change of Property Classification

Note: The information filed in and with this petition will be the only information to be considered by the STC. In accordance with MCL 211.34c which states: The STC shall arbitrate the petition based on the written petition and the written recommendations of the assessor and the STC staff; no taxpayer will be afforded an opportunity to present thier appeal in person.

A. Property Owner Information

Name BROOKLYN VETENARY CLINIC	
Address 6551 BROOKLYN RD	
City JACKSON	State MI
Zip Code 49201	Telephone Number

If Represented by Attorney or Agent

Name	
Address	
City	State
Zip Code	Telephone Number

B. The property owner or his/her authorized agent hereby files a petition for change of the following described property classification

County of JACKSON	City or Township of
School District(s) NAPOLEON	Village of

C. Complete Legal Description and Parcel Code Number

List complete legal description and parcel code number BEG AT A PT DISTANT ON THE N T/W LN OF M-50, S00*00'00W ALG W LN OF NW 1/4 SEC 27 500.81 FT TO CEN OF M-50; S 64*55'31"E ALG CEN OF SD HWY 1721.94 FT; N25*04'29"E PAR TO CEN OF SD HWY 50 FT TO N R/W LN M-50 HWY; AND SELY AG SD R/W LN ON THE ARC OF A CURVE TO RIGHT (RADIUS 2917.8938FT CENTRAL ANGLE 02*34'39, CHORD BEARING S83*38'12"E, CHORD LENGTH: 131.2523) 131.28 FT FROM NW COR OF SD SEC: TH N17*24'48"E 206.23FT; N 05*52'27"E 107.84 FT; S 69*39'06"E 242.50 FT; S 06*48'49"W 108FT; S 05*47'19"W 71.60 FT; N

D. Property Address

Number and Street 6200 BROOKLYN RD	between _____ Street and _____ Street
--	---------------------------------------

E. Date of protest of property classification to the Local Board of Review

Note: Provide a copy of the appeal to the Board of Review regarding the classification. Failure to provide this documentation will result in the dismissal of the application.

Date of Protest 07/23/2018	Property Classification as approved by the Board of Review 201 (COMMERCIAL-201)
--------------------------------------	---

F. Current Year Property Classification (as classified by the assessor)

- | | | |
|--|---|--|
| <input type="checkbox"/> Agricultural Real (100) | <input type="checkbox"/> Industrial Real (300) | <input type="checkbox"/> Timber-Cutover Real (500) |
| <input type="checkbox"/> Agricultural Personal (150) | <input type="checkbox"/> Industrial Personal (350) | <input type="checkbox"/> Utility Personal (550) |
| <input type="checkbox"/> Commercial Real (200) | <input type="checkbox"/> Residential Real (400) | <input type="checkbox"/> Developmental Real (600) |
| <input type="checkbox"/> Commercial Personal (250) | <input type="checkbox"/> Residential Personal (450) | |

G. Requested Property Classification

--

H. List reasons for requested property classification

Be specific

I. Does the total usage of the petitioned property include more than one usage?☐ Yes☐ No

If yes, what are the uses and approximate percentage of each

J. Number of Acres

Number of Acres

1.390**K. Current Zoning**

Current Zoning

LC**Certification: I hereby declare that the foregoing information submitted is a complete and true statement**

Signature of Property Owner

Date

Print or typed signature

Return to: State Tax Commission
Michigan Department of Treasury
P.O. Box 30471
Lansing, Mi. 48909-7971
Fax: (517) 241-2621

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Jackson 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 | #18-04

Applicant: Gregory, Cynthia, Brent, and Linda Hotchkin
7865 Luttenton Road
Concord, MI 49237

Application Type: Application for Farmland Agreement in Pulaski Township

Property Location: An application was filed for the subject property—Luttenton Road (000-16-12-100-001-02)—situated in Section 12 of Pulaski Twp. (T4S,R3W). It is located on the east side of Luttenton Road, between Hubbard and Lippert Roads (Map 1).

Acreage: The application states that the subject property encompasses 12.6 acres, of which 6 acres are cultivated for cash crops. A gross annual income of \$400 per acre was identified for the acres under cultivation. The property contains a variety of barns and grain drying/storage facilities, but no dwellings.

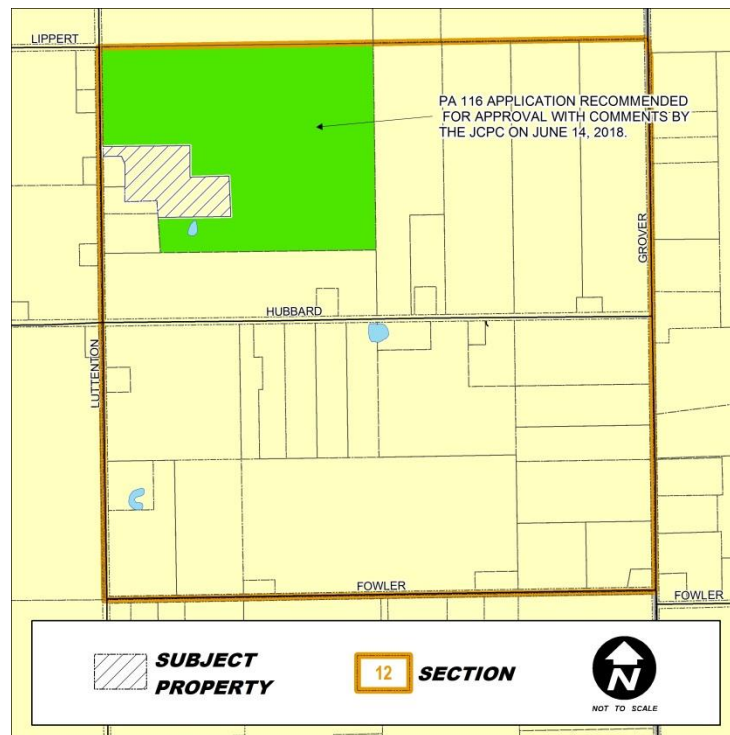
Term: No term was established for the application.

Future Land Use: The Jackson County Community Comprehensive Land Use Plan places the properties in an area recommended for "Agricultural Preservation" (see Map 2).

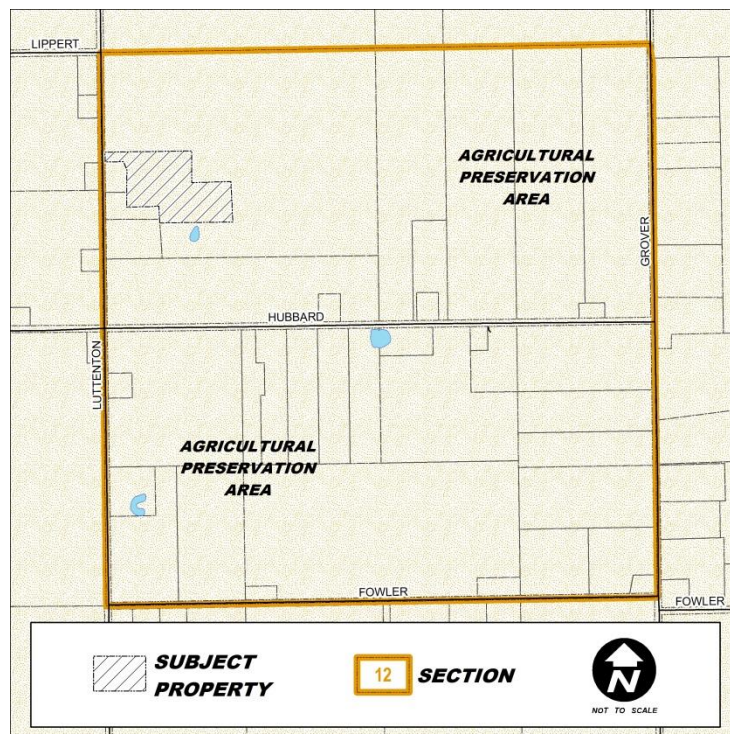
Staff Comments: The JCPC recommended approval of a PA 116 application for the parcel surrounding the property on three sides. The application contains various errors/omissions which need to be addressed:

- *Question #1:* The question was left blank. *The names of the first two applicants should be listed.*
- *Question #19:* The question was left blank. *A term of at least 10 years, but not more than 90 years, must be identified.*

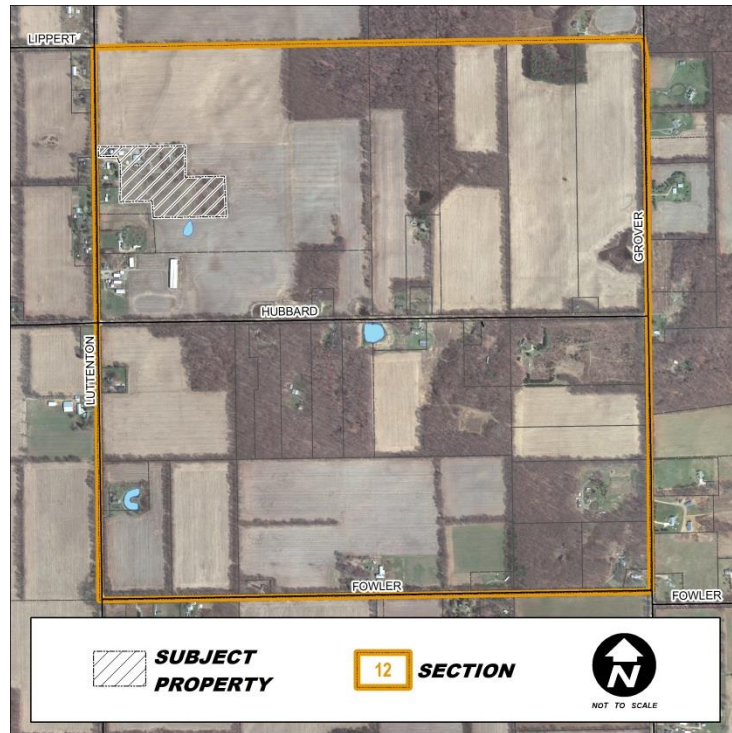
Map 1
Location Map



Map 2
County Future Land Use Map



Map 3a
Aerial Photograph



Map 3b
Aerial Photograph





SEP - 4 2018

**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: 8-28-18Application No: 01

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

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

☒ Married ☐ Single2. Mailing Address: 7865 Lusterston Rd. Concord Mich 49237
Street City State Zip Code3. Telephone Number: (Area Code) (517) 340-9359

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

5. E-mail address: ghotehK@yahoo.com**II. Property Location (Can be taken from the Deed/Land Contract)**6. County: Jackson 7. Township, City or Village: Pulaski8. Section No. 12 Town No. 45 Range No. 3W**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 ☐ NoIf 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: Gregory O. Hotchkiss Title: _____

Name: Cynthia A. Hotchkiss Title: _____

Name: Brent W. Hotchkiss Title: _____

Name: Linda M. Hotchkiss Title: _____

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

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

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

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

Cash Crop
b. Total number of acres on this farm: 98

c. Total number of acres being applied for (if different than above): 12.6

d. Acreage in cultivation: 6 Ac

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: 0 Barn: 4 Hay Storage, 1 Storage Tool Shed: _____
 Silo: _____ Grain Storage Facility: 6 Bins 80000 Bu. Grain Drying Facility: 1 Dryer & Dryer Bin
 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):

\$ 2400 : 6 = \$ 400 (per acre)
 total income total acres of tillable land

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

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

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

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.

Beggy A. Smith, Linda A. Smith
(Signature of Applicant)

(Corporate Name, If Applicable)

Beggy A. Smith, Linda A. Smith
(Co-owner, If Applicable)

(Signature of Corporate Officer)

8-28-18

(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

I. Date Application Received: 8-18-18 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: _____

Pulaski
☐ County ☒ Township ☐ City ☐ Village

This application is ☐ approved, ☐ rejected

Date of approval or rejection: _____

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

Clerk's Signature: _____

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

II. Please verify the following:

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

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

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

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

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

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

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

Please verify the following regarding Reviewing Agencies (sending a copy to reviewing agencies is required):

COPY SENT TO:

☒ County or Regional Planning Commission

☒ Conservation District

____ Township (if county has zoning authority)

____ City (if land is within 3 miles of city boundary)

____ Village (if land is within 1 mile of village boundary)

**Before forwarding to State Agency,
FINAL APPLICATION SHOULD INCLUDE:**

____ Copy of Deed or Land Contract (most recent showing current ownership)

____ Copy of most recent Tax Bill (must include tax description of property)

____ Map of Farm

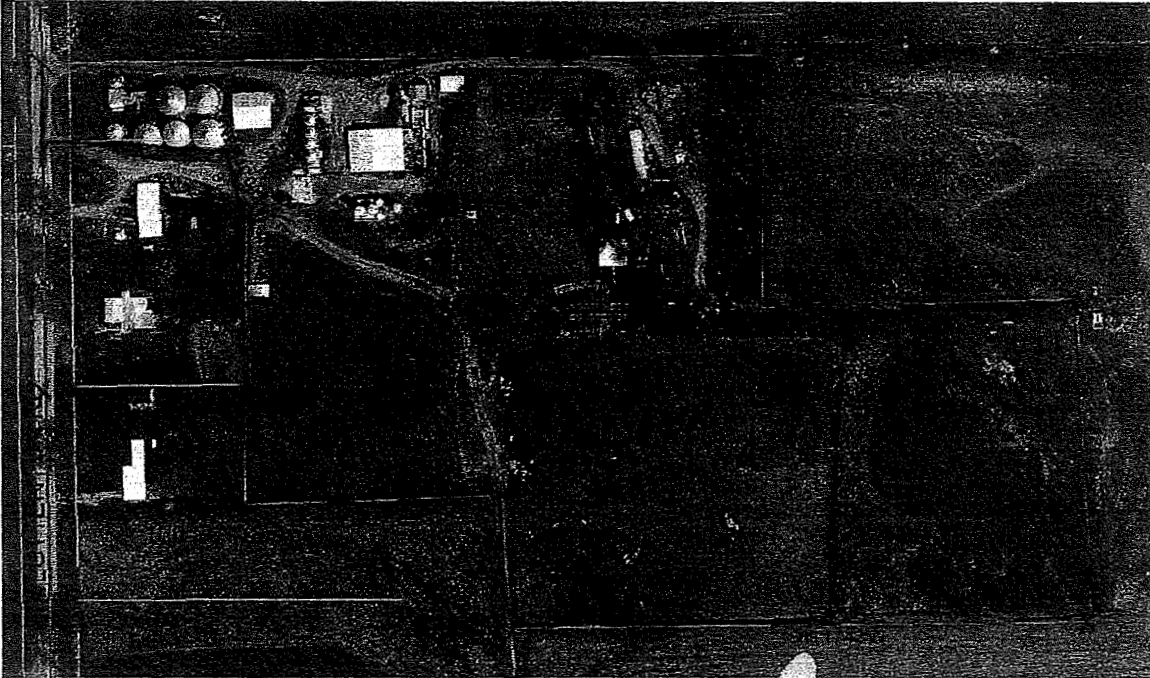
____ Copy of most recent appraisal record

____ Copy of letters from review agencies (if available)

____ Any other applicable documents

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

PA116 Copy

Bing of 715 +
Bd/1gs**PARCEL DATA SHEET - PARCEL ID: 000-16-12-100-001-02**

OWNER NAME	HOTCHKIN BRENT WAYNE	2011	2012	2013
OWNER ADDRESS	8475 LUTTENTON RD CONCORD MI 49237	TAXABLE VALUE \$28,493	\$29,262	\$29,964
HOMESTEAD	100%	ASSESSED VALUE \$72,850	\$68,350	\$63,450
PARCEL ADDRESS	LUTTENTON RD CONCORD MI 49237	LEGAL DESCRIPTION		
PROPERTY CLASS	101 - AGRICULTURAL	BEG AT NW COR OF SEC 12 TH S 958.98 FT ALG W SEC LN TO A PT FOR PL OF BEG OF THIS DESCN TH N 89DEG 15'30"E 863.92 FT TH S 0DEG 05'06"W 302.87 FT TH N 88DEG 21'32"E 375.04 FT TH S 2DEG 32'54"E 388.66 FT TH S 89DEG 17'42"W 698.16 FT TH N 3DEG 43'10"W 160.79 FT TH S 88DEG 01'30"W 307.40 FT TH N 0DEG 29'30"E 144.79 FT TH W 241.05 FT TO W SEC LN TH N ALG W SEC LN 383.18 FT TO BEG EXC BEG AT NW COR OF SEC 12 TH S 1342.16 FT ALG W SEC LN TO A PT FOR PL OF BEG OF THIS EXCN TH E 241.05 FT TH N 0DEG 29'30"E 212 FT TH N 23DEG 10'W 87 FT TH W 160 FT TO W SEC LN TH S ALG W SEC LN TO BEG. SEC 12 T4S R3W		
STATUS	Active			
ACREAGE	12.6 Acres			
GOV'T UNIT	Pulaski			
TAX UNIT	Pulaski			
SCHOOL DISTRICT	CONCORD SCHOOL			
LIBER/PAGE	1675-1046			



This generated map is provided to allow easy access and visual display of governmental information and services, as well as to information from other sources. Every reasonable effort has been made to ensure the accuracy of the maps and data provided; nevertheless, some information may not be accurate. The burden of determining the accuracy, timeliness, completeness, merchantability, and fitness or appropriateness of use rests solely on you, the user. The parcel data on this sheet was last updated on October 29, 2013.



13 AC BINGS/ BINS

<p align="center">MESSAGE TO TAXPAYER</p> <p>TAXES ARE PAYABLE AT THE TOWNSHIP OFFICE OR BY MAIL. CREDIT CARDS ARE NOT ACCEPTED. A DROP BOX FOR NON-CASH PAYMENTS IS LOCATED AT THE OFFICE DOOR. TAX COLLECTION OFFICE HOURS: MONDAYS & TUESDAYS: 8:30 A.M. - 4:30 P.M. SEPTEMBER 14, 2018: 9 A.M. - 5 P.M. CLOSED JULY 3 AND SEPTEMBER 3, 2018</p>	<p align="center">PAYMENT INFORMATION</p> <p>This tax is due by: 09/14/2018</p> <p>Pay by mail to: PULASKI TOWNSHIP 12363 FOLKS RD. HANOVER, MI 49241 517-524-6061</p> <p align="center">**See reverse side for additional information**</p>																											
<p align="center">PROPERTY INFORMATION</p> <p>Property Assessed To: HOTCHKIN BRENT WAYNE 8475 LUTTENTON RD CONCORD, MI 49237</p> <p>Prop #: 000-16-12-100-001-02 School: CONCORD Prop Addr: LUTTENTON RD Legal Description: BEG AT NW COR OF SEC 12 TH S 958.98 FT ALG W SEC LN TO A PT FOR PL OF BEG OF THIS DESCN TH N 89DEG 15'30"E 863.92 FT TH S ODEG 05'06"W 302.87 FT TH N 88DEG 21'32"E 375.04 FT TH S 2DEG 32'54"E 388.66 FT TH S 89DEG 17'42"W 698.16 FT TH N 3DEG 43'10"W 160.79 FT TH S 88DEG 01'30"W 307.40 FT TH N ODEG 29'30"E 144.79 FT TH W 241.05 FT TO W SEC LN TH N ALG W SEC LN 383.18 FT TO BEG EXC BEG AT NW COR OF SEC 12 TH S 1342.16 FT ALG W SEC LN TO A PT FOR PL OF BEG OF THIS EXCN TH E 241.05 FT TH N ODEG 29'30"E 212 FT TH N 23DEG 10'W 87 FT TH W 160 FT TO W SEC LN TH S ALG W SEC LN TO BEG. SEC 12 T4S R3W</p> <p align="center">*BALANCE OF DESCRIPTION ON FILE*</p>	<p align="center">TAX DETAIL</p> <table border="0"> <tr> <td>Taxable Value:</td> <td>31,958</td> <td></td> </tr> <tr> <td>State Equalized Value:</td> <td>76,800</td> <td>Class: 101</td> </tr> <tr> <td>PRE/MBT %:</td> <td>100.0000</td> <td></td> </tr> </table> <p>Bill # Mortgage Co:</p> <table border="0"> <tr> <td>DESCRIPTION</td> <td>MILLAGE</td> <td>AMOUNT</td> </tr> <tr> <td>STATE ED</td> <td>6.00000</td> <td>191.74</td> </tr> <tr> <td>COUNTY</td> <td>5.11870</td> <td>163.58</td> </tr> </table> <p align="center"><i>NOT PAID</i> <i>50/50</i> <i>B/G</i></p> <table border="0"> <tr> <td>Total Tax</td> <td>11.11870</td> <td>355.32</td> </tr> <tr> <td>Administration Fee</td> <td></td> <td>3.55</td> </tr> <tr> <td>TOTAL AMOUNT DUE</td> <td></td> <td>358.87</td> </tr> </table>	Taxable Value:	31,958		State Equalized Value:	76,800	Class: 101	PRE/MBT %:	100.0000		DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	191.74	COUNTY	5.11870	163.58	Total Tax	11.11870	355.32	Administration Fee		3.55	TOTAL AMOUNT DUE		358.87
Taxable Value:	31,958																											
State Equalized Value:	76,800	Class: 101																										
PRE/MBT %:	100.0000																											
DESCRIPTION	MILLAGE	AMOUNT																										
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Total Tax	11.11870	355.32																										
Administration Fee		3.55																										
TOTAL AMOUNT DUE		358.87																										
<p align="center">OPERATING FISCAL YEARS</p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <table border="0"> <tr> <td>County:</td> <td>01/01/2018 - 12/31/2018</td> </tr> <tr> <td>Twn/Cty:</td> <td>04/01/2018 - 03/31/2019</td> </tr> <tr> <td>School:</td> <td>07/01/2018 - 06/30/2019</td> </tr> <tr> <td>State:</td> <td>10/01/2017 - 09/30/2018</td> </tr> </table> <p>Does NOT affect when the tax is due or its amount</p>	County:	01/01/2018 - 12/31/2018	Twn/Cty:	04/01/2018 - 03/31/2019	School:	07/01/2018 - 06/30/2019	State:	10/01/2017 - 09/30/2018	<p>ALL CURRENT PROPERTY TAXES MUST BE PAID AT THE TOWNSHIP OFFICE THROUGH FEBRUARY 28, 2019. AS OF MARCH 1, 2019, ALL REAL ESTATE TAXES ARE PAYABLE TO THE JACKSON COUNTY TREASURER WITH A 4% ADMINISTRATIVE FEE AND A 1% PENALTY PER MONTH. JACKSON COUNTY TREASURER 120 W. MICHIGAN AVE. JACKSON, MI 49201 517-788-4418</p>																			
County:	01/01/2018 - 12/31/2018																											
Twn/Cty:	04/01/2018 - 03/31/2019																											
School:	07/01/2018 - 06/30/2019																											
State:	10/01/2017 - 09/30/2018																											

Please detach along perforation. Keep the top portion.

Mortgage Co:

Bill #

Pay this tax to:

PULASKI TOWNSHIP
12363 FOLKS RD.
HANOVER, MI 49241
517-524-6061

PLEASE RETURN THIS PORTION WITH PAYMENT
OR ENTIRE BILL FOR A "STAMPED PAID" RECEIPT

This tax is due by: 09/14/2018

After 09/14/2018 additional interest and fees apply

2018 Summer Tax for Prop #: 000-16-12-100-001-02

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

Property Addr: LUTTENTON RD

Make Check Payable To: PULASKI TOWNSHIP

TOTAL AMOUNT DUE: 358.87

Amount Remitted: _____

To: HOTCHKIN BRENT WAYNE
8475 LUTTENTON RD
CONCORD MI 49237

Ck# _____
Cash _____



QUIT CLAIM DEED

THIS INDENTURE, made 6/20, 2001 by MAX B. HOTCHKIN and RHEA J. HOTCHKIN, husband and wife, 8475 Luttenton Road, Concord, MI 49237, parties of the first part, and GREGORY O. HOTCHKIN and CYNTHIA A. HOTCHKIN, husband and wife as Tenants by the Entirety, 7865 Luttenton Road, Concord, MI 49237, as to an undivided one-half (1/2) interest and BRENT WAYNE HOTCHKIN and LINDA M. HOTCHKIN, husband and wife as Tenants by the Entirety, 10450 Hubbard Road, Concord, MI 49237, as to an undivided one-half (1/2) interest, parties of the second part, Witnesseth, That the parties of the first part, for and in consideration of **LESS THAN ONE HUNDRED and no/100 (\$100.00) DOLLARS** to them in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, do by these presents grant, bargain, sell, remise, release, and forever **QUIT-CLAIM** unto the said parties of the second part, and to their heirs, personal representatives, and assigns, **FOREVER**, all that certain piece or parcel of land situated in Concord and Pulaski Townships, Jackson County, Michigan, and described as follows:

Parcel 1: Commencing at the Northwest corner of Section 12, T4S, R3W, thence South 958.98 feet along the West line of said Section 12, and the centerline of right of way of Luttenton Road to the place of beginning of this description, thence N 89°15'30" E 863.92 feet, thence S 00°05'06" W 302.87 feet, thence N 88°21'32" E 375.04 feet, thence S 02°32'54" E 388.66 feet, thence S 89°17'42" W 698.16 feet, thence N 3°43'10" W 160.79 feet, thence S 88°01'30" W 307.40 feet, thence N 00°29'30" E 144.79 feet, thence W 241.05 feet to the west line of said Section 12, thence N 383.18 feet along the West line of said Section 12 and the centerline of right of way of Luttenton Road to place of beginning of this description. EXCEPT Commencing at the Northwest corner of said Section 12, thence South 1342.16 feet along the West line of said Section 12, and the centerline of right-of-way of Luttenton Road to the place of beginning; thence East 241.05 feet, thence N 0°29'30" E for a distance of 212 feet, thence N 23°10'0" W for a distance of 87 feet, thence West for a distance of 160 feet, thence South along said West line of said Section 12 for a distance of 244 feet to Point of Beginning.

Parcel No. 000-16-12-100-001-02

Parcel 2: The North ¼ of the NW ¼ of Section 12, T4S, R3W, EXCEPTING Commencing at the Northwest corner of said Section 12, thence South 958.98 feet along the West line of said Section 12 and the centerline of right of way of Luttenton Road to the place of beginning of this exception, thence N 89°15'30" E 863.92 feet, thence S 00°05'06" W 302.87 feet, thence N 88°21'32" E 375.04 feet, thence S 02°32'54" E 388.66 feet, thence S 89°17'42" W 698.16 feet, thence N 03°43'10" W 160.79 feet, thence S 88°01'30" W 307.40 feet, thence N 00°29'30" E 144.79 feet, thence W 241.05 feet to the West line of said Section 12, thence N 383.18 feet along the West line of said Section 12 and the centerline of right of way of Luttenton Road to place of beginning of this exception. ALSO EXCEPTING commencing at the Northwest corner of Section 12, T4S, R3W, thence South 1342.16 feet along the West line of said Section 12 and the centerline of right of way of Luttenton Road to the place of beginning of this exception (?), thence East 241.05 feet, thence S 00°29'30" W 144.79 feet, thence N 88°01'30" E 307.40 feet, thence S 03°43'10" E 506.83 feet to the South line of the N ¼ of the NW ¼ of said Section 12, thence S 89°57'42.5" W 579.91 feet along the South line of the N ¼ of the NW ¼ of Section 12 to the West line of said Section 12, thence North 640.345 feet along the West line of said Section 12 and the centerline of right of way of Luttenton Road to the Place of beginning of this exception.

Also together with a 33 foot wide easement across the Southern boundary line of the last described exception for the purpose ingress and egress.

All of the above in Section 12, T4S, R3W, Pulaski Township, Jackson County, Michigan.



Mindy Reilly - Jackson Co.

D&C

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L-1675 P-1046

The Grantor grants to the Grantee the right to make 14 divisions under Section 108 of the Land Division Act no. 288 of Public Acts of 1967. The Grantor also grants to the Grantee the right to make 2 bonus divisions if the Grantee qualifies the property for such bonus divisions under Section 108(3) of the Act. The Grantor makes no representation or warranty regarding the number, extent or nature of the division, bonus division or redivision rights owned or transferred by the Grantor to the Grantee.

This deed is exempt from transfer tax pursuant to MCLA 207.505(6)(a) & MCLA 207.526(6)(a).

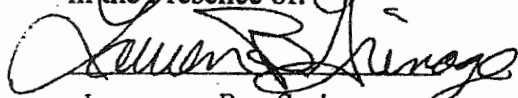
Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining; To have and to hold the said premises to the said parties of the second part, and to their personal representatives and assigns, to the sole and only proper use, benefit and behoof of the said parties of the second part FOREVER.

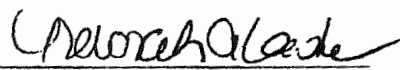
When applicable, pronouns and relative words shall be read as plural, feminine, or neuter, respectively.

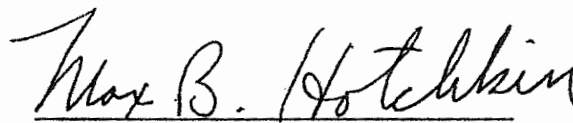
NOTICE: This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.

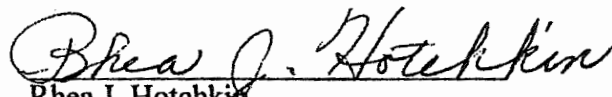
IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands the day and year first above written.

Signed and Delivered
in the Presence of:


Lauren B. Grinage


Deborah A. Laske


Max B. Hotchkin


Rhea J. Hotchkin

State of Michigan)
County of Jackson)

On 6/20, 2001, before me, a Notary Public in and for said County, personally appeared Max B. Hotchkin and Rhea J. Hotchkin, husband and wife, to me known to be the same persons described in and who severally executed the within instrument, who acknowledged the same to be their free act and deed.

Prepared by:

Richard L. Dobbins P12818
DOBBINS, BEARDSLEE, GRINAGE & CLORE, P.C.
1200 West Michigan Avenue
Marshall, MI 49068
616-781-1115


Deborah A. Laske

Notary Public
Jackson County, MI
My commission expires: 10/27/04

PLEASE SEND FUTURE TAX BILLS TO: Gregory O. Hotchkin, 7865 Luttenton Road, Concord, MI 49237