



# 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

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FOR FURTHER INFORMATION CONTACT:	DATE: February 21, 2019
Grant E. Bauman	TIME: 6:30 p.m.
R2PC Principal Planner	PLACE: 2nd Floor Committee Room
(517) 768-6711	Lenawee County Courthouse
<a href="mailto:gbauman@co.jackson.mi.us">gbauman@co.jackson.mi.us</a>	Adrian, Michigan

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## 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 January 17, 2019, Meeting *[ACTION]* ..... 3
  5. Request(s) for Review, Comment, and Recommendation
    - a. Consideration of Township Zoning Amendment(s) — None
    - b. Consideration of PA 116 Farmland Agreement(s) — None
      - (1) #19-02— Fairfield Township *[ACTION]* ..... 5
      - (2) #19-03— Fairfield Township *[ACTION]* ..... 19
    - c. Consideration of Master Plan(s) — None
  6. Other Business
    - a. Old Business — None
    - b. New Business
      - (1) 2018 LCPC Annual Report *[ACTION]* ..... 35
  7. Public Comment *[2 MINUTE LIMIT]*
  8. Commissioner Comment
  9. Adjournment

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## MEETING MINUTES

Thursday, January 17, 2019

Old Lenawee County Courthouse • 2nd Floor Commission Chambers • Adrian, Michigan

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

Members Absent: Mr. Keith Dersham, LCPC Secretary, and Mr. Ralph Tillotson, Lenawee County Commission

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 01/17/19 meeting agenda for approval, requesting the addition of a PA 116 application as Item #5.b.(1), the election of officers as Item #6.b.(1), and a discussion on the 2019 annual dinner as Item #6.b.(2).

A motion was made by Comm. Witt, and seconded by Comm. Nickel, to approve the January 17, 2019, meeting agenda as amended. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 12/20/18 meeting minutes for approval.

A motion was made by Comm. Bolton, and seconded by Comm. Behnke, to approve the December 20, 2018, meeting minutes as presented. *The motion passed unanimously.*

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

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

- (1) **#19-01 | Franklin Township.** Commissioners reviewed the proposed partial rezoning of FR0-520-0020-00 to "General Commercial (C-1)"; the eastern portion of the subject property is already zoned C-1. Staff advised recommending approval of the rezoning, noting the creation of a legal nonconformity (see the staff report). Comm. Bolton asked about the existing residential duplex. Comm. Nickel confirmed the existence of duplex units on the upper and lower floors of the building. Comm. Nickel also stated his intent to abstain from the vote due to his relationship with Franklin Township (per Section 107(A)(4) of the LCPC Bylaws).

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

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

- (1) **#18-25 | Raisin Charter Township.** Commissioners reviewed a proposed agreement for a property located on Centennial Road in Section 12 (T6S,R4E) of Raisin Charter Township, noting errors/omissions regarding questions #16 and #17 on the application (see the staff report). Comm. Witt stated his intent to abstain from the vote due to his relationship with Raisin Charter Township (per Section 107(A)(4) of the LCPC Bylaws).

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

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

Item 6 **Other Business**

a. **Old Business.** None.

b. **New Business.**

- (1) **Election of Officers.** Staff explained that a Chair and Secretary must be elected annually per the Michigan Planning Enabling Act and the LCPC bylaws. The current Chair is Comm. Liedel and the current Secretary is Comm. Dersham.

A motion was made by Comm. Bolton, and seconded by Comm. Witt, to reappoint the slate of officers from 2018. *The motion passed unanimously.*

- (2) **2019 Annual Dinner.** Staff solicited ideas for the upcoming annual dinner in April regarding venue and topics.

- The Lenawee Country Club and the Adrian Armory Events Center were suggested as possible locations for the event.
- Securing funding for microneighborhoods, commercial live/work space, and the reuse of buildings; MSHDA's Redevelopment Ready Communities program; and Lenawee Now's recent economic development efforts were suggested as possible subjects and speakers.

Staff will look into these suggestions and report back to the Commission in February. It was also suggested that the LCPC should host a Planning and Zoning workshop.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** The meeting was adjourned at 7:00 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary





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120 W. Michigan Avenue • Jackson, MI 49201

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

## PA 116 FARMLAND AGREEMENT | FA #19-02

**Applicant(s):** Gerard and Bonnie Zenk  
12507 Sand Creek Highway  
Sand Creek, MI 49279

**Meeting Date:** February 21, 2019

**Location:** The subject property is located in Section 1 (T9S,R3E) of Fairfield Township., on the east side of Arnold Highway and the north side of the border with Fulton County, Ohio (see Maps 1a & 1b).

**Description:** The subject property has an area of approximately 56.6 acres. Approximately 56.5 acres are in cultivation for cash crops, with a woodland and a hedgerow along its eastern border. There are no buildings (see Maps 3a & 3b).

**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 Agricultural' uses (see Map 2).

**Staff Comments:** The application contains various errors/omissions which need to be addressed:

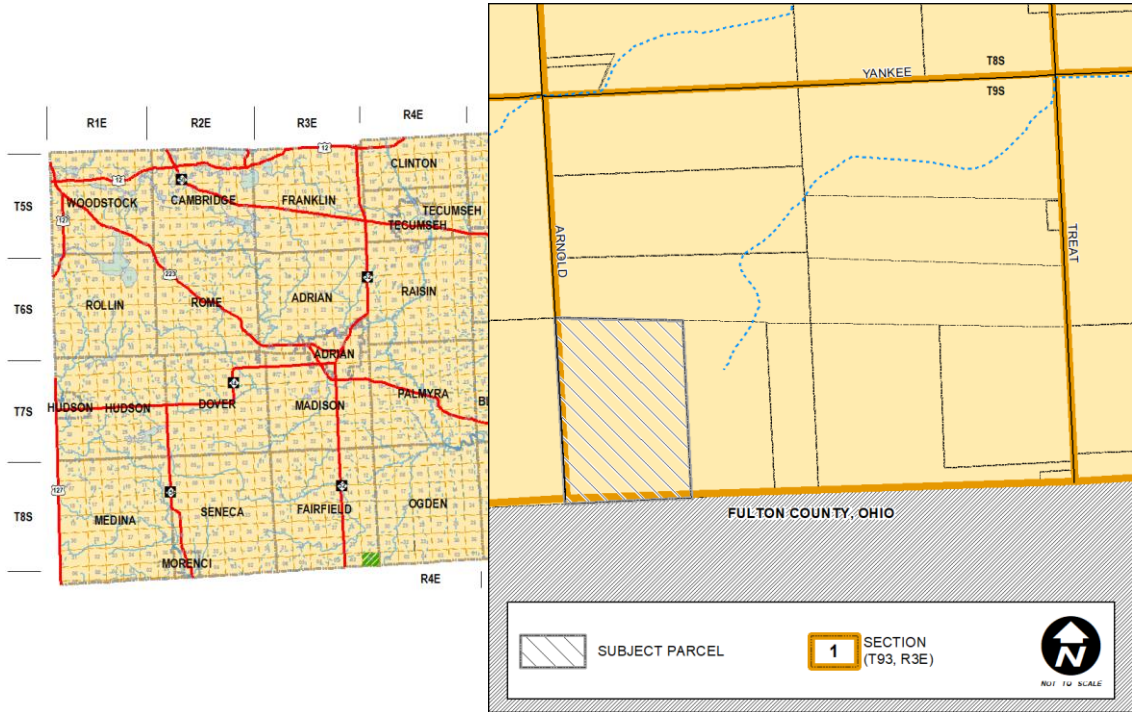
- **Question #8:** The Township Number should be '9S' rather than '8-9S'. While the northern 36 sections comprising the political township are located in geographic 'Township 8 South', only the southernmost tier of sections are located in geographic 'Township 9 South'.
- **Question #15:** '2 or more persons having a joint of common interest in the land' should be checked since two applicants are listed under Question #1 and both Mr. and Mrs. Zenk signed the application.
- **Question #16:** The total number of acres is listed as 56.6 (#16b) and the acres in cultivation is listed as 56.5 (#16d). This leaves 0.1 acres which should be accounted for, most likely as #16f.
- A part of Question #17 and all of Question #18 were cut off of Page #2 of the application. This does not appear to be an issue in this case since the property is  $\geq 40$  acres. However, the full page should be submitted to the Michigan Department of Agriculture and Rural Development (MDARD).

**Staff Advisement:** Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the PA 116 application to the Fairfield Township Board.

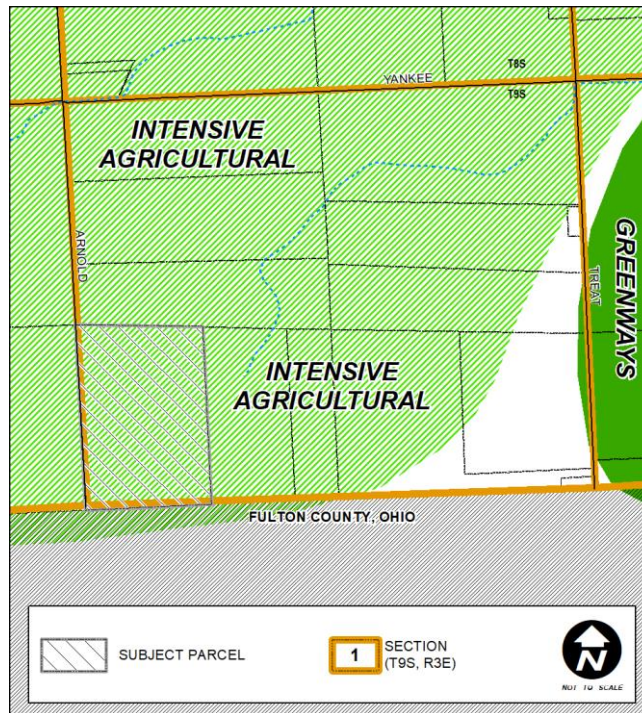
**Attachment(s):**

- Background information provided by Fairfield Township.
- A blank MDARD 'Application for Farmland Agreement'.

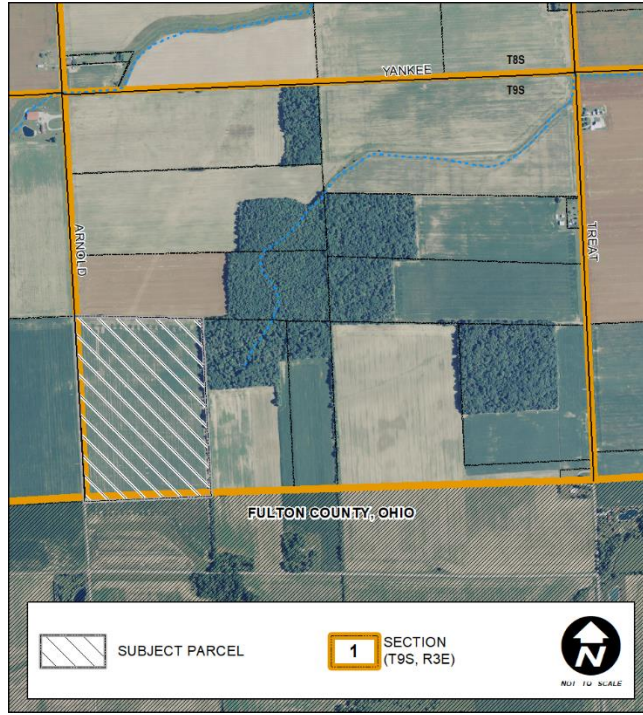
### Maps 1a & 1b Location Maps



### 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>1/15/2019</u>
Application No:	<u>03-2019</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: Zenk GERARD J  
Last First Initial

(If more than two see #15) Zenk Bonnie D  
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: 12507 SANDCREEK Hwy SAND CREEK MI 49279  
Street City State Zip Code

3. Telephone Number: (Area Code) 517 ) 436-3248

4. Alternative Telephone Number (cell, work, etc.): (Area Code) 517 ) 260-5493

5. E-mail address: 9ZENK@SANDCREEKTELCO.COM

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

6. County: LeVance 7. Township, City or Village: FAIRFIELD

8. Section No. 1 Town No. 8-95 Range No. 3E

III. Legal Information:

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

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

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

If "Yes", please explain circumstances: \_\_\_\_\_

12. Does the applicant own the mineral rights?  Yes  No

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

Indicate who owns or is leasing rights if other than the applicant: \_\_\_\_\_  
Name the types of mineral(s) involved: \_\_\_\_\_

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

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

Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Street City State Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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

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

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

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

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

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

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

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

CASH CROPS

- b. Total number of acres on this farm 56.6
- c. Total number of acres being applied for (if different than above): \_\_\_\_\_
- d. Acreage in cultivation: 56.6
- 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 0 Residence: 1 Barn: Fertilizer Tool Shed: 2

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.

2/16/18 LCPA Amend Packet 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):**



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.

Hercule J. Zeak  
(Signature of Applicant)

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

Bonnie O. Zeak  
(Co-owner, If Applicable)

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

1-10-19  
(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: JAN 15 2019 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Fairfield  
 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>____ 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>____ 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>
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**Questions? Please call Farmland Preservation at (517) 284-5663**

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 LeVauwee  
Township FAIRFIELD  
T 8-95 R 3E Section 1

YANKEE RD

↑ North

ARNOLD Hwy

56.6 Acres

OH<sup>IO</sup> STATE LINE



**FAIRFIELD TOWNSHIP 2018 WINTER TAX BILL**

**MESSAGE TO TAXPAYER**

IF PAYING BY MAIL AND YOU NEED A RECEIPT, PLEASE SEND A SELF-ADDRESSED STAMPED ENVELOPE ALONG WITH YOUR ENTIRE TAX BILL. THE BOTTOM PORTION WILL BE SENT BACK TO YOU STAMPED PAID. PAYMENTS WILL BE ACCEPTED AT THE TOWNSHIP OFFICE: DEC 28; FEB 14; 9:00 AM - 5:00 PM PAYMENTS ARE ALSO ACCEPTED MONDAYS & THURSDAYS 9:00 AM - 1:00 PM PHONE # 517-436-6400

**PAYMENT INFORMATION**

This tax is payable Dec. 1, 2018 thru Feb. 14, 2019

Pay by mail to: FAIRFIELD TOWNSHIP  
MARTHA OARD, TREASURER  
P O BOX 286  
JASPER, MI 49248

**PROPERTY INFORMATION**

Property Assessed To:  
ZENK, GERARD J & BONNIE D  
12507 SAND CREEK HWY  
SAND CREEK, MI 49279

School: 46130 SAND CREEK

Property #: FA0-201-3050-00

Property Addr: 13000 ARNOLD HWY BLK

**Legal Description:**  
N 55 ACRES OF W 1/2 OF SW 1/4 SEC 1

**TAX DETAIL**

Taxable Value: 52,252 Class: 101  
State Equalized Value: 158,100  
Assessed Value: 158,100  
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	38.24
MED CARE	0.18960	9.90
LENAWEE INT SCH	7.32330	382.65
SCHOOL DEBT	1.75000	91.44
SCH SINKING FUND	1.84140	96.21
SCHOOL BOND	1.30000	67.92
SCHOOL OPER	18.00000	0.00
TWP TAX	0.99530	52.00
FIRE OPER	1.49290	78.00
ROADS/BRIDGES	1.99060	104.01
DISTRICT LIBRARY	0.60000	31.35
CRPNTR & GRN	0.00000	52.50

**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

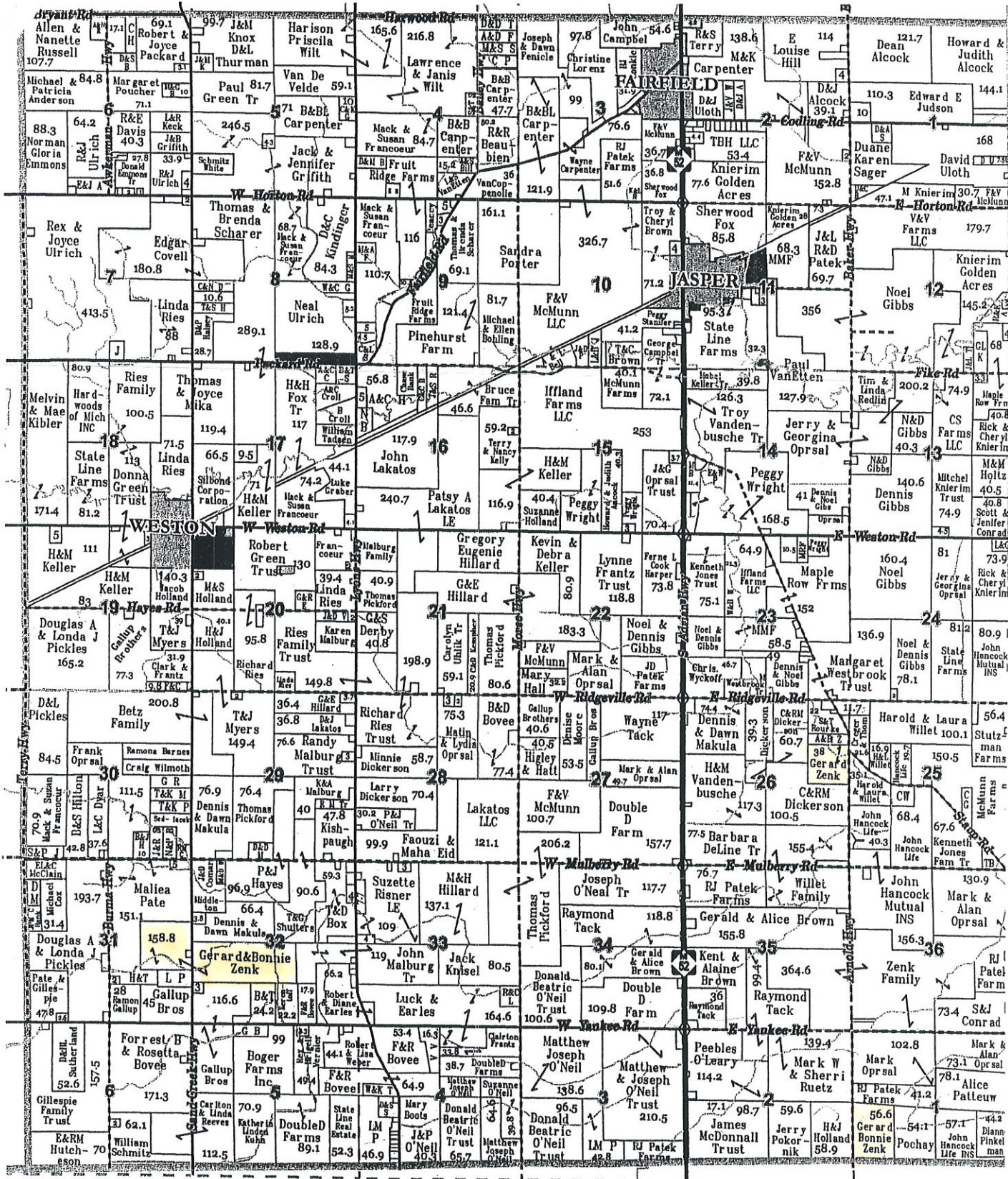
Does NOT affect when the tax is due or its amount.

Total Tax: \$1,004.22

Administration Fee: \$9.51

**Total Amount Due: \$1,013.73**





Lenawee, MI



LENAWEE COUNTY TREASURER  
TAX CERTIFICATE NO. 352-03  
FEB 11 2003  
ETHEL MAY CROW



STATE OF MICHIGAN



REAL ESTATE  
TRANSFER TAX

LENAWEE COUNTY  
FEBRUARY 11, 2003  
RECEIPT #48214

\$ 121.00-CO  
\$ 825.00-ST  
STAMP # 8103

STATE OF MICHIGAN  
LENAWEE COUNTY  
RECORDED  
11 FEB 2003 10:46:06 AM  
VICTORIA J. DANIELS  
REGISTER OF DEEDS

WARRANTY DEED

The Grantor(s) Wesley P. Ries, Trustee of The Wesley P. Ries Declaration of Inter Vivos Trust, dated April 29, 1992

whose address is 6060 Shore Boulevard, Apt. 104, Gulf Port, FL 33707

convey(s) and warrant(s) to Gerard J. Zenk and Bonnie D. Zenk, husband and wife

whose address is 12497 Arnold Hwy., Jasper, MI 49248

the following described premises:

Situated in the Township of Fairfield, County of Lenawee, State of Michigan.

The North 55 acres of the West 1/2 of the Southwest 1/4 of Section 1, Town 9 South, Range 3 East.

This property may be located within the vicinity of farm land 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. The grantor grants to the grantee the right to make ALL divisions under section 108 of the Land Division Act, Act No 288 of the Public Acts of 1967.

Tax Parcel No.: FAO-201-3050-00

for the sum of: ONE HUNDRED NINE THOUSAND SIX HUNDRED FIFTY-FOUR AND 16 /100 (\$109,654.16 ) DOLLARS. subject to easements, restrictions, reservations and rights-of-way of record.

Dated this 4th day of FEBRUARY, 2003

Signed in the presence of:

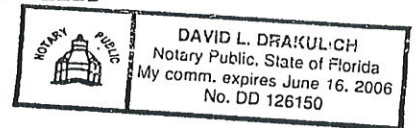
David L. Drakulich  
Notary Public

Signed by:  
Wesley P. Ries TRUSTEE  
Wesley P. Ries, Trustee

STATE OF FLORIDA ) ss  
County of PINELLAS )

The foregoing instrument was acknowledged before me this 4th day of FEBRUARY, 2003 by Wesley P. Ries, Trustee of The Wesley P. Ries Declaration of Inter Vivos Trust, dated April 29, 1992

David L. Drakulich  
Notary Public, County of Pinellas  
State of FL  
My commission expires



When Recorded Return To:  
Gerard J. Zenk  
12497 Arnold Hwy.  
Jasper, MI 49248

Drafted By:  
Bonnie D. Zenk  
12497 Arnold Hwy.  
Jasper, MI 49248



**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.**

<u>OFFICIAL USE ONLY</u>	
Local Governing Body:	_____
Date Received	_____
Application No:	_____
State:	_____
Date Received	_____
Application No:	_____
Approved:	_____ Rejected _____

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

**I. Personal Information:**

1. Name(s) of Applicant: \_\_\_\_\_  
Last First Initial

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

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

2. Mailing Address: \_\_\_\_\_  
Street City State Zip Code

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

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: \_\_\_\_\_ 7. Township, City or Village: \_\_\_\_\_

8. Section No. \_\_\_\_\_ Town No. \_\_\_\_\_ Range No. \_\_\_\_\_

**III. Legal Information:**

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

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

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

If "Yes", please explain circumstances: \_\_\_\_\_

12. Does the applicant own the mineral rights?  Yes  No

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

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

Name the types of mineral(s) involved: \_\_\_\_\_

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

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Street City State Zip Code

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

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

\_\_\_\_\_  
Date Signature of Land Contract Vendor(s) (Seller)

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

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

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

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

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

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

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

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

- b. Total number of acres on this farm \_\_\_\_\_
- c. Total number of acres being applied for (if different than above): \_\_\_\_\_
- d. Acreage in cultivation: \_\_\_\_\_
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: \_\_\_\_\_
- f. All other acres (swamp, woods, etc.) \_\_\_\_\_
- g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings \_\_\_\_\_ Residence: \_\_\_\_\_ Barn: \_\_\_\_\_ Tool Shed: \_\_\_\_\_  
 Silo: \_\_\_\_\_ Grain Storage Facility: \_\_\_\_\_ Grain Drying Facility: \_\_\_\_\_  
 Poultry House: \_\_\_\_\_ Milking Parlor: \_\_\_\_\_ Milk House: \_\_\_\_\_  
 Other: (Indicate) \_\_\_\_\_

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

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

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

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

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

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

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

\_\_\_\_\_  
(Signature of Applicant)

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

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

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

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

\_\_\_\_\_  
(Title)

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

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

I. Date Application Received: \_\_\_\_\_ (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: \_\_\_\_\_  
 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>____ 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>____ 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.

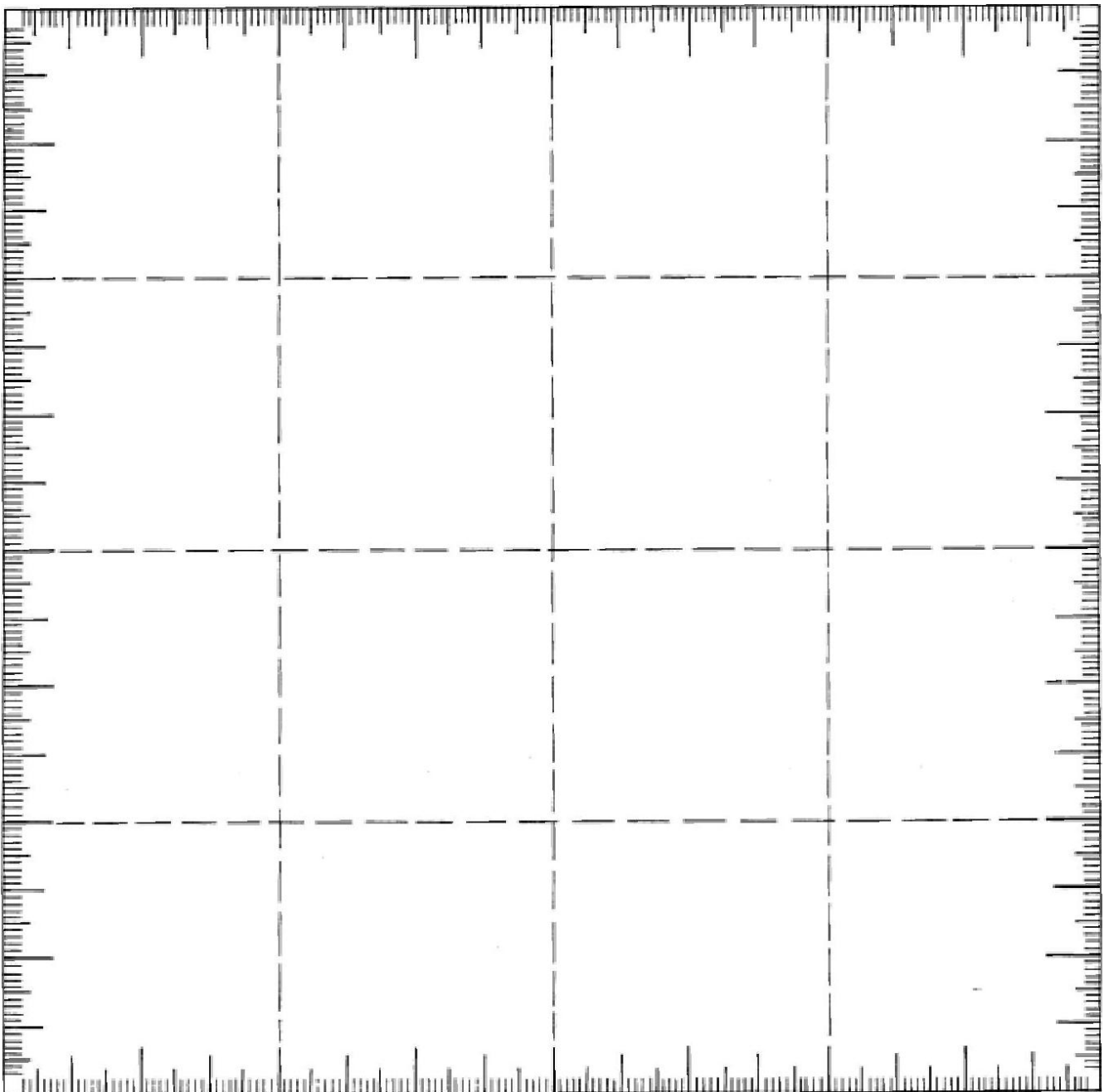
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

.....  
 County \_\_\_\_\_

Township \_\_\_\_\_

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

↑ North





# 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 #19-03

**Applicant(s):** Gerard and Bonnie Zenk  
12507 Sand Creek Highway  
Sand Creek, MI 49279

**Meeting Date:** February 21, 2019

**Location:** The subject property is located in Section 26 (T8S,R3E) of Fairfield Township, on the west side of Arnold Highway between Ridgeville and Mulberry Roads (see Maps 1a & 1b).

**Description:** The subject property has an area of approximately 37.5 acres. Approximately 30.5 acres are in cultivation for cash crops with a waterway accounting for the remaining approximately 7 acres. There are no buildings (see Maps 3a & 3b).

**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 Agricultural' uses (see Map 2).

**Staff Comments:** The application contains various errors/omissions which need to be addressed:

- *Question #8:* The Township Number should be '8S' rather than '8-9S'. While the northern 36 sections comprising the political township are located in geographic 'Township 8 South, only the southernmost tier of sections are located in geographic 'Township 9 South'.
- *Question #15:* '2 or more persons having a joint of common interest in the land' should be checked since two applicants are listed under Question #1 and both Mr. and Mrs. Zenk signed the application.
- A part of Question #17 and all of Question #18 were cut off of Page #2 of the application. This is an issue because the property is  $\geq 40$  acres. The full page must be submitted to the Michigan Department of Agriculture and Rural Development (MDARD) documenting that the gross annual income per acre from the property is at least \$200.00. The total income from the approximately 37.5-acre property and the 30.5 acres in cultivation are needed to determine that income (i.e., total income  $\div$  30.5 acres).

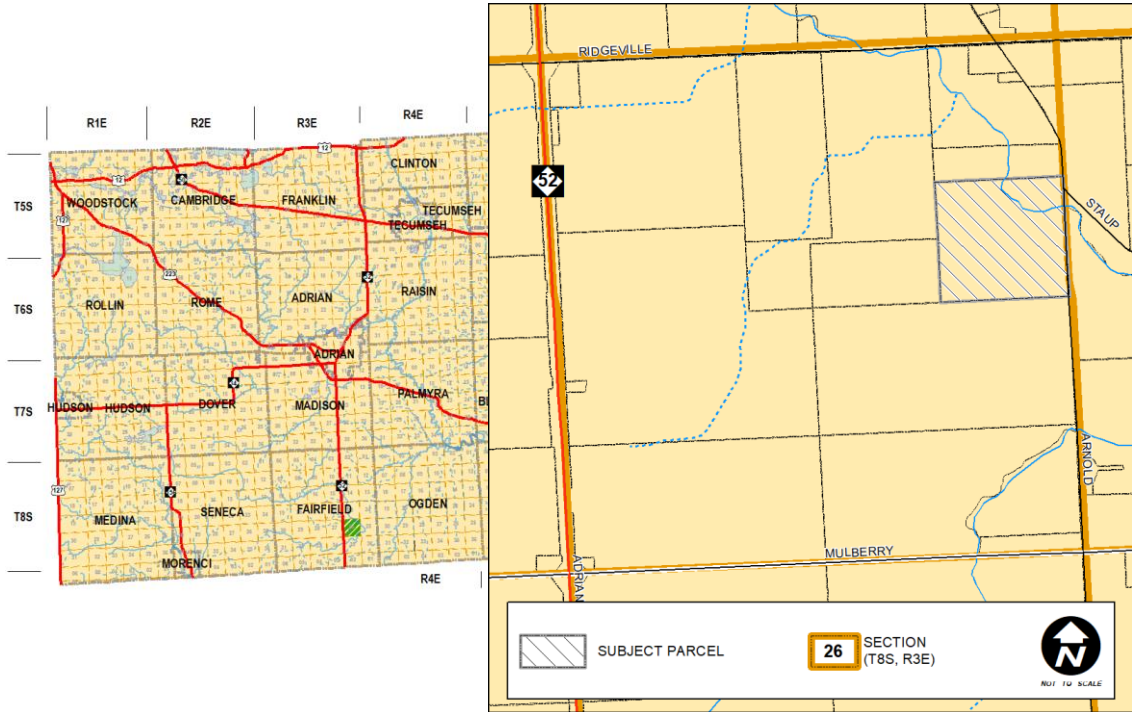
**Staff Advisement:** Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the PA 116 application to the Fairfield Township Board, provided that the gross annual income per acre is  $\geq$ \$200.00.

**Attachment(s):**

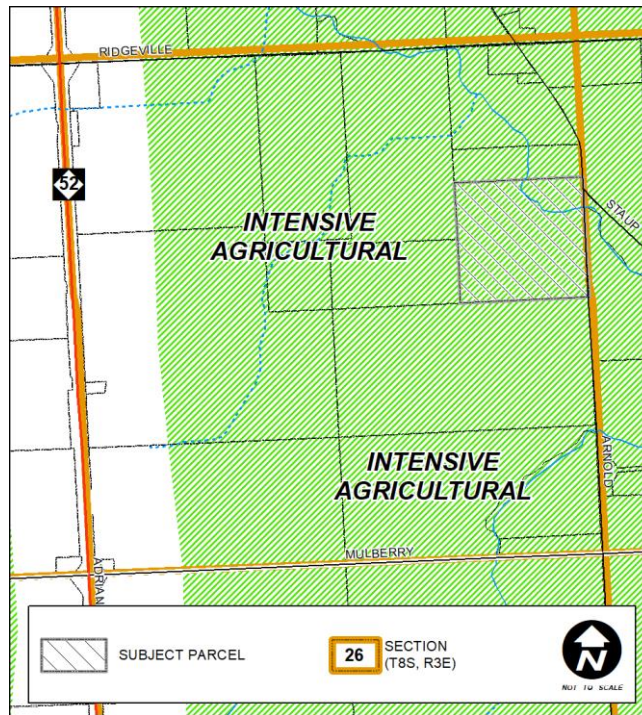
- Background information provided by Fairfield Township.
- A blank MDARD 'Application for Farmland Agreement'.



### Maps 1a & 1b Location Maps

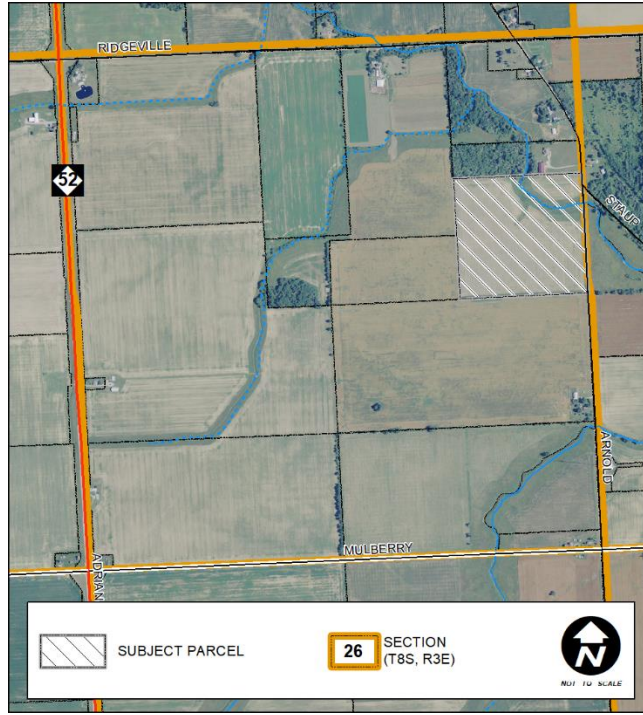


### Map 2 County Future Land Use Map





### 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>1/15/2019</u>
Application No:	<u>02-2019</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: Zenk Gerard J  
Last First Initial

(If more than two see #15) Zenk Bonnie D  
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: 12507 SAND CREEK Hwy SANDCREEK MI 49279  
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 436-3248

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (517) 260-5493

5. E-mail address: 9 ZENK @ SAND CREEK TELCO .COM

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

6. County: LeWawee 7. Township, City or Village: FAIRFIELD

8. Section No. 26 Town No. 8-95 Range No. 3E

III. Legal Information:

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

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

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

If "Yes", please explain circumstances: \_\_\_\_\_

12. Does the applicant own the mineral rights?  Yes  No

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

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

Name the types of mineral(s) involved: \_\_\_\_\_

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

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Street City State Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)



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

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

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

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

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

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

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

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

CASH CROPS

b. Total number of acres on this farm 37.5

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

d. Acreage in cultivation: 30.5

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

f. All other acres (swamp, woods, etc.) 7 ACRES CRP-WATERWAY

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

No. of Buildings 0 Residence: \_\_\_\_\_ Barn: \_\_\_\_\_ Tool Shed: ?  
 Silo: \_\_\_\_\_ Grain Storage Facility: \_\_\_\_\_ Grain Drying Facility: \_\_\_\_\_  
 Poultry House: \_\_\_\_\_ Milking Parlor: \_\_\_\_\_ Milk House: \_\_\_\_\_  
 Other: (Indicate) \_\_\_\_\_

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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):

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.

[Signature]  
(Signature of Applicant)

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

Bonnie O. Zeul  
(Co-owner, If Applicable)

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

1-10-19  
(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: JAN 15 2019 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Fairfield  
 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.

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**COPY SENT TO:**

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

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

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

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

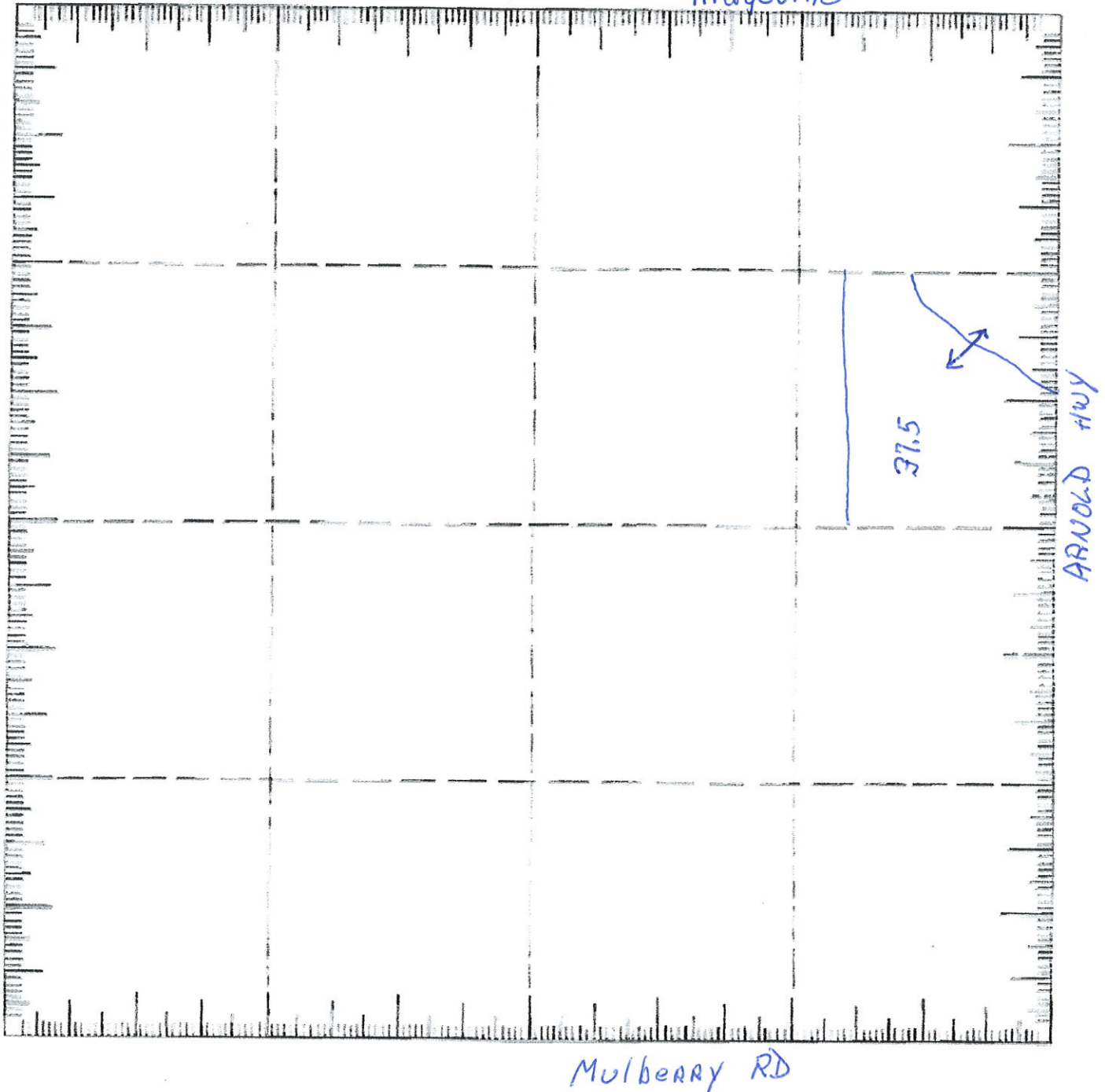


**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County LENAWEE  
Township FAIRFIELD  
T 8-9S R 3E Section 26

↑ North

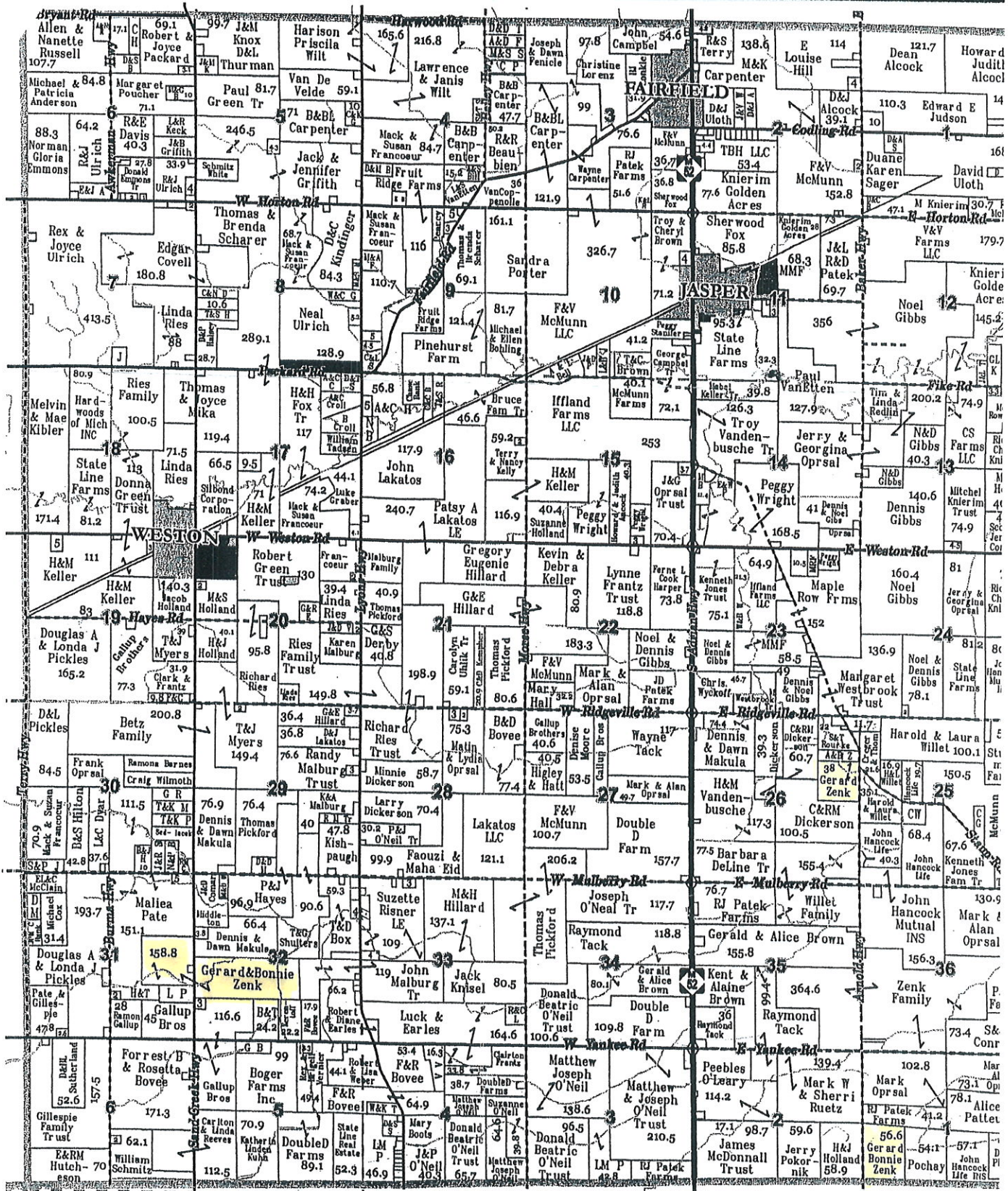
Ridgeville



**FAIRFIELD TOWNSHIP 2018 WINTER TAX BILL**

<p align="center"><b>MESSAGE TO TAXPAYER</b></p> <p>IF PAYING BY MAIL AND YOU NEED A RECEIPT, PLEASE SEND A SELF-ADDRESSED STAMPED ENVELOPE ALONG WITH YOUR ENTIRE TAX BILL. THE BOTTOM PORTION WILL BE SENT BACK TO YOU STAMPED PAID. PAYMENTS WILL BE ACCEPTED AT THE TOWNSHIP OFFICE: DEC 28; FEB 14; 9:00 AM - 5:00 PM          PAYMENTS ARE ALSO ACCEPTED MONDAYS &amp; THURSDAYS 9:00 AM - 1:00 PM    PHONE # 517-436-6400</p>	<p align="center"><b>PAYMENT INFORMATION</b></p> <p align="center">This tax is payable Dec. 1, 2018 thru Feb. 14, 2019</p> <p>Pay by mail to:    FAIRFIELD TOWNSHIP                                   MARTHA OARD, TREASURER                                   P O BOX 286                                   JASPER, MI 49248</p>																																							
<p align="center"><b>PROPERTY INFORMATION</b></p> <p>Property Assessed To:                                   ZENK, GERARD J                                   12507 SAND CREEK HWY                                   SAND CREEK, MI 49279</p> <p>School:            46130 SAND CREEK</p> <p>Property #:        FA0-126-2780-00</p> <p>Property Addr: 11000 ARNOLD HWY BLK</p> <p><b>Legal Description:</b>            E 1/2 OF NE 1/4 EX N 42.5 ACRES SEC 26</p>	<p align="center"><b>TAX DETAIL</b></p> <p>Taxable Value:        32,570            Class:    101          State Equalized Value:    100,000          Assessed Value:        100,000          P.R.E. %:            100</p> <div style="border: 1px solid black; padding: 5px; text-align: center; margin: 10px 0;"> <p><b>Taxes are based upon Taxable Value.</b>  <b>1 mill equals \$1.00 per \$1,000 of Taxable Value.</b>  <b>Amounts with no millage are either Special Assessments or other charges added to this bill.</b></p> </div> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">DESCRIPTION</th> <th style="text-align: right;">MILLAGE</th> <th style="text-align: right;">AMOUNT</th> </tr> </thead> <tbody> <tr><td>DEPT AGING</td><td style="text-align: right;">0.73200</td><td style="text-align: right;">23.84</td></tr> <tr><td>MED CARE</td><td style="text-align: right;">0.18960</td><td style="text-align: right;">6.17</td></tr> <tr><td>LENAWEE INT SCH</td><td style="text-align: right;">7.32330</td><td style="text-align: right;">238.51</td></tr> <tr><td>SCHOOL DEBT</td><td style="text-align: right;">1.75000</td><td style="text-align: right;">56.99</td></tr> <tr><td>SCH SINKING FUND</td><td style="text-align: right;">1.84140</td><td style="text-align: right;">59.97</td></tr> <tr><td>SCHOOL BOND</td><td style="text-align: right;">1.30000</td><td style="text-align: right;">42.34</td></tr> <tr><td>SCHOOL OPER</td><td style="text-align: right;">18.00000</td><td style="text-align: right;">0.00</td></tr> <tr><td>TWP TAX</td><td style="text-align: right;">0.99530</td><td style="text-align: right;">32.41</td></tr> <tr><td>FIRE OPER</td><td style="text-align: right;">1.49290</td><td style="text-align: right;">48.62</td></tr> <tr><td>ROADS/BRIDGES</td><td style="text-align: right;">1.99060</td><td style="text-align: right;">64.83</td></tr> <tr><td>DISTRICT LIBRARY</td><td style="text-align: right;">0.60000</td><td style="text-align: right;">19.54</td></tr> <tr><td>NILE EXT.</td><td style="text-align: right;">0.00000</td><td style="text-align: right;">40.00</td></tr> </tbody> </table>	DESCRIPTION	MILLAGE	AMOUNT	DEPT AGING	0.73200	23.84	MED CARE	0.18960	6.17	LENAWEE INT SCH	7.32330	238.51	SCHOOL DEBT	1.75000	56.99	SCH SINKING FUND	1.84140	59.97	SCHOOL BOND	1.30000	42.34	SCHOOL OPER	18.00000	0.00	TWP TAX	0.99530	32.41	FIRE OPER	1.49290	48.62	ROADS/BRIDGES	1.99060	64.83	DISTRICT LIBRARY	0.60000	19.54	NILE EXT.	0.00000	40.00
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<p align="center"><b>OPERATING FISCAL YEARS</b></p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <p>County:            JANUARY 1 - DECEMBER 31</p> <p>Twn/Cty:            JULY 1 - JUNE 30</p> <p>School:             JULY 1 - JUNE 30</p> <p>State:                OCTOBER 1 - SEPTEMBER 30</p> <p>Does NOT affect when the tax is due or its amount.</p>	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;"></td> <td style="text-align: right;">Total Tax:</td> <td style="text-align: right;">\$633.22</td> </tr> <tr> <td></td> <td style="text-align: right;">Administration Fee:</td> <td style="text-align: right;">\$5.93</td> </tr> <tr> <td></td> <td style="text-align: right;"><b>Total Amount Due:</b></td> <td style="text-align: right;"><b>\$639.15</b></td> </tr> </table>		Total Tax:	\$633.22		Administration Fee:	\$5.93		<b>Total Amount Due:</b>	<b>\$639.15</b>																														
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Lenawee, MI



LIMITED WARRANTY DEED

THIS INDENTURE, made this 25th day of November,  
19 91, between Farm Credit Bank of St. Paul

a federally chartered corporation, with a post office address of  
375 Jackson Street, St. Paul, MN 55101

party of the first part, and Gerard J. Zenk, a married man

whose post office address is 12497 Arnold Hwy., Jasper, MI 49248

party of the second part, (hereinafter referred to as party whether singular or  
plural), WITNESSETH, that the said party of the first part, for and in  
consideration of the sum of \_\_\_\_\_  
FORTY-TWO THOUSAND and 00/100 DOLLARS.

RECORDED  
1991 NOV 26 10:48:09  
LENAWEE COUNTY  
ADMINISTRATOR

Recording Information

(\$ 42,000.00), to it paid by the said party of the second part, the receipt whereof is hereby acknowledged, does grant,  
bargain, sell, and convey unto the said party of the second part, his/her/their heirs, successors and assigns forever, the following described real  
estate, situated in the County of Lenawee, and State of Michigan, to-wit:

The East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  EXCEPTING AND RESERVING THEREFROM the North  $42\frac{1}{2}$  acres  
thereof, leaving  $37\frac{1}{2}$  acres, more or less. All in Section 26, T8S, R3E, Farifield  
Township.

This instrument is exempt from Michigan Transfer Tax pursuant to 12 U.C.S 2055;  
MSA 7.456(5)(h); MCLA 207.505(h)

NOV 26 1991

LENAWEE COUNTY TREASURER  
TAX CERTIFICATE NO. 2232

subject to all existing easements and rights of way; also subject to all taxes on said premises for the year 19 86 and following years; also  
subject to all unpaid parts and installments of special assessments on said premises which have fallen due, or will fall due hereafter.

EXCLUDING therefrom and excepting and reserving to said party of the first part all mineral and royalty rights, interests, estates and titles  
heretofore reserved or excepted of record by The Federal Land Bank of Saint Paul prior to January 22, 1986, if any, with such easements for  
ingress, egress and use of surface as may be incidental or necessary to use of such rights. The foregoing exclusion, exception and reservation  
shall include, but not be limited to, all oil, gas, hydrocarbons, coal and other minerals of whatsoever nature lying in or under the above-  
described lands and all royalty interests as to oil, gas and other minerals produced and saved therefrom. It is expressly understood that the said  
party of the first part will make no warranty as to the extent of its ownership of minerals, or as to its title thereto.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all estate, right,  
title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, either in possession or expectancy of, in  
and to the above bargained premises, and their hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as above described, with the hereditaments and appurtenances unto the said party of the  
second part, and to his/her/their heirs, successors and assigns FOREVER.

AND THE SAID party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said party of  
the second part, his/her/their heirs, successors and assigns, against all and every person or persons lawfully claiming the whole or any part  
thereof, by, through or under said party of the first part, and none other, it will forever WARRANT and DEFEND.

1100 Farm Credit Service



IN WITNESS WHEREOF, the said party of the first part, has caused these presents to be executed in its corporate name the day and year first above written.

WITNESSES:

Barbara R. Holkins  
Barbara R. Holkins  
Suzanne E. Mc Mahon  
Suzanne E. Mc Mahon

FARM CREDIT BANK OF ST. PAUL

By: Paul E. Wagner  
Paul E. Wagner, Mgr., Special Credit  
(Name) (Title)

of Farm Credit Services of Southeastern

Michigan, FLCA

Acting as Attorney-in-fact for Farm Credit Bank of St. Paul.

OR:

By: \_\_\_\_\_  
\_\_\_\_\_  
(Name) (Title)

STATE OF Michigan }  
COUNTY OF Lenawee } ss.

The foregoing instrument was acknowledged before me on (date) November 25, 1991  
by (name) Paul E. Wagner (title) Manager, Special Credit  
of Farm Credit Services of Southeastern Michigan, FLCA  
as Attorney-in-fact, on behalf of Farm Credit Bank of St. Paul.

Barbara R. Holkins  
Barbara R. Holkins

Notary Public, Jackson County, Michigan My commission expires February 22, 19 94  
Acting in Lenawee County, Michigan

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss.

The foregoing instrument was acknowledged before me on (date) \_\_\_\_\_  
by (name) \_\_\_\_\_ (title) \_\_\_\_\_  
of \_\_\_\_\_  
on behalf of said corporation.

Notary Public, \_\_\_\_\_ County, \_\_\_\_\_ My commission expires \_\_\_\_\_, 19 \_\_\_\_\_

This instrument was drafted by:  
B.R. Holkins  
P.O. Box 459  
Adrian, MI 49221



**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.**

<u>OFFICIAL USE ONLY</u>	
Local Governing Body:	_____
Date Received	_____
Application No:	_____
State:	_____
Date Received	_____
Application No:	_____
Approved:	_____ Rejected _____

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

**I. Personal Information:**

1. Name(s) of Applicant: \_\_\_\_\_  
Last
First
Initial

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

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

2. Mailing Address: \_\_\_\_\_  
Street
City
State
Zip Code

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

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: \_\_\_\_\_ 7. Township, City or Village: \_\_\_\_\_

8. Section No. \_\_\_\_\_ Town No. \_\_\_\_\_ Range No. \_\_\_\_\_

**III. Legal Information:**

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

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

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

If "Yes", please explain circumstances: \_\_\_\_\_

12. Does the applicant own the mineral rights?  Yes  No

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

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

Name the types of mineral(s) involved: \_\_\_\_\_

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

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Street
City
State
Zip Code

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

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

\_\_\_\_\_ Date

\_\_\_\_\_ Signature of Land Contract Vendor(s) (Seller)

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

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

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

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

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

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

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

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

- b. Total number of acres on this farm \_\_\_\_\_
- c. Total number of acres being applied for (if different than above): \_\_\_\_\_
- d. Acreage in cultivation: \_\_\_\_\_
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: \_\_\_\_\_
- f. All other acres (swamp, woods, etc.) \_\_\_\_\_
- g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings \_\_\_\_\_ Residence: \_\_\_\_\_ Barn: \_\_\_\_\_ Tool Shed: \_\_\_\_\_  
 Silo: \_\_\_\_\_ Grain Storage Facility: \_\_\_\_\_ Grain Drying Facility: \_\_\_\_\_  
 Poultry House: \_\_\_\_\_ Milking Parlor: \_\_\_\_\_ Milk House: \_\_\_\_\_  
 Other: (Indicate) \_\_\_\_\_

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

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

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

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

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

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

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

\_\_\_\_\_  
(Signature of Applicant)

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

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

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

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

\_\_\_\_\_  
(Title)

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

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

I. Date Application Received: \_\_\_\_\_ (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: \_\_\_\_\_  
 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>____ 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>____ 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>
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**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.

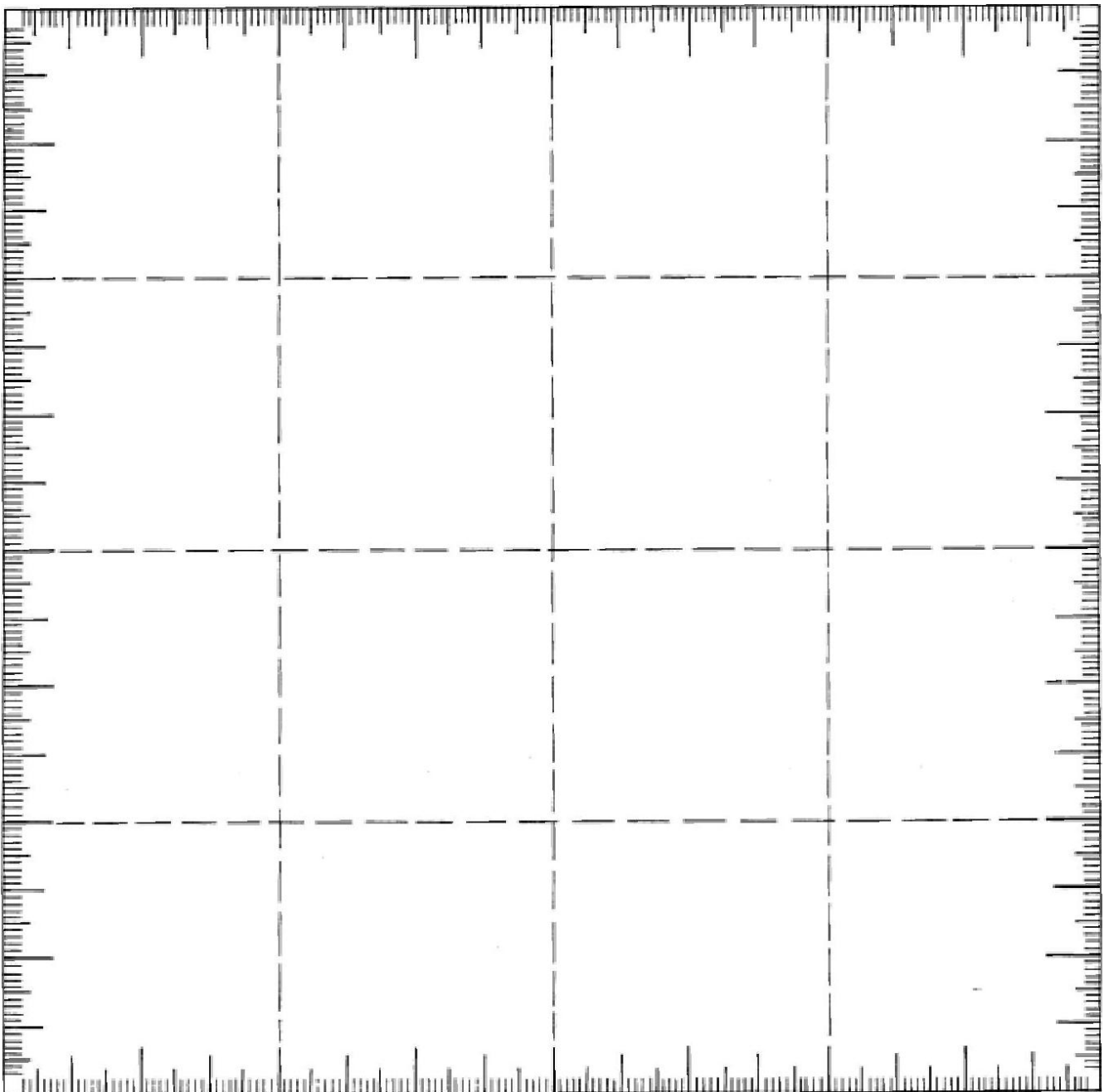
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

.....  
 County \_\_\_\_\_

Township \_\_\_\_\_

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

↑ North



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# Lenawee County Planning Commission

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

## 2018 LCPC Annual Report

Section 19(2) of the *Michigan Planning Enabling Act* (PA 33 of 2008, MCL 125.3819(2)) states that “[a] planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development. Section 103(B) of the *Lenawee County Planning Commission Bylaws* also includes the preparation of an annual report to the County Board as a duty of the Commission. Accordingly, the report for 2018 follows:

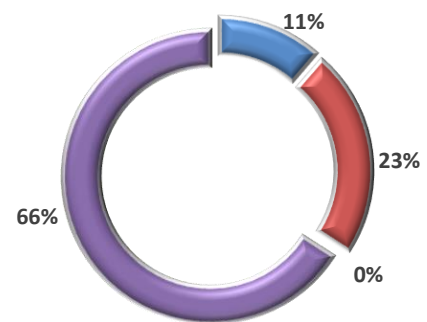
1. **2018 LCPC Membership & Officers.** The Lenawee County Planning Commission (LCPC) is comprised of seven (7) members. Ms. Karol “KZ” Bolton and Mr. Ralph Tillotson represented the County Board of Commissioners. Mr. Robert Behnke was the education representative. Mr. Keith Dersham, Ms. Becky Leidel, Mr. Bruce Nickel, and Mr. Dale Witt also served on the Commission. Ms. Leidel and Mr. Dersham served as the Chair and Secretary of the LCPC, respectively.
2. **2016 LCPC Accomplishments.** The Lenawee County Planning Commission accomplished a lot during 2018 including the following responsibilities:

- a. **Coordinated Zoning.** A primary responsibility of the Planning Commission is to review and recommend action on proposed amendments to township zoning ordinances.

The LCPC made recommendations regarding fifteen (15) proposed zoning amendments in 2018. Those requests came from the following townships: Cambridge (4), Rollin (3), Franklin (2), Macon (2), Woodstock (2), Madison (1), and Raisin (1).

Rezoning accounted for 33% (5) of the zoning amendment requests. Text amendments accounted for 67% (10) of the zoning amendment requests which covered the following issues: solar energy (4); accessory or secondary dwelling units (2); open air business uses (1); medical marijuana (1); the voiding of special land uses (1); and the temporary occupancy of mobile homes, motor homes, or travel trailers during the construction of a new permanent dwelling (1).

### Total 2018 LCPC Cases



- Rezoning (Map Amendments) (5)
- Text Amendments (10)
- Master Plans (0)
- PA 116 Agreements (29)

- b. **Coordinated Planning.** A primary responsibility of the Commission is to review and provide feedback on proposed municipal (i.e., city, village and township) master plans within and adjacent to Lenawee County as well as master plans proposed by surrounding counties. The LCPC did not receive any master plans in 2018.
  - c. **Farmland Agreements.** A primary responsibility of the County Planning Commission is to review and make recommendations regarding Farmland and Open Space Preservation (i.e., PA 116) applications to a Township Board or the County Board of Commissioners (whichever is pertinent). The LCPC made recommendations on twenty-nine (29) applications regarding the preservation of farmland and open space in 2018 from the following townships: Rome (12), Madison (5), Riga (4), Franklin (2), Blissfield (1), Fairfield (1), Macon (1), Ogden (1), Raisin (1), and Seneca (1).
  - d. **LCPC Annual Dinner.** The 43rd Annual Lenawee County Planning Commission Dinner was held at the Lenawee County Club on June 21, 2018. Over forty (40) people attended the event. Steve May, Executive Director of the River Raisin Watershed Council, made a presentation on western Lake Erie basin algal blooms as well as the current programs and activities currently underway at the Watershed Council. Dan Swallow, Tecumseh City Manager, made a presentation on the ‘missing middle’ of housing and the steps Tecumseh is taking to attract development of housing types other than single-family homes and apartment complexes.
  - e. **Education and Advocacy.** The Commission will continue to maintain a webpage—located on [www.region2planning.com/lenawee-county-planning-commission](http://www.region2planning.com/lenawee-county-planning-commission)—regarding the County Planning Commission for the use of its members and the municipalities they serve.
3. **LCPC Meetings.** The County Planning Commission generally meets on the third (3rd) Thursday of each month at 6:30 pm in the 2nd Floor Committee Room of the Old Courthouse.

*Submitted on the behalf of the Lenawee County Planning Commission  
Grant Bauman, LCPC Staff and Recording Secretary*