

## **Lenawee County Planning Commission**

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

## **MEETING NOTICE**

FOR FURTHER INFORMATION CONTACT: Grant E. Bauman R2PC Principal Planner (517) 768-6711 gbauman@co.jackson.mi.us DATE: February 21, 2019

TIME: 6:30 p.m.

PLACE: 2nd Floor Committee Room Lenawee County Courthouse Adrian, Michigan

## **MEETING AGENDA**

- 1. Call to Order and Pledge of Allegiance
- 2. Public Comment [3-MINUTE LIMIT]
- 3. Approval of Agenda [ACTION]
- - a. Consideration of Township Zoning Amendment(s) None
    - b. Consideration of PA 116 Farmland Agreement(s) None
      - (1) #19-02— Fairfield Township [*Aстіо*м] ......5
      - (2) #19-03— Fairfield Township *[Астюм]* ..... 19
    - c. Consideration of Master Plan(s) None

## 6. Other Business

- a. Old Business None
- b. New Business
- 7. Public Comment [2 MINUTE LIMIT]
- 8. Commissioner Comment
- 9. Adjournment

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## **Lenawee County Planning Commission**

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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 <u>approve</u> the January 17, 2019, meeting agenda as amended. *The motion <u>passed</u> 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 <u>approve</u> the December 20, 2018, meeting minutes as presented. *The motion <u>passed</u> 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 <u>approval with staff comments</u> of the proposed rezoning to the Franklin Township Board. *The motion <u>passed</u> 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 <u>approval with staff comments</u>. *The motion <u>passed</u> 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 <u>passed</u> 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,

rant 2 Baum

Grant E. Bauman, Recording Secretary



## **Lenawee County Planning Commission**

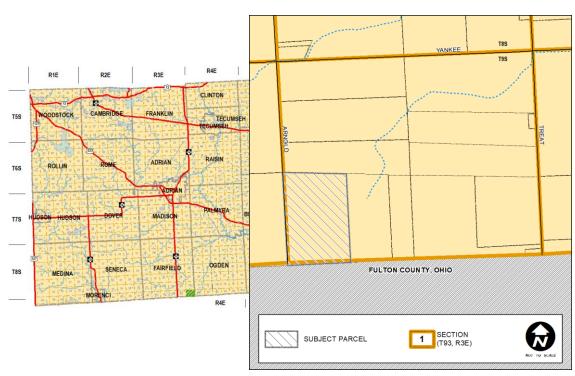
Staffed by the Region 2 Planning Commission (R2PC) 120 W. Michigan Avenue • Jackson, MI 49201 Phone (517) 788-4426 • Fax (517) 788-4635

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

- 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 ≥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.

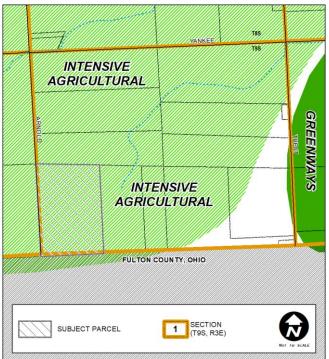
## Attachment(s):

- 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



Michigan FARMLAND AND OPEN SPACE	OFFICIAL USE ONLY
PRESERVATION PROGRAM	Local Governing Body:
Application for Farmland Agreement	Date Received         1/15/2019           Application No:         03-2019
A Rutal Greekopstent	Application No: 2019
Part 361 of the Natural Resources and Environmental	State:
Protection Act, 1994 Act 451 as amended, more	Date Received
commonly known as PA 116.	Application No:
Please print or type. Attach additional sheets as needed. Please read the Eligibility and Instructions document before filling out this form.	Approved:Rejected
ALL APPLICATIONS MUST BE APP	PROVED BY LOCAL GOVERNING BODY O BE EFFECTIVE FOR THE CURRENT TAX YEAR
I. Personal Information: 1. Name(s) of Applicant: Zeuk	GERARD J
Last	First Initial
(If more than two see #15) <u>Zenk</u> Last	Bonnie D
Last	First Initial
Marital status of all individual men listed on application,	If more than one, indicate status after each name:
2. Mailing Address: 12507 SAND CAFEK Hu	V SAND CHEEK MT 49279
2. Mailing Address: <u>12507 SANDCREEK Hu</u> Street	City State Zip Code
3. Telephone Number: (Area Code) <i>€1</i> 7) <u>436−3</u>	248
4. Alternative Telephone Number (cell, work, etc.): (Area	a Code) (517) <u>260-5493</u>
5. E-mail address: 9 ZENK @ SAND CREEKT	
II. Property Location (Can be taken from the Deed/Land C 6. County: <u>LevAvee</u> 7.	ontract)
8. Section No Town No	Range No. 3E
<ul> <li>III. Legal Information:</li> <li>9. Attach a clear copy of the deed, land contract or mentation.</li> <li>10. Attach a clear copy of the most recent tax assessmentation.</li> <li>11. Is there a tax lien against the land described above lf "Yes", please explain circumstances:</li> </ul>	ent or tax bill with complete tax description of property.
12. Does the applicant own the mineral rights? Xe If owned by the applicant, are the mineral rights lease Indicate who owns or is leasing rights if other than Name the types of mineral(s) involved:	s 🔲 No sed? 🛄 Yes 🔀 No the applicant:
<ol> <li>Is land cited in the application subject to a lease agr something other than agricultural purposes: Yes number of acres involved:</li> </ol>	eement (other than for mineral rights) permitting a use for X No If "Yes", indicate to whom, for what purpose and the
14. Is land being purchased under land contract  Yes Name: Address:	s 🖾 No: If "Yes", indicate vendor (sellers):
Street 14a. Part 361 of the Natural Resources and Environme	City State Zip Code ental Protection Act, 1994 Act 451 as amended, states that the d in the application to be enrolled in the program. Please have ust sign).
Land Contract Vendor(s): I, the undersigned, unde into the Farmland and Open Space Preservation F	erstand and agree to permit the land cited in this application Program.
Date	Signature of Land Contract Vendor(s) (Seller)

.

Application for Farmland Agreement

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 h Corporation Estate	aving a joint or common interest i Limited Liability Trust	Company	_ Partnership Association
		Individual Names if more than 2 P embers; or Partners; or Estate Rep		ce President, Secretary,
lam	9:		Title	
lamo	9:		Title	
lam	9:		Title	
lamo	ə:		Title	
		(Additional names may be attac	hed on a separate shee	et.)
v.	Land Eligibility Qualificat This application is for:	ions: Check one and fill out correc	ct section(s)	na na mangang na manga
	40 acres or mo	re complete only	Section 16 (a thru g);	
		e but less than 40 acres		Sections 16 and 17; or
		► complete only	, , ,	
16.	a. Type of agricultural e	nterprise (e.g. livestock, cash cro	ps, fruit, etc):	
	b. Total number of acre	es on this farm56.6	1	
	c.Total number of acres	being applied for (if different that	n above):	
	d. Acreage in cultivation	56.6		
		enced, improved pasture, or harve		
		p, woods, etc.)		<b>, , , , , , , , , ,</b>
	g. Indicate any structure	es on the property: (If more than o	ine building, indicate the	number of buildings):
	No. of Buildings 🗘 Resi	idence:	Barn: Fentling	Tool Shed:
	Silo: Grain	idence: Storage Facility:	Grain Drying Facilit	y:
	Poultry House:	Milking Parlor:	Milk H	louse:

2/Please Bround tillable land during 2 of the tast? 3 years immediately preceding this application from the sale of agricultural products (not from rental income):

### Application for Farmland Agreement

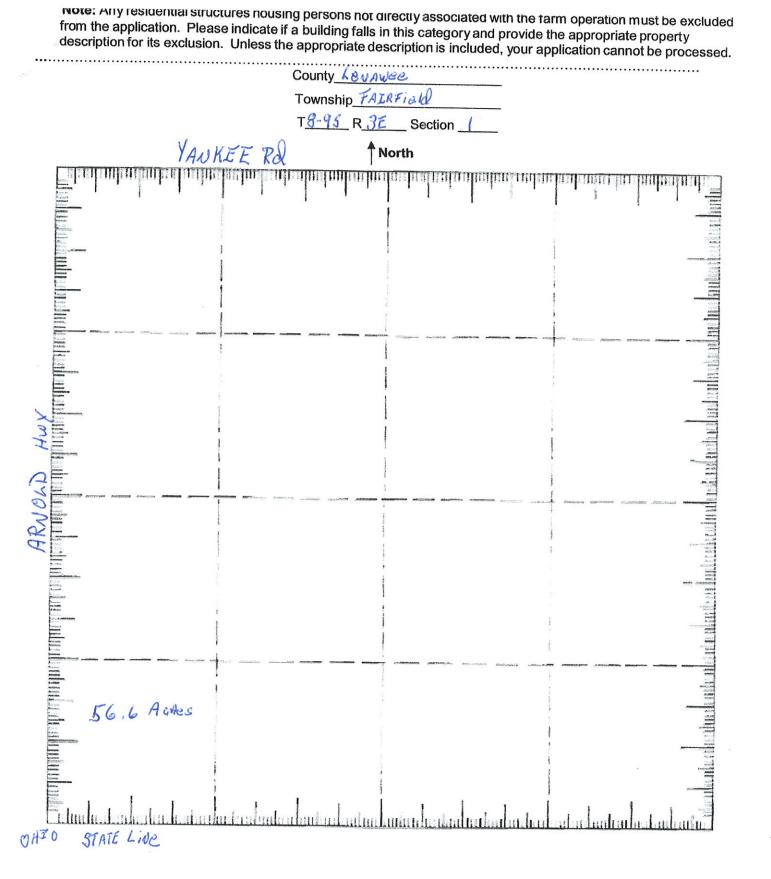
19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years);

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.

Gerand Jerk	
(Signature of Applicant)	(Corporate Name, If Applicable)
Bonnie O. Zeal	
(Co-owner, If Applicable)	(Signature of Corporate Officer)
1- 10-19	
(Date)	(Title)
ALL APPLICATIONS MUST BE APPRO ON OR BEFORE NOVEMBER 1 IN ORDER TO BE	VED BY LOCAL GOVERNING BODY E EFFECTIVE FOR THE CURRENT TAX YEAR.
RESERVED FOR LOCAL GOVERNMENT USE: C	
I. Date Application Received: JAN 15 2019 (Note:	Local Governing Body has 45 days to take action)
Action by Local Governing Body: Jurisdiction:	artiela
	🗌 County 🖾 Township 🔲 City 🔲 Village
This application is 🗌 approved, 🔲 rejected 🛛 🖸	ate of approval or rejection:
(If rejected, please attach statement from Local Governin	g Body indicating reason(s) for rejection.)
Clerk's Signature:	
Property Appraisal: \$is the curre	ent fair market value of the real property in this application.
II. Please verify the following: Upon filing an application, clerk issues receipt to the Clerk notifies reviewing agencies by forwarding a co	
If rejected, applicant is notified in writing within 10 da attachments, etc. are returned to the applicant. Appl If approved, applicant is notified and the original applicant letters of review/comment from reviewing agencies (i	lication, all supportive materials/attachments, and
MDARD-Farmland and Open Space Program, PO	Box 30449, Lansing 48909
*Please do not send multiple copies of applicatio mailings without first contacting the Farmland P	ons and/or send additional attachments in separate Preservation office.
Please verify the following regarding Reviewing Agencies (sending a copy to reviewing agencies is required):	Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:
COPY SENT TO:	Copy of Deed or Land Contract (most recent showing <u>current ownership</u> )
County or Regional Planning Commission	Copy of most recent Tax Bill (must
Conservation District	include tax description of property)
Township (if county has zoning authority)	Map of Farm
City (if land is within 3 miles of city boundary)	Copy of most recent appraisal record
Village (if land is within 1 mile of village boundary)	Copy of letters from review agencies (if available)
	Any other applicable documents

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



## FAIRFIELD TOWNSHIP 2018 WINTER TAX BILL

MESSAGE TO TAXPAYER	PAYMENT INFORMATION
IF PAYING BY MAIL AND YOU NEED A RECEIPT, PLEASE	This tax is payable Dec. 1, 2018 thru Feb. 14, 2019
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	Pay by mail to: FAIRFIELD TOWNSHIP MARTHA OARD, TREASURER P O BOX 286 JASPER, MI 49248
9:00 AM - 1:00 PM PHONE # 517-436-6400	TAX DETAIL
PROPERTY INFORMATION Property Assessed To: ZENK, GERARD J & BONNIE D	Taxable Value: 52,252 Class: 101 State Equalized Value: 158,100 Assessed Value: 158,100 P.R.E. %: 100
12507 SAND CREEK HWY SAND CREEK, MI 49279	Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1,000 of Taxable Value.
School: 46130 SAND CREEK	Amounts with no millage are either Special Assessments or other charges added to this bill.
Property #: FA0-201-3050-00	DESCRIPTION MILLAGE AMOUNT
Property Addr:13000 ARNOLD HWY BLK Legal Description: N 55 ACRES OF W 1/2 OF SW 1/4 SEC 1	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 DEBT         130000         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	Total Tax: \$1,004.22
Twn/Cty: JULY 1 - JUNE 30 School: JULY 1 - JUNE 30	Administration Fee: \$9.51
State: OCTOBER 1 - SEPTEMBER 30 Does NOT affect when the tax is due or its amount.	Total Amount Due: \$1,013.73

# Fairfield Township

## T.8-9S. - R.3

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Lenawee, MI

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TAX CEI	NAWEE C	NO.	TREASUR	FR 03
	FEB	11	2003	
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**REAL ESTATE** TRANSFER TAX 121.00-00 \$ 825.00-ST STRMP 8103

LIBER 2096 PAGE 310

STATE OF MICHIGAN LENAWEE COUNTY RECORDED 11 FEB 2003 10:46:05 AM VICTORIA J. DANIELS REGISTER OF DEEDS

WARRANTY

LENAWEE COUNTY FEBRUARY 11. 2003

RECEIPT #48214

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.

day of FERROARY Dated this Signed in the presence of :

2003

Signe EL. Wesle ies. Trustee

STATE OF FLORIDA County of PINELLAS

) 85 )

The foregoing instrument was acknowledged before me this 40 day of FARMARY by Wesley P. Ries, Trustee of The Wesley P. Ries Declaration of Inter Vivos Trust, dated April 29, 1992

OL

Notary Public, County of Pinellas State of FL My commission expires

DAVID L. DRAKULICH Notary Public, State of Florida A A My comm. expires June 16. 2006 No. DD 126150

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

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

₩9 - 2/21/19 LCPC Agenda Packet

	Michigan FARMLAND AND OPEN SPACE PRESERVATION PROGRAM	Local Governing		AL USE ON	<u>LY</u>
		Date Received			
	Application for Farmland Agreement	Application No	):		
Pa	rt 361 of the Natural Resources and Environmental	State:			
Pro	ptection Act, 1994 Act 451 as amended, more	Date Received			
cor	mmonly known as PA 116.	Application No	):		
ne	ease print or type. Attach additional sheets as eded. Please read the Eligibility and Instructions cument before filling out this form.			-	
<u></u>	ALL APPLICATIONS MUST BE APP ON OR BEFORE NOVEMBER 1 IN ORDER T				
Ι.	Personal Information: 1. Name(s) of Applicant:				
	Last		First		Initial
	(If more than two see #15)				
	(If more than two see #15)Last		First		Initial
	Marital status of all individual men listed on application,		indicate st	atus after ea	ch name:
	2. Mailing Address:				
	Street	City		State	Zip Code
	3. Telephone Number: (Area Code) ( )				
	4. Alternative Telephone Number (cell, work, etc.): (Area	a Code) ( )			
	5. E-mail address:				
II.	Property Location (Can be taken from the Deed/Land C 6. County: 7.		Village:		
	8. Section No Town No	Ran	ge No		
111.	<ul> <li>Legal Information:</li> <li>9. Attach a clear copy of the deed, land contract or me</li> <li>10. Attach a clear copy of the most recent tax assessmentation in the land described above of th</li></ul>	nent or tax bill with e? □Yes □N	n complete o	tax description	on of property.
	12. Does the applicant own the mineral rights? Ye If owned by the applicant, are the mineral rights lear Indicate who owns or is leasing rights if other than Name the types of mineral(s) involved:	sed?   Yes			
	13. Is land cited in the application subject to a lease ag something other than agricultural purposes: Yes number of acres involved:	s ☐ No If "Yes", ir	ndicate to w	hom, for wh	at purpose and the
	14. Is land being purchased under land contract Yes Name:		nuicate ver	uur (sellers)	·
	Street 14a. Part 361 of the Natural Resources and Environme vendor (sellers) must agree to allow the land cited the land contract sellers sign below. (All sellers mu Land Contract Vendor(s): I, the undersigned, under	d in the applicatio ust sign).	n to be enr	olled in the p	orogram. Please have
	into the Farmland and Open Space Preservation F	Program.			

Date

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 Corporation Estate	joint or common interest in Limited Liability ( Trust		_ Partnership Association
	blicable, list the following: Individu surer; or Trustee(s); or Members;			Vice President, Secretary,
Nam	e:		Tit	ile:
Nam	e:		Tit	ile:
Nam	e:		Tił	tle:
Nam	e:		Ti	tle:
	(Addit	ional names may be attach	-	eet.)
IV.	Land Eligibility Qualifications: Ch This application is for:	eck one and fill out correct	section(s)	
	a. 40 acres or more	► complete only S	Section 16 (a thru g);	
	b. 5 acres or more but les	s than 40 acres	→ complete onl	ly Sections 16 and 17; or
	c. a specialty farm	complete only	Sections 16 and 18.	
16.	a. Type of agricultural enterpris		,	
	<ul><li>c.Total number of acres being a</li><li>d. Acreage in cultivation:</li><li>e. Acreage in cleared, fenced, ir</li></ul>	s farm opplied for (if different than pproved pasture, or harves	above): sted grassland:	
	f. All other acres (swamp, woods			
	g. Indicate any structures on the	e property: (If more than on	ie building, indicate t	ne number of buildings):
	No. of BuildingsResidence: Silo: Grain Storage Poultry House: Other: (Indicate)	e Facility: Milking Parlor:	_ Grain Drying Faci	Tool Shed: ility: < House:
1	7. To qualify as agricultural land average gross annual income	of 5 acres or more but less	than 40 acres, the la	and must produce a minimum
	Please provide the average gr immediately preceding this ap			ble land during 2 of the last 3 years ts (not from rental income):
\$ <u></u>	:		= \$	(per acre)
	total income	total acres of tillable	land	
1	8. To qualify as a specialty farm, produce a gross annual income average gross annual income agricultural products: \$ Please note: specialty farm de	e from an agricultural use of during 2 of the last 3 years	of \$2,000.00 or more immediately preced	<ul> <li>If a specialty farm, indicate ing application from the sale of</li> </ul>

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

V. Signature(s):

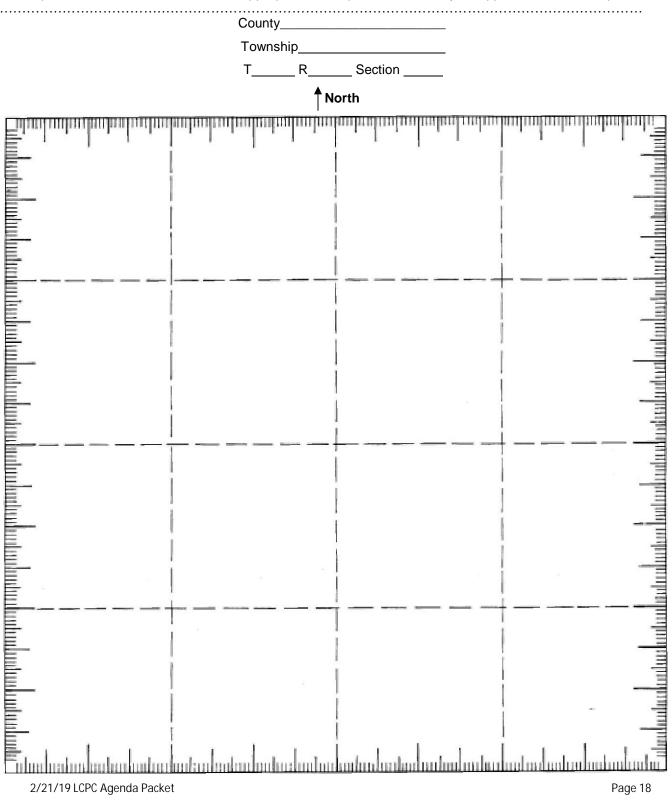
20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

(Signature of Applicant)	(Corporate Name, If Applicable)
(Co-owner, If Applicable)	(Signature of Corporate Officer)
(Date)	(Title)
ALL APPLICATIONS MUST BE APPRO ON OR BEFORE NOVEMBER 1 IN ORDER TO B	
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 🛛 🛛 🗖	Pate of approval or rejection:
(If rejected, please attach statement from Local Governir	ng Body indicating reason(s) for rejection.)
Clerk's Signature:	
Property Appraisal: \$is the curr	ent fair market value of the real property in this application.
attachments, etc. are returned to the applicant. App If approved, applicant is notified and the original app letters of review/comment from reviewing agencies ( MDARD-Farmland and Open Space Program, PC	ays stating reason for rejection and the original application, licant then has 30 days to appeal to State Agency. plication, all supportive materials/attachments, and if provided) are sent to:
mailings without first contacting the Farmland	
Please verify the following regarding Reviewing Agencies (sending a copy to reviewing agencies is required):	Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:
COPY SENT TO:	Copy of Deed or Land Contract (most recent showing <u>current ownership</u> )
County or Regional Planning Commission	Copy of most recent Tax Bill (must include <u>tax description</u> of property)
Township (if county has zoning authority)	Map of Farm
City (if land is within 3 miles of city boundary)	Copy of most recent appraisal record Copy of letters from review agencies (if available)
Village (if land is within 1 mile of village boundary)	Any other applicable documents
	-L

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

- 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.





## **Lenawee County Planning Commission**

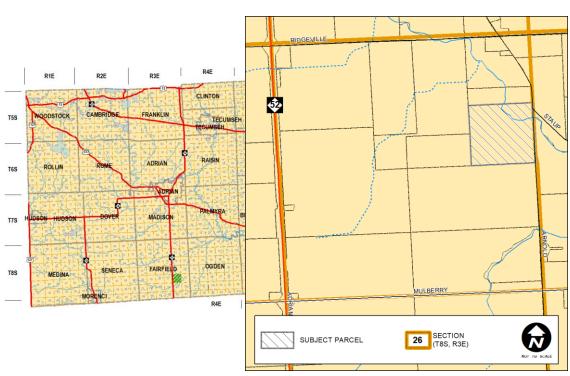
Staffed by the Region 2 Planning Commission (R2PC) 120 W. Michigan Avenue • Jackson, MI 49201 Phone (517) 788-4426 • Fax (517) 788-4635

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:
	<ul> <li>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'.</li> <li>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.</li> <li>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 ≥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 ÷ 30.5 acres).</li> </ul>
Staff Advisement:	Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend <b>APPROVAL WITH COMMENTS</b> of the PA 116 application to the Fairfield Township Board, provided that the gross annual income per acre is ≥\$200.00.

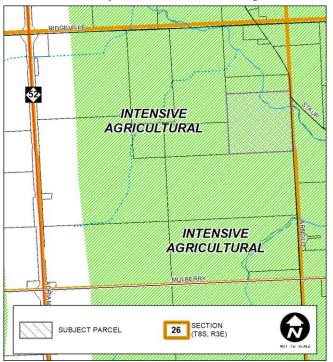
## Attachment(s):

- 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



<complex-block>

Maps 3a Aerial Photograph

Map 3b Aerial Photograph



Michigan	FARMLAND AND OF PRESERVATION P		Local Governing Bo	DFFICIAL USE ON dy:	LY
- 10	FRESERVATIONF	ROGRAM			14
AGAINCULTURE	Application for Farmla	nd Agreement	Date Received Application No:	02-2019	
Devt 0.04 - 64			State:	••••••	
	he Natural Resources an ct, 1994 Act 451 as ame		Date Received		
	nown as PA 116.		Application No:		1
needed. Ple	or type. Attach additiona ase read the Eligibility before filling out this for	and Instructions			
		TIONS MUST BE APP			
I. Personal 1. Name	Information: e(s) of Applicant:	Zenk	G	ERARD	T
(If more	than two see #15)	Last		<u>sanı</u> rst	D Initial
Marital s 🕅 N	tatus of all individual me /arried Single				
2. Mailin	g Address: <u>13507 St</u> Street	UD CAEEK HWY	SAPDCREEK City	MT State	<u>49279</u> Zip Code
3. Telepl	hone Number: (Area Coo	le) (517) <u>436-3</u>	248		
4. Alterna	ative Telephone Number	(cell, work, etc.): (Area	a Code) ( 517 ) <u>26</u>	0-5493	
5. E-mai	address: <u>9 Zenk</u>	@ SAND CAEL	KTELCO COM		
6. Count	Location (Can be taken y: <u>LevAwce</u>	7. 7	Fownship, City or Villa	ge: FAIRField	Q
8. Sectio	n No. <u>26</u>	Town No <del>?</del> - 9	S Range N	lo. <u>3E</u>	
10. Atta 11. Is th	ormation: h a clear copy of the dee ch a clear copy of the mo ere a tax lien against the s", please explain circum	ost recent tax assessm land described above	ent or tax bill with con ?            Yes	nplete tax descripti	
lf ow Indi	s the applicant own the m ned by the applicant, are cate who owns or is leas ne the types of mineral(s	the mineral rights least ing rights if other than t	sed?  Yes No the applicant:		
13. Is lar som	nd cited in the application ething other than agricult	subject to a lease agr ural purposes:  Yes	No If "Yes", indica	ate to whom, for wh	at purpose and the
Nar	ber of acres involved: nd being purchased unden me:			ate vendor (sellers)	):
Ado	dress:Stre		City	State	Zip Code
ver	rt 361 of the Natural Res ndor (sellers) must agree land contract sellers sign	ources and Environme to allow the land cited	ental Protection Act, 1 I in the application to	994 Act 451 as an	nended, states that the
	nd Contract Vendor(s): I, o the Farmland and Oper			ermit the land cited	l in this application

Signature of Land Contract Vendor(s) (Seller)

Date

Application for Farmland Agreement

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 inter- Corporation Limited Liab Estate Trust	est in the land Dility Company Partnership Association
f app Freas	blicable, list the following: Individual Names if more than surer; or Trustee(s); or Members; or Partners; or Estate	2 Persons; or President, Vice President, Secretary, Representative(s):
Nam	e:	Title:
Nam	e:	Title:
Nam	e:	Title:
Vam	e:	Title:
	(Additional names may be a	attached on a separate sheet.)
v.	Land Eligibility Qualifications: Check one and fill out co This application is for:	prrect section(s)
	a. 40 acres or more►complete o	nly 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	
	a. Type of agricultural enterprise (e.g. livestock, cash	-
16.	CAGH CAADS	
16.	CASH CROPS	
16.	b. Total number of acres on this farm_ <u>37.5</u>	than above):
16.	CASH       CAOPS         b. Total number of acres on this farm       37.5         c.Total number of acres being applied for (if different         d. Acreage in cultivation:       30.5         e. Acreage in cleared, fenced, improved pasture, or h	than above):arvested grassland:
16.	CASH       CAOPS         b. Total number of acres on this farm	than above): arvested grassland: CRP - WATER WAY
16.	CASHCAOPSb. Total number of acres on this farm37.5c. Total number of acres being applied for (if differentd. Acreage in cultivation:30.5e. Acreage in cleared, fenced, improved pasture, or hf. All other acres (swamp, woods, etc.)77AcAESg. Indicate any structures on the property: (If more that	than above):
16.	CASHCAOPSb. Total number of acres on this farm37.5c. Total number of acres being applied for (if differentd. Acreage in cultivation:30.5e. Acreage in cleared, fenced, improved pasture, or hf. All other acres (swamp, woods, etc.)77AcAESg. Indicate any structures on the property: (If more that	than above):
16.	CASH       CAOPS         b. Total number of acres on this farm       37.5         c.Total number of acres being applied for (if different d. Acreage in cultivation:       30.5         e. Acreage in cleared, fenced, improved pasture, or h f. All other acres (swamp, woods, etc.)       7         g. Indicate any structures on the property: (If more that No. of Buildings Q)       Residence:	than above): arvested grassland: CRP - WATER WAY an one building, indicate the number of buildings): Barn:Tool Shed:
16.	CASH       CAOPS         b. Total number of acres on this farm	than above): arvested grassland: CRP - WATER WAY

average gross annual income of \$200.00 per acre from the sale of agricultural products.

2/21/dsec/provided the adverage 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):

## Application for Farmland Agreement

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

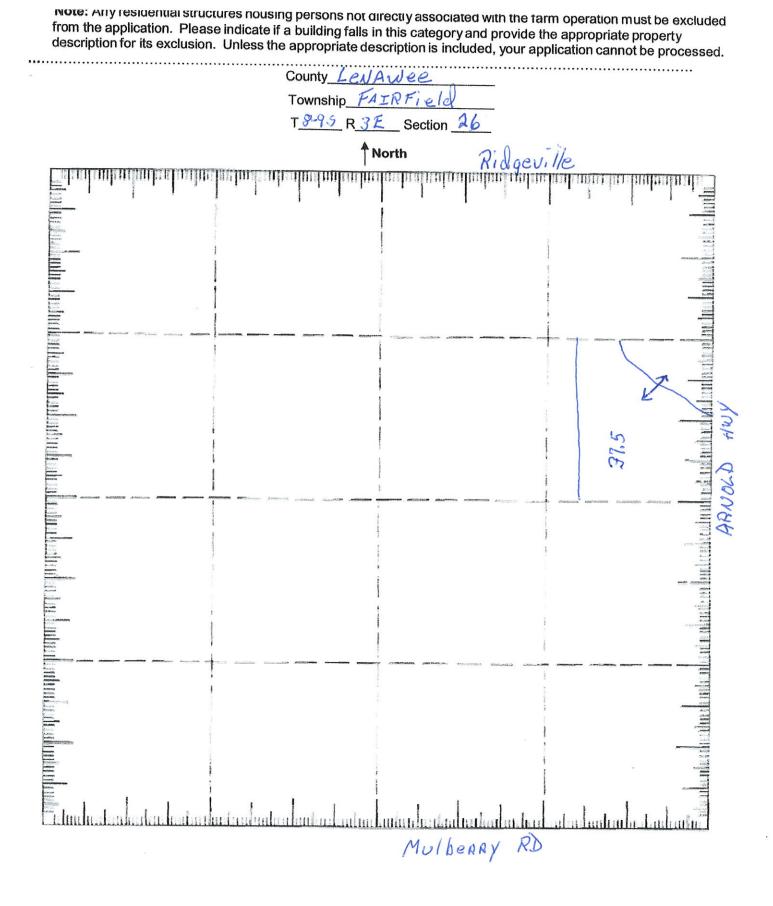
V. Signature(s):

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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.

Derard Just				
(Signature of Applicant)	(Corporate Name, If Applicable)			
Bonnie (Q. Zeul				
(Co-owner, If Applicable)	(Signature of Corporate Officer)			
<u>/-/0-/9</u> (Date)				
(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	g Body indicating reason(s) for rejection.)			
Clerk's Signature:				
Property Appraisal: \$is the curre	nt fair market value of the real property in this application.			
<ul> <li>II. Please verify the following:</li> <li>Upon filing an application, clerk issues receipt to the landowner indicating date received.</li> <li>Clerk notifies reviewing agencies by forwarding a copy of the application and attachments</li> <li>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.</li> <li>If approved, applicant is notified and the original application, all supportive materials/attachments, and</li> </ul>				
letters of review/comment from reviewing agencies (i	f provided) are sent to:			
MDARD-Farmland and Open Space Program, PO				
*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):	Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:			
COPY SENT TO:	Copy of Deed or Land Contract (most recent showing <u>current ownership</u> )			
County or Regional Planning Commission	Copy of most recent Tax Bill (must			
Conservation District	include <u>tax</u> <u>description</u> of property)			
Township (if county has zoning authority)	Map of Farm			
City (if land is within 3 miles of city boundary)	Copy of most recent appraisal record			
Village (if land is within 1 mile of village boundary)	Copy of letters from review agencies (if available)			
	Any other applicable documents			

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



## FAIRFIELD TOWNSHIP 2018 WINTER TAX BILL

MESSAGE TO TAXPAYER	PAYMENT INFORMATION
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	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
9:00 AM - 1:00 PM PHONE # 517-436-6400  PROPERTY INFORMATION  Property Assessed To:     ZENK, GERARD J     12507 SAND CREEK HWY     SAND CREEK, MI 49279  School: 46130 SAND CREEK	TAX DETAIL         Taxable Value: 32,570 Class: 101         State Equalized Value: 100,000         Assessed Value: 100,000         P.R.E. %: 100         Taxes are based upon Taxable Value.         1 mill equals \$1.00 per \$1,000 of Taxable Value.         Amounts with no millage are either Special
School: 46130 SAND CREEK Property #: FA0-126-2780-00	Assessments or other charges added to this bill.
Property Addr: 1100 ARNOLD HWY BLK Legal Description: E 1/2 OF NE 1/4 EX N 42.5 ACRES SEC 26	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
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: \$633.22 Administration Fee: \$5.93 <b>Total Amount Due: \$639.15</b>

# Fairfield Township

#### T.8-9S. -R

Fairfield Iownship	T.8-9S R
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John Strantz     Trantz     Here     Here     149.8     1     59.1     80.6     Hall 32.5     Opr sal     Faits?     Wyckot/ weitrich, diebe v       D&L     Betz     200.8     1     36.4     Hildrard     75.3     B&D     Galup     Faits?     Wyckot/ weitrich, diebe v       Pickles     Betz     200.8     1     36.4     Richard     75.3     B&D     Galup     Faits?     Wayne is otheral, so is	Trust 1
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e Londa J Gerard&Bonhie Jig John Jack 80.5 Bolly & Alice W Kent & A	INS Oprsal 156.3 Zenk
Gilles- Pie Ramon 45 Bros 116.6 B&T et 17.9 Robert Luck & 2 Rad Obert Double Brown 8 Raymond 4 478 tax Gallup 24.2 a.2 a. Barles 1 164.6 100.8 Farm Raymond Raymond Tack	Family K Fe
Sz.6 5 Hovee J Gallup Farms 494 Farms 64.9 Julie Jone 198.6 9 Okeil Hatthew 0 14.2 Kark & Sher Bore Inc. 494 Bovee 1 Wark 64.9 Julie Janne 138.6 9 Okeil 0 114.2 Kark & Kark	102.8 Mar Mark 73.1 Op Pri Oprsal 78.1 Alice
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Un vielden und and and and and and and and and and a	1.

Lenawee, MI

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13140 (C) (For use by: ACA, FCB, FLCA, PCA) Page 1 of 2	LIBER 1178 PAGE 622
	LIMITED WARRANTY DEED
x ∞ <sup>0</sup> ≻	THIS INDENTURE, made this <u>25th</u> day of <u>November</u> , 19 <u>91</u> , between <u>Farm Credit Bank of St. Paul</u>
	a federally chartered corporation, with a post office address of 375 Jackson Street, St. Paul, MN 55101
25 25 1/1.	party of the first part, and Gerard J. Zenk, a married man
ADR	
	whose post office address is <u>12497 Arnold Hwy.</u> , 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
Recording Information	consideration of the sum of

(\$ 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 \_\_\_\_\_\_, and State of \_\_\_\_\_\_, and State of \_\_\_\_\_\_, to-wit:

The East ½ of the Northeast ½ EXCEPTING AND RESERVING THEREFROM the North 42½ acres thereof, leaving 37½ 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

LENAWER COUNTY TREASURER TAX CERTIFICATE NO. 3233

2 Care Sugar

subject to all existing casements and rights of way; also subject to all taxes on said premises for the year 19 <u>...</u> 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.

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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.

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		<ul> <li>** Distangent () inc.</li> </ul>	
	1340 (C) Page 2 of 2		
		LIBER 1178 PAGE 623	
	IN WITNESS WHEREOF, the said party of the first part, has caused	these processes to be served to the	
	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.		
	WITNESSESS:		
	But To A.	FARM CREDIT BANK OF ST. PAUL	
	Barbara R. Holkins	By: PalEWague	
	A Dala K. HOLKINS		
	Descance E. M.Mahon	Paul E. Wagner Mgr., Special Credit	
	Suzame E. Mc Mahon	(Title)	
		of Farm Credit Services of Southeastern	
		Michigan, FLCA	
		Acting as Attorney-in-fact for Farm Credit Bank of St. Paul.	
	or		
		Ву:	
		(Name) (Title)	
		60000 F	
	STATE OF Michigan		
	COUNTY OF Lenawee		
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	The foregoing instrument was achieved advert		
	The foregoing instrument was acknowledged before me on (date)	November 25, 1991	
	9 - Farm Credit Sorvia an af a	(lile) Manager, Special Credit	
and the second state of the second state of the second state of the	as Anomey-in-foct, on behalf of Farm Credit Bank of St. Paul.	-zeits_Fl-UA	
	12 . 21		
	Darkan TOU, C		
	Barbara R. Holkins		
and a second	Notary Public, Jackson County, Michigan Acting in Lenawee County, Michigan	My commission expires February 00	
	Acting in Lenawee County, Michigan	repruary 22 19 94	
	STATE OF		
	)		
	COUNTY OFSS.		
And and a second se			
	The foregoing instrument was acknowledged before me on (date) by (name)		
(	of, (	(iile)	
c	on behalf of said corporation.		
		ч.	
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	large D (II)		
Δ	lotary Public, County,	_ My commission expires	
т	his instrument was drafted by: B.R. Holkins		
-	P.O. Box 459		
	Adrian, MI 49221		
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2/21/19 LCPC Agend	a Packet	Pade 29	

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	FARMLAND AND OPEN SPACE PRESERVATION PROGRAM Application for Farmland Agreement	Application No:		
Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.		State: Date Received Application No:		
ne	ease print or type. Attach additional sheets as eded. <b>Please read the Eligibility and Instructions</b> cument before filling out this form.	Approved:	Rejected_	
	ALL APPLICATIONS MUST BE AP ON OR BEFORE NOVEMBER 1 IN ORDER T			
Ι.	Personal Information: 1. Name(s) of Applicant: Last		First	Initial
	(If more than two see #15)			
	Last Marital status of all individual men listed on application Married Single		First ndicate status after ea	Initial ach name:
	2. Mailing Address: Street	City	State	Zip Code
	3. Telephone Number: (Area Code) ( )			
	4. Alternative Telephone Number (cell, work, etc.): (Are			
	5. E-mail address:	<i>,</i> , , <u> </u>		
II.	Property Location (Can be taken from the Deed/Land C 6. County: 7.	Contract)		
	8. Section No Town No	Range	e No	
111.	<ul> <li>Legal Information:</li> <li>9. Attach a clear copy of the deed, land contract or me</li> <li>10. Attach a clear copy of the most recent tax assess</li> <li>11. Is there a tax lien against the land described above If "Yes", please explain circumstances:</li> </ul>	ment or tax bill with o e? □Yes □No	complete tax descripti	on of property.
	12. Does the applicant own the mineral rights? Ye If owned by the applicant, are the mineral rights lear Indicate who owns or is leasing rights if other than Name the types of mineral(s) involved:	ased? 🗌 Yes 🗌 N		
	<ul> <li>13. Is land cited in the application subject to a lease ag something other than agricultural purposes: Yes number of acres involved:</li></ul>	greement (other than s	licate to whom, for wh	nat purpose and the
	Name: Address:			
	Street 14a. Part 361 of the Natural Resources and Environm vendor (sellers) must agree to allow the land cite the land contract sellers sign below. (All sellers m	ed in the application		nended, states that the
	Land Contract Vendor(s): I, the undersigned, und into the Farmland and Open Space Preservation		permit the land cited	I in this application

Date

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):

	<pre> 2 or more persons having  Corporation  Estate</pre>	a joint or common interes Limited Liabili Trust		Partnership Association	
	licable, list the following: Indivio surer; or Trustee(s); or Member			lent, Vice President, Secr	etary,
Name	9:			Title:	
Name	e:			Title:	
Name	e:			Title:	
Name	9:			Title:	
	(Ad	ditional names may be atta	ached on a separat	e sheet.)	
IV.	Land Eligibility Qualifications: ( This application is for:	Check one and fill out corr	ect section(s)		
	a. 40 acres or more –	► complete onl	y Section 16 (a thru	ı g);	
	b. 5 acres or more but le	ess than 40 acres	→ complete	e only Sections 16 and 17	; or
	c. a specialty farm -	complete or	ly Sections 16 and	18.	
16.	a. Type of agricultural enterpr		. ,		
	b. Total number of acres on t c.Total number of acres being	his farm			
	d. Acreage in cultivation:				
	e. Acreage in cleared, fenced				
	<ul><li>f. All other acres (swamp, woo g. Indicate any structures on f</li></ul>				
			<b>U</b>	·	
	No. of BuildingsResidence Silo: Grain Store	): 	Barn:	Tool Shed:	
	Silo: Grain Stora	ige Facility: Milking Parlor:	Grain Drying	Facility:	
	Poultry House: Other: (Indicate)	white it g i and i			
1	7. To qualify as agricultural lan average gross annual incom				ninimum
	Please provide the average immediately preceding this a				
\$ <u></u>	:	total acres of tillal	_= \$		(per acre)
	total income	total acres of tillal	ble land		
1	<ol> <li>To qualify as a specialty farr produce a gross annual inco average gross annual incom agricultural products: \$ Please note: specialty farm of</li> </ol>	me from an agricultural us e during 2 of the last 3 yea	se of \$2,000.00 or n ars immediately pre	nore. If a specialty farm, eceding application from t	indicate the sale of

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

V. Signature(s):

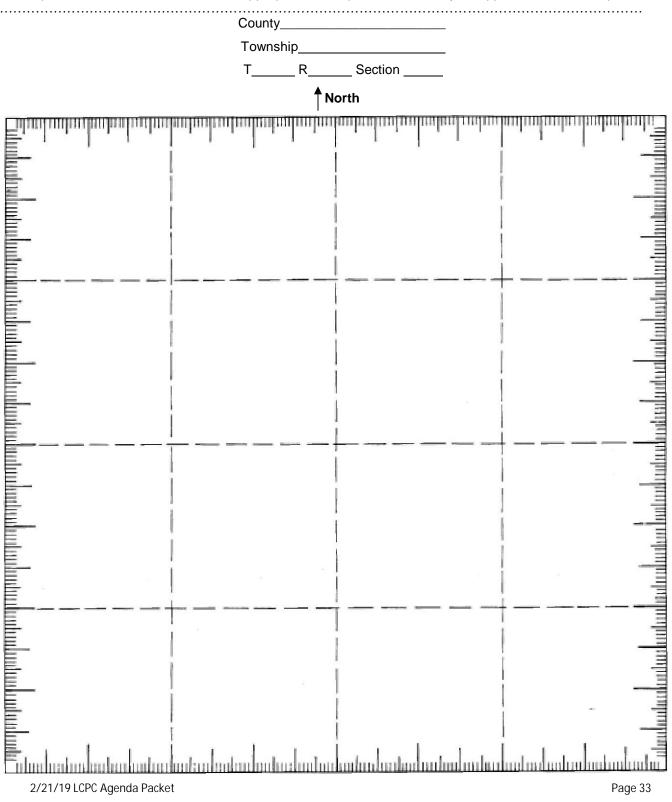
20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

(Signature of Applicant)	(Corporate Name, If Applicable)		
(Co-owner, If Applicable)	(Signature of Corporate Officer)		
(Date)	(Title)		
ALL APPLICATIONS MUST BE APPRO ON OR BEFORE NOVEMBER 1 IN ORDER TO B			
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 <b>Date of approval or rejection:</b>			
(If rejected, please attach statement from Local Governir	ng Body indicating reason(s) for rejection.)		
Clerk's Signature:			
Property Appraisal: \$is the curr	ent fair market value of the real property in this application.		
<ul> <li>Upon filing an application, clerk issues receipt to the landowner indicating date received.</li> <li>Clerk notifies reviewing agencies by forwarding a copy of the application and attachments</li> <li>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.</li> <li>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:</li> <li>MDARD-Farmland and Open Space Program, PO Box 30449, Lansing 48909</li> </ul>			
mailings without first contacting the Farmland	ons and/or send additional attachments in separate Preservation office.		
Please verify the following regarding Reviewing Agencies (sending a copy to reviewing agencies is required):	Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:		
COPY SENT TO:	Copy of Deed or Land Contract (most recent showing current ownership)		
County or Regional Planning Commission	Copy of most recent Tax Bill (must include tax description of property)		
Township (if county has zoning authority)	Map of Farm		
City (if land is within 3 miles of city boundary)	Copy of most recent appraisal record		
Village (if land is within 1 mile of village boundary)	Copy of letters from review agencies (if available) Any other applicable documents		

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

- 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.



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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

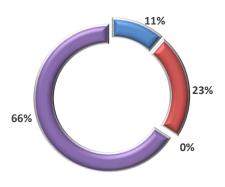
## 2018 LCPC Annual Report

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:

- 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. Liedel 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).

Rezonings 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 marihuana (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



Rezonings (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 <u>www.region2planning.com/lenawee-county-planning-commission</u>—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