



# 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:	DATE: March 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

## 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 February 21, 2019, 2019, Meeting *[ACTION]* ..... 3
5. Request(s) for Review, Comment, and Recommendation
  - a. Consideration of Township Zoning Amendment(s)
    - (1) #19-02 — Riga Township *[ACTION]* ..... 5
  - b. Consideration of PA 116 Farmland Agreement(s)
    - (1) #19-05 — Median Township *[ACTION]* ..... 21
    - (2) #19-06 — Ogden Township *[ACTION]* ..... 41
    - (3) #19-07 — Ridgeway Township *[ACTION]* ..... 55
    - (4) #19-08 — Ridgeway Township *[ACTION]* ..... 67
    - (5) #19-09 — Ridgeway Township *[ACTION]* ..... 81
    - (6) #19-10 — Ridgeway Township *[ACTION]* ..... 95
    - (7) #19-11 — Ridgeway Township *[ACTION]* ..... 107
  - c. Consideration of Master Plan(s) — None
6. Other Business
  - a. Old Business
    - (1) 2019 LCPC Annual Dinner *[DISCUSSION]*
  - b. New Business — None
7. Public Comment *[2 MINUTE LIMIT]*
8. Commissioner Comment
9. Adjournment

*This page is intentionally blank.*



# 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 MINUTES

Thursday, February 21, 2019

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

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

Members Absent: Mr. Bob Behnke, Education Representative; Mr. Keith Dersham, LCPC Secretary; and Mr. Bruce Nickel

Others Present: Mr. Grant Bauman, LCPC Staff/Recording Secretary.

*The meeting was delayed in order to obtain a quorum. Those Commissioners in attendance discussed the 2019 LCPC Annual Dinner prior to the official start of the meeting. The venue selected for the event was the University Center Conference Room at Siena Heights University with a catered meal by Chartwells. The preferred menu was 'Taste of the South'. Brett Hanlon, Michigan Economic Development Corporation (MEDC), was selected as the preferred speaker. His topic would be the MEDC's Redevelopment Ready Communities (RRC) Program. The alternate speaker selected was Tim Robinson, Lenawee Now.*

Item 1 **Call to order.** The meeting was called to order at 7:05 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 02/21/19 meeting agenda for approval, requesting the addition of a PA 116 application in Blissfield Township as Item #5.b.(3).

A motion was made by Comm. Tillotson, and seconded by Comm. Bolton, to approve the February 21, 2019, meeting agenda as amended. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 1/17/19 meeting minutes for approval.

A motion was made by Comm. Bolton, and seconded by Comm. Tillotson, to approve the January 17, 2019, meeting minutes as presented. *The motion passed unanimously.*

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

a. **Consideration of Township Zoning Amendment(s).** — None.

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

- (1) **#19-02 | Fairfield Township.** Commissioners reviewed a proposed agreement for a property located on Arnold Highway in Section 1 (T9S,R3E) of Fairfield Township, noting errors/omissions regarding questions #8, #15, #16, #17, and #18 on the application (see the staff report).

A motion was made by Comm. Tillotson, and seconded by Comm. Bolton, to recommend approval with comments as advised by staff (see the staff report). *The motion passed unanimously.*

- (2) **#19-03 | Fairfield Township.** Commissioners reviewed a proposed agreement for a property located on Arnold Highway in Section 26 (T8S,R3E) of Fairfield Township, noting errors/omissions regarding questions #8, #15, #17 and #18 on the application (see the staff report).

A motion was made by Comm. Tillotson, and seconded by Comm. Witt, to recommend approval with comments, provided that the gross annual income per acre is  $\geq$ \$200.00, as advised by staff (see the staff report). *The motion passed unanimously.*

- (3) **#19-04 | Blissfield Township.** Commissioners reviewed a proposed agreement for a property located on Blissfield Highway in Section 6 (T7S,R5E) of Blissfield Township, noting that there were no errors/omissions.

A motion was made by Comm. Bolton, and seconded by Comm. Witt, to recommend approval as advised by staff (see the staff report). *The motion passed unanimously.*

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

Item 6 **Other Business**

- a. **Old Business.** — None.

- b. **New Business**

- (1) **2018 LCPC Annual Report.** Staff summarized the Commission's annual report prepared for 2018 and requested its approval so that it can be forwarded to the County Board of Commissioners. Comm. Liedel requested a spelling correction regarding her name in Item #1 and staff clarified that the title of Item #2 should read '2018 LCPC Accomplishments'.

A motion was made by Comm. Bolton, and seconded by Comm. Witt, to approve the *2018 LCPC Annual Report* as corrected. *The motion passed unanimously.*

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — Comm. Bolton informed the Commission that the next Lenawee County Legislative Dinner will be held on May 29<sup>th</sup> or May 30<sup>th</sup>.

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

Respectfully submitted,



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

## COORDINATED ZONING REPORT | #19-02

**To:** County Planning Commissioners  
**From:** Grant E. Bauman  
**Date:** March 21, 2018

### Proposal: Text Amendments Regarding ‘Solar Energy Facilities’ to the Riga Township Zoning Ordinance

The Riga Township Planning Commission developed a series of text amendments which would regulate ‘Solar Energy Facilities’. The amendments can be described as follows:

- The addition of regulations regarding ‘Solar Energy Facilities’ as Sec. 7.27.
- The addition of ‘Solar Energy Facilities’ to the listing of uses requiring ‘Site Plan Review and Approval’ as Sec. 7.24.3.b.1.w (see Page 8 of the report).
- The addition of ‘Solar Energy Facilities’ to the listing of conditional uses in the Agricultural District as Sec. 10.03.22.
- The addition of ‘Solar Energy Facilities’ to the listing of conditional uses in the Industrial District as Sec. 13.03.15.
- The addition of definitions regarding ‘Solar Energy Facilities’ to Sec. 16.01

### Analysis and Recommendation

**CZC Staff Analysis** – It appears that a public hearing on the proposed ordinance took place on September 4, 2018. A substantial amount of time has occurred since that hearing and staff assumes that changes have been made to the draft ordinance since that time. Consideration should be given to holding a new public hearing before the township planning commission. Staff made various comments to the amendment and advises the inclusion of the Light Industrial (LI) District (see below). Staff comments/suggested changes are located on the right-hand side of the amendment. Advised amendments are displayed in red.

Commented [GB31]: Example.

RIGA TOWNSHIP  
LENAWEE COUNTY, MICHIGAN  
ORDINANCE NO. 2018-\_\_\_\_\_

*An ordinance to amend Article VII of the Riga Township Zoning Ordinance by adding a Section 7.27 regarding solar energy facilities within the Township; adding large solar energy facilities (Solar Farms) to the listings of conditional uses in the Agricultural (AG) and Industrial (I) Districts; and the replacement, deletion, and addition of associated definitions to Article XVI.*

### The Township of Riga ordains:

#### Section 1. Amendment to Article VII

Article VII of the Riga Township Zoning Ordinance is amended by adding a Section 7.27 entitled Solar Energy Facilities, as follows:

Section 7.27. SOLAR ENERGY FACILITIES. Sunlight is utilized to generate energy through a facility consisting of one (1) or more solar devices under common ownership or operational control. Such a facility may include, but not be limited to, substations, cables/wires and other buildings and accessory structures whose main purpose is to supply energy on-site or to off-site customer(s):

- 1. LARGE SOLAR ENERGY FACILITY (SOLAR FARM). The purpose of this Subsection is to establish minimum requirements and regulations for the placement, construction and modification of large solar energy facilities (Solar Farms), as defined in Article XVI, while promoting the safe, effective, and efficient use of such energy facilities as a conditional use in specified zoning districts.
  - a. Location. All large solar energy facilities (Solar Farms) are limited to the Agricultural (AG), Industrial (I) and Light Industrial (LI) districts.
  - b. REGULATIONS AND DESIGN STANDARDS. All large solar energy facilities (Solar Farms) shall comply with the following minimum regulations and design standards.
    - 1. DESIGN STANDARDS.
      - a. MINIMUM LOT SIZE. No large solar energy facility (Solar Farm) shall be erected on any Lot less than twenty (20) acres in size.  
MAXIMUM LOT COVERAGE: Large solar energy facilities shall comply with the underlying zoning district's maximum lot coverage requirements. However, PV solar panels shall be excluded from this calculation.
      - b. MAXIMUM HEIGHT. The maximum height for a solar panel shall be fourteen (14) feet. The maximum height of a Power Switchyard (as defined in Article XVI) shall not exceed the minimum height needed to tie into electric transmission lines. The height of all other buildings and accessory structures shall comply with the maximum building height requirements of the applicable zoning district in which the Solar Farm is located. The height of required lightning rods attached to the Power Switchyard or Solar Farm related equipment shall not be subject to the foregoing height limitations. The height of lightning rods shall be limited to that height necessary to protect the Power Switchyard and Solar Farm equipment from lightning.
      - c. SETBACKS. Large solar energy facility (Solar Farm) solar arrays and other structures shall be set back thirty feet (30) from all lot lines and public road rights-of-way, or the district setbacks stated in the underlying zoning district, whichever is greater. In addition, large solar energy facility (Solar Farm) solar arrays and other structures must be located at least one hundred (100) feet from all existing RA Residential, NS Neighborhood Service Commercial or MH Mobile Home Park district land and existing residences at the time the Solar Farm is granted conditional use approval, unless the lot is comprised of a portion of the lot containing the residence. In addition, large solar energy facility (Solar Farm) solar arrays and other structures shall not be located

**Commented [GB32]:** According to this, Solar Farms should also be added to the listing of conditional uses in the LI District (as Sec. 13A.03.5)

**Commented [GB33]:** These panels are simply referred to as 'solar arrays' in other subsections. A single term should be chosen and used throughout the section for the sake of conformity.

**Commented [GB34]:** The need to adhere to Sec. 7.13 (Essential Services) should also be listed. For example, Sec. 7.13.1 requires a 200-ft. setback from the nearest road for electric utility towers which support main feeder lines.

**Commented [GB35]:** Was the General Commercial/Business (GC) district also considered?

within a fifty foot (50') drain easement. When a large solar energy facility (Solar Farm) comprises of lots of more than one owner, the internal setback shall not apply.

d. SAFETY/ACCESS.

- 1. Security fencing shall be installed around all electrical equipment related to the Solar Farm including, but not limited to, transformers and transfer stations.
- 2. Appropriate warning signage shall be placed at safe intervals at the entrance and perimeter of the large solar energy facility (Solar Farm).
- 3. A safety plan shall be in place and updated regularly with the fire department having jurisdiction over the Solar Farm.

e. NOISE. No operating large solar energy facility (Solar Farm) shall produce noise that exceeds any of the following limitations.

- 1. Forty-five (45) dBA, as measured at the property line of any adjacent RA Residential, NS Neighborhood Service Commercial or MH Mobile Home Park zoned land in existence at the time the Solar Farm is granted conditional use approval.
- 2. Forty (40) dBA, as measured at any neighboring residence in existence at the time the Solar Farm is granted conditional use approval, between the hours of nine (9) p.m. and seven (7) a.m.
- 3. Forty-five (45) dBA, as measured at the lot lines of the project boundary.

f. VISUAL APPEARANCE & MAINTENANCE

- 1. Large solar energy facility (Solar Farm) buildings and accessory structures shall utilize materials, textures, and neutral colors customary with Solar Farms and that to the extent which is prudent and feasible will blend the facility into the existing environment.
- 2. Supports shall be constructed to preserve the drainage field tile and/or drainage system. Any broken/missing field tiles shall be repaired and made in operable condition as soon as possible after damage and/or failure.
- 3. An appropriate maintenance plan, including property maintenance of the grounds, shall be presented to the Planning Commission for review and approval.
- 4. Lighting of the large solar energy facility (Solar Farm) shall be limited to the minimum necessary, supplied with down lighting, and in no case shall any illumination from such lighting extend beyond the perimeter of the Solar Farm. A photometric study shall be used to make this determination.
- 5. No large solar energy facility (Solar Farm) shall produce glare that would constitute a nuisance to occupants of

**Commented [GB36]:** Was the General Commercial/Business (GC) district also considered?

**Commented [GB37]:** This requirement may not always apply. Consideration should be given to replacing 'the' with 'any existing'.

**Commented [GB38]:** The use of 'shall' means that a photometric study is always required. There may be cases where this requirement is not needed. Consideration should be given to replacing 'shall' with 'may'.

neighboring properties or to persons traveling neighboring roads. Upon written notice from the Township Building Inspector, or such other person designated by the Township Board, to the owners of the Solar Farm that glare from the Solar Farm is causing a nuisance to occupants of neighboring property or to persons traveling neighboring roads, the owner of the Solar Farm shall have a reasonable time (not to exceed twelve (12) months) from the date of such notice to remediate such glare.

g. MEDIUM VOLTAGE CABLE. All medium voltage cable (as defined in Article XVI) within the project boundary shall be installed underground at a depth in accordance with current National Electrical Code standards and except for Power Switchyards (as defined in Article XVI) or area within a substation. All electrical interconnections and distribution components must comply with all applicable codes and public utility requirements.

**Commented [GB39]:** Consideration should be given to replacing 'area' with 'the area' for grammatical reasons.

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

3. AGREEMENTS/EASEMENTS. If the Lot on which the project is proposed is to be leased, rather than owned, by the owner of the Solar Farm, all property within the project boundary must be included in a recorded easement(s), lease(s), or consent agreement(s) specifying the applicable uses for the duration of the project. All necessary leases, easements, or other agreements between the owner of the Solar Farm and property owners must be in place prior to commencing construction, unless specified otherwise by the conditional use permit.

c. PERMIT APPLICATIONS. An application for a conditional use permit to establish a large solar energy facility (Solar Farm) shall include a complete description of the project and documentation to sufficiently demonstrate that the requirements set forth in this Ordinance will be met. Supporting documentation for addressing the review criteria (required standards and findings for making a conditional use determination) is also to be provided. The Planning Commission and/or Township Board may require any information reasonably necessary to determine compliance with this ordinance.

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

**Commented [GB310]:** Sec. 7.13 (Essential Services) applies to this requirement. Consideration should be given to rewording this section to include a reference to Sec. 7.13.

Prior to issuance of the construction permit, the Township shall require as a condition of approval that the owner of the Solar Farm and Township enter into a decommissioning agreement setting forth a Decommissioning Plan, secured by a

**Commented [GB311]:** Consideration should be given to referencing Sec. 7.27.1.c.7 (Decommissioning Plan).

bond to secure removal of the Solar Farm in the event the use is terminated and abandoned for a period of twelve (12) months. The amount of the bond shall be determined based upon the reasonable cost of land reclamation to seasonal grasses or to an agricultural ready condition, removal, and the salvage value of the Solar Farm.

- d. PROVISIONS FOR CONDITIONAL USE PERMIT REVIEW. In addition to the standards set forth for conditional use approval in Section 7.21, the Solar Farm shall comply with the following standards:
  1. SOLAR FARM DESCRIPTION. The application for the Solar Farm shall identify the Solar Farm buildings and accessory structures, the time period to construct the Solar Farm, the phasing of construction, if any, and the anticipated useful life of the Solar Farm.
  2. ENVIRONMENTAL SITING CONSIDERATIONS. The applicant shall provide evidence of compliance with applicable State of Michigan statutes including, but not limited to: Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act; (MCL 324.3101 et. seq.; Part 91, Soil Erosion and Sedimentation Control (MCL 324.9101 et. seq.) and any corresponding County ordinances; Part 301, Inland Lakes and Streams, (MCL 324.30101 et. seq.); Part 303, Wetlands (MCL 324.30301 et. seq.); Part 365, Endangered Species Protection (MCL324.36501 et. seq.); and such other applicable laws and rules in force at the time the application is considered by the Township Board.
  3. SITE PLANS. Site plans shall conform with Section 7.24 and shall identify (1) all Lots in the Solar Farm, and as to each Zoning Lot, existing and proposed (a) buildings, (b) accessory structures, (c) utilities, (d) transmission lines, (e) solar panels, (f) drainage ways, (g) grades, (h) topographical conditions, (i) vegetation, (j) regulated wetlands, (k) regulated floodplains, (l) regulated and endangered species, and (m) regulated lakes, streams or ponds; (2) required setbacks; (3) access routes to Zoning Lots that are a part of the Solar Farm; (4) proposed road and driveway improvements; (5) any lots within three hundred (300) feet of a large solar energy facility (Solar Farm); (6) proposed transmission lines to and from Power Switchyards and/or between Zoning Lots; (7) proposed signage; and (8) methods for dust and erosion control. All maps and visual representations need to be drawn at an appropriate scale and in accordance with Section 7.24 (required data for detailed site plan).
  4. ENVIRONMENTAL INFORMATION. The Applicant shall provide evidence of compliance with the Environmental Siting Conditions as required in this Section.
  5. HAZARDOUS WASTE. As applicable, the application must include plans for the spill prevention, clean-up, and disposal of fuels, oils, and hazardous wastes.
  6. TRANSPORTATION PLAN FOR CONSTRUCTION AND OPERATION PHASES. Proof of an agreement with the County Road Commission, and the Michigan Department of Transportation (if applicable) regarding any construction phase of the project, is required.
  7. DECOMMISSIONING PLAN. Describe the decommissioning and final land reclamation plan to be followed after the anticipated useful life, or

**Commented [GB312]:** 'Zoning Lot' was a term utilized in the model ordinance. Since this was not utilized by the Township, the reference should simply be to a 'Lot'.

**Commented [GB313]:** Consideration should be given to replacing the reference with 'Site Plan Review and Approval', the title of the section.

**Commented [GB314]:** Consideration should be given to replacing the reference with 'Environmental Siting Considerations', the title of the subsection.

abandonment, or termination of the large solar energy facility (Solar Farm), including evidence of proposed commitments with property owners to ensure proper final reclamation of the Solar Farm with seasonal grasses or to an agricultural ready condition, repairs to roads for damage caused by the Solar Farm, if any, and within twelve (12) months from the notice of abandonment issued by the Township to complete decommissioning and land reclamation.

2. **SMALL SOLAR ENERGY FACILITY.** Notwithstanding other provisions of this Section of the Ordinance, Small Roof-Mounted or Ground-Mounted Solar Energy Facilities shall be considered a permitted use in all zoning districts as an accessory to a principal use. A Small Solar Energy Facility (as defined in Article XVI) shall be required to have appropriate building permits.
  - a. All Small Solar Energy Facilities are subject to the following minimum requirements:
    1. A small solar energy facility shall provide power for the principal use and/or accessory use of the property on which the small solar energy facility is located and shall not be used for the generation of power for the sale of energy to other users, although this provision shall not be interpreted to prohibit the sale of excess power generated from time to time to the local utility company.
    2. A small solar energy facility connected to the utility grid shall provide written authorization from the local utility company to Riga Township acknowledging and approving such connection.
    3. A roof-mounted facility may be mounted on a principal building or accessory building. A roof-mounted facility, whether mounted on the principal building or accessory building, may not exceed the maximum principal building height or accessory building height specified for the building type in the underlying zoning district. In no instance shall any part of the small solar energy facility extend beyond the edge of the roof.
    4. A ground-mounted facility shall not exceed a height of fourteen (14) feet.
    5. The surface area of a ground-mounted facility, regardless of the mounted angle, shall be calculated as part of the overall lot coverage.
    6. A ground-mounted facility or facility attached to an accessory building shall not be located within the required front yard setback.
    7. The minimum ground-mounted small solar energy facility setback distance from the property lines shall be equivalent to the principal building setback of the underlying zoning district.
    8. All mechanical equipment associated with and necessary for the operation of the small solar energy facility shall comply with the following:
      - a. Mechanical equipment shall be screened from any adjacent property that is residentially zoned or used for residential purposes. The screen shall consist of shrubbery, trees, or other non-invasive plant species which provides a visual screen. At least fifty percent (50%) of plants must be evergreen. In lieu of a planting screen, a decorative fence that is at least fifty percent (50%) opaque may be used.
      - b. Mechanical equipment shall not be located within the minimum

- front yard setback of the underlying zoning district.
- c. Mechanical equipment for ground-mounted facilities shall comply with the setbacks specified for principal structures in the underlying zoning district.
  9. Solar panels shall be placed such that concentrated solar radiation or glare shall not be directed onto nearby properties or roadways.
  10. All power transmission lines from a ground-mounted small solar energy facility to any building or other structure shall be located underground.
  11. A small solar energy facility shall not be used to display advertising, including signage, streamers, pennants, spinners, reflectors, ribbons, tinsel, balloons, flags, banners or similar materials. The manufacturers and equipment information, warning, or indication of ownership shall be allowed on any equipment of the solar energy facility provided they comply with the prevailing sign regulations.
  12. The design of the small solar energy facility shall conform to applicable industry standards. A building/zoning permit shall be obtained prior to construction. In the case of a roof-mounted facility, the existing roof structure and the weight of the facility shall be taken into consideration when applying for a small solar energy facility permit.  
All wiring shall comply with the applicable version of Michigan's construction codes. The local utility provider shall be contacted to determine grid interconnection and net metering policies. The Applicant shall submit certificates of design compliance obtained by the equipment manufacturer from a certifying organization.
  13. The small solar energy facility shall comply with all applicable Township ordinances and codes so as to ensure the structural integrity of such facility.
  14. Before any construction can commence on any small solar energy facility, the property owner must acknowledge in writing that he/she is the responsible party for owning/leasing and maintaining the solar energy facility.
  - b. If a ground-mounted small solar energy facility is removed, any earth disturbance as a result of the removal of the ground-mounted facility shall be graded and re-seeded.
  - c. If a small solar energy facility has been abandoned (meaning not having been in operation for a period of six (6) months) or is defective or is deemed to be unsafe by the Building Inspector, the facility shall be required to be repaired by the owner to meet federal, state and local safety standards, or be removed by the property owner within the time period allowed by the Building Inspector. If the owner fails to remove or repair the defective or abandoned small solar energy facility, the Township may pursue legal action to have the facility removed at the owner's expense.
  3. **SOLAR ACCESS.** The Township makes no assurance of solar access other than the provisions contained within this Section. The Applicant may provide evidence of covenants, easements, or similar documentation for abutting property owners providing access to solar energy for the operation of a solar energy facility.

Article VII is also amended to add Large Solar Energy Facilities (Solar Farms), subject to regulations contained in Section 7.27 to the list of conditional uses requiring site plan review and approval:

**SECTION 7.24. SITE PLAN REVIEW AND APPROVAL**

....

3.

....

b. Site plans submitted for the following uses shall be subject to the requirements of subsection 7.24 (3)(c).

1. The following conditional uses:

...

w. Large Solar Energy Facilities (Solar Farms), subject to regulations contained in Section 7.27.

**Section 2. Amendment to Article X**

Article X of the Riga Township Zoning Ordinance is amended by adding large solar energy facilities (Solar Farms) to the listing of Conditional Uses (Section 10.03) in the Agricultural District, as follows:

Section 10.03. CONDITIONAL USES. The following buildings and structures, and uses of parcels, lots, buildings, and structures are permitted in this district subject to obtaining a conditional use permit as provided in Section 7.21 .

22. Large Solar Energy Facilities (Solar Farms), subject to regulations contained in Section 7.27.

**Section 3. Amendment to Article XIII**

Article XIII of the Riga Township Zoning Ordinance is amended by adding large solar energy facilities (Solar Farms) to the listing of Conditional Uses (Section 13.03) in the Industrial District, as follows:

Section 13.03. CONDITIONAL USES. The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted subject to obtaining a conditional use permit as provided in Section 7.21.

...

15. Large Solar Energy Facilities (Solar Farms), subject to regulations contained in Section 7.27.

**Section 4. Amendment to Article XIII-A**

Article XIII-A of the Riga Township Zoning Ordinance is amended by adding large solar energy facilities (Solar Farms) to the listing of Conditional Uses (Section 13A.03) in the Industrial District, as follows:

Section 13A.03. CONDITIONAL USES. The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted subject to obtaining a conditional use permit as provided in Section 7.21:

...

5. Large Solar Energy Facilities (Solar Farms), subject to regulations contained in Section 7.27.

**Section 45. Amendment to Article XVI**

Article XVI of the Riga Township Zoning Ordinance is amended to add definitions related to Solar Energy Facilities to be read as follows:

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

a. **LARGE SOLAR ENERGY FACILITY (SOLAR FARM).** A utility-scale commercial

**Commented [GB315]:** Given that the Light Industrial (LI) District was included in Sec. 7.27.1.a, consideration should be given to the addition of Sec. 4 of the proposed ordinance and the renumbering of subsequent sections.



facility that converts sunlight into electricity, whether by photovoltaics (PV) or various experimental solar technologies, for the primary purpose of wholesale or retail sales of generated electricity.

- b. SMALL SOLAR ENERGY FACILITY. Any photovoltaic or solar hot water devices greater than eight (8) square feet that are accessory to, and incorporated into the development of an authorized use of the property, and which are designed for the purpose of reducing or meeting on-site energy needs.
- c. PHOTOVOLTAICS (PV). A technology that converts light directly into electricity.
- d. POWER SWITCHYARD. The structure needed to tie the solar energy facility to electric transmission lines.
- e. MEDIUM VOLTAGE CABLE. Lines which provide electricity to homes.

**Section 56. Severability**

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

**Section 67. Repeal**

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

**Section 78. Effective Date**

This ordinance shall take effect seven days after publication as provided by law.

**CZC Staff Recommendation** – Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL WITH COMMENTS** of the proposed text amendment to the Riga Township Board after a new public hearing is held by the Riga Township Planning Commission.

- | <b>Recommended Actions:</b> |   |
|-----------------------------|---|
| (1)                         | Recommend <b>APPROVAL</b>               |
| (2)                         | Recommend <b>DISAPPROVAL</b>            |
| (3)                         | Recommend <b>APPROVAL WITH COMMENTS</b> |
| (4)                         | Take <b>NO ACTION</b>                   |

LCPC Case #: \_\_\_\_\_  
(For LCPC Use Only)

# ZONING AMENDMENT FORM



## LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

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

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

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

1. The above described property has a proposed zoning change FROM \_\_\_\_\_ ZONE TO \_\_\_\_\_ ZONE.
2. PURPOSE OF PROPOSED CHANGE: \_\_\_\_\_

### B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE VII + XVI SECTION new section

The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.)  
See attached ordinance 46

C. PUBLIC HEARING on the above amendment was held on: month 9 day 04 year 2018

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 8 day 15 year 2018

(Notice must be provided at least fifteen days prior to the public hearing.)

E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: Biisfield Advance

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

on all  Chair or  Secretary 2 / 4 / 19 (enter date)

### LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_

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

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

\_\_\_\_\_, Recording Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (enter date)

### TOWNSHIP BOARD ACTION:

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_

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

\_\_\_\_\_  
Township Clerk

January 7, 2019

Meeting open: 7:14 pm by Vice-chairman Jaffee

Roll call was taken and members were present as noted:

B. Bowman (via telecom)	D. Gilliland
K. Goetz	T. Jaffee

Member(s) absent:

R. Karg

Registered public guest present (and township of residence):

Dianna Raine	Riga
Kaye Bowman (via telecom)	Riga

Item #1: Reports were presented:

A. Minutes From Last Month’s Regular Meeting

1. K. Goetz moved with support from B. Bowman to dispense with the reading of the minutes. All members present supported and motion carried. B. Bowman moved with support from T. Jaffee to approve the minutes as presented. All members present supported and motion carried.

B. Communications:

1. It was shared by email that the park grant was approved. The grant was \$110,000 to be divided over 2 years.

C. Zoning administrator’s report.

1. T. Jaffee shared the zoning administrator’s report of inspections and permits.

Item #2: Public Request on Zoning Issues:

- A. None was requested.

Item #3: Old Business

A. Continued work on Solar Energy in Township

1. K. Goetz moved with support from B. Bowman to approve the draft copy of the solar ordinance for development by township attorney, Leslie Dickinson, into ordinance for Township Board approval. Roll call vote was taken:

K. Goetz	Yes
B. Bowman	Yes
D. Gilliland	Yes
T. Jaffee	Yes

The motion was approved unanimously.

2. B. Bowman moved with support from D. Gilliland to send the draft to Region 2 for review and comment. All members present supported and motion carried.

B. Dvorsky's Pond Follow up

1. K. Goetz shared that the Township Board sent communication to Dvorsky's.

Item #4: Public Comment

- A. There was no public comment.

Item #5: New Business

A. Property at 12194 Van Buren

1. It was noted there was an incomplete building permit on the property because it was never finalized because of a stop work on the stair construction.
2. The planning commission recommended that the Township Board notify the realtor regarding the open permit issue.

B. Planning Commission Meeting Schedule for 2019

1. K. Goetz moved with support from D. Gilliland to approve the proposed schedule with modification. Schedule will be posted on the website and at the Township Hall.

C. Current term limits

1. K. Goetz and B. Bowman's terms were up at the end of 2018 and were re-appointed by the Township Board. R. Karg and D. Gilliland's terms will be up at the end of 2019. T. Jaffee's term will continue to the end of 2020.

D. Attendance

1. D. Gilliland shared that the Planning Commission members' attendance at meetings, continuing education events, and fact finding trips and tours were provided to the Township Board for approval at their January meeting.

Item #6: Public Comment

- A. No public comment.

Item #7: Open Items

- A. The following item(s) are open:

1. Solar Ordinance

Item #8: Options for Goals for 2018 will be reviewed next month:

- |  |                                 |
|--|---------------------------------|
| A. Buffer zone requirements              | G. Trailer Park Zoning District |
| B. Residential District                  | H. Define pets                  |
| C. Light Ordinance                       | I. Evaluate Sign Ordinance      |
| D. Review ZBA Application/Decision forms | J. Bio-Solids Ordinance         |
| E. Odor Ordinance                        | K. Master Plan Amendment (2021) |
| F. R.A. District Boundaries              |                                 |

T. Jaffee noted that the next regular meeting will be Monday, February 4, 2019 at 7:00 pm. Being no other business, Vice-chairman Jaffee entertained a motion to adjourn. D. Gilliland moved to adjourn and K. Goetz seconded the motion. All members present supported the motion. Vice-chairman Jaffee adjourned the meeting at 8:32 pm.

February 4, 2019

Meeting open: 7:02 pm by Chairman Karg

Roll call was taken and members were present as noted:

B. Bowman (via telecom)	D. Gilliland
K. Goetz	T. Jaffee
R. Karg	

Member(s) absent:

None

Registered public guest present (and township of residence):

Todd Roach	Summerfield
Zebulun J. Waterbury	Riga
Leann Mattek	Riga
Dan Schwyn	Riga

Item #1: Reports were presented:

A. Minutes From Last Month's Regular Meeting

1. T. Jaffee moved with support from B. Bowman to dispense with the reading of the minutes. All members present supported and motion carried. K. Goetz moved with support from T. Jaffee to approve the minutes as corrected. All members present supported and motion carried.

B. Communications:

1. The planning commission was provided with an updated version of the proposed Solar Ordinance.

C. Zoning administrator's report.

1. R. Karg presented the zoning administrator's report at a later date.

Item #2: Public Request on Zoning Issues:

A. Waterbury Property Split

1. Zeb Waterbury was interested in splitting 1.3 acres from the family's 3 acres. The planning commission suggested the proposed 1.3 acre property would be too small to meet the spacing requirements for a well and a leach field. Planning Commission members suggested alternate sites to review.

B. Mattek Property Split

1. Luann Mattek was interested in splitting off a lot with 306' of frontage and over 49,000 sf from the family's 30.3 acres. The smaller split will have two existing houses on it. Planning Commission members noted that the split meets the criteria of the zoning ordinance.

Item #3: Old Business

A. Continued work on Solar Energy in Township

- 1. K. Goetz moved with support from T. Jaffee to send the Version 11 of the Solar Ordinance to Region 2 for their comments. All members present supported and motion carried.

Item #4: Public Comment

- A. Dan Schwyn shared that Jackson College will have a solar test site with bi-facial panels.

Item #5: New Business

A. Election of Planning Commission Officers

- 1. K. Goetz moved with support from T. Jaffee that the officers remain as they are. All present officers confirmed retaining their position. All members present supported and motion carried.

Item #6: Public Comment

- A. It was shared that the Township has hired an engineering company for the park design. They are doing a presentation on March 5 at 6:00 pm.
- B. The Lenawee County Road Commission will be working on roads in the Township.

Item #7: Open Items

- A. The following item(s) are open:
  - 1. Solar Ordinance

Item #8: Options for Goals for 2018 will be reviewed next month:

- |  |                                 |
|--|---------------------------------|
| A. Buffer zone requirements              | G. Trailer Park Zoning District |
| B. Residential District                  | H. Define pets                  |
| C. Light Ordinance                       | I. Evaluate Sign Ordinance      |
| D. Review ZBA Application/Decision forms | J. Bio-Solids Ordinance         |
| E. Odor Ordinance                        | K. Master Plan Amendment (2021) |
| F. R.A. District Boundaries              |                                 |

Chairman Karg noted that the next regular meeting will be Monday, March 4, 2019 at 7:00 pm. Being no other business, Chairman Karg entertained a motion to adjourn. D. Gilliland moved to adjourn and K. Goetz seconded the motion. All members present supported the motion. Chairman Karg adjourned the meeting at 9:24 pm.

*This page is intentionally blank.*





# 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 #19-05

**Applicant(s):** Joseph and Erin Ladd  
12451 S. Meridian Road  
Waldron, MI 49288

**Meeting Date:** March 21, 2019

**Location:** The subject property is located in Section 30 of Medina Twp. (T8S,R1E), on the east side of Meridian Road, south of Ridgeville Road (see Maps 1a & 1b).

**Description:** The subject property has an area of approximately 41.7 acres (41.7 acres in GIS). Approximately 35 acres are in cultivation for cash crops (according to the applicants) with approximately 2 acres of pasture/harvested grassland and 4 acres in the other category. There are 7 buildings (according to the applicants): a residence (1), a barn (1), a tool shed (1), poultry houses (2), and sheds (2) (see Maps 3a & 3b).

**Term:** 90 years is the proposed term.

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

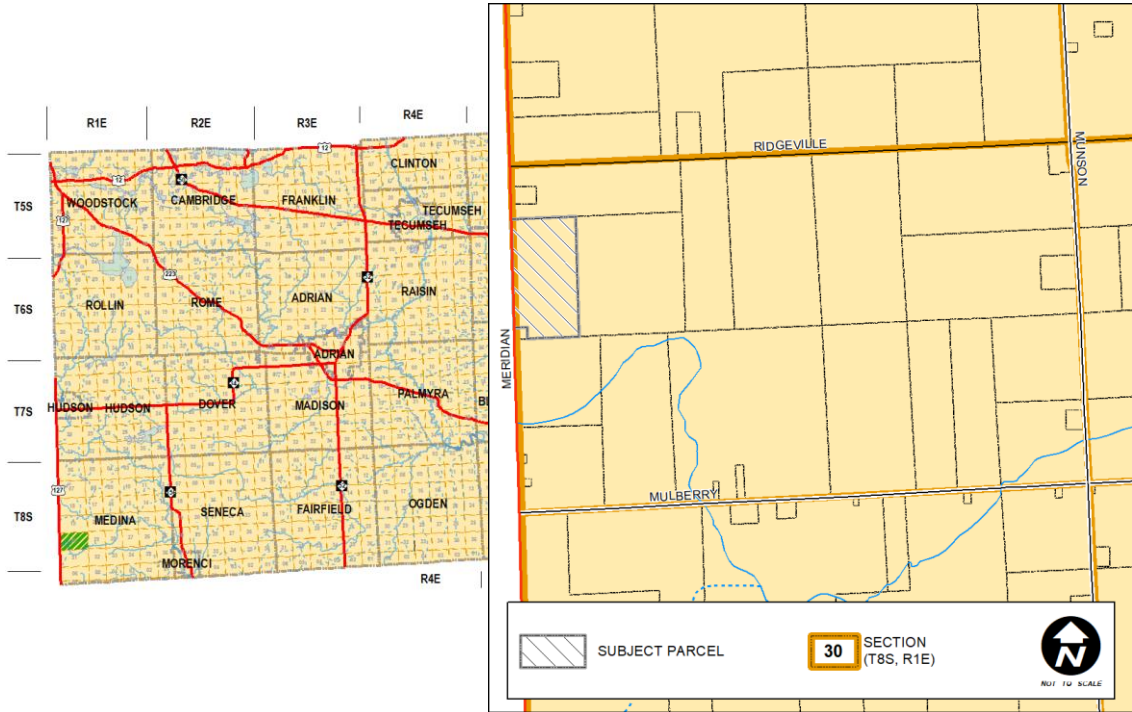
**Staff Comments:** The application contains various errors/omissions which need to be addressed:

- *Question #15:* '2 or more persons having a joint or common interest in the land' should be checked off.
- *Question #16:* The acreages listed in (d), (e), and (f) do not add up to the acreages listed in (c) and the total number of buildings was not listed in (g). Please note that the 'chicken houses' do not show up on the aerial photography and may be located in the 35 acres designated for cash crops (see the Google photo below). Should 'chickens/poultry' also be listed as an 'agricultural enterprise'? There may also be a discrepancy in the number of buildings. Finally, the applicant may wish to consider separating the residence from the application in order to make it easier to sell it separately in the future (especially given the proposed 90-year term).

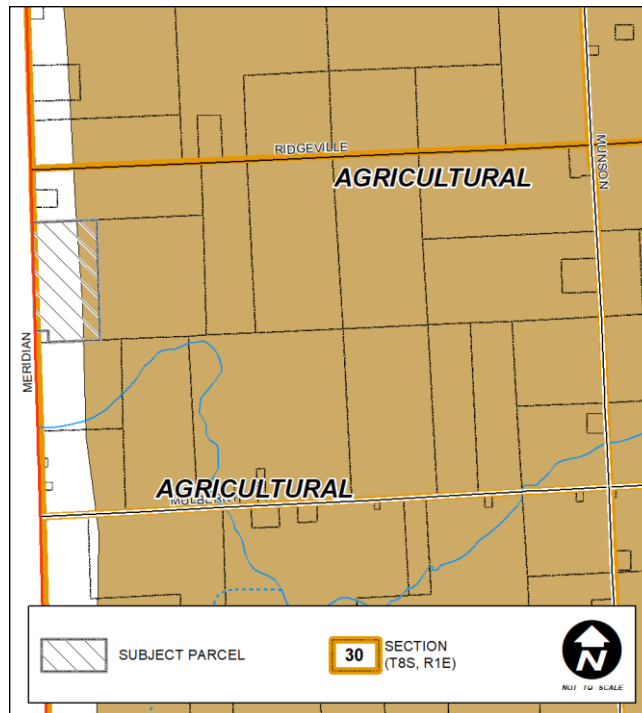


**Staff Advisement:** Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the PA 116 application (i.e., if the errors/omissions are addressed) to the Medina Township Board.

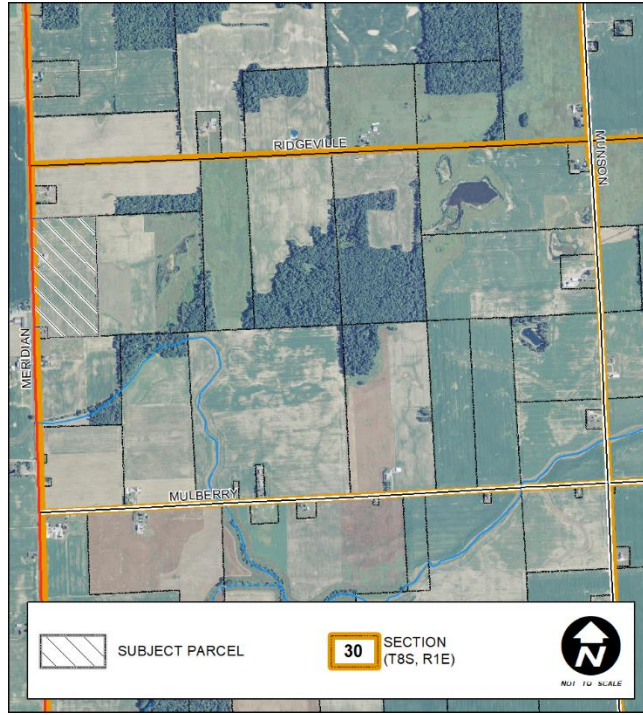
### Maps 1a & 1b Location Maps



### Map 2 County Future Land Use Map

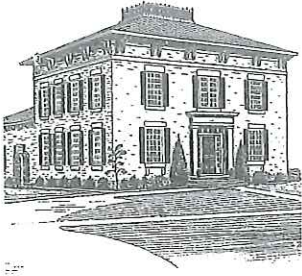


### Maps 3a Aerial Photograph



### Map 3b Aerial Photograph





# JACKSON & JACKSONLLC

February 18th, 2019

Medina Township Clerk  
C/o Valerie Sword  
16399 Lime Creek Road  
Hudson, MI 49247

RE: PA 116 Farmland and Open Space Program Applications  
For: Joseph C and Erin Marie Ladd

Dear Ms. Sword,

Please find the enclosed Farmland and Open Space Programs Applications for the above named individual(s). We ask that you please process this application and forward the paperwork onto the next step of the procedure to get these approved. I have delivered a copy of the signed applications to the Planning Department of Lenawee County as an advance notice to them. Should you desire, you may return them to me and I will deliver them to the Planning Department.

Sincerely,

Chad D. Jackson

**CC: Lenawee County Planning Department**

(LCPD please forward paperwork onto the Farmland and Open Space Program Dept. once approved)





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:
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: LADD JOSEPH C
Last First Initial

(If more than two see #15) LADD ERIN M
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: 12451 SOUTH MERIDIAN ROAD WALDRON MICHIGAN 49288
Street City State Zip Code

3. Telephone Number: (Area Code) ( ) 517 286-6889

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: LENAWEЕ 7. Township, City or Village: Medina

8. Section No. 30 Town No. 8 South Range No. 1 EAST

III. Legal Information:

MEO-130-1550-00

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)

COPY

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.)

COPY

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

This application is for:

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

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

\_\_\_\_\_ *Cash Crop* \_\_\_\_\_

b. Total number of acres on this farm *41.7a*

c. Total number of acres being applied for (if different than above): *41.7a*

d. Acreage in cultivation: *35a*

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: *2a*

f. All other acres (swamp, woods, etc.) *House 2a Chicken Houses 2a*

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

No. of Buildings Residence: 1 Barn: 1 Tool Shed: 1

Silo: \_\_\_\_\_ Grain Storage Facility: \_\_\_\_\_ Grain Drying Facility: \_\_\_\_\_

Poultry House: 2 Milking Parlor: \_\_\_\_\_ Milk House: \_\_\_\_\_

Other: (Indicate) shed - 2

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); 90 YRS

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.

(X) [Signature]  
(Signature of Applicant)

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

(X) [Signature]  
(Co-owner, If Applicable)

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

2-14-19  
(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**

COPY

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.**

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

**COPY SENT TO:**

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

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

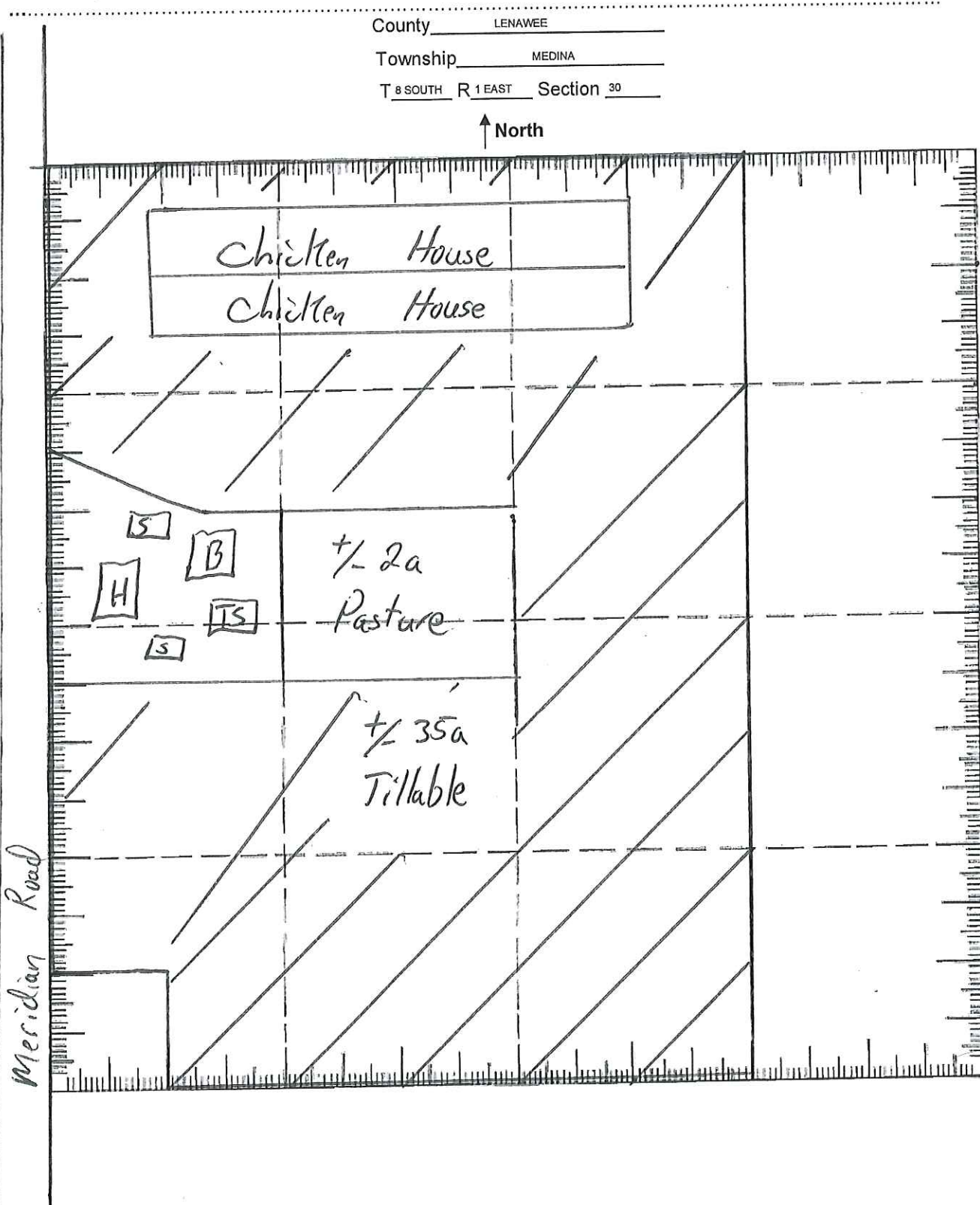
- \_\_\_\_ Copy of Deed or Land Contract (most recent showing current ownership)
- \_\_\_\_ Copy of most recent Tax Bill (must include tax description of property)
- \_\_\_\_ Map of Farm
- \_\_\_\_ Copy of most recent appraisal record
- \_\_\_\_ Copy of letters from review agencies (if available)
- \_\_\_\_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

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

Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 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.



COPY



2/14/2019

12451 S Meridian Rd - Google Maps



Google Maps 12451 S Meridian Rd



Imagery ©2019 Google, Map data ©2019 Google 200 ft

COPY

# Google Maps



Imagery ©2019 Google, Map data ©2019 Google 50 ft

COPY



COPY

Joe & Emi Ladd (Pville)



Meridian Rd

LENAWEE COUNTY TREASURER  
 TAX CERTIFICATE NO. 2274  
 SEP 26 2000  
 ETHEL MAY CROW



LIBER 1740 PAGE 973

STATE OF MICHIGAN  
 LENAWEE COUNTY  
 RECORDED  
 26 SEP 2000 3:42:21 PM  
 VICTORIA J. DANIELS  
 REGISTER OF DEEDS

STATE OF MICHIGAN  
 LENAWEE COUNTY  
 SEPTEMBER 26, 2000  
 RECEIPT #5851



REAL ESTATE  
 TRANSFER TAX  
 \$ 110.00-CD  
 \$ 750.00-ST  
 STRAP # 1311

COPY

**Warranty Deed**

KNOW ALL MEN BY THESE PRESENTS, That on this 22 day of September 2000

EARNEST L. LADD and ELIZABETH C. LADD, husband and wife, of 12451 South Meridian Road, Waldron, MI 49288, of the first part,

do convey and warrant to JOSEPH C. LADD, an unmarried man, of 12571 South Meridian Road, Waldron, MI 49288, of the second part,

the following described premises situated in the Township of Medina County of Lenawee, State of Michigan, to wit:

The West 991.75 feet of all that part of the Northwest fractional 1/4 of Section 30, Town 8 South, Range 1 East, described as commencing at the Southwest corner of the Northwest fractional 1/4 of Section 30; thence North on Section line to the South line of property once owned by Joel Zimmerman; thence East on said South line 160 rods; thence South to the 1/4 line; thence West 160 rods along the 1/4 line to the place of beginning. EXCEPTING AND RESERVING THEREFROM all that part of the Northwest fractional 1/4 of said Section 30; described as commencing at the Southwest corner of the Northwest fractional 1/4 of Section 30; thence North on the Section line 175 feet; thence East and parallel to the 1/4 line 200 feet; thence South and parallel to the first course 175 feet to the 1/4 line; thence West 200 feet along the 1/4 line to the place of beginning. Excepting and reserving unto the Grantors during their lifetime and the lifetime of the survivor of them the possession and use of the residence and yard area, but not including agricultural use of, and agricultural rents and benefits from said lands and premises which are conveyed to Grantee.

Legal: Metropolitan Title Co., Commitment. No. LE-351247, July 25, 2000

Property No.: MEO-130-1550-00

Subject to visible easements, encroachments, restrictive covenants and easements and restrictions of record, including rights of the public and others for street, road or highway purposes, zoning regulations and outstanding leases, if any.

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

The Grantors grant to the Grantee the right to make all allowable divisions under Section 108 of the Land Division Act, Act No. 268 of Public Acts of 1967.

for the sum of One Hundred and 00/100 (\$100,000.00) Dollars.

Signed and sealed in the presence of

Joel W. Brown  
 Joel W. Brown

Earnest L. Ladd (L.S.)  
 EARNEST L. LADD

Ruthmarie Fink  
 Ruthmarie Fink

Elizabeth C. Ladd (L.S.)  
 ELIZABETH C. LADD

STATE OF MICHIGAN )  
 )ss.  
 COUNTY OF LENAWEЕ )

On this 22nd day of September A.D. 2000, before me, a Notary Public in and for said County, personally appeared EARNEST L. LADD and ELIZABETH C. LADD, husband and wife, to me known to be the same persons described in and who executed the within instrument, and who acknowledged the same to be their free act and deed.

PREPARED BY:  
 Michael J. Sauter  
 Attorney at Law  
 121 East Street, South  
 Morenci, Michigan 49256

Ruthmarie Fink  
 Ruthmarie Fink  
 Notary Public, Lenawee County, Michigan  
 My commission expires 09/28/02

9<sup>00</sup> 860.<sup>00</sup> \* BOL, Box 486, Adrian, MI 49221-9920  
 Attn: Ruth Fink - Morenci Office



REC'D MAR 3 1 2006

Lenawee Co., MI ROD  
Victoria J. Daniels  
OFFICIAL SEAL



L-2320 P-682



5056290  
Page: 1 of 1  
04/03/2006 09:22A  
L-2320 P-682

Register of Deeds, Lenawee Co. 0.00 14.00

COPY

QUITCLAIM DEED

THIS INDENTURE, Made this 21<sup>st</sup> day of March, 2006, between JOSEPH C. LADD and ERIN MARIE LADD, husband and wife, as Grantors, residing at 12451 S. Meridian Road, Waldron, Michigan 49288 and JOSEPH C. LADD and ERIN MARIE LADD, husband and wife, as Grantees, residing at 12451 S. Meridian Road, Waldron, Michigan 49288.

WITNESSETH, that the Grantors, in consideration of the sum of One (\$1.00) Dollar, receipt of which is hereby acknowledged, do hereby CONVEY and QUITCLAIM to Grantees the following described land situate in the Township of Medina, County of Lenawee, State of Michigan, described as:

The West 991.75 feet of all that part of the Northwest fractional 1/4 of Section 30, Town 8 South, Range 1 East, described as commencing at the Southwest corner of the Northwest fractional 1/4 of Section 30; thence North on Section line to the South line of property once owned by Joel Zimmerman; thence East on said South line 160 rods; thence South to the 1/4 line; thence West 160 rods along the 1/4 line to the place of beginning. EXCEPTING AND RESERVING THEREFROM all that part of the Northwest fractional 1/4 of said Section 30; described as commencing at the Southwest corner of the Northwest fractional 1/4 of Section 30; thence North on the Section line 175 feet; thence East and parallel to the 1/4 line 200 feet; thence South and parallel to the first course 175 feet to the 1/4 line; thence West 200 feet along the 1/4 line to the place of beginning.

Subject to easements and restrictions of record, if any.

The Grantors also grant to the Grantees the right to make all lawful divisions under Section 108 of the Land Division Act, Act No. 288 of Public Acts of 1967. The Grantors acknowledges the drafter of this deed made no inquiry as to the allowable number of lot divisions and waive any claim against drafter related to the number of allowable divisions.

The above-described premises may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

IN WITNESS WHEREOF, said Grantors hereunto set their hands and seals the day and year first above written.

Joseph C. Ladd  
JOSEPH C. LADD  
Erin Marie Ladd  
ERIN MARIE LADD

STATE OF MICHIGAN)  
                                  )ss.  
County of Lenawee )

On this 21<sup>st</sup> day of March, 2006, before a Notary Public in and for said County, personally appeared, JOSEPH C. LADD and ERIN MARIE LADD, husband and wife, the same persons described in and who executed the foregoing instrument, who acknowledged the same to be their free act and deed.

Mark A. Jackson  
Mark A. Jackson - Notary Public  
Appointed and Acting in Lenawee  
County, Michigan  
My Commission Expires: 7/3/07

Prepared By Mark A. Jackson, 160 N. Winter St., Adrian, MI 49221 (517) 265-8138

14<sup>00</sup> netto

ME0-130-1550-00 ss 3A-09, 3-11-09  
RCVD PM 3:13 MAR 10 '09 LENAWEE

LIBER 2379 PAGE 0705 1 of 3

STATE OF MICHIGAN - LENAWEE COUNTY  
RECORDED 03/11/2009 10:40:38 AM D.GU  
Victoria J. Danvelt, REGISTER OF DEEDS \$20.00



**QUIT CLAIM DEED**

KNOW THAT ALL MEN BY THESE PRESENTS: Earnest L. Ladd and Elizabeth C. Ladd, husband and wife and Joseph C. Ladd and Erin Marie Ladd, husband and wife

Whose address is: 12451 S. Meridian Road, Waldron, MI 49288

Conveys to: Joseph C. Ladd and Erin Marie Ladd, husband and wife

Whose address is: 12451 S. Meridian Road, Waldron, MI 49288

The following described premises situated in the Township of <sup>Medina</sup> ~~Waldron~~ County of <sup>Lenawee</sup> ~~Waldron~~, State of Michigan, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT A

For the full consideration of One and 00/100 Dollars, (\*\*\*\$1.00\*\*\*)

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

Dated this: 2/26/09

Signed by:

Earnest L. Ladd  
Earnest L. Ladd

Elizabeth C. Ladd  
Elizabeth C. Ladd

Joseph C. Ladd  
Joseph C. Ladd

Erin Marie Ladd  
Erin Marie Ladd

STATE OF MICHIGAN )

Lenawee ) SS

COUNTY OF ~~Waldron~~

The foregoing instrument was acknowledged before me this 2/26/09, by Earnest L. Ladd, and Elizabeth C. Ladd,

Jeremy H. Eulberg, Notary Public  
State of Michigan, County of Lenawee  
My Commission Expires: 11/26/2013  
Acting in the County of: Lenawee

COPY

20<sup>00</sup> miastate / Jalon.

STATE OF MICHIGAN )  
 ) SS  
COUNTY OF Hillsdale

The foregoing instrument was acknowledged before me this March 2, 2009 by Joseph C. Ladd and Erin Marie Ladd.

ALISSA H. CROWER  
NOTARY PUBLIC, Hillsdale County, MI  
My Commission Expires Nov. 10, 2012  
Acting in Hillsdale County

Alissa H. Crower  
Notary Public  
State of Michigan, County of Hillsdale  
My Commission Expires: 11-10-2012  
Acting in the County of: Hillsdale

COPY

Drafted by:  
Joseph C. Ladd  
12451 S. Meridian  
Waldron, MI 49288

When Recorded Return to:  
Joseph C. Ladd  
12451 S Meridian  
Waldron, MI 49288

Exhibit "A"

The land referred to is located in the Township Medina, County of Lenawee, State of Michigan and described as follows:

The West 991.75 feet of all that part of the Northwest Fractional 1/4 of Section 30, Town 8 South, Range 1 East, Medina Township, Lenawee County Michigan described as: Commencing at the Southwest corner of the Northwest Fractional 1/4 of Section 30; thence North on the section line to the South line of property once owned by Joel Zimmerman; thence East on said South line 160 rods; thence South to the 1/4 line; thence West 160 rods along the 1/4 line to the place of beginning. EXCEPTING AND RESERVING therefrom all that part of the Northwest Fractional 1/4 of Section 30 described as Commencing at the Southwest corner of the Northwest Fractional 1/4 of Section 30; thence North on the Section line 175 feet; thence East and parallel to the 1/4 line 200 feet; thence South and parallel to the first course 175 feet to the 1/4 line; thence West 200 feet along the 1/4 line to the place of Beginning.

Commonly known as: 12451 S. Meridian Road

Tax ID Number: MD0-130-1550-00

COPY

LIBER 2379 PAGE 0795 3 of 3



**OFFICIAL TAX STATEMENT**

Summer Tax Bill

Lenawee County Treasurer  
 Marilyn J Woods  
 301 N Main St Old Courthouse  
 Adrian, MI 49221-2714  
 TEMP-RETURN SERVICE REQUESTED



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

**THIS TAX IS PAYABLE JULY 1, 2018 THRU SEPT. 14, 2018**  
 After 09/14/2018, additional interest and fees apply.

2018 Summer Tax for Property Number: ME0-130-1550-00

**TAXPAYER NOTE:** Are your name and mailing address correct?  
 If not, please make corrections below. Thank you.

Property Addr:  
 12451 S MERIDIAN RD

**Tax for Prop#: ME0 130 1550 00**

**Make Check Payable To: Lenawee County Treasurer**

**TOTAL AMOUNT DUE: \$4,941.69**

COPY

LADD, JOSEPH C & ERIN MARIE  
 12451 S MERIDIAN RD  
 WALDRON, MI 49288-9510



Please detach along perforation. Keep bottom portion for your records.

**MEDINA TOWNSHIP 2018 SUMMER TAX BILL**

**MESSAGE TO TAXPAYER**

DEFERMENT FORMS MUST BE FILED AT THE COUNTY TREASURER'S OFFICE BEFORE SEPT. 14. INTEREST OF 1% PER MONTH OR FRACTION OF A MONTH ADDED AFTER SEPT 14. ADDITIONAL 3% PENALTY AFTER FEB 14 THRU FEB 28. IF YOU WOULD LIKE A RECEIPT ENCLOSE A SELF-ADDRESSED-STAMPED ENVELOPE. PHONE NO. 517-264-4554. PARTIAL PAYMENTS ARE ACCEPTED.

FOR YOUR CONVENIENCE THERE IS A DROPBOX IN THE PARKING LOT BEHIND THE OLD COURTHOUSE.

**PROPERTY INFORMATION**

Property Assessed To:  
 LADD, JOSEPH C & ERIN MARIE  
 12451 S MERIDIAN RD  
 WALDRON, MI 49288

School:

Property #: ME0-130-1550-00

Property Addr: 12451 S MERIDIAN RD

**Legal Description:**

THE W 160 RDS OF NW FRL 1/4 SEC 30 EX TH E N 50 ACRES AND EX E 70 ACRES ALSO EX LD OUT OF SW COR OF NW FRL 1/4 BEING 175 FT N AND S BY 200 FT E AND W SEC 30

**PAYMENT INFORMATION**

This tax is payable 7/1/2018 thru 9/14/2018

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

**TAX DETAIL**

Taxable Value:	429,191	Class: 101
State Equalized Value:	484,500	
Assessed Value:	484,500	
P.R.E. %:	100	

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

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	2575.14
COUNTY OPER	5.40000	2317.63

*Total*  
 12,071.40

**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: \$4,892.77  
 Administration Fee: \$48.92  
**Total Amount Due: \$4,941.69**

Lenawee County Treasurer  
Marilyn J Woods  
301 N Main St. Old Courthouse  
Adrian, MI 49221

**LENAWEE COUNTY**  
**2018 Summer Tax Receipt**

Receipt No: 00000541  
Date Paid.: 09/14/18  
Tax Year...: 2018  
Check No...: 3700  
Cashier...: CARRA

-----  
CHECKS ARE ACCEPTED AS CONDITIONAL PAYMENT. IF NOT HONORED BY THE BANK, THE TAX IS  
CONSIDERED UNPAID AND THE RECEIPT VOID.  
-----

Owner of Record:  
LADD, JOSEPH C & ERIN MARIE  
12451 S MERIDIAN RD  
WALDRON MI 49288

Parcel # . ME0-130-1550-00  
Unit .....: MEDINA TOWNSHIP  
Taxes paid by: LADD, JOSEPH C & ERIN MAR.


Taxing Authority	Mills	Prev Amt Due	Payment	Balance
STATE ED	6.00000	2,575.14	2,575.14	0.00
COUNTY OPER	5.40000	2,317.63	2,317.63	0.00

Admin Fee		48.92	48.92	0.00
Interest/Penalty		0.00		
Totals ----->	11.40000	4,941.69	4,941.69	0.00

-----  
SEV: 484,500 Class: 101 P.R.E. % 100.0000  
Taxable Value: 429,191 School: 30808  
Property Address: 12451 S MERIDIAN RD  
-----

Legal Description:  
THE W 160 RDS OF NW FRL 1/4 SEC 30 EX THE N 50 ACRES AND EX E 70 ACRES ALSO EX LD OUT  
OF SW COR OF NW FRL 1/4 BEING 175 FT N AND S BY 200 FT E AND W SEC 30

CHECK YOUR DESCRIPTION. THE TREASURER IS NOT  
RESPONSIBLE FOR PAYMENT ON WRONG PARCEL

  
Marilyn J Woods  
Lenawee County Treasurer

COPY



**MEDINA TOWNSHIP 2018 WINTER TAX BILL**

**COPY**

**MESSAGE TO TAXPAYER**

TAXES ARE DUE DEC 1 AND PAYABLE THRU FEB 14. A PENALTY OF 3% WILL BE ADDED AFTER FEB 14. \*\*\* FIRST FEDERAL BANK (MORENCI BRANCH ONLY) WILL ACCEPT PAYMENTS DURING BUSINESS HOURS. \*\*\* REMIT BY MAIL TO MEDINA TOWNSHIP, 12284 INGALL HWY, MORENCI, MI 49256. IF YOU NEED A RECEIPT, PLEASE ENCLOSE A SELF-ADDRESSED, STAMPED ENVELOPE. PAYMENTS MAY BE MADE ON FEB 14 FROM 1:00 - 4:00 PM AT 12284 INGALL HWY. LATE PAYMENT WHICH WOULD INCLUDE AN ADDITIONAL 3% MAY BE MADE FEB 28 TO MEDINA TWP TREASURER 10 AM - 3 PM. AFTER FEB 28 PAYMENT MUST BE MADE TO LENAWEE COUNTY TREASURER.

DOG LICENSES MAY BE PURCHASED THRU THE MAIL BY SENDING ALL NEEDED INFORMATION WITH A STAMPED, SELF-ADDRESSED ENVELOPE.

**PROPERTY INFORMATION**

Property Assessed To:  
**LADD, JOSEPH C & ERIN MARIE**  
 12451 S-MERIDIAN RD  
 WALDRON, MI 49288

School: 30808 WALDRON

Property #: MEO-130-1550-00

Property Addr: 12451 S MERIDIAN RD

Legal Description:  
 THE W 160 RDS OF NW FRL 1/4 SEC 30 EX TH  
 E N 50 ACRES AND EX E 70 ACRES ALSO EX  
 LD OUT OF SW COR OF NW FRL 1/4 BEING 175  
 FT N AND S BY 200 FT E AND W SEC 30

**OPERATING FISCAL YEARS**

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

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

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

**PAYMENT INFORMATION**

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

Pay by mail to: MEDINA TOWNSHIP  
 RUTH ANN MANSFIELD, TREASURER  
 12284 INGALL HWY  
 MORENCI, MI 49256

**TAX DETAIL**

Taxable Value:	429,191	Class:	101
State Equalized Value:	484,500		
Assessed Value:	484,500		
P.R.E. %:	100		

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

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.73200	314.16
MED CARE	0.18960	81.37
HILLSDALE INT SC	4.15920	1785.09
SCHOOL DEBT	5.09720	2187.67
SCHOOL OPER	18.00000	0.00
TWP TAX	1.00000	429.19
ROADS/BRIDGES	1.97240	846.53
ROAD/BRIDGE	2.00000	858.38
MORENCI ALS	0.00000	99.83
OATS JT CO	0.00000	456.90

Total Tax: \$7,059.12  
 Administration Fee: \$70.59  
**Total Amount Due: \$7,129.71**

*This page is intentionally blank.*



# 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 #19-06

**Applicant(s):** Generation Farms, Inc.  
4696 E. Ridgeville Road  
Blissfield, MI 49228

**Meeting Date:** March 21, 2019

**Location:** The subject property is located in Section 18 of Ogden Twp. (T8S,R4E), at the northeast corner of the intersection of Treat Highway and Weston Road (see Maps 1a & 1b).

**Description:** The subject property has an area of approximately 156 acres (155.014 acres in GIS). Approximately 155 acres are in cultivation for cash crops with approximately 1 acre in the other category. There are no buildings (see Maps 3a & 3b).

**Term:** 90 years is the proposed term.

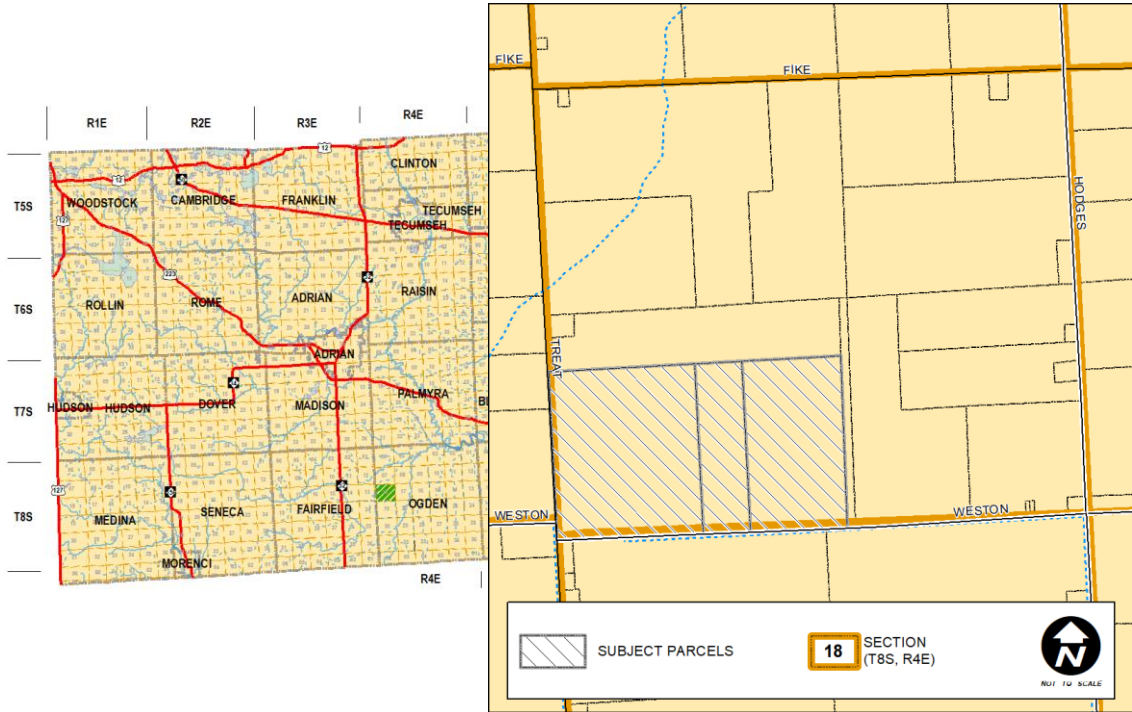
**Future Land Use:** The *Lenawee County Comprehensive Land Use Plan* places the subject property in an area recommended for 'Intensive Agricultural' uses (see Map 2).

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

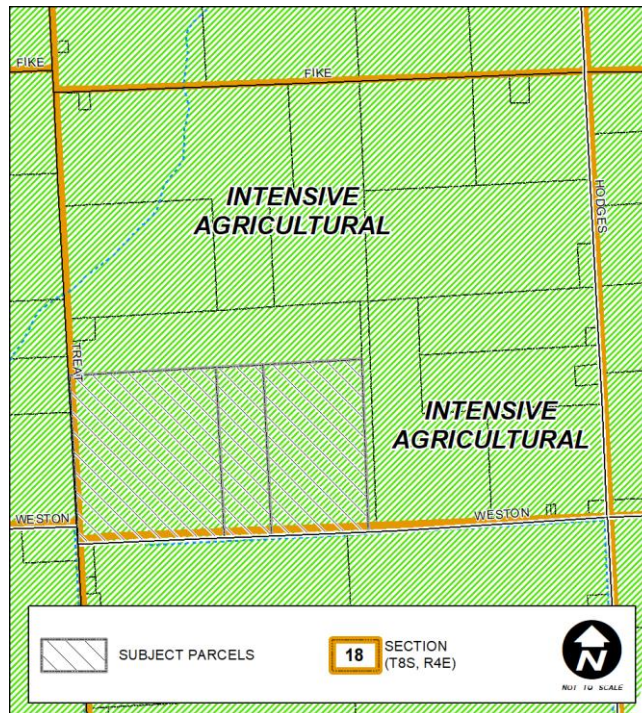
- *Question #12:* It is not indicated if the mineral rights (owned by the applicant) are leased or not.
- *Question #16:* The total number of buildings is not listed as 0, although 'no buildings' is stated under 'other'.

**Staff Advisement:** Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the PA 116 application (i.e., if the errors/omissions are addressed) to the Lenawee County Board.

### 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:	2-25-19
Application No:	367
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: Generation Farms, Inc.  
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: 4696 East Ridgeville Road Blissfield, MI 49228  
Street City State Zip Code

3. Telephone Number: (Area Code) ( ) 517- 443 5670

4. Alternative Telephone Number (cell, work, etc.): (Area Code) ( ) 517-260-3694

5. E-mail address: slutzmanfarms1@gmail.com

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

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

8. Section No. 18 Town No. 8 South Range No. 4 East

**III. Legal Information:**

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

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

11. Is there a tax lien against the land described above?  Yes  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: Matthew J. Stutzman Title: President

Name: Brian J. Stutzman Title: Secretary & Treasurer

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 156

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

d. Acreage in cultivation: 155

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

f. All other acres (swamp, woods, etc.) 1

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) NO BUILDINGS

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); 90

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)

Generation Farms, Inc.  
\_\_\_\_\_  
(Corporate Name, If Applicable)

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

*Bruce J. Stutz*  
\_\_\_\_\_  
(Signature of Corporate Officer)

2/23/2019  
\_\_\_\_\_  
(Date)

Secretary & Treasurer  
\_\_\_\_\_  
(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: 2-25-19 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Lenawee  
 County  Township  City  Village

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

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

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

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

II. Please verify the following:

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

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

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

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

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

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

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

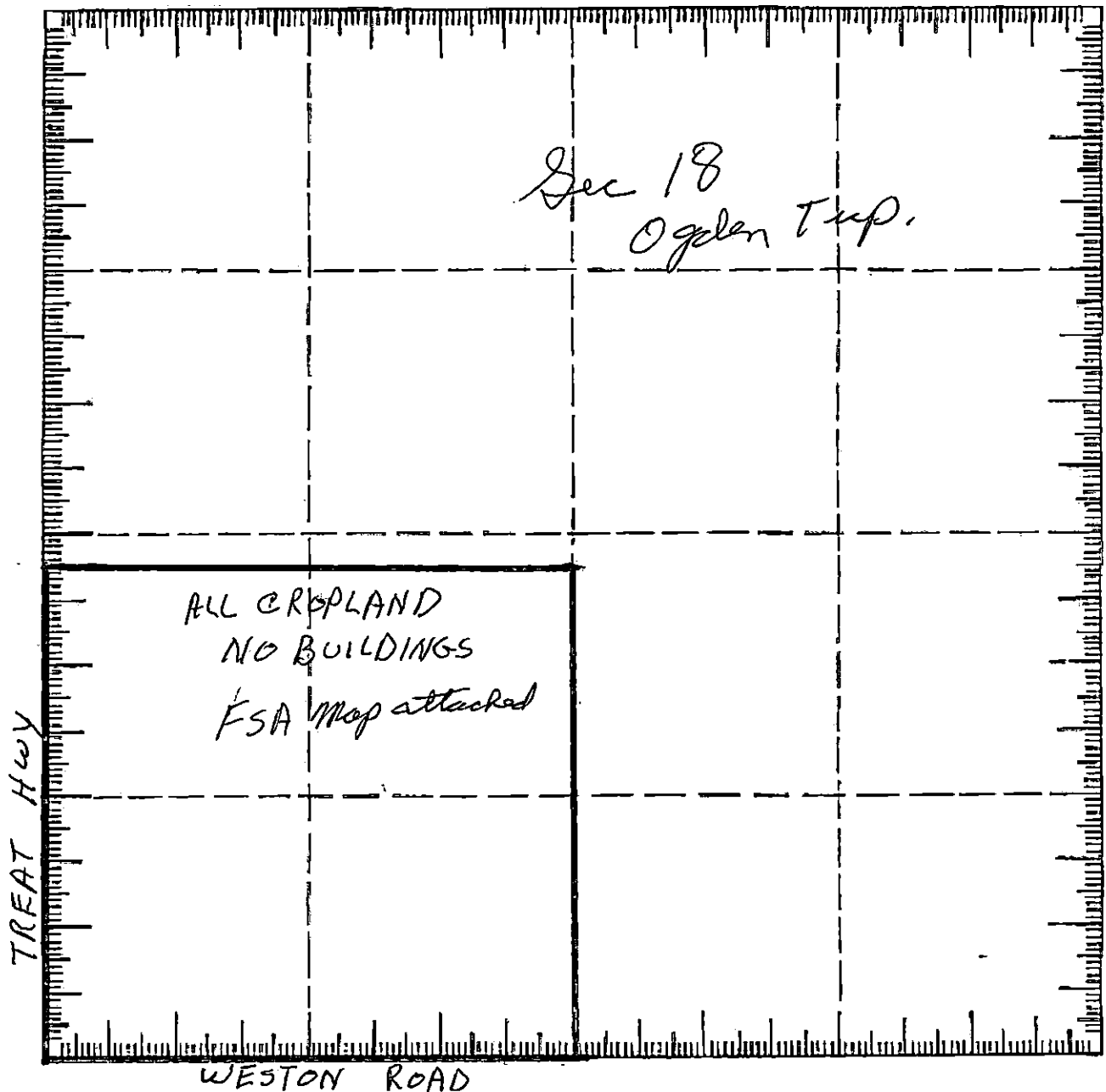
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County Lenawee

Township Ogden

T. 8 South R. 4 East Section 18

↑ North





12-18-2018

*Marilyn J. Woods* AC  
MARILYN J WOODS



LENAWEЕ COUNTY  
DECEMBER 18, 2018  
RECEIPT # 864630

STATE OF MICHIGAN  
REAL ESTATE  
TRANSFER TAX \$1,116.50- CO  
\$7,612.50- ST  
Stamp # 32285

**WARRANTY DEED**

This Deed made this 14th day of Dec., 2018

WITNESSETH That, **THE NORMA C. MILLER LIVING TRUST DATED JANUARY 8, 2010, 3708 PENDER CT., ADRIAN, MI 49221**

IN CONSIDERATION OF \$1,015,000.00

CONVEY AND WARRANTS TO **GENERATION FARMS, INC., A MICHIGAN CORPORATION, 4696 E. RIDGEVILLE RD., BLISSFIELD, MI 49228-9627**

Land and premises in the Township of Ogden, Lenawee County, Michigan, as described on Schedule C attached hereto and made a part hereof.

Subject to zoning ordinances, easements and restrictions of record and that portion of the property taken or used by the public for road or highway purposes.

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

The Grantor grants to the Grantee the right to create all parcels under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

The Norma C. Miller Living Trust dated January 8, 2010

*Norma C. Miller*  
By: Norma C. Miller, Trustee

STATE OF MICHIGAN)  
  ) §  
COUNTY OF LENAWEЕ)

On this 14th day of Dec., 2018 before me, a notary public in and for said County, personally appeared Norma C. Miller, Trustee for The Norma C. Miller Living Trust dated January 8, 2010, known to be the same person described in and who executed the foregoing instrument, who acknowledged the same to be her free act and deed.

**BETH A. FETZER**  
Notary Public, Lenawee Co., MI  
Acting in Lenawee Co., MI  
My Comm. Expires Dec. 21, 2020

*Beth A. Fetzer*  
Beth A. Fetzer, Notary Public  
Lenawee County, Michigan  
My Commission Expires: 12/21/2020

THIS INSTRUMENT DRAFTED BY:  
BRUGGEMAN LAW OFFICES, P.C.  
Mark A. Bruggeman (P66065)  
126 E. Church Street, Adrian, MI 49221-2780

AFTER RECORDING RETURN TO:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## SCHEDULE C

## Parcel 1:

Land in the Township of Ogden, County of Lenawee, State of Michigan, described as follows:

All that part of the Southwest fractional 1/4 of Section 18, Town 8 South, Range 4 East, further described as commencing at the South 1/4 corner of Section 18; thence South 88°45'56" West, 1766.10 feet along the South line of Section 18 for a point of beginning; thence continuing South 88°45'56" West, 1705.84 feet along the South line of Section 18 to the Southwest corner of Section 18; thence North 01°55'32" West 214.93 feet along the West line of Section 18 (centerline of Treat Highway) to the Southeast corner of Section 13, Town 8 South, Range 3 East; thence North 01°57'27" West 1752.04 feet along the West line of Section 18 (centerline of Treat Highway); thence North 87°55'26" East, 1705.59 feet along the South line of the North 1/4 of the Southwest fractional 1/4 of Section 18; thence South 01°57'27" East 1992.02 feet to the point of beginning.

ALSO, the West 25 acres of the following described parcel, to wit: All that part of the Southwest fractional 1/4 of Section 18, Town 8 South, Range 4 East commencing at the South 1/4 corner of Section 18; thence South 88°45'56" West 97.16 feet along the South line of Section 18 for a point of beginning; thence continuing South 88°45'56" West 1668.94 feet along the South line of Section 18; thence North 01°57'27" West 1992.02 feet; thence North 87°55'26" East 1700.01 feet along the South line of the North 1/4 of the Southwest fractional 1/4 of Section 18; thence South 01°04'16" East, 2016.84 feet along the West line of the East 6 acres of the Southwest fractional 1/4 of Section 18 to the point of beginning.

ALSO, all that part of the Southwest fractional 1/4 of Section 18, Town 8 South, Range 4 East commencing at the South 1/4 corner of Section 18; thence South 88°45'56" West 97.16 feet along the South line of Section 18 for a point of beginning; thence continuing South 88°45'56" West 1668.94 feet along the South line of Section 18; thence North 01°57'27" West 1992.02 feet; thence North 87°55'26" East 1700.01 feet along the South line of the North 1/4 of the Southwest fractional 1/4 of Section 18; thence South 01°04'16" East, 2016.84 feet along the West line of the East 6 acres of the Southwest fractional 1/4 of Section 18 to the point of beginning; EXCEPTING THEREFROM the West 25 acres thereof.

OFFICIAL TAX STATEMENT



OGDEN TOWNSHIP  
 RICK DENNISON, TREASURER  
 6324 E RIDGEVILLE RD  
 BLISSFIELD, MI 49228

PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.
<b>THIS TAX IS PAYABLE: DEC 1, 2018 THRU FEB 14, 2019</b> After 2/14/2019, additional interest and fees apply
2018 Winter Tax for Prop #: OGO-118-3550-00

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

Property Addr: 3000 E WESTON RD BLK

To: MILLER, NORMA C, LIVING TRUST  
 3078 PENDER CT  
 ADRIAN MI 49221

Tax for Prop#: OGO-118-3550-00

Make Check Payable To: OGDEN TOWNSHIP

**TOTAL AMOUNT DUE: 4,301.74**

Please detach along perforation. Keep the bottom portion.

**OGDEN TOWNSHIP 2018 Winter Tax Bill**

**MESSAGE TO TAXPAYER**  
 TAXES MAY BE PAID BY MAIL; AT MY HOME OFFICE ON DEC 14, FEB 1; AT THE OGDEN TWP HALL ON DEC 31 OR FEB 14 A 3% LATE FEE IS ADDED AFTER FEB 14. HOURS ON THESE DATES ARE 9AM - NOON AND 1PM - 5PM.  
 FOR AN APPOINTMENT AT OTHER TIMES CALL 517-443-5571.  
 PLEASE MAKE CHECK PAYABLE TO OGDEN TOWNSHIP IF YOU NEED A RECEIPT PLEASE INCLUDE ENTIRE BILL AND A SELF-ADDRESSED STAMPED ENVELOPE.

**PAYMENT INFORMATION**  
 This tax is payable: Dec 1, 2018 thru Feb 14, 2019  
 Pay by mail to: OGDEN TOWNSHIP  
 RICK DENNISON, TREASURER  
 6324 E RIDGEVILLE RD  
 BLISSFIELD, MI 49228

**PROPERTY INFORMATION**  
 Property Assessed To:  
 MILLER, NORMA C, LIVING TRUST  
 3078 PENDER CT  
 ADRIAN, MI 49221  
 School: 46130 SAND CREEK  
 Prop #: OGO-118-3550-00  
 Prop Addr: 3000 E WESTON RD BLK  
**Legal Description:**  
 LD DES AS COMM AT THE S1/4 COR OF SEC 18 T8S R4E TH S88°45'56"W 1766.10 FT ALG THE S LI OF SD SEC FOR A POB TH CONT S88°45'56"W 1705.84 FT ALG THE S LI OF SD SEC TO THE SW COR OF SD SEC TH N01°55'32"W 214.93 FT ALG THE W LI OF SD SEC (CNTRLI OF TREAT HWY) TO THE SE COR OF SD SEC TH N01°57'27"W 1752.04 FT ALG THE W LI OF SD SEC (CNTRLI OF TREAT HWY) TH N87°55'26"E 1705.59 FT ALG THE S LI OF THE N1/4 OF SW FRL 1/4 OF SD SEC TH S01°57'27"E 1992.02 FT TO THE POB (SURVEY)

**TAX DETAIL**  
 Taxable Value: 249,614  
 State Equalized Value: 249,800  
 Assessed Value: 249,800  
 P.R.E. %: 100.0000  
 Class: 101

Taxes are based upon Taxable Value.  
 1 mill equals \$1.00 per \$1000 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	182.71
MED CARE	0.18960	47.32
LENAWEE INT SCH	7.32330	1,827.99
SCHOOL DEBT	1.75000	436.82
SCH SINKING FUND	1.84140	459.63
SCHOOL BOND	1.30000	324.49
SCHOOL OPER	18.00000	EXEMPT
TWP TAX	0.92690	231.36
FIRE	1.00000	249.61
ROADS/BRIDGES	2.00000	499.22
<b>Total Tax</b>		<b>4,259.15</b>
<b>Administration Fee</b>		<b>42.59</b>
<b>TOTAL AMOUNT DUE</b>		<b>4,301.74</b>

**PAID** *Lal*  
**DEC 06 2018**

**OGDEN TOWNSHIP**

\*BALANCE OF DESCRIPTION ON FILE\*

**OPERATING FISCAL YEARS**  
 The taxes on bill will be used for governmental operations for the following fiscal year(s):  
 Junty: JAN 1 - DEC 31  
 Twn/Cty: JULY 1 - JUNE 30  
 School: JULY 1 - JUNE 30  
 State: OCT 1 - SEPT 30  
 Does NOT affect when the tax is due or its amount

OFFICIAL TAX STATEMENT

OGDEN TOWNSHIP  
 RICK DENNISON, TREASURER  
 6324 E RIDGEVILLE RD  
 BLISSFIELD, MI 49228



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.
<b>THIS TAX IS PAYABLE: DEC 1, 2018 THRU FEB 14, 2019</b> After 2/14/2019, additional interest and fees apply
2018 Winter Tax for Prop #: OGO-118-3780-00

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

Property Addr: 3000 E WESTON RD BLK

To: MILLER, NORMA C, LIVING TRUST  
 3078 PENDER CT  
 ADRIAN MI 49221

Tax for Prop#: OGO-118-3780-00

Make Check Payable To: OGDEN TOWNSHIP

**TOTAL AMOUNT DUE: 1,158.41**

Please detach along perforation. Keep the bottom portion.

**OGDEN TOWNSHIP 2018 Winter Tax Bill**

<p><b>MESSAGE TO TAXPAYER</b>                  TAXES MAY BE PAID BY MAIL; AT MY HOME OFFICE ON DEC 14, FEB 1; AT THE OGDEN TWP HALL ON DEC 31 OR FEB 14 A 3% LATE FEE IS ADDED AFTER FEB 14. HOURS ON THESE DATES ARE 9AM - NOON AND 1PM - 5PM.                   FOR AN APPOINTMENT AT OTHER TIMES CALL 517-443-5571.                   PLEASE MAKE CHECK PAYABLE TO OGDEN TOWNSHIP IF YOU NEED A RECEIPT PLEASE INCLUDE ENTIRE BILL AND A SELF-ADDRESSED STAMPED ENVELOPE.</p>	<p><b>PAYMENT INFORMATION</b>                  This tax is payable: Dec 1, 2018 thru Feb 14, 2019                   Pay by mail to: OGDEN TOWNSHIP                  RICK DENNISON, TREASURER                  6324 E RIDGEVILLE RD                  BLISSFIELD, MI 49228</p>																											
<p><b>PROPERTY INFORMATION</b>                  Property Assessed To:                  MILLER, NORMA C, LIVING TRUST                   3078 PENDER CT                  ADRIAN, MI 49221.                  School: 46040 BLISSFIELD                   Prop #: OGO-118-3780-00                   Prop Addr: 3000 E WESTON RD BLK   <b>Legal Description:</b>                  THE W 25 AC OF THE FOLLOWING DES PARCEL DES AS COMM AT THE S1/4 COR OF SEC 18 T8S R4E TH S88°45'56"W 97.16 FT ALG THE S LI OF SD SEC FOR A POB TH CONT S88°45'56"W 1668.94 FT ALG THE S LI OF SD SEC TH N01°57'27"W 1992.02 FT TH N87°55'26"E 1700.01 FT ALG THE S LI OF THE N1/4 OF THE SW FRL 1/4 OF SD SEC TH S01°04'16"E 2016.84 FT ALG THE W LI OF THE E 6 AC OF THE SW FRL 1/4 OF SD SEC TO THE POB (SURVEY LEGAL)</p>	<p><b>TAX DETAIL</b></p> <table> <tr> <td>Taxable Value:</td> <td>82,400</td> <td></td> </tr> <tr> <td>State Equalized Value:</td> <td>82,400</td> <td></td> </tr> <tr> <td>Assessed Value:</td> <td>82,400</td> <td>Class: 101</td> </tr> <tr> <td>P.R.E. %:</td> <td>100.0000</td> <td></td> </tr> </table> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Taxes are based upon Taxable Value.                      1 mill equals \$1.00 per \$1000 of Taxable Value.                      Amounts with no millage are either Special Assessments or other charges added to this bill.</p> </div>	Taxable Value:	82,400		State Equalized Value:	82,400		Assessed Value:	82,400	Class: 101	P.R.E. %:	100.0000																
Taxable Value:	82,400																											
State Equalized Value:	82,400																											
Assessed Value:	82,400	Class: 101																										
P.R.E. %:	100.0000																											
<p>*BALANCE OF DESCRIPTION ON FILE*</p>	<table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>DEPT AGING</td> <td>0.73200</td> <td>60.31</td> </tr> <tr> <td>MED CARE</td> <td>0.18960</td> <td>15.62</td> </tr> <tr> <td>LENAWEE INT SCH</td> <td>7.32330</td> <td>603.43</td> </tr> <tr> <td>SCH SINKING FUND</td> <td>1.74790</td> <td>144.02</td> </tr> <tr> <td>SCHOOL OPER</td> <td>18.00000</td> <td>EXEMPT</td> </tr> <tr> <td>TWP TAX</td> <td>0.92690</td> <td>76.37</td> </tr> <tr> <td>FIRE</td> <td>1.00000</td> <td>82.40</td> </tr> <tr> <td>ROADS/BRIDGES</td> <td>2.00000</td> <td>164.80</td> </tr> </tbody> </table>	DESCRIPTION	MILLAGE	AMOUNT	DEPT AGING	0.73200	60.31	MED CARE	0.18960	15.62	LENAWEE INT SCH	7.32330	603.43	SCH SINKING FUND	1.74790	144.02	SCHOOL OPER	18.00000	EXEMPT	TWP TAX	0.92690	76.37	FIRE	1.00000	82.40	ROADS/BRIDGES	2.00000	164.80
DESCRIPTION	MILLAGE	AMOUNT																										
DEPT AGING	0.73200	60.31																										
MED CARE	0.18960	15.62																										
LENAWEE INT SCH	7.32330	603.43																										
SCH SINKING FUND	1.74790	144.02																										
SCHOOL OPER	18.00000	EXEMPT																										
TWP TAX	0.92690	76.37																										
FIRE	1.00000	82.40																										
ROADS/BRIDGES	2.00000	164.80																										
<p><b>OPERATING FISCAL YEARS</b>                  The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <table> <tr> <td>County:</td> <td>JAN 1 - DEC 31</td> </tr> <tr> <td>TwN/Cty:</td> <td>JULY 1 - JUNE 30</td> </tr> <tr> <td>School:</td> <td>JULY 1 - JUNE 30</td> </tr> <tr> <td>State:</td> <td>OCT 1 - SEPT 30</td> </tr> </table> <p>Does NOT affect when the tax is due or its amount</p>	County:	JAN 1 - DEC 31	TwN/Cty:	JULY 1 - JUNE 30	School:	JULY 1 - JUNE 30	State:	OCT 1 - SEPT 30	<p style="text-align: center;"><b>PAID</b> </p> <p style="text-align: center;"><b>DEC 06 2018</b></p> <p style="text-align: center;"><b>OGDEN TOWNSHIP</b></p> <table> <tr> <td>Total Tax</td> <td style="text-align: right;">1,146.95</td> </tr> <tr> <td>Administration Fee</td> <td style="text-align: right;">11.46</td> </tr> <tr> <td><b>TOTAL AMOUNT DUE</b></td> <td style="text-align: right;"><b>1,158.41</b></td> </tr> </table>	Total Tax	1,146.95	Administration Fee	11.46	<b>TOTAL AMOUNT DUE</b>	<b>1,158.41</b>													
County:	JAN 1 - DEC 31																											
TwN/Cty:	JULY 1 - JUNE 30																											
School:	JULY 1 - JUNE 30																											
State:	OCT 1 - SEPT 30																											
Total Tax	1,146.95																											
Administration Fee	11.46																											
<b>TOTAL AMOUNT DUE</b>	<b>1,158.41</b>																											

OFFICIAL TAX STATEMENT



OGDEN TOWNSHIP  
 RICK DENNISON, TREASURER  
 6324 E RIDGEVILLE RD  
 BLISSFIELD, MI 49228

PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.
<b>THIS TAX IS PAYABLE: DEC 1, 2018 THRU FEB 14, 2019</b> After 2/14/2019, additional interest and fees apply
2018 Winter Tax for Prop #: OGO-118-3805-00

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

Property Addr: 3000 E WESTON RD BLK

To: MILLER, NORMA C, LIVING TRUST  
 3078 PENDER CT  
 ADRIAN MI 49221

Tax for Prop#: OGO-118-3805-00

Make Check Payable To: OGDEN TOWNSHIP

**TOTAL AMOUNT DUE: 2,975.52**

Please detach along perforation. Keep the bottom portion.

**OGDEN TOWNSHIP 2018 Winter Tax Bill**

**MESSAGE TO TAXPAYER**  
 TAXES MAY BE PAID BY MAIL; AT MY HOME OFFICE ON DEC 14, FEB 1; AT THE OGDEN TWP HALL ON DEC 31 OR FEB 14 A 3% LATE FEE IS ADDED AFTER FEB 14. HOURS ON THESE DATES ARE 9AM - NOON, AND 1PM - 5PM.  
 FOR AN APPOINTMENT AT OTHER TIMES CALL 517-443-5571.  
 PLEASE MAKE CHECK PAYABLE TO OGDEN TOWNSHIP IF YOU NEED A RECEIPT PLEASE INCLUDE ENTIRE BILL AND A SELF-ADDRESSED STAMPED ENVELOPE.

**PAYMENT INFORMATION**  
 This tax is payable: Dec 1, 2018 thru Feb 14, 2019  
 Pay by mail to: OGDEN TOWNSHIP  
 RICK DENNISON, TREASURER  
 6324 E RIDGEVILLE RD  
 BLISSFIELD, MI 49228

**PROPERTY INFORMATION**  
 Property Assessed To:  
 MILLER, NORMA C, LIVING TRUST  
 3078 PENDER CT  
 ADRIAN, MI 49221  
 School: 46130 SAND CREEK  
 Prop #: OGO-118-3805-00  
 Prop Addr: 3000 E WESTON RD BLK  
**Legal Description:**  
 LD DES AS COMM AT THE S1/4 COR OF SEC 18 T8S R4E TH S88°45'56"W 97.16 FT ALG THE S LI OF SD SEC FOR A POB TH CONT S88°45'56"W 1668.94 FT ALG THE S LI OF SD SEC TH N01°57'27"W 1992.02 FT TH N87°55'26"E 1700.01 FT ALG THE S LI OF THE N1/4 OF SW FRL 1/4 OF SD SEC TH S01°04'16"E 2016.84 FT ALG THE W LI OF THE E 6 AC OF THE SW FRL 1/4 OF SD SEC TO THE POB EXC THE W 25 AC (SURVEY LEGAL)  
 SPLIT ON 05/29/2009 FROM OGO-118-3800-00;  
**PAID**  
**DEC 06 2018**  
**OGDEN TOWNSHIP**  
 \*BALANCE OF DESCRIPTION ON FILE\*

**TAX DETAIL**

Taxable Value:	172,659	
State Equalized Value:	172,800	
Assessed Value:	172,800	Class: 101
P.R.E. %:	100.0000	

Taxes are based upon Taxable Value.  
 1 mill equals \$1.00 per \$1000 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	126.38
MED CARE	0.18960	32.73
LENAWEE INT SCH	7.32330	1,264.43
SCHOOL DEBT	1.75000	302.15
SCH SINKING FUND	1.84140	317.93
SCHOOL BOND	1.30000	224.45
SCHOOL OPER	18.00000	EXEMPT
TWP TAX	0.92690	160.03
FIRE	1.00000	172.65
ROADS/BRIDGES	2.00000	345.31
<b>Total Tax</b>		<b>2,946.06</b>
<b>Administration Fee</b>		<b>29.46</b>
<b>TOTAL AMOUNT DUE</b>		<b>2,975.52</b>

**OPERATING FISCAL YEARS**  
 The taxes on bill will be used for governmental operations for the following fiscal year(s):  
 County: JAN 1 - DEC 31  
 Twn/Cty: JULY 1 - JUNE 30  
 School: JULY 1 - JUNE 30  
 State: OCT 1 - SEPT 30  
 Does NOT affect when the tax is due or its amount





- Common Land Unit**
- Cropland CLU
  - Non-Cropland CLU
  - Tract Boundary
  - Section Lines

- Wetland Determination Identifiers**
- Restricted Use
  - Limited Restrictions
  - Exempt from Conservation Compliance Provisions

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

Shares - 100% OP

<input type="checkbox"/> Certified Organic	<input type="checkbox"/> All Crops - NI
<input type="checkbox"/> CORN - YEL/GR	<input type="checkbox"/> WHEAT - GR (SRW or SWW)
<input type="checkbox"/> SOYS - COM/GR	<input type="checkbox"/> ALFALFA - FG or GZ
<input type="checkbox"/> DRY BEANS - DE	<input type="checkbox"/> MIXFG - FG or GZ

**2019 Program Year**  
 CLU Date: January 25, 2019  
 2018 NAIP Production Imagery

**Farm 2641**  
**Tract 16560**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland Identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). 2017 NAIP Imagery is utilized for tracts located in Ohio.

*This page is intentionally blank.*



# 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 #19-07

**Applicant(s):** Thomas and Elaine Korican  
7071 Centennial Road  
Tecumseh, MI 49286

**Meeting Date:** March 21, 2019

**Location:** The subject property is located in Section 7 of Ridgeway Twp. (T6S,R5E), on the south side of Centennial Road, west of Ridge Highway (see Maps 1a & 1b).

**Description:** Approximately 106 acres are in cultivation for cash crops, according to the applicant, with approximately 8 acres in the other category. There are no buildings (see Maps 3a & 3b).

**Term:** 90 years is the proposed term.

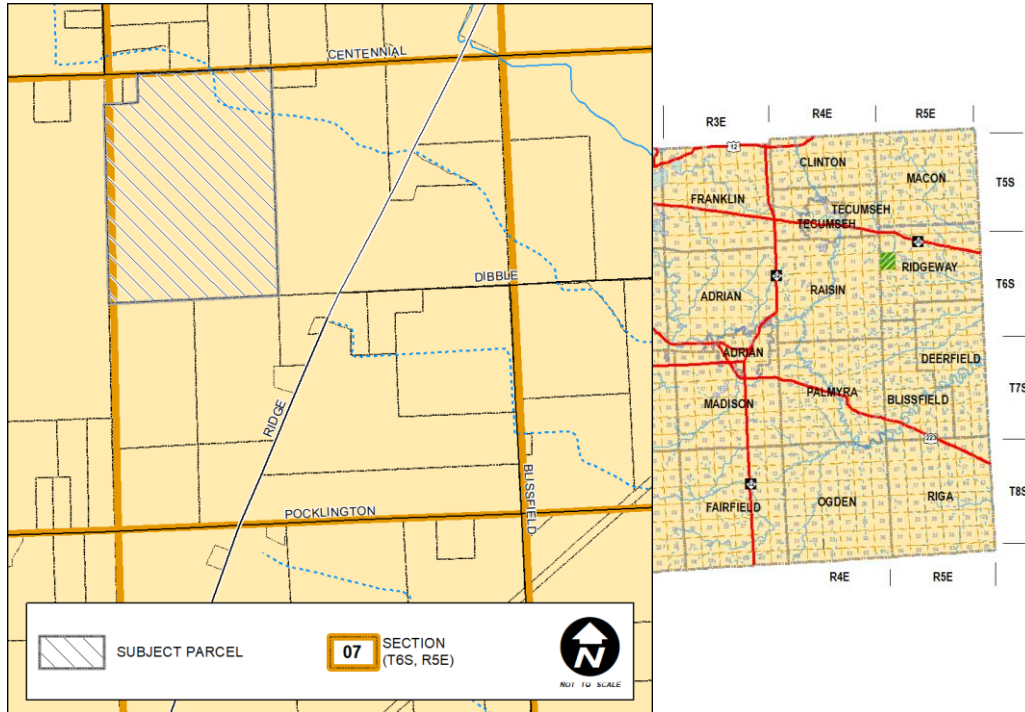
**Future Land Use:** The *Lenawee County Comprehensive Land Use Plan* places the subject property at the edge of an area recommended for 'Agricultural' uses (see Map 2).

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

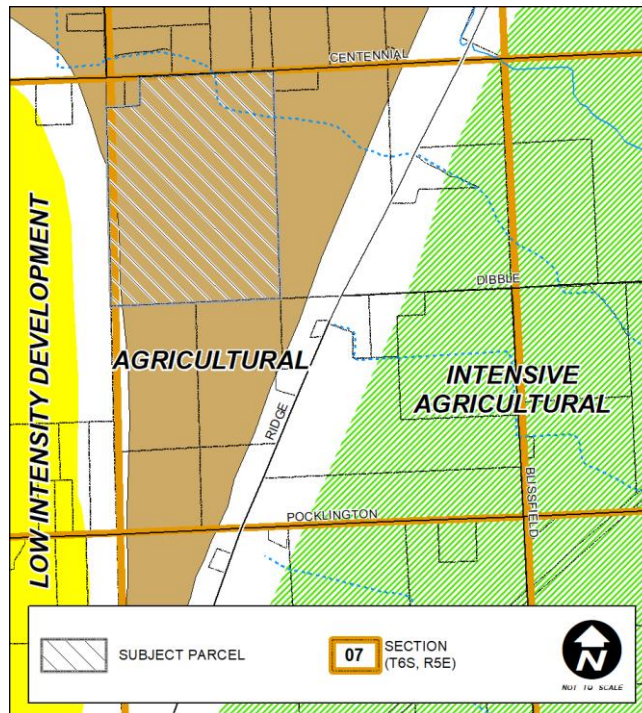
- *Question #15:* '2 or more persons having a joint of common interest in the land' should be checked since two applicants are listed under Question #1 and both Thomas and Elaine Korican signed the application.
- *Question #16b:* The total acreage for the property is not listed.
- *Question #16g:* The total number of buildings is listed as 0, but aerial photography indicates the possible presence of a building in the north-west corner of the property.
- *Question #17:* Since the property is more than 40 acres in area, it was unnecessary to provide the annual income per acre.

**Staff Advisement:** Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the PA 116 application (i.e., if the errors/omissions are addressed) to the Ridgeway Township Board.

### Maps 1a & 1b Location Maps



### Map 2 County Future Land Use Map

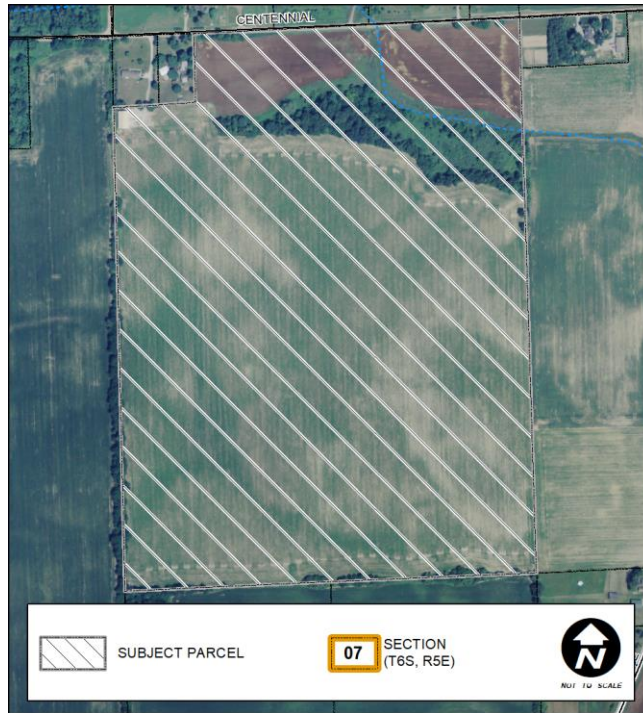




### Maps 3a Aerial Photograph



### 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.

Sand Farm

OFFICIAL USE ONLY
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: Korican Thomas J.
Last First Initial
(If more than two see #15) Korican Elaine L. (wife)
Last First Initial

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

2. Mailing Address: 7071 Centennial Rd. Tecumseh MI 49286
Street City State Zip Code

3. Telephone Number: (Area Code) (734) 476-1764

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

5. E-mail address:

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

6. County: Lenawee 7. Township, City or Village: Ridgeway Twp.

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 [X] No
If "Yes", please explain circumstances:

12. Does the applicant own the mineral rights? [X] Yes [ ] No
If owned by the applicant, are the mineral rights leased? [ ] Yes [X] No
Indicate who owns or is leasing rights if other than the applicant:
Name the types of mineral(s) involved:

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

14. Is land being purchased under land contract [ ] Yes [X] No: If "Yes", indicate vendor (sellers):
Name:
Address:
Street City State Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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

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

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

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

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

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

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

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

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

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

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

CASH CROPS

- b. Total number of acres on this farm \_\_\_\_\_
- c. Total number of acres being applied for (if different than above): \_\_\_\_\_
- d. Acreage in cultivation: 106.33
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: \_\_\_\_\_
- f. All other acres (swamp, woods, etc.) 8.03
- g. Indicate any structures on the property. (If more than one building, indicate the number of buildings):

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

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

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

\$ 42,532.00 : 106.33 = \$ 400.00 (per acre)  
 total income total acres of tillable land

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

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

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

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.

Thomas J Karican  
(Signature of Applicant)

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

x Elaine L. Karican  
(Co-owner, If Applicable)

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

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

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

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

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

I. Date Application Received: 1/23/19 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Ridgeway  
 County  Township  City  Village

This application is  approved,  rejected Date of approval or rejection: March 5, 2019

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

Clerk's Signature: Lora Feldkamp

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

II. Please verify the following:

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

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

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

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

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

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

**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.

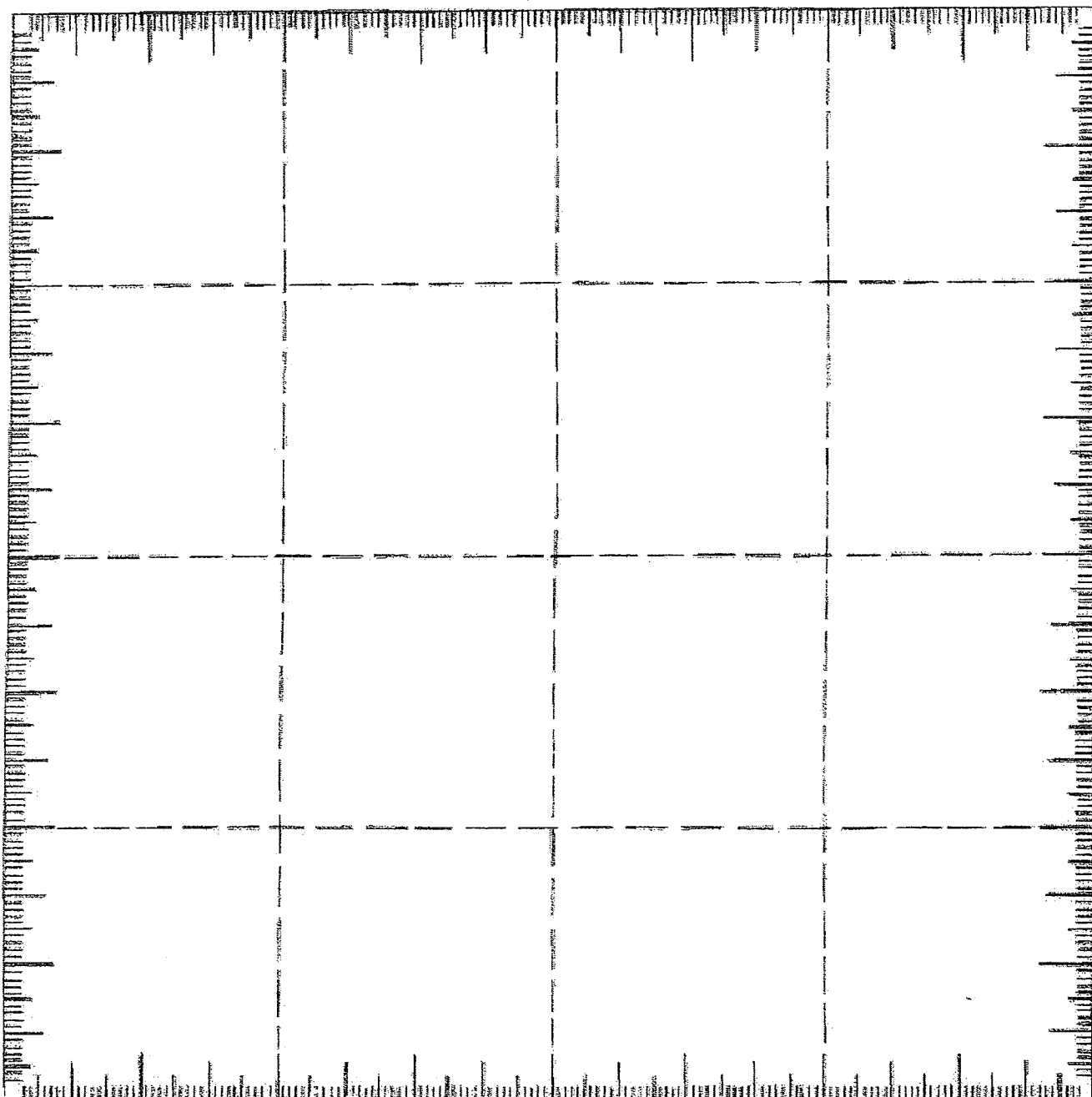
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County \_\_\_\_\_

Township \_\_\_\_\_

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

↑ North



OFFICIAL TAX STATEMENT

Summer Tax Bill

Lenawee County Treasurer
Marilyn J Woods
301 N Main St Old Courthouse
Adrian, MI 49221-2714
TEMP-RETURN SERVICE REQUESTED



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2017 THRU SEPT. 14, 2017
After 09/14/2017, additional interest and fees apply.

2017 Summer Tax for Property Number: RDO-207-1050-00

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

Property Addr:
7000 CENTENNIAL RD BLK

DEFERMENT

SAND FARM
Tax for Prop#: RDO 207 1050 00

Make Check Payable To: Lenawee County Treasurer

TOTAL AMOUNT DUE: \$2,602.73

KORICAN, THOMAS J & ELAINE L
7071 CENTENNIAL RD
TECUMSEH, MI 49286-9525



Please detach along perforation. Keep bottom portion for your records.

RIDGEWAY TOWNSHIP 2017 SUMMER TAX BILL

MESSAGE TO TAXPAYER

DEFERMENT FORMS MUST BE FILED AT THE COUNTY
TREASURER'S OFFICE BEFORE SEPT. 14. INTEREST OF
1% PER MONTH OR FRACTION OF A MONTH ADDED
AFTER SEPT 14. ADDITIONAL 3% PENALTY AFTER FEB 14
THRU FEB 28. IF YOU WOULD LIKE A RECEIPT ENCLOSE
A SELF-ADDRESSED-STAMPED ENVELOPE. PHONE NO.
517-264-4554. PARTIAL PAYMENTS ARE ACCEPTED.

FOR YOUR CONVENIENCE THERE IS A DROPBOX IN THE
PARKING LOT BEHIND THE OLD COURTHOUSE.

PROPERTY INFORMATION

Property Assessed To:
KORICAN, THOMAS J & ELAINE L
7071 CENTENNIAL RD
TECUMSEH, MI 49286

School: 46140 TECUMSEH

Property #: RDO-207-1050-00

Property Addr: 7000 CENTENNIAL RD BLK

Legal Description:

NW FRL 1/4 EX LD BEG 215.71 FT E FROM NW
COR SEC 7 RUNN TH E 171.43 FT TH S
329.94 FT TH W 172.35 FT TH N 334.22 FT
TO POB CONT 1.310 ACRE ALSO EX LD COMM
NW COR SEC 7 RUNN TH N 89 DEG 13'E 215.7
1 FT TH S 0 DEG 20'22"W 334 FT TH S 89
DEG 4'34"W 217.59 FT TH N 0 DEG 39'42" E
334.58 FT TO POB

PAYMENT INFORMATION

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

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

TAX DETAIL

Taxable Value: 116,971 Class: 101
State Equalized Value: 276,400
Assessed Value: 276,400
P.R.E. %: 100

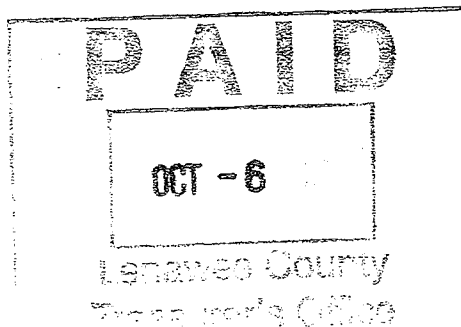
Taxes are based upon Taxable Value.
1 mill equals \$1.00 per \$1,000 of Taxable Value.
Amounts with no millage are either Special
Assessments or other charges added to this bill.

Table with 3 columns: DESCRIPTION, MILLAGE, AMOUNT. Rows include STATE ED, COUNTY OPER, LENAWEE INT SCH, SCHOOL DEBT, SCH PUB REC OPER, SCHOOL OPER.

OPERATING FISCAL YEARS

The taxes on bill will be used for governmentai
operations for the following fiscal year(s):
County: JANUARY 1 - DECEMBER 31
Twn/Cty: JANUARY 1 - DECEMBER 31
School: JULY 1 - JUNE 30
State: OCTOBER 1 - SEPTEMBER 30

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



Total Tax: \$2,576.97
Administration Fee: \$25.76
Total Amount Due: \$2,602.73



Tom's Home Farm



# Lenawee County, Michigan



### Common Land Unit

- Common Land Unit
- Non-Cropland
- Section Line

### Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2017 Program Year

Map Created December 02, 2016  
2016 NAIP Early Access Imagery

**Farm: 15940**  
**Tract: 3714**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

RCUD AM 11:00 JUN 17 '11 LENA WEE

RDO - 207-1050-00 SD 6/17/11

LIBER 2425 PAGE 0996 1 of 3

STATE OF MICHIGAN - LENA WEE COUNTY  
RECORDED 06/17/2011 03:17:48 PM D.W.A  
Victoria J. Daniels, REGISTER OF DEEDS \$20.00



3

LENA WEE COUNTY TREASURER  
TAX CERTIFICATE NO. \_\_\_\_\_

887-2011

JUN 17 2011

MARILYN J. WOODS

### WARRANTY DEED

This Deed made this 16th day of June, 2011

WITNESSETH That, **THOMAS J. KORICAN AND DONALD R. KORICAN**, Co-Personal Representatives of the Estate of Thomas Korican, also known as Thomas Korican, Jr., Deceased, as to an undivided one-half interest, and **THOMAS J. KORICAN AND DONALD R. KORICAN**, Co-Personal Representatives of the Estate of Mary E. Korican, also known as Mary M. Korican, Deceased, as to an undivided one-half interest

IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND TO SETTLE THE ESTATES OF THE DECEASED \_\_\_\_\_

CONVEY AND WARRANTS TO **THOMAS J. KORICAN AND ELAINE L. KORICAN**, husband and wife, with full rights of survivorship, 7071 Centennial Road, Tecumseh, MI 49286

Land and premises in the Township of Ridgeway, County of Lenawee, and State of Michigan, described on Exhibit A attached hereto and commonly known as 7000 Centennial Road Block, Britton, MI 49229.

Subject to zoning ordinances, easements and restrictions of record and that portion of the property taken or used by the public for road or highway purposes.

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

The Grantor grants to the Grantee the right to create all parcels under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

Executed and delivered by grantor as co-personal representative of the Estate of Mary E. Korican, Deceased, Lenawee County Probate File No. 11-47476-DE, and as co-personal representative of the Estate of Thomas Korican, Deceased, Lenawee County Probate File No. 11-47475-DE, and grantor warrants against the claims of persons claiming by, through or under said decedent but against no other persons.

ESTATE OF MARY E. KORICAN, a/k/a  
MARY M. KORICAN, DECEASED

ESTATE OF THOMAS KORICAN, a/k/a  
THOMAS KORICAN, JR., DECEASED

By Thomas J. Korican  
Thomas J. Korican, Co-Personal Representative

By Thomas J. Korican  
Thomas J. Korican, Co-Personal Representative

By Donald R. Korican  
Donald R. Korican, Co-Personal Representative


By Donald R. Korican  
Donald R. Korican, Co-Personal Representative

STATE OF MICHIGAN)  
                                  )§  
COUNTY OF LENA WEE)

Dated and signed this 16th day of June 2011 before me, a Notary Public in and for said County, by

-ACL 200

Thomas J. Korican and Donald R. Korican, Co-Personal Representatives for the Estate of Mary E. Korican, a/k/a Mary M. Korican, Deceased, and Thomas J. Korican and Donald R. Korican, Co-Personal Representatives for the Estate of Thomas Korican, a/k/a Thomas Korican, Jr., Deceased, who I identified and verified and who acknowledged this instrument to be their free act and deed.

  
Beth A. Fetzter, Notary Public  
Lenawee County, Michigan  
My Commission Expires: 12/21/2014

THIS INSTRUMENT DRAFTED BY:  
BRUGGEMAN LAW OFFICES, P.C.  
Dan R. Bruggeman (P11321)  
126 East Church Street  
Adrian, MI 49221-2780

AFTER RECORDING RETURN TO:  
Dan R. Bruggeman  
126 East Church Street  
Adrian, MI 49221-2780

*Parcel Identification Number RD0-207-1050-00  
Legal Description taken from Fidelity National Title File 51260*

EXHIBIT A  
LEGAL DESCRIPTION

File Number 51260

Land and premises in the Township of Ridgeway, County of Lenawee, and State of Michigan:

The Northwest fractional 1/4 of Section 7, Town 6 South, Range 5 East;  
EXCEPTING all that part of the Northwest fractional 1/4 of Section 7, Town 6 South, Range 5 East, described as beginning at a point on the North line of said Section 7 located 215.71 feet North 89° 13' East from the Northwest corner of said Section 7 and running thence North 89° 13' East along the North line of said Section 7, 171.43 feet; thence South 0° 11' 00" West 329.94 feet; thence South 87° 47' 50" West 172.35 feet; thence North 0° 19' 10" East 334.22 feet to the point of beginning;  
ALSO EXCEPTING all that part of the Northwest fractional 1/4 of Section 7, Town 6 South, Range 5 East, described as commencing at the Northwest corner of said Section 7 and running thence North 89° 13' 00" East along the North line of Section 7, 215.71 feet; thence South 0° 20' 22" West 334.00 feet; (record 334.22 feet); thence South 89° 04' 34" West 217.59 feet; thence North 0° 39' 42" East along the West line of Section 7, 334.58 feet to the place of beginning.

Commonly known as: 7000 Centennial Road Block, Britton, MI 49229

  
LIBER 2426 PAGE 0996 3 of 3



# 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 #19-08

**Applicant(s):** Thomas and Elaine Korican  
7071 Centennial Road  
Tecumseh, MI 49286

**Meeting Date:** March 21, 2019

**Location:** The landlocked subject property is located in Section 10 of Ridgeway Twp. (T6S, R5E), east of Britton Highway and north of Pocklington Road (see Maps 1a & 1b).

**Description:** Approximately 20 acres are in cultivation for cash crops, according to the applicant. The average income per acre is \$400, more than the \$200 minimum. There are no buildings (see Maps 3a & 3b).

**Term:** 90 years is the proposed term.

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

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

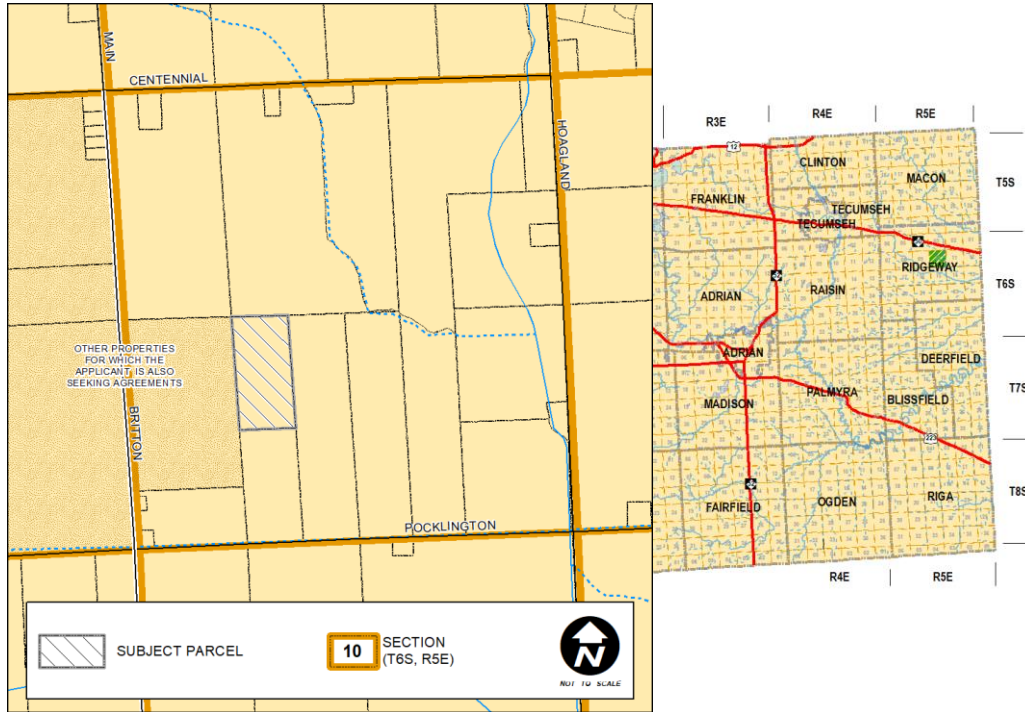
- *Question #15:* '2 or more persons having a joint of common interest in the land' should be checked since two applicants are listed under Question #1 and both Thomas and Elaine Korican signed the application.

This application pertains to one of five contiguous properties which could be grouped under a single application (see #FA19-08, #FA19-09, #FA19-10, and #FA19-11).

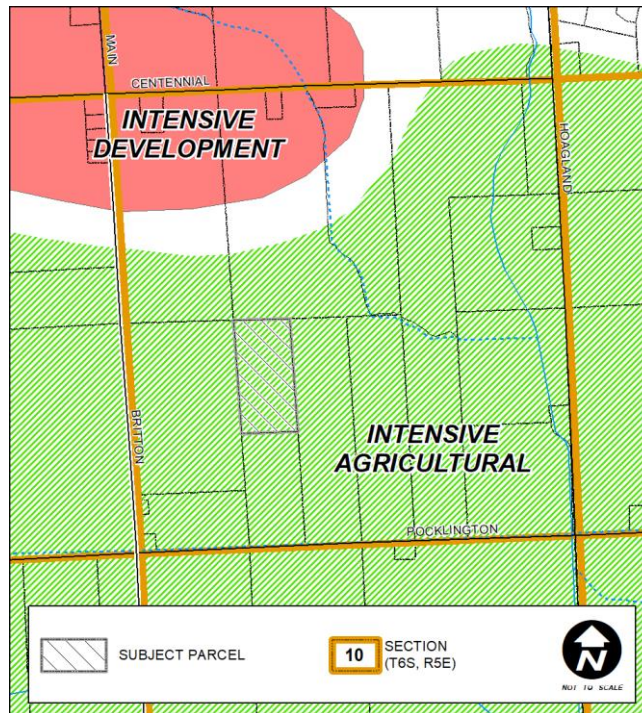
**Staff Advisement:** Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the PA 116 application (i.e., if the errors/omissions are addressed) to the Ridgeway Township Board.



### 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:
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: KORICAN Thomas J
Last First Initial
(If more than two see #15) KORICAN Elaine L (wife)
Last First Initial

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

2. Mailing Address: 7071 Centennial Rd. Tecumseh MI. 49286
Street City State Zip Code

3. Telephone Number: (Area Code) (734) 476-1764

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

5. E-mail address:

ii. Property Location (Can be taken from the Deed/Land Contract) R 00-210-3480-00
6. County: Lenawee 7. Township, City or Village: Ridgeway Twp.

8. Section No. 10 Town No. 65 Range No. 5E

iii. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)
10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.
11. Is there a tax lien against the land described above? [ ] Yes [X] No
If "Yes", please explain circumstances:

12. Does the applicant own the mineral rights? [X] Yes [ ] No
If owned by the applicant, are the mineral rights leased? [ ] Yes [X] No
Indicate who owns or is leasing rights if other than the applicant:
Name the types of mineral(s) involved:

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

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

Street City State Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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

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

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

Name: \_\_\_\_\_ 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 20
- c. Total number of acres being applied for (if different than above): \_\_\_\_\_
- d. Acreage in cultivation: 20
- 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):

\$ 8,000.00 : 20 = \$ 400.00 (per acre)  
 total income total acres of tillable land

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

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

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

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.

Thomas J. Korican  
(Signature of Applicant)

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

x Elaine Z. Korican  
(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: 01/23/19 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Ridgeway  
 County  Township  City  Village

This application is  approved,  rejected Date of approval or rejection: March 5, 2019

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

Clerk's Signature: Kora Feldhauer

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

II. Please verify the following:

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

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

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

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

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

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

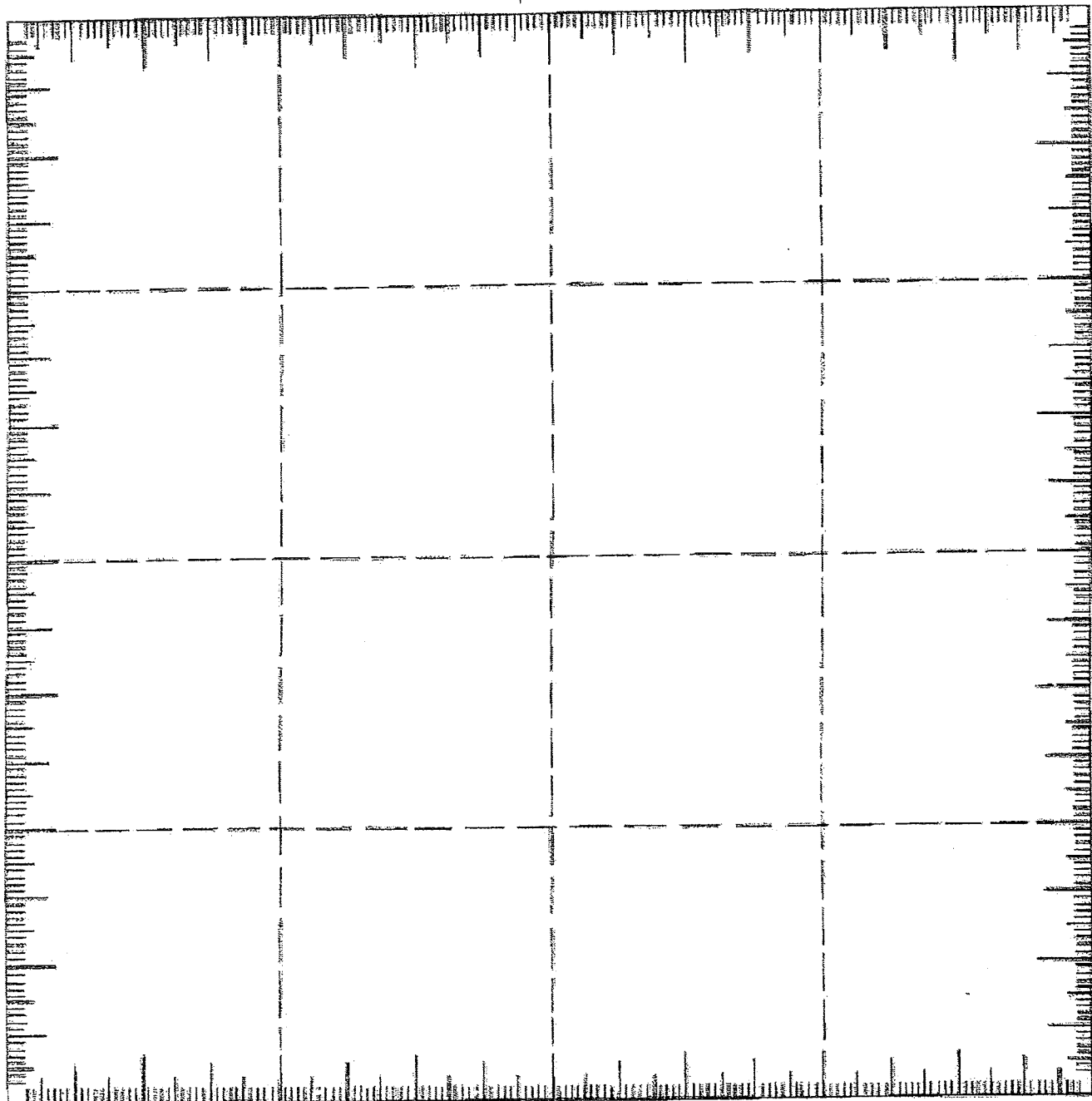
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

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

Township \_\_\_\_\_

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

↑ North



**TAX STATEMENT**

**Tax Bill**  
 Lenawee County Treasurer  
 Marilyn J Woods  
 301 N Main St Old Courthouse  
 Adrian, MI 49221-2714  
 TEMP-RETURN SERVICE REQUESTED



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.  
**THIS TAX IS PAYABLE JULY 1, 2017 THRU SEPT. 14, 2017**  
 After 09/14/2017, additional interest and fees apply.  
 2017 Summer Tax for Property Number: RDO-210-3480-00

**TAXPAYER NOTE:** Are your name and mailing address correct?  
 If not, please make corrections below. Thank you.

Property Addr:  
 5000 BRITTON HWY BLK

**DEFERMENT**

KORICAN, THOMAS J & ELAINE L  
 7071 CENTENNIAL RD  
 TECUMSEH, MI 49286-9525



Tax for Prop#: **RDO 210 3480 00**

Make Check Payable To: Lenawee County Treasurer

**TOTAL AMOUNT DUE: \$211.06**

Please detach along perforation. Keep bottom portion for your records.

**RIDGWAY TOWNSHIP 2017 SUMMER TAX BILL**

**MESSAGE TO TAXPAYER**

DEFERMENT FORMS MUST BE FILED AT THE COUNTY TREASURER'S OFFICE BEFORE SEPT. 14. INTEREST OF 1% PER MONTH OR FRACTION OF A MONTH ADDED AFTER SEPT 14. ADDITIONAL 3% PENALTY AFTER FEB 14 THRU FEB 28. IF YOU WOULD LIKE A RECEIPT ENCLOSE A SELF-ADDRESSED-STAMPED ENVELOPE. PHONE NO. 517-264-4554. PARTIAL PAYMENTS ARE ACCEPTED.

FOR YOUR CONVENIENCE THERE IS A DROPBOX IN THE PARKING LOT BEHIND THE OLD COURTHOUSE.

**PROPERTY INFORMATION**

Property Assessed To:  
 KORICAN, THOMAS J & ELAINE L  
 7071 CENTENNIAL RD  
 TECUMSEH, MI 49286

School: 46050 BRITTON

Property #: RDO-210-3480-00

Property Addr: 5000 BRITTON HWY BLK

**Legal Description:**

N 1/2 OF W 1/2 OF E 1/2 OF SW 1/4 SEC 10

**PAYMENT INFORMATION**

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

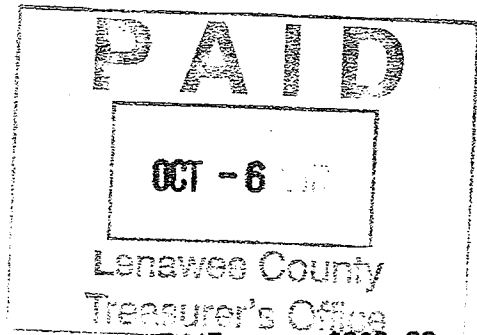
Pay by mail to: LENAWEE COUNTY TREASURER  
 MARILYN J WOODS  
 301 N MAIN ST OLD COURTHOUSE  
 ADRIAN, MI 49221-2714

**TAX DETAIL**

Taxable Value:	19,101	Class: 101
State Equalized Value:	49,400	
Assessed Value:	49,400	
P.R.E. %:	100	

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

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	114.60
COUNTY OPER	4.94120	94.38



**OPERATING FISCAL YEARS**

The taxes on bill will be used for governmental operations for the following fiscal year(s):  
 County: JANUARY 1 - DECEMBER 31  
 Twn/Cty: JANUARY 1 - DECEMBER 31  
 School: JULY 1 - JUNE 30  
 State: OCTOBER 1 - SEPTEMBER 30

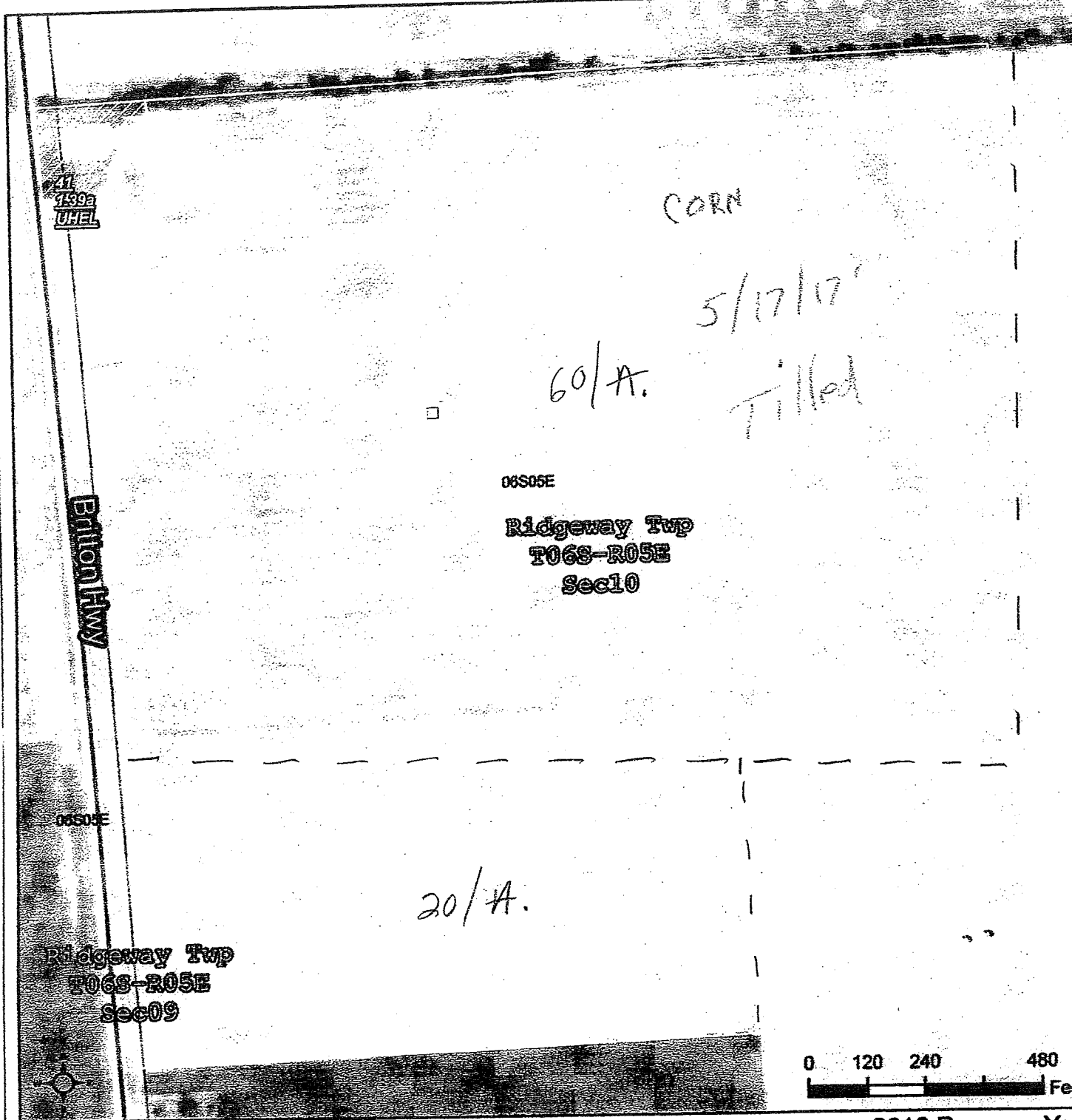
Does NOT affect when the tax is due or its amount.

Total Tax: \$208.98  
 Administration Fee: \$2.08  
**Total Amount Due: \$211.06**

Tom's Mueller Farm



Lenawee County, Michigan



Common Land Unit

- Common Land Unit
- Conservation Reserve Program

- Tract Boundary
- Section Line

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

2016 Program Year

Map Created July 28, 2014 NAIP Image

Farm: 15940  
Tract: 15154

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

RDO-210-3050-00 SD 6/17/11  
RDO-210-3480-00 SD 6/17/11



STATE OF MICHIGAN - LENAWEE COUNTY  
RECORDED 06/17/2011 03:28:13 PM AF:AG  
Victoria J. Daniels, REGISTER OF DEEDS \$17.00



Sec 10

Michigan Department of Treasury  
3676 (Rev. 3-10)

This form is issued under authority of P.A. 260 of 2000 and P.A. 378 of 2006. Filing is mandatory.

### Affidavit Attesting that Qualified Agricultural Property or Qualified Forest Shall Remain Qualified Agricultural Property

INSTRUCTIONS: This form must be filed to claim that a transfer of property is not a statutory transfer of ownership because the property will continue to be qualified agricultural or qualified forest property. This form must be filed with the register of deeds for the county in which the qualified agricultural property is located and then with the assessor of the local tax collecting unit where this property is located.

1. Street Address of Property 5477 Britton Hwy.		2. County Lenawee
3. City/Township/Village Where Real Estate is Located Ridgeway		<input type="checkbox"/> City <input checked="" type="checkbox"/> Township <input type="checkbox"/> Village
4. Name of Property Owner(s) (Print or Type) Thomas J. and Elaine L. Korican	5. Property ID Number (from Tax Bill or Assessment Notice) RDO-210-3480-00 & RDO-210-3050-00	
6. Legal Description (Legal description is required; attach additional sheets if necessary) See attached Exhibit A	7. Percentage of This Property Which is Currently and Will Remain Qualified Agricultural Property (#7 does not apply to the Qualified Forest Program) 100%	
8. Daytime Telephone Number	9. E-mail Address	

#### CERTIFICATION & NOTARIZATION (Notarization necessary for recording with Register of Deeds)

I certify that the information above is true and complete to the best of my knowledge. I further certify that the property noted on this affidavit currently is and will remain qualified agricultural or qualified forest property.

Signed Thomas J. Korican  
Name (Print or Type) Thomas J. Korican  
Title Owner

ELAINE L. KORICAN  
Elaine L. Korican

Must be signed by owner, partner, corporate officer, or a duly authorized agent.

State of Michigan  
County of Lenawee

Notary Public, State of Michigan,  
County of Lenawee  
My commission expires: 12/21/2014  
Acting in the County of Lenawee

Acknowledged before me this 16th  
day of June, 2011  
By Thomas J. Korican and Elaine L. Korican

Drafter's Name Dan R. Bruggeman P11321  
Drafter's Address 126 E. Church Street  
Adrian, MI 49221-2780

Notary Signature Beth A. Fetzer  
Name of Notary (Print or Type) Beth A. Fetzer

#### LOCAL GOVERNMENT USE ONLY

Is the percentage stated above in number 7 the current percentage of the property that is qualified agricultural property?  Yes  No  N/A (Qualified Forest Only)

If not, what is the correct percentage of the property that is currently qualified agricultural property? \_\_\_\_\_

Assessor's Signature	Date
----------------------	------

- ATCL / 1700

EXHIBIT A  
LEGAL DESCRIPTION

File Number 51261

Land located in the Township of Ridgeway, County of Lenawee, State of Michigan, described as follows:

The North 3/4 of the West 1/2 of the Southwest 1/4 of Section 10, Town 6 South, Range 5 East;  
ALSO the North 1/2 of the West 1/2 of the East 1/2 of the Southwest 1/4 of said Section 10, Town 6 South, Range 5 East.

Commonly known as: 5477 Britton Hwy., Britton, MI 49229

  
LIBER 2426 PAGE 0006 2 of 2

END OF LEGAL DESCRIPTION



RDO-210-3050-00 SD 6/17/11  
RDO-210-3480-00 SD 6/17/11



LENA WEE COUNTY TREASURER  
TAX CERTIFICATE NO. \_\_\_\_\_

JUN 17 2011

MARILYN J. WOODS

### WARRANTY DEED

This Deed made this 16th day of June, 2011

WITNESSETH That, **THOMAS J. KORICAN AND DONALD R. KORICAN**, Co-Personal Representatives of the Estate of Thomas Korican, also known as Thomas Korican, Jr., Deceased, as to an undivided one-half interest, and **THOMAS J. KORICAN AND DONALD R. KORICAN**, Co-Personal Representatives of the Estate of Mary E. Korican, also known as Mary M. Korican, Deceased, as to an undivided one-half interest

IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND TO SETTLE THE ESTATES OF THE DECEASED \_\_\_\_\_

CONVEY AND WARRANTS TO **THOMAS J. KORICAN AND ELAINE L. KORICAN**, husband and wife, with full rights of survivorship, 7071 Centennial Road, Tecumseh, MI 49286

Land and premises in the Township of Ridgeway, County of Lenawee, and State of Michigan, described on Exhibit A attached hereto and commonly known as 10177 Centennial Road, Britton, MI 49229.

Subject to zoning ordinances, easements and restrictions of record and that portion of the property taken or used by the public for road or highway purposes.

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

The Grantor grants to the Grantee the right to create all parcels under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

Executed and delivered by grantor as co-personal representative of the Estate of Mary E. Korican, Deceased, Lenawee County Probate File No. 11-47476-DE, and as co-personal representative of the Estate of Thomas Korican, Deceased, Lenawee County Probate File No. 11-47475-DE, and grantor warrants against the claims of persons claiming by, through or under said decedent but against no other persons.

ESTATE OF MARY E. KORICAN, a/k/a  
MARY M. KORICAN, DECEASED

ESTATE OF THOMAS KORICAN, a/k/a  
THOMAS KORICAN, JR., DECEASED

By Thomas J. Korican  
Thomas J. Korican, Co-Personal Representative

By Thomas J. Korican  
Thomas J. Korican, Co-Personal Representative

By Donald R. Korican  
Donald R. Korican, Co-Personal Representative

By Donald R. Korican  
Donald R. Korican, Co-Personal Representative

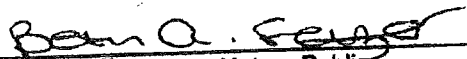
STATE OF MICHIGAN)  
                                  )§  
COUNTY OF LENA WEE)

Dated and signed this 16th day of June 2011 before me, a Notary Public in and for said County, by

2000 - ATCL

Thomas J. Korican and Donald R. Korican, Co-Personal Representatives for the Estate of Mary E. Korican, a/k/a Mary M. Korican, Deceased, and Thomas J. Korican and Donald R. Korican, Co-Personal Representatives for the Estate of Thomas Korican, a/k/a Thomas Korican, Jr., Deceased, who I identified and verified and who acknowledged this instrument to be their free act and deed.

BETH A. FETZER  
Notary Public, Lenawee Co., MI  
Acting In Lenawee Co., MI  
My Comm. Expires Dec. 21, 2014

  
Beth A. Fetzer, Notary Public  
Lenawee County, Michigan  
My Commission Expires: 12/21/2014

THIS INSTRUMENT DRAFTED BY:  
BRUGGEMAN LAW OFFICES, P.C.  
Dan R. Bruggeman (P11321)  
126 East Church Street  
Adrian, MI 49221-2780

AFTER RECORDING RETURN TO:  
Dan R. Bruggeman  
126 East Church Street  
Adrian, MI 49221-2780

Parcel Identification Number RD0-210-3480-00 & RD0-210-3050-00  
Legal Description taken from Fidelity National Title File 51261

**EXHIBIT A  
LEGAL DESCRIPTION**

File Number 51261

Land located in the Township of Ridgeway, County of Lenawee, State of Michigan, described as follows:

The North 3/4 of the West 1/2 of the Southwest 1/4 of Section 10, Town 6 South, Range 5 East;  
ALSO the North 1/2 of the West 1/2 of the East 1/2 of the Southwest 1/4 of said Section 10, Town 6 South, Range 5 East.

Commonly known as: 5477 Britton Hwy., Britton, MI 49229

  
LIBER 2426 PAGE 0004 3 of 3

END OF LEGAL DESCRIPTION



# 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 #19-09

**Applicant(s):** Thomas and Elaine Korican  
7071 Centennial Road  
Tecumseh, MI 49286

**Meeting Date:** March 21, 2019

**Location:** The subject property is located in Section 10 of Ridgeway Twp. (T6S,R5E) on the east side of Britton Highway, north of Pocklington Road (see Maps 1a & 1b).

**Description:** Approximately 60 acres are in cultivation for cash crops, according to the applicant. There is 1 barn (see Maps 3a & 3b).

**Term:** 90 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).

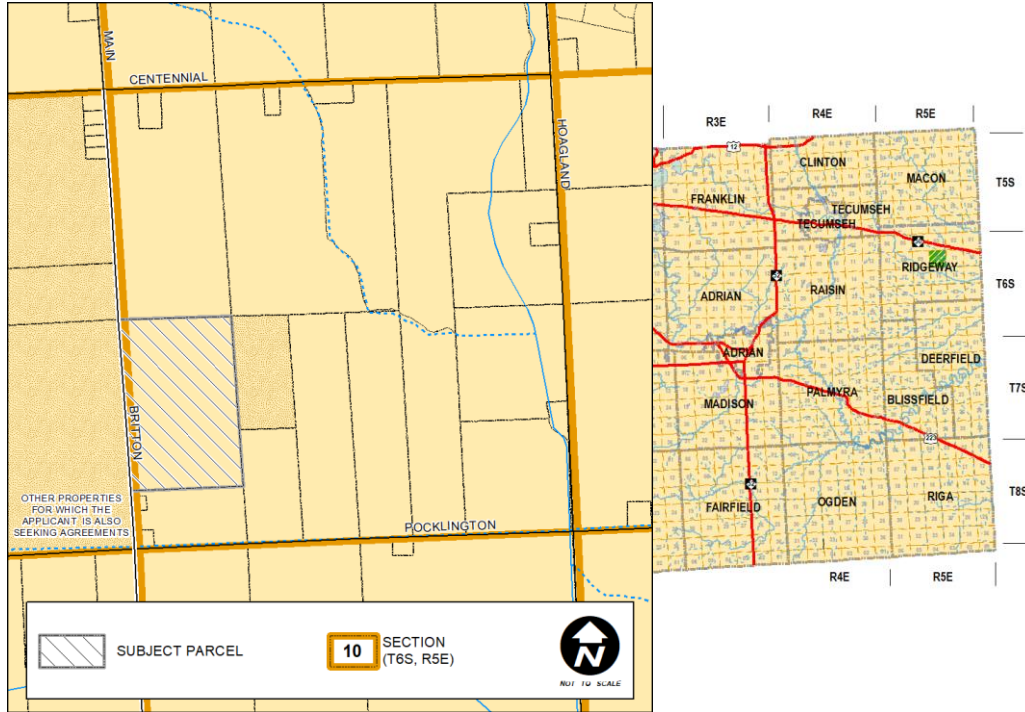
**Staff Comments:** The application contains various errors/omissions which need to be addressed:

- *Question #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 Thomas and Elaine Korican signed the application.
- *Question #17:* Since the property is more than 40 acres in area, it was unnecessary to provide the annual income per acre.

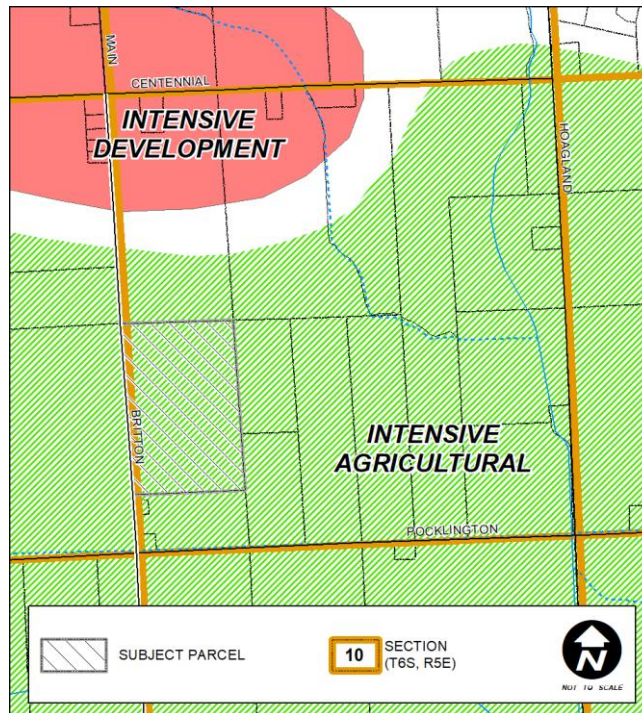
This application pertains to one of five contiguous properties which could be grouped under a single application (see #FA19-08, #FA19-09, #FA19-10, and #FA19-11).

**Staff Advisement:** Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the PA 116 application (i.e., if the errors/omissions are addressed) to the Ridgeway Township Board.

### Maps 1a & 1b Location Maps



### Map 2 County Future Land Use Map

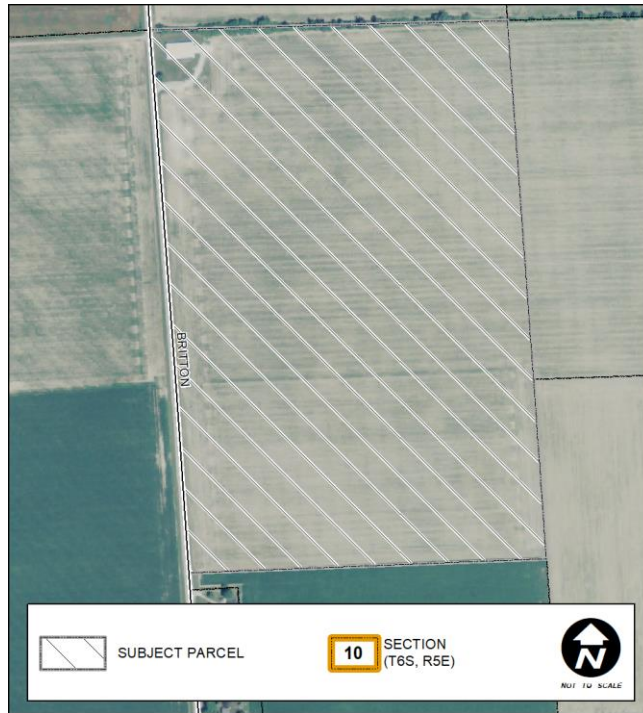




### Maps 3a Aerial Photograph



### 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:
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: KORICAN Thomas J
Last First Initial

wife (If more than two see #15) KORICAN FLAINE L
Last First Initial

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

[X] Married [ ] Single

2. Mailing Address: 2021 Pentennial Rd Tecumseh MI 49286
Street City State Zip Code

3. Telephone Number: (Area Code) (734) 476-1764

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

5. E-mail address:

ii. Property Location (Can be taken from the Deed/Land Contract) RDO-210-3050-00

6. County: Lenawee 7. Township, City or Village: Ridgeway Twp

8. Section No. 10 Town No. 65 Range No. 5E

iii. Legal Information:

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

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

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

If "Yes", please explain circumstances:

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

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

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

Name the types of mineral(s) involved:

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

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

Name:

Address:

Street City State Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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

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

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

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

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

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

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

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

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

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

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

CASH CROPS

b. Total number of acres on this farm 60

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

d. Acreage in cultivation: 60

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: N/A

f. All other acres (swamp, woods, etc.) N/A

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

No. of Buildings 1 Residence: \_\_\_\_\_ Barn: 1 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):

\$ 24,000.00 : 60 = \$ 400.00 (per acre)  
 total income total acres of tillable land

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

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

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

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.

Thomas J. Korican (Signature of Applicant) \_\_\_\_\_ (Corporate Name, If Applicable)

x Claine L. Korican (Co-owner, If Applicable) (Wife) \_\_\_\_\_ (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: 01/23/19 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Ridgeway  
 County  Township  City  Village

This application is  approved,  rejected Date of approval or rejection: March 5, 2019

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

Clerk's Signature: Lora Feldkamp

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

II. Please verify the following:

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

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

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

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

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

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

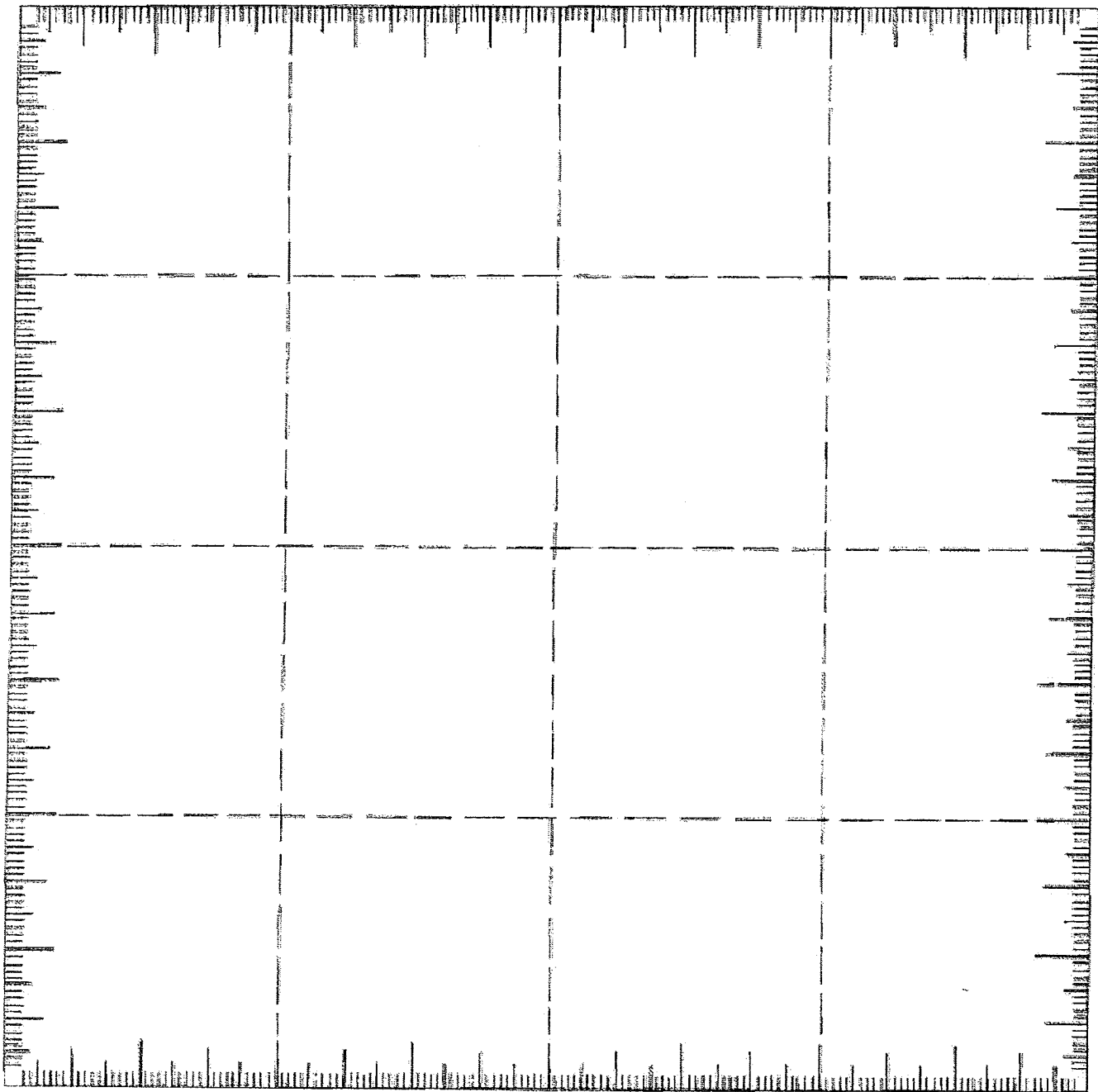
**Map of Farm with Structures and Natural Features:**

- 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



OFFICIAL TAX STATEMENT

Summer Tax Bill

Lenawee County Treasurer  
Marilyn J Woods  
301 N Main St Old Courthouse  
Adrian, MI 49221-2714  
TEMP-RETURN SERVICE REQUESTED



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2017 THRU SEPT. 14, 2017  
After 09/14/2017, additional interest and fees apply.

2017 Summer Tax for Property Number: RD0-210-3050-00

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

Property Addr:  
10177 CENTENNIAL RD

DEFERMENT

Tax for Prop#: RD0 210 3050 00

Make Check Payable To: Lenawee County Treasurer

TOTAL AMOUNT DUE: \$619.08

KORICAN, THOMAS J & ELAINE L  
7071 CENTENNIAL RD  
TECUMSEH, MI 49286-9525



Please detach along perforation. Keep bottom portion for your records.

RIDGEWAY TOWNSHIP 2017 SUMMER TAX BILL

MESSAGE TO TAXPAYER

DEFERMENT FORMS MUST BE FILED AT THE COUNTY  
TREASURER'S OFFICE BEFORE SEPT. 14. INTEREST OF  
1% PER MONTH OR FRACTION OF A MONTH ADDED  
AFTER SEPT 14. ADDITIONAL 3% PENALTY AFTER FEB 14  
THRU FEB 28. IF YOU WOULD LIKE A RECEIPT ENCLOSE  
A SELF-ADDRESSED-STAMPED ENVELOPE. PHONE NO.  
517-264-4554. PARTIAL PAYMENTS ARE ACCEPTED.

FOR YOUR CONVENIENCE THERE IS A DROPBOX IN THE  
PARKING LOT BEHIND THE OLD COURTHOUSE.

PROPERTY INFORMATION

Property Assessed To:  
KORICAN, THOMAS J & ELAINE L  
7071 CENTENNIAL RD  
TECUMSEH, MI 49286

School: 46050 BRITTON

Property #: RD0-210-3050-00

Property Addr: 10177 CENTENNIAL RD

Legal Description:

N 3/4 OF W 1/2 OF SW 1/4 SEC 10

PAYMENT INFORMATION

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

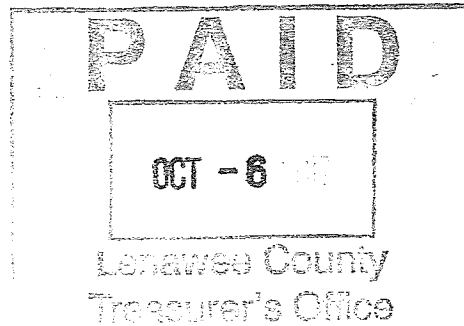
Pay by mail to: LENAWEE COUNTY TREASURER  
MARILYN J WOODS  
301 N MAIN ST OLD COURTHOUSE  
ADRIAN, MI 49221-2714

TAX DETAIL

Taxable Value: 56,024 Class: 101  
State Equalized Value: 173,900  
Assessed Value: 173,900  
P.R.E. %: 100

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

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	336.14
COUNTY OPER	4.94120	276.82



OPERATING FISCAL YEARS

The taxes on bill will be used for governmental  
operations for the following fiscal year(s):  
County: JANUARY 1 - DECEMBER 31  
Twn/Cty: JANUARY 1 - DECEMBER 31  
School: JULY 1 - JUNE 30  
State: OCTOBER 1 - SEPTEMBER 30

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

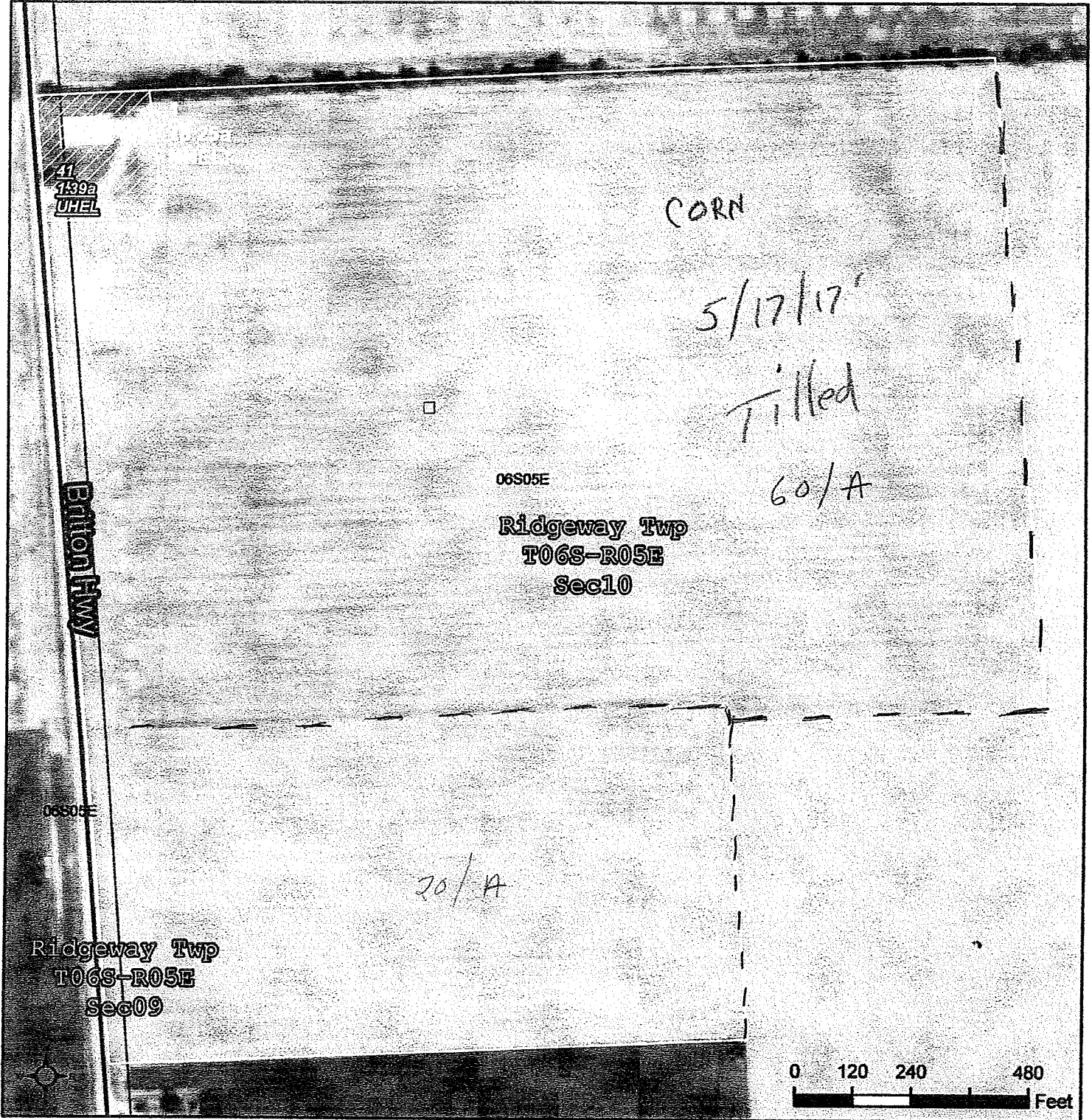
Total Tax: \$612.96  
Administration Fee: \$6.12  
Total Amount Due: \$619.08



Tom's Mueller FARM



Lenawee County, Michigan



- Common Land Unit**
- Common Land Unit
  - Conservation Reserve Program
  - Tract Boundary
  - Section Line

- Wetland Determination Identifiers**
- Restricted Use
  - ▽ Limited Restrictions
  - Exempt from Conservation Compliance Provisions

2016 Program Year

Map Created July 28, 2016  
2014 NAIP Imagery

**Farm: 15940**  
**Tract: 15154**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Mueller Farm Sec. 10

RDO-210-3050-00 SD 6/17/11  
RDO-210-3480-00 SD 6/17/11



LIBER 2426 PAGE 0005 1 of 2

STATE OF MICHIGAN - LENAWE COUNTY  
RECORDED 06/17/2011 03:28:13 PM AF.AG  
Victoria J. Daniels, REGISTER OF DEEDS \$17.00



Michigan Department of Treasury  
3676 (Rev. 3-10)

This form is issued under authority of P.A. 260 of 2000 and P.A. 378 of 2006. Filing is mandatory.

### Affidavit Attesting that Qualified Agricultural Property or Qualified Forest Shall Remain Qualified Agricultural Property

**INSTRUCTIONS:** This form must be filed to claim that a transfer of property is not a statutory transfer of ownership because the property will continue to be qualified agricultural or qualified forest property. This form must be filed with the register of deeds for the county in which the qualified agricultural property is located and then with the assessor of the local tax collecting unit where this property is located.

1. Street Address of Property 5477 Britton Hwy.		2. County Lenawee	
3. City/Township/Village Where Real Estate is Located Ridgeway		<input type="checkbox"/> City <input checked="" type="checkbox"/> Township <input type="checkbox"/> Village	
4. Name of Property Owner(s) (Print or Type) Thomas J. and Elaine L. Korican		5. Property ID Number (from Tax Bill or Assessment Notice) RDO-210-3480-00 & RDO-210-3050-00	
6. Legal Description (Legal description is required; attach additional sheets if necessary) See attached Exhibit A		7. Percentage of This Property Which is Currently and Will Remain Qualified Agricultural Property (#7 does not apply to the Qualified Forest Program) 100%	
8. Daytime Telephone Number		9. E-mail Address	

#### CERTIFICATION & NOTARIZATION (Notarization necessary for recording with Register of Deeds)

I certify that the information above is true and complete to the best of my knowledge. I further certify that the property noted on this affidavit currently is and will remain qualified agricultural or qualified forest property.

Signed Thomas J. Korican  
Name (Print or Type) Thomas J. Korican  
Title Owner

ELAINE L. KORICAN  
Elaine L. Korican

Must be signed by owner, partner, corporate officer, or a duly authorized agent.  
State of Michigan  
County of Lenawee

Notary Public, State of Michigan,  
County of Lenawee  
My commission expires: 12/21/2014  
Acting in the County of Lenawee

Acknowledged before me this 16th  
day of June, 2011  
By Thomas J. Korican and Elaine L. Korican

Drafter's Name Dan R. Bruggeman P11321  
Drafter's Address 126 E. Church Street  
Adrian, MI 49221-2780

Notary Signature Beth A. Fetzer  
Name of Notary (Print or Type) Beth A. Fetzer

#### LOCAL GOVERNMENT USE ONLY

Is the percentage stated above in number 7 the current percentage of the property that is qualified agricultural property?  Yes  No  N/A (Qualified Forest Only)  
If not, what is the correct percentage of the property that is currently qualified agricultural property? \_\_\_\_\_

Assessor's Signature	Date
----------------------	------

- ATCL / MOO

EXHIBIT A  
LEGAL DESCRIPTION

File Number 51261

Land located in the Township of Ridgeway, County of Lenawee, State of Michigan, described as follows:

The North 3/4 of the West 1/2 of the Southwest 1/4 of Section 10, Town 6 South, Range 5 East;  
ALSO the North 1/2 of the West 1/2 of the East 1/2 of the Southwest 1/4 of said Section 10, Town 6 South, Range 5 East.

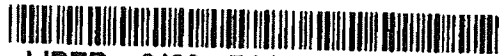
Commonly known as: 5477 Britton Hwy., Britton, MI 49229

  
LIBER 2426 PAGE 0005 2 of 2

END OF LEGAL DESCRIPTION

RDO-210-3050-00 SD 6/17/11

RDO-210-3480-00 SD 6/17/11



LIBER 2426 PAGE 0004 1 of 3

STATE OF MICHIGAN - LENAWE COUNTY  
RECORDED 08/17/2011 03:28:12 PM D.W.A  
Victoria J. Daniels, REGISTER OF DEEDS \$20.00



LENAWEE COUNTY TREASURER  
TAX CERTIFICATE NO.

891-2011

JUN 17 2011

Sec 10

MARILYN J. WOODS

### WARRANTY DEED

This Deed made this 16th day of June, 2011

WITNESSETH That, **THOMAS J. KORICAN AND DONALD R. KORICAN**, Co-Personal Representatives of the Estate of Thomas Korican, also known as Thomas Korican, Jr., Deceased, as to an undivided one-half interest, and **THOMAS J. KORICAN AND DONALD R. KORICAN**, Co-Personal Representatives of the Estate of Mary E. Korican, also known as Mary M. Korican, Deceased, as to an undivided one-half interest

IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND TO SETTLE THE ESTATES OF THE DECEASED -----

CONVEY AND WARRANTS TO **THOMAS J. KORICAN AND ELAINE L. KORICAN**, husband and wife, with full rights of survivorship, 7071 Centennial Road, Tecumseh, MI 49286

Land and premises in the Township of Ridgeway, County of Lenawee, and State of Michigan, described on Exhibit A attached hereto and commonly known as 10177 Centennial Road, Britton, MI 49229.

Subject to zoning ordinances, easements and restrictions of record and that portion of the property taken or used by the public for road or highway purposes.

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

The Grantor grants to the Grantee the right to create all parcels under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

Executed and delivered by grantor as co-personal representative of the Estate of Mary E. Korican, Deceased, Lenawee County Probate File No. 11-47476-DE, and as co-personal representative of the Estate of Thomas Korican, Deceased, Lenawee County Probate File No. 11-47475-DE, and grantor warrants against the claims of persons claiming by, through or under said decedent but against no other persons.

ESTATE OF MARY E. KORICAN, a/k/a  
MARY M. KORICAN, DECEASED

ESTATE OF THOMAS KORICAN, a/k/a  
THOMAS KORICAN, JR., DECEASED

By Thomas J. Korican  
Thomas J. Korican, Co-Personal Representative

By Thomas J. Korican  
Thomas J. Korican, Co-Personal Representative

By Donald R. Korican  
Donald R. Korican, Co-Personal Representative

By Donald R. Korican  
Donald R. Korican, Co-Personal Representative

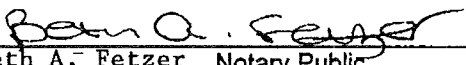
STATE OF MICHIGAN)  
                                  )§  
COUNTY OF LENAWEE)

Dated and signed this 16th day of June 2011 before me, a Notary Public in and for said County, by

2000 - ATCL

Thomas J. Korican and Donald R. Korican, Co-Personal Representatives for the Estate of Mary E. Korican, a/k/a Mary M. Korican, Deceased, and Thomas J. Korican and Donald R. Korican, Co-Personal Representatives for the Estate of Thomas Korican, a/k/a Thomas Korican, Jr., Deceased, who I identified and verified and who acknowledged this instrument to be their free act and deed.

BETH A. FETZER  
Notary Public, Lenawee Co., MI  
Acting In Lenawee Co., MI  
My Comm. Expires Dec. 21, 2014

  
Beth A. Fetzer, Notary Public  
Lenawee County, Michigan  
My Commission Expires: 12/21/2014

*THIS INSTRUMENT DRAFTED BY:*  
BRUGGEMAN LAW OFFICES, P.C.  
Dan R. Bruggeman (P11321)  
126 East Church Street  
Adrian, MI 49221-2780

*AFTER RECORDING RETURN TO:*  
Dan R. Bruggeman  
126 East Church Street  
Adrian, MI 49221-2780

*Parcel Identification Number RDO-210-3480-00 & RDO-210-3050-00  
Legal Description taken from Fidelity National Title File 51261*

**EXHIBIT A  
LEGAL DESCRIPTION**

File Number 51261

Land located in the Township of Ridgeway, County of Lenawee, State of Michigan, described as follows:

The North 3/4 of the West 1/2 of the Southwest 1/4 of Section 10, Town 6 South, Range 5 East;  
ALSO the North 1/2 of the West 1/2 of the East 1/2 of the Southwest 1/4 of said Section 10, Town 6 South, Range 5 East.

Commonly known as: 5477 Britton Hwy., Britton, MI 49229

  
LIBER 2426 PAGE 0004 3 of 3

END OF LEGAL DESCRIPTION





# 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 #19-10

**Applicant(s):** Thomas and Elaine Korican  
7071 Centennial Road  
Tecumseh, MI 49286

**Meeting Date:** March 21, 2019

**Location:** The subject property is located in Section 9 of Ridgeway Twp. (T6S,R5E), in the northwest corner of the intersection of Britton Highway and Pocklington Road (see Maps 1a & 1b).

**Description:** Approximately 115 acres are in cultivation for cash crops, according to the applicant, and approximately 5 acres are in the other category. There are currently no buildings, according to the applicant, although aerial photography does indicate the past presence of buildings on the north side of the property (see Maps 3a & 3b).

**Term:** 90 years is the proposed term.

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

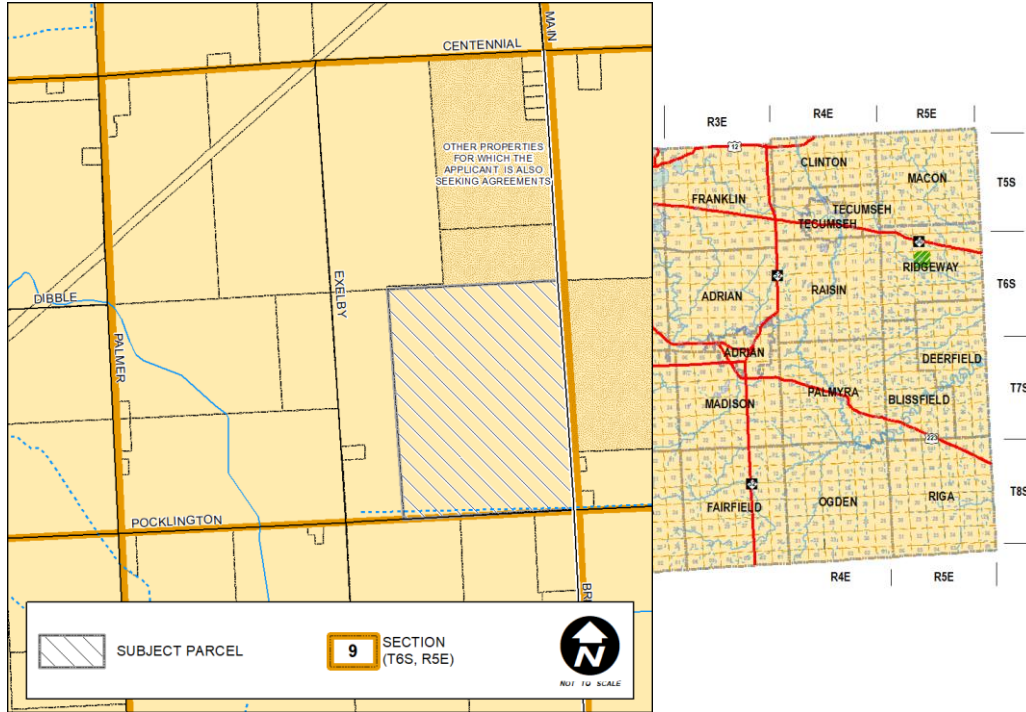
**Staff Comments:** The application contains various errors/omissions which need to be addressed:

- *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 Thomas and Elaine Korican signed the application.
- *Question #17:* Since the property is more than 40 acres in area, it was unnecessary to provide the annual income per acre.

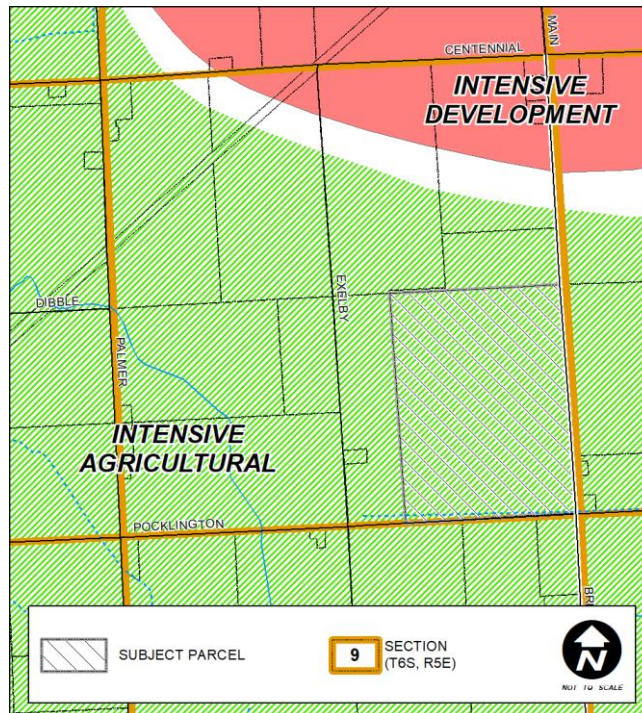
This application pertains to one of five contiguous properties which could be grouped under a single application (see #FA19-08, #FA19-09, #FA19-10, and #FA19-11).

**Staff Advisement:** Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the PA 116 application (i.e., if the errors/omissions are addressed) to the Ridgeway Township Board.

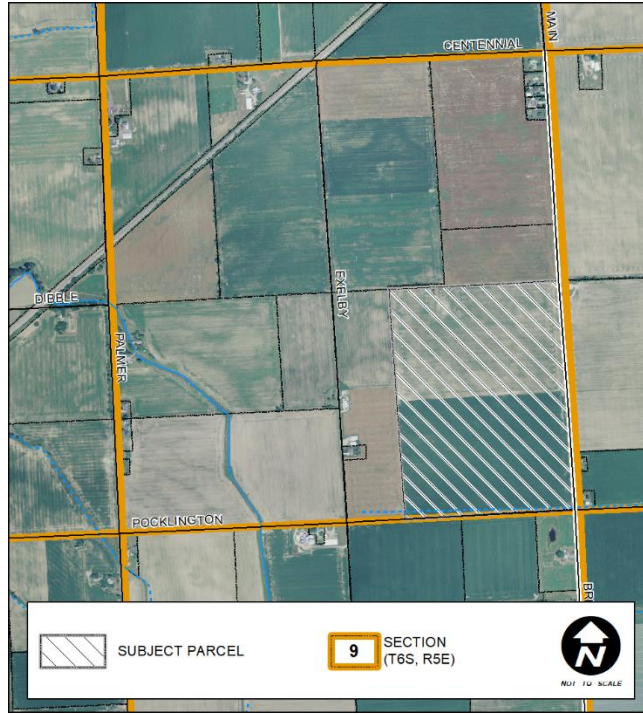
### Maps 1a & 1b Location Maps



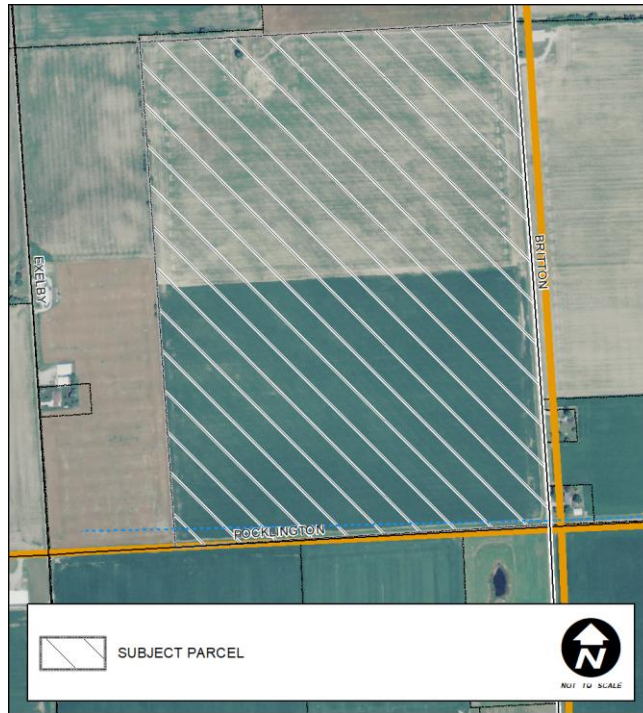
### Map 2 County Future Land Use Map



### 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.

Barb Pass

OFFICIAL USE ONLY

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: KORICAN Thomas J.
Last First Initial
(If more than two see #15) KORICAN Elaine L. (wife)
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: 7071 Centennial Rd. Tecumseh MI. 49286
Street City State Zip Code

3. Telephone Number: (Area Code) (734) 476-1764

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

5. E-mail address:

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

6. County: Lenawee 7. Township, City or Village: Ridgeway TWP.
8. Section No. 9 Town No. 65 Range No. 5E

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)
10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.
11. Is there a tax lien against the land described above? Yes No

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 119.21
- c. Total number of acres being applied for (if different than above): \_\_\_\_\_
- d. Acreage in cultivation: 114.66
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: \_\_\_\_\_
- f. All other acres (swamp, woods, etc.) 4.55
- 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):

\$ 45,864.00 : 114.66 = \$ 400.00 (per acre)  
 total income total acres of tillable land

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

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

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

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.

Thomas J. Korican  
(Signature of Applicant)

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

x Elaine L. Korican  
(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: 01/23/19 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Ridgeway  
 County  Township  City  Village

This application is  approved,  rejected

Date of approval or rejection: March 5, 2019

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

Clerk's Signature: Rosa Feldkewer

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

II. Please verify the following:

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

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

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

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

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

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



**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.

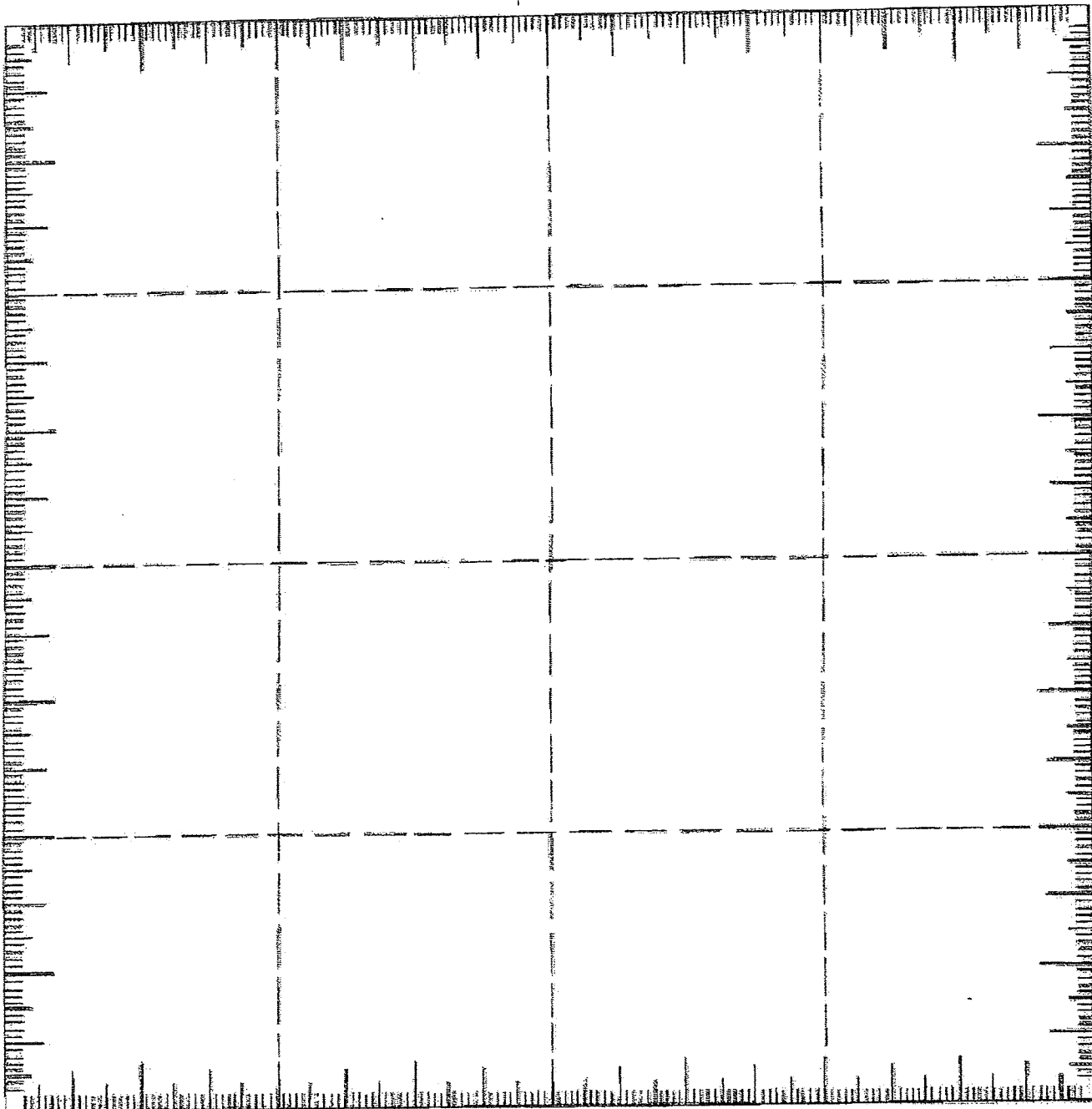
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County \_\_\_\_\_

Township \_\_\_\_\_

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

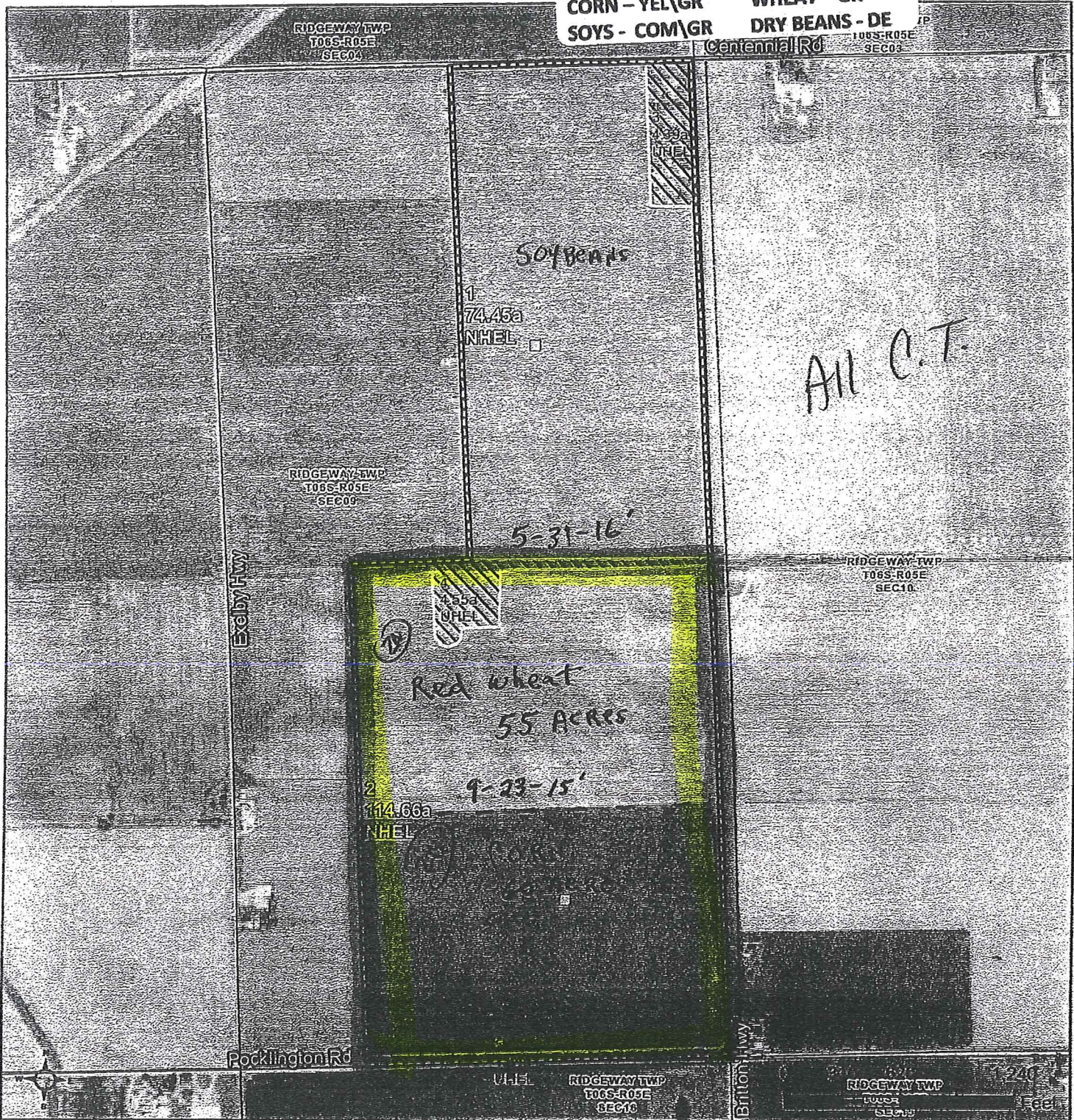
↑ North





UNLESS NOTED THE FOLLOWING APPLY:  
 ALL CROPS - NI Alf, Mx Hay - FG  
 SHARES - 100% TO OPERATOR  
 CORN - YEL\GR WHEAT - GR  
 SOYS - COM\GR DRY BEANS - DE

2016



- Common Land Unit**
- Common Land Unit
  - Non-Cropland
  - Tract Boundary
  - Section Line

- Wetland Determination Identifiers**
- Restricted Use
  - Limited Restrictions
  - Exempt from Conservation Compliance Provisions

Tom Korican

2016 Program Year  
 Map Created April 05, 2016  
 2014 NAIP Imagery  
 PMS Farm  
**Farm 14988**  
**Tract 627**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-028 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

JUN 27 2016 RAW



OFFICIAL TAX STATEMENT

Summer Tax Bill

Lenawee County Treasurer  
Marilyn J Woods  
301 N Main St Old Courthouse  
Adrian, MI 49221-2714  
TEMP-RETURN SERVICE REQUESTED



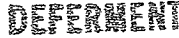
PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2017 THRU SEPT. 14, 2017  
After 09/14/2017, additional interest and fees apply.

2017 Summer Tax for Property Number: RDO-209-4280-00

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

Property Addr:  
5410 BRITTON HWY



BARB  
Tax for Prop#: RDO 209 4280 00

Make Check Payable To: Lenawee County Treasurer

TOTAL AMOUNT DUE: \$2,587.09

KORICAN, THOMAS & ELIANE  
7071 CENTENNIAL RD  
TECUMSEH, MI 49286-9525



Please detach along perforation. Keep bottom portion for your records.

RIDGEWAY TOWNSHIP 2017 SUMMER TAX BILL

MESSAGE TO TAXPAYER

DEFERMENT FORMS MUST BE FILED AT THE COUNTY TREASURER'S OFFICE BEFORE SEPT. 14. INTEREST OF 1% PER MONTH OR FRACTION OF A MONTH ADDED AFTER SEPT 14. ADDITIONAL 3% PENALTY AFTER FEB 14 THRU FEB 28. IF YOU WOULD LIKE A RECEIPT ENCLOSE A SELF-ADDRESSED-STAMPED ENVELOPE. PHONE NO. 517-264-4554. PARTIAL PAYMENTS ARE ACCEPTED.

FOR YOUR CONVENIENCE THERE IS A DROPBOX IN THE PARKING LOT BEHIND THE OLD COURTHOUSE.

PROPERTY INFORMATION

Property Assessed To:  
KORICAN, THOMAS & ELIANE  
7071 CENTENNIAL RD  
TECUMSEH, MI 49286

School: 46050 BRITTON

Property #: RDO-209-4280-00

Property Addr: 5410 BRITTON HWY

Legal Description:

E3/4 OF SE1/4 SEC 9 T6S R5E

PAYMENT INFORMATION

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

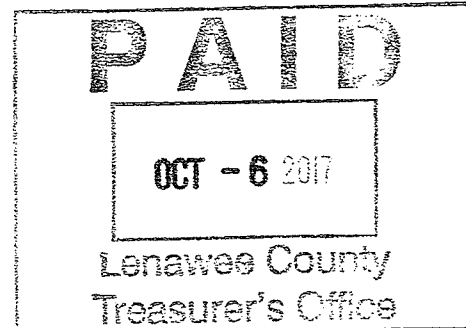
Pay by mail to: LENAWEE COUNTY TREASURER  
MARILYN J WOODS  
301 N MAIN ST OLD COURTHOUSE  
ADRIAN, MI 49221-2714

TAX DETAIL

Taxable Value: 234,114 Class: 101  
State Equalized Value: 298,700  
Assessed Value: 298,700  
P.R.E. %: 100

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

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	1404.68
COUNTY OPER	4.94120	1156.80



OPERATING FISCAL YEARS

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

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

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

Total Tax: \$2,561.48

Administration Fee: \$25.61

Total Amount Due: \$2,587.09

RCVD AM 9:46 DEC 10 '12 LENAWE

LIBER 2457 PAGE 0873 1 of 2

STATE OF MICHIGAN - LENAWE COUNTY  
RECORDED 12/10/2012 03:46:28 PM DWA  
Carolyn S. Bater, REGISTER OF DEEDS \$17 00



LENAWE COUNTY TREASURER  
X CERTIFICATE NO. 8255

DEC 10 2012



LENAWE COUNTY  
DECEMBER 10, 2012  
RECEIPT # 625560

STATE OF MICHIGAN  
REAL ESTATE  
TRANSFER TAX

\$478.50- CO  
\$3,262.50- ST  
Stamp # 19522

MJP  
MARILYN J. WOODS

WARRANTY DEED  
STATUTORY FORM

Sec 9

KNOW ALL MEN BY THESE PRESENTS:

GRANTOR: Barbara Pass, Trustee of the Barbara J. Pass Trusted dated June 23, 2011

ADDRESS: 808 W. Elm, Wheaton, IL 60189

CONVEYS AND WARRANTS

GRANTEE: Thomas Korican and Elaine Korican, husband and wife

ADDRESSES: 10177 Centennial Road, Britton, MI

PROPERTY: The following described land in the Ridgeway, Lenawee County, Michigan:

SEE ATTACHED EXHIBIT A

CONSIDERATION: Four hundred thirty-five thousand and 00/100 (\$435,000.00) dollar

SUBJECT TO: Visible easements, encroachments, restrictive covenants and easements and restrictions of record including the rights of the public and others for street, road or highway purposes and zoning regulations, if any.

LAND DIVISION: The grantor grants to the grantee the right to make 12 divisions under section 108 of the land division act, Act No. 288 of the Public Acts of 1967.

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

DATE: December 5, 2012

Barbara Pass, Trustee  
Barbara Pass,  
Trustee of the Barbara J. Pass Trusted dated June 23, 2011

STATE OF ILLINOIS  
COUNTY OF DePage

On December 5, 2012, the foregoing instrument was acknowledged before me by Barbara Pass, Trustee of the Barbara J. Pass Trusted dated June 23, 2011.

Abigail Jung  
Notary Public  
Mau 7 2014 County, Illinois  
Commission expires:

Instrument Drafted By:  
R. Scott A. Baker, Attorney at Law  
7577 US 12, Suite A, Onsted MI 49265

Send subsequent tax bills and the recorded deed to GRANTEE

"OFFICIAL SEAL"  
ABIGAIL J. JUNG  
Notary Public, State of Illinois  
My Commission Expires 05/07/2014

1700 ATCL

374100

**EXHIBIT A-LEGAL DESCRIPTION**

**Parcel 1:**

The East ½ of the Southeast 1/4 and also the East ½ of the West ½ of the Southeast 1/4, ALSO the South ½ of the Southeast 1/4 of the Northeast 1/4, all in Section 9, Town 6 South, Range 5 East

**Parcel 2:**

The North 3/4 of the East ½ of the Northeast 1/4 of Section 9, Town 6 South, Range 5 East; EXCEPTING the following described parcel to wit: All that part of the East ½ of the Northeast 1/4 of Section 9, Town 6 South, Range 5 East, described as commencing at an iron stake driven in the ground at the Northeast corner of Section 9 aforesaid and running thence South along the East line of said Section 9, 791.0 feet; thence West parallel with the North line of Section 9, 250.0 feet; thence North parallel with the first course 791.0 feet to the North line of said Section 9; thence East along the North line of said Section 9, 250.0 feet to the place of beginning.

Commonly known as: 5410 Britton Highway, Britton, MI 49229

*This page is intentionally blank.*





# 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 #19-11

**Applicant(s):** Thomas and Elaine Korican  
7071 Centennial Road  
Tecumseh, MI 49286

**Meeting Date:** March 21, 2019

**Location:** The subject properties are located in Section 10 of Ridgeway Twp. (T6S,R5E), in the southwest corner of the intersection of Britton Highway (Main Street) and Centennial Road (see Maps 1a & 1b).

**Description:** Approximately 75 acres are in cultivation for cash crops, according to the applicant. There are currently no buildings, according to the applicant (see Maps 3a & 3b).

**Term:** 90 years is the proposed term.

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

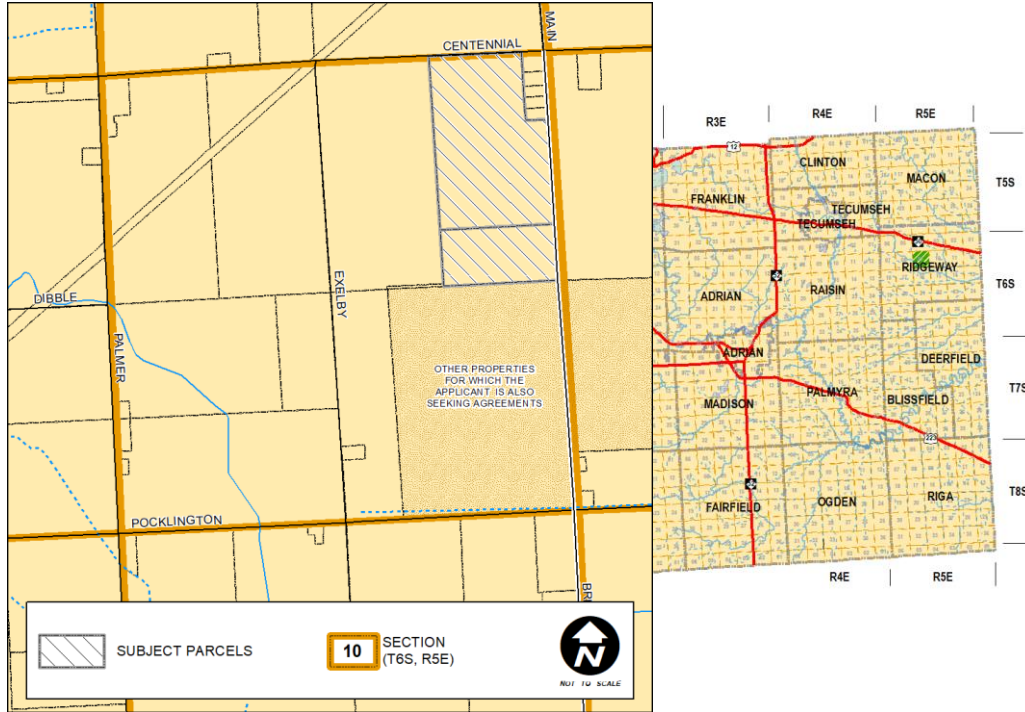
**Staff Comments:** The application contains various errors/omissions which need to be addressed:

- *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 Thomas and Elaine Korican signed the application.
- *Question #17:* Since the property is more than 40 acres in area, it was unnecessary to provide the annual income per acre.

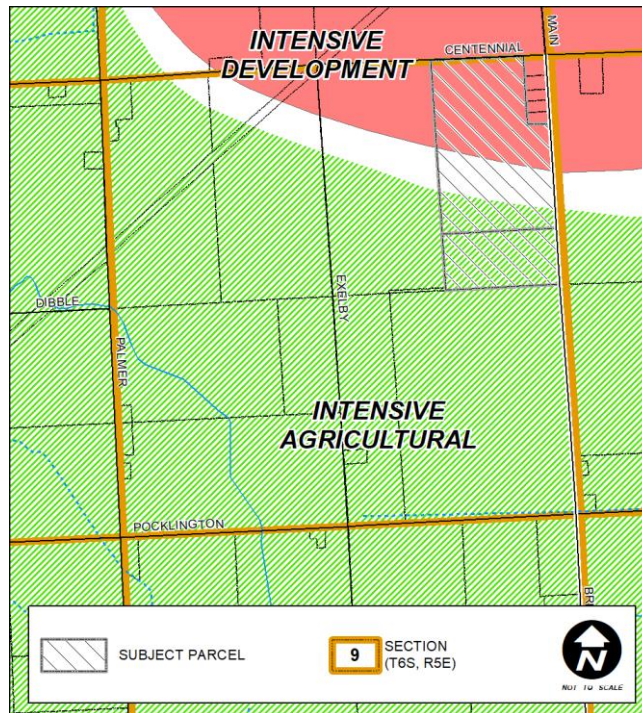
This application pertains to two of five contiguous properties which could be grouped under a single application (see #FA19-08, #FA19-09, #FA19-10, and #FA19-11).

**Staff Advisement:** Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the PA 116 application (i.e., if the errors/omissions are addressed) to the Ridgeway Township Board.

### Maps 1a & 1b Location Maps



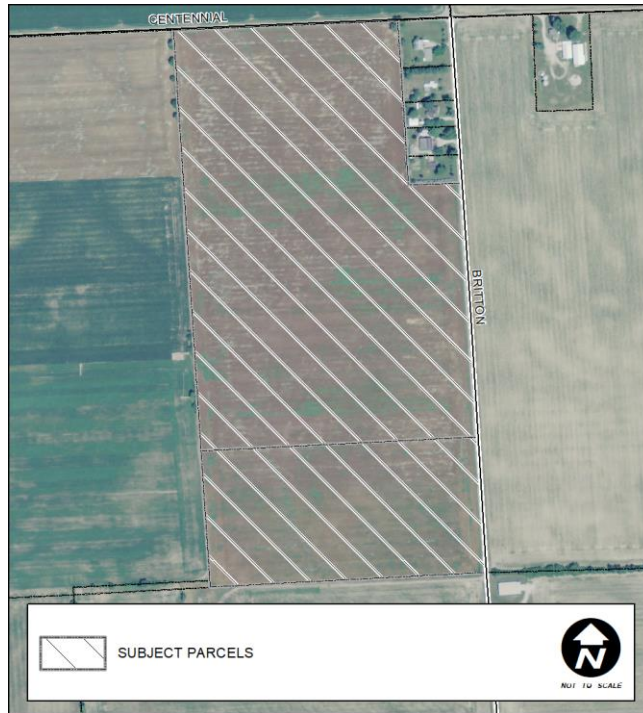
### Map 2 County Future Land Use Map



### 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:
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: KORICAN Thomas J.
Last First Initial

(If more than two see #15) KORICAN Elaine L. (wife)
Last First Initial

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

2. Mailing Address: 7071 Centennial Rd. Tecumseh MI. 49286
Street City State Zip Code

3. Telephone Number: (Area Code) (734) 476-1764

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

5. E-mail address:

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

6. County: Lenawee 7. Township, City or Village: RDO-209-2280-00 RDO-209-2900-00

8. Section No. 9 Town No. 65 Range No. 5 E

iii. Legal Information:

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

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

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

If "Yes", please explain circumstances:

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

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

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

Name the types of mineral(s) involved:

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

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

Name:

Address:

Street City State Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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

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

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

Name: \_\_\_\_\_ 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 74.45
- c. Total number of acres being applied for (if different than above): \_\_\_\_\_
- d. Acreage in cultivation: 74.45
- 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):

\$ 29,780.00 : 74.45 = \$ 400.00 (per acre)  
 total income total acres of tillable land

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

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



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

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.

Thomas J. Korican  
(Signature of Applicant)

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

x Elaine S. Korican  
(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: 01/23/19 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Ridgeway  
 County  Township  City  Village

This application is  approved,  rejected Date of approval or rejection: March 5, 2019

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

Clerk's Signature: Lora Feldkamp

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

II. Please verify the following:

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

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

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

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

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

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

**COPY SENT TO:**

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

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

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

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

**Map of Farm with Structures and Natural Features:**

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 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.

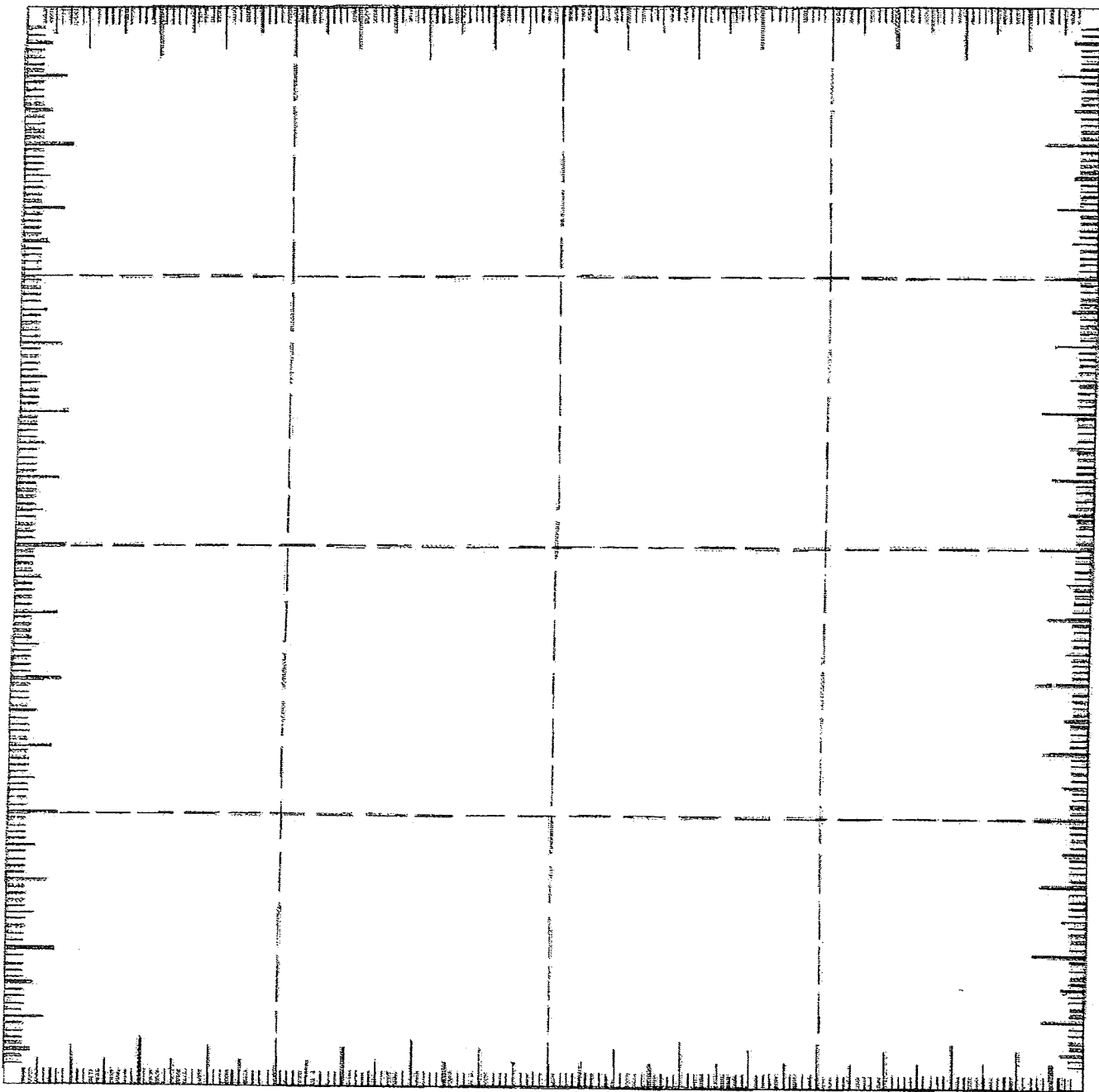
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County \_\_\_\_\_

Township \_\_\_\_\_

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

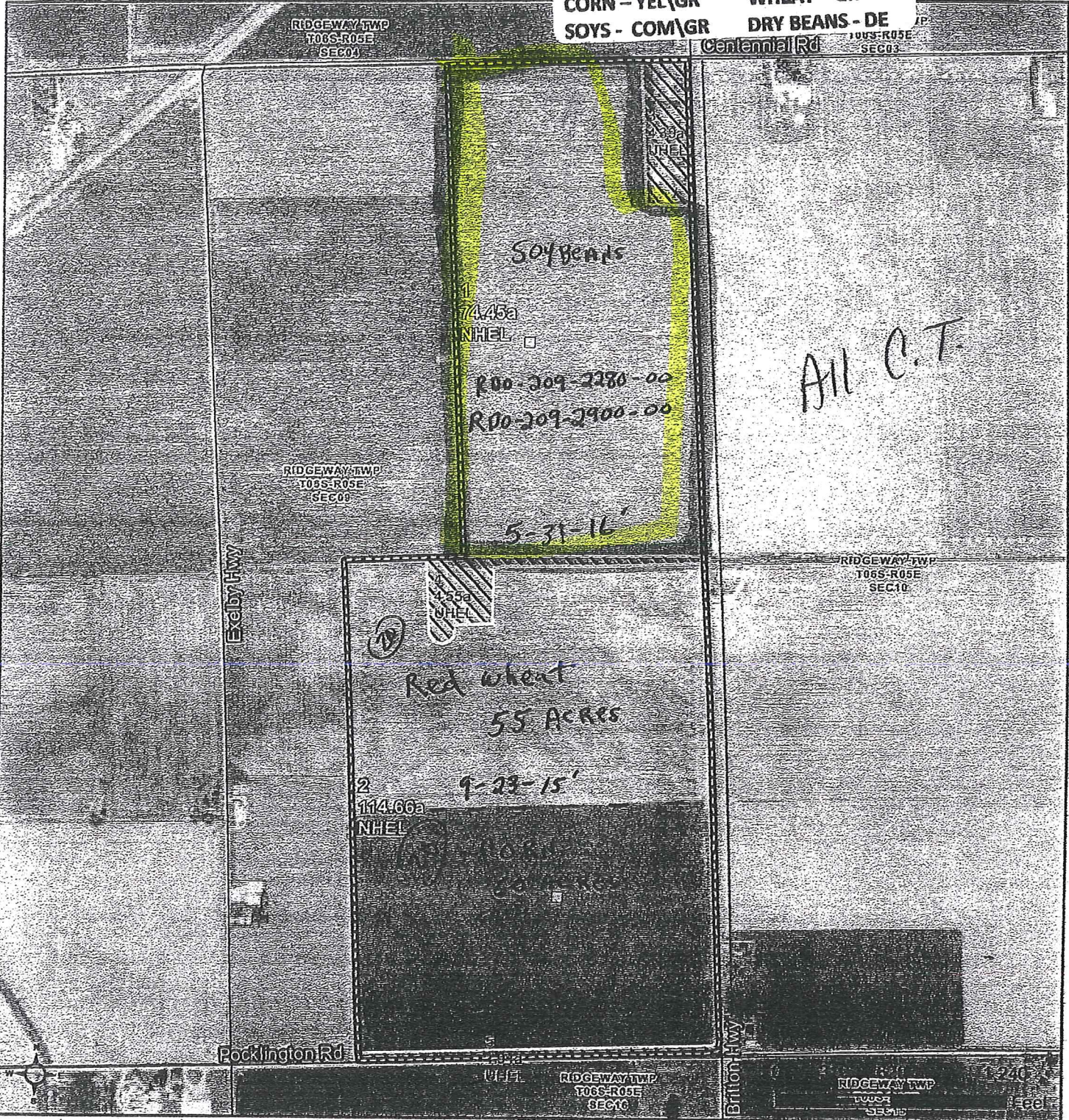
↑ North





UNLESS NOTED THE FOLLOWING APPLY:  
 ALL CROPS - NI Alf, Mx Hay - FG  
 SHARES - 100% TO OPERATOR  
 CORN - YEL\GR WHEAT - GR  
 SOYS - COM\GR DRY BEANS - DE

2016



All C.T.

- Common Land Unit**
- Common Land Unit
  - Non-Cropland
  - Tract Boundary
  - Section Line

- Wetland Determination Identifiers**
- Restricted Use
  - Limited Restrictions
  - Exempt from Conservation Compliance Provisions

Tom Korican 2016 Program Year  
 Map Created April 05, 2016  
 2014 NAIP Imagery  
 PASS FARM  
**Farm 14988**  
**Tract 627**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) Imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

JUN 27 2016 PAW



TAX STATEMENT

Tax Bill

Lenawee County Treasurer  
Marilyn J Woods  
301 N Main St Old Courthouse  
Adrian, MI 49221-2714  
TEMP-RETURN SERVICE REQUESTED



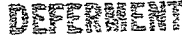
PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2017 THRU SEPT. 14, 2017  
After 09/14/2017, additional interest and fees apply.

2017 Summer Tax for Property Number: RDO-209-2900-00

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

Property Addr:  
5000 BRITTON HWY BLK



KORICAN, THOMAS J & ELAINE  
7071 CENTENNIAL RD  
TECUMSEH, MI 49286-9525



Tax for Prop#: RDO 209 2900 00

Make Check Payable To: Lenawee County Treasurer

TOTAL AMOUNT DUE: \$325.51

Please detach along perforation. Keep bottom portion for your records.

RIDGEWAY TOWNSHIP 2017 SUMMER TAX BILL

MESSAGE TO TAXPAYER

DEFERMENT FORMS MUST BE FILED AT THE COUNTY TREASURER'S OFFICE BEFORE SEPT. 14. INTEREST OF 1% PER MONTH OR FRACTION OF A MONTH ADDED AFTER SEPT 14. ADDITIONAL 3% PENALTY AFTER FEB 14 THRU FEB 28. IF YOU WOULD LIKE A RECEIPT ENCLOSE A SELF-ADDRESSED-STAMPED ENVELOPE. PHONE NO. 517-264-4554. PARTIAL PAYMENTS ARE ACCEPTED.

FOR YOUR CONVENIENCE THERE IS A DROPBOX IN THE PARKING LOT BEHIND THE OLD COURTHOUSE.

PROPERTY INFORMATION

Property Assessed To:  
KORICAN, THOMAS J & ELAINE  
7071 CENTENNIAL RD  
TECUMSEH, MI 49286

School: 46050 BRITTON  
Property #: RDO-209-2900-00

Property Addr: 5000 BRITTON HWY BLK

Legal Description:  
S 1/2 OF E 1/2 OF S 1/2 OF NE 1/4 SEC 9

PAYMENT INFORMATION

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

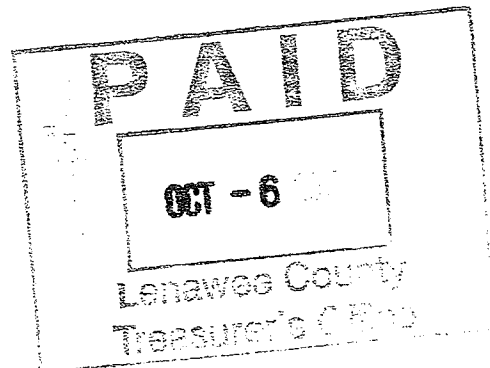
Pay by mail to: LENAWEE COUNTY TREASURER  
MARILYN J WOODS  
301 N MAIN ST OLD COURTHOUSE  
ADRIAN, MI 49221-2714

TAX DETAIL

Taxable Value: 29,457 Class: 101  
State Equalized Value: 40,600  
Assessed Value: 40,600  
P.R.E. %: 100

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

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	176.74
COUNTY OPER	4.94120	145.55



OPERATING FISCAL YEARS

The taxes on bill will be used for governmental operations for the following fiscal year(s):  
County: JANUARY 1 - DECEMBER 31  
Twn/Cty: JANUARY 1 - DECEMBER 31  
School: JULY 1 - JUNE 30  
State: OCTOBER 1 - SEPTEMBER 30

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

Total Tax: \$322.29  
Administration Fee: \$3.22  
Total Amount Due: \$325.51

TAX STATEMENT

fax Bill

Lenawee County Treasurer  
Marilyn J Woods  
301 N Main St Old Courthouse  
Adrian, MI 49221-2714  
TEMP-RETURN SERVICE REQUESTED



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2017 THRU SEPT. 14, 2017  
After 09/14/2017, additional interest and fees apply.

2017 Summer Tax for Property Number: RD0-209-2280-00

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

Property Addr:  
5000 BRITTON HWY BLK

DEFERMENT

Tax for Prop#: RD0 209 2280 00

Make Check Payable To: Lenawee County Treasurer

TOTAL AMOUNT DUE: \$1,005.52

KORICAN, THOMAS J & ELAINE  
7071 CENTENNIAL RD  
TECUMSEH, MI 49286-9525

00673

Pass Farm

Please detach along perforation. Keep bottom portion for your records.

RIDGEWAY TOWNSHIP 2017 SUMMER TAX BILL

MESSAGE TO TAXPAYER

DEFERMENT FORMS MUST BE FILED AT THE COUNTY TREASURER'S OFFICE BEFORE SEPT. 14. INTEREST OF 1% PER MONTH OR FRACTION OF A MONTH ADDED AFTER SEPT 14. ADDITIONAL 3% PENALTY AFTER FEB 14 THRU FEB 28. IF YOU WOULD LIKE A RECEIPT ENCLOSE A SELF-ADDRESSED-STAMPED ENVELOPE. PHONE NO. 517-264-4554. PARTIAL PAYMENTS ARE ACCEPTED.

FOR YOUR CONVENIENCE THERE IS A DROPBOX IN THE PARKING LOT BEHIND THE OLD COURTHOUSE.

PROPERTY INFORMATION

Property Assessed To:  
KORICAN, THOMAS J & ELAINE  
7071 CENTENNIAL RD  
TECUMSEH, MI 49286

School: 46050 BRITTON

Property #: RD0-209-2280-00

Property Addr: 5000 BRITTON HWY BLK

Legal Description:

N 3/4 OF E 1/2 OF NE 1/4 EX PARCEL OUT O F NE COR BEING 791 FT N AND S BY 250 FT E AND W CONT 4.5483 ACRES SEC 9

PAYMENT INFORMATION

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

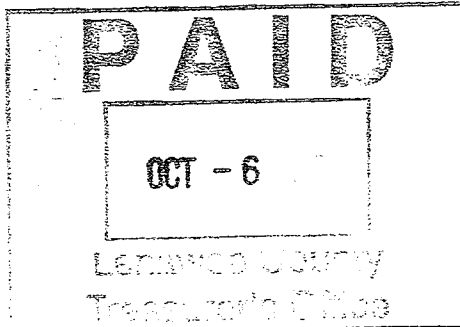
Pay by mail to: LENAWEE COUNTY TREASURER  
MARILYN J WOODS  
301 N MAIN ST OLD COURTHOUSE  
ADRIAN, MI 49221-2714

TAX DETAIL

Taxable Value: 90,994 Class: 101  
State Equalized Value: 125,100  
Assessed Value: 125,100  
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
STATE ED	6.00000	545.96
COUNTY OPER	4.94120	449.61



OPERATING FISCAL YEARS

The taxes on bill will be used for governmental operations for the following fiscal year(s):  
County: JANUARY 1 - DECEMBER 31  
Twn/Cty: JANUARY 1 - DECEMBER 31  
School: JULY 1 - JUNE 30  
State: OCTOBER 1 - SEPTEMBER 30

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

Total Tax: \$995.57  
Administration Fee: \$9.95  
Total Amount Due: \$1,005.52





STATE OF MICHIGAN - LENAWEE COUNTY  
RECORDED 12/10/2012 03:46:27 PM D.W.A.  
Carolyn S. Bater, REGISTER OF DEEDS \$17.00

LENAWEE COUNTY TREASURER  
TAX CERTIFICATE NO. 22580

DEC 10 2012



LENAWEE COUNTY  
DECEMBER 10, 2012  
RECEIPT # 625560

STATE OF MICHIGAN  
REAL ESTATE  
TRANSFER TAX Stamp # 19523  
\$159.50- CO  
\$1,087.50- ST

SEC 9

Marilyn J Woods  
MARILYN J WOODS

**WARRANTY DEED**

This Deed made this November 30, 2012

WITNESSETH That, **James T. Pass AND Geralyn M. Pass**, husband and wife, 600 N. Lakeshore Dr., #1809, Chicago, IL 60611

IN CONSIDERATION OF \$145,000 (One hundred forty-five thousand dollars and no/100)

CONVEY AND WARRANT THEIR UNDIVIDED 1/4 INTEREST TO **Thomas J. Korican AND Elaine Korican**, husband and wife, 10177 Centennial Rd., Britton, MI 49229

Land and premises in the Township of Ridgeway, Lenawee County, Michigan, described as: Described on page 2 hereof

Subject to zoning ordinances, easements and restrictions of record and that portion of the property taken or used by the public for road or highway purposes.

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

The Grantor grants to the Grantee the right to create all parcels under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

James T. Pass  
James T. Pass  
Geralyn M. Pass  
Geralyn M. Pass

STATE OF ILLINOIS)  
                                  ) §  
COUNTY OF COOK)

On this November 30<sup>th</sup>, 2012, before me, a notary public in and for said County, personally appeared James T. Pass and Geralyn M. Pass, known to be the same persons described in and who executed the foregoing instrument, who acknowledged the same to be their free act and deed.

Telisa Posey  
Notary Public  
Cook County, Illinois  
My Commission Expires: 1-05-2016

OFFICIAL SEAL  
TELISA POSEY  
Notary Public - State of Illinois  
My Commission Expires Jan 5, 2016

THIS INSTRUMENT DRAFTED BY:  
BRUGGEMAN LAW OFFICES, P.C.  
Dan R. Bruggeman (P11321)  
126 E. Church Street, Adrian, MI 49221-2780

AFTER RECORDING RETURN TO:  
Dan R. Bruggeman  
126 E. Church Street  
Adrian, MI 49221-2780

Description taken from Old Republic Commitment 53453  
Property Identification Number RDO-209-4280-00, RDO-209-2900-00, RDO-209-2280-00

1700  
A-CL-

1247<sup>00</sup>

**Exhibit A**  
**Legal Description**

Land located in the Township of Ridgeway, County of Lenawee, State of Michigan, described as follows:

**Parcel 1:**

The East 1/2 of the Southeast 1/4 and also the East 1/2 of the West 1/2 of the Southeast 1/4, ALSO the South 1/2 of the Southeast 1/4 of the Northeast 1/4, all in Section 9, Town 6 South, Range 5 East.

**Parcel 2:**

The North 3/4 of the East 1/2 of the Northeast 1/4 of Section 9, Town 6 South, Range 5 East;

EXCEPTING the following described parcel to wit: All that part of the East 1/2 of the Northeast 1/4 of Section 9, Town 6 South, Range 5 East, described as commencing at an iron stake driven in the ground at the Northeast corner of Section 9 aforesaid and running thence South along the East line of said Section 9, 791.0 feet; thence West parallel with the North line of Section 9, 250.0 feet; thence North parallel with the first course 791.0 feet to the North line of said Section 9; thence East along the North line of said Section 9, 250.0 feet to the place of beginning.

Commonly known as: 5410 Britton Highway, Britton, MI 49229