



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

MEETING NOTICE

FOR FURTHER INFORMATION CONTACT:

Grant E. Bauman

R2PC Principal Planner

(517) 768-6711

gbauman@co.jackson.mi.us

DATE: March 14, 2019

TIME: 6:00 p.m.

PLACE: 5th Floor Commission Chambers

Jackson County Tower Building

120 W. Michigan Avenue

Jackson, Michigan 49201

MEETING AGENDA

1. Call to order and pledge of allegiance
2. Public comment [**3 MINUTE LIMIT**]
3. Approval of minutes
Approval of the February 14, 2019, meeting minutes [**ACTION**] 3
4. Approval of agenda
Approval of the March 14, 2019, meeting agenda [**ACTION**]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s) – *None*
 - b. Consideration of master plan(s) – *None*
 - c. Farmland and Open Space Preservation Program (PA 116) application(s) – *None*
 - (1) FA #19-01 –Henrietta Township
Cover Memo 7
 - (a) FA #19-01-a [**ACTION**] 9
 - (b) FA #19-01-b [**ACTION**] 19
 - (c) FA #19-01-c [**ACTION**] 29
6. Other business
 - a. Unfinished business
 - (1) Jackson County Master Plan [**DISCUSSION**] 61
 - b. New business – *None*
7. Public comment [**2 MINUTE LIMIT**]
8. Commissioner comment
9. Adjournment

The next meeting of the Jackson County Planning Commission is scheduled for April 11, 2019

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MEETING MINUTES

February 14, 2019

Jackson County Tower Building • Jackson, Michigan

Members Present: Roger Gaede, Environment; Amy Guerriero, Industry and Economics; Nancy Hawley, At Large; Ted Hilleary, Education; Russ Jennings, At Large; and Corey Kennedy, Jackson County Board of Commissioners

Members Absent: Timothy Burns, At Large; Jennifer Morris, At Large; and Jim Videto, Agriculture

Liaisons Present: Grant Bauman, Principal Planner

Others Present: Ashley Carroll, Michael Maillard, Cindy Norris, and Terry Withers

Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:03 p.m. by Chair Guerriero. Those in attendance rose and joined in the Pledge of Allegiance.

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

Item 3. **Approval of Minutes.** A motion was made by Comm. Hilleary, and seconded by Comm. Hawley, to **approve** the minutes of the January 10, 2019, meeting as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Staff requested that the *2018 JCPC Annual Report* be added under new business as agenda item #6.b.(1). A motion was made by Comm. Kennedy, and seconded by Comm. Hilleary, to **approve** the February 14, 2019, meeting agenda as amended. *The motion was approved unanimously.*

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

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

(1) **CZ #19-01 – Blackman Township**

Staff summarized its report on the proposed amendments to the Blackman Charter Township Zoning Ordinance regarding 'Solar Energy Systems'. The proposed regulations would allow 'Accessory Solar Energy Systems' as a permitted use in all zoning districts (with certain requirements) and allow 'Community Solar Energy Systems' and 'Solar Farms' as conditional uses in the Township's agricultural, commercial, and industrial districts (with certain requirements). County Planning Commissioners were advised to recommend disapproval of the proposed amendments as currently written because they are not sufficiently detailed (please see the staff report).

Commissioners made the following comments. Comm. Guerriero and Comm. Kennedy asked for various clarifications on the report and the advisement. Comm. Hilleary agreed with the staff assessment that the regulations were not sufficiently detailed.

A motion was made by Comm. Gaede, and seconded by Comm. Jennings, to disapprove the text amendments with comments, as advised by staff, to the Blackman Charter Township Board (please see the staff report). *The motion was approved unanimously.*

(2) CZ #19-02 – Leoni Township

Staff summarized its report regarding the proposed rezoning of the subject property—known as Parcel ID# 000-09-23-126-001-00 and located in Section 23 (T2S-R1E) of the Township—from ‘Suburban Residential (RS)’ to ‘Agricultural (AG-1)’, noting that it does not conform to the Leoni Township Master Plan and that the proposed ‘event venue/weddings’ is not a permitted use in the AG-1 district (please see the staff report). Staff also provided correspondence received after the agenda packet was published as well as some supplemental information (attached to the minutes). For example, staff learned of House Bill No. 5947 (2018) that would preempt local zoning regulations and allow the use of a barn or other facilities located on agriculturally zoned land as a commercial venue for weddings or similar events (the bill has not passed out of the Committee on Agriculture). County Planning Commissioners were advised to recommend disapproval of the rezoning with comments. (please see the staff report).

Several members of the public commented on the proposed rezoning. Ashley Carroll, the applicant, spoke in favor of the rezoning. She noted the presence of similar event venues elsewhere in the Leoni Township and Jackson County and cited the benefits of the proposed facility to the community. Ms. Carroll also stated that the request is to re-zone the property—the approval of the proposed use will come later—and pointed out the location of AG-1 zoning on three sides of the property. Michael Maillard, a nearby resident, spoke in opposition to the rezoning. His comments are recorded in a memo he presented to the Commission (attached).

A motion was made by Comm. Gaede, and seconded by Comm. Hilleary, to receive the memo presented by Mr. Maillard. *The motion was approved unanimously.*

Terry Withers, a nearby resident, also spoke in opposition to the rezoning. He was concerned that the property could be used for mining and the effect of the proposed use on property values. Mr. Withers noted that he just moved to the area from Howell, likes the neighborhood as is, and thanked Mr. Maillard for his work.

Commissioners made the following comments. Comm. Jennings hopes that the Leoni Township Board will look at all of the information provided by staff. Comm. Hilleary wondered under what circumstances the venue would be allowed and Comm. Jennings wondered about the other venues cited by the applicants. Comm. Gaede asked for clarification regarding open space. Comm. Hawley noted that in other areas such uses are seasonal in nature and secondary to an agricultural use. She feels that the use should be added to the zoning regulations before rezoning. Comm. Jennings noted that the proposed ‘event venue/weddings’ is not allowed in the AG-1 district and Comm. Gaede concurred. Comm. Kennedy advised that the Leoni Township Board look at the zoning ordinance; the use is not allowed.

A motion was made by Comm. Jennings, and seconded by Comm. Hawley, to recommend disapproval with staff comments of the proposed AG-1 (Agricultural) rezoning to the Leoni Township Board. *The motion was approved unanimously.*

b. Consideration of Master Plan(s).**(1) MP19-02 – Liberty Township**

Staff summarized its report on the proposed *Liberty Township Master Plan* (please see the staff report). County Planning Commissioners were advised to state that in the opinion of the Commission, the proposed master plan is generally consistent with: (1) the

master plans of adjacent Jackson County municipalities and (2) the Jackson Community Comprehensive Plan.

Commissioners made the following comments. Gaede asked about several small areas of commercial development recommended on the future land use map. Staff explained that they simply recognize existing development.

A motion was made by Comm. Hawley, and seconded by Comm. Jennings, to concur with the staff advisement (please see the staff report). *The motion was approved unanimously.*

(2) MP19-03 – Napoleon Township

Staff summarized its report on the proposed *Napoleon Township Master Plan* (please see the staff report). County Planning Commissioners were advised to state that in the opinion of the Commission, the proposed master plan is generally consistent with: (1) the master plans of adjacent Jackson County municipalities and (2) the Jackson Community Comprehensive Plan.

Commissioners made the following comments. Comm. Jennings stated that he likes what he sees.

A motion was made by Comm. Hawley, and seconded by Comm. Hilleary, to concur with the staff advisement (please see the staff report). *The motion was approved unanimously.*

c. Farmland & Open Space Preservation Program (PA 116) application(s). None.

Item 6. **Other Business.**

a. Unfinished Business.

- (1) **Jackson County Master Plan.** Staff provided Commissioners with copies of the master plan maps created to date and briefly discussed them. Comm. Guerriero requested that the maps be dated given that conditions may change over time. Comm. Guerriero also requested that the 'Base Map' or the 'Municipalities and Places' map be included in future staff reports regarding municipal master plans for reference.

b. New Business.

(1) 2018 JCPC Annual Report.

Staff presented the 2018 Annual Report for the Jackson County Planning Commission which summarized the accomplishments of the Commission last year. Comm. Guerriero pointed out that her name was misspelled and asked that it be corrected.

A motion was made by Comm. Gaede, and seconded by Comm. Guerriero, to approve the annual report, as corrected. *The motion was approved unanimously.*

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

Item 8. **Commissioner Comment.** Comm. Guerriero welcomed Comm. Kennedy to the Jackson County Planning Commission. Comm. Jennings stated that Comm. Kennedy will be an asset to the JCPC.

Item 9. **Adjournment.** The meeting was adjourned by Chair Guerriero at 7:46 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary

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PA 116 FARMLAND AGREEMENTS | #19-01

To: County Planning Commissioners

From: Grant E. Bauman

Date: March 7, 2019

Proposal: Cover memo on the set of 3 proposed farmland agreement applications

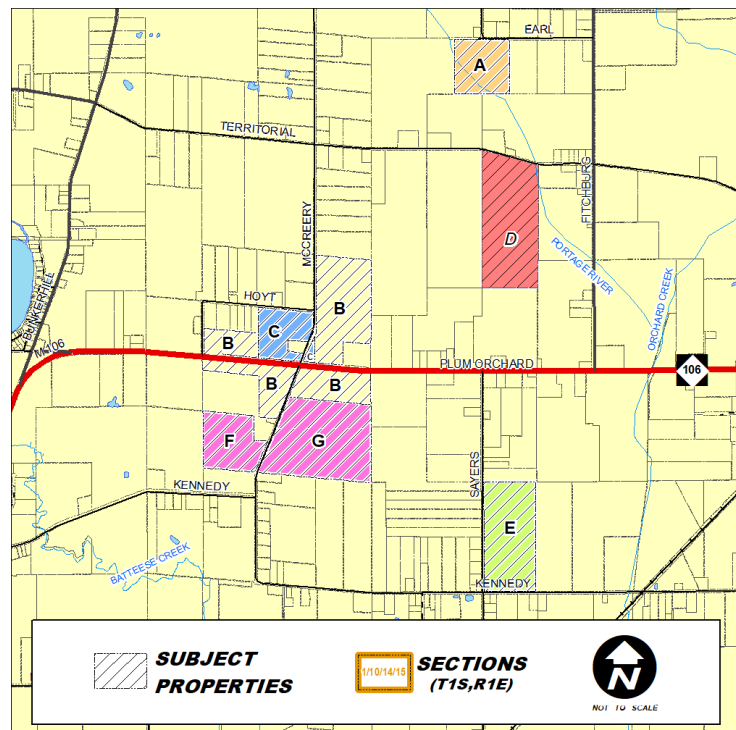
The Jackson County Planning Commission received a set of 3 farmland agreement applications from Henrietta Township for review and recommendation (see the following staff reports). After studying the applications, staff contacted the Township with some concerns. The Township subsequently communicated with Chrisinske Farms, LLC, who then contacted staff. Staff met with the applicant on March 7, 2019 to discuss the applications. The applicant understood the concerns of JCPC staff and will be resubmitting a series of 5 applications for the following parcels to the Township (as identified on Map 1 and in the staff reports):

- Subject Property A
- Subject Property C
- Subject Property D
- Subject Property E
- Subject Properties F and G

This arrangement will produce a separate application for all non-contiguous properties. Subject Property B will be removed from the applications given that it is already covered by a Farmland Agreement (according to the applicant).

The 3 original applications are still presented as originally submitted by the Township for the Commission's review and recommendation. However, staff advised the applicant that as long as the comments included in the analyses for the original applications are addressed, there is no need for the JCPC to review the revised applications.

**Map 1
Location Map**



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PA 116 FARMLAND AGREEMENT | #19-01-a

Applicant: Chrisinske Farms, LLC
8320 Territorial Road
Munith, MI 49259

Date: March 7, 2019

Application Type: Application for Farmland Agreement in Henrietta Township

Location: An application was filed for Subject Property D—Property ID# 000-04-11-202-001-02 (*Township Application No. 19-001*)—situated in Section 11 of Henrietta Twp. (T1S,R1E). It is located on the south side of Territorial Road, west of Fitchburg Road (see Map 1).

Description: ArcGIS states that the subject property has an area of 95 acres. Aerial photography reveals a combination of fields and woods, but no buildings (see Map 3b).

Term: A term of 40 years is proposed.

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

Staff Comments: The application contains various errors/omissions which the applicant should consider addressing:

- *Question #16:* Cash crops is listed as the agricultural enterprise. The application states that the farm has a total acreage of 800 acres—of which 95 are being applied for—and that 800 acres are in 'cultivation' and 800 acres are in 'cleared, fenced, improved pasture, or harvested grassland'.

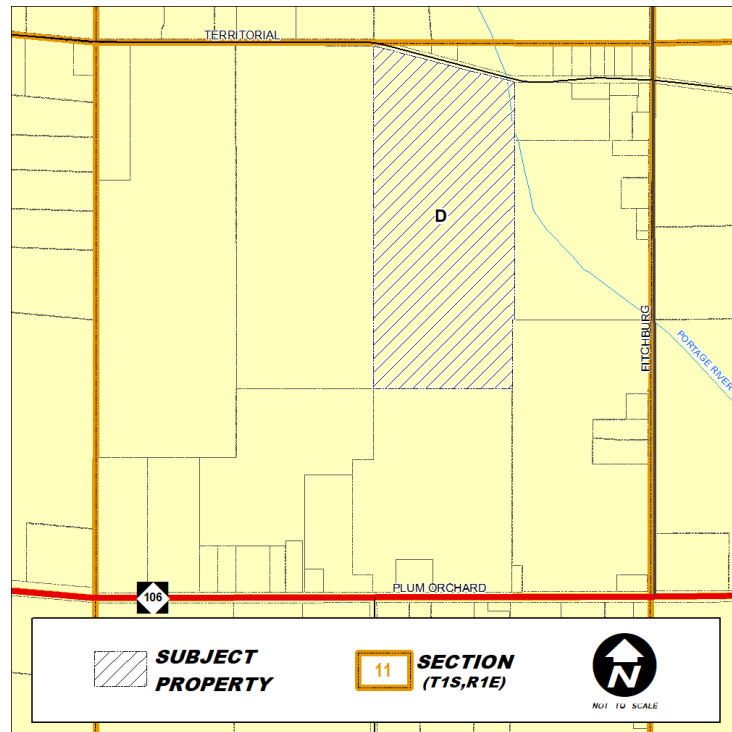
ArcGIS indicates that the subject property only has an area of 95 acres. Aerial photography reveals a combination of fields and woods comprising the parcel. Accordingly, staff suggests that a portion of the acreage should be identified as 'cultivated' (#16d) and the remaining portion included in the 'other' category (#16f). As there are no buildings, the number of buildings should be identified as 0 (#16g).

Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL WITH COMMENTS** (see above) of the proposed farmland agreement to the Henrietta Township Board.

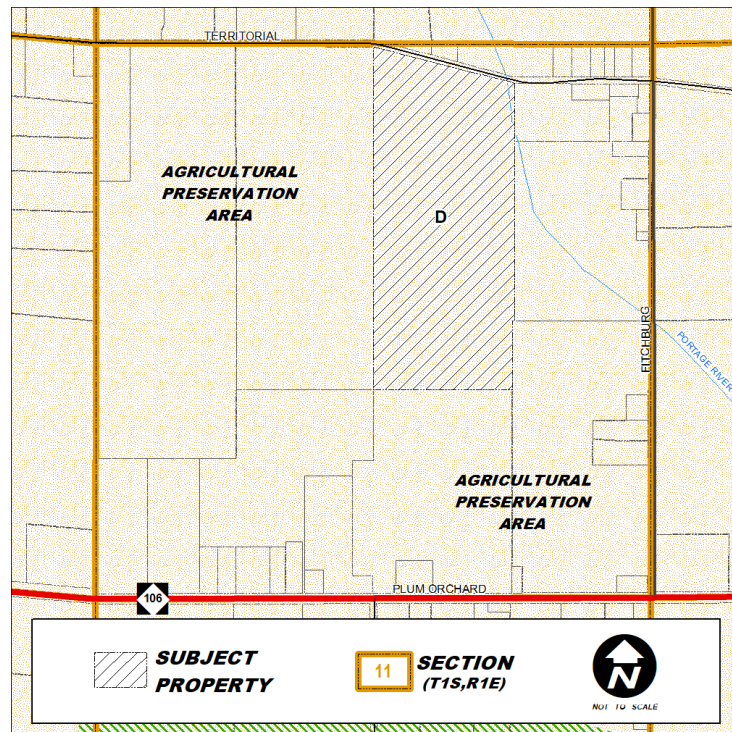
Please refer to the cover memo for additional staff advisement.

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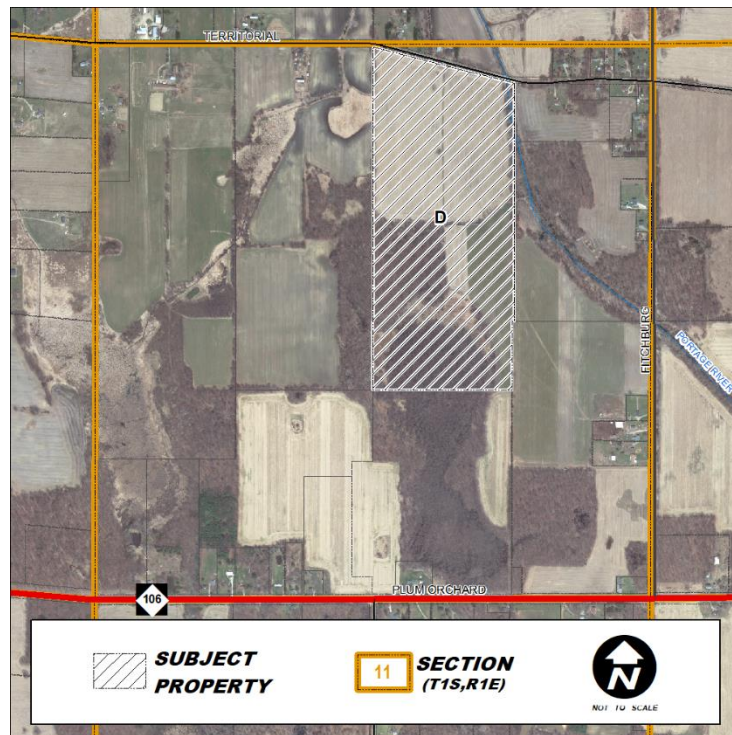
**Map 1
Location Map**



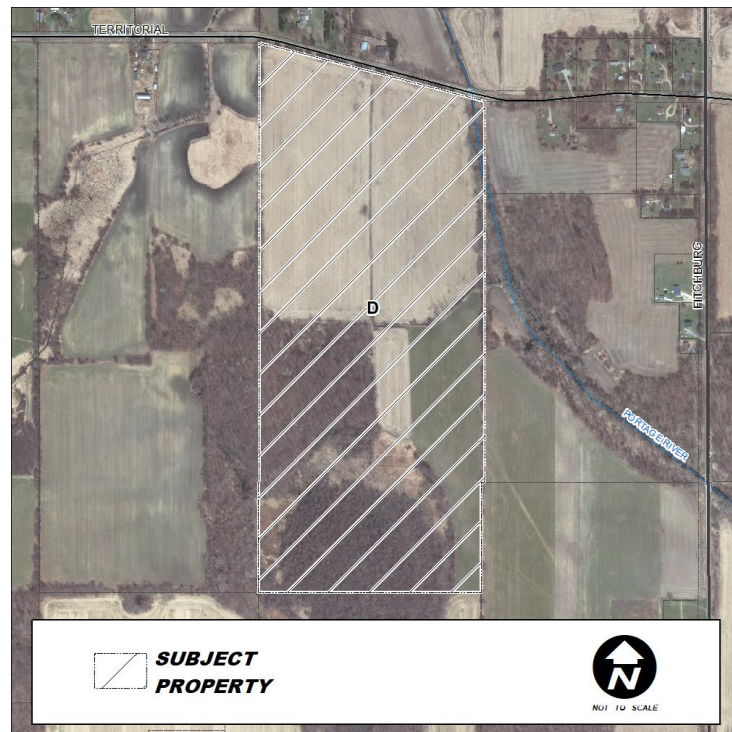
**Map 2
County Future Land Use Map**



Map 3a
Aerial Photograph



Map 3b
Aerial Photograph



1



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 2-11-19

Application No: 19-001

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: Chrisinske Farms LLC

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: 8326 Territoria Rd Munith MI 49259

Street

City

State

Zip Code

3. Telephone Number: (Area Code) (517) 745 1738

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: Jackson

7. Township, City or Village: _____

8. Section No. 15

Town No. 15

Range No. 1E

III. Legal Information:

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

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

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

If "Yes", please explain circumstances: _____

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

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

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

Name the types of mineral(s) involved: _____

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

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

Name: _____

Address: _____

Street

City

State

Zip Code

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

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

Date _____

Signature of Land Contract Vendor(s) (Seller) _____

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

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

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

Name: Matthew Chrusinske Title: Manager

Name: Scott Chrusinske Title: Manager

Name: _____ Title: _____

Name: _____ Title: _____

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

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

This application is for:

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

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

- b. Total number of acres on this farm 800
 c. Total number of acres being applied for (if different than above): 195
 d. Acreage in cultivation: 800
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 800
 f. All other acres (swamp, woods, etc.) _____
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

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

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

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

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

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

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

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 40

V. Signature(s):

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

(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

(Date)

(Title)

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

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

I. Date Application Received: 02/11/2019 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Henrietta
☐ County ☒ Township ☐ City ☐ Village

This application is ☒ approved, ☐ rejected

Date of approval or rejection: 02/13/19

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

Clerk's Signature: Daryl Greene

Property Appraisal: \$ 144,000 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 ft² (1 mile²) 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.

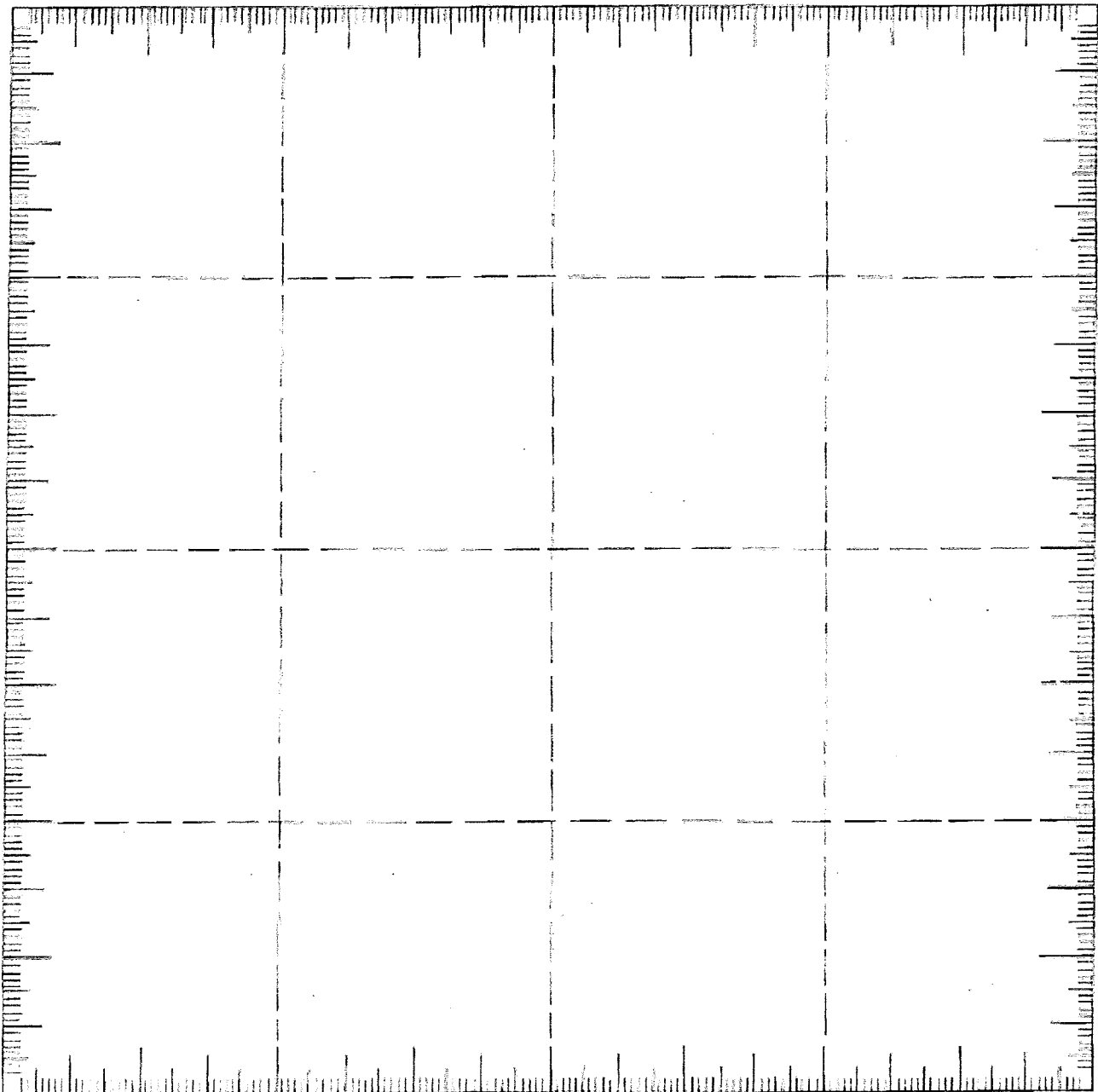
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County _____

Township _____

T _____ R _____ Section _____

↑ North



New Property

<p align="center">MESSAGE TO TAXPAYER</p> <p>FROM DEC.1,2017 TO FEB.14,2018, TAXES MAY BE PAID DAILY FROM 9:00-5:00 AT THE TOWNSHIP OFFICES OR AT THE INDEPENDENT BANK-P.L. BRANCH. FROM FEB.15, 2018 TO FEB. 28,2018, TAXES MUST BE PAID WITH PENALTY AT THE TOWNSHIP OFFICES. THE TREASURER'S OFFICE ALSO ACCEPTS PARTIAL PAYMENTS. REPORT ANY ERRORS BY CONTACTING (517)769-6925.</p>	<p align="center">PAYMENT INFORMATION</p> <p>This tax is due by: 02/14/2018</p> <p>Pay by mail to: HENRIETTA TOWNSHIP TREASURER MARIA L. MCDONALD, TREASURER 11732 BUNKERHILL RD PLEASANT LAKE, MI 49272 517-769-6925</p> <p align="center">**See reverse side for additional information**</p>																																																												
<p align="center">PROPERTY INFORMATION</p> <p>Property Assessed To: CHRISINSKE FARMS LLC 8320 TERRITORIAL RD MUNITH, MI 49259</p> <p>QUALIFIED AGRICULTURAL PROPERTY EXEMPTION</p> <p>Prop #: 000-04-11-202-001-00 School: Stockbridge</p> <p>Prop Addr: TERRITORIAL RD</p> <p>Legal Description: THAT PART OF W 1/2 OF NE 1/4 LYING S OF CEN OF DEXTER -TERRITORIAL RD. ALSO N 1/2 OF NW 1/4 OF SE 1/4. SEC 11 T1S R1E 95A</p>	<p align="center">TAX DETAIL</p> <table border="0"> <tr> <td>Taxable Value:</td> <td>49,723</td> <td>AG</td> </tr> <tr> <td>State Equalized Value:</td> <td>144,000</td> <td>Class: 101</td> </tr> <tr> <td>PRE/MBT %:</td> <td>100.0000</td> <td></td> </tr> </table> <p>Bill # Mortgage Co:</p> <table border="0"> <thead> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>STOCKBRIDGE OPER</td> <td>18.00000</td> <td>EXEMPT</td> </tr> <tr> <td>STOCKBRIDGE DEBT</td> <td>1.89000</td> <td>93.97</td> </tr> <tr> <td>STKBRDG DEBT NEW</td> <td>2.06000</td> <td>102.42</td> </tr> <tr> <td>MED CARE</td> <td>0.25000</td> <td>12.43</td> </tr> <tr> <td>LIBRARY</td> <td>1.75930</td> <td>87.47</td> </tr> <tr> <td>JAIL</td> <td>0.48510</td> <td>24.12</td> </tr> <tr> <td>JACKSON COLLEGE</td> <td>1.14460</td> <td>56.91</td> </tr> <tr> <td>HENRIETTA TAX</td> <td>0.76650</td> <td>38.11</td> </tr> <tr> <td>HENRIETTA DEBT</td> <td>1.35000</td> <td>67.12</td> </tr> <tr> <td>INGHAM ISD</td> <td>5.98810</td> <td>297.74</td> </tr> <tr> <td>SENIOR SERVICES</td> <td>0.25000</td> <td>12.43</td> </tr> </tbody> </table> <table border="0"> <tr> <td>Total Tax</td> <td>33.94360</td> <td>792.72</td> </tr> <tr> <td>Administration Fee</td> <td></td> <td>7.92</td> </tr> <tr> <td>TOTAL AMOUNT DUE</td> <td></td> <td>800.64</td> </tr> <tr> <td>PREV. PAYMENTS</td> <td></td> <td></td> </tr> <tr> <td>BALANCE DUE</td> <td></td> <td>800.64</td> </tr> </table>	Taxable Value:	49,723	AG	State Equalized Value:	144,000	Class: 101	PRE/MBT %:	100.0000		DESCRIPTION	MILLAGE	AMOUNT	STOCKBRIDGE OPER	18.00000	EXEMPT	STOCKBRIDGE DEBT	1.89000	93.97	STKBRDG DEBT NEW	2.06000	102.42	MED CARE	0.25000	12.43	LIBRARY	1.75930	87.47	JAIL	0.48510	24.12	JACKSON COLLEGE	1.14460	56.91	HENRIETTA TAX	0.76650	38.11	HENRIETTA DEBT	1.35000	67.12	INGHAM ISD	5.98810	297.74	SENIOR SERVICES	0.25000	12.43	Total Tax	33.94360	792.72	Administration Fee		7.92	TOTAL AMOUNT DUE		800.64	PREV. PAYMENTS			BALANCE DUE		800.64
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Please detach along perforation. Keep the top portion.

Mortgage Co:

Bill #

Pay this tax to:

HENRIETTA TOWNSHIP TREASURER
MARIA L. MCDONALD, TREASURER
11732 BUNKERHILL RD
PLEASANT LAKE, MI 49272
517-769-6925

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

This tax is due by: 02/14/2018

After 02/14/2018 additional interest and fees apply

2017 Winter Tax for Prop #: 000-04-11-202-001-00

TAXPAYER NOTE: Are your name & mailing address correct?

If not, please make corrections below. Thank You.

Property Addr: TERRITORIAL RD

Make Check Payable To: HENRIETTA TOWNSHIP TREASURE

TOTAL AMOUNT DUE: 800.64

Amount Remitted: _____

TO: CHRISINSKE FARMS LLC
8320 TERRITORIAL RD
MUNITH MI 49259

Ck# _____
Cash _____



CHRISINSKE FARMS LLC

HENRIETTA TOWNSHIP

2017 Summer

000-04-11-202-001-00

MESSAGE TO TAXPAYER

FROM JULY 1-SEP.14TH TAXES MAY BE PAID DAILY FROM 9:00-5:00 AT THE TOWNSHIP OFFICES OR AT THE INDEPENDENT BANK-P.L.BRANCH. FROM SEP. 15TH, 2017 TO FEB. 28TH, 2018 TAXES MUST BE PAID WITH INTEREST AT THE TOWNSHIP OFFICES. THE TREASURER'S OFFICE ALSO ACCEPTS PARTIAL PAYMENTS. REPORT ANY ERRORS ASAP (517-769-6925).

PAYMENT INFORMATION

This tax is due by: 09/14/2017

Pay by mail to: HENRIETTA TOWNSHIP TREASURER
MARIA L. MCDONALD, TREASURER
11732 BUNKERHILL RD
PLEASANT LAKE, MI 49272
517-769-6925

See reverse side for additional information

PROPERTY INFORMATION

Property Assessed To:
CHRISINSKE FARMS LLC
8320 TERRITORIAL RD
MUNITH, MI 49259

QUALIFIED AGRICULTURAL PROPERTY EXEMPTION

Prop #: 000-04-11-202-001-00 School: Stockbridge

Prop Addr: TERRITORIAL RD

Legal Description:

THAT PART OF W 1/2 OF NE 1/4 LYING S OF CEN OF DEXTER
-TERRITORIAL RD. ALSO N 1/2 OF NW 1/4 OF SE 1/4. SEC
11 T1S R1E 95A

TAX DETAIL

Taxable Value: 49,723 AG
State Equalized Value: 144,000 Class: 101
PRE/MBT %: 100.0000

Bill #

Mortgage Co:

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	298.33
COUNTY	5.11870	254.51

PAID Henrietta Twp.

OCT 11 2017

Maria L. McDonald

Total Tax	11.11870	552.84
Administration Fee		5.52

TOTAL AMOUNT DUE	558.36
------------------	--------

569.42

OPERATING FISCAL YEARS

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

County: 01/01/2017 - 12/31/2017
Twn/Cty: 07/01/2017 - 06/30/2018
School: 07/01/2017 - 06/30/2018
State: 10/01/2016 - 09/30/2017

Does NOT affect when the tax is due or its amount

AS OF MARCH 1, 2018 ALL 2017 PROPERTY TAXES ARE PAYABLE TO THE JACKSON COUNTY TREASURER'S OFFICE; 120 W. MICHIGAN AVENUE; JACKSON, MICHIGAN 49201. CALL 517-788-4418 FOR THE CORRECT AMOUNT DUE.

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Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

PA 116 FARMLAND AGREEMENT | #19-01-b

Applicant: Chrisinske Farms, LLC
8320 Territorial Road
Munith, MI 49259

Date: March 7, 2019

Application Type: Application for Farmland Agreement in Henrietta Township

Location: An application was filed for Subject Property G—Property ID# 000-04-15-276-001-00 (*Township Application No. 19-002*)—situated in Section 15 of Henrietta Twp. (T1S,R1E). It is located on the east side of McCreery Road, south of Plum Orchard Road (M-106) (see Map 1).

Description: ArcGIS states that the subject property has an area of 104.25 acres. Aerial photography reveals a combination of fields and woods as well as the presence of silos in the northwest corner of the property along McCreery Road (see Map 3b).

Term: No term is proposed on the application. However, the applicant verbally stated that 40 years is requested.

Future Land Use: The Jackson County Community Comprehensive Land Use Plan places the properties in areas recommended for "Agricultural Preservation", with a proposed "Greenway" along its eastern edge (Map 2).

Staff Comments: The application contains various errors/omissions which the applicant should consider addressing:

- Subject Property G is also included in the application for #19-01-c (see Map 1). Consequently, this application is most likely not necessary.
- *Question #16:* Cash crops is listed as the agricultural enterprise. The application states that the farm has a total acreage of 800 acres—of which 104 are being applied for—and that 800 acres are in 'cultivation' and 800 acres are in 'cleared, fenced, improved pasture, or harvested grassland'.

ArcGIS indicates that the subject property only has an area of 104 acres. Aerial photography reveals a combination of fields and woods comprising the parcel. Accordingly, staff suggests that a portion of the acreage should be identified as 'cultivated' (#16d) and the remaining portion included in the 'other' category (#16f). The number of buildings should be identified (#16g), including the silos located partially on Parcels B and G.

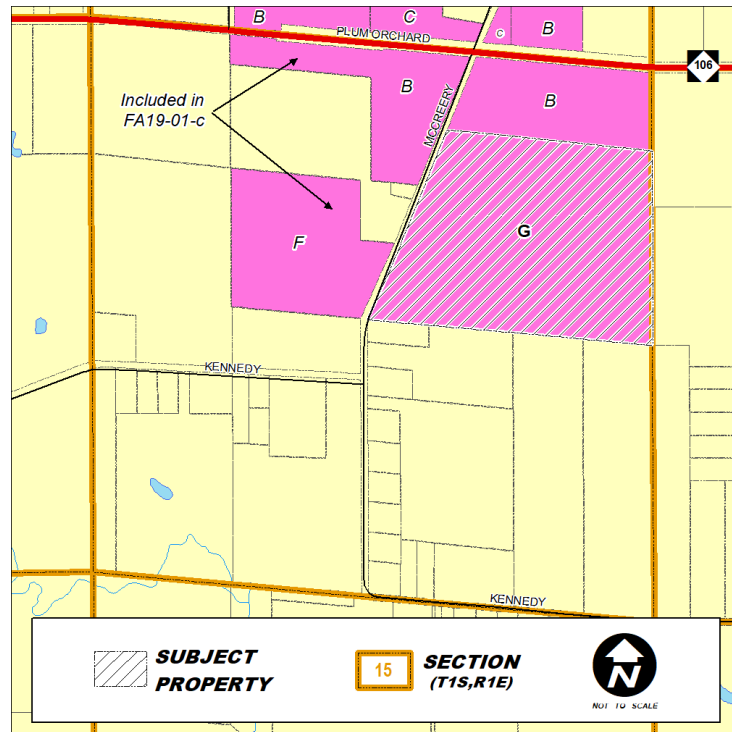
www.region2planning.com/jackson-county-planning-commission

- *Question #19:* The proposed term for the agreement is not provided (i.e., a minimum of 10 years and a maximum of 90 years). The 40-year term, as proposed verbally by the applicant, should be stated.

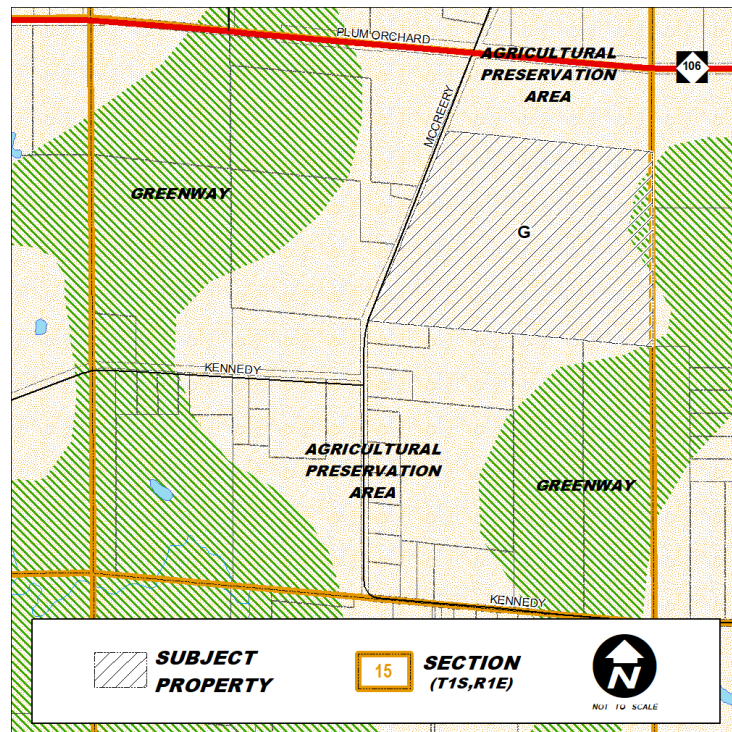
Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **DISAPPROVAL**, due to concerns with the application (see above), of the proposed farmland agreement to the Henrietta Township Board.

Please refer to the cover memo for additional staff advisement.

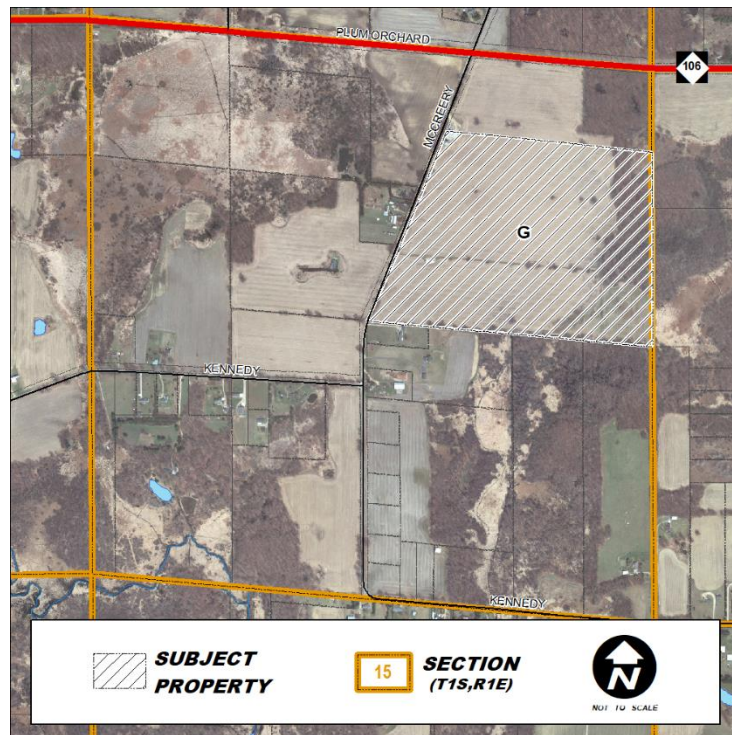
**Map 1
Location Map**



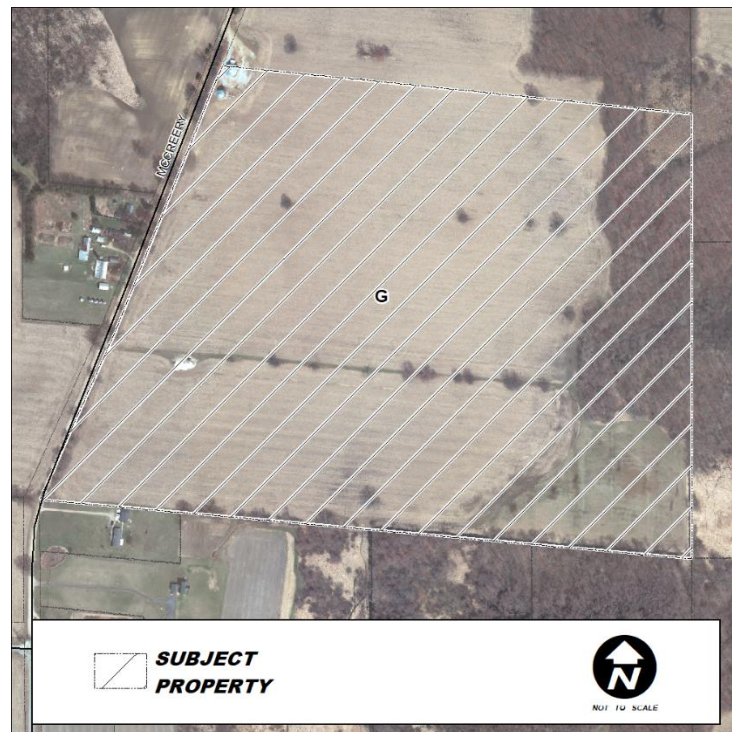
**Map 2
County Future Land Use Map**



Map 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 2-11-19

Application No: 19-002

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: Chrisnske Farms LLC

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: 8320 Territorial Rd Munith MI 49259

Street

City

State

Zip Code

3. Telephone Number: (Area Code) (517) 745 1738

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: Jackson

7. Township, City or Village: Henrietta

8. Section No. 15

Town No. 15

Range No. 1E

III. Legal Information:

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

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

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

If "Yes", please explain circumstances: _____

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

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

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

Name the types of mineral(s) involved: _____

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

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

Name: _____

Address: _____

Street

City

State

Zip Code

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

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

Date _____

Signature of Land Contract Vendor(s) (Seller) _____

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

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

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

Name: Matthew Chrisnske Title: Manager

Name: Scott Chrisnske Title: Manager

Name: _____ Title: _____

Name: _____ Title: _____

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

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

This application is for:

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

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

- b. Total number of acres on this farm 800
 c. Total number of acres being applied for (if different than above): 104
 d. Acreage in cultivation: 800
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 800
 f. All other acres (swamp, woods, etc.) _____
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

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

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

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

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

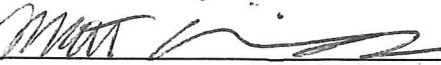
18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application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

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


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

V. Signature(s):

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


(Signature of Applicant)

(Corporate Name, If Applicable)


(Co-owner, If Applicable)

(Signature of Corporate Officer)

(Date)

(Title)

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

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

I. Date Application Received: 02/11/2019 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: _____

Henrietta
☐ County ☒ Township ☐ City ☐ Village

This application is ☒ approved, ☐ rejected

Date of approval or rejection: 02/13/19

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

Clerk's Signature: _____

Property Appraisal: \$ 215,600. 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 ft² (1 mile²) 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.

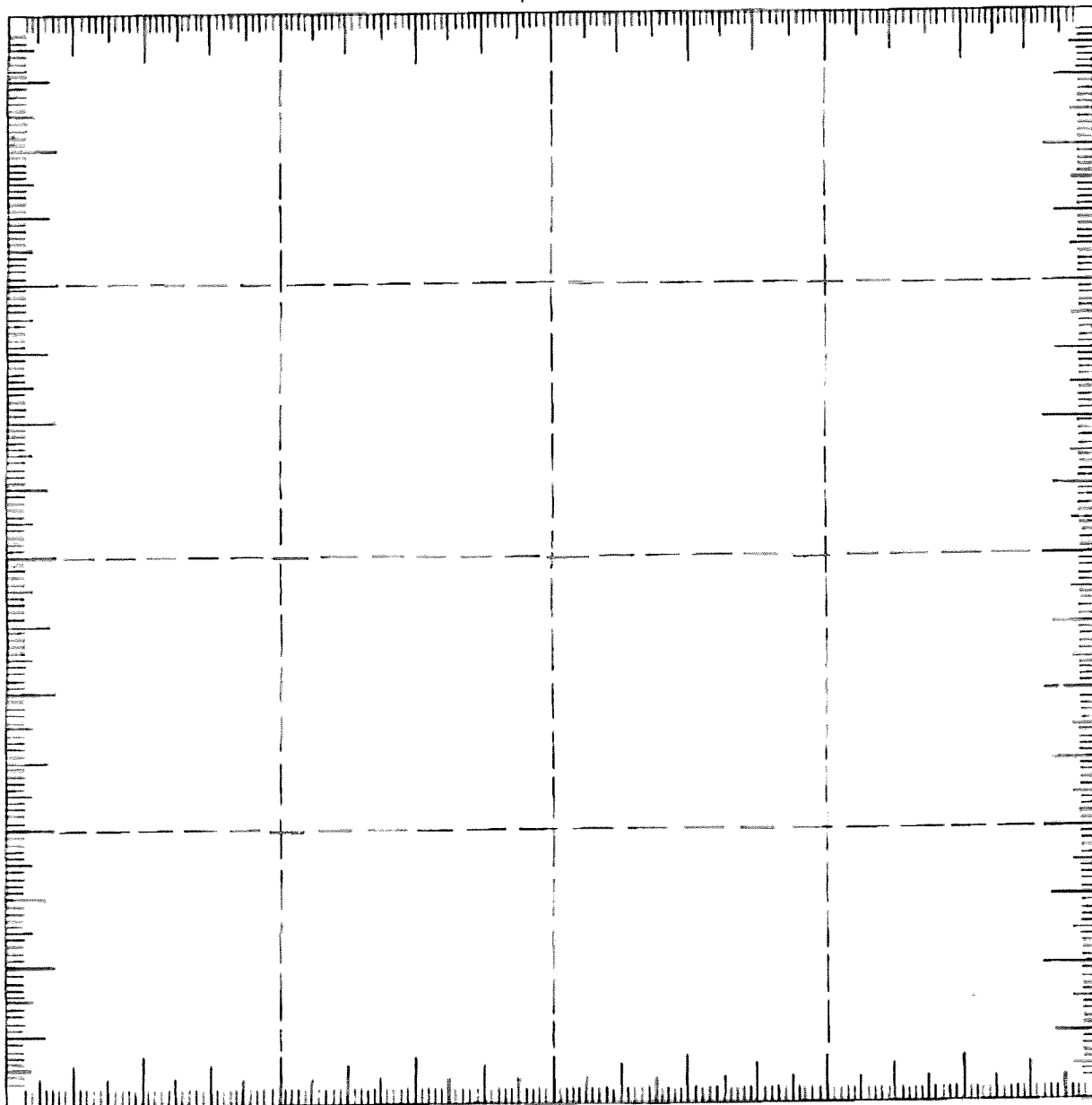
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County _____

Township _____

T _____ R _____ Section _____

↑ North



<p align="center">MESSAGE TO TAXPAYER</p> <p>FROM DEC.1,2017 TO FEB.14,2018, TAXES MAY BE PAID DAILY FROM 9:00-5:00 AT THE TOWNSHIP OFFICES OR AT THE INDEPENDENT BANK-P.L. BRANCH. FROM FEB.15, 2018 TO FEB. 28,2018, TAXES MUST BE PAID WITH PENALTY AT THE TOWNSHIP OFFICES. THE TREASURER'S OFFICE ALSO ACCEPTS PARTIAL PAYMENTS.</p> <p>REPORT ANY ERRORS BY CONTACTING (517)769-6925.</p>	<p align="center">PAYMENT INFORMATION</p> <p>This tax is due by: 02/14/2018</p> <p>Pay by mail to: HENRIETTA TOWNSHIP TREASURER MARIA L. MCDONALD, TREASURER 11732 BUNKERHILL RD PLEASANT LAKE, MI 49272 517-769-6925</p> <p align="center">**See reverse side for additional information**</p>																																																												
<p align="center">PROPERTY INFORMATION</p> <p>Property Assessed To: CHRISINSKE FARMS LLC 8320 TERRITORIAL RD MUNITH, MI 49259</p> <p>Prop #: 000-04-15-276-001-00 School: Stockbridge</p> <p>Prop Addr: TERRITORIAL</p> <p>Legal Description: S 1/2 OF NE 1/4 OF SEC 15 EXC THEREFROM THAT PART THEREOF LYING W OF CEN LN OF MC CREERY RD. ALSO S 1/2 OF THAT PART OF N 1/2 OF NE 1/4 OF SEC 15 LYING E OF CEN OF ANGLING HWY. SEC 15 T1S R1E 104.2056A</p>	<p align="center">TAX DETAIL</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Taxable Value:</td> <td style="width: 20%; text-align: right;">102,295</td> <td style="width: 20%; text-align: right;">AG</td> </tr> <tr> <td>State Equalized Value:</td> <td style="text-align: right;">215,600</td> <td style="text-align: right;">Class: 101</td> </tr> <tr> <td>PRE/MBT %:</td> <td style="text-align: right;">100.0000</td> <td></td> </tr> </table> <p>Bill # Mortgage Co:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">DESCRIPTION</th> <th style="text-align: right;">MILLAGE</th> <th style="text-align: right;">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>STOCKBRIDGE OPER</td> <td style="text-align: right;">18.00000</td> <td style="text-align: right;">EXEMPT</td> </tr> <tr> <td>STOCKBRIDGE DEBT</td> <td style="text-align: right;">1.89000</td> <td style="text-align: right;">193.33</td> </tr> <tr> <td>STKBRDG DEBT NEW</td> <td style="text-align: right;">2.06000</td> <td style="text-align: right;">210.72</td> </tr> <tr> <td>MED CARE</td> <td style="text-align: right;">0.25000</td> <td style="text-align: right;">25.57</td> </tr> <tr> <td>LIBRARY</td> <td style="text-align: right;">1.75930</td> <td style="text-align: right;">179.96</td> </tr> <tr> <td>JAIL</td> <td style="text-align: right;">0.48510</td> <td style="text-align: right;">49.62</td> </tr> <tr> <td>JACKSON COLLEGE</td> <td style="text-align: right;">1.14460</td> <td style="text-align: right;">117.08</td> </tr> <tr> <td>HENRIETTA TAX</td> <td style="text-align: right;">0.76650</td> <td style="text-align: right;">78.40</td> </tr> <tr> <td>HENRIETTA DEBT</td> <td style="text-align: right;">1.35000</td> <td style="text-align: right;">138.09</td> </tr> <tr> <td>INGHAM ISD</td> <td style="text-align: right;">5.98810</td> <td style="text-align: right;">612.55</td> </tr> <tr> <td>SENIOR SERVICES</td> <td style="text-align: right;">0.25000</td> <td style="text-align: right;">25.57</td> </tr> </tbody> </table> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Total Tax</td> <td style="width: 20%; text-align: right;">33.94360</td> <td style="width: 20%; text-align: right;">1,630.89</td> </tr> <tr> <td>Administration Fee</td> <td></td> <td style="text-align: right;">16.30</td> </tr> <tr> <td>TOTAL AMOUNT DUE</td> <td></td> <td style="text-align: right;">1,647.19</td> </tr> <tr> <td>PREV. PAYMENTS</td> <td></td> <td style="text-align: right;">1,647.19</td> </tr> <tr> <td>BALANCE DUE</td> <td></td> <td style="text-align: right;">1,647.19</td> </tr> </table>	Taxable Value:	102,295	AG	State Equalized Value:	215,600	Class: 101	PRE/MBT %:	100.0000		DESCRIPTION	MILLAGE	AMOUNT	STOCKBRIDGE OPER	18.00000	EXEMPT	STOCKBRIDGE DEBT	1.89000	193.33	STKBRDG DEBT NEW	2.06000	210.72	MED CARE	0.25000	25.57	LIBRARY	1.75930	179.96	JAIL	0.48510	49.62	JACKSON COLLEGE	1.14460	117.08	HENRIETTA TAX	0.76650	78.40	HENRIETTA DEBT	1.35000	138.09	INGHAM ISD	5.98810	612.55	SENIOR SERVICES	0.25000	25.57	Total Tax	33.94360	1,630.89	Administration Fee		16.30	TOTAL AMOUNT DUE		1,647.19	PREV. PAYMENTS		1,647.19	BALANCE DUE		1,647.19
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Please detach along perforation. Keep the top portion.

Mortgage Co:

Pay this tax to:

HENRIETTA TOWNSHIP TREASURER
MARIA L. MCDONALD, TREASURER
11732 BUNKERHILL RD
PLEASANT LAKE, MI 49272
517-769-6925

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

To: CHRISINSKE FARMS LLC
8320 TERRITORIAL RD
MUNITH MI 49259

Make Check Payable To: HENRIETTA TOWNSHIP TREASURE

TOTAL AMOUNT DUE: 1,647.19

Amount Remitted: _____

Ck# _____
Cash _____



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Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

PA 116 FARMLAND AGREEMENT | #19-01-c

Applicant: Chrisinske Farms, LLC
8320 Territorial Road
Munith, MI 49259

Date: March 7, 2019

Application Type: Application for Farmland Agreement in Henrietta Township

Location: An application was filed for Subject Properties A, B, C, E, F, and G—Property ID#s 000-04-02-400-001-05, 000-04-10-426-001-00, 000-04-10-451-001-02, 000-04-14-400-001-00, 000-04-15-176-001-00, and 000-04-15-276-001-00 (*Township Application No. 19-003*)—situated in Sections 2, 10, 14, and 15 of Henrietta Twp. (T1S,R1E).

The main grouping of parcels (i.e., Subject Properties B, C, F, and G (Secs. 10 and 15)) is located at the intersection of Plum Orchard Road (M-106) and McCreery Road (see Map 1).

Subject Property A (Sec. 2) is located on the south side of Earl Road, west of Fitchburg Road.

Subject Property E (Sec. 14) is located on the northeast corner of the intersection of Sayers Road and Kennedy Road.

Description: ArcGIS states that the main grouping of parcels (Subject Properties B, C, F, and G) have an area of 332.32 acres. Aerial photography reveals a combination of fields, woods, and a pond, as well as a farmstead located on Subject Property B and silos located partially on Subject Properties B and G (see Maps 3b).

ArcGIS states that the Subject Property A has an area of 40.34 acres. Aerial photography reveals a combination of fields, woods, and river, but no buildings (see Maps 3b).

ArcGIS states that the Subject Property E has an area of 80 acres. Aerial photography reveals a combination of fields and woods, but no buildings (see Maps 3b).

Term: A term of 40 years is proposed.

Future Land Use: The Jackson County Community Comprehensive Land Use Plan places the main grouping of parcels (Subject Properties B, C, F, and G) in an area recommended for "Agricultural Preservation" and some of the properties are partially located in a proposed "Greenway" (Map 2).

The Jackson County Community Comprehensive Land Use Plan places Subject Property A in an area recommended for "Agricultural Preservation" (Map 2).

www.co.jackson.mi.us/county_planning_commission

The Jackson County Community Comprehensive Land Use Plan places Subject Property E in an area recommended for "Agricultural Preservation" (Map 2).

Staff Comments: The application contains various errors/omissions which the applicant should consider addressing:

- Subject Property G is also included in the application for #19-01-b (see Map 1), most likely rendering that application redundant. Subject Property A and Subject Property E are not contiguous with most of the parcels in the application—or each other—and should most likely be included in separate applications (i.e., similar to #19-01-a). The applicant verbally informed staff that Subject Property B is already covered by a farmland agreement, which most likely renders the inclusion of that parcel in the application redundant.
- *Question #16:* The application states that the farm has a total acreage of 800 acres, of which 150 are being applied for, and that 800 acres are in 'cultivation' and 800 acres are in 'cleared, fenced, improved pasture, or harvested grassland'.

Aerial photography reveals a combination of fields, woods, and a pond for the 332.32 acres comprising the main grouping of parcels (Subject Properties B, C, F, and G). Accordingly, staff suggests that a portion of those acres should be identified as 'cultivated' (#16d) and the remaining portion included in the 'other' category (#16f). Given that Subject Property B is already covered by a farmland agreement, the 149-acre reduction in the area to be included in the agreement comes closer to the 150-acre total stated in the application, but still leaves some acreage unaccounted for. The number of buildings should be identified (#16g), including the farmstead located on Property B and the silos located partially on Properties B and G. The applicant should consider removing the residence from the agreement in order to make it easier to sell in the future.

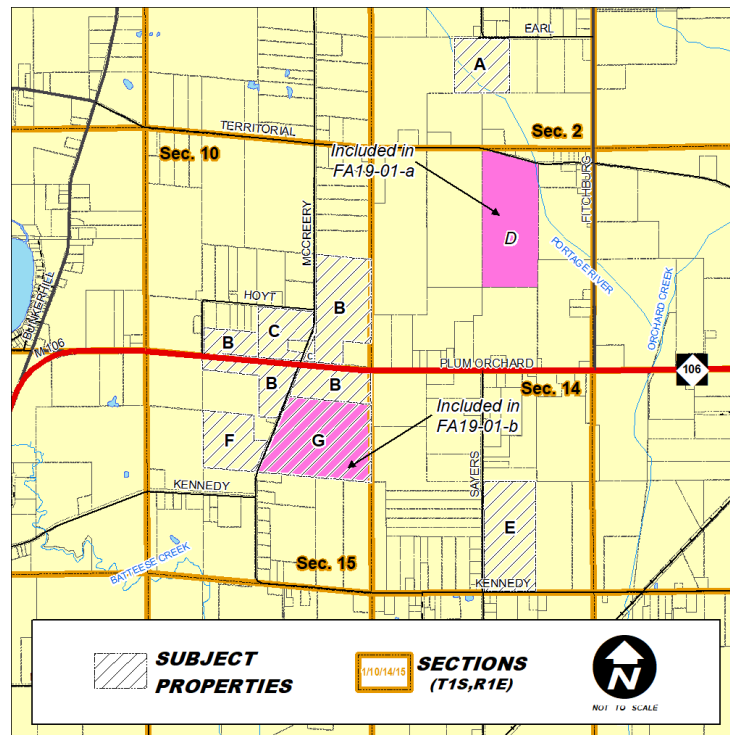
Aerial photography reveals a combination of fields, woods, and a river for the 40.34 acres comprising Subject Property A. Accordingly, staff suggests that a portion of those acres should be identified as 'cultivated' (#16d) and the remaining portion included in the 'other' category (#16f). As there are no buildings, the number of buildings should be identified as 0 (#16g).

Aerial photography reveals a combination of fields and woods for the 80 acres comprising Subject Property E. Accordingly, staff suggests that a portion of those acres should be identified as 'cultivated' (#16d) and the remaining portion included in the 'other' category (#16f). As there are no buildings, the number of buildings should be identified as 0 (#16g).

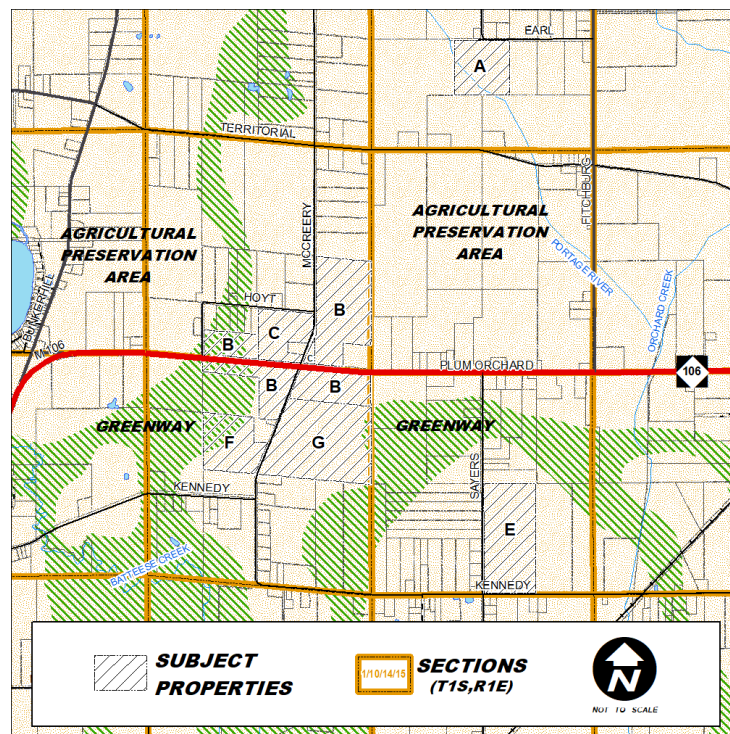
Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **DISAPPROVAL**, due to concerns with the application (see above), of the proposed farmland agreement to the Henrietta Township Board.

Please refer to the cover memo for additional staff advisement.

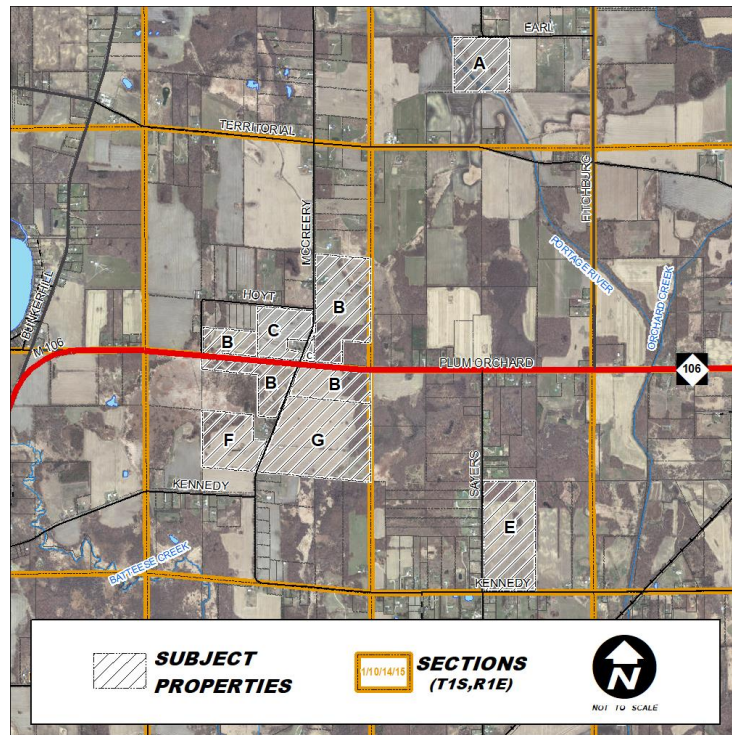
**Map 1
Location Map**



**Map 2
County Future Land Use Map**

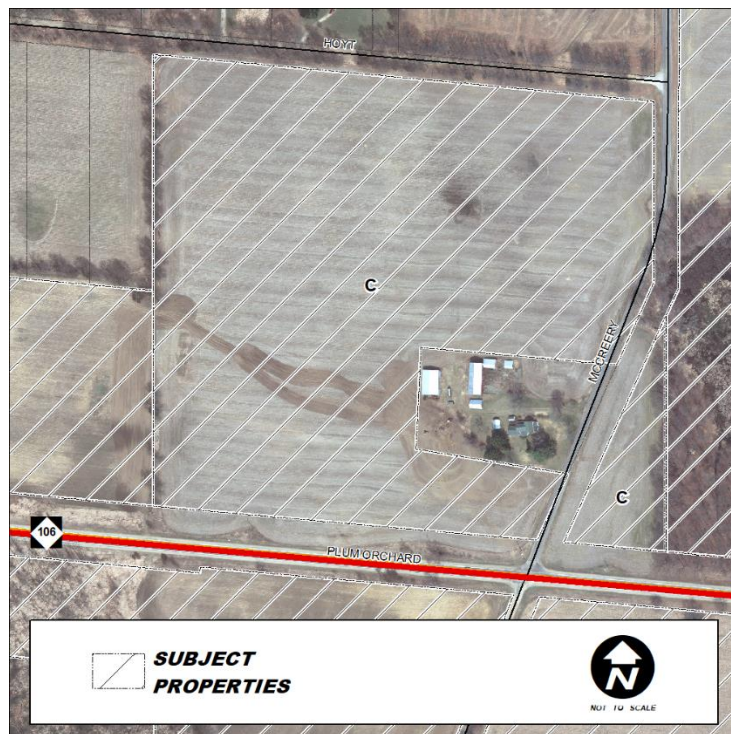
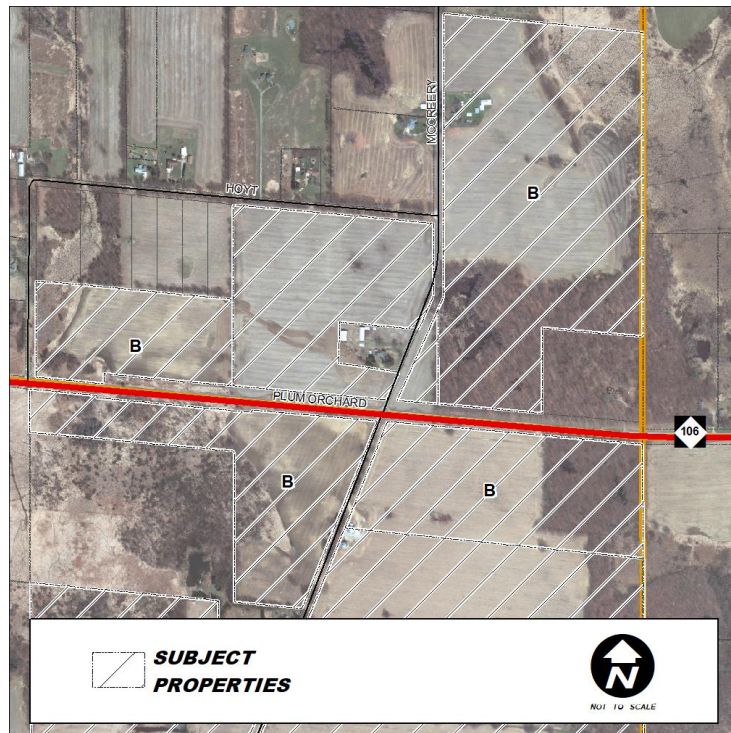


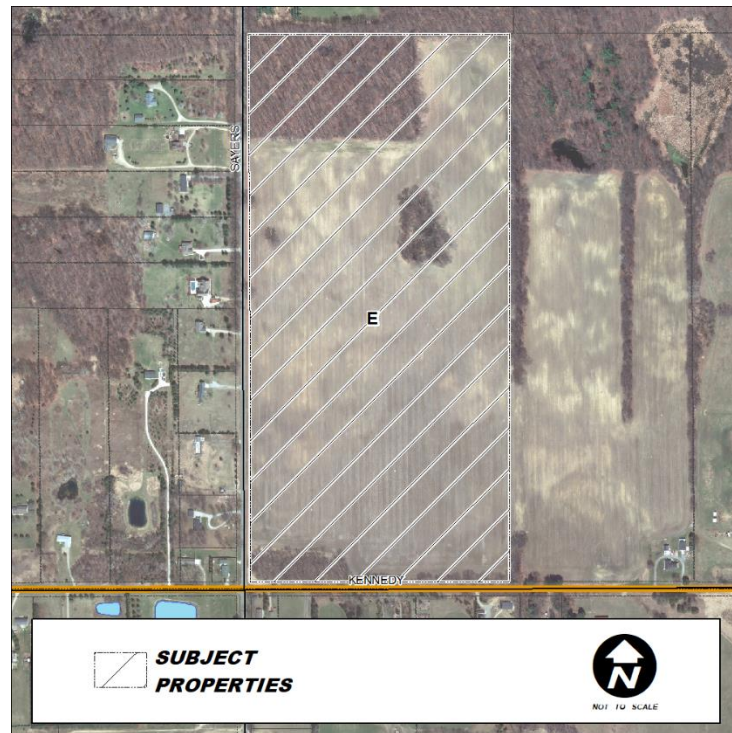
Map 3a
Aerial Photograph

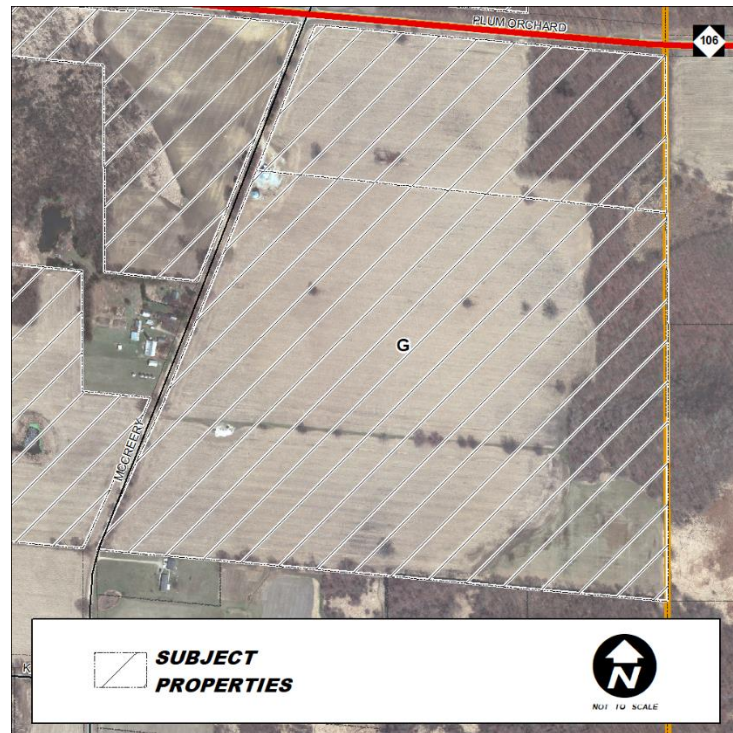


Maps 3b
Aerial Photographs











**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 2-11-19

Application No: 19-003

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: Chrisuske Farms LLC
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: 8320 Territorial Rd Munith MI 49259
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 745-1738

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: Jackson 7. Township, City or Village: Henrietta

8. Section No. 10, 14, 15 Town No. 1 South Range No. 1 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: James V Mueckel Revocable Living Trust
Address: 4401 Cortina Circle #342 Fort Myers FL 33916
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.

1/9/19
Date

[Signature] TRUSTEE
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: Matt Chrisinske Title: Manager

Name: Scott Chrisinske Title: Manager

Name: _____ Title: _____

Name: _____ Title: _____

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

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

This application is for:

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

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

- b. Total number of acres on this farm 800
 c. Total number of acres being applied for (if different than above): 150
 d. Acreage in cultivation: 800
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 800
 f. All other acres (swamp, woods, etc.) _____
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

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

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

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

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

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

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

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 40

V. Signature(s):

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

[Signature]
(Signature of Applicant)

(Corporate Name, If Applicable)

[Signature]
(Co-owner, If Applicable)

(Signature of Corporate Officer)

12-30-18
(Date)

(Title)

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

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

I. Date Application Received: 02/13/19 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Henrietta
☐ County ☒ Township ☐ City ☐ Village

This application is ☒ approved ☐ rejected

Date of approval or rejection: 02/13/19

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

Clerk's Signature: [Signature]

Property Appraisal: \$ 1,300,268 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 ft² (1 mile²) 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.

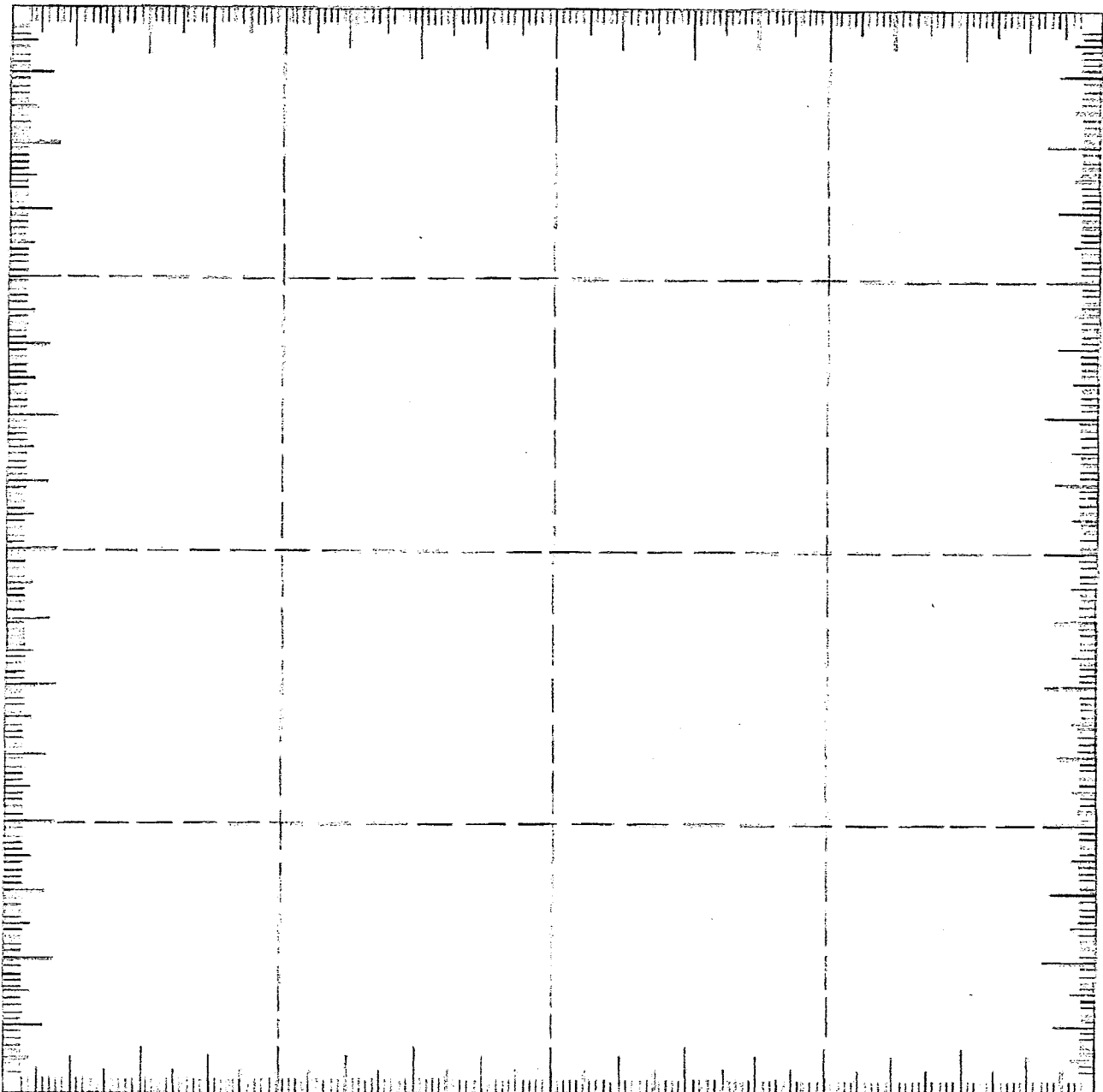
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County _____

Township _____

T _____ R _____ Section _____

↑ North



2 *000-04-10-426-001-00 *#*000-04-15-176-001-00 ***000-04-10-401-002-00
***000-04-10-401-003-00 ***000-04-14-400-00-00-00

JACKSON CO. TREASURER'S CERTIFICATE
I, Janet C. Rochefort, Jackson, Michigan, do hereby
CERTIFY that there are no TAX DUES or TITLES held by the
state or any individual against the within description, and all
taxes on same are paid for two years previous to the date of
this instrument, as appears by the records in the office except
as stated. Additional taxes may be owing due to proposed A
transactions after 3:00 pm will be on the next business day.

Janet C. Rochefort
JANET C. ROCHEFORT, County Treasurer
Sec. 135, Act 206 1893 As Am



Hindy Reilly - Jackson Co. OH

2242009
Page: 1 of 2
05/16/2002 08:37A
L-1695 P-836

WARRANTY DEED

The Grantor, JAMES V. MOECKEL, a single man, SURVIVOR OF HIMSELF AND HIS DECEASED WIFE, EVELYN G. MOECKEL, WHOSE DEATH CERTIFICATE IS RECORDED AT LIBER 1511, PAGE 1095, JACKSON COUNTY RECORDS, whose address is 11480 McCreery Road, Munith, Michigan 49259, conveys and warrants to JAMES V. MOECKEL, TRUSTEE OF THE JAMES V. MOECKEL REVOCABLE LIVING TRUST DATED SEPTEMBER 28, 1998, whose address is 11480 McCreery Road, Munith, Michigan 49259, the following described premises situated in the Township of Henrietta, County of Jackson, and State of Michigan:

- * East 1/2 of Southeast 1/4 of Section 10, T1S, R1E, excepting South 40 rods of East 40 rods, and
- * Southeast 1/4 of Southwest 1/4 of Section 10, T1S, R1E, excepting North 20 acres. Also North 1/2 of Northeast 1/4 of Northwest 1/4 of Section 15, T1S, R1E. Also Southwest 1/4 of Southeast 1/4 of Section 10, T1S, R1E; and
- * Southeast 1/4 of Northwest 1/4 of Section 15, T1S, R1E, excepting North 35 rods of East 6 rods 9 feet. Also that part of South 45 rods of Northeast 1/4 lying West of center line of angling highway, Section 15, T1S, R1E; and
- * North 1/2 of Northeast 1/4 of Section 15, T1S, R1E, excepting South 1/2 of that part lying East of center line of angling highway.
- *** ALSO: North 1/2 of the East 1/2 of the Northwest 1/4 of the Southeast 1/4, Section 10, T1S, R1E.
- *** ALSO: The South 1/2 of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 10, T1S, R1E; containing 10 acres more or less.
- *** ALSO: The West 1/2 of the Southeast 1/4 of Section 14, T1S, R1E, Henrietta Township, Jackson County, Michigan.

Tax ID # 000-04-10-401-003-00, 000-04-10-401-002-00,
000-04-15-176-001-00, 000-04-14-400-001-00, 000-04-10-
426-001-00, 000-04-10-451-001-00
This property may be located within the vicinity of farmland or 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 subject to Act 261 of the Public Acts of 1999.

The Grantor grants to the Grantee the right to make AVAILABLE division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

For the sum of less than One Hundred (\$100.00) Dollars. This Deed is exempt from real estate transfer tax pursuant to MCL 207.526(a) and MCL 207.505(a).

Subject to existing easements and building and use restrictions of record, and further subject to rights-of-way and zoning laws affecting the use of the property and liens for taxes and special assessments which are not delinquent.

Dated this 8 day of May, 2002.

Signed by:

James V. Moeckel
James V. Moeckel



Mindy Reilly - Jackson Co.

DW

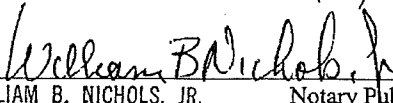
2242009

Page: 2 of 2
05/15/2002 09:37A

L-1695 P-836

STATE OF MICHIGAN)
) ss.
COUNTY OF JACKSON)

The foregoing instrument was acknowledged before me this 8 day of May, 2002, by James V. Moeckel.


WILLIAM B. NICHOLS, JR. Notary Public
Jackson County, Michigan
My Commission Expires: 7/7/2005

Drafted Without Warranty or Opining as to
Tax, Division Rights, or Title Matters By:
William B. Nichols, Jr. (P18285)
MARCOUX, ALLEN, ABBOTT, SCHOMER & BOWER, P.C.
145 S. Jackson St., P.O. Box 787
Jackson, Michigan 49204-0787
(517) 787-4100

PLEASE SEND FUTURE TAX BILLS TO: GRANTEE

500-45-0000

CHRISTINE, SCOTT D LF EST

HENRIETTA TOWNSHIP

2017 Summer

000-04-10-426-001-00

MESSAGE TO TAXPAYER

FROM JULY 1-SEP 14TH TAXES MAY BE PAID DAILY FROM 9:00-5:00 AT THE TOWNSHIP OFFICES OR AT THE INDEPENDENT BANK-P.L.BRANCH. FROM SEP. 15TH, 2017 TO FEB. 28TH, 2018 TAXES MUST BE PAID WITH INTEREST AT THE TOWNSHIP OFFICES. THE TREASURER'S OFFICE ALSO ACCEPTS PARTIAL PAYMENTS. REPORT ANY ERPOPS ASAP (517-769-6925).

PROPERTY INFORMATION

Property Assessed to:
CHRISTINE, SCOTT D LF EST
11480 MCCREERY RD
MUNITH, MI 49259

Prop #: 000-04-10-426-001-00 School: Stockbridge
Prop Addr: 11483 MC CREERY RD
Legal Description:
SE 1/4 OF SW 1/4 OF SEC 10 EXC N 20A THEREOF. ALSO E 1/2 OF SE 1/4 OF SEC 10 EXC S 40 RDS OF E 40 RDS THEREOF. ALSO N 1/2 OF N 1/2 OF NE 1/4 OF NW 1/4 OF SEC 15. ALSO N 1/2 OF NE 1/4 OF SEC 15 EXC S 1/2 OF THAT PART THEREOF LYING E OF CEN LN OF ANGLING HWY. SECS 10 AND 15 TIS R1E 149A ROW 3A

PAID Henrietta Twp

OCT 06 2017

Mary J. McDonald

OPERATING FISCAL YEARS

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

2017: 08/01/2017 - 08/31/2017
2018: 08/01/2017 - 08/31/2018

PAYMENT INFORMATION

This tax is due by: 09/14/2017

Pay by mail to: HENRIETTA TOWNSHIP TREASURER
MARIA L. MCDONALD, TREASURER
11732 BUNKERHILL RD
PLEASANT LAKE, MI 49272
517-769-6925

See reverse side for additional information

TAX DETAIL

Taxable Value: 90,545 AG
State Equalized Value: 266,500 Class: 101
PRE/MBT %: 75.0000

Bill # Mortgage Co:

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	543.27
COUNTY	5.11870	463.47

Total Tax 11.11870 1,006.74
Administration Fee 10.06

TOTAL AMOUNT DUE 1,016.80

1036.93

AS OF MARCH 1, 2018 ALL 2017 PROPERTY TAXES ARE PAYABLE TO THE JACKSON COUNTY TREASURER'S OFFICE: 120 W. MICHIGAN AVENUE, JACKSON, MICHIGAN 49201. CALL 517-788-4418 FOR THE CORRECT AMOUNT DUE.

AFFIDAVIT PURSUANT TO MCL 565.451a

STATE OF MICHIGAN)
) ss.
COUNTY OF JACKSON)

I, **Steven D. Rick**, whose address is 145 South Jackson Street, P.O. Box 787, Jackson, Michigan, 49204-0787, being first duly sworn, depose and say:

1. I am the attorney for the Trustees of the James V. Moeckel Revocable Living Trust, under an agreement dated September 28, 1998, as amended, whose address is c/o 4401 Cortina Circle #342, Fort Myers, Florida 33916. I have personal knowledge of the facts as set forth herein and am competent to testify as to the facts as set forth herein, if called upon to do so, in a Court of law.

2. I personally prepared that certain *Land Contract Memorandum* last dated October 16, 2015, and recorded in the office of the Jackson County Register of Deeds on November 19, 2015 at Liber 2066, Page 0630, reciting Scott D. Chrisinske, c/o 8320 Territorial Road, Munith, Michigan 49259, as the Buyer under a certain Land Contract dated October 1, 2015. I also personally prepared the said Land Contract.

3. This affidavit is being recorded to correct the following error in the said *Memorandum of Land Contract*: the Land Contract referenced in the said Memorandum was in

fact between **Richard Moeckel, Brian Moeckel, and James Asquith**, as Trustees of the **James V. Moeckel Revocable Living Trust**, under an agreement dated **September 28, 1998**, as amended, as Seller, and **Chrisinske Farms, LLC**, whose address is 8320 Territorial Road, Munith, Michigan 49259, as Buyer, and not with Scott Chrisinske as Buyer.

And further deponent saith not.

Steven D. Rick (P52461)

Subscribed and sworn to before me this _____ day of September, 2016, by Steven D. Rick.

_____, Notary Public
Jackson County, Michigan
My commission expires: _____

Prepared by and after
recording return to:

Steven D. Rick (P52461)
Marcoux, Allen, Bower,
Nichols & Kendall, P.C.
145 South Jackson Street
Post Office Box 787
Jackson, Michigan 42904-0787

Marcoux Allen P.C.



Affidavit of correction.pdf

11K



STATE OF MICHIGAN - JACKSON COUNTY
Received 11/19/2015 10:49 AM 2725818
Processed 11/19/2015 10:57:33 AM LCME
Amanda L. Riska, Clerk/Register of Deed

LAND CONTRACT MEMORANDUM

2
Richard Moeckel, as a Trustee of the James V. Moeckel Revocable Living Trust, under an agreement dated September 28, 1998, as amended, c/o 4401 Cortina Circle #342, Fort Myers, Florida 33916 (Seller), and Scott D. Chrisinske, c/o 8320 Territorial Road, Munith, Michigan 49259 (Buyer), enter into this memorandum of land contract effective October 1, 2015, to give record notice of the land contract entered into by Buyer and Seller on said date, in which Seller is selling to Buyer for valuable consideration certain premises situated in Henrietta Township, Jackson County, Michigan, Sections 10, 14 and 15, Township 1 South, Range 1 East, described as follows:

The West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$, Section 14, Township 1 South, Range 1 East, and

The Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 10, Township 1 South, Range 1 East, and

The Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 15, excepting the North 35 rods of the East 6 rods 9 feet. Also that part of the South 45 rods of the Northeast $\frac{1}{4}$ lying West of the center line of angling highway, Township 1 South, Range 1 East

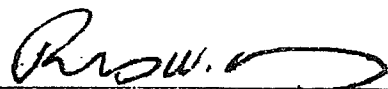
Tax ID numbers 000-04-14-400-001-00, 000-04-10-451-001-00, and 000-04-15-176-001-00

Commonly known as 11084 McCreery Road, Vacant land McCreery Road, Vacant land Kennedy & Sayers Road., Munith, Michigan 49259

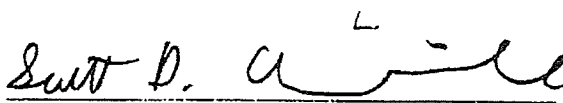
The term of the land contract, unless terminated earlier in accordance with the provisions of the land contract, ends on October 1, 2035.

The James V. Moeckel Revocable Living Trust,
dated September 28, 1998, as amended, Seller

Dated: 10/9/15

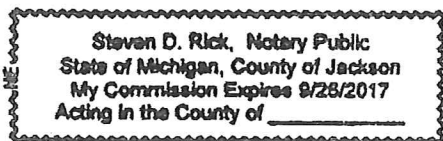

Richard Moeckel, Trustee

Dated: 10/16/15


Scott D. Chrisinske, Buyer

STATE OF MICHIGAN)
) SS.
 COUNTY OF JACKSON)

On this 16th day of October, 2015, before me, a Notary Public in and for said County, personally appeared Scott D. Chrisinske, to me known to be the same person described in and who executed the within instrument, who acknowledged the same to be his free act and deed.



Steven D. Rick
 Steven D. Rick, Notary Public
 State of Michigan, County of Jackson
 My Commission Expires: 9-26-2017

STATE OF FLORIDA)
) SS
 COUNTY OF LEE)

The foregoing instrument was acknowledged before me this October 9th, 2015, by Richard Moeckel, as Trustee of The James V. Moeckel Revocable Living Trust, dated September 28, 1998, as amended, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal.



Estelle Schlotter
 Notary Public - State of Florida
 Notary Seal:

Drafted By and When Recorded, Return to:

Steven D. Rick (P52461)
 Marcoux, Allen, Bower, Nichols & Kendall, P.C.
 145 S. Jackson St., P.O. Box 787
 Jackson, Michigan 49204-0787
 (517) 787-4100

JACKSON COUNTY
JULY 15, 2016
RECEIPT # 862266

STATE OF
MICHIGAN
REAL ESTATE
TRANSFER TAX

\$11.00- CO
\$75.00- ST
STAMP # 74488



LIBER 2081

PAGE 0598

1 of 5



STATE OF MICHIGAN - JACKSON COUNTY
Received 07/15/2016 09:16:00 AM 2745086
Processed 07/15/2016 01:47:07 PM D
Amanda L. Riska, Clerk/Register of Deed

JACKSON COUNTY TREASURER'S CERTIFICATE
No. 157269 Jackson, MI 7-15-16

I HEREBY CERTIFY that there are no TAX LIENS or
TITLES held by the State or any individual against the
within description, and all TAXES on same are paid for
five years previous to the date of this instrument, as
appears by the records in this office except as stated

Karen A. Coffman
KAREN A. COFFMAN, County Treasurer
Sec. 135 Act 206 1893 As Am

FIDUCIARY DEED

The Grantor, Richard Moeckel, Brian C. Moeckel, and James C. Asquith, as co-trustees of the James V. Moeckel Revocable Living Trust, under an agreement dated September 28, 1998, whose address is c/o 4401 Cortina Circle #342, Fort Myers, Florida 33916, pursuant to the powers granted by the said Trust and the Estates and Protected Individuals Code, conveys and warrants, on behalf of said Trust, to Scott D. Chrisinske, a single man, whose address is 11483 McCreery Road, Munith, Michigan 49259, the following described premises situated in the Township of Henrietta, County of Jackson, and State of Michigan:

See Attached Exhibit A

Out of Tax parcel ID number 000-04-10-451-001-00

For the sum of Ten Thousand and 00/100ths Dollars (\$10,000.00).

This property may be located within the vicinity of farmland or 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 subject to Act 261 of the Public Acts of 1999.

The Grantor grants to the Grantee the right to make all available divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

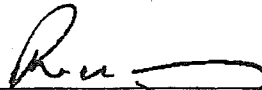
This deed is subject to building and use restrictions and easements, rights of way, and reservations of record.

Grantor covenants that it has not made, done, committed, executed, or suffered any act or thing whatsoever whereby the above described premises may be charged or encumbered in any manner.

This deed is in partial fulfillment of a Land Contract dated effective October 1, 2015, between the parties, a Land Contract Memorandum for which was recorded in the office of the Jackson County Register of Deeds on November 19, 2015 at Liber 2066, Page 0630.

The James V. Moeckel Revocable Living Trust,
under an agreement dated September 28, 1998,
Seller

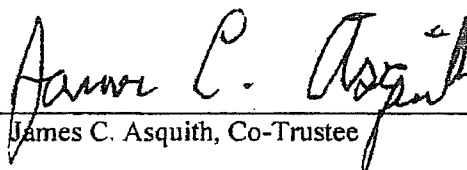
Dated: JUNE 21, 2016

By: 
Richard Moeckel, Co-Trustee

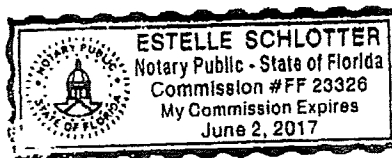
Dated: _____, 2016

By: _____
Brian C. Moeckel, Co-Trustee

Dated: 6-30, 2016


By: 
James C. Asquith, Co-Trustee

STATE OF FLORIDA)
) ss.
COUNTY OF Lee)



The foregoing instrument was acknowledged before me this 21st day of June, 2016, by Richard Moeckel, as co-trustee of the James V. Moeckel Revocable Living Trust, under an agreement dated September 28, 1998, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal.


Notary Public - State of Florida
My Commission Expires: 6/2/17

The James V. Moeckel Revocable Living Trust,
under an agreement dated September 28, 1998,
Seller

Dated: _____, 2016

By: _____
Richard Moeckel, Co-Trustee

Dated: 7-5-16, 2016

By: Brian C. Moeckel
Brian C. Moeckel, Co-Trustee

Dated: _____, 2016

By: _____
James C. Asquith, Co-Trustee

STATE OF FLORIDA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by Richard Moeckel, as co-trustee of the James V. Moeckel Revocable Living Trust, under an agreement dated September 28, 1998, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal.

Notary Public – State of Florida
My Commission Expires: _____

STATE OF MICHIGAN)

COUNTY OF) ss.

Hillsdall
Acting in Renawee Co.

Acknowledged before me in Renawee County, Michigan, this 5
day of July, 2016, by Brian C. Moeckel, as co-trustee of the James V.
Moeckel Revocable Living Trust, under an agreement dated September 28, 1998.

Ruby Ann Stump
Ruby Ann Stump, Notary Public
Hillsdall County, Michigan
My Commission Expires: April 27, 2019
Acting in Renawee County

STATE OF MICHIGAN)

COUNTY OF) ss.

Jackson

Acknowledged before me in Jackson County, Michigan, this 30th day
of June, 2016, by James C. Asquith, as co-trustee of the James V. Moeckel
Revocable Living Trust, under an agreement dated September 28, 1998.

Steven D. Rick
Steven D. Rick, Notary Public
Jackson County, Michigan
My Commission Expires: 9-26-2017
Acting in Jackson County

Drafted Without Warranty or Opinion as to
Tax Division Rights, or Title Matters by:
Steven D. Rick (P52461)
Marcoux, Allen, Bower, Nichols & Kendall, P.C.
145 S. Jackson St., P.O. Box 787
Jackson, Michigan 49204-0787
(517) 787-4100 #6

PLEASE SEND FUTURE TAX BILLS TO:
GRANTEE

Kiehs

MESSAGE TO TAXPAYER

FROM DEC.1,2017 TO FEB.14,2018, TAXES MAY BE PAID DAILY FROM 9:00-5:00 AT THE TOWNSHIP OFFICES OR AT THE INDEPENDENT BANK-P.L. BRANCH. FROM FEB.15, 2018 TO FEB. 28,2018, TAXES MUST BE PAID WITH PENALTY AT THE TOWNSHIP OFFICES. THE TREASURER'S OFFICE ALSO ACCEPTS PARTIAL PAYMENTS.

REPORT ANY ERRORS BY CONTACTING (517)769-6925.

PAYMENT INFORMATION

This tax is due by: 02/14/2018

Pay by mail to: HENRIETTA TOWNSHIP TREASURER
MARIA L. McDONALD, TREASURER
11732 BUNKERHILL RD
PLEASANT LAKE, MI 49272
517-769-6925

See reverse side for additional information

PROPERTY INFORMATION

Property Assessed To:
CHRISINSKE, SCOTT D
8320 TERRITORIAL RD
MUNITH, MI 49259

Prop #: 000-04-10-451-001-02 School: Stockbridge
Prop Addr:

Legal Description:

BEG AT THE S 1/4 COR SEC 10 TH S84°56'48"E 1354.21 FT ALG THE S SEC LN N00°03'12"E 1334.58 FT ALG THE E LN OF THE SE 1/4 OF THE SE 1/4 TH N84°49'40"W 1355.82 FT ALG THE N LN OF THE SW 1/4 OF THE SE 1/4 TH S00°00'17"E 1337.52 FT ALG THE NS 1/4 LN TO BEG. EXC COM AT THE S 1/4 COR OF SEC 10 TH S84°56'48"E 985.70 FT ALG THE S SEC LN TH N21°10'44"E 298.62 FT ALG THE CL OF MCCREERY RD FOR POB TH N80°58'02"W 407.22 FT TH N02°37'14"E 269.69 FT TH S85°27'14"E 505.07 FT TH S21°10'44"W 314.56 FT TO BEG. SEC 10 T1S R1E 38.40 A ML SPLIT ON 07/20/2016 FROM 000-04-10-451-001-00

TAX DETAIL

Taxable Value: 19,889 AG
State Equalized Value: 75,800 Class: 101
PRE/MBT %: 100.0000

Bill #

Mortgage Co:

DESCRIPTION	MILLAGE	AMOUNT
STOCKBRIDGE OPER	18.00000	EXEMPT
STOCKBRIDGE DEBT	1.89000	37.59
STKBRDG DEBT NEW	2.06000	40.97
MED CARE	0.25000	4.97
LIBRARY	1.75930	34.99
JAIL	0.48510	9.64
JACKSON COLLEGE	1.14460	22.76
HENRIETTA TAX	0.76650	15.24
HENRIETTA DEBT	1.35000	26.85
INGHAM ISD	5.98810	119.09
SENIOR SERVICES	0.25000	4.97

Total Tax 33.94360 317.07
Administration Fee 3.17

TOTAL AMOUNT DUE 320.24

PREV. PAYMENTS

BALANCE DUE

320.24

OPERATING FISCAL YEARS

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

County: 01/01/2018 - 12/31/2018
Twn/Cty: 07/01/2017 - 06/30/2018
School: 07/01/2017 - 06/30/2018
State: 10/01/2016 - 09/30/2017

Does NOT affect when the tax is due or its amount

AS OF MARCH 1, 2018 ALL PROPERTY TAXES ARE PAYABLE TO THE JACKSON COUNTY TREASURER WITH 4% ADMINISTRATION FEE AND 1% PENALTY PER MONTH. SEND PAYMENTS TO: JACKSON COUNTY TREASURER; 120 W. MICHIGAN AVENUE; JACKSON, MI. 49201. PLEASE CALL 517-788-4418 FOR THE CORRECT AMOUNT DUE.

Please detach along perforation. Keep the top portion.

Mortgage Co:

Bill #

Pay this tax to:

HENRIETTA TOWNSHIP TREASURER
MARIA L. McDONALD, TREASURER
11732 BUNKERHILL RD
PLEASANT LAKE, MI 49272
517-769-6925

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

This tax is due by: 02/14/2018

After 02/14/2018 additional interest and fees apply

2017 Winter Tax for Prop #: 000-04-10-451-001-02

TAXPAYER NOTE: Are your name & mailing address correct?

If not, please make corrections below. Thank You.

Property Addr:

Make Check Payable To: HENRIETTA TOWNSHIP TREASURE

TOTAL AMOUNT DUE: 320.24

Amount Remitted: _____

To: CHRISINSKE, SCOTT D
8320 TERRITORIAL RD
MUNITH MI 49259

Ck# _____
Cash _____



MESSAGE TO TAXPAYER

FROM DEC.1,2017 TO FEB.14,2018, TAXES MAY BE PAID DAILY FROM 9:00-5:00 AT THE TOWNSHIP OFFICES OR AT THE INDEPENDENT BANK-P.L. BRANCH. FROM FEB.15, 2018 TO FEB. 28,2018, TAXES MUST BE PAID WITH PENALTY AT THE TOWNSHIP OFFICES. THE TREASURER'S OFFICE ALSO ACCEPTS PARTIAL PAYMENTS.

REPORT ANY ERRORS BY CONTACTING (517)769-6925.

PAYMENT INFORMATION

This tax is due by: 02/14/2018

Pay by mail to: HENRIETTA TOWNSHIP TREASURER
MARIA L. MCDONALD, TREASURER
11732 BUNKERHILL RD
PLEASANT LAKE, MI 49272
517-769-6925

See reverse side for additional information

PROPERTY INFORMATION

Property Assessed To:
CHRISINSKI FARM LLC
8320 TERRITORIAL RD
MUNITH, MI 49259

QUALIFIED AGRICULTURAL PROPERTY EXEMPTION

Prop #: 000-04-14-400-001-00 School: Stockbridge

Prop Addr: MCCREERY

Legal Description:

W 1/2 OF SE 1/4. SEC 14 T1S R1E 80A

TAX DETAIL

Taxable Value: 45,188 AG VACANT
State Equalized Value: 144,400 Class: 102
PRE/MBT %: 100.0000

Bill # Mortgage Co:

DESCRIPTION	MILLAGE	AMOUNT
STOCKBRIDGE OPER	18.00000	EXEMPT
STOCKBRIDGE DEBT	1.89000	85.40
STKBRDG DEBT NEW	2.06000	93.08
MED CARE	0.25000	11.29
LIBRARY	1.75930	79.49
JAIL	0.48510	21.92
JACKSON COLLEGE	1.14460	51.72
HENRIETTA TAX	0.76650	34.63
HENRIETTA DEBT	1.35000	61.00
INGHAM ISD	5.98810	270.59
SENIOR SERVICES	0.25000	11.29

Total Tax 33.94360 720.41
Administration Fee 7.20

TOTAL AMOUNT DUE 727.61
PREV. PAYMENTS
BALANCE DUE 727.61

OPERATING FISCAL YEARS

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

County: 01/01/2018 - 12/31/2018
Twn/Cty: 07/01/2017 - 06/30/2018
School: 07/01/2017 - 06/30/2018
State: 10/01/2016 - 09/30/2017

Does NOT affect when the tax is due or its amount

AS OF MARCH 1, 2018 ALL PROPERTY TAXES ARE PAYABLE TO THE JACKSON COUNTY TREASURER WITH 4% ADMINISTRATION FEE AND 1% PENALTY PER MONTH. SEND PAYMENTS TO: JACKSON COUNTY TREASURER; 120 W. MICHIGAN AVENUE; JACKSON, MI. 49201. PLEASE CALL 517-788-4418 FOR THE CORRECT AMOUNT DUE.

Please detach along perforation. Keep the top portion.

Mortgage Co:

Bill #

Pay this tax to:

HENRIETTA TOWNSHIP TREASURER
MARIA L. MCDONALD, TREASURER
11732 BUNKERHILL RD
PLEASANT LAKE, MI 49272
517-769-6925

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

This tax is due by: 02/14/2018

After 02/14/2018 additional interest and fees apply

2017 Winter Tax for Prop #: 000-04-14-400-001-00

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

Property Addr: MCCREERY

Make Check Payable To: HENRIETTA TOWNSHIP TREASURER

TOTAL AMOUNT DUE: 727.61

Amount Remitted: _____

To: CHRISINSKI FARM LLC
8320 TERRITORIAL RD
MUNITH MI 49259

Ck# _____
Cash _____



Old hay Field

MESSAGE TO TAXPAYER

FROM DEC.1,2017 TO FEB.14,2018, TAXES MAY BE PAID DAILY FROM 9:00-5:00 AT THE TOWNSHIP OFFICES OR AT THE INDEPENDENT BANK-P.L. BRANCH. FROM FEB.15, 2018 TO FEB. 28,2018, TAXES MUST BE PAID WITH PENALTY AT THE TOWNSHIP OFFICES. THE TREASURER'S OFFICE ALSO ACCEPTS PARTIAL PAYMENTS.

REPORT ANY ERRORS BY CONTACTING (517)769-6925.

PAYMENT INFORMATION

This tax is due by: 02/14/2018

Pay by mail to: HENRIETTA TOWNSHIP TREASURER
MARIA L. MCDONALD, TREASURER
11732 BUNKERHILL RD
PLEASANT LAKE, MI 49272
517-769-6925

See reverse side for additional information

PROPERTY INFORMATION

Property Assessed To:
CHRISINSKI FARM LLC
8320 TERRITORIAL RD
MUNITH, MI 49259

Prop #: 000-04-15-176-001-00 School: Stockbridge
Prop Addr: MCCREERY

Legal Description:

SE 1/4 OF NW 1/4 EXC THEREFROM THE N 35 RDS OF THE E 6 RDS 9 FT THEREOF. ALSO THAT PART OF S 45 RDS OF NE 1/4 LYING W OF CEN LN OF ANGLING HWY SEC 15 T1S R1E 40.72A

TAX DETAIL

Taxable Value: 17,482 AG VACANT
State Equalized Value: 78,900 Class: 102
PRE/MBT %: 0.0000

Bill #

Mortgage Co:

DESCRIPTION	MILLAGE	AMOUNT
STOCKBRIDGE OPER	18.00000	314.67
STOCKBRIDGE DEBT	1.89000	33.04
STKBRDG DEBT NEW	2.06000	36.01
MED CARE	0.25000	4.37
LIBRARY	1.75930	30.75
JAIL	0.48510	8.48
JACKSON COLLEGE	1.14460	20.00
HENRIETTA TAX	0.76650	13.39
HENRIETTA DEBT	1.35000	23.60
INGHAM ISD	5.98810	104.68
SENIOR SERVICES	0.25000	4.37

Total Tax 33.94360 593.36
Administration Fee 5.93

TOTAL AMOUNT DUE 599.29

PREV. PAYMENTS

BALANCE DUE

599.29

OPERATING FISCAL YEARS

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

County: 01/01/2018 - 12/31/2018
Twn/Cty: 07/01/2017 - 06/30/2018
School: 07/01/2017 - 06/30/2018
State: 10/01/2016 - 09/30/2017

Does NOT affect when the tax is due or its amount

AS OF MARCH 1, 2018 ALL PROPERTY TAXES ARE PAYABLE TO THE JACKSON COUNTY TREASURER WITH 4% ADMINISTRATION FEE AND 1% PENALTY PER MONTH. SEND PAYMENTS TO: JACKSON COUNTY TREASURER; 120 W. MICHIGAN AVENUE; JACKSON, MI. 49201. PLEASE CALL 517-788-4418 FOR THE CORRECT AMOUNT DUE.

Please detach along perforation. Keep the top portion.

Mortgage Co:

Bill #

Pay this tax to:

HENRIETTA TOWNSHIP TREASURER
MARIA L. MCDONALD, TREASURER
11732 BUNKERHILL RD
PLEASANT LAKE, MI 49272
517-769-6925

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

This tax is due by: 02/14/2018

After 02/14/2018 additional interest and fees apply

2017 Winter Tax for Prop #: 000-04-15-176-001-00

TAXPAYER NOTE: Are your name & mailing address correct?

If not, please make corrections below. Thank You.

Property Addr: MCCREERY

Make Check Payable To: HENRIETTA TOWNSHIP TREASURE

TOTAL AMOUNT DUE: 599.29

Amount Remitted:

To: CHRISINSKI FARM LLC
8320 TERRITORIAL RD
MUNITH MI 49259

Ck# _____
Cash _____



CHRISINSKE FARMS LLC

HENRIETTA TOWNSHIP

2017 Summer

000-04-15-276-001-00

MESSAGE TO TAXPAYER

FROM JULY 1-SEP.14TH TAXES MAY BE PAID DAILY FROM 9:00-5:00 AT THE TOWNSHIP OFFICES OR AT THE INDEPENDENT BANK-P.L.BRANCH. FROM SEP. 15TH, 2017 TO FEB. 28TH, 2018 TAXES MUST BE PAID WITH INTEREST AT THE TOWNSHIP OFFICES. THE TREASURER'S OFFICE ALSO ACCEPTS PARTIAL PAYMENTS. REPORT ANY ERRORS ASAP (517-769-6925).

PAYMENT INFORMATION

This tax is due by: 09/14/2017

Pay by mail to: HENRIETTA TOWNSHIP TREASURER
MARIA L. MCDONALD, TREASURER
11732 BUNKERHILL RD
PLEASANT LAKE, MI 49272
517-769-6925

See reverse side for additional information

PROPERTY INFORMATION

Property Assessed To:
CHRISINSKE FARMS LLC
8320 TERRITORIAL RD
MUNITH, MI 49259

Prop #: 000-04-15-276-001-00 School: Stockbridge

Prop Addr: TERRITORIAL

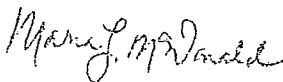
Legal Description:

S 1/2 OF NE 1/4 OF SEC 15 EXC THEREFROM THAT PART THEREOF LYING W OF CEN LN OF MC CREEKY RD. ALSO S 1/2 OF THAT PART OF N 1/2 OF NE 1/4 OF SEC 15 LYING E OF CEN OF ANGLING HWY. SEC 15 T1S R1E 104.2056A

PAID

Henrietta Twp.

OCT 06 2017



TAX DETAIL

Taxable Value: 102,295 AG
State Equalized Value: 215,600 Class: 101
PRE/MBT %: 100.0000

Bill # Mortgage Co:

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	613.77
COUNTY	5.11870	523.61

Total Tax	11.11870	1,137.38
Administration Fee		11.37

TOTAL AMOUNT DUE		1,148.75
------------------	--	----------

1171.50

OPERATING FISCAL YEARS

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

County: 01/01/2017 - 12/31/2017
Twn/Cty: 07/01/2017 - 06/30/2018
School: 07/01/2017 - 06/30/2018
State: 10/01/2016 - 09/30/2017

Does NOT affect when the tax is due or its amount

AS OF MARCH 1, 2018 ALL 2017 PROPERTY TAXES ARE PAYABLE TO THE JACKSON COUNTY TREASURER'S OFFICE; 120 W. MICHIGAN AVENUE; JACKSON, MICHIGAN 49201. CALL 517-788-4418 FOR THE CORRECT AMOUNT DUE.

CHRISINSKI FARM LLC

HENRIETTA TOWNSHIP

2017 Summer

000-04-14-400-001-00

MESSAGE TO TAXPAYER

FROM JULY 1-SEP.14TH TAXES MAY BE PAID DAILY FROM 9:00-5:00 AT THE TOWNSHIP OFFICES OR AT THE INDEPENDENT BANK-P.L.BRANCH. FROM SEP. 15TH, 2017 TO FEB. 28TH, 2018 TAXES MUST BE PAID WITH INTEREST AT THE TOWNSHIP OFFICES. THE TREASURER'S OFFICE ALSO ACCEPTS PARTIAL PAYMENTS. REPORT ANY ERRORS ASAP (517-769-6925).

PAYMENT INFORMATION

This tax is due by: 09/14/2017

Pay by mail to: HENRIETTA TOWNSHIP TREASURER
MARIA L. MCDONALD, TREASURER
11732 BUNKERHILL RD
PLEASANT LAKE, MI 49272
517-769-6925

See reverse side for additional information

PROPERTY INFORMATION

Property Assessed To:
CHRISINSKI FARM LLC
8320 TERRITORIAL RD
MUNITH, MI 49259

QUALIFIED AGRICULTURAL PROPERTY EXEMPTION

Prop #: 000-04-14-400-001-00 School: Stockbridge

Prop Addr: MCCREERY

Legal Description:

W 1/2 OF SE 1/4. SEC 14 T1S R1E 80A

TAX DETAIL

Taxable Value: 45,188 AG VACANT
State Equalized Value: 144,400 Class: 102
PRE/MBT %: 100.0000

Bill # Mortgage Co:

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	271.12
COUNTY	5.11870	231.30

Total Tax	11.11870	502.42
Administration Fee		5.02

TOTAL AMOUNT DUE		507.44
-------------------------	--	---------------

517.49

PAID Henrietta Twp.
OCT 06 2017
Maria L. McDonald

OPERATING FISCAL YEARS

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

County:	01/01/2017 - 12/31/2017
Twn/Cty:	07/01/2017 - 06/30/2018
School:	07/01/2017 - 06/30/2018
State:	10/01/2016 - 09/30/2017

Does NOT include CRP or Agricultural Packet due or its amount

AS OF MARCH 1, 2018 ALL 2017 PROPERTY TAXES ARE PAYABLE TO THE JACKSON COUNTY TREASURER'S OFFICE; 120 W. MICHIGAN AVENUE; JACKSON, MICHIGAN 49201. CALL 517-788-4418 FOR THE CORRECT AMOUNT DUE.

CHRISINSKE, SCOTT D

HENRIETTA TOWNSHIP

2017 Summer

000-04-10-451-001-02

MESSAGE TO TAXPAYER

FROM JULY 1-SEP.14TH TAXES MAY BE PAID DAILY FROM 9:00-5:00 AT THE TOWNSHIP OFFICES OR AT THE INDEPENDENT BANK-P.L.BRANCH. FROM SEP. 15TH, 2017 TO FEB. 28TH, 2018 TAXES MUST BE PAID WITH INTEREST AT THE TOWNSHIP OFFICES. THE TREASURER'S OFFICE ALSO ACCEPTS PARTIAL PAYMENTS. REPORT ANY ERRORS ASAP (517-769-6925).

PAYMENT INFORMATION

This tax is due by: 09/14/2017

Pay by mail to: HENRIETTA TOWNSHIP TREASURER
MARIA L. MCDONALD, TREASURER
11732 BUNKERHILL RD
PLEASANT LAKE, MI 49272
517-769-6925

See reverse side for additional information

PROPERTY INFORMATION

Property Assessed To:
CHRISINSKE, SCOTT D
8320 TERRITORIAL RD
MUNITH, MI 49259

Prop #: 000-04-10-451-001-02 School: Stockbridge
Prop Addr:

Legal Description:

BEG AT THE S 1/4 COR SEC 10 TH S84°56'48"E 1354.21 FT ALG THE S SEC LN N00°03'12"E 1334.58 FT ALG THE E LN OF THE SE 1/4 OF THE SE 1/4 TH N84°49'40"W 1355.82 FT ALG THE N LN OF THE SW 1/4 OF THE SE 1/4 TH S00°00'17"E 1337.52 FT ALG THE NS 1/4 LN TO BEG. EXC COM AT THE S 1/4 COR OF SEC 10 TH S84°56'48"E 985.70 FT ALG THE S SEC LN TH N21°10'44"E 298.62 FT ALG THE CL OF MCCREERY RD FOR POB TH N80°58'02"W 407.22 FT TH N02°37'14"E 269.69 FT TH S85°27'14"E 505.07 FT TH S21°10'44"W 314.56 FT TO BEG. SEC 10 T1S R1E 38.40 A ML SPLIT ON 07/20/2016 FROM 000-04-10-451-001-00

PAID

Henrietta Twp.

OCT 06 2017

Maria L. McDonald

TAX DETAIL

Taxable Value: 19,889 AG
State Equalized Value: 75,800 Class: 101
PRE/MBT %: 100.0000

Bill #

Mortgage Co:

DESCRIPTION**MILLAGE****AMOUNT**

STATE ED

6.00000

119.33

COUNTY

5.11870

101.80

Total Tax

11.11870

221.13

Administration Fee

2.21

TOTAL AMOUNT DUE

223.34

227.76

OPERATING FISCAL YEARS

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

County: 01/01/2017 - 12/31/2017
Twn/Cty: 07/01/2017 - 06/30/2018
School: 07/01/2017 - 06/30/2018
State: 10/01/2016 - 09/30/2017

Does NOT include CPE agenda packets due or its amount

AS OF MARCH 1, 2018 ALL 2017 PROPERTY TAXES ARE PAYABLE TO THE JACKSON COUNTY TREASURER'S OFFICE; 120 W. MICHIGAN AVENUE; JACKSON, MICHIGAN 49201. CALL 517-788-4418 FOR THE CORRECT AMOUNT DUE.

CHRISINSKI FARM LLC

HENRIETTA TOWNSHIP

2017 Summer

000-04-15-176-001-00

MESSAGE TO TAXPAYER

FROM JULY 1-SEP.14TH TAXES MAY BE PAID DAILY FROM 9:00-5:00 AT THE TOWNSHIP OFFICES OR AT THE INDEPENDENT BANK-P.L.BRANCH. FROM SEP. 15TH, 2017 TO FEB. 28TH, 2018 TAXES MUST BE PAID WITH INTEREST AT THE TOWNSHIP OFFICES. THE TREASURER'S OFFICE ALSO ACCEPTS PARTIAL PAYMENTS. REPORT ANY ERRORS ASAP (517-769-6925).

PAYMENT INFORMATION

This tax is due by: 09/14/2017

Pay by mail to: HENRIETTA TOWNSHIP TREASURER
MARIA L. MCDONALD, TREASURER
11732 BUNKERHILL RD
PLEASANT LAKE, MI. 49272
517-769-6925

See reverse side for additional information

PROPERTY INFORMATION

Property Assessed To:
CHRISINSKI FARM LLC
8320 TERRITORIAL RD
MUNITH, MI 49259

Prop #: 000-04-15-176-001-00 School: Stockbridge
Prop Addr: MCCREERY

Legal Description:

SE 1/4 OF NW 1/4 EXC THEREFROM THE N 35 RDS OF THE E 6 RDS 9 FT THEREOF. ALSO THAT PART OF S 45 RDS OF NE 1/4 LYING W OF CEN LN OF ANGLING HWY SEC 15 T1S R1E 40.72A

PAID Henrietta Twp.

OCT 06 2017

Maria L. McDonald

TAX DETAIL

Taxable Value: 17,482 AG VACANT
State Equalized Value: 78,900 Class: 102
PRE/MBT %: 0.0000

Bill # Mortgage Co:

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	104.89
COUNTY	5.11870	89.48

Total Tax	11.11870	194.37
Administration Fee		1.94
TOTAL AMOUNT DUE		196.31

200.20

OPERATING FISCAL YEARS

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

County: 01/01/2017 - 12/31/2017
Twn/Cty: 07/01/2017 - 06/30/2018
School: 07/01/2017 - 06/30/2018
State: 10/01/2016 - 09/30/2017

Does NOT include CPO or other fees due or its amount

AS OF MARCH 1, 2018 ALL 2017 PROPERTY TAXES ARE PAYABLE TO THE JACKSON COUNTY TREASURER'S OFFICE; 120 W. MICHIGAN AVENUE; JACKSON, MICHIGAN 49201. CALL 517-788-4418 FOR THE CORRECT AMOUNT DUE.

CHRISINSKE, MATTHEW L TRS

HENRIETTA TOWNSHIP

2017 Summer

000-04-02-400-001-05

MESSAGE TO TAXPAYER

FROM JULY 1-SEP.14TH TAXES MAY BE PAID DAILY FROM 9:00-5:00 AT THE TOWNSHIP OFFICES OR AT THE INDEPENDENT BANK-P.L.BRANCH. FROM SEP. 15TH, 2017 TO FEB. 28TH, 2018 TAXES MUST BE PAID WITH INTEREST AT THE TOWNSHIP OFFICES. THE TREASURER'S OFFICE ALSO ACCEPTS PARTIAL PAYMENTS. REPORT ANY ERRORS ASAP (517-769-6925).

PAYMENT INFORMATION

This tax is due by: 09/14/2017

Pay by mail to: HENRIETTA TOWNSHIP TREASURER
MARIA L. McDONALD, TREASURER
11732 BUNKERHILL RD
PLEASANT LAKE, MI 49272
517-769-6925

See reverse side for additional information

PROPERTY INFORMATION

Property Assessed To:
CHRISINSKE, MATTHEW L TRS
8320 TERRITORIAL RD
MUNITH, MI 49259

QUALIFIED AGRICULTURAL PROPERTY EXEMPTION

Prop #: 000-04-02-400-001-05 School: Stockbridge

Prop Addr: EARL RD VL

Legal Description:

BEG AT E 1/4 POST FRL SEC 2 TH ALG E&W 1/4 LN SEC 2 & CEN LN OF EARL RD N89°13'45"W 2013.10 FT TO POB TH CONT ALG E&W 1/4 LN & CEN N89°13'45"W 656.50 FT TO CEN SEC 2 TH CONT ALG SD E&W 1/4 LN SEC 2 & CEN LN OF EARL RD N89°11'41"W 667.59 FT TH ALG W LN OF E 1/2 OF NE 1/4 OF SW 1/4 SEC 2 S00°27'42"W 1328.13 FT TH ALG S LN OF NE 1/4 OF SW 1/4 SEC 2 S89°17'20"E 667.69 FT TO N&S 1/4 LN SEC 2 TH ALG S LN OF N 1/2 SE 1/4 SEC 2 S89°13'07"E 656.50 FT TH N00°37'26"E 1327.15 FT TO BEG. SEC 2 TIS RIE 40.34 A SPLIT ON 7/18/2003 FROM 000-04-02-400-001-00; COMBINED 11/25/2003 WITH 000-04-02-300-001-00 INTO 000-04-02-400-01-05;

PAID

Henrietta Twp.

OCT 06 2017

Maria L. McDonald

TAX DETAIL

Taxable Value: 79,817 RES VACANT
State Equalized Value: 81,500 Class: 402
PRE/MBT %: 0.0000

Bill # Mortgage Co:

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	478.90
COUNTY	5.11870	408.55

Total Tax	11.11870	887.45
Administration Fee		8.87

TOTAL AMOUNT DUE	896.32
------------------	--------

914.07

OPERATING FISCAL YEARS

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

County: 01/01/2017 - 12/31/2017
Twn/Cty: 07/01/2017 - 06/30/2018
School: 07/01/2017 - 06/30/2018
State: 3/14/1900-12/31/2017

Does NOT affect when the tax is due or its amount

AS OF MARCH 1, 2018 ALL 2017 PROPERTY TAXES ARE PAYABLE TO THE JACKSON COUNTY TREASURER'S OFFICE; 120 W. MICHIGAN AVENUE; JACKSON, MICHIGAN 49201. CALL 517-788-4418 FOR THE CORRECT AMOUNT DUE.

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Jackson County Planning Commission

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

JACKSON COUNTY MASTER PLAN | 2019 EDITION

To: County Planning Commissioners

From: Grant E. Bauman

Date: March 4, 2019

Proposal: **Update on the Planning Process**

Work continues on the master plan. The following items were completed since the last JCPC meeting:

- The email that Chair Guerriero requested staff send to the County Administrator regarding the status of the master planning process was transmitted on March 4, 2019 (attached).
- The Notice of Intent to Prepare the Jackson County Master Plan (attached), and the associated mailing list (attached), was developed on March 4, 2019 (and mailed out later that week), per the requirements of Sec. 39 of the Michigan Planning Enabling Act (MPEA) (attached) and as defined by Sec. 3 of the MPEA (attached)

Staff will continue to work on the mapping and text to be included in the document and bring them to the meeting on March 14, 2019.

www.region2planning.com/jackson-county-planning-commission

Grant Bauman

To: Mike Overton (moverton@co.jackson.mi.us)
Cc: aguerriero@enterprisegroup.org
Subject: Jackson County Master Plan
Attachments: A-deographics-JC.pdf; MP-Mapping.pdf

Hi Mike,

Late last year I got work through Steve Duke that you requested that the Jackson County Planning Commission (JCPC) begin work on the *Jackson County Master Plan* and JCPC staff began updating the master plan in earnest this year. Comm. Guerriero, the JCPC Chair, requested that I send you an email with the status of those efforts:

- Demographic information on Jackson County was gathered and summarized in January, using 2013-2017 population estimates from the American Community Survey (U.S. Census). [A PDF of the plan appendix is attached for your reference.]
- Work began in earnest in January and February on the creation of various maps depicting Jackson County. [A PDF of the maps created to date are attached for your reference.]
- The Notice of Intent to Prepare a Master Plan was prepared today (3/4/19) and will be sent out to all recipients (as required by the Michigan Planning Enabling Act) later this week.

Maps will continue to be developed/refined and the accompanying text describing them will be prepared over the next few months. Once sufficient data has been collected and analyzed, an outline for the master plan and a schedule for its completion will be developed.

Regards,
Grant Bauman
JCPC Staff

Grant E. Bauman | Principal Planner

Region 2 Planning Commission

Serving Hillsdale, Jackson and Lenawee Counties

www.region2planning.com | gbauman@co.jackson.mi.us

p. +1-517-768-6711 | c. +1-517-416-1372 | f. +1-517-788-4635

120 W. Michigan Ave., 9th Floor, Jackson, MI 49201



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

March 5, 2019

Notice of Intent to Prepare the *Jackson County Master Plan*

The Jackson County Planning Commission announces its intent to prepare the first edition of the *Jackson County Master Plan* created under its authority and requests the cooperation of (including comments from) the recipients of this notice. The following types of local governments, commissions/committees, and utility and transportation agencies/companies are receiving this notice of intent as required by Section 39 of the Michigan Planning Enabling Act (MCL 125.3839):

- Each municipality (19 townships, 7 villages, and 1 city) located within Jackson County [MCL 125.3839(2)(a)]
- Each municipality (22 townships) adjacent to Jackson County [MCL 125.3839(2)(a)]
- The regional planning commission serving Jackson County [MCL 125.3839(2)(b)]
- Each county (7) contiguous to Jackson County [MCL 125.3839(2)(c)]
- Each public utility company (11), railroad company (2), and public transit agency (1) owning or operating a public facility in Jackson County and any registered governmental entity (0) [MCL 125.3839(2)(f)]
- The county road commission and the state transportation department [MCL 125.3839(2)(g)]

The Planning Commission may utilize electronic mail and its website for future required submittals regarding the development and approval of the *Jackson County Master Plan*. Please notify Grant Bauman in writing if you prefer to receive hard copies of future communications. Other questions and comments should also be directed to Mr. Bauman. His contact information is listed below:

Jackson County Planning Commission
c/o Grant Bauman, Principal Planner
Region 2 Planning Commission
120 W. Michigan Avenue
Jackson, MI 49202
(517) 768-6711
gbauman@co.jackson.mi.us

**NOTIFIED COMMUNITIES
IN JACKSON COUNTY**
MCL 125.3839(2)(A)

BLACKMAN CHARTER TOWNSHIP
PLANNING COMMISSION
1990 W PARNALL RD
JACKSON MI 49201

COLUMBIA TOWNSHIP
PLANNING COMMISSION
8500 JEFFERSON RD
BROOKLYN MI 49230

CONCORD TOWNSHIP
PLANNING COMMISSION
PO BOX 236
CONCORD MI 49237

GRASS LAKE CHARTER TOWNSHIP
PLANNING COMMISSION
PO BOX 216
GRASS LAKE MI 49240

HANOVER TOWNSHIP
PLANNING COMMISSION
PO BOX 40
HORTON MI 49246

HENRIETTA TOWNSHIP
PLANNING COMMISSION
11732 BUNKERHILL RD
PLEASANT LAKE, MI 49272

LEONI TOWNSHIP
PLANNING COMMISSION
913 FIFTH STREET
MICHIGAN CENTER MI 49254

LIBERTY TOWNSHIP
PLANNING COMMISSION
101 W LIBERTY RD
CLARKLAKE MI 49234

NAPOLEON TOWNSHIP
PLANNING COMMISSION
PO BOX 385
NAPOLEON MI 49261

NORVELL TOWNSHIP
PLANNING COMMISSION
PO BOX 188
NORVELL MI 49263

PARMA TOWNSHIP
PLANNING COMMISSION
PO BOX 51
ALBION MI 49224

PULASKI TOWNSHIP
PLANNING COMMISSION
12363 FOLKS RD
HANOVER MI 49241

RIVES TOWNSHIP
PLANNING COMMISSION
348 E MAIN ST
RIVES JUNCTION MI 49277

SANDSTONE CHARTER TOWNSHIP
PLANNING COMMISSION
7940 COUNTY FARM RD
PARMA MI 49269

SPRING ARBOR TOWNSHIP
PLANNING COMMISSION
107 E MAIN ST
SPRING ARBOR MI 49283

SPRINGPORT TOWNSHIP
PLANNING COMMISSION
PO BOX 174
SPRINGPORT MI 49284

SUMMIT TOWNSHIP
PLANNING COMMISSION
2121 FERGUSON RD
JACKSON MI 49203

TOMPKINS TOWNSHIP
PLANNING COMMISSION
9999 TOMPKINS RD
RIVES JUNCTION MI 49277

WATERLOO TOWNSHIP
PLANNING COMMISSION
9773 MT HOPE RD
MUNITH MI 49259

VILLAGE OF BROOKLYN
PLANNING COMMISSION
PO BOX 90
BROOKLYN MI 49230

VILLAGE OF CEMENT CITY
PLANNING COMMISSION
PO BOX 187
CEMENT CITY MI 49233

VILLAGE OF CONCORD
PLANNING COMMISSION
PO BOX 306
CONCORD MI 49237

VILLAGE OF GRASS LAKE
PLANNING COMMISSION
PO BOX 737
GRASS LAKE MI 49240

VILLAGE OF HANOVER
PLANNING COMMISSION
120 W MAIN ST
HANOVER MI 49241

VILLAGE OF PARMA
PLANNING COMMISSION
PO BOX 127
PARMA MI 49269

VILLAGE OF SPRINGPORT
PLANNING COMMISSION
PO BOX 128
SPRINGPORT MI 49284

CITY OF JACKSON
PLANNING COMMISSION
161 W MICHIGAN AVE
JACKSON MI 49201

**NOTIFIED COMMUNITIES
ADJACENT TO JACKSON COUNTY**
MCL 125.3839(2)(A)

BUNKERHILL TOWNSHIP
PLANNING COMMISSION
871 DECAMP RD.
STOCKBRIDGE MI 49285

LYNDON TOWNSHIP
PLANNING COMMISSION
17751 N. TERRITORIAL RD.
CHELSEA, MI 48118

MANCHESTER TOWNSHIP
PLANNING COMMISSION
PO BOX 668
MANCHESTER, MI 48158

WOODSTOCK TOWNSHIP
PLANNING COMMISSION
6486 DEVILS LAKE HWY.
ADDISON, MI 49220

SCPIO TWP.
PLANNING COMMISSION
7600 DOBSON RD.
JONESVILLE, MI 49250

ALBION TOWNSHIP
PLANNING COMMISSION
28051 F DR. S
ALBION, MI 49224

BROOKFIELD TOWNSHIP
PLANNING COMMISSION
2508 E. FIVE POINT HWY.
CHARLOTTE, MI 48813

**NOTIFIED REGIONAL
PLANNING COMMISSION**
MCL 125.3839(2)(B)

**NOTIFIED ADJACENT
COUNTIES**
MCL 125.3839(2)(C)

ONONDAGA TOWNSHIP
PLANNING COMMISSION
PO BOX 67
ONONDAGA, MI 49264

STOCKBRIDGE TOWNSHIP
PLANNING COMMISSION
PO BOX 565
STOCKBRIDGE, MI 49285

SYLVAN TOWNSHIP
PLANNING COMMISSION
18027 OLD US 12
CHELSEA, MI 48118

FRANKLIN TOWNSHIP
PLANNING COMMISSION
PO BOX 101
TIPTON, MI 49287

SOMERSET TOWNSHIP
PLANNING COMMISSION
PO BOX 69
SOMERSET CENTER, MI 49282

LITCHFIELD TOWNSHIP
PLANNING COMMISSION
PO BOX 434
LITCHFIELD, MI 49252

SHERIDAN TOWNSHIP
PLANNING COMMISSION
13355 29 MILE RD.
ALBION, MI 49224

HAMLIN TOWNSHIP
PLANNING COMMISSION
6463 S. CLINTON TAIL
EATON RAPIDS, MI 48827

REGION 2
PLANNING COMMISSION
120 W MICHIGAN AVENUE
JACKSON MI 49201-1374

INGHAM COUNTY
BOARD OF COMMISSIONERS
PO BOX 319
MASON MI 48854

LESLIE TOWNSHIP
PLANNING COMMISSION
P.O. BOX 577
LESLIE, MI 49251

UNADILLA TOWNSHIP
PLANNING COMMISSION
P.O. BOX 120
GREGORY, MI 48137

SHARON TOWNSHIP
PLANNING COMMISSION
18010 PLEASANT LAKE RD.
MANCHESTER, MI 48158

CAMBRIDGE TOWNSHIP
PLANNING COMMISSION
PO BOX 417
ONSTED, MI 49265

MOSCOW TWP.
PLANNING COMMISSION
7324 E. CHICAGO RD.
JONESVILLE, MI 49250

HOMER TOWNSHIP
PLANNING COMMISSION
386 GRANDVIEW AVE.
HOMER, MI 49245

CLARENCE TOWNSHIP
PLANNING COMMISSION
27052 R DR. N
ALBION MI 49224

LIVINGSTON COUNTY
PLANNING COMMISSION
304 E GRAND RIVER AVE - STE 206
HOWELL MI 48843

WASHTENAW COUNTY
BOARD OF COMMISSIONERS
220 N MAIN ST
ANN ARBOR MI 48104

LENAWEE CO PLANNING COMM
C/O REGION 2 PLANNING COMM
120 W. MICHIGAN AVE
JACKSON MI 49201

HILLSDALE COUNTY
PLANNING COMMISSION
COUNTY COURTHOUSE - ROOM 12
29 N HOWELL ST
HILLSDALE MI 49242

CALHOUN COUNTY METROPOLITAN
PLANNING COMMISSION
315 W GREEN STREET
MARSHALL MI 49068

EATON COUNTY
PLANNING COMMISSION
1045 INDEPENDENCE BLVD
CHARLOTTE MI 48813

***NOTIFIED UTILITIES, RAILROADS &
PUBLIC TRANSPORTATION***

MCL 125.3839(2)(F)

CONSUMERS ENERGY
ONE ENERGY PLAZA
JACKSON, MI 49201-2276

SEMCO ENERGY GAS COMPANY
1411 THIRD ST - STE A
PORT HURON, MI 48060

WOLVERINE PIPE LINE CO
8075 CREEKSIDE DR - STE 210
PORTAGE MI 49024

PANHANDLE EASTERN PIPE LINE CO
5051 WESTHEIMER
HOUSTON TX 77056

SAVON ENERGY LP
920 HASTINGS ST
TRAVERSE CITY MI 49686

ENBRIDGE
ATTN DAVIS BAREHAM
455 LEGGIT RD
MARSHALL MI 49068

WEST BAY EXPLORATION
13685 S WEST-BAY SHORE DR #200
TRAVERSE CITY, MI 49684

AT&T DIST SERVICES – ENGINEERING
1041 HURST RD
JACKSON MI 49201-8905

BROADSTRIPE
2512 LANSING ROAD
CHARLOTTE, MI 48813

FRONTIER COMMUNICATIONS
109 RANDOLPH STREET
BROOKLYN, MI 49230

WOW CORPORATE OFFICE
PO BOX 3000
COLORADO SPRINGS, CO 80962

MDOT OFFICE OF RAIL
C/O TIM HEFFNER
PO BOX 30050
LANSING MI 48909

JACKSON & LANSING RAILROAD CO
C/O ADRIAN & BLISSFIELD RR CO
38235 N EXECUTIVE DR
WESTLAND MI 48185-1971

JACKSON AREA
TRANSPORTATION AUTHORITY
2350 E HIGH ST
JACKSON MI 49203

***NOTIFIED TRANSPORTATION
AGENCIES***

MCL 125.3839(2)(G)

JACKSON COUNTY
DEPARTMENT OF TRANSPORTATION
2400 N ELM RD
JACKSON MI 49201

JACKSON TSC
MICHIGAN DEPT OF TRANSPORTATION
2750 N ELM RD
JACKSON, MI 49201

MICHIGAN PLANNING ENABLING ACT (EXCERPT)
Act 33 of 2008

125.3839 Master plan; adoption; procedures; notice; submittals; use of electronic mail.

Sec. 39. (1) A master plan shall be adopted under the procedures set forth in this section and sections 41 and 43. A master plan may be adopted as a whole or by successive parts corresponding with major geographical areas of the planning jurisdiction or with functional subject matter areas of the master plan.

(2) Before preparing a master plan, a planning commission shall send to all of the following, by first-class mail or personal delivery, a notice explaining that the planning commission intends to prepare a master plan and requesting the recipient's cooperation and comment:

(a) For any local unit of government undertaking a master plan, the planning commission, or if there is no planning commission, the legislative body, of each municipality located within or contiguous to the local unit of government.

(b) For a county undertaking a master plan, the regional planning commission for the region in which the county is located, if any.

(c) For a county undertaking a master plan, the county planning commission, or if there is no county planning commission, the county board of commissioners, for each county located contiguous to the county.

(d) For a municipality undertaking a master plan, the regional planning commission for the region in which the municipality is located, if there is no county planning commission for the county in which that municipality is located. If there is a county planning commission, the municipal planning commission may consult with the regional planning commission but is not required to do so.

(e) For a municipality undertaking a master plan, the county planning commission, or if there is no county planning commission, the county board of commissioners, for the county in which that municipality is located.

(f) For any local unit of government undertaking a master plan, each public utility company, railroad company, and public transportation agency owning or operating a public utility, railroad, or public transportation system within the local unit of government, and any government entity that registers its name and mailing address for this purpose with the planning commission.

(g) If the master plan will include a master street plan, the county road commission and the state transportation department.

(3) A submittal under section 41 or 43 by or to an entity described in subsection (2) may be made by personal or first-class mail delivery of a hard copy or by electronic mail. However, the planning commission preparing the plan shall not make such submittals by electronic mail unless, in the notice described in subsection (2), the planning commission states that it intends to make such submittals by electronic mail and the entity receiving that notice does not respond by objecting to the use of electronic mail. Electronic mail may contain a link to a website on which the submittal is posted if the website is accessible to the public free of charge.

History: 2008, Act 33, Eff. Sept. 1, 2008;—Am. 2010, Act 306, Imd. Eff. Dec. 17, 2010.

MICHIGAN PLANNING ENABLING ACT (EXCERPT)
Act 33 of 2008

125.3803 Definitions.

Sec. 3. As used in this act:

(a) "Chief administrative official" means the manager or other highest nonelected administrative official of a city or village.

(b) "Chief elected official" means the mayor of a city, the president of a village, the supervisor of a township, or, subject to section 5, the chairperson of the county board of commissioners of a county.

(c) "County board of commissioners", subject to section 5, means the elected county board of commissioners, except that, as used in sections 39 and 41, county board of commissioners means 1 of the following:

(i) A committee of the county board of commissioners, if the county board of commissioners delegates its powers and duties under this act to the committee.

(ii) The regional planning commission for the region in which the county is located, if the county board of commissioners delegates its powers and duties under this act to the regional planning commission.

(d) "Ex officio member", in reference to a planning commission, means a member, with full voting rights unless otherwise provided by charter, who serves on the planning commission by virtue of holding another office, for the term of that other office.

(e) "Legislative body" means the county board of commissioners of a county, the board of trustees of a township, or the council or other elected governing body of a city or village.

(f) "Local unit of government" or "local unit" means a county or municipality.

(g) "Master plan" means either of the following:

(i) As provided in section 81(1), any plan adopted or amended before September 1, 2008 under a planning act repealed under section 85.

(ii) Any plan adopted or amended under this act. This includes, but is not limited to, a plan prepared by a planning commission authorized by this act and used to satisfy the requirement of section 203(1) of the Michigan zoning enabling act, 2006 PA 110, MCL 125.3203, regardless of whether it is entitled a master plan, basic plan, county plan, development plan, guide plan, land use plan, municipal plan, township plan, plan, or any other term.

(h) "Municipality" or "municipal" means or refers to a city, village, or township.

(i) "Planning commission" means either of the following, as applicable:

(i) A planning commission created pursuant to section 11(1).

(ii) A planning commission retained pursuant to section 81(2) or (3), subject to the limitations on the application of this act provided in section 81(2) and (3).

(j) "Planning jurisdiction" for a county, city, or village refers to the areas encompassed by the legal boundaries of that county, city, or village, subject to section 31(1). Planning jurisdiction for a township refers to the areas encompassed by the legal boundaries of that township outside of the areas of incorporated villages and cities, subject to section 31(1).

(k) "Population" means the population according to the most recent federal decennial census or according to a special census conducted under section 7 of the Glenn Steil state revenue sharing act of 1971, 1971 PA 140, MCL 141.907, whichever is the more recent.

(l) "Public transportation agency" means a governmental entity that operates or is authorized to operate intercity or local commuter passenger rail service in this state or a public transit authority created under 1 of the following acts:

(i) The metropolitan transportation authorities act of 1967, 1967 PA 204, MCL 124.401 to 124.426.

(ii) The public transportation authority act, 1986 PA 196, MCL 124.451 to 124.479.

(iii) 1963 PA 55, MCL 124.351 to 124.359.

(iv) The home rule city act, 1909 PA 279, MCL 117.1 to 117.38.

(v) The revenue bond act of 1933, 1933 PA 94, MCL 141.101 to 141.140.

(vi) The charter township act, 1947 PA 359, MCL 42.1 to 42.34.

(vii) The urban cooperation act of 1967, 1967 (Ex Sess) PA 7, MCL 124.501 to 124.512.

(m) "Public transportation facility" means that term as defined in section 2 of the metropolitan transportation authorities act of 1967, 1967 PA 204, MCL 124.402.

(n) "Street" means a street, avenue, boulevard, highway, road, lane, alley, viaduct, or other public way intended for use by motor vehicles, bicycles, pedestrians, and other legal users.

History: 2008, Act 33, Eff. Sept. 1, 2008;—Am. 2010, Act 134, Imd. Eff. Aug. 2, 2010;—Am. 2010, Act 306, Imd. Eff. Dec. 17, 2010.