



Lenawee County Planning Commission

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

MEETING NOTICE

FOR FURTHER INFORMATION CONTACT:	DATE: April 18, 2019
Grant E. Bauman	TIME: 6:30 p.m.
R2PC Principal Planner	PLACE: 2nd Floor Committee Room
(517) 768-6711	Lenawee County Courthouse
gbauman@co.jackson.mi.us	Adrian, Michigan

MEETING AGENDA

1. Call to Order and Pledge of Allegiance
2. Public Comment *[3-MINUTE LIMIT]*
3. Approval of Agenda *[ACTION]*
4. Meeting Minutes
 - Approval of the Minutes of the March 21, 2019, 2019, Meeting *[ACTION]* 3
5. Request(s) for Review, Comment, and Recommendation
 - a. Consideration of Township Zoning Amendment(s)
 - (1) #19-03 — Rollin Township *[ACTION]* 7
 - (1) #19-04 — Woodstock Township *[ACTION]* 19
 - b. Consideration of PA 116 Farmland Agreement(s)
 - (1) #19-12 — Ogden Township *[ACTION]* 35
 - c. Consideration of Master Plan(s) — None
6. Other Business
 - a. Old Business
 - (1) 2019 LCPC Annual Dinner *[DISCUSSION]*
 - b. New Business — None
7. Public Comment *[2 MINUTE LIMIT]*
8. Commissioner Comment
9. Adjournment

The next meeting of the Lenawee County Planning Commission is scheduled for May 16, 2019

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

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MEETING MINUTES

Thursday, March 21, 2019

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

- Members Present: Mr. Bob Behnke, Education Representative* ; Ms. Karol (KZ) Bolton, Lenawee County Commission, Ms. Rebecca Liedel, LCPC Chair; Mr. Bruce Nickel; Mr. Ralph Tillotson, Lenawee County Commission; and Mr. Dale Witt
- Members Absent: Mr. Keith Dersham, LCPC Secretary
- Others Present: Mr. Grant Bauman, LCPC Staff/Recording Secretary

- Item 1 **Call to order.** The meeting was called to order at 6:30 p.m. by Chair Liedel. Those in attendance rose and joined in the Pledge of Allegiance.
- Item 2 **Public comment.** — None.
- Item 3 **Approval of Agenda.** Staff submitted the 03/21/19 meeting agenda for approval.
A motion was made by Comm. Tillotson, and seconded by Comm. Behnke, to approve the March 21, 2019, meeting agenda as printed. *The motion passed unanimously.*
- Item 4 **Approval of Minutes.** Staff submitted the 2/21/19 meeting minutes for approval.
A motion was made by Comm. Bolton, and seconded by Comm. Witt, to approve the February 21, 2019, meeting minutes as presented. *The motion passed unanimously.*
- Item 5 **Request(s) for Review, Comment, and Recommendation.**
- a. **Consideration of Township Zoning Amendment(s).**
- (1) **#19-02 | Riga Township.** Commissioners reviewed proposed text amendments to the *Riga Township Zoning Ordinance* regarding 'solar energy facilities'. Staff summarized his report, advising Commissioners to recommend approval with comments of the text amendments to the Riga Twp. Board after a new public hearing is held by the Riga Twp. Planning Comm. (see the staff report).
A motion was made by Comm. Behnke, and seconded by Comm. Bolton, to recommend approval with staff comments. *The motion passed unanimously.*
- b. **Consideration of PA 116 Farmland Agreement(s).**
- (1) **#19-05 | Medina Township.** Commissioners reviewed a proposed agreement for a property located on Meridian Rd. (US-127) in Section 30 (T8S,R1E) of Medina Twp. Staff summarized his report, advising Commissioners to recommend approval with comments of the agreement to the Medina Twp. Board (see the staff report).

* Mr. Behnke left the meeting at 6:55 pm.

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

- (2) **#19-06 | Ogden Township.** Commissioners reviewed a proposed agreement for a property located on Treat Hwy. and Weston Rd. in Section 18 (T8S,R4E) of Ogden Twp. Staff summarized his report, advising Commissioners to recommend approval with comments of the agreement to the Lenawee Co. Board (see the staff report).

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

- (3) **#19-07 | Ridgeway Township.** Commissioners reviewed a proposed agreement for a property located on Centennial Rd. in Section 7 (T6S,R5E) of Ridgeway Twp. Staff summarized his report, advising Commissioners to recommend approval with comments of the agreement to the Ridgeway Twp. Board (see the staff report).

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

- (4) **#19-08 | Ridgeway Township.** Commissioners reviewed a proposed agreement for a landlocked property located east of Britton Hwy. in Section 10 (T6S,R5E) of Ridgeway Twp. Staff summarized his report, advising Commissioners to recommend approval with comments of the agreement to the Ridgeway Twp. Board (see the staff report).

A motion was made by Comm. Tillotson, and seconded by Comm. Bolton, to recommend approval with staff comments. *The motion passed unanimously.*

- (5) **#19-09 | Ridgeway Township.** Commissioners reviewed a proposed agreement for a property located on Britton Hwy. in Section 10 (T6S,R5E) of Ridgeway Twp. Staff summarized his report, advising Commissioners to recommend approval with comments of the agreement to the Ridgeway Twp. Board (see the staff report).

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

- (6) **#19-10 | Ridgeway Township.** Commissioners reviewed a proposed agreement for a property located on Britton Hwy. in Section 9 (T6S,R5E) of Ridgeway Twp. Staff summarized his report, advising Commissioners to recommend approval with comments of the agreement to the Ridgeway Twp. Board (see the staff report).

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

- (7) **#19-11 | Ridgeway Township.** Commissioners reviewed a proposed agreement for properties located on Britton Hwy. and Centennial Rd. in Section 9 (T6S,R5E) of Ridgeway Twp. Staff summarized his report, advising Commissioners to recommend approval with comments of the agreement to the Ridgeway Twp. Board (see the staff report).

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

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

Item 6 **Other Business**

a. **Old Business**

- (1) **2019 LCPC Annual Dinner.** Staff explained that the date of the event was postponed until June 20th in order to accommodate the Lenawee County Legislative Dinner scheduled for the end of May. The venue for the Annual Dinner will be Sienna Heights University. The 'Taste of the South' menu was selected for the meal, along with fruit and cheese displays for hors d'oeuvres. The Michigan Economic Development Corporation's (MEDC's) Redevelopment Ready Communities (RRC) Program ultimately declined the invitation to speak because most of the communities attending the event would not be eligible for funding through that program. Staff will continue to exploring possible speakers from the MEDC's Business Development and Industrial Development programs. Comm. Bolton will also provide staff with contacts at the Michigan Association of Counties (MAC) and Michigan State University Extension (MSUE) regarding possible speakers.

b. **New Business** — None.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** The meeting was adjourned at 7:40 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary

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Lenawee County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201
Phone (517) 788-4426 • Fax (517) 788-4635

COORDINATED ZONING REPORT | #19-03

To: County Planning Commissioners
From: Grant E. Bauman
Date: April 18, 2019

Proposal: Rezoning of property in Rollin Township

Purpose

The proposal is to rezone the subject property from 'Single Family Residential (R-1)' to 'Local Commercial (C-1)' in order to allow a 'bed and breakfast' establishment (see the background information).¹

Location and Size of the Property

Location – The subject property (RL0-660-3030-00) is located in the unincorporated village of Manitou Beach at 175 Walnut Street (south side), between Devils Lake Highway and Grove Street (see Figures 1, 4a, 4b, and 4c), in Section 9 (T6S-R1E) of Rollin Township.

Size – The subject parcel has an area of approximately 6,499 square feet (0.194 acres).

Land Use and Zoning

Current Land Use – The subject property contains a vacant dwelling (see the background information). A restaurant is located on the northwest side of Walnut Street (see Figures 4b and 4c). Single family dwellings are adjacent to the east and south. A 'retail' establishment is located directly to the west.

Future Land Use – Rollin Township's future land use map places the subject property in a 'Low Density Residential' area, as are the other properties on the south side of Walnut Street. However, a 'Mixed Use' area is located on the north side of Walnut Street (see Figure 2).

Current Zoning – The subject property is zoned 'Single Family Residential (R-1)' as are properties directly to the north, east, and south (see Figure 3). However, the northwest side of Walnut Street and the property located directly to the west are zoned 'Local Commercial (C-1)'.

Public Facilities and Environmental Constraints

Public Road/Street Access – Walnut Street (a county local roadway) provides direct access to the subject property (see Figure 1).

Public Water and Sewer – Public sanitary sewer service is available (see the Rezoning Worksheet Form). However, public water service is not provided.

Environmental Constraints – Staff is unaware of any environmental constraints.

¹ Please note that the proposed use is listed for informational purposes only. It should not be utilized in making the rezoning decision. Circumstances may change, making the proposed use impractical. All of the uses allowed under the proposed zoning are pertinent.

Analysis and Recommendation

Township Planning Commission Recommendation – The Rollin Township Planning Commission recommends **approval** of the proposed rezoning (see the background information).

CZC Staff Analysis – Rollin Township has a zoning plan which includes the following criteria upon which a rezoning request must be considered:

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

No. Although the Township’s Future Land Use Plan places the subject property in a ‘Low-Density Residential’ area, a ‘Mixed Use’ area is located on the north side of Walnut Street. However, the Zoning Plan does not equate the area to any existing zoning district.

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

Yes. A ‘Local Commercial (C-1)’ district is already located directly to the west of the subject property and on the northwest side of Walnut Street.

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

No. Existing public services and facilities should not be negatively impacted by the proposed rezoning to ‘C-1 (Local Commercial)’.

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

Yes. The LCPC recommended the property located directly to the west (161 Walnut Street) for rezoning to ‘Local Commercial (C-1)’ at its January 19, 2017, meeting.

A note in the staff report for the rezoning of 161 Walnut Street still applies:

‘Local Commercial (C-1)’ zoning is already adjacent/nearby the subject property. However, a single property directly to the west of the subject property will remain zoned ‘R-1 (Single Family Residential)’. That property should be rezoned ‘C-1’ at some point in the future. The Township’s future land use map should also be amended to extend the ‘Mixed Use’ area located on the north side of Walnut Street southward.

CZC Staff Recommendation – Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL WITH COMMENTS/MODIFICATIONS** of the proposed ‘Local Commercial (C-1)’ rezoning to the Rollin Township Board:

- The remaining ‘Single Family Residential (R-1)’ property located to the west of the subject property, on the south side of Walnut Street, should be rezoned ‘C-1’ at some point in the future.
- The Township’s future land use map should also be amended to extend the ‘Mixed Use’ area located on the north side of Walnut Street southward.
- A ‘Mixed Use’ zoning district should also be created in order to fully implement the ‘Mixed Use’ area.

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

Figure 1
Location

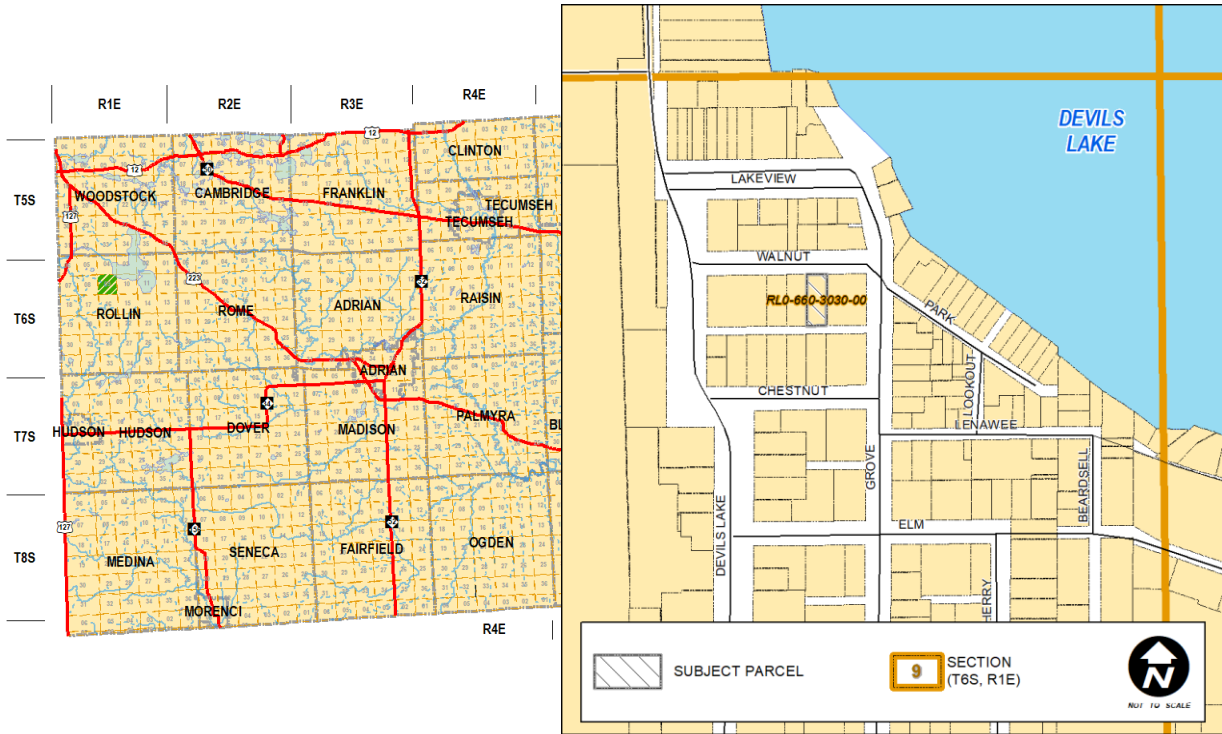
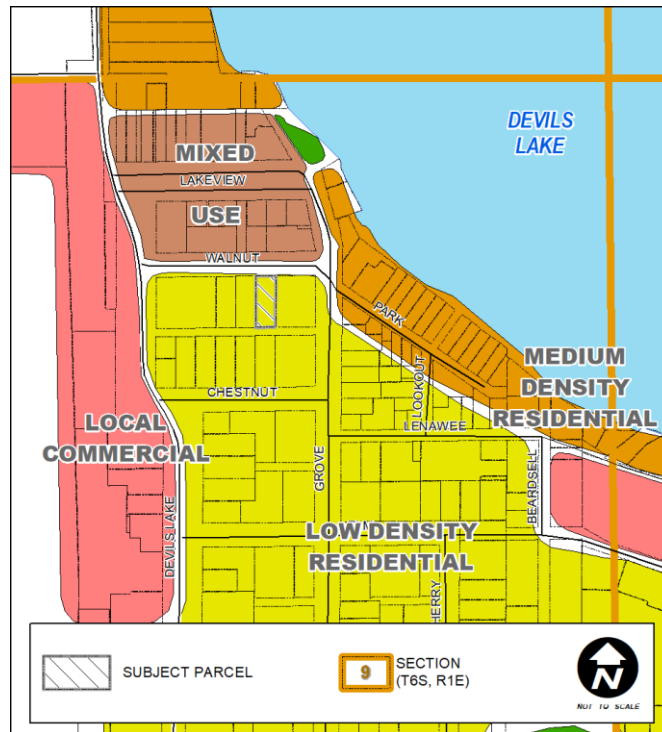
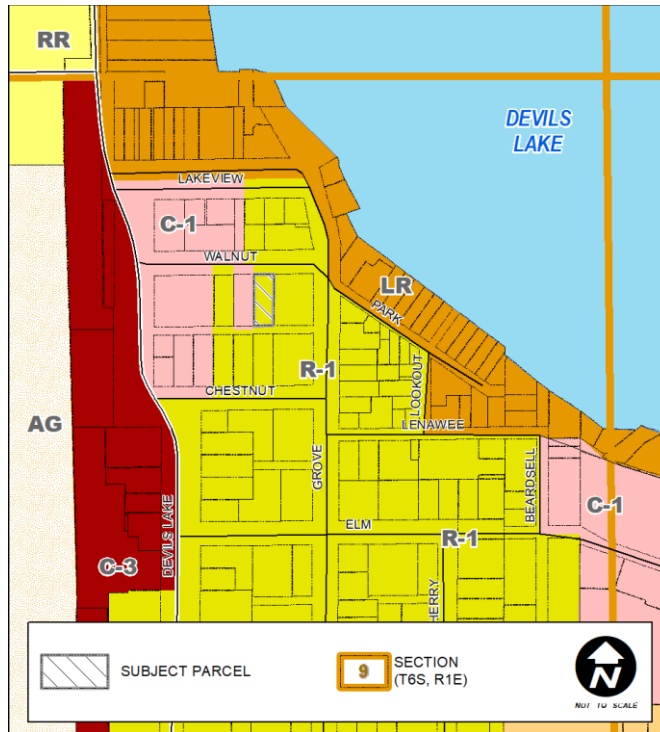


Figure 2
Township Future Land Use



**Figure 3
Township Zoning**



**Figure 4a
Aerial Photo**



Figures 4b & 4c Google Photos



ZONING AMENDMENT FORM



LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

175 WALNUT STREET MANITOW BEACH, MI 49753 (VILLAGE)

1. The above described property has a proposed zoning change FROM R-1 ZONE TO C-1 ZONE.

2. PURPOSE OF PROPOSED CHANGE: GED & BREAKFAST

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE _____ SECTION _____

The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) _____

C. PUBLIC HEARING on the above amendment was held on: month _____ day _____ year _____

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month MARCH day 19 year 2019
(Notice must be provided at least fifteen days prior to the public hearing.)

E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: DAILY TELEGRAM / MARCH 03, 2019

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

[Signature] Chair or Secretary 03 / 03 / 2019 (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

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

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

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

_____, Recording Secretary _____ / _____ / _____ (enter date)

TOWNSHIP BOARD ACTION:

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

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

ROLLIN TOWNSHIP

LENAWEE COUNTY
MICHIGAN

REQUEST FOR ZONING CHANGE
OR
CONDITIONAL RE-ZONING

DATE: 1/22/19

NAME: Raymond Galecki -- Janet Galecki

ADDRESS: 175 Walnut ST
MANITOU Beach, Mich 49253

PHONE: 419 250-2132

PROPERTY OWNER: Raymond & Janet Galecki

LEGAL DESCRIPTION: Lot 3, Block 3 of PLAT of MANITOU Beach,
According to the plat thereof recorded as Liber 3 of PLATS
Page 34 of Lenawee County Records
TAX PARCEL NO: RLD-660-3030-00

PRESENT ZONING: R-1

REQUESTED ZONING: C-1

PROPOSED USE: Air BNB OR INN 4 Room

PROPERTY OWNER SIGNATURE:

Raymond J. Galecki

FEE: \$ 450.00

PLANNING COMMISSION CHAIRMAN

REZONING WORKSHEET FORM



LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Rollin Township Case #: _____

Township official we may contact: Douglas Kapnick Phone #: (517) 260-6353

Applicant: RAYMOND & JANET GALECKI Phone #: (414) 250-7132

Rezoning Request: From: Single Family Residential (R-1) To: LOCAL COMMERCIAL (C-1)

Property Location: Section(s): 175 WALNUT ST Quarter Section(s): NW NE SW SE

Legal Description and/or Survey Map/Tax Map (please attach) Yes No (Please do not use only the Parcel ID Number)

Parcel Size (if more than one parcel, label "A" - "Z"): _____

Please attach location map Yes No

What is the existing use of the site? VACANT DWELLING

What is the proposed use of the site? BED & BREAKFAST

What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?

North: RESTAURANT - C-3 South: Single Family Dwelling - R-1

East: Single Family Dwelling R-1 West: RETAIL - C-2

What are the surrounding Zoning Districts?

North: Highway Service Commercial (C-3) South: Single Family Residential (R-1)

East: Single Family Residential (R-1) West: LOCAL COMMERCIAL (C-1)

What is the suggested use of the site on the Township's Land Use Plan map? MIXED USE

Is municipal water currently available? Yes No Will it be made available? Yes No If yes, when? _____

Is municipal sewer currently available? Yes No Will it be made available? Yes No If yes, when? _____

Does the site have access to a public street or road? Yes No If yes, name WALNUT STREET & DENB LAKE HWY

Are there any known environmental constraints on the site? Yes No

Wetland(s) Floodplain(s) Brownfield(s) Soil(s) Other (please specify) _____

Please attach the minutes of the Planning Commission.

Yes, the minutes are attached. No, the minutes are not attached.

Please attach copies of any reports, exhibits or other documented provided to the Planning Commission.

Yes, copies of documentation are attached. No, copies of documentation are not attached.

Please attach any public comments, letters, or petitions.

Yes, public comments are attached. No, public comments are not attached.

Please include any additional information or comments as an attachment.

ROLLIN TOWNSHIP PLANNING COMMISSION,

Regular meeting, March 19, 2019, DRAFT Minutes

Meeting called to order by Chairperson Kapnick at 7 pm.

Pledge of Allegiance waived

Members Present: Pauline Brosamer, Jim Driskill, Doug Kapnick, Nancy Nichols, absent: Michael Clark, Bruce Walker waived

Approval of Minutes: February 12, 2019 Regular Meeting moved by Dixon, supported by Nichols to approve the February 12 minutes, motion passed unanimously.

Communications/presentations: None

Appeals Board Report: None

Township Board Report: None

County Commissioner Report: None

Old Business:

1. **Vacate Alleys:** Mike Clark, absent no report
2. **Draft Bed & Breakfast** addition to the Rollin Zoning ordinance is on temporary hold by unanimous agreement
3. **Request to rezone 175 Walnut Street, Manitou Village from R-1 to C-1:** The commission discussed the request in regard to health and safety issues and occupancy of the inn keeper during times that tenants are in residence with the Galecki's. Moved by Driskill, supported by Nichols to move the request forward with tentative approval for changing the zoning from R1-C1. Roll call was called by the Chair and the motion carried unanimously.
4. **Rollin Planning Commission – Things to Do 2019** to be considered at next meeting. e

New Business:

1. Moved by Driskill, supported by Nichols to accept the resignation of Bruce Walker with regret and with appreciation for his service to the community through his work on the Rollin Township Planning Commission, motion passed unanimously.

Commission Members Comments: None

Public Comment: None

Next Meeting: April 4, 2019

Adjournment: 8:05 pm

Respectively submitted, Nancy Nichols, acting secretary

ROLLIN TOWNSHIP PLANNING COMMISSION,

Special meeting, March 19, 2019, DRAFT Minutes

I: Meeting called to order by Chairperson Kapnick at 6:45pm

II: Pledge of Allegiance

III: Members Present: Pauline Brosamer, Jim Driskill, Doug Kapnick, Nancy Nichols, absent: Michael Clark, Bruce Walker

IV: **New Business:**

1. Amending Zoning Ordinance by adding Bed and Breakfast language is delayed
2. Consider rezoning 175 Walnut Street, Manitou Village from R-1 to C-1 to allow a Bed & Breakfast

V: **Commission Members Comments:** Question regarding the lack of a bed and breakfast ordinance, and questions regarding the operation of the request for the rezoning from R-1 to C-3 were raised. Neighbors were notified of this meeting.

VI: **Public Comment:** None

VII: **Adjournment:** 7 pm

Respectively submitted, Nancy Nichols, acting secretary



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COORDINATED ZONING REPORT | #19-04

To: County Planning Commissioners
From: Grant E. Bauman
Date: April 18, 2019

Proposal: Rezoning of property in Woodstock Township

Purpose

The original proposal was to rezone the subject property from 'General Commercial (C-2)' to 'General Industrial (I)' in order to allow for an 'automotive repair facility', according to the applicant (see the background information).¹

Location and Size of the Property

Location – The subject property (WD0-120-2350-00) is located at 17250 W. US-223 in Section 20 (T5S-R1E) of Woodstock Township. The property is situated in the northeast corner of the intersection of US-223 and Herold Highway (see Figures 1, 4a, 4b, and 4c) in Section 20 of Woodstock Township (T5S,R1E).

Size – The subject property has an area of 2.23 acres.

Land Use and Zoning

Current Land Use – Inland Marine & Powersports is currently located on the subject property (see Figure 4b). Another commercial parcel is located directly to the east. Surrounding properties are utilized for single-family residences (see the Rezoning Worksheet Form).

Future Land Use – Woodstock Township's future land use map places the subject property in an area recommended for 'commercial' uses which extends along the north side of US-223 from Herold Highway to the southeast (see Figure 2).

Current Zoning – The subject property is currently zoned 'General Commercial (C-2)' along with a couple of parcels directly to the east (see Figure 3). Surrounding properties are zoned 'Agricultural (AG)'.

Public Facilities and Environmental Constraints

Public Road/Street Access – The subject property fronts US-223 (a part of the state trunkline system), but is currently accessed from Herold Highway (a county local roadway) (see Figure 4b).

Public Water and Sewer – Neither public sanitary sewer service or public water service is available. Nor are their plans to provide those services.

Environmental Constraints – The Township's planning commission chair informed staff that there was an oil spill on the subject property and that the Michigan Department of Environmental Quality (MDEQ) confirmed the contamination.

¹ Please note that the proposed use is listed for informational purposes only. It should not be utilized in making the rezoning decision. Circumstances may change, making the proposed use impractical. All of the uses allowed under the proposed zoning are pertinent.

Analysis and Recommendation

Township Planning Commission Recommendation – There was opposition to rezoning the property to ‘General Industrial (I)’ (see the background information). Accordingly, the Woodstock Township Planning Commission decided to consider rezoning the property to ‘Highway Service Commercial (C-3)’ instead. The change in the request permits ‘motor vehicle repair garages’ as a conditional use, which requires site plan review. The Commission recommends **approval** of the rezoning to ‘C-3’ (see the background information).

CZC Staff Analysis – Woodstock Township has a zoning plan which includes the following criteria upon which a rezoning request must be considered:

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

Yes. A rezoning to ‘Highway Service Commercial (C-3)’ is in agreement with the Future Land Use Plan which places the subject property on the edge of an area along US-223 recommended for ‘Commercial’ uses (see Figure 2). Rezoning the property to ‘General Industrial (I)’ would not be consistent.
2. **Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?**

Yes. A couple of nearby properties to the southeast are already zoned ‘Highway Service Commercial (C-3)’.
3. **Will public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?**

No. It is unlikely that public services or facilities will be negatively impacted by the proposed change in zoning.
4. **Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning district?**

Yes. The subject property and the property directly to the east are already developed commercially” (see Figure 4b).

CZC Staff Analysis – Staff concurs that rezoning the property to ‘C-3’ rather than ‘I’ is preferable. The change conforms to the Future Land Use Plan and requires conditional use permit (and site plan) approval regarding ‘motor vehicle repair garages’ on the contaminated property. However, it is suggested that the Township’s attorney be consulted to ensure that the action taken by the Township’s planning commission meets the procedural requirements of the Michigan Zoning Enabling and the Township’s zoning ordinance.

CZC Staff Recommendation – Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the proposed ‘Highway Service Commercial (C-3)’ rezoning to the Woodstock Township Board:

- Consider consulting the Township’s attorney to ensure that the action taken by the Township’s planning commission meets the procedural requirements of the Michigan Zoning Enabling and the Township’s zoning ordinance.

Recommended Actions:

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

Figure 1
Location

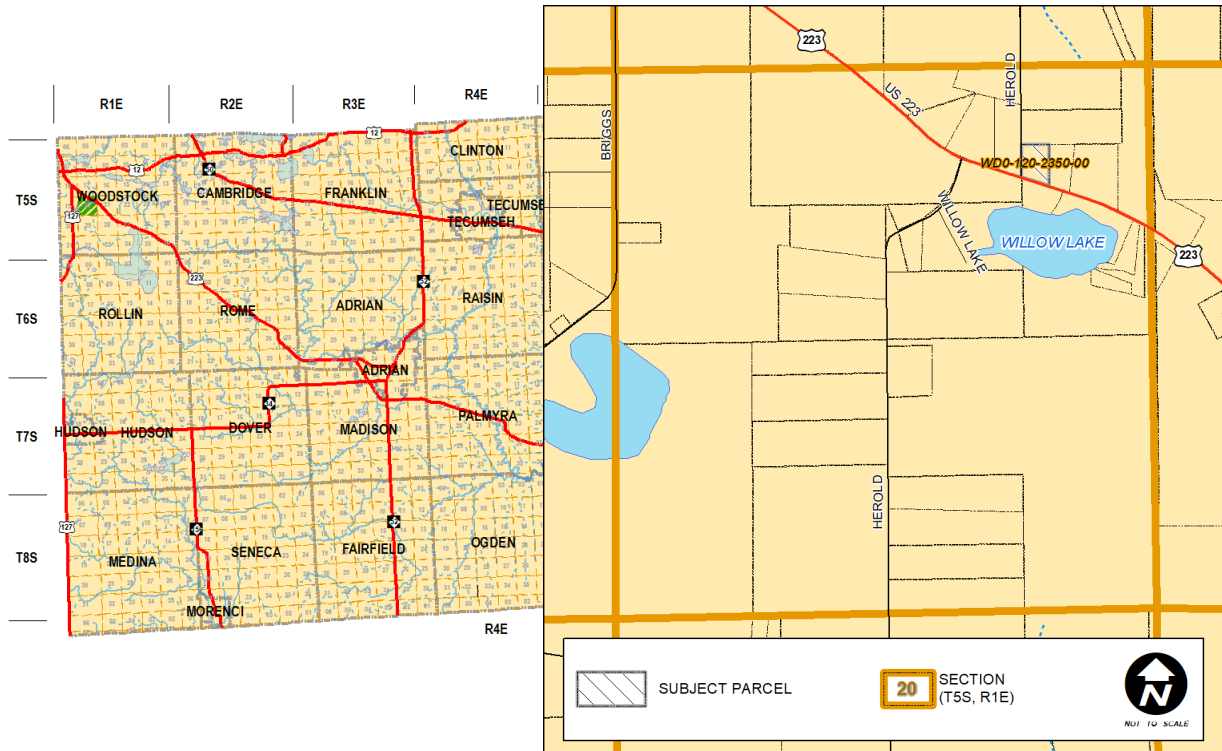
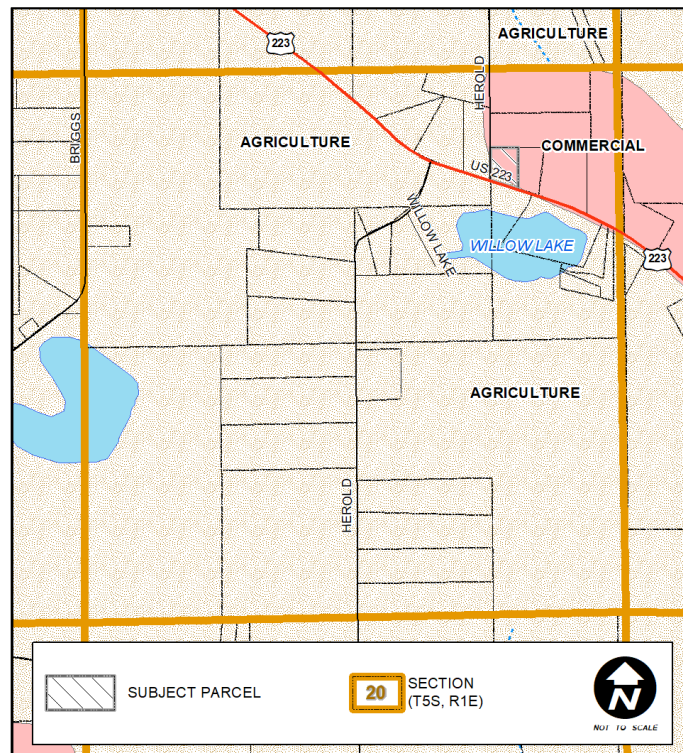
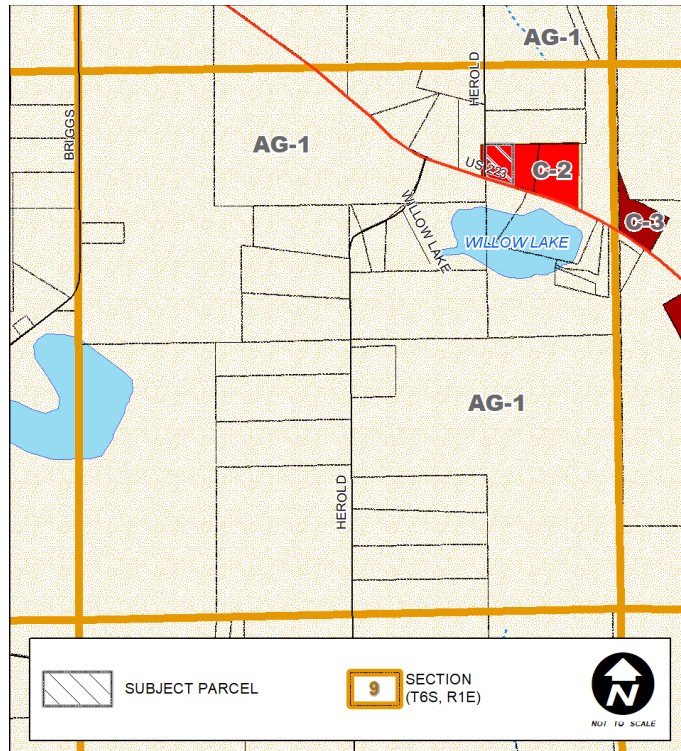


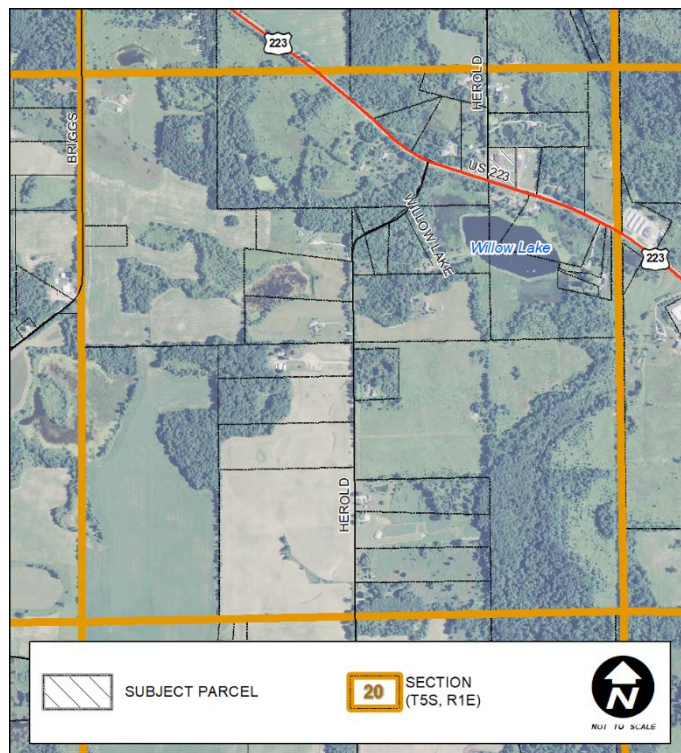
Figure 2
Township Future Land Use



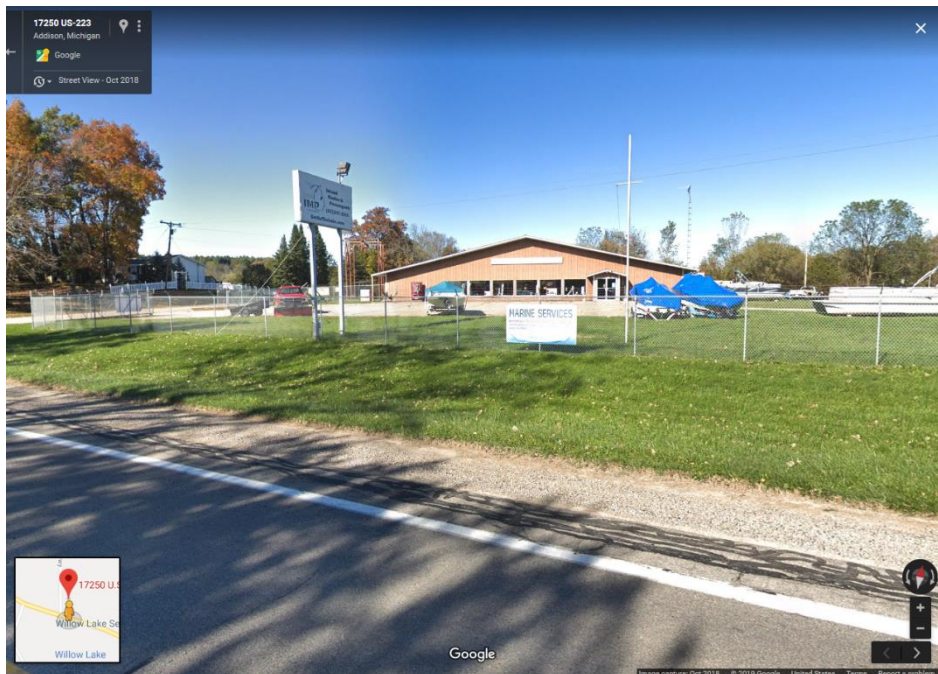
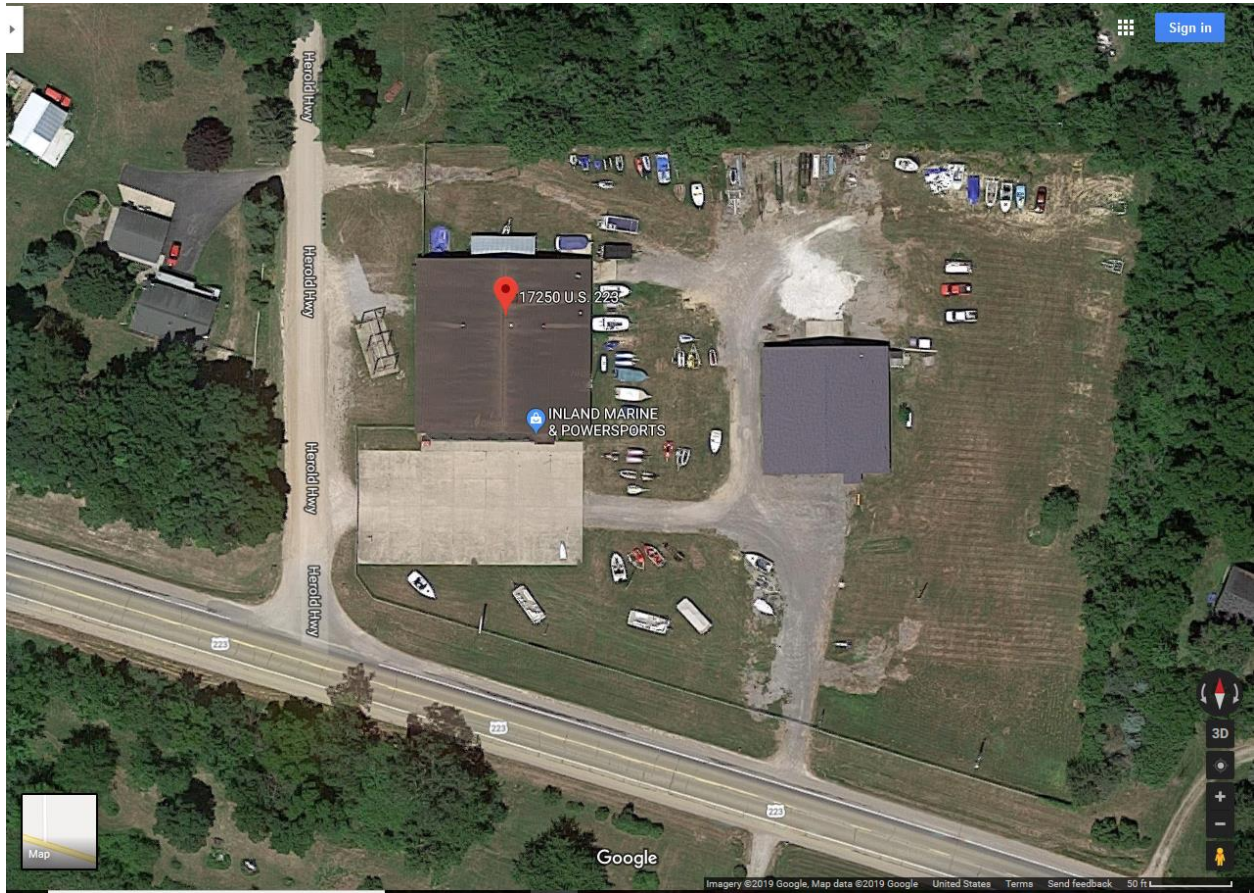
**Figure 3
Township Zoning**



**Figure 4a
Aerial Photo**



Figures 4b & 4c
Google Photos



ZONING AMENDMENT FORM



**LENAWEE COUNTY PLANNING COMMISSION
(COORDINATING ZONING)**

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

1. The above described property has a proposed zoning change FROM General Commercial (C-2) ZONE TO General Industrial (I) Highway Service Commercial (C-3) ZONE.

2. PURPOSE OF PROPOSED CHANGE: To allow and automotive repair facility

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE _____ SECTION _____
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) _____

C. **PUBLIC HEARING** on the above amendment was held on: month 3 day 26 year 2019

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month 3 day 9 year 2019
(Notice must be provided at least fifteen days prior to the public hearing.)

E. **THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: The Daily Telegram

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

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

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

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

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

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

_____, Recording Secretary _____ / _____ / _____ (enter date)

TOWNSHIP BOARD ACTION:

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

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

Township Clerk
Page 24

LCPC Case #: _____
(For LCPC Use Only)

REZONING WORKSHEET FORM



LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Woodstock Township Case #: _____

Township official we may contact: Mel Cure Phone #: (517) 914-0916

Applicant: Robert Big Country's LLC Phone #: (517) 960-9176

Rezoning Request: From: General Commercial (C-2) To: Highway Service Commercial (C-3)

Property Location: Section(s): _____ Quarter Section(s): NW NE SW SE

Legal Description and/or Survey Map/Tax Map (please attach) Yes No (Please do not use only the Parcel ID Number)

Parcel Size (if more than one parcel, label "A" - "Z"): 17250 US HWY 223 Addison, MI, 49221
Parcel # WDO-120-2350-00

Please attach location map Yes No

What is the existing use of the site? C-2

What is the proposed use of the site? C-3 motor vehicle repair facility

What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?

North: single-family residential South: single-family residential
East: single-family residential West: single-family residential

What are the surrounding Zoning Districts?

North: Agricultural District (AG) South: Agricultural District (AG)
East: Agricultural District (AG) West: Agricultural District (AG)

What is the suggested use of the site on the Township's Land Use Plan map? Commercial

Is municipal water currently available? Yes No Will it be made available? Yes No If yes, when? _____

Is municipal sewer currently available? Yes No Will it be made available? Yes No If yes, when? _____

Does the site have access to a public street or road? Yes No If yes, name Harold Hwy, US-223

Are there any known environmental constraints on the site? Yes No

Wetland(s) Floodplain(s) Brownfield(s) Soil(s) Other (please specify) _____
2 sides of the property run off to wet lands

Please attach the minutes of the Planning Commission.

Yes, the minutes are attached. No, the minutes are not attached.

Please attach copies of any reports, exhibits or other documented provided to the Planning Commission.

Yes, copies of documentation are attached. No, copies of documentation are not attached.

Please attach any public comments, letters, or petitions.

Yes, public comments are attached. No, public comments are not attached.

Please include any additional information or comments as an attachment.

Revised: 11/19/18

March 18, 2019

Mr. Mel Cure, Chairman
Woodstock Township Planning Commission
6486 Devils Lake Highway
Addison, MI 49220

Reference: Zoning change request for 17250 US Highway-parcel WD0-120-2350-00

To Whom It May Concern:

I **oppose** the zoning change from commercial to industrial at **17250 US Highway-parcel WD0-120-2350-00** for environmental safety reasons. The property should remain commercial.

Thank you,

Bill and Betty Szentmiklosi
10351 Herold Highway
Addison, MI 49220

March 18, 2019

Mr. Mel Cure, Chairman
Woodstock Township Planning Commission
6486 Devils Lake Highway
Addison, MI 49220

Reference: Zoning change request for 17250 US Highway-parcel WDO-120-2350-00

To Whom It May Concern:

I would like to state my objections to the zoning change proposed for the property at 17250 US HWY 223 parcel number WDO-120-2350-00.

Changing the zoning to "industrial" on a parcel of land that is on a well-water system and adjacent to a wetlands makes no sense. The adjacent pond(s)/wetlands that involves many of us, serves as a wonderful habitat for all types of wild life and all of us depend on well-water for our existence. There should be some oversight, perhaps the DEQ, regarding wetland infringement and how zoning affects the environment. Please be aware how the wrong decision could negatively impact our area.

My concern also is the negative impact this zoning change will affect my property value. Who wants to live next to an industrial site; the existing commercial site is bad enough.

Respectively Submitted,



Jerald L. Morehead
17310 US HWY 223
Addison, MI 49220

March 18, 2019

Mr. Mel Cure, Chairman
Woodstock Township Planning Commission
6486 Devils Lake Highway
Addison, MI 49220

Reference: Zoning change request for 17250 US Highway-parcel WD0-120-2350-00

To Whom It May Concern:

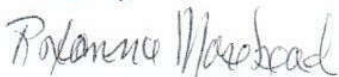
I would like to voice my **disapproval** of the proposed zoning change from existing commercial zoning to industrial zoning at **17250 US Highway-parcel WD0-120-2350-00**.

There are large ponds (fed by Willow Lake) and wetlands directly adjacent to this property which supports an abundant and variety of wildlife, fish and fowl. I am very distressed about the possibility of pollution and environmental issues resulting from an industrial business in such close proximity to homes and family. The adjoining homes to this proposed property are on private wells and chemical run-off from an industrial business is of extreme concern.

We are also concerned that this proposal would greatly reduce our property value.

Please respect my concerns and vote no on this zoning change.

Sincerely,



Roxanna Morehead

17310 US 223 Highway
Addison, MI 49220
734-467-6600
Roxanna.morehead@yahoo.com

Application for Zoning Changes

PLEASE PRINT OR TYPE (use back of application if more space is needed)

- Application is hereby made by: Name(s): Robert Whitcomb / KAREN TOLFOORD
Address: 17250 US Hwy 223 ADDISON MI 49221 Telephone: 517-960-9126
to obtain a change in zoning. 1-734-216-6217
- The applicant(s) is /are: the owner(s) of the property involved. acting on behalf of the owner(s) of the property involved.
- Address of property involved: 17250 US Hwy 223 ADDISON MI 49221
- Legal description: TAX ID # PARCEL # WDD-130-2350-00
- The above property is presently zoned Class B
- The proposed use(s) and nature(s) of operation is/are automotive repair facility

NOTE: ATTACH AN ACCURATE SURVEY DRAWING OF SAID PROPERTY.

Date: 2-1-19 Applicant(s): [Signature]
signature
Karen Tofford
signature
Fee Received \$ 420.00 #003374 Township Clerk: [Signature]
signature

PLANNING COMMISSION

The Township Zoning Board, having reviewed the submitted data, do hereby recommend that the Township Board the rezoning for the following reasons: Approve Disapprove

Date: _____ Chairman: _____
signature

CERTIFICATE OF ZONING CHANGE:

The Township Board, having reviewed the submitted data and the recommendation by the Zoning Board, do hereby the zoning change for the following reasons: Approve Disapprove

RECEIVED
FEB 04 2019
Woodstock Twp.

Date: _____ Supervisor: _____
signature
Clerk: _____
signature

Distribution: White - Township Clerk; Pink - Planning Board; Canary - Applicant; Gold - Region 2 Planning Commission

AFFP

001-Planning Comm. Hearing

Affidavit of Publication

STATE OF MICHIGAN }
COUNTY OF LENAWEE } SS

WOODSTOCK
TOWNSHIP
6486 Devils Lake Hwy.
Addison, MI 49220

Emily Gulliksen, being duly sworn, says:

PLANNING
COMMISSION
HEARING

That she is Emily Gulliksen of the The Daily Telegram, a daily newspaper of general circulation, printed and published in Adrian, Lenawee County, Michigan; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

The Woodstock Township Planning Commission will hold a public hearing on Tuesday March 26, 2019 at 6:30 pm at the above address. This meeting is in regards to a request for zoning change from commercial to industrial for the purpose of allowing an automotive repair facility at 17250 US HWY 223 parcel number WD0-120-2350-00.

March 09, 2019

All information may be seen at the above address during normal business hours. Letters of correspondents may be sent to the above address attention planning commission.

Mel Cure-Chairman
3/7/19
1T March 9

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

Emily Gulliksen
Emily Gulliksen

Subscribed to and sworn to me this 9th day of March 2019.

RECEIVED
MAR 18 2019
Woodstock Twp.

Brenda L. Leonard
Brenda L. Leonard, Notary, Lenawee County, Michigan

My commission expires: October 06, 2025

BRENDA L LEONARD
Notary Public - State of Mich
County of Lenawee
My Commission Expires Oct 6,
Acting in the County of _____

04100767 00254548

WOODSTOCK TOWNSHIP
6486 Devils Lake Hwy.
ADDISON, MI 49220

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

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All information may be seen at the above address during normal business hours. Letters of correspondents may be sent to the above address attention planning commission.

Mel Cure-Chairman
3/7/19

WOODSTOCK TOWNSHIP
PLANNING COMMISSION
6486 Devils Lake Hwy
Addison, MI 49220

March 26, 2019

Planning Commission Meeting

Attendees: J. Burke, M. Cure, J. Josephs, R. Turner, J. Votzke
Absent: D. Crawford (excused), R. Kennard (excused)

Chairman Mel Cure brought meeting to order at 6:30pm followed by the pledge of allegiance.

A. New Business

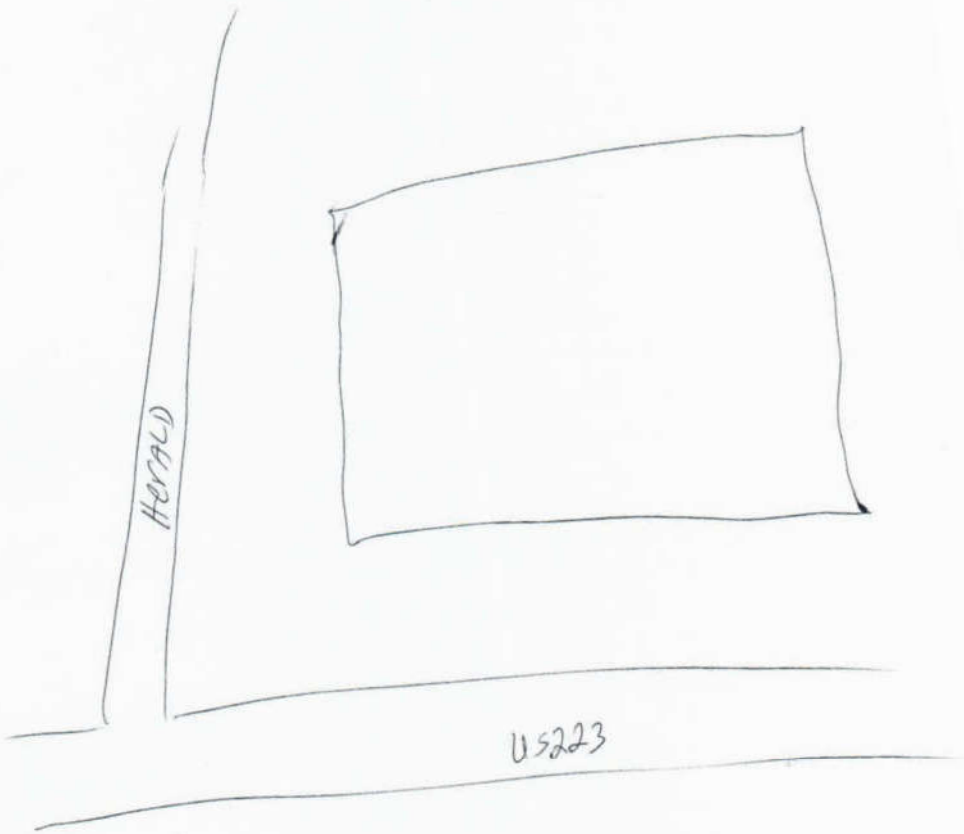
1. This public hearing is in regards to a request for zoning change from commercial C-2 to industrial for the purpose of allowing an automotive repair facility at 17250 US HWY 223 parcel number WD0-120-2350-00.
2. Letter of Correspondence
 - i. Bill & Betty Szentmiklosi – oppose the zoning change for environmental safety reasons
 - ii. Roxanna Morehead – disapproval of proposed zoning change due to wet lands directly adjacent to property, possible pollution and other environmental concerns along with the well-water system
 - iii. Jerald Morehead – objects to zoning change request due to well-water systems along with other environmental concerns; including property value
3. Current owner of property statement indicated current plan is to ensure business opportunities by adding the automotive repair facility
 - i. Owner/operator of Big Country currently holds businesses in the City of Hillsdale and North Adams and is pursuing above mentioned property to lease in order to add a 3rd location
4. Public Opinions
 - i. Why does it have to change?
 1. This reflects the current verbiage within the township zoning book
 - ii. Should said property be zoned C3 not industrial based on how book is written. Conditional use would be needed.
 - iii. Question of neighbors health, wildlife exposure were addresses; has DNR and or DEQ been consulted?
 - iv. Comments made about prior Big Country businesses meeting all laws and regulations, no violations
 - v. Concerns with pictures shown of garbage piled up and current exposures to local wildlife
 - vi. Expression that it only takes one incident to take under advisement of denying this request
 - vii. Can there be a request to bring the DNR/DEQ on board for a clearer understanding of the wetland concerns
 - viii. This area has always been a recreational area and if/when the surrounding lakes become polluted what will that do to property values and other businesses
 - ix. Continued concerns for wildlife
 - x. Neighbor stated that he just bought 3 houses down from said property and had water test done which resulted water table (at his property) to be fine

- xi. How is the business going to maintain the building; is there a limit to what can be done
5. Motion made by J. Votzke to recommend to the Township Board that the property be zoned to C3 as opposed to industrial because conditional use and site plan can be heard at the same time by the Planning Board. 2nd by J. Burke
 - i. Roll Call: J. Votzke – Yes, J. Burke – Yes, J. Josephs, – Yes, M. Cure – No, R. Turner – Yes. Motion passes
 - ii. All documentation will be passed on to Township Board for next steps

Meeting was adjourned at 7:19 pm.

Chairman Mel Cure has reviewed and approved these minutes.

Respectfully submitted by
J. Josephs, Recording Secretary





Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

PA 116 FARMLAND AGREEMENT | FA #19-12

Applicant(s): Caswell Place, LLC.
2169 Cadmus Road
Adrian, MI 49221

Meeting Date: April 18, 2019

Location: The subject properties (ID #OG0-121-3555-00 and ID #OG0-128-1050-00) are located in Sections 21 and 28 of Ogden Township (T8S,R4E), on both sides of Ridgeville Road and on the east side of the intersection with Pence Highway (see Figure 1).

Description: The subject properties have a combined area of approximately 103 acres (102 acres in GIS). Approximately 101 acres are in cultivation for cash crops. Roughly 2 acres are accounted for in the 'other' category; *the Corbin Drain bisects the northern property*. There are no buildings; *what appears to be the original farmstead was split off of the northern property* (see Figures 3a & 3b).

Term: 30 years is the proposed term.

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

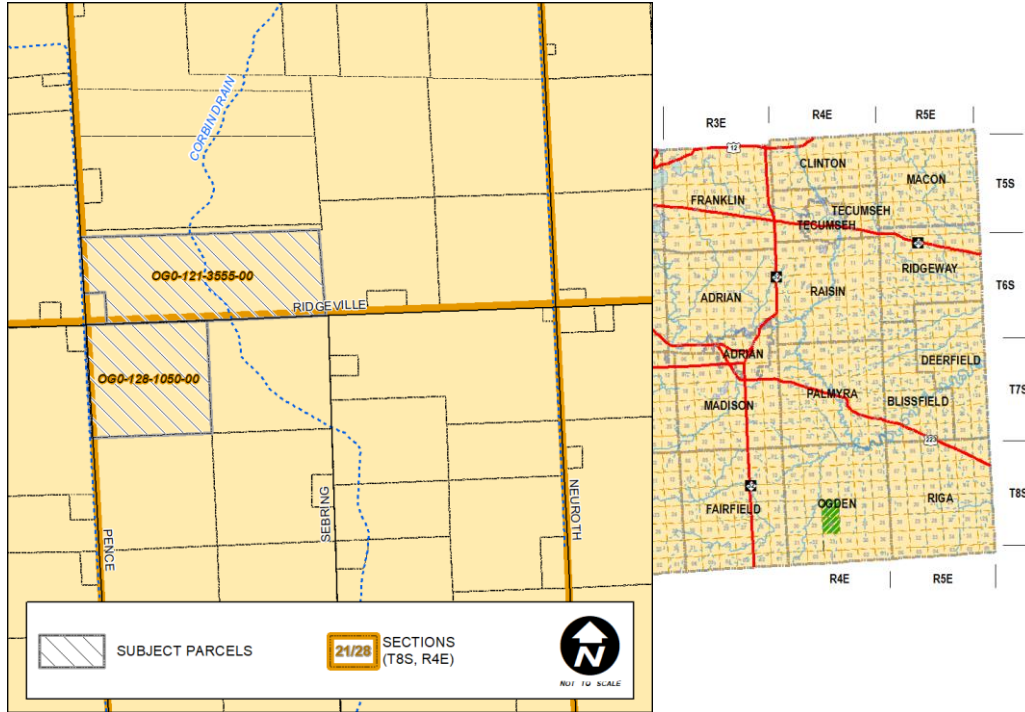
Staff Comments: The application contains no errors/omissions which need to be addressed.

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

Attachment(s):

- Background information provided by the applicant.

**Figure 1
Location**



**Figure 2
County Future Land Use**

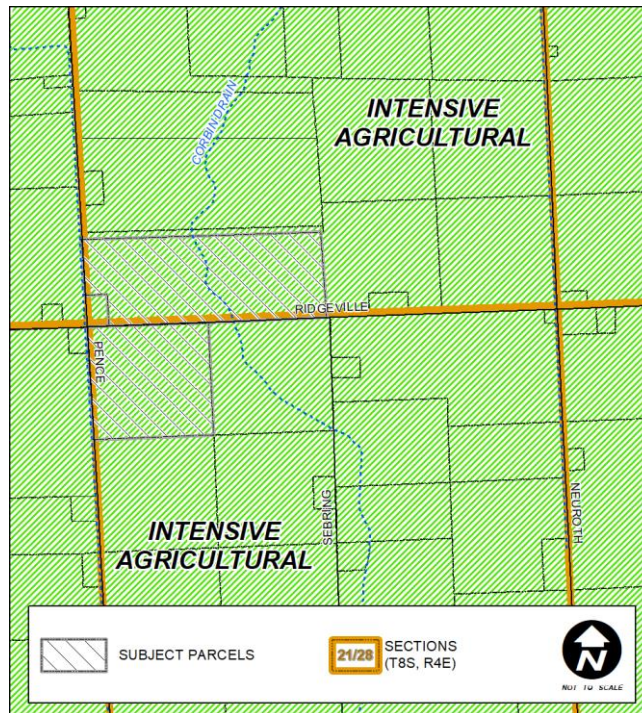


Figure 3a
Aerial Photograph

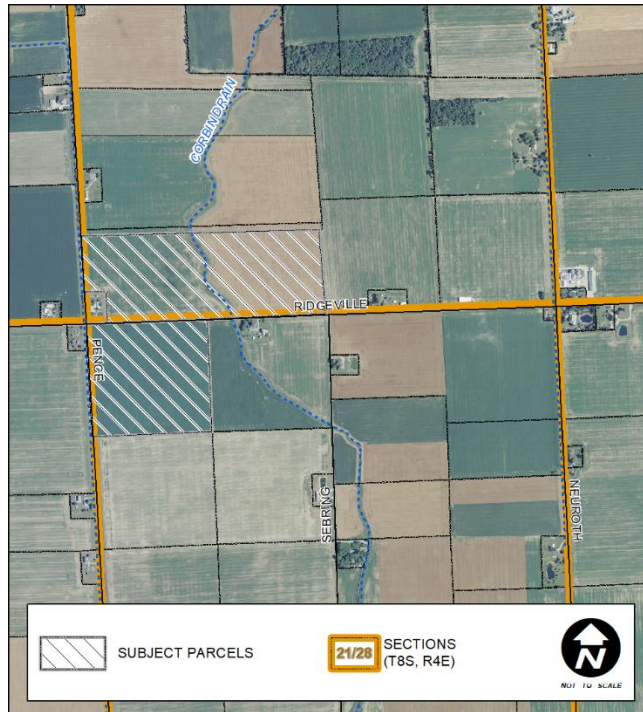


Figure 3b
Aerial Photograph





FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. Please read the Eligibility and Instructions document before filling out this form.

OFFICIAL USE ONLY	
Local Governing Body:	
Date Received	<u>March 15, 2019</u>
Application No:	<u>368</u>
.....	
State:	
Date Received	
Application No:	
Approved:	Rejected

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

I. Personal Information:

1. Name(s) of Applicant: CASWELL PLACE 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: 2169 W. CADMUS RD, ADRIAN, MI 49221
Street City State Zip Code

3. Telephone Number: (Area Code) (734) 347-2785

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

5. E-mail address: JT@jtengr.com

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

6. County: LENAWEE 7. Township, City or Village: OGDEN TOWNSHIP

8. Section No. 21 & 28 Town No. _____ Range No. _____

III. Legal Information:

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

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

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

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

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

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

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

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

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

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

Name: Meghan Thompson Title: Agent, Member

Name: Margaret Thompson Title: Member

Name: _____ Title: _____

Name: _____ Title: _____

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

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

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

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

CASH CROPS

- b. Total number of acres on this farm 103 acres
- c. Total number of acres being applied for (if different than above): _____
- d. Acreage in cultivation: 101 acres
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: none
- f. All other acres (swamp, woods, etc.) 2 acres
- 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); 30 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.

Margaret Thompson
(Signature of Applicant)
Margaret Thompson
(Co-owner, If Applicable)

(Date)

Caswell Place, LLC
(Corporate Name, If Applicable)
Margaret Thompson
(Signature of Corporate Officer)

(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: 3/15/19 (Note: Local Governing Body has 45 days to take action)

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

This application is approved, rejected Date of approval or rejection: _____
(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: _____

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

II. Please verify the following:

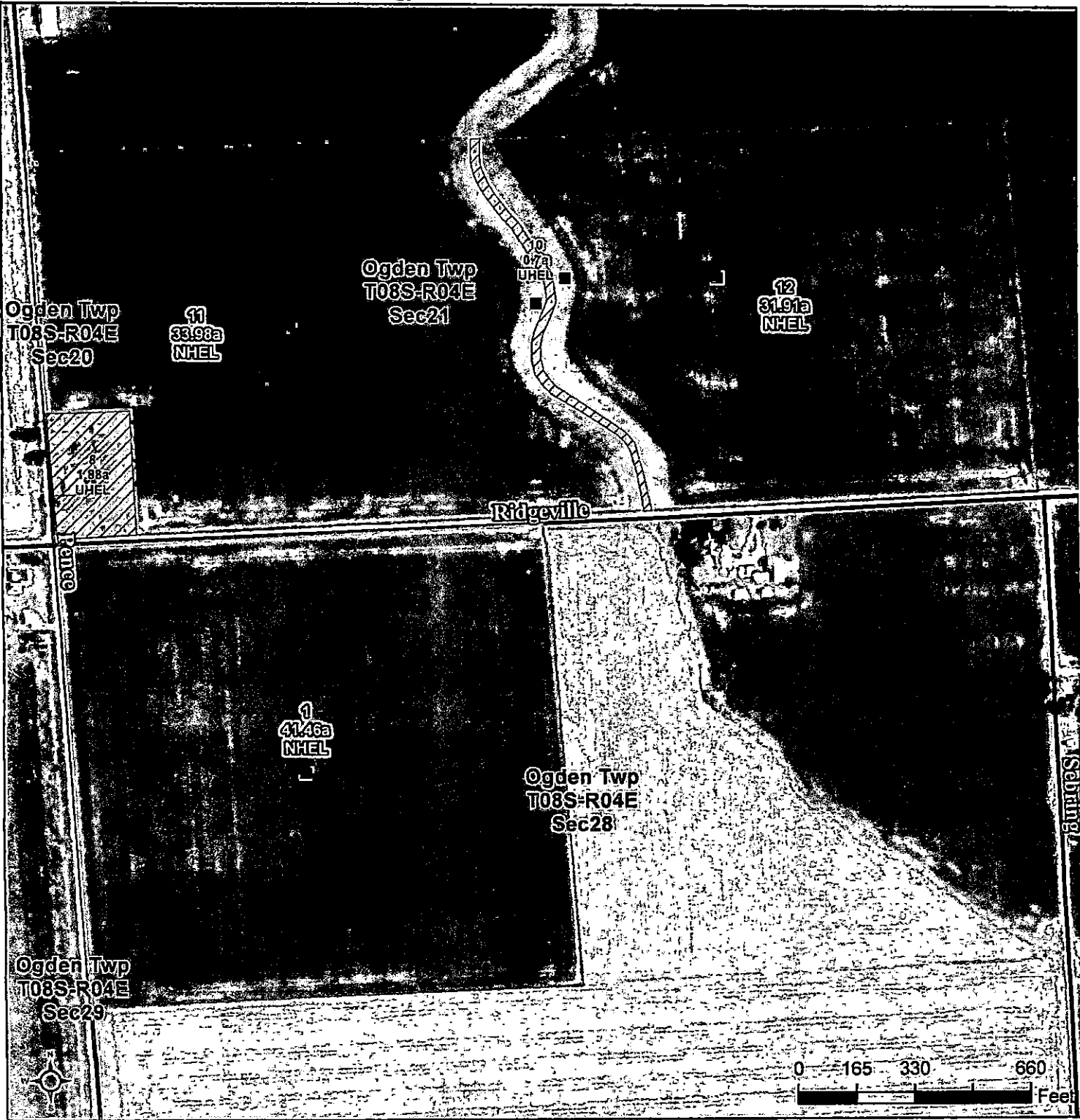
- ____ Upon filing an application, clerk issues receipt to the landowner indicating date received.
- ____ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments
- ____ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.
- ____ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

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

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

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

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



Common Land Unit
 [] Common Land Unit
 [] Non-Cropland
 [] Section Line

Wetland Determination Identifiers
 ● Restricted Use
 ▽ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions

2018 Program Year
 Map Created October 26, 2017
 2016 NAIP Imagery

Farm: 4913
Tract: 4709

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

3

QUIT CLAIM DEED

This Indenture is made this 13th day of December, 2017 between, **MARGARET F. THOMPSON**, residing at 2169 West Cadmus Road, Adrian, Michigan 49221, as Grantor, and **CASWELL PLACE, L.L.C. a Michigan Limited Liability Company**, whose address is 2169 West Cadmus Road, Adrian, Michigan 4922 as Grantee.

WITNESSETH, that the Grantor, in consideration of the sum of **One and 00/100ths Dollars (\$1.00)**, receipt of which is hereby acknowledged, does hereby **CONVEY** and **QUIT CLAIM** unto the Grantee, the following described land situate in the Township of Ogden, County of Lenawee, State of Michigan, to wit:

LEGAL DESCRIPTION ON BACK

PROPERTY NOS.: OG0-121-3555-00 and OG0-128-1050-00
ADDRESSES OF PROPERTY: 10000 Pence Hwy block and 5000 East Ridgeville Road Block
Subject to easements and restrictions of record.

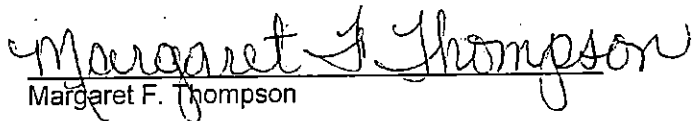
This instrument and the transfer of property is exempt from tax because it is a written instrument in which the value of the consideration for the property is less than \$100.00 [MCL 207.526 (6)(a) and MCL 207.505(a)] and a tax free reorganization under Section 368 of the Internal Revenue Code.

The Grantor also grants to the Grantee the right to make any divisions under Section 108 of the Land Division Act, No. 288 of Public Acts of 1967; The Grantor acknowledges the drafter of this deed made no inquiry as to the allowable number of lot divisions and waives any claim against drafter related to the number of allowable divisions.

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

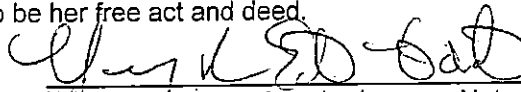
Grantor hereunto sets her hand the day and year above written.

Signed and delivered:


Margaret F. Thompson

STATE OF MICHIGAN)
) ss
County of Lenawee)

On this 13th day of December, 2017, before the subscriber, a Notary Public in and for said County, personally appeared **MARGARET F. THOMPSON**, to me known to be the same person described in and who executed the foregoing instrument, who acknowledged the same to be her free act and deed.


Walter N. Eaton - 6042 Notary Public
Appointed and acting in Lenawee County, Michigan
My commission expires: 4/15/2021

*Recorded in
Index*

PREPARED BY and RETURN TO Nancy R. Eaton-Gordon
Walker, Watts, Jackson & McFarland, P.L.L.C., 160 N. Winter Street, Adrian, Michigan 49221
517-265-8138

LEGAL DESCRIPTIONS

S 65 AC SW1/4 SEC 21 T8S R4E EX LD BEG AT S 1/4 POST SEC 21 RUNN TH N 60 RDS TH W 2 RDS TH S 60 RDS TH E 2 RDS TO POB ALSO EXC LD DES AS BEG AT THE SW COR OF SEC 21 T8S R4E TH N01^18'18"W 365 FT ALG THE W LI OF SD SEC TH N89^55'12"E 255 FT TH S01^18'18"E 365 FT TO THE S LI OF SD SEC TH S89^55'12"W 255 FT TO THE POB (EXC - SURVEY 2.14 AC) SPLIT ON 11/14/2016 FROM OGO-121-3550-00

ALSO THE NW 1/4 OF NW 1/4 SEC 28

COMMONLY KNOWN AS: 10000 PENCE HWY. BLOCK (PIN#OGO-121-3555-00) &
5000 E. RIDGEVILLE RD. BLOCK (PIN# OGO-128-1050-00)

3

Michigan Department of Treasury
3676 (Rev. 10-16)

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

Affidavit Attesting Qualified Agricultural Property Shall Remain Qualified Agricultural Property

1. Street Address of Property <u>10000 PEACE HWY BLK + 5000 E. RIDGEVILLE RD BLK</u>		2. Name of County <u>LEWIS & CLARK</u>	
3. City/Township/Village Where Real Estate is Located <u>060-121-3555-00</u>		<input type="checkbox"/> City <input checked="" type="checkbox"/> Township <input type="checkbox"/> Village	
4. Name of Property Owner(s) (Print or Type Legibly) <u>CASWELL PLACE, LLC</u>		5. Property ID Number (from Tax Bill or Assessment Notice) <u>040-121-3555-00 + 060-128-1050-00</u>	
6. Legal Description (Legal description is required; attach additional sheets if necessary) <u>See Attached</u>		7. Percentage of this property that is, and will remain Qualified Agricultural Property (Do Not Include Qualified Forest Program Property) <u>100 %</u>	
8. Daytime Telephone Number <u>734-347-4216</u>		9. E-mail Address	

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

I certify that the information above is true and complete to the best of my knowledge. I further certify that the property noted on this affidavit currently is, and will remain, qualified agricultural property. Must be signed by owner, partner, corporate officer, or a duly authorized agent.

Dated: December 18, 2017 Signed Margaret Thompson
 Name (Printed or Type) MARGARET THOMPSON
 Title member

Dated: _____, 20____ Signed _____
 Name (Printed or Type) _____
 Title _____

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

STATE OF MICHIGAN)
) ss.

COUNTY OF Lewis & Clark

On this 18th day of December, 2017, the above-named person(s) MARGARET THOMPSON member CASWELL PLACE, each personally appeared before me. Each acknowledged that the persons' execution of this affidavit was that person's free act and deed and affirmed that the contents of this affidavit are true to the best of that person's information, knowledge and belief.

Nancy R. Eaton-Gordon
 PRINT/TYPE NAME: NANCY R. EATON-GORDON ESQ.
 NOTARY PUBLIC, INGHAM County, Michigan
 Acting in LEWIS & CLARK County

(NOTARY SEAL)

My commission expires 06/15/2021

Drafter's Name NANCY R. EATON-GORDON ESQ / MAUREA WATTS, JARLSON & McFARLAND, PLLC
 Drafter's Address 100 N. WINTERS ST. ADRIAN, MI 49221

FOR LOCAL GOVERNMENT USE ONLY AFTER THE INSTRUMENT IS RECORDED WITH THE REGISTER OF DEEDS	
Is the percentage stated above in number 7 the current percentage of the property that is Qualified Agricultural Property? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If NO, what is the correct percentage of the property that is currently Qualified Agricultural Property? _____	
Assessor's Signature	Date

LEGAL DESCRIPTIONS

S 65 AC SW 1/4 SEC 21 T8S R4E EX LD BEG AT S 1/4 POST SEC 21 RUNN TH N 60 RDS TH W 2 RDS TH S 60 RDS TH E 2 RDS TO POB ALSO EXC LD DES AS BEG AT THE SW COR OF SEC 21 T8S R4E TH N01°18'18"W 365 FT ALG THE W LI OF SD SEC TH N89°55'12"E 255 FT TH S01°18'18"E 365 FT TO THE S LI OF SD SEC TH S89°55'12"W 255 FT TO THE POB (EXC - SURVEY 2.14 AC) SPLIT ON 11/14/2016 FROM OGO-121-3550-00

ALSO THE NW 1/4 OF NW 1/4 SEC 28

COMMONLY KNOWN AS: 10000 PENCE HWY. BLOCK (PIN#OGO-121-3555-00) &
5000 E. RIDGEVILLE RD. BLOCK (PIN# OGO-128-1050-00)

MESSAGE TO TAXPAYER

TAXES MAY BE PAID BY MAIL, AT MY HOME OFFICE ON DEC 14, FEB 1, AT THE OGDEN TWP HALL ON DEC 31 OR FEB 14 A 3% LATE FEE IS ADDED AFTER FEB 14 HOURS ON THESE DATES ARE 9AM - NOON AND 1PM - 5PM

FOR AN APPOINTMENT AT OTHER TIMES CALL 517-443-5571.

PLEASE MAKE CHECK PAYABLE TO OGDEN TOWNSHIP IF YOU NEED A RECEIPT PLEASE INCLUDE ENTIRE BILL AND A SELF-ADDRESSED STAMPED ENVELOPE.

PAYMENT INFORMATION

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

Pay by mail to **OGDEN TOWNSHIP
RICK DENNISON, TREASURER
6324 E RIDGEVILLE RD
BLISSFIELD, MI 49228**

TAX DETAIL

Taxable Value:	45,803	Class:	101
State Equalized Value:	127,300		
Assessed Value:	127,300		
P.R E %:	100		

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

PROPERTY INFORMATION

Property Assessed To
**CASWELL PLACE LLC
2169 CADMUS RD
ADRIAN, MI 49221**

School: **46040 BLISSFIELD**

Property #: **OGO-128-1050-00**

Property Addr: **5000 E RIDGEVILLE RD BLK**

Legal Description:
NW 1/4 OF NW 1/4 SEC 28

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.73200	33.52
MED CARE	0.18960	8.68
LENAWEE INT SCH	7.32330	335.42
SCH SINKING FUND	1.74790	80.05
SCHOOL OPER	18.00000	0.00
TWP TAX	0.92690	42.45
FIRE	1.00000	45.80
ROADS/BRIDGES	2.00000	91.60
HAHN	0.00000	45.00
SEBRING, CLOUGH, C	0.00000	200.00

OPERATING FISCAL YEARS

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

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

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

Total Tax:	\$882.52
Administration Fee:	\$8.82
Total Amount Due:	\$891.34

MESSAGE TO TAXPAYER

TAXES MAY BE PAID BY MAIL, AT MY HOME OFFICE ON DEC 14, FEB 1, AT THE OGDEN TWP HALL ON DEC 31 OR FEB 14 A 3% LATE FEE IS ADDED AFTER FEB 14 HOURS ON THESE DATES ARE 9AM - NOON AND 1PM - 5PM

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PAYMENT INFORMATION

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

PROPERTY INFORMATION

Property Assessed To
 CASWELL PLACE LLC
 2169 CADMUS RD
 ADRIAN, MI 49221

School: 46040 BLISSFIELD

Property #: OGO-121-3555-00

Property Addr: 10000 PENCE HWY BLK

Legal Description:

S 65 AC SW1/4 SEC 21 T8S R4E EX LD BEG A T S 1/4 POST SEC 21 RUNN TH N 60 RDS TH W 2 RDS TH S 60 RDS TH E 2 RDS TO POB AL SO EXC LD DES AS BEG AT THE SW COR OF SEC 21 T8S R4E TH N01 18'18"W 365 FT ALG THE W LI OF SD SEC TH N89 55'12"E 255 FT TH S01 18'18"E 365 FT TO THE S LI OF SD SEC TH S89 55'12"W 255 FT TO THE POB (EXC - SURVEY 2.14 AC) SPLIT ON 11/14/2016 FROM OGO-121-3550-00

TAX DETAIL

Taxable Value:	126,208	Class:	101
State Equalized Value:	197,400		
Assessed Value:	197,400		
PRE %	100		

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

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.73200	92.38
MED CARE	0.18960	23.92
LENAWEE INT SCH	7.32330	924.25
SCH SINKING FUND	1.74790	220.59
SCHOOL OPER	18.00000	0.00
TWP TAX	0.92690	116.98
FIRE	1.00000	126.20
ROADS/BRIDGES	2.00000	252.41
HAHN	0.00000	69.87
SEBRING, CLOUGH, C	0.00000	229.99

OPERATING FISCAL YEARS

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

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

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

Total Tax:	\$2,056.59
Administration Fee:	\$20.56
Total Amount Due:	\$2,077.15