



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: October 17, 2019
Grant E. Bauman	TIME: 6:30 p.m.
R2PC Principal Planner	PLACE: 2nd Floor Commission Chambers
(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 September 19, 2019, Meeting *[ACTION]* 3
5. Request(s) for Review, Comment, and Recommendation
 - a. Consideration of Township Zoning Amendment(s)
 - (1) #19-12 — Woodstock Township *[ACTION]* 9
 - (2) #19-13 — Cambridge Township *[ACTION]* 25
 - (3) #19-14 — Rollin Township *[ACTION]* 33
 - b. Consideration of PA 116 Farmland Agreement(s)
 - (1) #19-42 — Riga Township *[ACTION]* 43
 - (2) #19-43 — Riga Township *[ACTION]* 61
 - c. Consideration of Master Plan(s) — None
6. Other Business
 - a. Old Business — Existing Land Use Survey 71
 - 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 November 21, 2019

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MEETING MINUTES

Thursday, September 19, 2019

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

Members Present: Ms. Rebecca Liedel, LCPC Chair; Mr. Bruce Nickel; Mr. Ralph Tillotson, Lenawee County Commission; and Mr. Dale Witt

Members Absent: Mr. Bob Behnke, Education Representative; Ms. Karol (KZ) Bolton, Lenawee County Commission; and Mr. Keith Dersham, LCPC Secretary

Others Present: Mr. Grant Bauman, LCPC Staff/Recording Secretary, and Dave Pixley, Palmyra Township Planning Commission

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 9/19/19 meeting agenda for approval.

A motion was made by Comm. Nickel, and seconded by Comm. Tillotson, to approve the September 19, 2019, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 8/15/19 special meeting minutes for approval.

A motion was made by Comm. Nickel, and seconded by Comm. Liedel, to approve the August 15, 2019, special 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) **#19-09 | Palmyra Township.** Commissioners reviewed various proposed text amendments throughout the *Palmyra Township Zoning Ordinance*. Staff summarized his report, highlighting various concerns, and advising Commissioners to recommend disapproval with comments of the proposed text amendments to the Palmyra Township Board as currently proposed. Further revisions are needed (see the listing of comments/suggestions in the staff report). For example, sections containing additional development standards for certain uses that do not exist are cited.

A motion was made by Comm. Witt, and seconded by Comm. Nickel, to concur with the staff advisement to recommend disapproval with comments of the proposed text amendments as currently proposed (see the staff report and these minutes). *The motion passed by majority vote with Comm. Tillotson abstaining; he was concerned about the effect of a disapproval recommendation.*

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- (2) **#19-10 | Fairfield Township.** Commissioners reviewed the proposed rezoning to 'Local Commercial (C-1)' of an approximately 9-acre portion of a property (ID# FA0-110-2285-00) along M-52 in Section 3 (T8S-R3E) of the Township. Staff summarized his report advising Commissioners to recommend approval with comments of the proposed rezoning, noting the importance of clearly describing the portion of the parcel to be rezoned in the township board's motion as well as other suggestions (see the staff report).

A motion was made by Comm. Nickel, and seconded by Comm. Tillotson to concur with the staff advisement to recommend approval with comments of the proposed rezoning to the Fairfield Township Board (see the staff report). *The motion passed unanimously.*

- (3) **#19-11 | Franklin Township.** Commissioners reviewed proposed text amendments to the *Franklin Township Zoning Ordinance* regarding: (a) accessory building heights in residential districts, (b) self-service storage facilities, and (c) sign regulations. Staff summarized his report, noting various issues pertaining to the regulations proposed for the self-service storage facilities and signs and providing separate advisements regarding each set of amendments:

- (a) Recommend approval with comments of the proposed amendment pertaining to the maximum allowable height of accessory buildings in residential districts (see the staff report).
- (b) Recommend disapproval with comments of the proposed amendment pertaining to self-service storage facilities, as currently written; the approval status of the amendments is unclear and development standards should be considered. (see the staff report).
- (c) Recommend disapproval with comments of the proposed amendment pertaining to sign regulations, as currently written; further changes to the proposed regulations should be considered, especially those affected by *Reed et al. v. Town of Gilbert, Arizona et al.* (see the staff report).

Comm. Tillotson voiced his general concerns regarding sign standards. Regulations are needed, but often go too far and become overly restrictive in his opinion. He cited the City of Tecumseh's enforcement of its sign code as an example. Comm. Nickel announced that he will abstain from voting because he is the Zoning Administrator for Franklin Township.

The following motions were made and passed:

- (a) A motion was made by Comm. Tillotson, and seconded by Comm. Witt, to concur with the staff advisement to recommend approval with comments of the proposed amendment pertaining to the maximum allowable height of accessory buildings in residential districts (see the staff report and these minutes). *The motion passed by majority vote with Comm. Nickel abstaining.*
- (b) A motion was made by Comm. Tillotson, and seconded by Comm. Witt, to concur with the staff advisement to recommend disapproval with comments of the proposed amendments pertaining to self-service storage facilities as currently written (see the staff report and these minutes). *The motion passed by majority vote with Comm. Nickel abstaining.*

(c) A motion was made by Comm. Tillotson, and seconded by Comm. Liedel, to concur with the staff advisement to recommend disapproval with comments of the proposed amendments pertaining to sign regulations as currently written (see the staff report and these minutes). *The motion passed by majority vote with Comm. Nickel abstaining.*

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

- (1) **#19-28 | Rome Township.** Commissioners reviewed a proposed agreement for a property (ID #RM0-108-3055-00) in Section 8 (T6S-R2E) of the township. Staff summarized his report advising Commissioners to recommend approval with comments of the agreement provided that the applicant considers acting on the suggestion (see the staff report).

A motion was made by Comm. Nickel, and seconded by Comm. Tillotson, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Rome Township Board (see the staff report and these minutes). *The motion passed unanimously.*

- (2) **#19-29 | Rome Township.** Commissioners reviewed a proposed agreement for a property (ID #RM0-103-3850-00) in Section 3 (T6S-R2E) of the township. Staff summarized his report advising Commissioners to recommend approval with comments of the agreement provided that the applicant considers acting on the suggestion (see the staff report).

A motion was made by Comm. Tillotson, and seconded by Comm. Witt, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Rome Township Board (see the staff report and these minutes). *The motion passed unanimously.*

- (3) **#19-30 | Rome Township.** Commissioners reviewed a proposed agreement for properties (ID #RM0-102-3900-00 and ID #RM0-102-4800-00) in Section 2 (T6S-R2E) of the township. Staff summarized his report advising Commissioners to recommend approval with comments of the agreement provided that the applicant considers acting on the suggestions, including submitting the parcel information for ID #RM0-102-4800-00 (see the staff report).

A motion was made by Comm. Tillotson, and seconded by Comm. Nickel, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Rome Township Board (see the staff report and these minutes). *The motion passed unanimously.*

- (4) **#19-31 | Rome Township.** Commissioners reviewed a proposed agreement for a property (ID #RM0-113-2805-00) in Section 13 (T6S-R2E) of the township. Staff summarized his report advising Commissioners to recommend approval with comments of the agreement provided that the applicant considers acting on the suggestion (see the staff report).

A motion was made by Comm. Tillotson, and seconded by Comm. Witt, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Rome Township Board (see the staff report and these minutes). *The motion passed unanimously.*

- (5) **#19-32 | Blissfield Township.** Commissioners reviewed a proposed partial termination of an existing agreement for a property (either ID #BL0-218-2925-00 or ID #BL0-218-2950-00) in Section 18 (T7S-R5E) of the township. Staff summarized his report advising Commissioners to recommend disapproval of the application, noting the conflicting documentation regarding the parcel intended for termination (see the staff report).

A motion was made by Comm. Nickel, and seconded by Comm. Witt, to concur with the staff advisement to recommend disapproval of the PA 116 application to the Blissfield Township Board (see the staff report and these minutes). *The motion passed unanimously.* application

- (6) **#19-33 | Cambridge Township.** Commissioners reviewed a proposed agreement for a property (ID #CA0-127-4925-00) in Section 27 (T5S-R2E) of the township. Staff summarized his report advising Commissioners to recommend approval with comments of the agreement provided that the applicant considers acting on the suggestions (see the staff report).

A motion was made by Comm. Nickel, and seconded by Comm. Witt, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Cambridge Township Board (see the staff report and these minutes). *The motion passed unanimously.*

- (7) **#19-34 | Cambridge Township.** Commissioners reviewed a proposed agreement for properties (ID #CA0-127-4600-00 and ID #CA0-127-3950-00) in Section 27 (T5S-R2E) of the township. Staff summarized his report advising Commissioners to recommend approval with comments of the agreement provided that the applicant considers acting on the suggestions (see the staff report).

A motion was made by Comm. Tillotson, and seconded by Comm. Nickel, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Cambridge Township Board (see the staff report and these minutes). *The motion passed unanimously.*

- (8) **#19-35 | Cambridge Township.** Commissioners reviewed a proposed agreement for a property (ID #CA0-127-2600-00) in Section 27 (T5S-R2E) of the township. Staff summarized his report advising Commissioners to recommend approval with comments of the agreement provided that the applicant considers acting on the suggestions (see the staff report).

A motion was made by Comm. Tillotson, and seconded by Comm. Nickel, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Cambridge Township Board (see the staff report and these minutes). *The motion passed unanimously.*

- (9) **#19-36 | Cambridge Township.** Commissioners reviewed a proposed agreement for a property (ID #CA0-127-2300-00) in Section 27 (T5S-R2E) of the township. Staff summarized his report advising Commissioners to recommend approval with comments of the agreement, provided that the applicant considers acting on the suggestions, including the exclusion of the dwelling and any associated structures (see the staff report).

A motion was made by Comm. Nickel, and seconded by Comm. Witt, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Cambridge Township Board (see the staff report and these minutes). *The motion passed by majority vote with Comm. Tillotson voting no; in his opinion, the dwelling should be included in the application if that is the wish of the applicant.*

- (10) **#19-37 | Cambridge Township.** Commissioners reviewed a proposed agreement for a property (ID #CA0-127-2050-00) in Section 27 (T5S-R2E) of the township. Staff summarized his report advising Commissioners to recommend approval with comments of the agreement provided that the applicant considers acting on the suggestions (see the staff report).

A motion was made by Comm. Tillotson, and seconded by Comm. Nickel, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Cambridge Township Board (see the staff report and these minutes). *The motion passed unanimously.*

- (11) **#19-38 | Cambridge Township.** Commissioners reviewed a proposed agreement for a property (ID #CA0-122-2450-00) in Section 22 (T5S-R2E) of the township. Staff summarized his report advising Commissioners to recommend approval with comments of the agreement, provided that the applicant considers acting on the suggestions (see the staff report).

A motion was made by Comm. Witt, and seconded by Comm. Tillotson, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Cambridge Township Board (see the staff report and these minutes). *The motion passed unanimously.*

- (12) **#19-39 | Deerfield Township.** Commissioners reviewed a proposed agreement for a property (ID #DE0-212-3850-00) in Section 12 (T7S-R5E) of the township. Staff summarized his report advising Commissioners to recommend approval with comments of the agreement provided that the applicant considers acting on the suggestions (see the staff report).

A motion was made by Comm. Nickel, and seconded by Comm. Tillotson, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Lenawee County Commission (see the staff report and these minutes). *The motion passed unanimously.*

- (13) **#19-40 | Ridgeway Township.** Commissioners reviewed a proposed agreement for properties (ID #RD0-207-4760-00 and ID #RD0-208-3050-00) in Sections 7 and 8 (T6S-R5E) of the township. Staff summarized his report advising Commissioners to recommend approval with comments of the agreement, provided that the applicant considers acting on the suggestions (see the staff report).

A motion was made by Comm. Witt, and seconded by Comm. Tillotson, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Ridgeway Township Board (see the staff report). *The motion passed unanimously.*

- (14) **#19-41 | Ridgeway Township.** Commissioners reviewed a proposed agreement for properties (ID #RD0-207-3550-00 and ID #RD0-207-3725-00) in Section 7 (T6S-R5E) of the township. Staff summarized his report advising Commissioners to recommend approval with comments of the agreement, provided that the applicant considers acting on the suggestions, including the exclusion of the dwelling and any associated structures (see the staff report).

A motion was made by Comm. Witt, and seconded by Comm. Nickel, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Ridgeway Township Board (see the staff report). *The motion passed by majority vote with Comm. Tillotson voting no; in his opinion, the dwelling should be included in the application if that is the wish of the applicant.*

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

Item 6 **Other Business**

- a. **Old Business** — None
- b. **New Business** — Staff provided Commissioners with a series of existing land use maps (utilizing assessing data) for the County (initially developed for another project). They should be useful in municipal master plans and other planning efforts.

Item 7 **Public Comment** — None

Item 8 **Commissioner Comment** — None

Item 9 **Adjournment.** The meeting was adjourned at 8:30 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary



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COORDINATED ZONING REPORT | #19-12

To: County Planning Commissioners
From: Grant E. Bauman
Date: October 14, 2019

Proposal: 'Local Commercial (C-1)' rezoning request in Woodstock Township

Purpose

The purpose of the rezoning request is to allow for "computer repair/programming" according to the applicant (see the 'Zoning Amendment Form' and the 'Rezoning Worksheet Form').¹

Location and Size of the Property

Location – The subject property (WD0-133-4755-00) is located at 16175 Addison Road in Section 33 (T5S-R1E) of Woodstock Township (see Figures 1, 4a, and 4b).

Size – The subject property has an area of approximately 3 acres.

Land Use and Zoning

Current Land Use – The current use of the subject property is 'private storage' according to the Township (see the Rezoning Worksheet Form). Properties to the north and south are also utilized for 'private storage'. Agriculture is the use identified for properties to the east and west.

Future Land Use – Woodstock Township's future land use map places the subject property and surrounding parcels in an area recommended for 'Agricultural' uses (see Figure 2).

Current Zoning – The subject property and surrounding parcels are located in an 'Agricultural (AG)' district (see Figure 3).

Public Facilities and Environmental Constraints

Public Road/Street Access – The subject property fronts on Addison Road, a county primary roadway, to the north and the west (see Figure 4b).

Public Water and Sewer – Neither public sanitary sewer service or public water service is available on the subject property and there are no plans to provide those services.

Environmental Constraints – There are no known environmental constraints, according to the Township (see the 'Rezoning Worksheet Form').

Analysis and Recommendation

Township Planning Commission Recommendation – The Woodstock Township Planning Commission recommends *disapproval* of the proposed rezoning (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 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.

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

No. The subject property is located in the midst of a large area recommended for ‘Agricultural’ uses (see Figure 2). The Zoning Plan equates ‘Local Commercial (C-1)’ zoning to ‘Commercial’.

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

No. The subject parcel is located in the midst of an ‘Agricultural (AG)’ zoning district and surrounded by properties utilized for either agriculture or private storage (see Figure 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 and facilities would be negatively impacted.

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?**

No. The introduction of a single commercially zoned property in this part of Woodstock Township would constitute spot zoning given that the recommended uses in the general area are ‘Agricultural’.

CZC Staff Analysis – Staff agrees with the Woodstock Township Planning Commission’s recommendation to disapprove the rezoning request.

Please note that the attorney for the applicant has also proposed adding the following to the listing of allowable conditional uses in the ‘Agricultural (AG)’ district (Sec. 4.3):

4.3.21 Light Assembly and Software Programing operations for the assembly from prefabricated parts of electronic devices and products, computer hardware and support systems or the processing or assembly of parts for the production of finished computer equipment provided that: all activities take place within an enclosed building; that no manufacturing or retail soles be conducted on the premises; that the operation employ no more than ten (10) persons on site; that operations be conducted between 7:00 am and 7:00 pm and no signage be erected or posted in any location other than on the building itself together with other reasonable conditions established by the planning commission.

This approach is certainly preferable to the creation of a spot zone and should be explored further. At the same time, staff is concerned whenever the zoning ordinance is amended to benefit a particular property owner (and/or any tenants). Given this concern, it may be more prudent to create a conditional use category that would allow a very small non-retail commercial business to be established as an accessory use within an existing building.

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

- The proposal would create a spot zone.
- This creation of a conditional use is worth exploring further, including the suggestions of LCPC staff.

Attachment(s):

- Background information provided by the township.

Recommended Actions:

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

Figure 1
Location

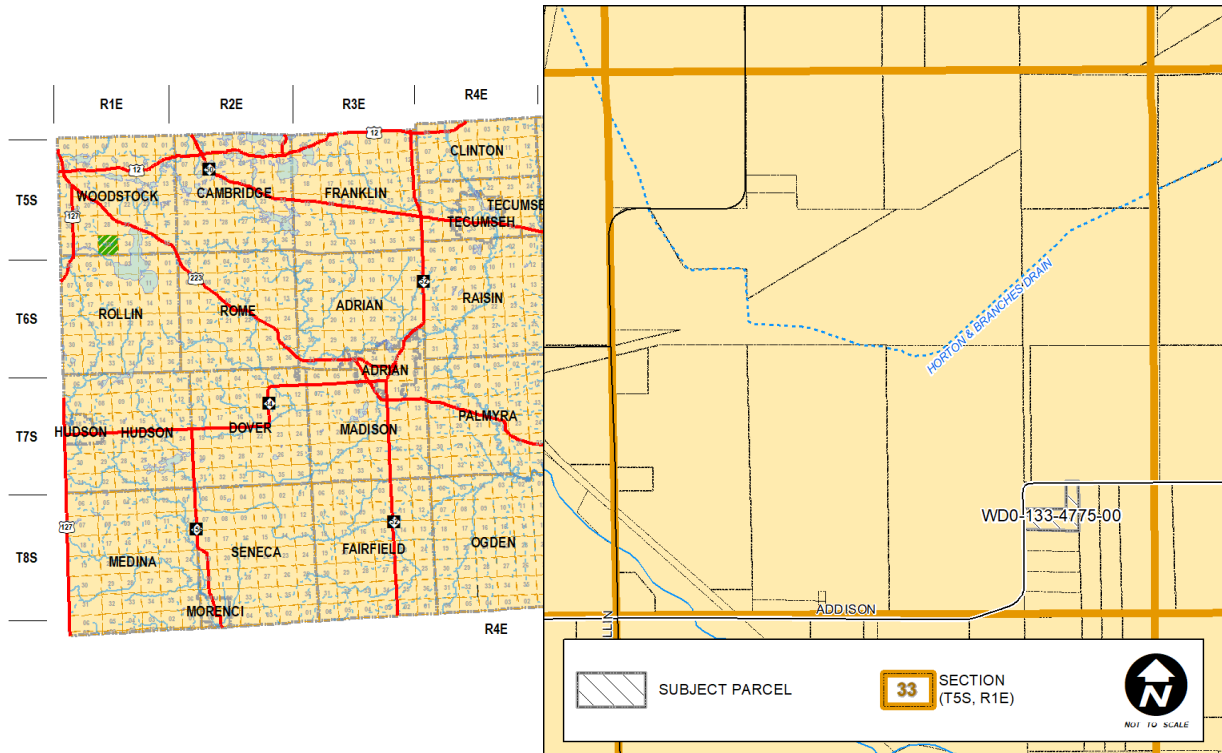
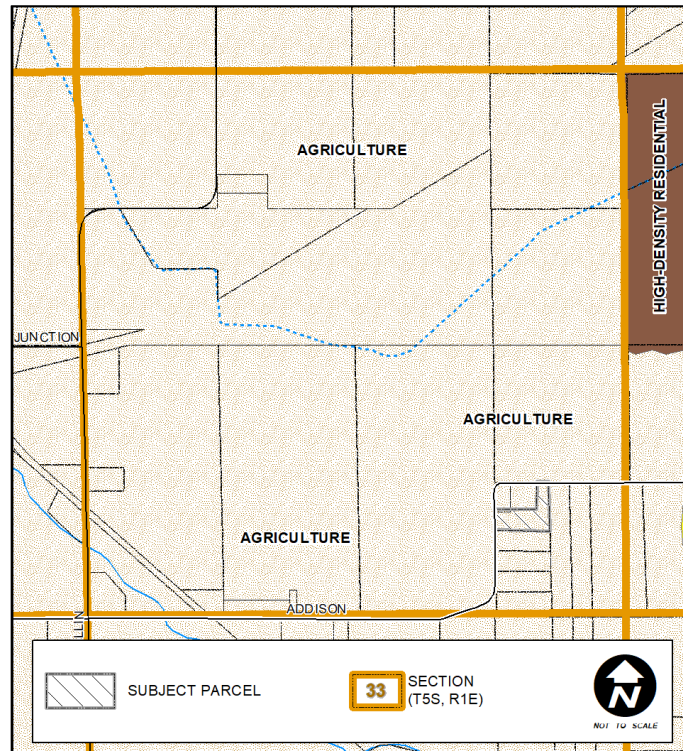
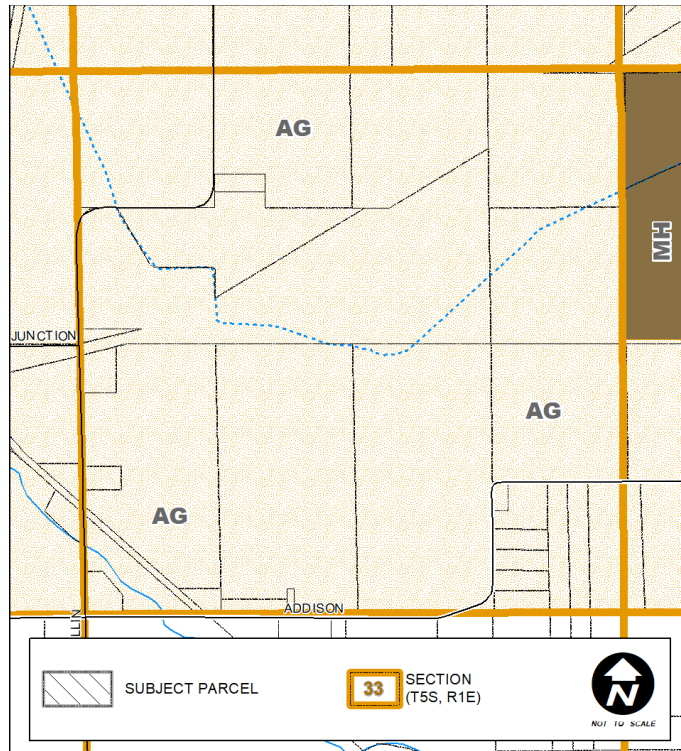


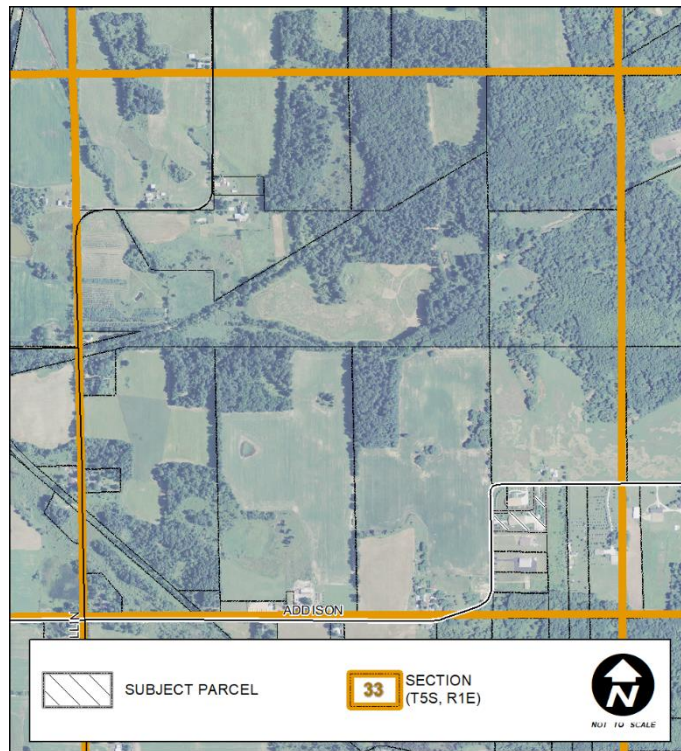
Figure 2
Township Future Land Use



**Figure 3
Township Zoning**



**Figure 4a
USDA Aerial Photograph**



Figures 4b
Google Aerial Photograph



R2.9.3.19

LCPC Case #: _____
(For LCPC Use Only)

ZONING AMENDMENT FORM



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

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

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

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

THE 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.)

16175 Addison Rd
WDO-133-4775-00

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

2. PURPOSE OF PROPOSED CHANGE: Computer Repair/Reprogramming

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 10 day 01 year 2019

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 09 day 10 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

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.

Melvin Cure Chair or Secretary 10 / 1 / 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.

Township Clerk

Revised: 11/19/18

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 #: R29.3.19
 Township official we may contact: Mel Cize Phone #: (517) 914-0916
 Applicant: Robert Phelps Phone #: (239) 289-4460
 Rezoning Request: From: Agriculture (AG) To: Commercial (C1)
 Property Location: Section(s): 33 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"): 3.29 ACRES

Please attach location map Yes No
 What is the existing use of the site? PRIVATE STORAGE

What is the proposed use of the site? Computer Repair/Reprogramming

What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?
 North: PRIVATE STORAGE South: PRIVATE STORAGE
 East: AGRICULTURE West: AGRICULTURE

What are the surrounding Zoning Districts?
 North: AGRICULTURE (AG) South: AGRICULTURE (AG)
 East: AGRICULTURE (AG) West: AGRICULTURE (AG)

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

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 _____

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.

Application for Zoning Changes

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

1. Application is hereby made by: Name(s): Robert J Phelps

Address: 16141 ADDISON RD ADDISON MI Telephone: 239 289 4460
to obtain a change in zoning.

2. The applicant(s) is/are: the owner(s) of the property involved. acting on behalf of the owner(s) of the property involved.

3. Address of property involved: 16175 ADDISON RD ADDISON

4. Legal description: WDO 133 .4775.90

5. The above property is presently zoned: Agriculture

6. The proposed use(s) and nature(s) of operation is/are Computer Repair / Re-programming
mty 6 employees NO TRUCKS, SIGNS OF FOOT TRAFFIC ON LINE BUSINESS
C-1 Requested

NOTE: ATTACH AN ACCURATE SURVEY DRAWING OF SAID PROPERTY.

Date: 9/3/19

Applicant(s): W. Mark Link Agent For Rob Phelps
signature

Fee Received \$ 442000
450

Township Clerk: Jeff Voelke
signature
Zoning

PLANNING COMMISSION

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

Surrounding properties are used for various purposes that might not
be a suitable fit for most permitted uses in C-1

Date: 10/1/2019

Chairman: Melvin Cure
signature

CERTIFICATE OF ZONING CHANGE:

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

Date: _____

Supervisor: _____
signature

Clerk: _____
signature

- 1. Owner Info.
- 2. Tax Info.
- 3. PRE: 0
- 4. Misc.
- 5. Linked App Info
- 6. Attach [1]
- 7. Sketches [1]

atus: Active

atus: TAXABLE

Tax. atus: TAXABLE

Class: 201 201 Commercial

Class: 201 201 Commercial

school: 46020 46020 ADDISON

leight: 201 COMMERCIAL

ning: <None Specified>

Code: <none>

Note:

Land and Improvements

Land...

Land Improvements...

Residential Buildings

Legal/Tax Description

Copy To Clipboard

Hit [Enter] to edit existing text or start typing to replace existing text.

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1/5/2016 LOT LINE CHANGE WITH WD0-133-4760-00

2/7/2017, 1),...

its...

ents (E)

Legal/Tax Description...

Double-click or hit the [ENTER]

Year

2020 C

2019 C

2018 C

2017 C

2016 C

2015 C

2014 S

2013 S

2012 S

2011 S

2010 C

2009 C

2008 C

2007 C

282,700

308,000

320,000

320,000

282,500

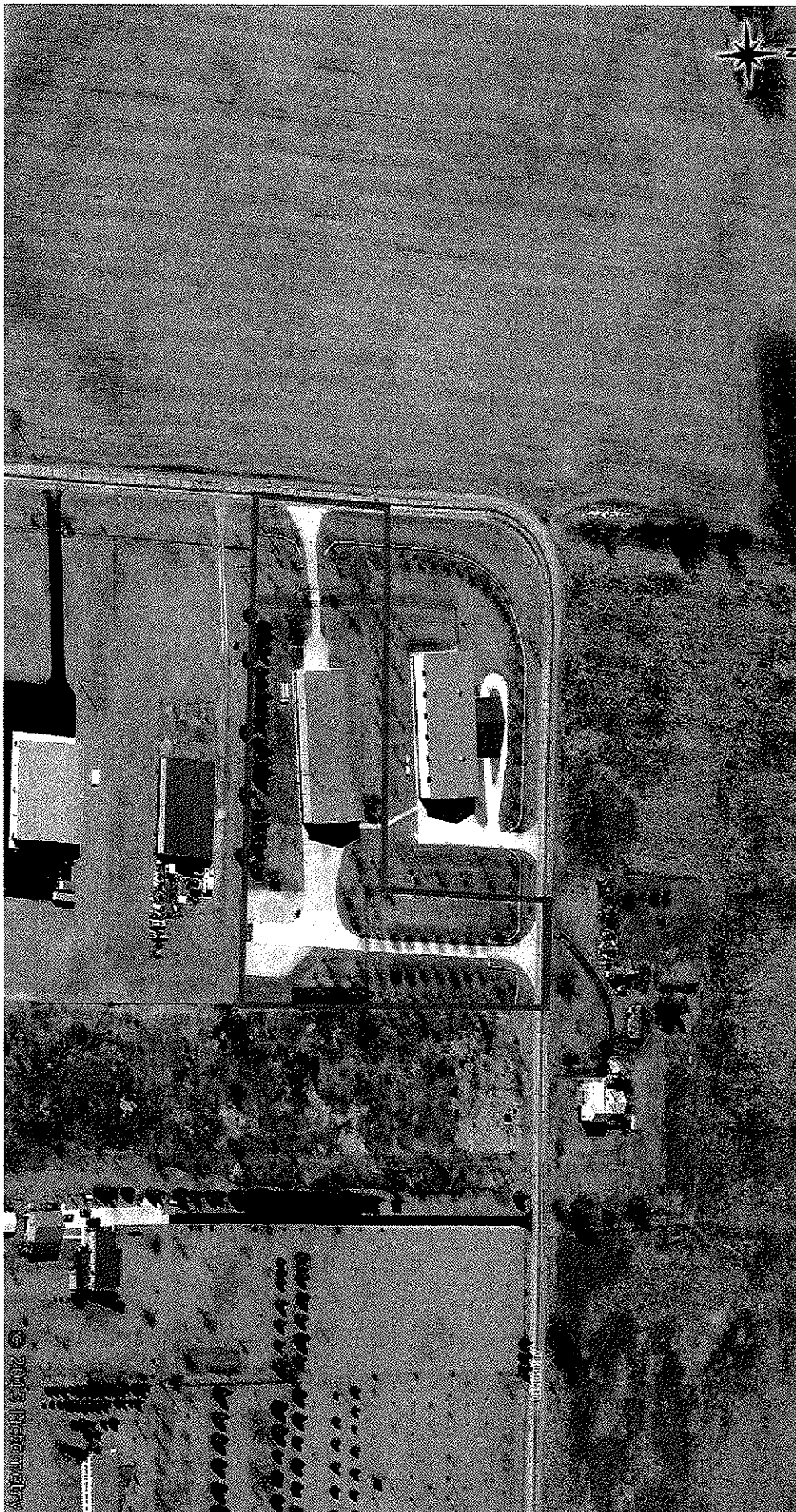
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RZ.9.3.19

22,93,19

16175 Addison Rd, WDO-133-4775-00



© 2013 Panoramio

03/29/2013

R2, 9, 3, 19

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

October 01, 2019

Planning Commission Meeting (PC)

Attendees: J. Burke, D. Crawford, M. Cure, R. Kennard, J. Josephs, J. Nicholl, R. Turner

Absent: None

Chairman Mel Cure brought meeting to order at 6:18pm followed by the pledge of allegiance.

A. New Business

1. This public hearing to discuss and make recommendations on zoning from AG to C-1 regarding WDO-133-4775-80, R. Phelps.
 - i. Attorney Phill Schaedler presents on behalf of Mr. Phelps as this request for light assembly and software programming operations
 - ii. Equalization at country states this property is already classified as commercial
 - iii. Current pole barns on property house watercraft
 - iv. Zoning ordinance does include process for conditional uses
 - v. Only trucks that come/go would be the UPS guy for shipping purpose
 - vi. No signage on building, employees 6-10, hours of operation would be 7a to 7p
 - vii. Owner would like to work with Township to self-impose conditions, per Lawyer there will be a formal application submitted
 - viii. Current this piece of property is listed for sale to which there is a prospected buyer
 - ix. Language submitted from Attorney Phill Schaedler to satisfy the requirements per email exchange dated 10.01.19 between attorney and realtor Mr. Mark Riggle, to which a printout was hand delivered to Township Zoning Administrator Jeff Votzke at this public meeting

Sub-section 4.3.21 Light Assembly and Software Programming operations for the assembly from pre-prefabricated parts of electronic devices and products, computer hardware and support systems or the processing or assembly of parts for the production of finished computer equipment provided that: all activities take place within an enclosed building; that no manufacturing or retail sales be conducted on the premises; that the operation employ no more than ten (10) persons on site; that operations be conducted between 7:00 am and 7:00 pm and no signage be erected or posted in any location other than on the building itself together with other reasonable conditions established by the planning commission.

x. Public Comments – none

2. Letter of Correspondence –

- i. Letter of support from Mr. Mark Stephens

3. Motion made by R. Kennard to recommend denial of rezoning change to C-1 as presented including the above minutes to the Township Board as presented with application, come back with conditional use for rezoning, 2nd by J. Burke

- i. Roll Call: R. Kennard – Yes, D. Crawford – Yes, J. Nicholl – Yes, R. Turner - Yes, J. Burke – Yes, J. Josephs – Yes, M. Cure – Yes. Motion passes
- ii. All documentation will be passed on to Zoning Administrator/Township Board for next steps

Meeting was adjourned at 6:42 pm.

Chairman Mel Cure has reviewed and approved these minutes.

Respectfully submitted by
J. Josephs, Recording Secretary

RZ, 9, 3, 19

**Woodstock Township
6486 Devils Lake Hwy
Addison, MI 49220
Planning Commission, Public Meetings**

Woodstock Township Planning Commission will hold a workshop on Tuesday, October 1, 2019 @ 5:30pm at 6486 Devils Lake Hwy. Purpose of the workshop is to discuss the Township's Zoning Ordinance. Public is welcome to attend.

Woodstock Township Planning Commission will hold a public hearing on Tuesday, October 1, 2019 @ 6:15pm at 6486 Devils Lake Hwy. This hearing will consider a request for rezoning of property located at 16175 Addison Rd (WDO-133-4775-00). Property is currently zoned Agriculture AG and the request is to rezone to Local Commercial C-1.

Woodstock Township Planning Commission will hold a public hearing on Tuesday, October 1, 2019, immediately following the conclusion of the 6:15 meeting, at 6486 Devils Lake Hwy. This meeting will consider a request for a Site Plan review on the property located at 17250 US 223 (WDO-120-2350-00). Applicant is requesting Site Plan approval for an Automotive Repair Facility. This property is currently zoned Highway Commercial C-3.

Mel Cure- Planning Commission Chair

Copies of documents are available for review at 6486 Devils Lake Hwy. Any written comments relating to the Workshop, Rezoning Hearing or the Site Plan Review can be mailed to:

Woodstock Township
attn. Planning Commission
6486 Devils Lake Hwy
Addison, MI 49220

Jeff Votzke
Zoning/Ordinance Administrator

WDO-133-2780-00
PETERSON, OSCAR E
PO BOX 241
SOUTH LYON MI 48178-0241

WDO-133-4280-00
HELD, EMMA V, REV LIV TRUST
16130 ADDISON RD
ADDISON MI 49220

WDO-133-4550-00
BURKE, STEPHEN M & NANCY
16231 ADDISON RD
ADDISON MI 49220-9798

WDO-133-4760-00
PHELPS, ROBERT, REAL ESTATE LLC
16175 ADDISON RD
ADDISON MI 49220

~~WDO-133-4775-00
PHELPS, ROBERT, REAL ESTATE LLC
16175 ADDISON RD
ADDISON MI 49220~~

WDO-133-4820-00
SAGANEK, ROBIN
5856 DARBY CT
MANITOU BEACH MI 49253

WDO-133-4825-00
BRABANT, JEFFREY L & DEANNA M
4510 WAYNICK DR
BRITTON MI 49229

WDO-133-4840-00
CHERRY POINT LLC
8540 CHERRY POINT
MANITOU BEACH MI 49253

WDO-133-4925-00
CORNETT, SHELBY & SHIRLEY L
16099 ADDISON RD
ADDISON MI 49220

22.9.3.19

22, 9, 3, 19

Phillip Schaedler

From: Phillip Schaedler <adratty@comcast.net>
Sent: Tuesday, October 1, 2019 11:44 AM
To: 'markriggle@buyatthelake.com'
Subject: Phelps property

Importance: High

Mark,
Does this description satisfy the requirements of the potential purchaser? Would these conditions be acceptable? Please let me know soonest.

Sub-section 4.3.21 Light Assembly and Software Programing operations for the assembly from pre-prefabricated parts of electronic devices and products, computer hardware and support systems or the processing or assembly of parts for the production of finished computer equipment provided that: all activities take place within an enclosed building; that no manufacturing or retail sales be conducted on the premises; that the operation employ no more than ten (10) persons on site; that operations be conducted between 7:00 am and 7:00 pm and no signage be erected or posted in any location other than on the building itself together with other reasonable conditions established by the planning commission.

Phill Schaedler



201 W. Maumee Street
Adrian, MI 49221
Tel. 517-263-2832
Fax 517-263-2941

CONFIDENTIALITY STATEMENT: This electronic message and all contents contain information from the law firm of Schaedler & Lacasse, PC which may be privileged, confidential or otherwise protected from disclosure. The information is intended only for the named addressee(s). If the reader of this message is not the intended recipient, please be advised that any disclosure, use, dissemination, distribution or copying of this message is prohibited. If you have received this electronic message in error, please notify us immediately and destroy the original message and all copies.

ELECTRONIC SIGNATURE STATEMENT: Neither the information in the above signature block, the typed name of the sender, nor anything else in this message is intended to constitute an electronic signature unless a specific statement to the contrary is included in this message.

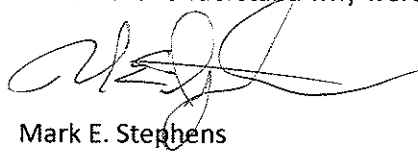
To comply with U.S. Treasury regulations, you are advised that any discussions of Federal tax issues in this communication was not intended or written to be used, and cannot be used, by any person (i) for the purposed of avoiding penalties that may be imposed by the Internal Revenue Service, or (ii) to promote, market or recommend to another party any matter addressed herein.

RZ.9.3.19

Woodstock Township
Attn. Planning Commission
6486 Devils Lake Hwy
Addison, Mi 49220

To the Planning Commission Members,

In reference to the request of rezoning the property located at 16175 Addison Road, I have no problems with that. We own the property two doors down and have been paying Commercial taxes for years, I could never understand why were listed as Agriculture.



Mark E. Stephens
Member
Cherry Point LLC

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Lenawee County Planning Commission

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

COORDINATED ZONING REPORT | #19-13

To: County Planning Commissioners
From: Grant E. Bauman
Date: October 14, 2018

Proposal: Text Amendments to the *Cambridge Township Zoning Ordinance* regarding 'Nuisances Per Se'

The Cambridge Township Planning Commission developed various text amendments Sec. 26-610 to make the penalty for violating the zoning ordinance a civil infraction rather than a misdemeanor.

Analysis and Recommendation

CZC Staff Analysis – Other municipalities have changed the penalty for violating the zoning ordinance from a misdemeanor to a civil infraction. As this is a legal decision—and assuming that legal counsel has reviewed the new approach—staff has no comment on the details of the amendment. Proposed amendments are displayed in this color (see below).

ARTICLE V. – ADMINISTRATION

DIVISION 1. – GENERALLY

...

Sec. 36-610. – Nuisance per se; abatement.

Uses of land and dwellings, buildings or structures including tents and trailer coaches used, erected, altered, razed or converted in violation of any provision of this chapter are hereby declared to be a nuisance per se. The court shall order such nuisance abated and the owner and/or agent in charge of such dwelling, building, structure, tent, trailer coach or land shall be adjudged guilty of maintaining a nuisance per se. Anyone violating the provisions of this chapter shall be guilty of a misdemeanor. The imposition of any sentence shall not exempt the offender from compliance with the requirements of this chapter.

Sec. 36-610 – Violation - Penalty

Uses of land and dwellings, buildings or structures including tents and trailer coaches used, erected, altered, razed or converted in violation of any provision of this chapter are hereby declared to be a nuisance per se. The court shall order such nuisance abated and the owner and/or agent in charge of such dwelling, building, structure, tent, trailer coach or land shall be adjudged responsible for maintaining a nuisance per se the fines and penalties for which are as follows:

- A. Violation of this Ordinance is a municipal civil infraction, for which the fine shall be not less than \$50.00 nor more than \$500.00 for the first offense and not less than \$100.00 nor more than \$2,500.00 for subsequent offenses, in the discretion of the Court, and such fine shall be in addition to all other costs, attorney fees, damages,

expenses, and other remedies as provided by law. For purposes of this section, "subsequent offense" means a violation of the provisions of this Ordinance committed by the same person for the same property within twelve (12) months of a previous violation of the same provision of this Ordinance for which said person admitted responsibility or was adjudicated to be responsible, provided, however, that offenses committed on subsequent days within a period of one week following the issuance of a citation for a first offense shall be considered separate first offenses.

- B. In addition to pursuing a municipal civil infraction proceeding pursuant to subsection A hereof, the Township may also instate an appropriate action in a court of competent jurisdiction seeking injunctive, declaratory, or other equitable relief to enforce or interpret this Ordinance or any provision of the Ordinance.
- C. All remedies available to the Township under this Ordinance and Michigan law shall be deemed to be cumulative and not exclusive.
- D. Any use of land that is commenced or conducted, any activity, or any building, item or structure that is erected, moved, used, place, reconstructed, razed, extended, enlarged, altered, maintained, or changed, in violation of any provision of this Ordinance is also hereby declared to be a nuisance per se.
- E. Each and every day during which a violation of this Ordinance shall exist shall be deemed to be a separate offense.
- F. Any person, firm or entity that assists with or enables the violation of this Ordinance shall be responsible for aiding and abetting, and shall be considered to have violated the provision of this Ordinance involved for which such aiding and abetting occurred. Furthermore, any attempt to violate this Ordinance shall be deemed a violation of the provision of this Ordinance involved as if the violation had been successful or completed.

...

CZC Staff Recommendation – Based upon the above analysis, staff advises the Planning Commission to recommend **APPROVAL** of the proposed text amendment to the Cambridge Township Board.

Attachment(s):

- Background information provided by the township.

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

#19-001

LCPC Case #: _____
(For LCPC Use Only)

ZONING AMENDMENT FORM



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

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

1. The above described property has a proposed zoning change FROM _____ ZONE TO _____ ZONE.

2. PURPOSE OF PROPOSED CHANGE: _____

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE IV, DIV. 1 SECTION 36-610

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

C. PUBLIC HEARING on the above amendment was held on: month 09 day 25 year 2019

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 09 day 10 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: BROOKLYN EXPONENT

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], Recording Secretary 9 / 25 / 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.

_____, () Chair or () 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

Cambridge Township Planning Commission

Regular Meeting Minutes – Wednesday, 25 September 2019

Note: No meeting held in August

Regular Meeting:

1). Meeting called to order at 7:00 pm by Chairman Streams, with the Pledge of Allegiance to the flag.

2). Roll Call:

R. Streams	Present	K. Gidner	Present
R. Kurowski	Absent – not excused	T. Friess	Absent - excused
K. Kelley	Absent - excused	C. Shanks	Present
B. Matejewski	Present	D. Horner	Present
T. Kissel	Present		

- Plus 5 members of the public.

3). Report of the Secretary: Approval of PC minutes of 31 July 2019 meeting, **MSC (Matejewski, Kissel), Passed, unanimous.**

4). New Business:

A. Public Hearing: - Discussion on last remaining step in the Zoning Ordinance Amendment – to replace current Sec. 36-610 Nuisance per se; abatement with new Section 36-610 that have added Civil Infraction Penalties.

No written comments received, no public present for comments. Public hearing portion closed at 7:04pm.

B. Discussion on Zoning for Medical Marijuana Facilities: Otis Garrison explained details from his point of view from the building construction, as well as basic information on each step in the process (5 different licenses required – growers, processors, testing, secure transport, provisioning facility).

Further discussion held, decision made for committee to do further research and will discuss more in future meetings. Also Township needs to decide on direction.

5). Old Business: None

6). Public Comments: None

7). Adjourn Meeting: **MSC (Matejewski, Kissel), Passed, unanimous – 7:43 pm.**

Submitted by D. Horner, Secretary

 27 SEP 2019

**TOWNSHIP OF CAMBRIDGE
LENAWEE COUNTY, MICHIGAN**

ORDINANCE NO.: 2019-

ADOPTED: _____, 2019

EFFECTIVE DATE: _____, 2019

**CIVIL INFRACTION PENALTIES FOR VIOLATION OF CAMBRIDGE TOWNSHIP
ZONING ORDINANCE**

An ordinance to amend the Cambridge Township Zoning Ordinance so as to make the violation thereof a municipal infraction, to provide sanctions for violation thereof and to repeal all sections or parts of the Cambridge Township Zoning Ordinance in conflict therewith.

THE TOWNSHIP OF CAMBRIDGE, LENAWE COUNTY, MICHIGAN ORDAINS:

**AMENDMENT OF ARTICLE V –ADMINISTRATION, DIVISION 1 SECTION 36-610
NUISANCE PER SE; ABATEMENT**

Article V, Division 1, Section 36-610 of the Cambridge Township Zoning Ordinance is hereby amended to read in its entirety as follows:

Section 36-610 - VIOLATION-PENALTY

Uses of land and dwellings, buildings or structures including tents and trailer coaches used, erected, altered, razed or converted in violation of any provision of this chapter are hereby declared to be a nuisance per se. The court shall order such nuisance abated and the owner and/or agent in charge of such dwelling, building, structure, tent, trailer coach or land shall be adjudged responsible for maintaining a nuisance per se the fines and penalties for which are as follows:

- A. Violation of this Ordinance is a municipal civil infraction, for which the fine shall be not less than \$50.00 nor more than \$500.00 for the first offense and not less than \$100.00 nor more than \$2,500.00 for subsequent offenses, in the discretion of the Court, and such fine shall be in addition to all other costs, attorney fees, damages, expenses, and other remedies as provided by law. For purposes of this section, “subsequent offense” means a violation of the provisions of this Ordinance committed by the same person for the same property within twelve (12) months of a previous violation of the same provision of this Ordinance for which said person admitted responsibility or was adjudicated to be responsible, provided, however, that offenses committed on subsequent days within a period of one week following the issuance of a citation for a first offense shall be considered separate first offenses.

- B. In addition to pursuing a municipal civil infraction proceeding pursuant to subsection A hereof, the Township may also instate an appropriate action in a court of competent jurisdiction seeking injunctive, declaratory, or other equitable relief to enforce or interpret this Ordinance or any provision of the Ordinance.
- C. All remedies available to the Township under this Ordinance and Michigan law shall be deemed to be cumulative and not exclusive.
- D. Any use of land that is commenced or conducted, any activity, or any building, item or structure that is erected, moved, used, place, reconstructed, razed, extended, enlarged, altered, maintained, or changed, in violation of any provision of this Ordinance is also hereby declared to be a nuisance per se.
- E. Each and every day during which a violation of this Ordinance shall exist shall be deemed to be a separate offense.
- F. Any person, firm or entity that assists with or enables the violation of this Ordinance shall be responsible for aiding and abetting, and shall be considered to have violated the provision of this Ordinance involved for which such aiding and abetting occurred. Furthermore, any attempt to violate this Ordinance shall be deemed a violation of the provision of this Ordinance involved as if the violation had been successful or completed.

Severability - Should any part of this Ordinance be declared unconstitutional, illegal or of no force and effect by a court of competent jurisdiction, such portion thereof shall not be deemed to affect the validity of any other part or portion thereof.

Publication and Effective Date – This Ordinance is adopted by the Cambridge Township Board upon recommendation of the Cambridge Township Planning Commission after Notice and Public Hearing as provided in Section 36-696 of the Cambridge Township Zoning Ordinance as amended and the provisions of the Michigan Zoning Enabling Act, P.A. 110 of 2006 as amended.

Repealer - All ordinances inconsistent with the provisions of this ordinance, are hereby repealed.

This ordinance was offered for adoption by the Township Board Member _____ and was seconded by Township Board Member _____, the vote being as follows:

YEAS: ()
 NAYS: ()
 ABSENT: ()

Ordinance declared adopted on _____, 2019.

 William Gentner
 Township Supervisor for the
 Township of Cambridge

CURRENT VERSION :

Sec. 36-610. - Nuisance per se; abatement.

Uses of land and dwellings, buildings or structures including tents and trailer coaches used, erected, altered, razed or converted in violation of any provision of this chapter are hereby declared to be a nuisance per se. The court shall order such nuisance abated and the owner and/or agent in charge of such dwelling, building, structure, tent, trailer coach or land shall be adjudged guilty of maintaining a nuisance per se. Anyone violating the provisions of this chapter shall be guilty of a misdemeanor. The imposition of any sentence shall not exempt the offender from compliance with the requirements of this chapter.

(Ord. of 6-9-2010, § 6.7)

State Law reference— Certain violations as nuisance per se, MCL 125.3407.

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Lenawee County Planning Commission

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

COORDINATED ZONING REPORT | #19-14

To: County Planning Commissioners
From: Grant E. Bauman
Date: October 14, 2019

Proposal: 'Rural Residential (RR)' rezoning request in Rollin Township

Purpose

The purpose of the rezoning request is to create "home site[s] for six (6) homes" according to the applicant (see the 'Zoning Amendment Form').¹

Location and Size of the Property

Location – The subject property (RL0-130-3600-00) is located at 18776 Forrister Road in Section 30 (T6S-R1E) of Woodstock Township. The pertinent portion of the property fronts on the roadway (see Figures 1, 4a, and 4b).

Size – The pertinent portion of the subject property has an area of approximately 20 acres according to the applicant (see the 'Zoning Amendment Form').

Land Use and Zoning

Current Land Use – The current use of the subject property is 'residential and farming' according to the Township (see the Rezoning Worksheet Form). The use of properties to the north and east is identified as 'agriculture' and the use of properties to the south is identified as 'rural residential'. The uses of properties to the west are identified as a mix of 'residential and agricultural'.

Future Land Use – Rollin Township's future land use map places the subject property, and surrounding land on the north side of Forrister Road, in an area recommended for 'Agricultural & Open Space' uses (see Figure 2). Land on the south side of the road (i.e., the north shore of Horseshoe Lake) is located in an area recommended for 'Low Density Residential' uses.

Current Zoning – The subject property and surrounding land on the north side of Forrister Road are located in an 'Agricultural (AG)' zoning district (see Figure 2). Land on the south side of the road (i.e., the north shore of Horseshoe Lake) is already zoned 'Rural Residential (RR)'.

Public Facilities and Environmental Constraints

Public Road/Street Access – The subject property fronts on the north side of Forrister Road, a county primary roadway (see Figure 4b).

Public Water and Sewer – Neither public sanitary sewer service or public water service is available on the subject property and there are no plans to provide those services.

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.

Environmental Constraints – There are no known environmental constraints, according to the Township (see the ‘Rezoning Worksheet Form’).

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?**

Yes. The subject property, and surrounding land on the north side of Forrister Road, is located in an area recommended for ‘Agriculture & Open Space’ uses (see Figure 2). The Township’s Zoning Plan equates ‘Rural Residential (RR)’ zoning to ‘Agriculture & Open Space’.

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

Yes. The land on the south side of Forrister Road is located in a ‘Rural Residential’ district (see Figure 3). Furthermore, ‘Low Density Residential’ uses are recommended for that land, which equates to Single Family Residential (R-1 and R-2) zoning in the Township’s Zoning Plan.

- 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 and facilities would be negatively impacted.

- 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. Large-lot residential development is already located along this portion of Forrister Road. The ‘Rural Residential (RR)’ district has a required minimum lot size of at least 1 acre.

CZC Staff Analysis – Staff agrees with the Rollin Township Planning Commission’s recommendation to approve the rezoning request. LCPC staff further recommends that the extent of the rezoning should be further clarified:

- The email and map provided by the Township identify the portion of the property to be rezoned as the north side of the Forrister Road frontage to a depth of 600 feet (see the background information). Unfortunately, the exact location of the centerline of the roadway is unclear. This should be identified through surveying or Lenawee County Road Commission records.
- Matching the rezoning exactly to the new residential lot(s) that will be created for the six proposed dwellings is advisable.
- It would also make sense to include 18748 Forrister Road (RL0-130-3710-00) in the rezoning as it will be completely surrounded by a ‘Rural Residential (RR)’ district if the rezoning is approved. A new public hearing must be noticed and held in order to rezone the additional property.

CZC Staff Recommendation – Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the proposed ‘Local Commercial (C-1)’ rezoning to the Rollin Township Board as long as further clarification of its extent (as described in the staff report) is considered.

Attachment(s):

- Background information provided by the township.

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

Figure 1
Location

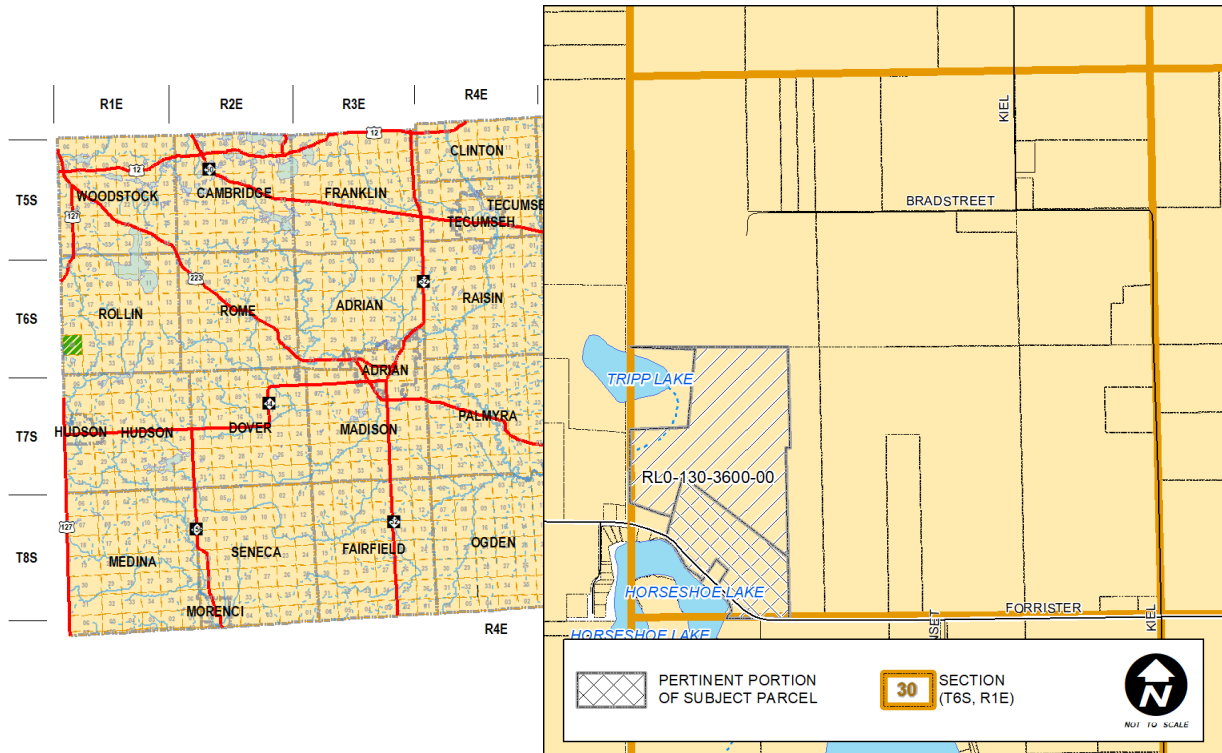
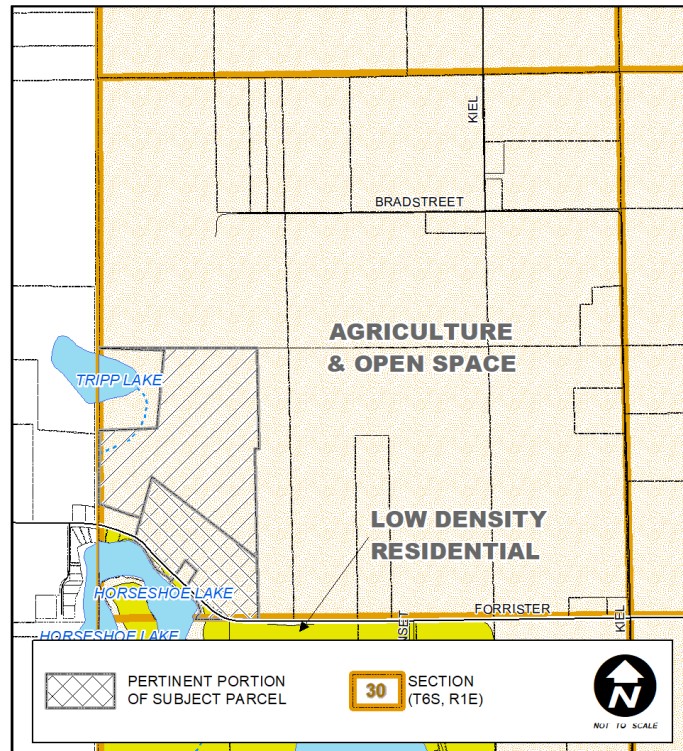
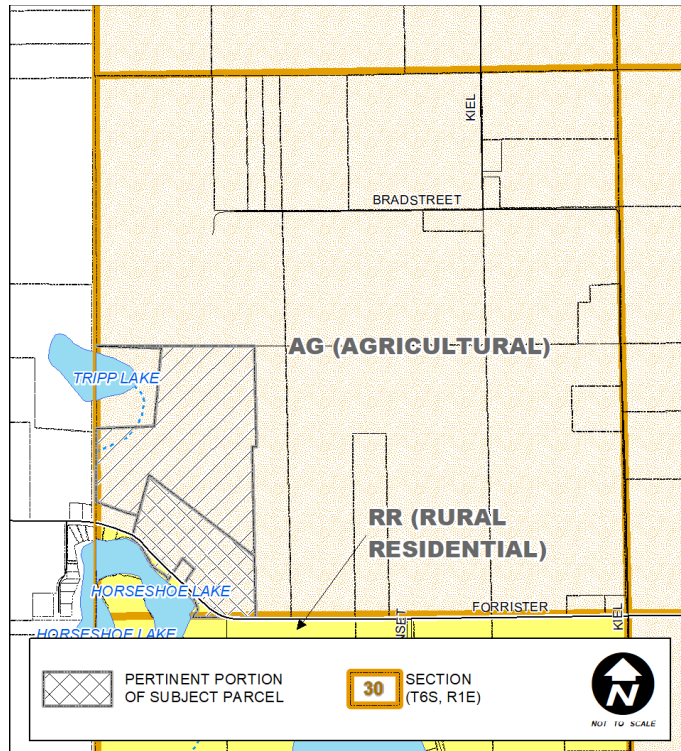


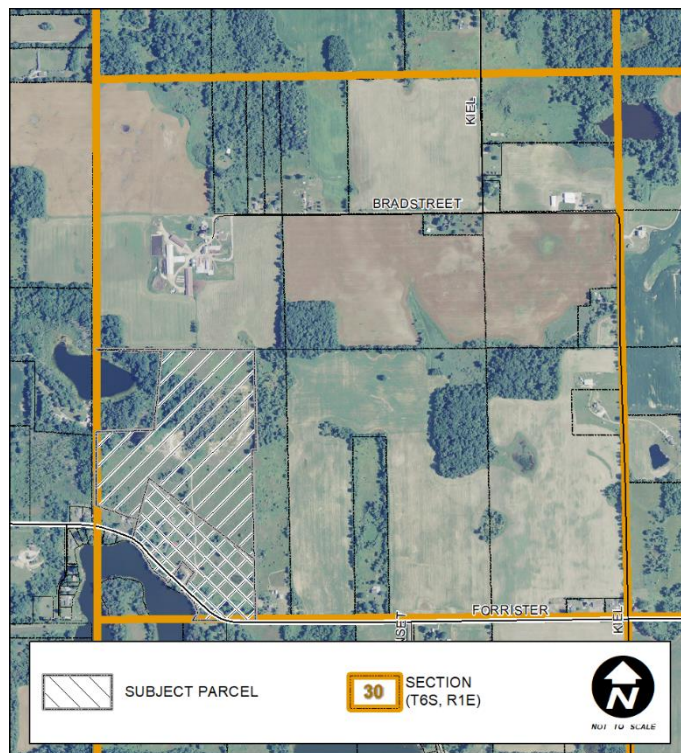
Figure 2
Township Future Land Use



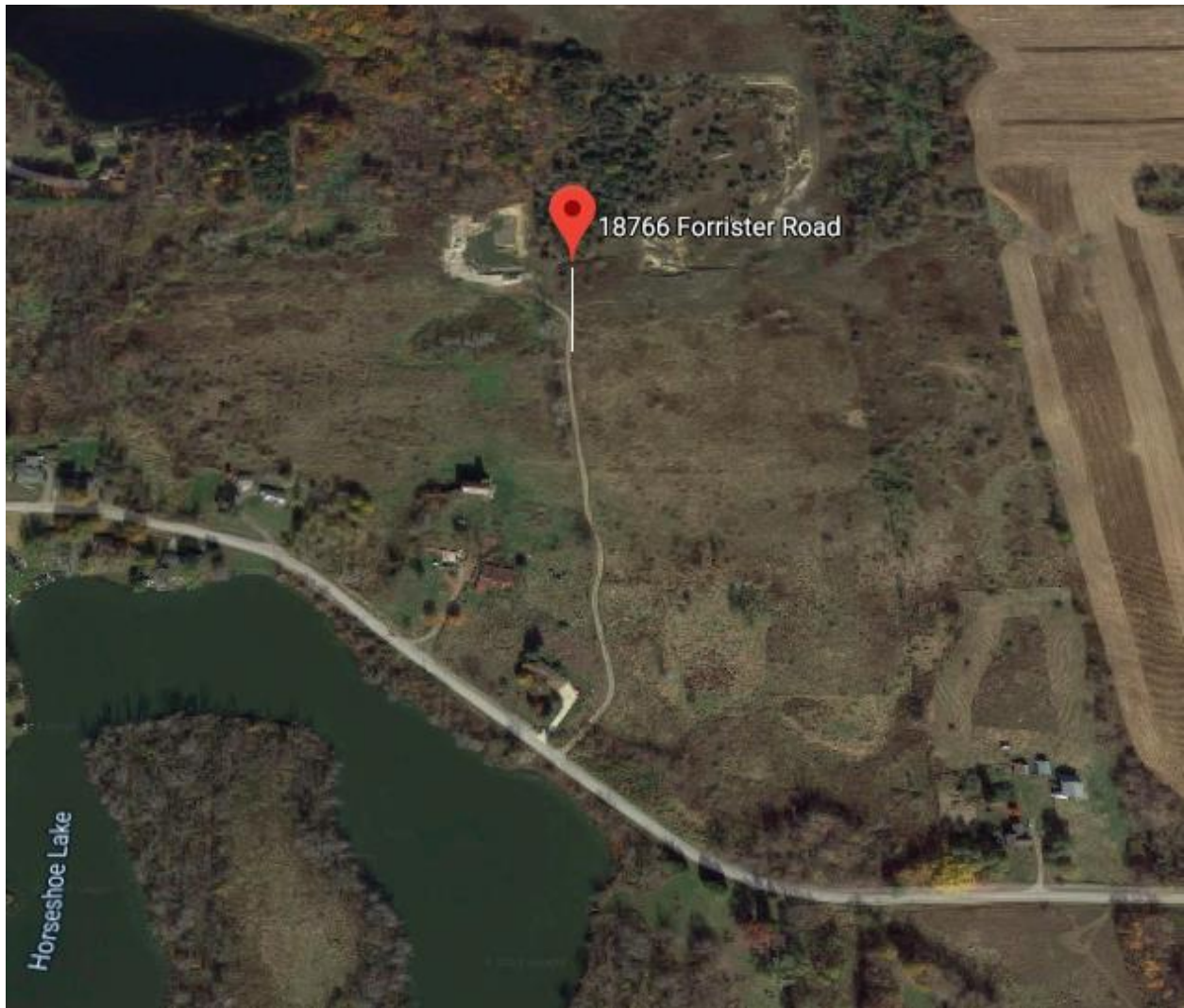
**Figure 3
Township Zoning**



**Figure 4a
USDA Aerial Photograph**



Figures 4b
Google Aerial Photograph



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 Rollin 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.)

RLD-130-3600-00

Approximately 20 acres - land on Forrester Road

- The above described property has a proposed zoning change FROM Agricultural District (AG) ZONE TO Rural Residential (RR) ZONE.
- PURPOSE OF PROPOSED CHANGE: HOME SITE FOR SIX (6) HOMES

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 October day 03 year 2019

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month September day 18 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 EXPONENT

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.

Bryan Ford Chair or Secretary 10 / 03 / 2019 (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

- Date of Meeting: month _____ day _____ year _____
- 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:

- Date of Meeting: month _____ day _____ year _____
- 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

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: ROYER BLOOMER Phone #: (517) 281-0481

Rezoning Request: From: AGRICULTURAL District (AG) To: Rural Residential District (RR)

Property Location: Section(s): R10-130-3600-00 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"): Approximately 20 acres

Please attach location map Yes No

What is the existing use of the site? RESIDENTIAL & FARMING

What is the proposed use of the site? single family residential

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

North: AGRICULTURE South: RURAL RESIDENTIAL

East: AGRICULTURE West: RESIDENTIAL & AGRICULTURE

What are the surrounding Zoning Districts?

North: AG () South: RR ()

East: AG () West: RR & AG ()

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

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 FORRISTER ROAD

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.

Revised: 11/19/18

EXHIBIT A
LEGAL DESCRIPTION ATTACHMENT

No(s): 7832343200

The real estate in the county or counties of Lenawee, Michigan, referred to in the Mortgage dated September 11, 2018, executed by: Roger Bloomer, a married man, as Mortgagor, to GreenStone Farm Credit Services, FLCA, as Mortgagee, is described as follows:

Land situated in the Township of Rollin, County of Lenawee, State of Michigan, further described as follows:
The Southwest ¼ of Section 30, Town 6 South, Range 1 East, EXCEPTING therefrom the East 60 acres thereof and all that part thereof lying South of Horseshoe Lake, FURTHER EXCEPTING therefrom all that part of the Southwest ¼ of Section 30, Town 6 South, Range 1 East described as commencing at the West ¼ post of Section 30 aforesaid and running thence South 2°20' East along the West line of said Section 30, 804.3 feet; thence North 85°09' East 564.55 feet; thence North 2°42' East 763.9 feet to the East and West ¼ line of Said Section 30; thence South 89°21' West along said ¼ line 631.25 feet to the place of beginning. AND FURTHER EXCEPTING THEREFROM; A parcel of land being part of the Southwest ¼ of Section 30, Town 6 South, Range 1 East, described as: Commencing at the Northeast corner of the recorded plat of "Sleepy Hollow" Liber 6, Page 1, Hillsdale County Records; thence South 74°36' 40" East a distance of 226.30 feet to the place of beginning; thence North 16°09'20" East a distance of 170.00 feet; thence South 73°50'40" East a distance of 150.00 feet; thence South 16°09'20" West to the center line of Forrister Road; thence Westerly along the center line of said Forrister Road to the point of beginning, excepting and reserving therefrom the Southerly 33 feet for the road right of way. ALSO that part of the Southwest ¼ of Section 30 lying South of Forrister Road North of Horseshoe Lake and between the North-South lot lines extended of the above described parcel. AND FURTHER EXCEPTING THEREFROM: A parcel of land being part of the Southwest ¼ of Section 30, Town 6 South, Range 1 East, described as: Beginning at the Northeast corner of the recorded plat of "Sleepy Hollow" Liber 6, Page 1, Hillsdale County Records; thence South 74°36'40" East a distance of 226.30 feet; thence South 16°09'20" West a distance of 118 feet more or less, to Horseshoe Lake; thence Westerly along the shore of said Horseshoe Lake to the East line of said Plat of "Sleepy Hollow" thence North along the East line of said Plat of "Sleepy Hollow" to the point of beginning. ALSO EXCEPTING AND reserving a parcel part of the Southwest ¼, Section 30, Town 6 South, Range 1 East, described as: Commencing at the Northeast corner of the recorded plat of "Sleepy Hollow" Liber 6, Page 1, Hillsdale County Records; thence South 74°36'40" East a distance of 226.30 feet; thence South 67°50'40" East a distance of 160.98 feet; thence South 45°23'10" East a distance of 536.95 feet to a point on the centerline of Forrister Road, the point of beginning; thence South 47°12'00" East along the center line of Forrister Road a distance of 150.00 feet; thence North 34°18'00" East a distance of 175.00 feet; thence North 47°12'00" West a distance of 150.00 feet; thence South 34°18'00" West a distance of 175.00 feet to the point of beginning; ALSO, commencing at the above mentioned point of beginning; thence South 47°12'00" East along the centerline of Forrister Road a distance of 150.00 feet; thence South 34°18'00" West a distance of 70 feet, more or less, to the waters edge of Horseshoe Lake; thence Northwesterly along the water's edge of said Horseshoe Lake to a point South 34°18'00" West of the point of beginning; thence North 34°18'00" East a distance of 110 feet, more or less, to the point of beginning; FURTHER EXCEPTING THEREFROM all that part of the West ½ of the Southwest ¼ of said Section 30, described as commencing at the Northeast corner of the recorded plat of Sleepy Hollow, as recorded in Liber 6 of Plats, Page 1, Hillsdale County Records, and running thence due North along the West line of said Section 30, 202.0 feet; thence South 69°35'38" East 283.26 feet, thence South 16°09'20" West 170.00 feet to the center line of Forrister Road; thence North 74°36'40" West along the center line 226.30 feet to the place of beginning, AND FURTHER EXCEPTING THEREFROM land commencing at a point 630.1 feet West of the South quarter post of said Section 30, thence West 342.4 feet; thence North 1,674.0 feet; thence East 41.0 feet; thence North 989.2 feet, more or less, to the East and West quarter line; thence East along the East and West quarter line 301.4 feet; thence South 2,663.2 feet more or less to the place of beginning.

Subject to existing easements, highways and restrictions of record.

Tax Parcel ID No(s): For Reference Only: RL0-130-3600-00

The above-referenced real estate is non-homestead property.

Douglas Kapnick

From: Douglas Kapnick
Sent: Sunday, September 08, 2019 10:57 AM
To: rollintownship@comcast.net
Cc: Irma David
Subject: Rezoning Request - Dr. Roger Bloomer -September 2019]

Denice:

The Rollin Planning Commission reviewed the request to rezone property owned by Dr. Roger Bloomer on September 05, 2019. The Commission voted to tentatively recommend approval of the request to rezone part of the approximately sixty eight (68) acres from Agricultural District to Rural Residential District. By law, the Planning Commission is required to hold a Public Meeting. I have scheduled a meeting as follows:

SPECIAL PUBLIC MEETING

- 1: Date: October 03, 2019
- 2: Time: 6:50 PM
- 3: Rollin Township Hall
Manitou Road

REZONING REQUEST

Public hearing to consider rezoning a part of property owned by Dr. Roger Bloomer (RLO-130-3600-00) from Agricultural District to Rural Residential District as follows: Starting at the southwest property line on Forrister Road, extending the southwest property line to six hundred (600) feet north. Starting at the east property line on Forrister Road to a point six hundred (600) feet north. Connecting the two (2) points six hundred (600) feet from Forrister Road with a straight line. The property north of Horseshoe Lake and within the above described boundary to be rezoned Rural Residential District..

Include in the notice of the Special Public Meeting a statement describing when and where written comments will be received concerning the requested approval.

Mail notice of the Special Public Meeting by regular first class mail at least 15 days before the date of the Special Public Meeting to:

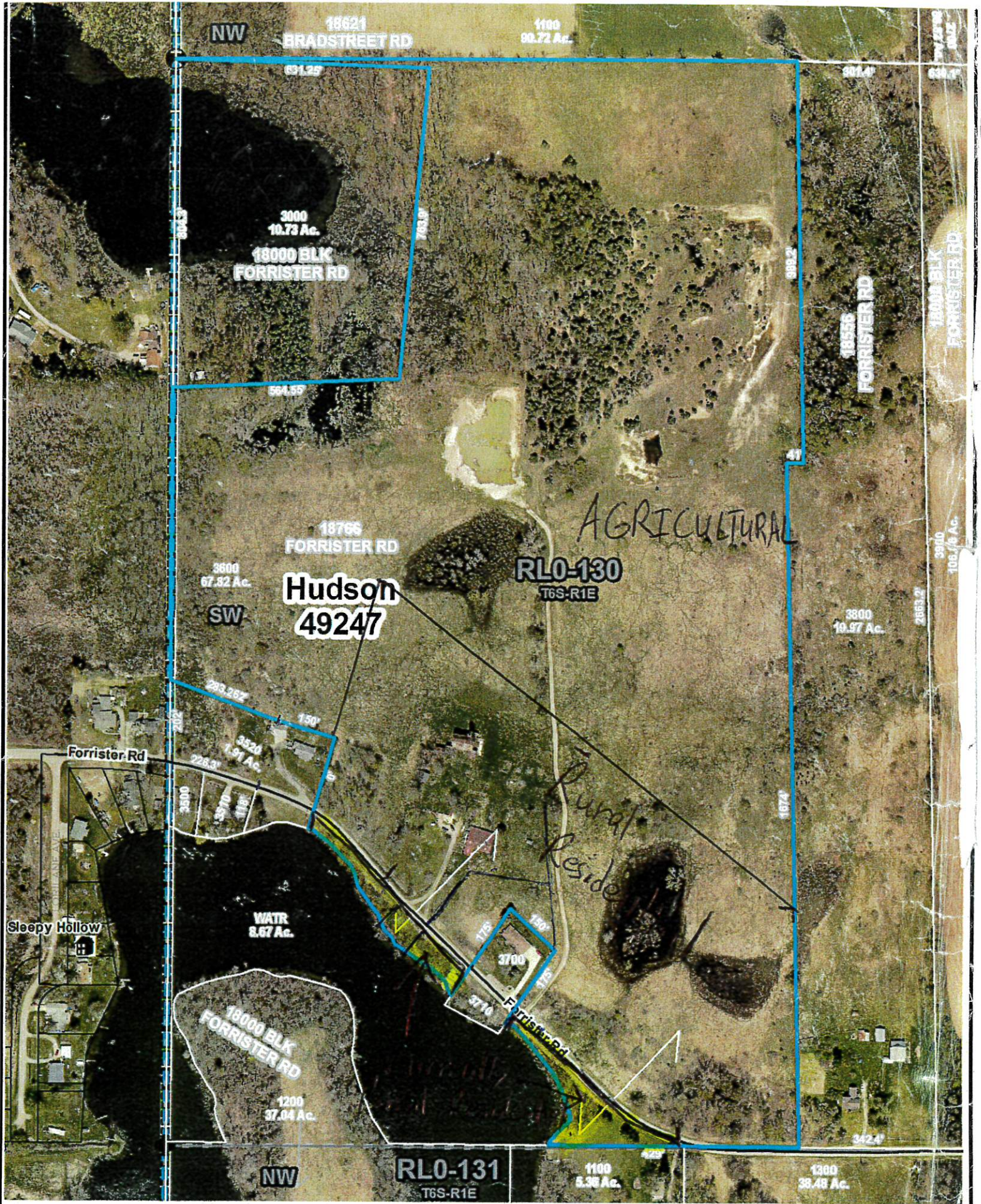
- 1: The owners of property for which the approval is being considered
- 2: All person to whom real property is assessed with three hundred (300) feet of the proposed property to be rezoned.

Publish notice of the Special Public Meeting in the newspaper at least 15 days before the Special Public Meeting. Email me the name of the newspaper and the date the notice will appear in the newspaper.

Finally, please post a notice on the Special Public Meeting at Rollin Township Hall at least 18 hours before the scheduled time and date of the Special Public Meeting.

Thanks,

Doug Kapnick



Lenawee County G.I.S
 301 N. MAIN ST 10/17/19 LCPC Agenda Packet
 OLD COURTHOUSE 1ST FLOOR PHONE: (517)264-4522
 ADRIAN, MI. 49221 FAX: (517)264-4529

RL0-130-3600-00
18766 FORRISTER RD



1 inch = 300 feet
 NOTE: THIS MAP IS INTENDED FOR ILLUSTRATION/REFERENCE ONLY. LENAWEE COUNTY DOES NOT WARRANT THE ACCURACY OF THIS MAP AND IT IS NOT INTENDED AS A REPLACEMENT FOR A SURVEY.



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 #19-42

Applicant(s): Larry L. and Rebecca D. Saylor
10633 Berkey Highway
Blissfield, MI 49228

Date: October 11, 2019

Local Government: Riga Township

Purpose: *Enrollment application*

Location: The subject property (ID #RG0-121-1450-00) is located in Section 21 of the Township (T8S, R5E) and fronts on Weston Road (see Figure 1).

Description: The subject property has an area of approximately 24 acres according to the applicant (approximately 26 acres according to Lenawee County GIS), with 24 acres cultivated for cash crops. The average gross annual income for the property is \$297.15/acres, more than the \$200/acre minimum required by MDARD. There are no structures (see Figure 3).

Term: 30 years is the proposed term.

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

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

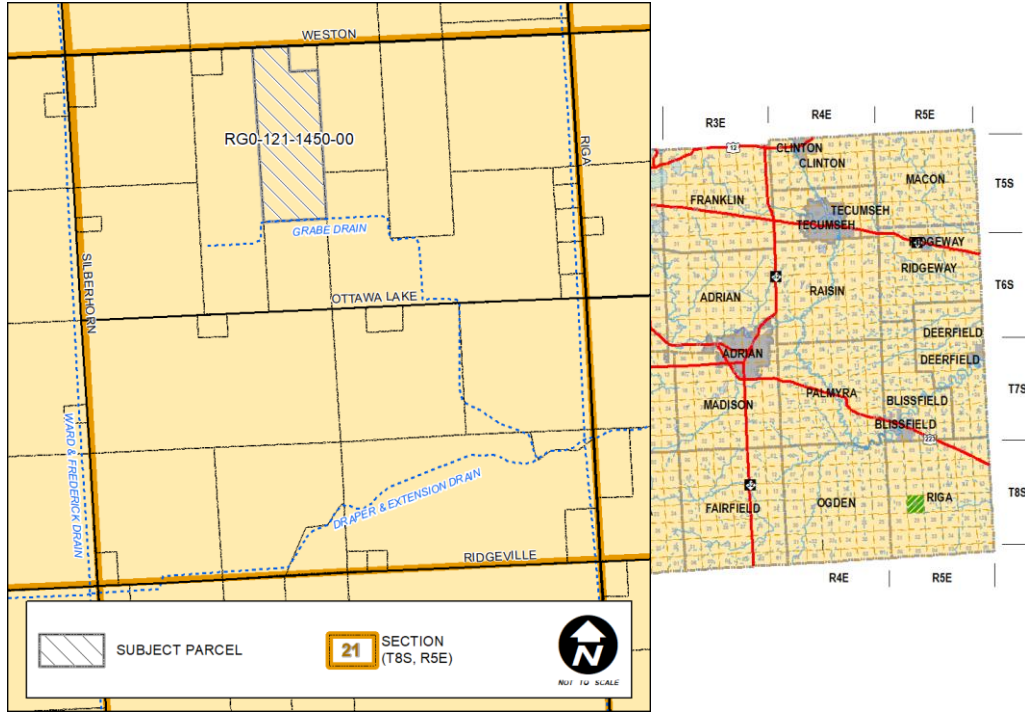
- *Question #15: "2 or more persons having a joint or common interest in the land"* should be checked.

Staff Advisement: Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the PA 116 application to the Riga Township Board, provided that the applicant considers the comments/suggestions listed in the staff report.

Attachment(s):

- Background information provided by the applicant/township.

**Figure 1
Location**



**Figure 2
County Future Land Use**

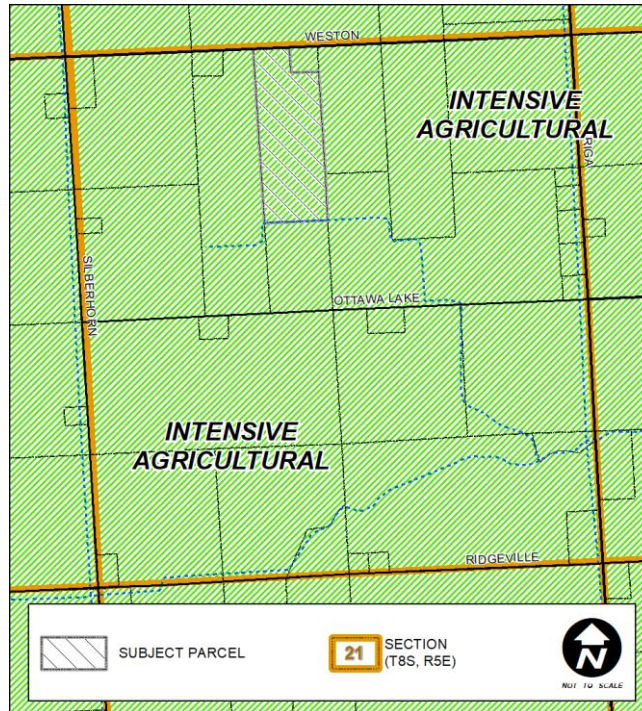
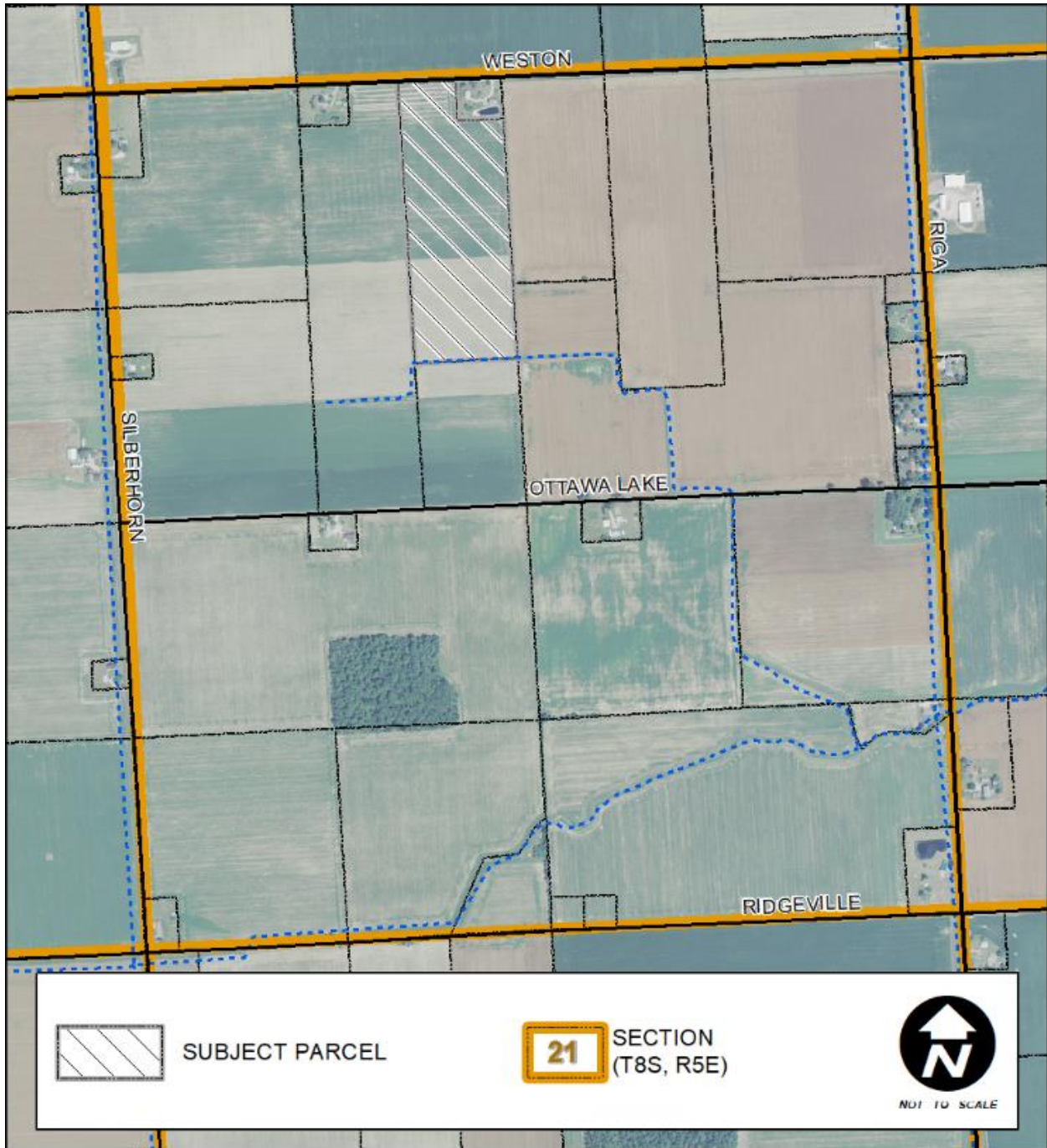


Figure 3
USDA Aerial Photograph





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>Oct 7, 2019</u>
Application No:	<u>2019-2</u>
State:	
Date Received	
Application No:	
Approved:	<u>Rejected</u>

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: SAYLER LARRY h
Last First Initial

(If more than two see #15) SAYLER REBECCA D
Last First Initial

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

2. Mailing Address: 10633 Berkey Hwy Blissfield MI 49228
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 486-3909

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (517) 902-8476

5. E-mail address: _____

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

6. County: LENAWEE 7. Township, City or Village: Riga

8. Section No. 21 Town No. 08S Range No. 05E

III. Legal Information:

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

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

11. Is there a tax lien against the land described above? Yes No
 If "Yes", please explain circumstances: _____

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

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

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

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

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

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

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

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

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

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

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

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

Cash crops

b. Total number of acres on this farm 24.23

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

d. Acreage in cultivation: 24.23

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

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

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

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

Silo: _____ Grain Storage Facility: _____ Grain Drying Facility: _____

Poultry House: _____ Milking Parlor: _____ Milk House: _____

Other: (Indicate) _____

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

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

\$ 7,200 : 24.23 = \$ 297.15 (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

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)
[Signature]
(Co-owner, If Applicable)
Oct 14, 2019
(Date)

(Corporate Name, If Applicable)

(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: 10/7/19 (Note: Local Governing Body has 45 days to take action)

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

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

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

Clerk's Signature: _____

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

II. Please verify the following:

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

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

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

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

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

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

<p>Please verify the following regarding Reviewing Agencies (sending a copy to reviewing agencies is required):</p> <p>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>____ Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p>____ Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p>____ Map of Farm</p> <p>____ Copy of most recent appraisal record</p> <p>____ Copy of letters from review agencies (if available)</p> <p>____ Any other applicable documents</p>
---	--

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

OFFICIAL TAX STATEMENT
Summer Tax Bill

RIGA TOWNSHIP
 KATY GUST, TREASURER
 13708 YANKEE RD
 OTTAWA LAKE, MI 49267



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2019 THRU SEPT 14, 2019
 After 9/14/2019, additional interest and fees apply

2019 Summer Tax for Prop #: RGO-121-1450-00

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

Property Addr: 1000 E WESTON RD BLK

Tax for Prop#: RGO-121-1450-00

To: SAYLER, LARRY L & REBECCA
 10633 BERKEY HWY
 BLISSFIELD MI 49228

Make Check Payable To: RIGA TOWNSHIP

TOTAL AMOUNT DUE: 349.56

Please detach along perforation. Keep the bottom portion.

RIGA TOWNSHIP 2019 Summer Tax Bill

<p>MESSAGE TO TAXPAYER</p> <p>RIGA TWP OFFICE WILL BE OPEN FOR COLLECTION MONDAY JULY 8, 3PM - 7PM; THURSDAYS AUGUST 1 & 22 FROM 10 AM TO 2 PM; MONDAYS SEPT 9, 3 PM - 7 PM; AND SEPT 16, 9AM - 5PM</p> <p>PAYMENTS CAN BE MAILED TO 13708 YANKEE RD, OTTAWA LAKE, MI 49267, OR DROP IN DROP BOX LOCATED ON WEST OFFICE DOOR AT THE RIGA TWP MUNICIPAL BLDG.</p> <p>PHONE 734-347-4109</p>	<p>PAYMENT INFORMATION</p> <p>This tax is payable 7/01/2019 thru 9/14/2019</p> <p>Pay by mail to: RIGA TOWNSHIP KATY GUST, TREASURER 13708 YANKEE RD OTTAWA LAKE, MI 49267</p>																		
<p>PROPERTY INFORMATION</p> <p>Property Assessed To: SAYLER, LARRY L & REBECCA</p> <p>10633 BERKEY HWY BLISSFIELD, MI 49228 School: 46040 BLISSFIELD Prop #: RGO-121-1450-00 Prop Addr: 1000 E WESTON RD BLK</p> <p>Legal Description: E 1/2 OF E 1/2 OF NW 1/4 40 ACRES EX THAT PART LYING S OF DITCH CONT 13 ACRES ALSO EX THE W 180 FT OF N 263.03 FT OF E 292 FT CONT 1.09 ACRES SEC 21 ALSO EX LD BEG AT NW1/4 TH S 263 FT TH W 112 FT TH N TO N LI TH E 112 FT TO POB.</p>	<p>TAX DETAIL</p> <table> <tr> <td>Taxable Value:</td> <td>30,361</td> <td>101 AGRICULTURAL</td> </tr> <tr> <td>State Equalized Value:</td> <td>78,500</td> <td></td> </tr> <tr> <td>Assessed Value:</td> <td>78,500</td> <td>Class: 101</td> </tr> <tr> <td>P.R.E. %:</td> <td>100.0000</td> <td></td> </tr> </table>	Taxable Value:	30,361	101 AGRICULTURAL	State Equalized Value:	78,500		Assessed Value:	78,500	Class: 101	P.R.E. %:	100.0000							
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P.R.E. %:	100.0000																		
<p>OPERATING FISCAL YEARS</p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <p>County: JAN 1 - DEC 31 Twn/Cty: JAN 1 - DEC 31 School: JULY 1 - JUNE 30 State: OCT 1 - SEPT 30</p> <p>Does NOT affect when the tax is due or its amount</p>	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p>Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges added to this bill.</p> </div> <table> <thead> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>STATE ED</td> <td>6.00000</td> <td>182.16</td> </tr> <tr> <td>COUNTY OPER</td> <td>5.40000</td> <td>163.94</td> </tr> <tr> <td>Total Tax</td> <td></td> <td>346.10</td> </tr> <tr> <td>Administration Fee</td> <td></td> <td>3.46</td> </tr> <tr> <td>TOTAL AMOUNT DUE</td> <td></td> <td>349.56</td> </tr> </tbody> </table>	DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	182.16	COUNTY OPER	5.40000	163.94	Total Tax		346.10	Administration Fee		3.46	TOTAL AMOUNT DUE		349.56
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COUNTY OPER	5.40000	163.94																	
Total Tax		346.10																	
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NOTICE OF ASSESSMENT ENCLOSED

CHRISTOPHER RENIUS, ASSESSOR
 RIGA TOWNSHIP
 PO BOX 25
 RIGA, MI 49276
 TEMP-RETURN SERVICE REQUESTED

**NOTICE OF ASSESSMENT, TAXABLE VALUATION
 AND PROPERTY CLASSIFICATION**

THIS IS NOT A TAX BILL

NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL:

PARCEL IDENTIFICATION	
PARCEL CODE NUMBER:	RG0-121-1450-00
PROPERTY ADDRESS:	1000 E WESTON RD BLK
PRINCIPAL RESIDENCE EXEMPTION	
% Exempt As "Homeowners Principal Residence":	
% Exempt As "Qualified Agricultural Property":	100.0000
% Exempt As "MBT Industrial Personal":	
% Exempt As "MBT Commercial Personal":	
Exempt As "Qualified Forest Property":	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Exempt As "Development Property":	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SAYLER, LARRY L & REBECCA
 10633 BERKEY HWY
 BLISSFIELD, MI 49228-9726



ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 101 101 Agricultural
 PRIOR YEAR'S CLASSIFICATION: 101 101 Agricultural

	PRIOR AMOUNT YEAR: 2018	CURRENT TENTATIVE AMOUNT YEAR: 2019	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	29,650	30,361	711
2. ASSESSED VALUE:	77,200	78,500	1,300
3. TENTATIVE EQUALIZATION FACTOR: 1.00000			
4. STATE EQUALIZED VALUE (SEV):	77,200	78,500	1,300
5. There Was Not a Transfer of Ownership on this property in 2018.			

The 2019 Inflation Rate Multiplier is: 1.024

March Board of Review Appeal Information:

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the State Tax Commission's website at www.michigan.gov/taxes. Click on the Property Taxes box, then click on Forms and Instructions, then click on Board of Review to obtain Form 618 (L-4035), *Petition to the Board of Review*.

THE BOARD OF REVIEW WILL MEET IN THE BOARD ROOM OF THE RIGA MUNICIPAL BUILDING

MON MARCH 11TH: 3:00 PM TO 9:00 PM
 TUES MARCH 12TH: 9:00 AM TO 3:00 PM

IF PROTESTING BY MAIL, IT MUST BE IN THE OFFICE BY MAR 8, 2019

Not less than 14 days before the meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated on the Taxable Value (see line 1 above). The Taxable Value number entered in the "Change from Prior Year to Current Year" column, does not indicate a change in your taxes. This number indicates the change in the Taxable Value.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

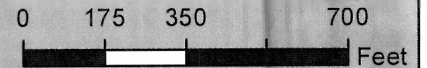
IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2018, your 2019 Taxable Value will be the same as your 2019 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2018, your 2019 Taxable Value is calculated by multiplying your 2018 Taxable Value by 1.024 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2019 Taxable Value cannot be higher than your 2019 State Equalized Value.

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib.

HOMEOWNER'S PRINCIPAL RESIDENCE AFFIDAVIT INFORMATION REQUIRED BY P.A. 114 OF 2012. If you purchased your principal residence after May 1 last year to obtain the principal residence exemption, if you have not already done so, you are required to file an affidavit by June 1 for the immediately succeeding summer tax year levy and all subsequent tax levies or by November 1 for the immediately succeeding winter tax levy and all subsequent tax levies.



Common Land Unit

- Cropland CLU
- Non-Cropland CLU
- Tract Boundary
- Section Lines

Wetland Determination Identifiers

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

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

- Shares - 100% OP
- Certified Organic
- All Crops - NI
- CORN - YEL/GR
- WHEAT - GR (SRW or SWW)
- SOYS - COM/GR
- ALFALFA - FG or GZ
- DRY BEANS - DE
- MIXFG - FG or GZ

2019 Program Year

CLU Date: January 25, 2019
2018 NAIP Production Imagery

Farm 9343
Tract 4656

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



This Indenture Made the 10th day of January

in the year of our Lord one thousand nine hundred and eighty-three

BETWEEN DONNA CARTER, Personal Representative of the ESTATE OF ARNOLD FREITAG, Deceased, whose address is 7791 Riga Hwy., Riga, MI 49276, party

of the first part, and LARRY L. SAYLER and REBECCA D. SAYLER, husband and wife, whose address is 10633 Berkey Hwy., Blissfield, MI 49228, parties

of the second part, WITNESSETH, That the said party of the first part, by virtue of the power and authority to her given by the last Will and Testament of Arnold Freitag late of the Township of Riga, Lenawee County

and for and in consideration of Eleven Thousand (\$11,000.00) Dollars,

to her paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the second part, and to their heirs and assigns, FOREVER, ALL the following described land situated in the Township of Riga, Lenawee County, Michigan, and described as follows to-wit:

An undivided one-half (1/2) interest in the following lands:

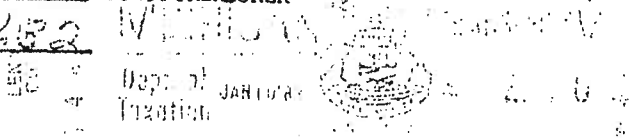
A parcel in the Northwest 1/4 of Section 21, Town 8 South, Range 5 East commencing at the Northeast corner of said Northwest quarter of Section 21 thence South and perpendicular with the North Section line 263 feet; thence West and parallel with the North Section line 290 feet; thence North and perpendicular with the North Section line 263 feet; thence East and along the North Section line 290 feet to the place of beginning.

LENAWEE COUNTY) Adrian, Mich.)
TREASURER'S OFFICE) ss JAN 10 1983

I hereby certify that according to our records, all taxes returned to this office are paid for five years preceding the date of this instrument. This does not include taxes in the process of collection.

Barbara S. Peck COUNTY TREASURER

Tax Certificate No. 7632



TOGETHER, with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof. And all the estate, right, title, interest, property, possession, claim and demand whatsoever, which the said testator had in his lifetime, and at the time of his decease, and which the said party of the first part has by virtue of the said last Will and Testament or otherwise, of, in and to the above described premises, and every part and parcel thereof, with the appurtenances, To Have and to Hold, Forever. And the said party of the first part, for herself and for her heirs, executors and administrators, do es covenant, promise and agree to and with the said parties of the second part their heirs and assigns, that she has not made, done, committed, executed or suffered any act or acts, thing or things whatsoever, whereby, or by means whereof, the above mentioned and described premises, or any part or parcel thereof, now are or at any time hereafter shall or may be impeached, charged or encumbered in any manner or way whatsoever.

In Witness Whereof, the said party of the first part has hereunto set her hand and seal the day and year first above written. Page 52

STATE OF MICHIGAN,

LIBER 941 PAGE 153

COUNTY OF LENAWEЕ

} ss.

On this 10th day of January A. D. one thousand nine hundred and eighty-three before me, a notary public

in and for said County, personally came the above named Donna Carter

known to me to be the person who executed the foregoing instrument, and acknowledged the same to be her free act and deed, as personal representative as in said instrument described.

Gretta L. Reinhardt
* Gretta L. Reinhardt

Notary Public, Lenawee County, Michigan.

My commission expires June 10, 19 86

1. Name and address of each person executing this instrument and each Grantee is required.

* PRINT, TYPEWRITE OR STAMP

names of persons executing this instrument, also names of the Witnesses and Notary Public immediately underneath such signatures.

RILEY & RILEY
John F. Riley
107 W. Jefferson St., P.O. Box 155
Blissfield, MI 49228



This Indenture

Made the 10th day of January

in the year of our Lord one thousand nine hundred and eighty-three

BETWEEN DONNA CARTER, Personal Representative of the ESTATE OF VERNARD H. FREITAG, Deceased, whose address is 7791 Riga Hwy., Riga, MI, 49276, party

of the first part, and LARRY L. SAYLER and REBECCA D. SAYLER, husband and wife, whose address is 10633 Berkey Hwy., Blissfield, MI, 49228, parties

WITNESSETH, That the said party of the first part, by virtue of the power and authority to her given by the last Will and Testament of Vernard H. Freitag late of the Township of Riga

and for and in consideration of Eleven Thousand----- Dollars, (\$11,000.00)-----

to her paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the second part, and to their heirs and assigns, FOREVER, ALL the following described land situated in the Township of Riga, Lenawee County, Michigan, and described as follows to-wit:

An undivided one-half (1/2) interest in the following lands:

A parcel in the Northwest 1/4 of Section 21, Town 8 South, Range 5 East commencing at the Northeast corner of said Northwest quarter of Section 21 thence South and perpendicular with the North Section line 263 feet; thence West and parallel with the North Section line 290 feet; thence North and perpendicular with the North Section line 263 feet; thence East and along the North Section line 290 feet to the place of beginning.

LENAWEE COUNTY)
TREASURER'S OFFICE) * Adrian, Mich. _____
JAN 10 1983

I hereby certify that according to our records, all taxes returned to this office are paid for five years preceding the date of this instrument. This does not include taxes in the process of collection.

Barbara S. Peck COUNTY TREASURER

Tax Certificate No. 7631



TOGETHER, with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof. And all the estate, right, title, interest, property, possession, claim and demand whatsoever, which the said testator had in his lifetime, and at the time of his decease, and which the said party of the first part has by virtue of the said last Will and Testament or otherwise, of, in and to the above described premises, and every part and parcel thereof, with the appurtenances, **To Have and to Hold, Forever**. And the said party of the first part, for herself and for her heirs, executors and administrators, does covenant, promise and agree to and with the said parties of the second part their heirs and assigns, that she has not made, done, committed, executed or suffered any act or acts, thing or things whatsoever, whereby, or by means whereof, the above mentioned and described premises, or any part or parcel thereof, now are or at any time hereafter shall or may be impeached, charged or encumbered in any manner or way whatsoever.

In Witness Whereof, The said party of the first part has hereunto set her hand and seal the day and year first above written.

STATE OF MICHIGAN.

LIBER 941 PAGE 155

COUNTY OF LENAWEЕ

} ss.

On this 10th day of January A. D. one thousand nine hundred and eighty-three before me, a notary public

in and for said County, personally came the above named Donna Carter

known to me to be the person who executed the foregoing instrument, and acknowledged the same to be her free act and deed, as personal representative as in said instrument described.

Gretta L. Reinhardt
* Gretta L. Reinhardt

Notary Public, Lenawee County, Michigan.

My commission expires June 10, 19 86

- 1. Name and address of each person executing this instrument and each Grantee is required.
* PRINT, TYPEWRITE OR STAMP
names of persons executing this instrument, also names of the Witnesses and Notary Public immediately underneath such signatures.

RILEY & RILEY
John F. Riley
107 W. Jefferson St., P.O. Box 155
Blissfield, MI 49228



This Indenture Made the 10th day of January

in the year of our Lord one thousand nine hundred and eighty-three

BETWEEN DONNA CARTER, Personal Representative of the ESTATE OF ARNOLD FREITAG, Deceased, whose address is 7791 Riga Hwy., Riga, MI, 49276, party of the first part, and LARRY L. SAYLER and REBECCA D. SAYLER, husband and wife, whose address is 10633 Berkey Hwy., Blissfield, MI 49228, parties

of the second part, WITNESSETH, That the said party of the first part, by virtue of the power and authority to her given by the last Will and Testament of Arnold Freitag late of the Township of Riga

and for and in consideration of Twenty-one Thousand Two Hundred Fifty Dollars, (\$21,250.00) to her paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the second part, and to their heirs and assigns, FOREVER, ALL the following described land situated in the Township of Riga, Lenawee County, Michigan, and described as follows to-wit:

An undivided one-half (1/2) interest in the following lands:

The East 1/2 of the East 1/2 of the Northwest 1/4th of Section 21, Town 8 South, Range 5 East EXCEPTING AND RESERVING a parcel in the Northwest 1/4 of Section 21, Town 8 South, Range 5 East commencing at the Northeast corner of said Northwest quarter of Section 21; thence South and perpendicular with the North Section line 263 feet; thence West and parallel with the North Section line 290 feet; thence North and perpendicular with the North Section line 263 feet; thence East and along the North Section line 290 feet to the place of beginning ALSO EXCEPTING AND RESERVING all that part of the East 1/2 of the East 1/2 of the Northwest 1/4 of Section 21, Town 8 South, Range 5 East which lies South of the ditch running East-West across said parcel being 13 acres, more or less.

LENAWEE COUNTY) Adrian, Mich.
TREASURER'S OFFICE) JAN 10 1983

I hereby certify that according to our records, all taxes returned to this office are paid for five years preceding the date of this instrument. This does not include taxes in the process of collection.

Barbara A. Peck COUNTY TREASURER

Tax Certificate No. 7630

Vertical stamp: JAN 10 1983

TOGETHER, with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof. And all the estate, right, title, interest, property, possession, claim and demand whatsoever, which the said testator had in his lifetime, and at the time of his decease, and which the said party of the first part has by virtue of the said last Will and Testament or otherwise, of, in and to the above described premises, and every part and parcel thereof, with the appurtenances, To Have and to Hold, Forever. And the said party of the first part, for herself and for her heirs, executors and administrators, does covenant, promise and agree to and with the said parties of the second part their heirs and assigns, that she has not made, done, committed, executed or suffered any act or acts, thing or things whatsoever, whereby, or by means whereof, the above mentioned and described premises, or any part or parcel thereof, now are or at any time hereafter shall or may be impeached, charged or encumbered in any manner or way whatsoever.

In Witness Whereof, The said party of the first part has hereunto set her hand and seal the day and year first above written. Page 56

STATE OF MICHIGAN.

LIBER 941 PAGE 157

COUNTY OF LENAWEЕ

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Gretta L. Reinhardt
*Gretta L. Reinhardt

Notary Public, Lenawee County, Michigan.

My commission expires June 10 19 86

- 1. Name and address of each person executing this instrument and each Grantee is required.
* PRINT, TYPEWRITE OR STAMP
names of persons executing this instrument, also names of the Witnesses and Notary Public immediately underneath such signatures.

RILEY & RILEY
John F. Riley
107 W. Jefferson St., P.O. Box 155
Blissfield, MI 49228

WRGO-121-1350-00



This Indenture

Made the 10th day of January

in the year of our Lord one thousand nine hundred and eighty-three

BETWEEN DONNA CARTER, Personal Representative of the ESTATE OF VERNARD H. FREITAG, Deceased, whose address is 7791 Riga Hwy., Riga, MI, 49276, party

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An undivided one-half (1/2) interest in the following lands:

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LENAWEE COUNTY)
TREASURER'S OFFICE) ss Adrian, Mich.
JAN 10 1983

I hereby certify that according to our records, all taxes returned to this office are paid for five years preceding the date of this instrument. This does not include taxes in the process of collection.

Barbara S. Peck COUNTY TREASURER

Tax Certificate No. 7679

JAN 10 3 49 PM '83
LENAWEE COUNTY
ADMINISTRATIVE

TOGETHER, with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof. And all the estate, right, title, interest, property, possession, claim and demand whatsoever, which the said testa tor had in his lifetime, and at the time of his decease, and which the said part y of the first part has by virtue of the said last Will and Testament or otherwise, of, in and to the above described premises, and every part and parcel thereof, with the appurtenances, **To Have and to Hold, Forever**. And the said part y of the first part, for herself and for her heirs, executors and administrators, does covenant, promise and agree to and with the said parties of the second part their heirs and assigns, that she has not made, done, committed, executed or suffered any act or acts, thing or things whatsoever, whereby, or by means whereof, the above mentioned and described premises, or any part or parcel thereof, now are or at any time hereafter shall or may be impeached, charged or encumbered in any manner or way whatsoever.

In Witness Whereof, The said part y of the first part has hereunto set her hand and seal the day and year first above written. Page 58

STATE OF MICHIGAN.

LIBER 941 PAGE 159

COUNTY OF LENAWEЕ

} ss.

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in and for said County, personally came the above named Donna Carter

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Gretta L. Reinhardt
* Gretta L. Reinhardt

Notary Public, Lenawee County, Michigan.

My commission expires June 10, 19 86

1. Name and address of each person executing this instrument and each Grantee is required.

* PRINT, TYPEWRITE OR STAMP

names of persons executing this instrument, also names of the Witnesses and Notary Public immediately underneath such signatures.

RILEY & RILEY
John F. Riley,
107 W. Jefferson St., P.O. Box 155
Blissfield, MI 49228

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Lenawee County Planning Commission

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

PA 116 FARMLAND AGREEMENT | FA #19-43

Applicant(s): Larry L. and Rebecca D. Saylor
10633 Berkey Highway
Blissfield, MI 49228

Date: October 11, 2019

Local Government: Riga Township

Purpose: *Enrollment application*

Location: The subject property (ID #RG0-120-3050-00) is located in Section 20 of the Township (T8S, R5E) and fronts on Berkey Highway (see Figure 1).

Description: The subject property has an area of approximately 41 acres according to the applicant (approximately 42 acres according to Lenawee County GIS), with 40 acres cultivated for cash crops. There is a residence and 3 other buildings located on the property (see Figures 3a and 3b).

Term: 30 years is the proposed term.

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

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

- *Question #15: "2 or more persons having a joint or common interest in the land"* should be checked.

The LCPC routinely suggests that any dwelling (and any associated structures) be excluded from an application in case it is sold separately at some point in the future, saving the applicant from possible financial penalties.

Staff Advisement: Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the PA 116 application to the Riga Township Board, provided that the applicant considers the comments/suggestions listed in the staff report.

Attachment(s):

- Background information provided by the applicant/township.

**Figure 1
Location**



**Figure 2
County Future Land Use**

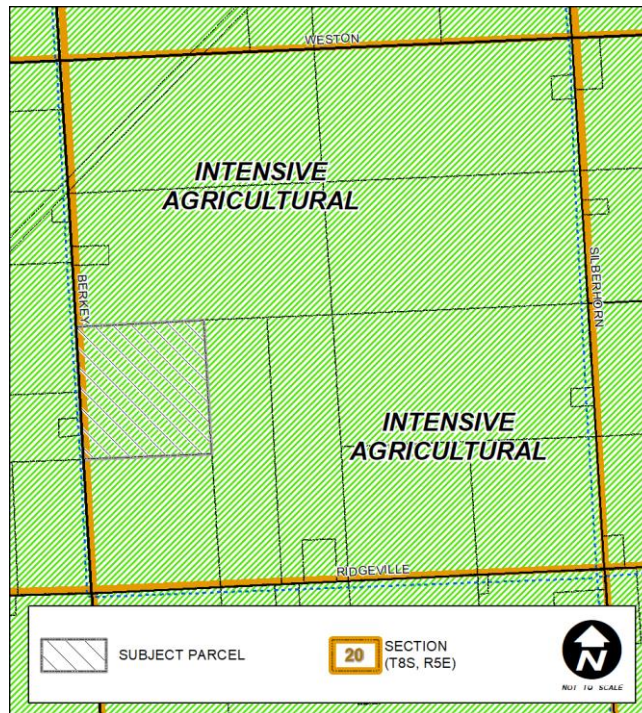


Figure 3a
USDA Aerial Photograph



Figure 3b
Google 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>Oct 7, 2019</u>
Application No:	<u>2019-3</u>
State:	
Date Received	
Application No:	
Approved:	<u> </u> Rejected <u> </u>

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: Saylor Harry L
Last First Initial

(If more than two see #15) Saylor Rebecca D
Last First Initial

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

2. Mailing Address: 10633 Berkley Hwy Blissfield MI 49228
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 486-3909

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (517) 902-8476

5. E-mail address: NONE

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

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

8. Section No. 20 Town No. 085 Range No. 05E

III. Legal Information:

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

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

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

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

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

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

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

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

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

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

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

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

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

Cash crop

b. Total number of acres on this farm 40.7

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

d. Acreage in cultivation: 39.54 ~~40.7~~

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

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

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

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

Silo: _____ Grain Storage Facility: 1 Grain Drying Facility: _____

Poultry House: _____ Milking Parlor: _____ Milk House: _____

Other: (Indicate) Garage/Shop 1

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

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.

Ray A. Taylor
(Signature of Applicant)

(Corporate Name, If Applicable)

Rebecca D Taylor
(Co-owner, If Applicable)

(Signature of Corporate Officer)

Oct 4, 2019
(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: 10/7/19 (Note: Local Governing Body has 45 days to take action)

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

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

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

Clerk's Signature: _____

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

II. Please verify the following:

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

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

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

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

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

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

<p>Please verify the following regarding Reviewing Agencies (sending a copy to reviewing agencies is required):</p> <p>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>____ Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p>____ Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p>____ Map of Farm</p> <p>____ Copy of most recent appraisal record</p> <p>____ Copy of letters from review agencies (if available)</p> <p>____ Any other applicable documents</p>
---	--

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

OFFICIAL TAX STATEMENT
Summer Tax Bill

RIGA TOWNSHIP
 KATY GUST, TREASURER
 13708 YANKEE RD
 OTTAWA LAKE, MI 49267



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.
THIS TAX IS PAYABLE JULY 1, 2019 THRU SEPT 14, 2019 After 9/14/2019, additional interest and fees apply
2019 Summer Tax for Prop #: RGO-120-3050-00

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

Property Addr: 10633 BERKEY HWY

To: SAYLER, LARRY L & REBECCA D
 10633 BERKEY HWY
 BLISSFIELD MI 49228

Tax for Prop#: RGO-120-3050-00

Make Check Payable To: RIGA TOWNSHIP

TOTAL AMOUNT DUE: 1,187.47

Please detach along perforation. Keep the bottom portion.

RIGA TOWNSHIP 2019 Summer Tax Bill

<p>MESSAGE TO TAXPAYER RIGA TWP OFFICE WILL BE OPEN FOR COLLECTION MONDAY JULY 8, 3PM - 7PM; THURSDAYS AUGUST 1 & 22 FROM 10 AM TO 2 PM; MONDAYS SEPT 9, 3 PM - 7 PM; AND SEPT 16, 9AM - 5PM</p> <p>PAYMENTS CAN BE MAILED TO 13708 YANKEE RD, OTTAWA LAKE, MI 49267, OR DROP IN DROP BOX LOCATED ON WEST OFFICE DOOR AT THE RIGA TWP MUNICIPAL BLDG.</p> <p>PHONE 734-347-4109</p>	<p>PAYMENT INFORMATION This tax is payable 7/01/2019 thru 9/14/2019</p> <p>Pay by mail to: RIGA TOWNSHIP KATY GUST, TREASURER 13708 YANKEE RD OTTAWA LAKE, MI 49267</p>																					
<p>PROPERTY INFORMATION Property Assessed To: SAYLER, LARRY L & REBECCA D</p> <p>10633 BERKEY HWY BLISSFIELD, MI 49228 School: 46040 BLISSFIELD Prop #: RGO-120-3050-00 Prop Addr: 10633 BERKEY HWY</p> <p>Legal Description: NW-1/4 OF SW-1/4 SEC 20 - 40 ACRES</p>	<p>TAX DETAIL</p> <table> <tr> <td>Taxable Value:</td> <td>103,134</td> <td>101 AGRICULTURAL</td> </tr> <tr> <td>State Equalized Value:</td> <td>189,300</td> <td></td> </tr> <tr> <td>Assessed Value:</td> <td>189,300</td> <td>Class: 101</td> </tr> <tr> <td>P.R.E. %:</td> <td>100.0000</td> <td></td> </tr> </table> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges added to this bill.</p> </div> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>STATE ED</td> <td>6.00000</td> <td>618.80</td> </tr> <tr> <td>COUNTY OPER</td> <td>5.40000</td> <td>556.92</td> </tr> </tbody> </table>	Taxable Value:	103,134	101 AGRICULTURAL	State Equalized Value:	189,300		Assessed Value:	189,300	Class: 101	P.R.E. %:	100.0000		DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	618.80	COUNTY OPER	5.40000	556.92
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STATE ED	6.00000	618.80																				
COUNTY OPER	5.40000	556.92																				
<p>OPERATING FISCAL YEARS The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <p>County: JAN 1 - DEC 31 Twn/Cty: JAN 1 - DEC 31 School: JULY 1 - JUNE 30 State: OCT 1 - SEPT 30</p> <p>Does NOT affect when the tax is due or its amount</p>	<table> <tr> <td>Total Tax</td> <td>1,175.72</td> </tr> <tr> <td>Administration Fee</td> <td>11.75</td> </tr> <tr> <td>TOTAL AMOUNT DUE</td> <td>1,187.47</td> </tr> </table>	Total Tax	1,175.72	Administration Fee	11.75	TOTAL AMOUNT DUE	1,187.47															
Total Tax	1,175.72																					
Administration Fee	11.75																					
TOTAL AMOUNT DUE	1,187.47																					

NOTICE OF ASSESSMENT ENCLOSED

CHRISTOPHER RENIUS, ASSESSOR
 RIGA TOWNSHIP
 PO BOX 25
 RIGA, MI 49276
 TEMP-RETURN SERVICE REQUESTED

**NOTICE OF ASSESSMENT, TAXABLE VALUATION
 AND PROPERTY CLASSIFICATION**

THIS IS NOT A TAX BILL

NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL:

PARCEL IDENTIFICATION	
PARCEL CODE NUMBER:	RG0-120-3050-00
PROPERTY ADDRESS:	10633 BERKEY HWY (Home)

PRINCIPAL RESIDENCE EXEMPTION	
% Exempt As "Homeowners Principal Residence":	
% Exempt As "Qualified Agricultural Property":	100.0000
% Exempt As "MBT Industrial Personal":	
% Exempt As "MBT Commercial Personal":	
Exempt As "Qualified Forest Property":	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Exempt As "Development Property":	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SAYLER, LARRY L & REBECCA D
 10633 BERKEY HWY
 BLISSFIELD, MI 49228-9726



ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 101 101 Agricultural
 PRIOR YEAR'S CLASSIFICATION: 101 101 Agricultural

	PRIOR AMOUNT YEAR: 2018	CURRENT TENTATIVE AMOUNT YEAR: 2019	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	100,717	103,134	2,417
2. ASSESSED VALUE:	186,100	189,300	3,200
3. TENTATIVE EQUALIZATION FACTOR: 1.00000			
4. STATE EQUALIZED VALUE (SEV):	186,100	189,300	3,200
5. There Was Not a Transfer of Ownership on this property in 2018.			

The 2019 Inflation Rate Multiplier is: 1.024

March Board of Review Appeal Information:

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the State Tax Commission's website at www.michigan.gov/taxes. Click on the Property Taxes box, then click on Forms and Instructions, then click on Board of Review to obtain Form 618 (L-4035), *Petition to the Board of Review*.

THE BOARD OF REVIEW WILL MEET IN THE BOARD ROOM OF THE RIGA MUNICIPAL BUILDING

MON MARCH 11TH: 3:00 PM TO 9:00 PM
 TUES MARCH 12TH: 9:00 AM TO 3:00 PM

IF PROTESTING BY MAIL, IT MUST BE IN THE OFFICE BY MAR 8, 2019

Not less than 14 days before the meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated on the Taxable Value (see line 1 above). The Taxable Value number entered in the "Change from Prior Year to Current Year" column, does not indicate a change in your taxes. This number indicates the change in the Taxable Value.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2018, your 2019 Taxable Value will be the same as your 2019 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2018, your 2019 Taxable Value is calculated by multiplying your 2018 Taxable Value by 1.024 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2019 Taxable Value cannot be higher than your 2019 State Equalized Value.

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib.

HOMEOWNER'S PRINCIPAL RESIDENCE AFFIDAVIT INFORMATION REQUIRED BY P.A. 114 OF 2012. If you purchased your principal residence after May 1 last year, you may be eligible for an exemption, if you have not already done so, you are required to file an affidavit by June 1 immediately succeeding summer tax year levy and all subsequent tax levies or by November 1 for the immediately succeeding winter tax levy and all subsequent tax levies.



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

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

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

- Shares - 100% OP
- Certified Organic
- CORN - YEL/GR
- SOYS - COM/GR
- DRY BEANS - DE
- All Crops - NI
- WHEAT - GR (SRW or SWW)
- ALFALFA - FG or GZ
- MIXFG - FG or GZ

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

Farm 9343
Tract 2102

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

WITNESSETH That,

LARRY L. SAYLER AND REBECCA D. SAYLER, husband and wife
10633 Berkey Highway
Blissfield, Michigan 49228

IN CONSIDERATION OF ONE DOLLAR (\$1.00)-----

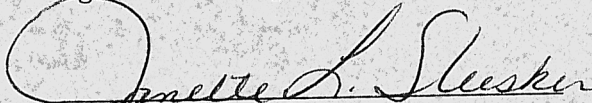
CONVEY AND QUIT CLAIM TO

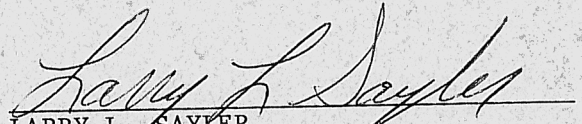
LARRY L. SAYLER AND REBECCA D. SAYLER, with full rights of
survivorship,
10633 Berkey Highway
Blissfield, Michigan 49228


Land and premises in the Township of Riga, County of Lenawee and
State of Michigan, described hereafter,

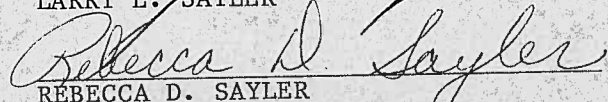
The Northwest 1/4 of the Southwest 1/4 of Section 20, Town 8
South, Range 5 East, containing 40 acres of land, more or less.


Signed in the presence of:


Janette L. Slusher


LARRY L. SAYLER


Dan R. Bruggeman


REBECCA D. SAYLER

RECORDED

REGISTER OF DEEDS

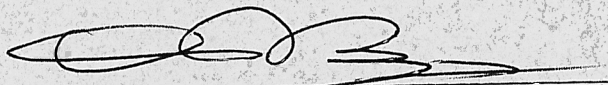
STATE OF MICHIGAN)

) §
COUNTY OF LENAWEE)

JUL 2 11 12 AM '82

LENAWEE COUNTY
ADRIAN, MICH.

Dated and signed this 15 day of July, 1982, before me a Notary
Public in and for said County by the persons described herein whose identities
I verified and who acknowledge this instrument to be their free act and deed.



Dan R. Bruggeman, Notary Public
Lenawee County, Michigan
My Commission Expires: 9/20/83

Region 2 Planning Commission

Serving Hillsdale, Jackson and Lenawee Counties

To: Lenawee County Planning Commissioners
Other Interested County and Municipal Officials in Lenawee County

From: Grant E. Bauman
Principal Planner

Date: October 14, 2019

Subject: **Property Assessment Data for Lenawee County**

Staff provided information on existing land use across the Region 2 Area for the August 2019 R2PC meeting in furtherance of the 2017-2021 edition of the *Region 2 Planning Commission Comprehensive Economic Development Strategy* (see the inset).

It was explained that a first step in identifying cultural and recreational resources is to map existing land use patterns utilizing property assessment categories (i.e., use types). Most cultural and recreational resources have an exempt status, making them easier to identify. It was further noted that the property assessment data can also be utilized by counties and municipalities as they create economical and up-to-date existing land use maps for inclusion in master plans. This memo provides more detailed information on the land use pattern found in Lenawee County.

Before describing the land use pattern found in the County during the summer of 2019, it is important to recognize some limitations to the data:

- Some portions of the County are unmapped. For example, the cities of Adrian and Tecumseh maintain their own property GIS databases, making that information unavaila-

Goal #2 of the *Comprehensive Economic Development Strategy* (CEDS) is:

- ***Provide opportunities to support globally competitive business environment strategies***

Strategy C, designed to accomplish the goal, is:

- ***Identify and map unique cultural and Regional recreational resources which add to quality of life and placemaking, thereby aiding economic development, including, but not limited to, arts and cultural institutions, agriculture, parks, trails, and other recreation facilities, and natural resources***

And Action #3, designed to fulfill the strategy, is:

- ***The mapping of cultural and recreational resources***

ble for this analysis. Nor are lakes or some properties utilized for roads, railroads, cemeteries, and parks included in the analysis. It is important to note, however, that taken together, the two cities, lakes, and other unmapped properties account for less than 3% of the assessed acreage in Lenawee County.

- Some of the acreage contained in the commercial assessment category would normally be included other land use categories. For example, the Michigan International Speedway (MIS), golf courses, and other recreational businesses are most often included in an institutional land use category and apartment complexes would be included a residential land use category.
- At least some of the properties utilized for roads, railroads, cemeteries, and parks are not included in the institutional land use category due to local assessment practices.
- A small number of assessed acres are not associated with a traditional land use category. It is important to note that taken together, however, those properties only account for 0.04% of the assessed acreage.
- Finally, residential, commercial, and industrial land uses are often described by their character and/or density (e.g., single-family vs multiple-family residential, local/general vs highway service commercial, light vs heavy industrial, etc.). That is not possible using assessment data.

Recognizing the caveats listed above, the land use pattern found in Lenawee County during the summer of 2019 can be described as follows:

- Agriculture comprised approximately 73% of assessed acreage (see Figures 2 and 4).

Farmland is found in every mapped municipality, including cities and villages as well as townships.

- Approximately 19% of assessed acreage can be described as low intensity development (see Figures 2 and 5).

Low intensity development—defined as residential lots having an area of 2 or more acres— is found in every mapped municipality, including cities and villages as well as townships.

- High intensity development comprised approximately 5% of assessed acreage (see Figures 2 and 3):

- Compact residential uses were attributed to approximately 3% of assessed acreage (see Figures 2 and 5).

Compact residential uses—defined as residential lots having an area of less than 2 acres—are found in every mapped community but tend to predominate in the Clinton-Tecumseh-Adrian Urbanizing Corridor and the Irish Hills-Devils Lake Recreational Area as well as the various cities and villages (see Figures 1, 2, and 5).

Land Use	
Agricultural	
Agricultural	73%
Low Intensity Development	
Large Lot Residential	19%
High Intensity Development	
Compact Residential	3%
Commercial	<1%
industrial	>1%
Institutional (Exempt)	
Institutional (Exempt)	3%
Other	
Other	0%
	100%

- Commercial uses comprised to more than 1% of the assessed acreage (see Figures 2 and 6).

Commercial uses (i.e., stores, restaurants, offices, etc.) are found in every mapped community but tend to predominate in the Clinton-Tecumseh-Adrian Urbanizing Corridor and the Irish Hills-Devils Lake Recreational Area as well as the various cities and villages (see Figures 1, 2, and 6).

- Industrial uses were attributed to less than 1% of the assessed acreage (see Figures 2 and 7).

Industrial uses are found in every mapped city and village as well as many of the townships but tend to predominate in the Clinton-Tecumseh-Adrian Urbanizing Corridor and the Irish Hills-Devils Lake Recreational Area as well as the various cities and villages, (see Figures 1, 2, and 7).

- Approximately 3% of the assessed acreage could be attributed to various types of non-commercial institutional uses (see Figures 2 and 8).

Institutional uses (e.g., state game areas, college and university facilities, etc.) are found in every mapped community but tend to predominate in the Clinton-Tecumseh-Adrian Urbanizing Corridor and the Irish Hills-Devils Lake Recreational Area as well as the various cities and villages and in the vicinity of Lake Hudson (see Figures 1, 2, and 8).

- Other uses accounted for slightly more than 0% of the assessed acreage (see Figure 2).

