



# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

## MEETING NOTICE

### FOR FURTHER INFORMATION CONTACT:

Grant E. Bauman

R2PC Principal Planner

(517) 768-6711

[gbauman@co.jackson.mi.us](mailto:gbauman@co.jackson.mi.us)

DATE: February 20, 2020

TIME: 6:30 p.m.

PLACE: Lenawee Room | Human Services Building

1040 S. Winter Street

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 December 19, 2019, Meeting *[ACTION]* ..... 3
5. Request(s) for Review, Comment, and Recommendation
  - a. Consideration of Township Zoning Amendment(s)
    - (1) #20-01 — Woodstock Township *[ACTION]* ..... 5
  - b. Consideration of PA 116 Farmland Agreement(s)
    - (1) #20-01 — Ogden Township *[ACTION]* ..... 21
    - (2) #20-02 — Palmyra Township *[ACTION]* ..... 33
  - c. Consideration of Master Plan(s) — None
6. Other Business
  - a. Old Business  
Master Plan | Existing Land Use *[DISCUSSION]*
  - b. New Business
    - (1) Election of Officers *[ACTION]*
    - (2) 2020 LCPC Annual Dinner *[DISCUSSION]*
7. Public Comment *[2 MINUTE LIMIT]*
8. Commissioner Comment
9. Adjournment

*The next meeting of the Lenawee County Planning Commission is scheduled for March 19, 2020*

[www.region2planning.com/lenawee-county-planning-commission](http://www.region2planning.com/lenawee-county-planning-commission)

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# Lenawee County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201

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

## MEETING MINUTES

Thursday, December 19, 2019

Old Lenawee County Courthouse • 2nd Floor Committee Room • Adrian, Michigan

Members Present: Mr. Bob Behnke, Education Representative; Ms. Karol (KZ) Bolton, Lenawee County Commission; Mr. Keith Dersham, LCPC Secretary; Ms. Rebecca Liedel, LCPC Chair; Mr. Bruce Nickel; Mr. Ralph Tillotson, Lenawee County Commission; and Mr. Dale Witt

Members Absent: None

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

Item 1 **Call to order.** The meeting was called to order at 6:30 p.m. by Chair Liedel. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2 **Public comment** — None

Item 3 **Approval of Agenda.** Staff submitted the 12/19/19 meeting agenda for approval.

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

Item 4 **Approval of Minutes.** Staff submitted the 10/17/19 meeting minutes for approval.

A motion was made by Comm. Dersham, and seconded by Comm. Witt, to approve the October 17, 2019, meeting minutes as presented. *The motion passed unanimously.*

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

a. **Consideration of Township Zoning Amendment(s)**

- (1) **#19-14 | Rollin Township.** Commissioners reviewed the proposed rezoning to 'lake residential (LR)' of a property (ID# RLO-103-1475-00) near Horton Beach Road in Section 3 (T6S-R1E) of the Township. Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning (see the staff report). Comm. Dersham was concerned about access. He asked who will be responsible for Horton Court. Comm. Tillotson was concerned about a similar situation on Loch Erin where there is a proposal to hook up a garage to the sewer serving a neighboring house so that it can be used as living space.

A motion was made by Comm. Bolton, and seconded by Comm. Nickel, to recommend approval with comments of the proposed rezoning to the Rollin Township Board (see the staff report and these minutes). *The motion passed unanimously.*

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

- (1) **#19-44 | Palmyra Township.** Commissioners reviewed a proposed agreement for properties (ID #PA0-128-4750-00 and #PA0-128-4875-00) in Section 28 (T7S-R4E) of

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[www.region2planning.com/lenawee-county-planning-commission](http://www.region2planning.com/lenawee-county-planning-commission)

the township. Staff summarized his report advising Commissioners to recommend approval with comments of the agreement provided that the applicant considers the comments/suggestions listed in the staff report.

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

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

Item 6 **Other Business**

a. **Old Business**

**Master Plan.** Staff provided the following information to the Planning Commission regarding the update of the countywide master plan:

- **Existing Land Use Survey.** Staff was able to obtain parcel layer data (and associated assessment data) from the City of Adrian. Unfortunately, the price for obtaining the information for the City of Tecumseh was cost prohibitive. The updated “Property Assessment: Development – Level of Intensity” map was included in the agenda packet.
- **Cost to Update.** Staff estimated that the cost for updating the countywide master plan was approximately \$20,000. Unfortunately, that goes beyond the Planning Commission’s budget. Comm. Tillotson stated that the County should not have to set aside additional funding for the master plan, citing the 27¢ per capita already paid by the County of Lenawee and all of the municipalities in the county which maintain memberships in the R2PC.

b. **New Business**

- (1) **2019 LCPC Annual Report.** Staff presented the annual report which summarized the accomplishments of the Planning Commission in 2019.

A motion was made by Comm. Bolton, and seconded by Comm. Behnke, to approve the transmittal of the report to the county board. *The motion passed unanimously.*

Item 7 **Public Comment** — None

Item 8 **Commissioner Comment** — Comm. Bolton announced that Comm. Dersham was reappointed to the Planning Commission by the County Board and that Commission meetings will be held in the Public Defenders Building during the renovation of the Old County Courthouse.

Item 9 **Adjournment.** The meeting was adjourned at 7:32 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary





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

## COORDINATED ZONING REPORT | #20-01

**To:** County Planning Commissioners

**From:** Grant E. Bauman

**Date:** February 18, 2020

**Proposal:** **The rezoning of a property in Woodstock Township**

### Request

The subject property is proposed for rezoning to 'local commercial (C-1)' from 'agricultural (AG)'.

### Purpose

The purpose of the rezoning request is to allow for "retail food sales" (see the 'Zoning Amendment Form' and other 'Background Information').<sup>1</sup>

### Location and Size of the Property

**Location** – The subject property (WD0-119-2270-00) is located in Section 19 (T5S-R1E) of Woodstock Township and fronts both US-127 and Briggs Highway (see Figure 1).

**Size** – The subject parcel has an area of approximately 10 acres (see the 'Zoning Amendment Form' and 'Rezoning Worksheet Form').

### Land Use and Zoning

**Current Land Use** – The current use of the subject property is 'agricultural' according to property assessment records (see Figure 2).

**Future Land Use** – Woodstock Township's future land use map recommends 'commercial' uses along US-127 in the general area (see Figure 3) but that recommendation does not extend to Briggs Highway.

**Current Zoning** – The subject parcel is currently zoned 'agricultural (AG)' (see Figure 4).

### Public Facilities and Environmental Constraints

**Public Road/Street Access** – Briggs Highway, a county local roadway, borders the subject property to the east and US-127, a state highway, borders it to the west.

**Public Water and Sewer** – Neither public water or sanitary sewer service is available to the subject parcel. Nor does the Township plan to provide them.

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<sup>1</sup> 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 Woodstock Township Planning Commission recommends **approval** of the proposed rezoning (see the background information).

**LCPC Staff Analysis** – Sec. 22.3.3.D of the Woodstock Township Zoning Ordinance establishes the following amendment ‘review considerations’:

1. **Will the proposed amendment be in accordance with the basic intent and purpose of the zoning ordinance?**

Consideration of the proposed rezoning meets the intent and purpose of the ordinance.

2. **Is the proposed amendment consistent with the comprehensive plan of the township?**

The Township’s future land use map, a common master plan element, recommends ‘commercial’ uses along the east side of US-127 between US-223 and just north of Briggs Highway. However, that recommendation does not extend eastward all the way to Briggs Highway.

*LCPC staff questions if the master plan went through the approval process mandated by Article III of the Michigan Planning Enabling Act (PA 33 of 2018, MCL 125.3831 et seq.) The December 17, 2019, meeting minutes of the Township’s planning commission states that the master plan was updated in October/November of 2019, but the new master plan was not forwarded to the LCPC for its review and recommendation as required by the MPEA.*

3. **Have conditions changed since the zoning ordinance was adopted, or was there a mistake in the zoning ordinance that justifies the amendment?**

Ferris & Sons Milk Hauling, Inc., located further to the south, is assessed ‘commercial’. Mechanical Extremes Heating & Cooling, LLC, located directly to the north, is assessed ‘residential’.

4. **Will the amendment correct an inequitable situation created by the zoning ordinance, rather than merely grant special privileges?**

Given the other commercial uses already located along this portion of the US-127 corridor, no special privileges would be granted by the proposed amendment.

5. **Will the amendment result in unlawful exclusionary zoning?**

The proposed rezoning should not result in any exclusion.

6. **Will the amendment set an inappropriate precedent, resulting in the need to correct future planning mistakes?**

The rezoning request generally conforms to the new future land use map and other commercial uses are already located along this segment of the US-127 corridor.

7. **If a rezoning is requested, is the proposed zoning consistent with the existing land uses of surrounding property?**

Other commercial uses are already located along this portion of the US-127 corridor.

8. **If a rezoning is requested, could all requirements in the proposed zoning classification be complied with on the subject parcel?**

It appears that this consideration is met. However, LCPC staff does not have access to the Zoning Plan (often an element of the master plan).

9. **If a rezoning is requested, is the proposed zoning consistent with the trends in land development in the general vicinity of the property in question?**

Other commercial uses are already located along this portion of the US-127 corridor and the new future land use map recognizes them.

10. **If a rezoning is requested, what is the impact on the township infrastructure? The planning commission and the township board shall make a determination of whether public facilities are readily available and whether the potential impact of the rezoning would adversely impact the level of service standards of any public facility.**

US-127 should be able to handle the additional commercial traffic generated by the new use. However, Briggs Highway is only a county local roadway.

**LCPC Staff Analysis** – Rezoning the western half (+/-) of the subject property makes sense given the recently updated future land use map. However, given that Briggs Highway is only a county local road and that eastern half (+/-) of the parcel is located in an area recommended for ‘open’ space, staff does not think that the entire property should be rezoned. Staff is also concerned about the legal status of the new master plan as it does not appear the approval process mandated by Article III of the Michigan Planning Enabling Act (PA 33 of 2018, MCL 125.3831 et seq.) was followed.

**CZC Staff Recommendation** – Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **DISAPPROVAL** of the proposed rezoning of the entire parcel to ‘local commercial (C-1)’ to the Rollin Township Board. Staff further advises the LCPC to recommend **APPROVAL WITH COMMENTS** of the proposed rezoning of the western half (+/-) of the parcel to ‘local commercial (C-1)’ (see the staff report).

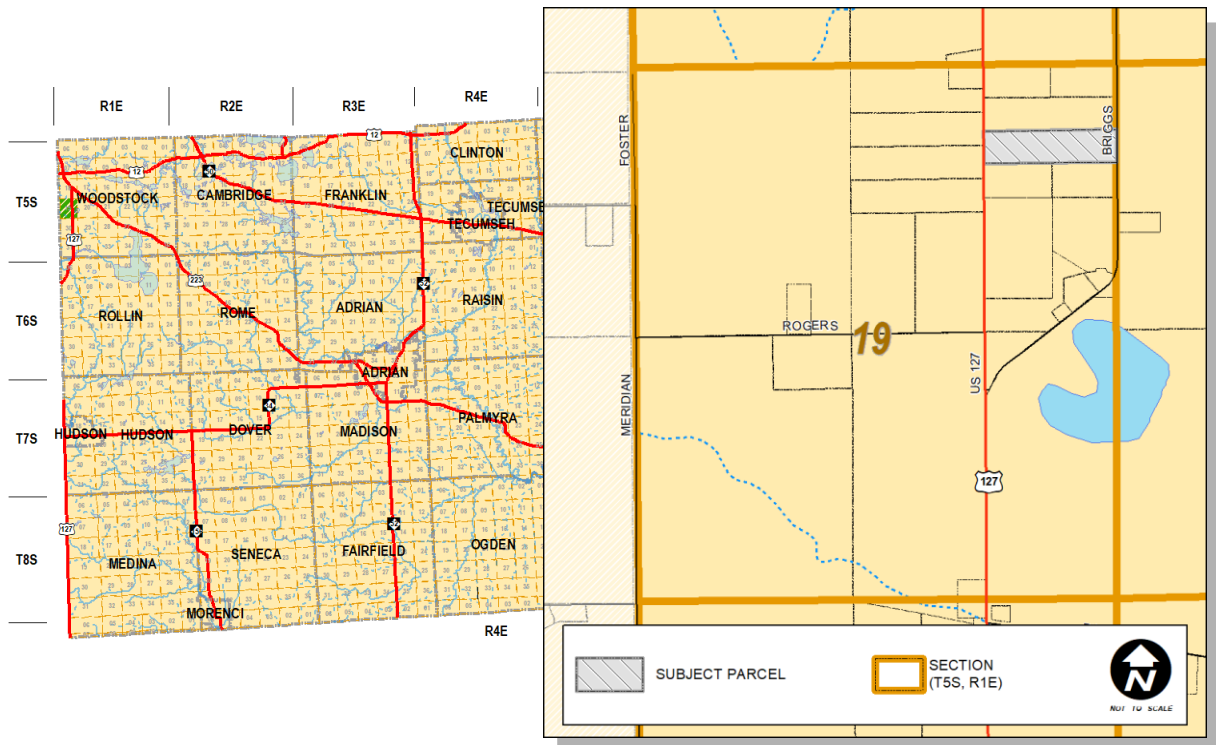
**Recommended Actions:**

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

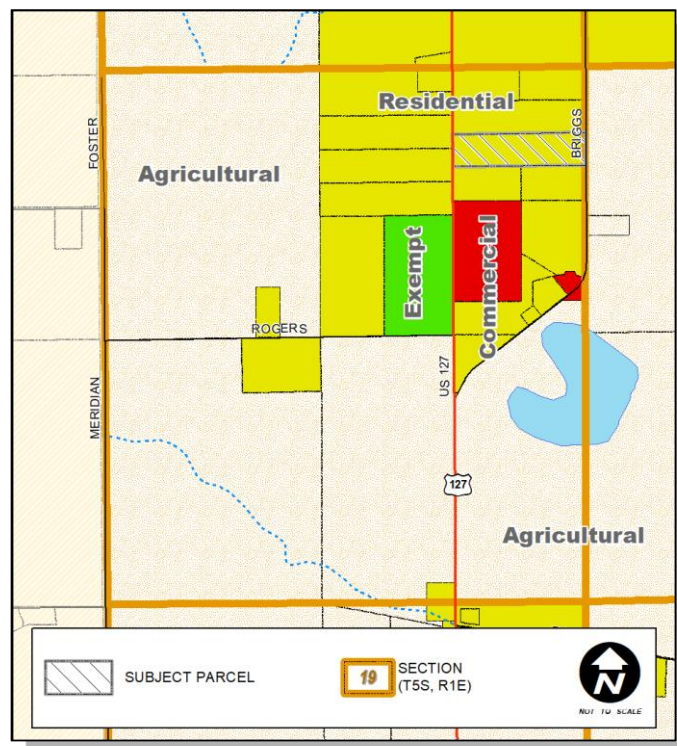
**Attachment(s):**

- Background information provided by Woodstock Township.

**Figure 1  
Location**

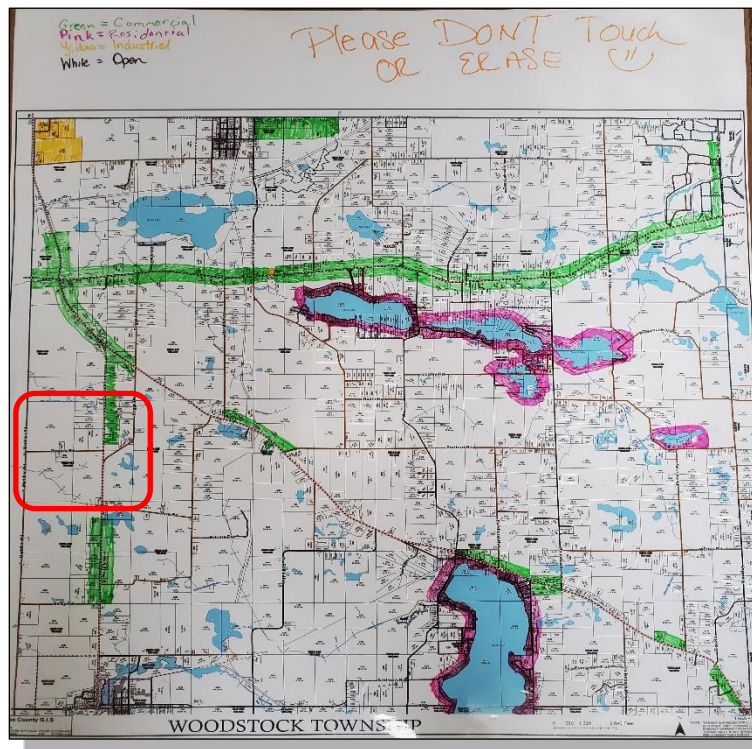


**Figure 2  
Property Assessment**

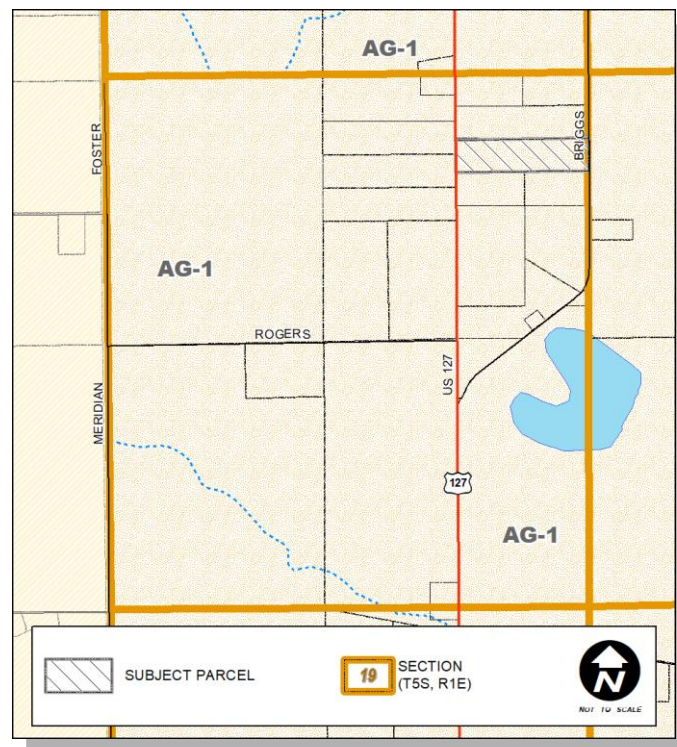




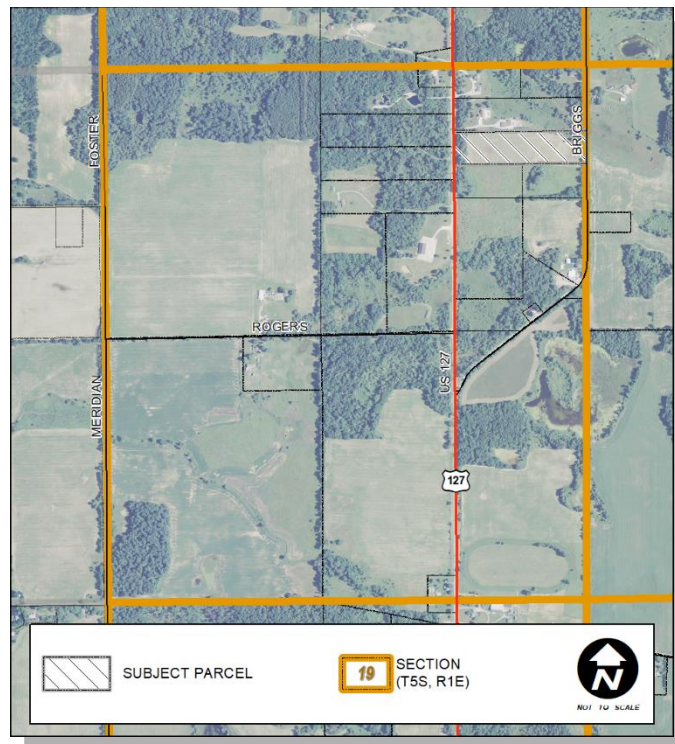
**Figure 3**  
**Municipal Future Land Use**



**Figure 4**  
**Municipal Zoning**



**Figure 5a**  
**USDA Aerial Photograph**



**Figures 5b**  
**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 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.)

WDO-119-220-00, 10 acres, see attached

1. The above described property has a proposed zoning change FROM Agriculture AG  
ZONE TO Local Commercial C-1 ZONE.
2. PURPOSE OF PROPOSED CHANGE: Retail Food Sales

**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 12 day 17 year 2019
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 11 day 27 year 2019  
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: The Daily Telegram

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

Melvin Cure ☒ Chair or ☐ Secretary 12 / 17 / 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

## 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 Township Case #: WDO-119-7270-00, 12-17-2019  
Township official we may contact: Zoning Administration Phone #: (517) 206-0529  
Applicant: P. McAuliffe Phone #: (517) 547-6706  
Rezoning Request: From: Agriculture (AG) To: Commercial, Local (C-1)  
Property Location: Section(s): 19 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"): 10 Acre

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Agriculture

What is the proposed use of the site? Retail Food Sales

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

North: Commercial

South: Agriculture / Commercial

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? per 'Draft Map' Commercial

Is municipal water currently available? ☐ Yes ☒ No

Will it be made available? ☐ Yes ☒ No If yes, when? \_\_\_\_\_

Is municipal sewer currently available? ☐ Yes ☒ No

Will it be made available? ☐ Yes ☒ No If yes, when? \_\_\_\_\_

Does the site have access to a public street or road?

☒ Yes ☐ No If yes, name US 127

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.



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

Woodstock Township Planning Commission will hold a public hearing on Tuesday, December 17th, 2019 @ 6:30pm at 6486 Devils Lake Hwy. This meeting will review a Rezoning Application for the property located at 9000 N US 127 blk, (WDO-119-2270-00). Property is currently zoned Agriculture AG, applicant is requesting property be rezoned to Commercial.

Copies of documents are available for review at 6486 Devils Lake Hwy. Any written comments relating to this issue can be mailed to:

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

Jeff Votzke  
Zoning/Ordinance Administrator

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

December 17, 2019

Planning Commission Meeting (PC)

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

Absent: R. Kennard, R. Turner

Chairman Mel Cure brought meeting to order at 6:30pm.

- A. Approval of 11.19.19 workshop and public hearing minutes – J. Josephs made a motion to approve subject to correction, J. Burke 2<sup>nd</sup>, motion passes.

B. New Business

1. This public hearing is to consider a rezoning request on property located at the 9000 Block of N. US 127 (WDO-119-2270-00). Applicant is requesting property, currently zoned AG to be rezoned to Commercial.
  - i. Attorney Dale Smith spoke on behalf of Mr. McAuliffe, opened with comments in/around requesting the property on file to rezone to commercial retail food
  - ii. Full intent is to build a retail store facing the US 127
  - iii. Site sits between Ferris Farms and Mechanical Extreme Heating & Cooling
  - iv. All requirements currently meet Zoning Book under section 22.3.3, D: Review Considerations
  - v. Currently no site plan is established; request is to rezone all of 10 acres within parcel
  - vi. Plan is to break ground in Spring 2020 pending all applications, permits being complete and approved
  - vii. All recommendations will be forwarded to LCPC & Woodstock Township Board; LCPC meeting January; Woodstock Township meeting in February
  - viii. Public Comments
    1. When did the Master Plan change?: October/November 2019
    2. Hunting acreage across the road – how far would building set back? Site plan isn't established so no decisions are determined, there are minimum requirements for building, minimum parking spaces determined on size of building
2. Letter of Correspondence – None
3. Motion made by D. Crawford to approve the request for rezoning application from AG to Commercial upon approval of all entities in review process. 2<sup>nd</sup> by J. Burke.
  - i. Roll Call: D. Crawford – Yes, J. Nicholl – Yes, J. Burke – Yes, J. Josephs – Yes, M. Cure – Yes. Motion passes
  - ii. All documentation will be passed on to Zoning Administrator for next steps

Meeting was adjourned at 6:50pm.

Chairman Mel Cure has reviewed and approved these minutes.

Respectfully submitted by  
J. Josephs, Recording Secretary

AFFP

001/Planning Comm Meetings

## Affidavit of Publication

STATE OF MICHIGAN } SS  
COUNTY OF LENAWEЕ }

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

Emily Gulliksen, being duly sworn, says:

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

November 27, 2019

Woodstock Township Planning Commission will hold a public hearing on Tuesday, December 17th, 2019 @ 6:30pm at 6486 Devils Lake Hwy. This meeting will review a Rezoning Application for the property located at 9000 N US 127 blk, (WDO-119-2270-00). Property is currently zoned Agriculture AG, applicant is requesting property be rezoned to Commercial. Copies of documents are available for review at 6486 Devils Lake Hwy.

Any written comments relating to this issue can be mailed to:  
Woodstock Township  
attn. Planning Commission  
6486 Devils Lake Hwy  
Addison, MI 49220  
Jeff Votzke  
Zoning/Ordinance Administrator  
1T November 27

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

SIGNED:

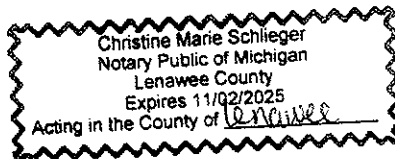
Emily Gulliksen  
Emily Gulliksen

Subscribed to and sworn to me this 27th day of November 2019.

Christine Marie Schlieger  
Christine Marie Schlieger, Notary, Lenawee County,  
Michigan  
My commission expires: November 02, 2025

04100767 00262879

WOODSTOCK TOWNSHIP  
6486 Devils Lake Hwy.  
ADDISON, MI 49220



RECEIVED  
DEC 09 2019  
Woodstock Twp

WD0-119-2010-00  
BAYES, RICHARD B, III  
9986 N US-127  
ADDISON MI 49220

WD0-119-2020-00  
BILLINGTON, JUDY  
6234 US-223  
ADDISON MI 49220

WD0-119-2030-00  
KASTEL, ETHAN C  
3339 W YANKEE RD  
SAND CREEK MI 49279

WD0-119-2040-00  
GRAMM, RICHARD A & DOROTHY, JR  
PO BOX 392  
MANITOU BEACH MI 49253

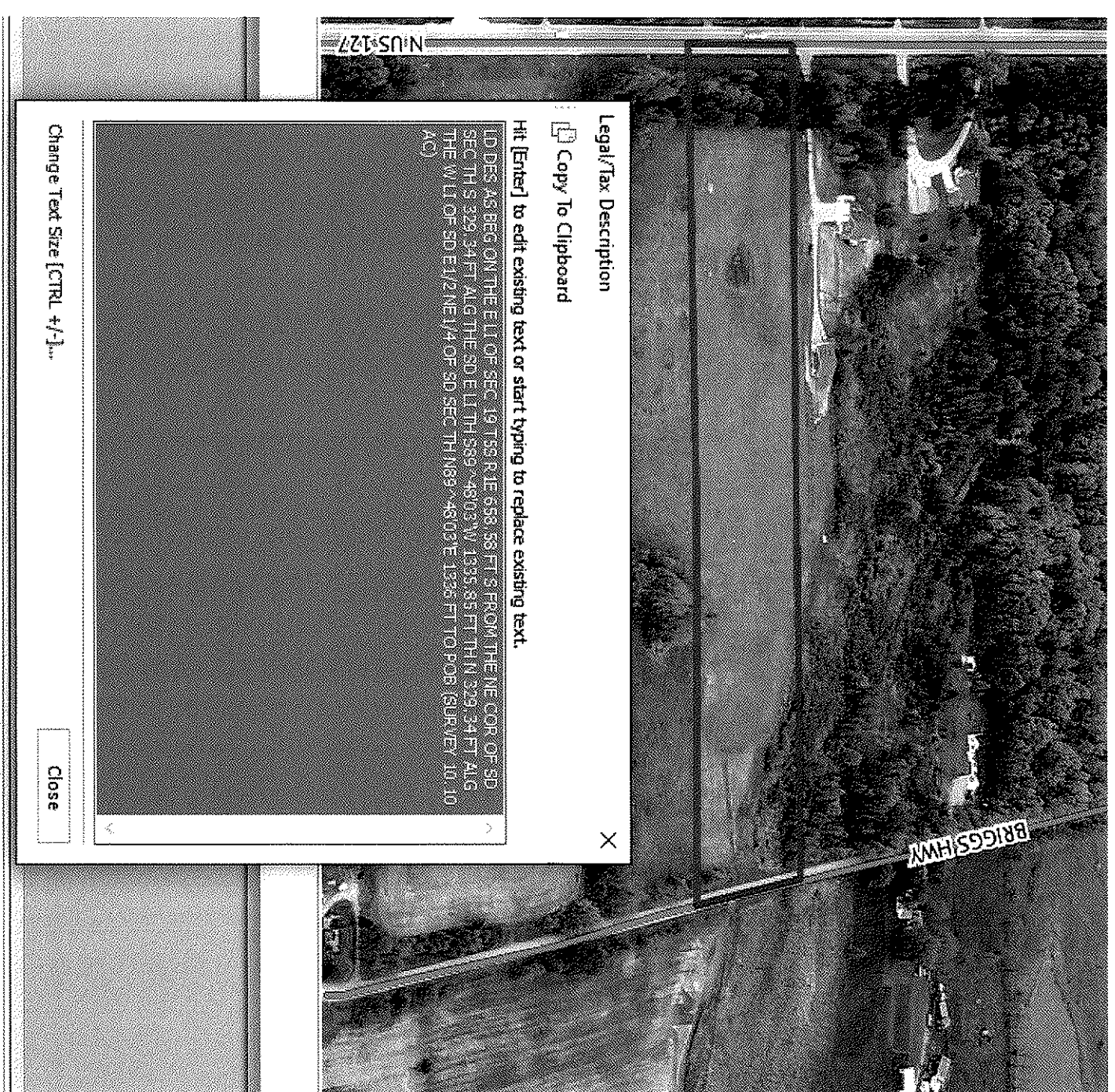
WD0-119-2260-00  
WILKES, HAROLD & STACEY D  
9949 N US-127  
ADDISON MI 49220

WD0-119-2270-00  
GRACEE'S LLC  
9578 BRIGGS HWY  
ADDISON MI 49220

WD0-119-2325-00  
FERRIS & SONS MILK HAULING, INC  
9480 HEROLD HWY  
ADDISON MI 49220

WD0-119-2350-00  
FERRIS, BROOK M  
9720 N BRIGGS HWY  
ADDISON MI 49220

WD0-120-1000-00  
MC AULIFFE'S HOLDINGS LLC  
9931 BRIGGS HWY  
ADDISON MI 49220



NUS-127

X

Copy To Clipboard

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

LD DES AS BEG ON THE E LI OF SEC 19 T5S R1E 658.58 FT S FROM THE NE COR OF SD  
SEC TH S 329.34 FT ALG THE SD E LI TH S89°48'03" W 1335.85 FT TH N 329.34 FT ALG  
THE W LI OF SD E1/2 NE1/4 OF SD SEC TH N89°48'03" E 1326 FT TO POB (SURVEY 10.10  
AC)

Change Text Size [CTRL +/-]...

Close

ID #: **WDO-119-2270-00**

Flag:

Owner: **GRACE'S LLC**

Address: **9000 N US-127 BLK**

Property Zip: **49220**

Internal: **2. Owner Info. (\*)** **3. Tax Info.** **4. PRE: 0** **5. Misc.** **6. Linked App Info** **7. Attach [0]** **8. Sketches [0]**

Status: **Active**

. Status: **TAXABLE**

ew. Tax Status: **TAXABLE**

r. Class: **401** **401 Residential**

v. Class: **401** **401 Residential**

School: **46020** **46020 ADDISON**

F Neigh: **010** **AGRICULTURAL/RESIDENTIAL**

Zoning: **<None Specified>**

se Code: **<none>**

Note:

Files (1/17/2018, 1)...

mits...

nments

Legal/Tax Description...

Double-click or hit the [ENTER] key to view Year Details.

Year	
2020 S	
2019 S	
2018 C	
2017 C	
2016 C	
2015 C	
2014 C	
2013 C	
2012 C	
2011 S	
2010 S	
2009 S	
2008 S	
2007 S	
2006 C	

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**Woodstock Township Planning Commission**

6486 Devils Lake Hwy  
Addison, MI 49220  
517.547.6598

## **Zoning/Ordinance Administrator's Report**

### **Application for Zoning Change**

**9000 N US 127 blk, WDO-119-2270-00**

Applicants: Pat McAuliffe  
9578 Briggs Hwy  
Addison, MI 49220  
517.547.6706

**Proposed Uses**

Request to Rezone to Commercial

**Property Info and History**

Property is currently zoned Agriculture AG  
Parcel size is 10+ acres, 326'x1336'

**Attachments**

2016 Pictometry view of WDO-119-2270-00

**Report Prepared**

12/17/2019

Jeff Votzke

Zoning/Ordinance Administrator

Cc

Planning Commission Members

Applicant

file



Green = Commercial  
Pink = Residential  
Blue = Industrial  
White = Open

Please DON'T Touch  
OR ERASE ☺







# 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 #20-01

**Applicant(s):** Porter Trust  
8435 Horton Road  
Blissfield, MI 49228

**Date:** February 18, 2020

**Local Government:** Lenawee County (Ogden Township)

**Purpose:** **Enrollment application**

**Location:** The subject property (ID #OG0-101-3800-00) is located in Section 1 of the Township (T8S, R4E) and fronts on Horton Road (see Figure 1).

**Description:** The subject property has an area of almost 18 acres, with 17 acres cultivated for cash crops. The average gross annual income for the property is \$250/acre, more than the \$200/acre minimum required by MDARD. There are no structures (see Figure 3).

**Term:** 50 years is the proposed term.

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

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

- An 'official tax statement' was provided for ID #OG0-101-3800-00 and what appears to be two copies of the same deed were provided, but with different Liber/Page numbers, potentially causing some confusion.
- An 'affidavit attesting that qualified agricultural property or qualified forest shall remain qualified agricultural property' was submitted for ID #OG0-111-2280-00 and ID #OG0-101-3505-00, but not ID #OG0-101-3800-00.
- The property has an area of approximately 35 acres while the application is limited to approximately 18 acres. Is only a portion of ID #OG0-101-3800-00 proposed for the preservation?

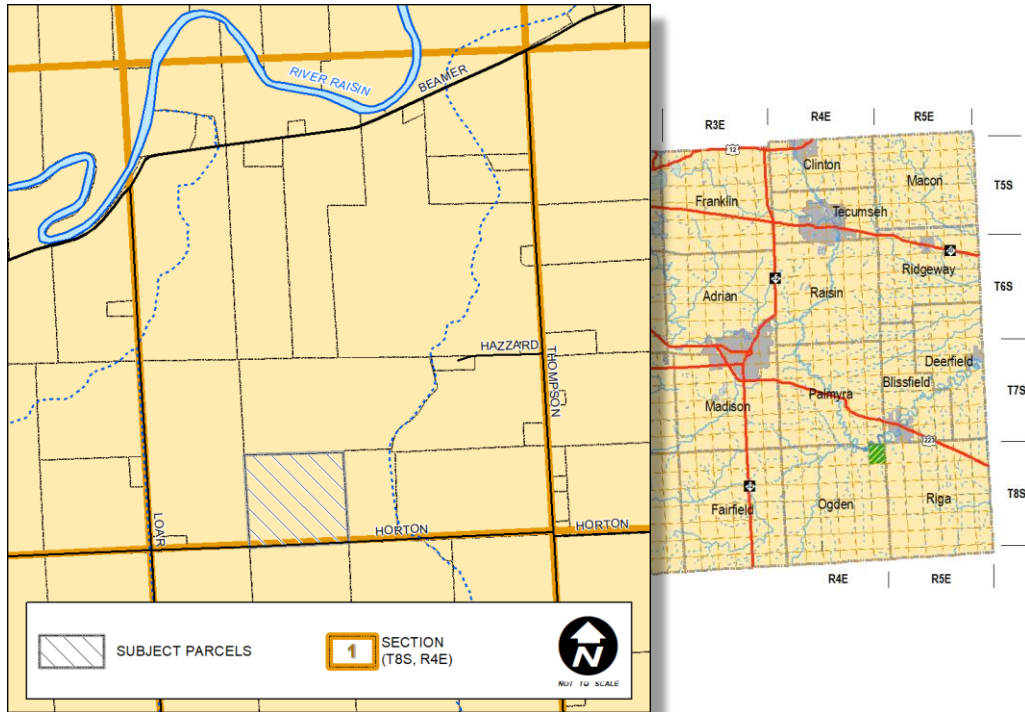
These discrepancies with the application should be resolved.

**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 Lenawee County Board of Commissioners, provided that the applicant considers the comments/ suggestions listed in the staff report.

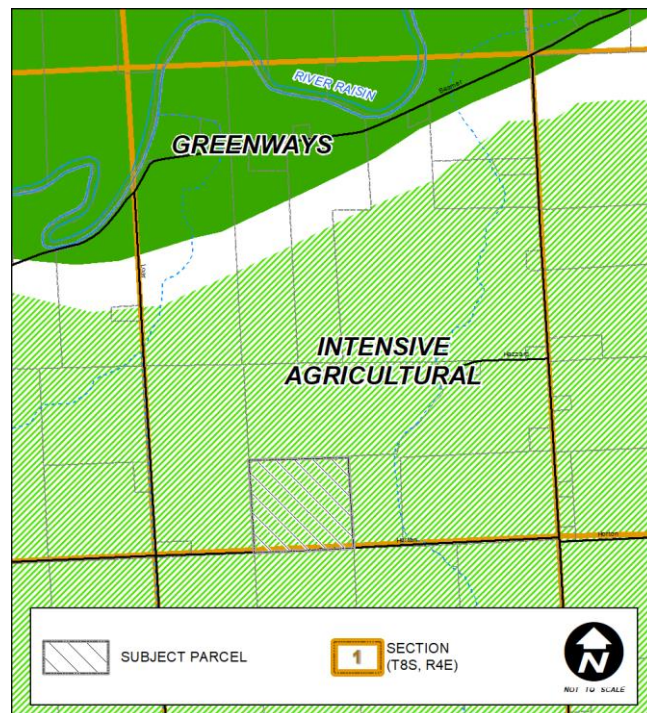
**Attachment(s):**

- Background information provided by the applicant/township.

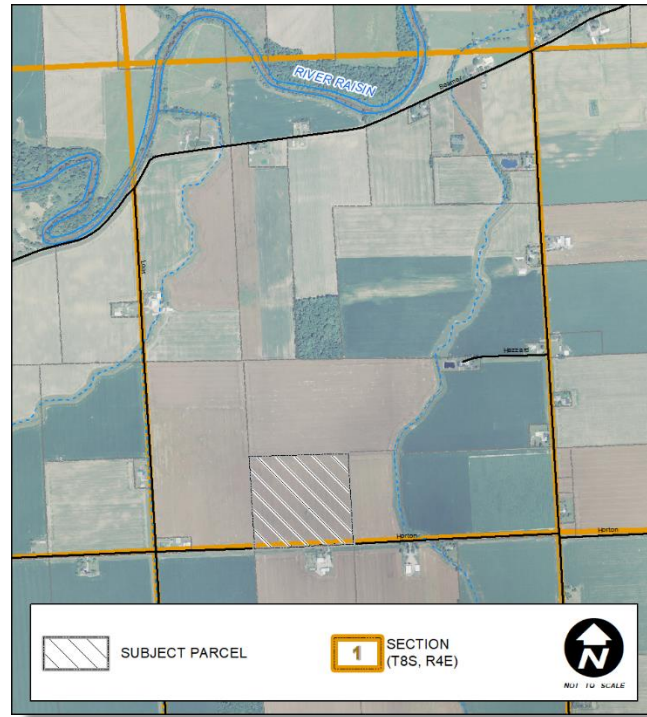
**Figure 1  
Location**



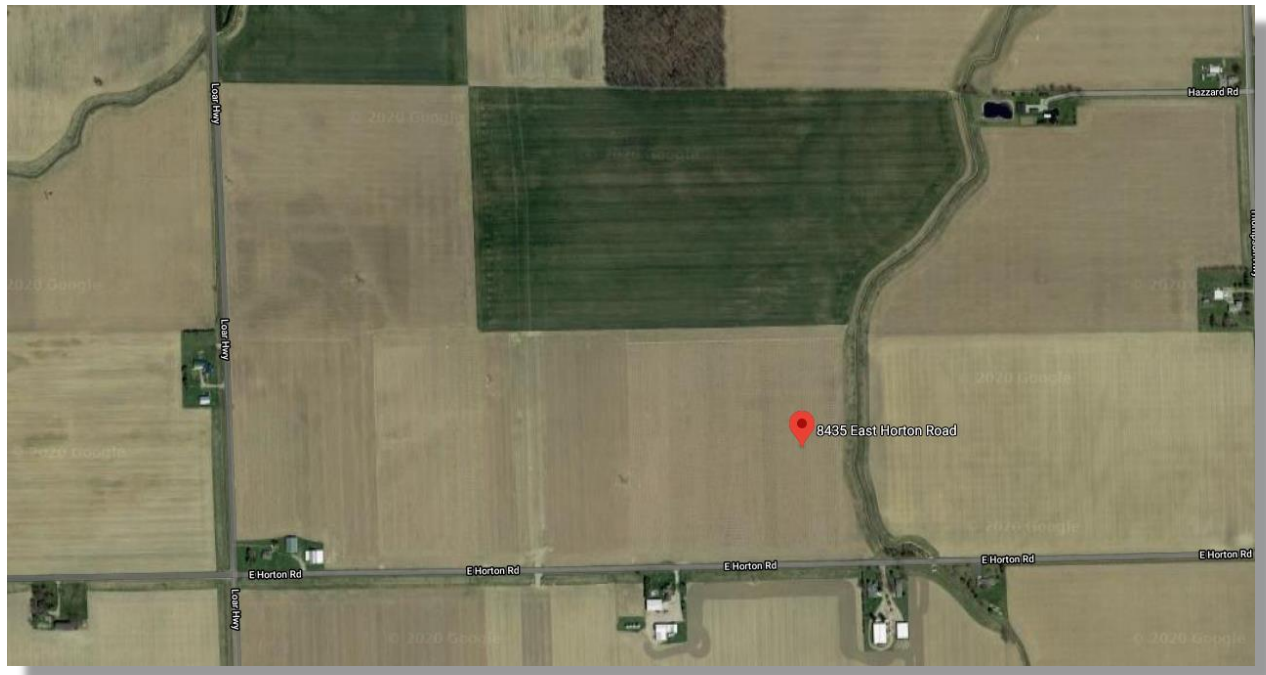
**Figure 2  
County Future Land Use**



**Figure 3a**  
**USDA Aerial Photograph**



**Figure 3b**  
**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: 1/17/2020

Application No: \_\_\_\_\_

State: \_\_\_\_\_

Date Received: \_\_\_\_\_

Application No: \_\_\_\_\_

Approved: \_\_\_\_\_ Rejected: \_\_\_\_\_

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

### I. Personal Information:

1. Name(s) of Applicant: PORTER TRUST  
Last First Initial

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

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

☐ Married ☐ Single

2. Mailing Address: 8435 E. HORTON RD, BLISSFIELD MI 49228  
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 270-3489

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

5. E-mail address: DAVE PORTER@HOTMAIL.COM

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

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

8. Section No. 1 Town No. 85 Range No. 4E

### 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: DAVID L. PORTER Title: TRUSTEE

Name: SANDRA R. PORTER Title: TRUSTEE

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: 17.89  
 c. Total number of acres being applied for (if different than above): 17.89  
 d. Acreage in cultivation: 17  
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 17  
 f. All other acres (swamp, woods, etc.) .89  
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings NONE 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):

\$ 4,250 : 17 = \$ 250 (per acre)  
 total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by the Michigan Department of Agriculture, 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 MDA staff person.



19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 50

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.

<p>_____ (Signature of Applicant)</p> <p>_____ (Co-owner, If Applicable)</p> <p>_____ (Date)</p>	<p><u>PORTER TRUST</u> (Corporate Name, If Applicable)</p> <p><u>David L. Porter</u> (Signature of Corporate Officer)</p> <p><u>TRUSTEE</u> (Title)</p>
--	---

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

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

I. Date Application Received: 1/17/2020 (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

Note: Review Agencies have 30 days in which to respond before local governing body can proceed.

\_\_\_\_ 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:

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

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

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

**COPY SENT TO:**

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

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

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

**Questions? Please call Farmland Preservation at (517) 373-3328**

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

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

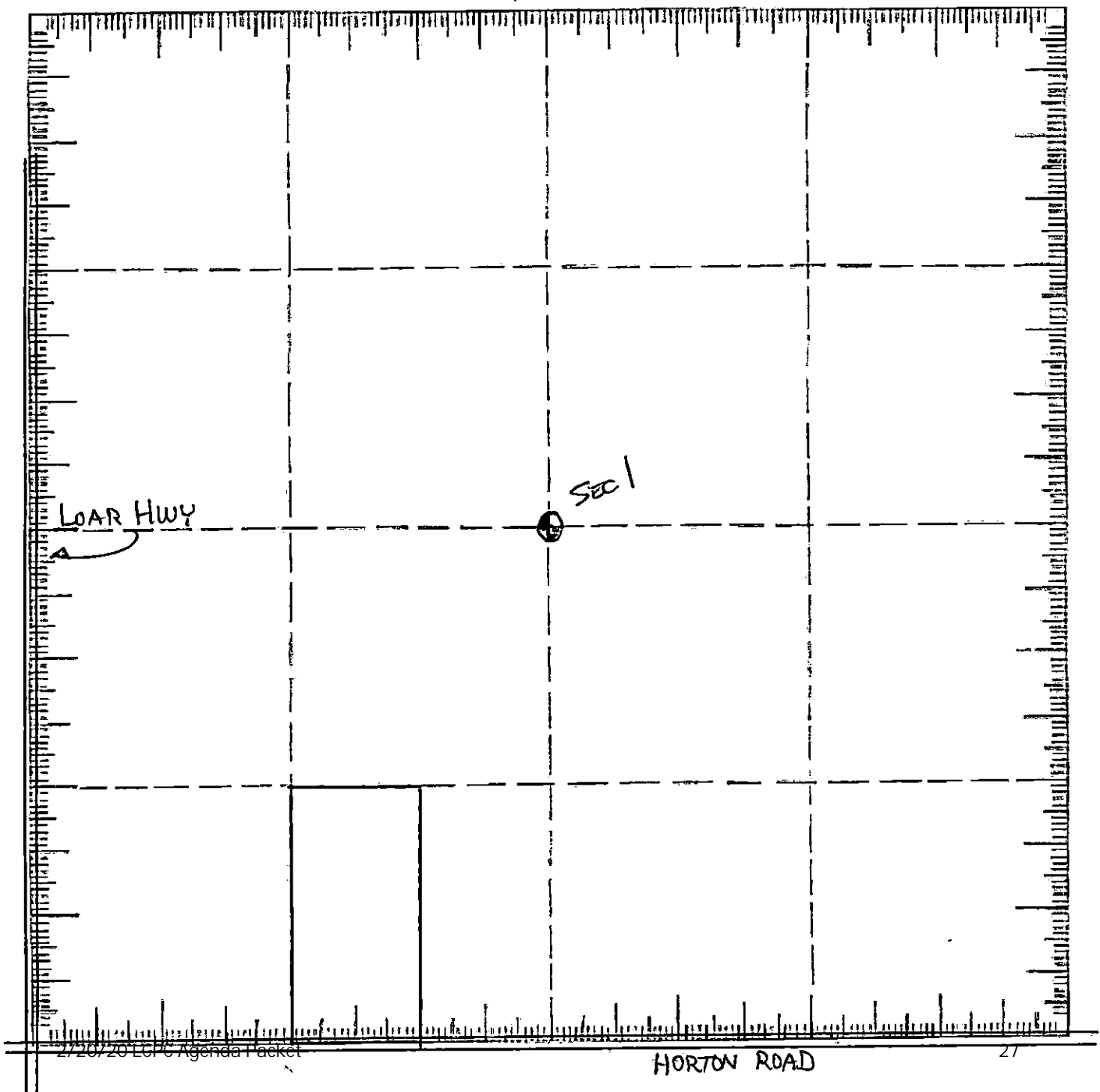
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County LENAWEE

Township OGDEN

T 8S R 4E Section 1

↑ North



AM 9:58 JUN 19 '15 LENAWE

RCVD PM 2:48 JUL 1 '15 LENAWE



LIBER 2510 PAGE 0125 1 of 2

STATE OF MICHIGAN - LENAWE COUNTY  
RECORDED 07/01/2015 02:50:02 PM D.QU  
Carolyn S. Bater, REGISTER OF DEEDS \$17.00



### QUIT CLAIM DEED

This Deed made May 18, 2015

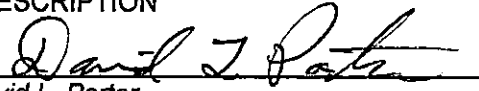
WITNESSETH That, **DAVID L. PORTER AND SANDRA R. PORTER**, husband and wife, 8435 Horton Rd., Blissfield, MI 49228

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

CONVEY AND QUIT CLAIMS TO **THE PORTER TRUST, DATED MARCH 1, 2015**, 8435 Horton Rd., Blissfield, MI 49228-9735

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

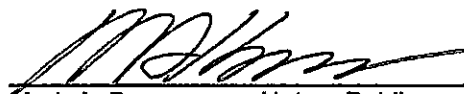
SEE ATTACHED LEGAL DESCRIPTION

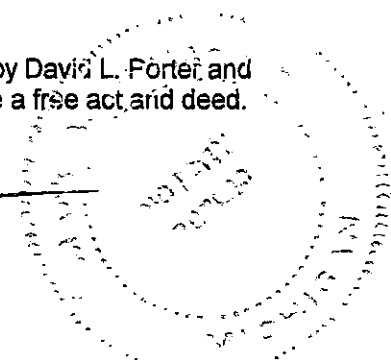
  
David L. Porter

  
Sandra R. Porter

STATE OF MICHIGAN)  
                                  )  
COUNTY OF LENAWE)

Dated and signed May 18, 2015 before me, a Notary Public in and for said County, by David L. Porter and Sandra R. Porter, who I identified and verified and who acknowledged this instrument to be a free act and deed.

  
Mark A. Bruggeman, Notary Public  
Lenawee County, Michigan  
My Commission Expires: 05/12/2020



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

✓ AFTER RECORDING RETURN TO:  
Mark A. Bruggeman  
126 East Church Street  
Adrian, MI 49221-2780

**This Deed is exempt from County Transfer Tax pursuant to MCL 207.505(a) and exempt from State Transfer Tax pursuant to MCL 207.526(a).**

\$17 Inter-Office

2/20/20 LCPC Agenda Packet

porter.est.pl.qcd.e.05.12.2015



## EXHIBIT A

### Legal Description

Land situated in Ogden Township, Lenawee County, Michigan, being the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 1, Town 8 South, Range 4 East, further described by Michael J. Bartolo, Professional Surveyor, as commencing at the Southwest corner of Section 1; thence North 88°32'02" East, 1283.26 feet along the South line of Section 1 (centerline of Horton Road) for a point of beginning; thence continuing along said line along said road North 88°32'02" East, 641.63 feet; thence North 02°17'54" West, 1210.53 feet along the East line of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 1; thence South 89°19'34" West, 641.78 feet along the North line of the Southeast 1/4 of the Southwest 1/4 of Section 1; thence South 02°17'48" East, 1219.41 feet along the East line of the West 1/2 of the Southwest 1/4 of Section 1 to the point of beginning. Contains 17.894 Acres, more or less. Subject to highway, easements, and restrictions of record.

Subject to zoning ordinances, highways, restrictions and easements of record, and taxes and assessments due and payable after date hereof.

Reference: 8000 Block E. Horton Rd.

Description taken from Bartolo Surveying, LLC, Job No. 1312012 dated February 3, 2014

Parcel Id. No.: OGO-101-3505-00

  
LIBER 2510 PAGE 0125 2 of 2

  
LIBER 2491 PAGE 0282 2 of 2

RCVD PM 9:58 JUN 15 '15 LENAWE

RCVD PM 2:49 JUL 1 '15 LENAWE

LIBER 2510 PAGE 0126 1 of 2

STATE OF MICHIGAN - LENAWE COUNTY  
RECORDED 07/01/2015 02:50:03 PM AF.AG  
Carolyn S. Bator, REGISTER OF DEEDS \$17.00



Michigan Department of Treasury  
3876 (Rev. 3-10)

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

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

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

1. Street Address of Property		2. County Lenawee
3. City/Township/Village Where Real Estate is Located Ogden		<input type="checkbox"/> City <input checked="" type="checkbox"/> Township <input type="checkbox"/> Village
4. Name of Property Owner(s) (Print or Type) The Porter Trust, dated March 1, 2015 <i>by David L. Porter, Trustee</i>	5. Property ID Number (from Tax Bill or Assessment Notice) OGO-111-2280-00; OGO-101-3505-00	
6. Legal Description (Legal description is required; attach additional sheets if necessary) See attached legal description	7. Percentage of This Property Which is Currently and Will Remain Qualified Agricultural Property (#7 does not apply to the Qualified Forest Program) 100%	
8. Daytime Telephone Number	9. E-mail Address	

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

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

Signed *David L. Porter*  
Name (Print or Type) David L. Porter  
Title Trustee for The Porter Trust  
Must be signed by owner, partner, corporate officer, or a duly authorized agent.  
State of MI  
County of Lenawee

Notary Public, State of Michigan,  
County of Lenawee  
My commission expires: 5/12/20  
Acting in the County of Lenawee

Acknowledged before me this 18th  
day of May 2015  
By David L. Porter, Trustee for The  
Notary Signature *Mark A. Bruggeman* Porter Trust  
Name of Notary (Print or Type) Mark A. Bruggeman

✓ Drafter's Name Bruggeman Law Offices  
Drafter's Address 126 E Church St  
Adrian MI 49221

### LOCAL GOVERNMENT USE ONLY

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

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

2/20/20 LCPC Agenda Packet  
\$17 INTER-OFFICE

**EXHIBIT A**

**Legal Description**

Land situated in Ogden Township, Lenawee County, Michigan, being the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 1, Town 8 South, Range 4 East, further described by Michael J. Bartolo, Professional Surveyor, as commencing at the Southwest corner of Section 1; thence North 88°32'02" East, 1283.26 feet along the South line of Section 1 (centerline of Horton Road) for a point of beginning; thence continuing along said line along said road North 88°32'02" East, 641.63 feet; thence North 02°17'54" West, 1210.53 feet along the East line of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 1; thence South 89°19'34" West, 641.78 feet along the North line of the Southeast 1/4 of the Southwest 1/4 of Section 1; thence South 02°17'48" East, 1219.41 feet along the East line of the West 1/2 of the Southwest 1/4 of Section 1 to the point of beginning. Contains 17.894 Acres, more or less. Subject to highway, easements, and restrictions of record.

Subject to zoning ordinances, highways, restrictions and easements of record, and taxes and assessments due and payable after date hereof.

Reference: 8000 Block E. Horton Rd.

Description taken from Bartolo Surveying, LLC, Job No. 1312012 dated February 3, 2014

**Exhibit B**

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

The East 1/2 of the Northeast 1/4, section 11, T8S, R4E

**OFFICIAL TAX STATEMENT**

Pay this tax to:

OGDEN TOWNSHIP  
 RICK DENNISON, TREASURER  
 6324 E RIDGEVILLE RD  
 BLISSFIELD, MI 49228  
 TEMP-RETURN SERVICE REQUESTED



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

This tax is payable: Dec. 1, 2019 Thru Feb 14, 2020  
 After 02/14/2020, additional interest and fees apply.

2019 Winter Tax for Property Number: OGO-101-3800-00

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

Property Addr:

8000 E HORTON RD BLK

Tax for Prop#: OGO 101 3800 00

Make Check Payable To: OGDEN TOWNSHIP

**TOTAL AMOUNT DUE: \$726.56**

PORTER TRUST  
 8435 E HORTON RD  
 BLISSFIELD, MI 49228-9735



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

**OGDEN TOWNSHIP 2019 WINTER TAX BILL****MESSAGE TO TAXPAYER**

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

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

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

**PAYMENT INFORMATION**

This tax is payable: Dec. 1, 2019 Thru Feb. 14, 2020

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

**PROPERTY INFORMATION**

Property Assessed To:

PORTER TRUST  
 8435 E HORTON RD  
 BLISSFIELD, MI 49228

School: 46040 BLISSFIELD

Property #: OGO-101-3800-00

Property Addr: 8000 E HORTON RD BLK

**Legal Description:**

E1/2 OF SE1/4 OF SW1/4 SEC 1 T8S R4E ALS  
 O LD DES AS COMM AT THE SW COR OF SD SEC  
 TH N88 32'02"E 1283.26 FT ALG THE S LI O  
 F SD SEC (CNTRLI OF HORTON RD) FOR A POB  
 TH CONT ALG SD LI ALG SD RD N88 32'02"E  
 641.63 FT TH N02 17'54"W 1210.53 FT ALG  
 THE E LI OF THE W1/2 OF SE1/4 OF SW1/4 O  
 F SD SEC TH S89 19'34"W 641.78 FT ALG  
 THE N LI OF THE SE1/4 OF THE SW1/4 OF SD  
 SEC TH S02 17'48"E 1219.41 FT ALG THE E  
 LI OF THE W1/2 OF THE SW1/4 OF SD SEC TO  
 THE POB - CONT 17.894 AC EXC LD DES AS  
 COMM AT THE S1/4 COR OF SD SEC TH N02 18  
 '02"W 1177.65 FT ALG THE N-S 1/4 LI OF  
 SD SEC FOR A POB TH CONT N02 18'02"W 24  
 FT TO THE NE COR OF THE SE1/4 OF THE

**TAX DETAIL**

Taxable Value:	49,482	Class:	101
State Equalized Value:	112,100		
Assessed Value:	112,100	101 AGRICULTURAL	
P.R.E. %:	100		

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

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.73200	36.22
MED CARE	0.18960	9.38
LENAAWEE INT SCH	7.32330	362.37
SCH SINKING FUND	1.74790	86.48
SCHOOL OPER	18.00000	0.00
TWP TAX	1.00000	49.48
FIRE	1.00000	49.48
ROADS/BRIDGES	2.00000	98.96
CLEMENT	0.00000	27.00

**OPERATING FISCAL YEARS**

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

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

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

Total Tax:	\$719.37
Administration Fee:	\$7.19
<b>Total Amount Due:</b>	<b>\$726.56</b>



# 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 #20-02

**Applicant(s):** Blissfield Sunshine Farms, LLC  
9700 Sylvania Avenue  
Sylvania, OH 43560

**Date:** February 18, 2020

**Local Government:** Palmyra Township

**Purpose:** **Enrollment application**

**Location:** The subject properties (ID #PA0-125-4190-00, PA0-125-4550-00, and PA0-125-4700-00) are located in Section 25 of the Township (T7S, R4E), south of US-223 (see Figure 1).

**Description:** The subject properties have an area of approximately 61.5 acres, with 60.5 acres cultivated for cash crops.

**Term:** 10 years is the proposed term.

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

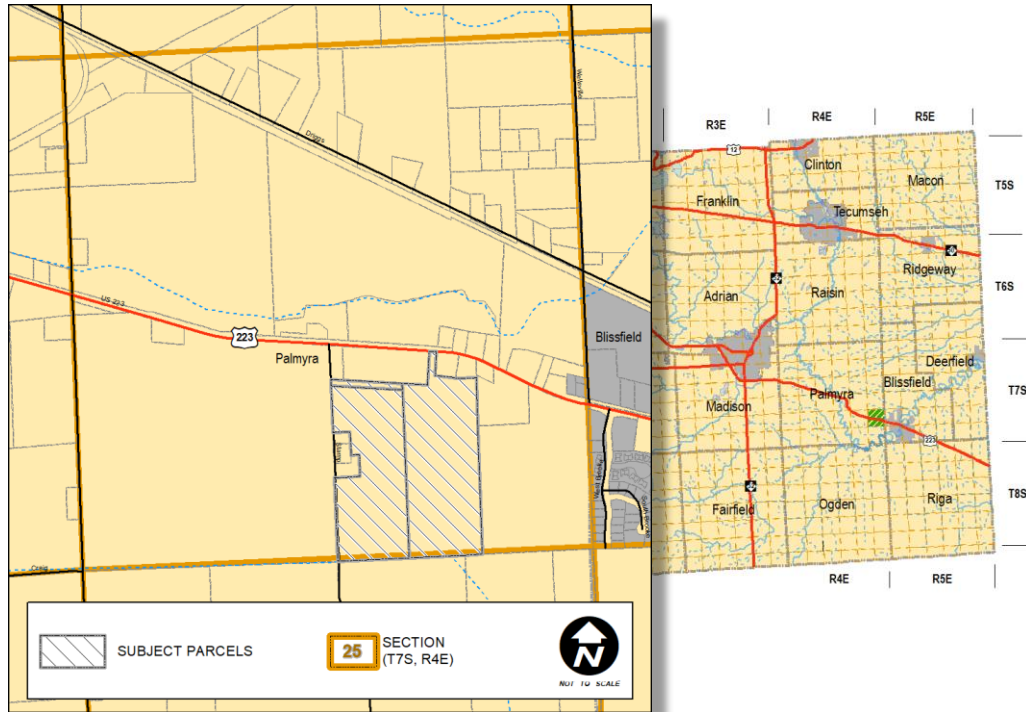
**Staff Comments:** Staff found no errors/omissions in the application.

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

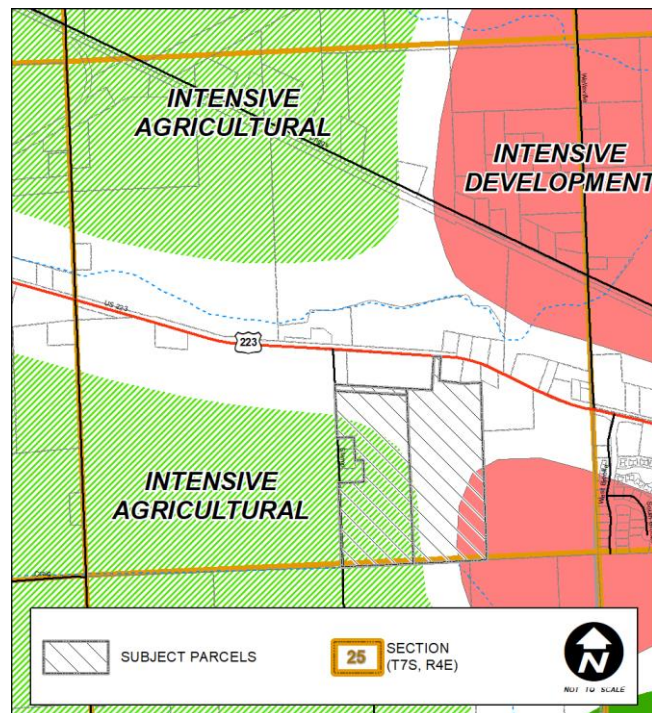
**Attachment(s):**

- Background information provided by the applicant/county.

**Figure 1  
Location**

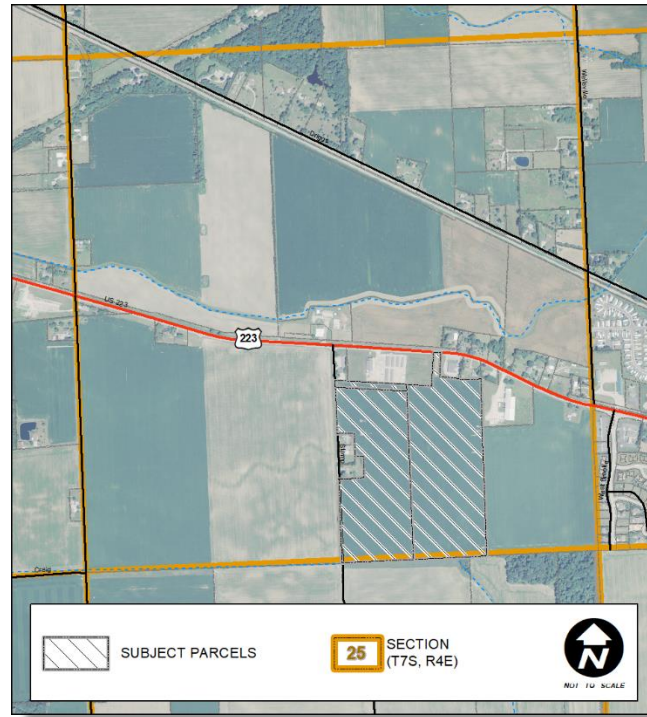


**Figure 2  
County Future Land Use**

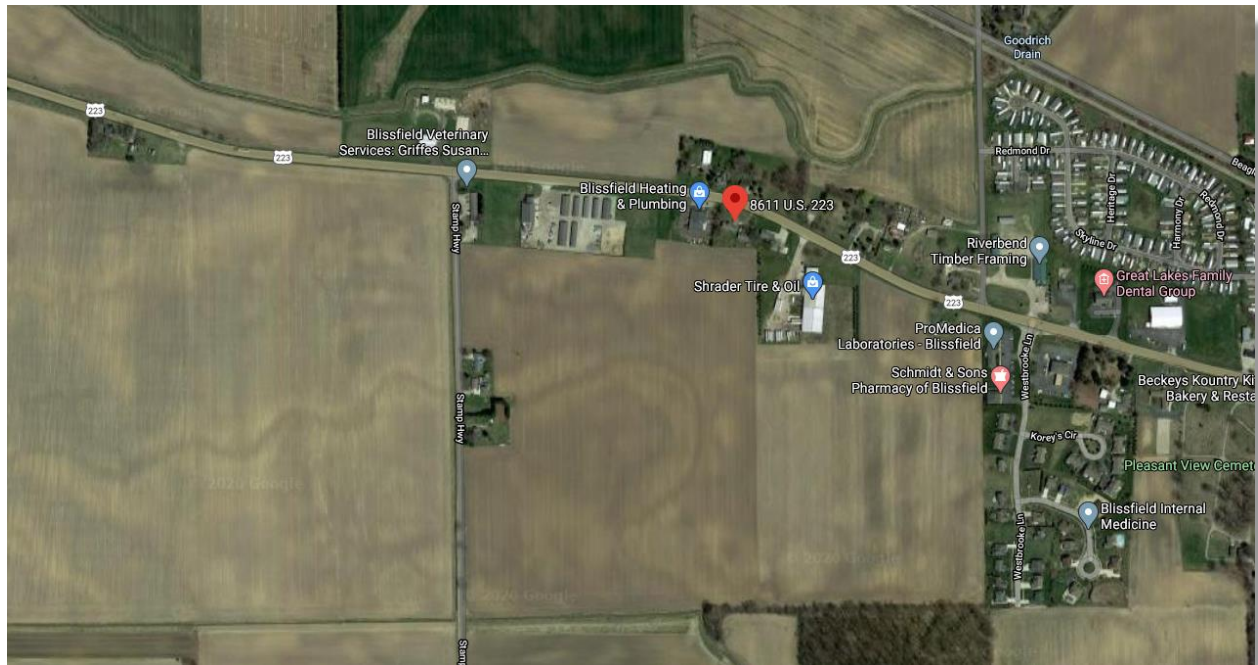




**Figure 3a**  
**USDA Aerial Photograph**



**Figure 3b**  
**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 01-24-2020

Application No: 2020-01

State: \_\_\_\_\_

Date Received \_\_\_\_\_

Application No: \_\_\_\_\_

Approved: \_\_\_\_\_ Rejected \_\_\_\_\_

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

### I. Personal Information:

1. Name(s) of Applicant: Blissfield Sunshine Farms, LLC  
Last First Initial

(If more than two see #15) \_\_\_\_\_

Last First Initial

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

☐ Married ☐ Single

2. Mailing Address: 9700 Sylvania Avenue Sylvania, OH 43560  
Street City State Zip Code

3. Telephone Number: (Include Area Code) 419-829-2941

4. Alternative Telephone Number (cell, work, etc.): (Include Area Code) 419-392-2087

5. E-mail address: eileen@crequesgreenhouse.com

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

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

8. Section No. 25 Town No. 7 South Range No. 4 East

### III. Legal Information:

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

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property. (3)

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: E & J Properties of Sylvania, LLC Title: member

Name: Eileen<sup>Mr</sup> Creque Title: member of above LLC

Name: Jeffery L. Creque Title: member of above LLC

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 61.52  
 c. Total number of acres being applied for (if different than above): 61.52  
 d. Acreage in cultivation: 60.5  
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0  
 f. All other acres (swamp, woods, etc.): 0  
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings): NONE

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

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

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

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

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

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

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

V. Signature(s):

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

Eileen M. Creque Trust, member  
(Signature of Applicant) (Corporate Name, If Applicable)

Jeffrey Creque Trust member  
(Co-owner, If Applicable) (Signature of Corporate Officer)

1-21-2020  
(Date) (Title)

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

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

I. Date Application Received: 1-24-2020 (Note: Local Governing Body has 45 days to take action)

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

This application is ☒ approved, ☐ rejected

Date of approval or rejection: 2-11-2020

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

Clerk's Signature: Christine White

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

II. Please verify the following:

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

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

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

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

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

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

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

**COPY SENT TO:**

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

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

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

**Questions? Please call Farmland Preservation at 517-284-5663**













United States  
Department of  
Agriculture

LENAWEE CO Michigan

Palmyra Township



#### Common Land Unit

- Cropland CLU
- Non-Cropland CLU
- Tract Boundary

#### 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.

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

2020 Program Year

CLU Date: September 21, 2019  
2018 NAIP Imagery

**Farm 12761**  
**Tract 136287**

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 acreage. USDA National Resources Conservation Service (NRCS). Alternate year NAIP imagery may be displayed for tracts located in other states.



# PALMYRA TOWNSHIP 2019 WINTER TAX BILL

## MESSAGE TO TAXPAYER

PAY BY MAIL: ENCLOSE TOP PORTION & CHECK OR MONEY ORDER PAYABLE TO PALMYRA TOWNSHIP. IF YOU WANT A RECEIPT, SEND ENTIRE BILL, PAYMENT & SELF ADDRESSED STAMPED ENVELOPE. PAY IN PERSON SCHEDULE: SEE ENCLOSED BROCHURE, CALL TREASURER 517-673-6780 OR CHECK POSTED SCHEDULE AT COMMUNITY ROOM OFFICE. 3% PENALTY FROM FEB 15 THRU MARCH 2.

## PROPERTY INFORMATION

Property Assessed To:  
BLISSFIELD SUNSHINE FARMS LLC  
9700 SYLVANIA AVE  
SYLVANIA, OH 43560

School: 46040 BLISSFIELD

Property #: PA0-125-4190-00

Property Addr: 8000 E US-223 BLK

### Legal Description:

A STRIP OF LAND APPROX 68.53 OFF AND ACR OSS THE S SIDE OF THE FOLLOWING LD BEG AT INTERSEC OF US-223 AND CTR LI STAMP H WY BEING 2241.75 FT N FROM S 1/4 POST SEC 25 TH S 420 FT TH S 83 04'E 743.18 F T TH N 420 FT TH N 83 04'W 744.8 FT TO POB EX LD BEG 2241.75 FT N FROM S 1/4 PO ST SD SEC TH S 83 04'E 138 FT TH S 353.62 FT TH N 83 04'W 138 FT TH N 353.6 2 FT TO POB SEC 25

## OPERATING FISCAL YEARS

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

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

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

## PAYMENT INFORMATION

This tax is payable: Dec. 1, 2019 Thru Feb. 14, 2020

Pay by mail to: PALMYRA TOWNSHIP  
MATT KOESTER, TREASURER  
PO BOX 97  
PALMYRA, MI 49268

## TAX DETAIL

Taxable Value:	102	Class:	101
State Equalized Value:	3,800		
Assessed Value:	3,800		101 AGRICULTURAL
P.R.E. %:	100		

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

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.73200	0.07
MED CARE	0.18960	0.01
LENAAWEE INT SCH	7.32330	0.74
SCH SINKING FUND	1.74790	0.17
SCHOOL OPER	18.00000	0.00
TWP TAX	1.00000	0.10
FIRE	0.99550	0.10
FIRE OPER	0.99550	0.10
CRNDL #71	0.00000	8.75

PAID

Palmyra Township Total Tax: \$10.04  
Administration Fee: \$0.00  
**Total Amount Due: \$10.04**



# **PALMYRA TOWNSHIP 2019 WINTER TAX BILL**

## **MESSAGE TO TAXPAYER**

PAY BY MAIL: ENCLOSE TOP PORTION & CHECK OR MONEY ORDER PAYABLE TO PALMYRA TOWNSHIP. IF YOU WANT A RECEIPT, SEND ENTIRE BILL, PAYMENT & SELF ADDRESSED STAMPED ENVELOPE. PAY IN PERSON SCHEDULE: SEE ENCLOSED BROCHURE, CALL TREASURER 517-673-6780 OR CHECK POSTED SCHEDULE AT COMMUNITY ROOM OFFICE. 3% PENALTY FROM FEB 15 THRU MARCH 2.

## **PROPERTY INFORMATION**

Property Assessed To:  
BLISSFIELD SUNSHINE FARMS LLC  
9700 SYLVANIA AVE  
SYLVANIA, OH 43560

School: 46040 BLISSFIELD

Property #: PAO-125-4550-00

Property Addr: 5000 STAMP HWY BLK

### **Legal Description:**

W 37 1/2 ACRES OF W 1/2 OF SE 1/4 S OF H  
WY US-223 EX LD COMM 1015.5 FT N OF S  
1/4 POST SEC 25 RUNN TH N 320 FT E 170 F  
T S 320 FT W 170 FT TO POB-ALSO EX LD  
COMM AT A PT LOC 2241.75 FT N'LY FROM S  
1/4 POST AT INTERSEC OF US-223 AND STAMP  
HWY RUNN TH S ALG CTR OF HWY 420 FT S 83  
03'E 743.18 FT N 1 E 420 FT TO CTR  
US-223 TH W'LY ALG HWY 744.8 FT TO POB A  
LSO EX LD BEG 870.24 FT N FROM S-1/4  
POST SEC 25 RUNN TH N 145 FT TH E 177.55  
FT TH N 77 FT TH E 82.76 FT TH S 223.93  
FT TH W 259.74 FT TO POB CONT 1.016 ACRE  
S SEC 25

## **OPERATING FISCAL YEARS**

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

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

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

## **PAYMENT INFORMATION**

This tax is payable: Dec. 1, 2019 Thru Feb. 14, 2020

Pay by mail to: PALMYRA TOWNSHIP  
MATT KOESTER, TREASURER  
PO BOX 97  
PALMYRA, MI 49268

## **TAX DETAIL**

Taxable Value:	33,099	Class:	101
State Equalized Value:	89,800		
Assessed Value:	89,800		101 AGRICULTURAL
P.R.E. %:	100		

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

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.73200	24.22
MED CARE	0.18960	6.27
LENAWEE INT SCH	7.32330	242.39
SCH SINKING FUND	1.74790	57.85
SCHOOL OPER	18.00000	0.00
TWP TAX	1.00000	33.09
FIRE	0.99550	32.95
FIRE OPER	0.99550	32.95
CRNDL #71	0.00000	166.25

**PAID**

Total Tax: \$595.97

Administration Fee: \$0.00

**Total Amount Due: \$595.97**

# PALMYRA TOWNSHIP 2019 WINTER TAX BILL

## MESSAGE TO TAXPAYER

PAY BY MAIL: ENCLOSE TOP PORTION & CHECK OR MONEY ORDER PAYABLE TO PALMYRA TOWNSHIP. IF YOU WANT A RECEIPT, SEND ENTIRE BILL, PAYMENT & SELF ADDRESSED STAMPED ENVELOPE. PAY IN PERSON SCHEDULE: SEE ENCLOSED BROCHURE, CALL TREASURER 517-673-6780 OR CHECK POSTED SCHEDULE AT COMMUNITY ROOM OFFICE. 3% PENALTY FROM FEB 15 THRU MARCH 2.

## PROPERTY INFORMATION

Property Assessed To:  
BLISSFIELD SUNSHINE FARMS LLC  
9700 SYLVANIA AVE  
SYLVANIA, OH 43560

School: 46040 BLISSFIELD

Property #: PAO-125-4700-00

Property Addr: 8000 E US-223 BLK

### Legal Description:

E 37.50 ACRES OF W 75 ACRES OF SE 1/4 S OF HWY 223-EX LD COMM IN SE 1/4 OF SEC 25 COMM AT A PT LOC 1149.76 FT S 88 31'W AND 1825.36 FT N 0 51'W FROM SE COR OF SEC 25 RUNN TH S 89 09'W 213.58 FT-TH N 8 25'E 253.87 FT TO CEN LI OF HWY US-223 TH SE'LY ALG CEN LI 181.7 FT TO W LI OF LD NOW OR FORMERLY OWNED BY LUTHER HALL-TH S 0 51'E ALG SD LI 194.33 FT TO POB ALSO EX LD BEG 2241.57 FT N & 1109.33 FT S 83 DEG 55'E FROM S-1/4 POST SEC 25 RUNN TH S 83 DEG 55'E 133.82 FT TH CURVE RIGHT CHD BRG S 80 DEG 29'E 102 .80 FT TH S 9 DEG 50'W 257.17 FT TH N 80 DEG 25'W 220 FT TH N 6 DEG 04'E 249.37 FT TO POB CONT 1.338 ACRES SEC 25 EXC A

## OPERATING FISCAL YEARS

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

County: JANUARY 1 - DECEMBER 31

Twn/Cty: JANUARY 1 - DECEMBER 31

School: JULY 1 - JUNE 30

State: OCTOBER 1 - SEPTEMBER 30

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

## PAYMENT INFORMATION

This tax is payable: Dec. 1, 2019 Thru Feb. 14, 2020

Pay by mail to: PALMYRA TOWNSHIP  
MATT KOESTER, TREASURER  
PO BOX 97  
PALMYRA, MI 49268

## TAX DETAIL

Taxable Value:	37,462	Class:	101
State Equalized Value:	106,900		
Assessed Value:	106,900		101 AGRICULTURAL
P.R.E. %:	100		

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

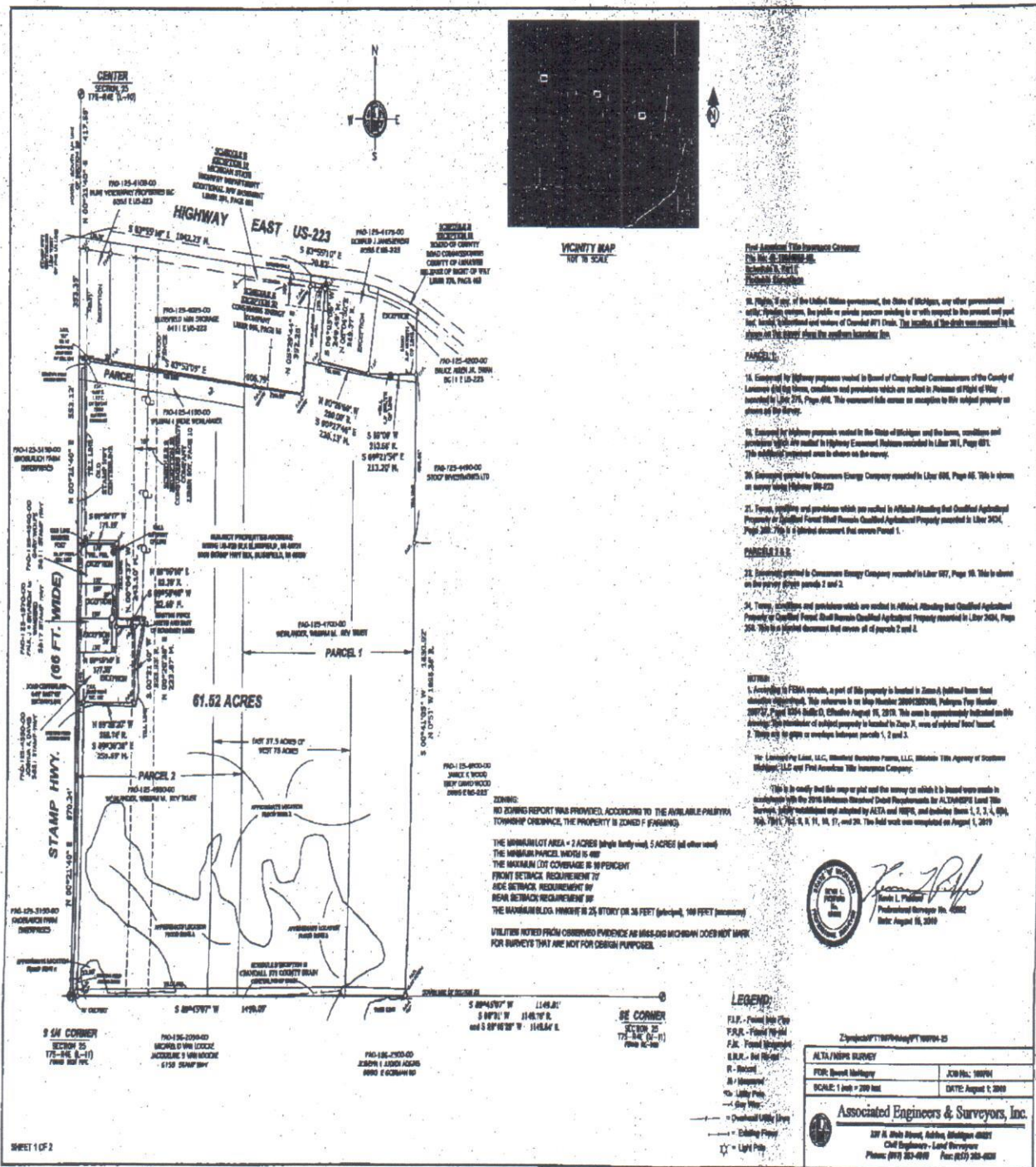
DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.73200	27.42
MED CARE	0.18960	7.10
LENAAWEE INT SCH	7.32330	274.34
SCH SINKING FUND	1.74790	65.47
SCHOOL OPER	18.00000	0.00
TWP TAX	1.00000	37.46
FIRE	0.99550	37.29
FIRE OPER	0.99550	37.29
CRNDL #71	0.00000	203.00
HARSH, L A & EXT	0.00000	20.00

PAID

Total Tax: \$709.37  
Administration Fee: \$0.00  
**Total Amount Due: \$709.37**



**EXHIBIT A**



## LIMITED LIABILITY COMPANY MEMBER RESOLUTION

As of January 2, 2020  
Sylvania, Ohio

E & J Properties of Sylvania, LLC, being the sole Member of the following Michigan limited liability companies (the "Companies") to wit:

Bridgecreek Farms, LLC  
Old Barn Farm, LLC  
Rodesiler East Farm, LLC  
Rodesiler Northeast Farm, LLC  
Simpson Road Farms, LLC  
Stadler Road Central Farm, LLC  
Stadler Road East Farm, LLC  
Stadler Road West Farm, LLC  
Tower Farms, LLC  
Blissfield Sunshine Farms, LLC;

and pursuant to the authority granted by the Michigan Compiled Laws, hereby authorizes, approves, and consents to the adoption of the following resolution:

**RESOLVED**, that Jeffery L. Creque and/or Eileen M. Creque, be, and they hereby are, authorized to enter into any agreement or other transaction on behalf of the Companies, to execute any and all required documents, and to take any and all other action necessary, desirable, or convenient to carry out the purposes of this resolution.

The Resolution contained herein, shall constitute the official acts and records of the Companies:

### E & J Properties of Sylvania, LLC, Member

By: Jeffery L. Creque Trust, Member  
Eileen M. Creque Trust, Member

By: Jeffery L. Creque  
Jeffery L. Creque, Trustee

By: Eileen M. Creque  
Eileen M. Creque, Trustee

4815-2171-3580, v. 1





STATE OF MICHIGAN - LENAWE COUNTY  
RECORDED 09/25/2019 03:22:01 PM D.WA  
Carolyn S. Bater, REGISTER OF DEEDS \$30.00

LENAAWEE COUNTY TREASURER  
TAX CERTIFICATE NO. 1871

SEP 25 2019



LENAAWEE COUNTY  
SEPTEMBER 25, 2019  
RECEIPT # 896887

STATE OF MICHIGAN  
REAL ESTATE  
TRANSFER TAX

\$440.00- CO  
\$3,000.00- ST  
Stamp # 34011

MARILYN J. WOODS  
WARRANTY DEED

46-19646855-HIL

KNOW ALL PERSONS BY THESE PRESENTS: That: The William M. Weinlander Revocable Trust, dated December 6, 1996, ("Grantor")

the address of which is: 301 N. Quick St., Apt. 14, Blissfield, MI 49228

convey(s) and warrant(s) to: Blissfield Sunshine Farms, LLC, a Michigan limited liability company ("Grantee")

the address of which is: 9700 Sylvania Avenue, Sylvania, OH 43560

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

SEE EXHIBIT A

also known as Property Address: 8000 E US-223 BLK, Blissfield, MI 49228, 5000 Stamp Hwy BLK, Blissfield, MI 49228, 8000 E US-223 BLK, Blissfield, MI 49228

Parcel ID No.: PA0-125-4700-00, PA0-125-4550-00, PA0-125-4190-00

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

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

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of Three Hundred Ninety Nine Thousand Eight Hundred Eighty and 00/100 Dollars (\*\*\$399,880.00\*\*).

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

When Recorded return to:  
Blissfield Sunshine Farms, LLC  
c/o Jeffery L. Creque  
9700 Sylvania Ave  
Sylvania, OH 43560

Send Subsequent Tax Bills To:  
Grantee

Drafted By:  
Patti W. Shafer, Successor Trustee  
301 N. Quick St., Apt. 14  
Blissfield, MI 49228  
Assisted by: Midstate Title Agency of  
Southern Michigan, LLC



Dated this August 20, 2019

Signed by:

The William M. Weinlander Revocable Trust, dated  
December 6, 1996

*Patti W. Shafer*

By Patti W. Shafer, Successor Trustee

State of Michigan )

County of Ingham )

) SS.  
)

The foregoing instrument was acknowledged before me on this 20th day of August, 2019 by The William M. Weinlander Revocable Trust, dated December 6, 1996 by Patti W. Shafer, Successor Trustee

NICOLE K. WING  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF INGHAM  
My Commission Expires December 18, 2023  
Acting in the County of *Ingham*

*Nicole K. Wing*  
(Notary signature above this line)  
Notary Public Printed Name: \_\_\_\_\_  
Notary County: \_\_\_\_\_, State: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
Acting In: \_\_\_\_\_





LIBER 2586 PAGE 0422 3 of 6

**EXHIBIT "A"**

Land situated in the Township of Palmyra, County of Lenawee, State of Michigan

**PARCEL 1:**

The East 37.5 acres of the West 75 acres of the Southeast 1/4 of Section 25, Town 7 South, Range 4 East, Township of Palmyra, Lenawee County, Michigan.

**AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

(Beginning) at a point 11.245 chains East of the point where the (North-South) 1/4 line of Section 25, Town 7 South, Range 4 East, Township of Palmyra, Lenawee County, Michigan, crosses the centerline of the highway (also known as Highway US 223 and E. US-223); thence Southerly 33.39 chains to a point on the Section line 11.23 chains (also recorded as 11.33 chains) East of the 1/4 post of said Section 25 and Section 36; thence Easterly on said Section line 11.43 chains; thence North 2°15' West 32.84 chains to the center of highway; thence North 63°30' West 1.9 chains; thence North 85°15' West 10.01 chains to the Place of Beginning.

**EXCEPTING AND RESERVING, FROM ALL OF THE ABOVE DESCRIBED LAND, THE FOLLOWING THREE (3) PARCELS:**

All that part of the Southeast 1/4 of Section 25, Town 7 South, Range 4 East, Township of Palmyra, Lenawee County, Michigan, described as: commencing at the South 1/4 corner of Section 25, aforesaid, thence North 0°21'40" East 2241.57 feet (also recorded as North 01°21'54" East 2240.88 feet and also recorded as North 33.93 chains) (to the centerline of the highway, also known as Highway US 223 and E. US-223); thence South 83°55'10" East 1109.33 for a further place of beginning; and running thence South 83°55'10" East along the centerline of Highway US 223 (a distance of) 133.82 feet; thence Southeasterly along said centerline along a 860.43 foot radius curve right, an arc distance of 102.86 feet (chord bearing and distance of South 80°29'42" East 102.80 feet); thence South 9°50'10" West 257.17 feet (also record as South 8°25' West 253.87 feet); thence North 80°25'50" West 220.00 feet; thence North 6°04'50" East 249.37 feet to the further place of beginning.

ALSO, all that part of the Southeast 1/4 of Section 25, Town 7 South, Range 4 East, Township of Palmyra, Lenawee County, Michigan, described as: (beginning) at a point located 1149.76 feet South 88°31' West and 1825.36 feet North 0°51' West from the Southeast corner of Section 25, aforesaid; and running thence South 89°09' West 213.58 feet; thence North 8°25' East 253.87 feet (also recorded as North 9°50'10" East 257.17 feet) to the centerline of Highway US-223 (also known as E. US-223); thence Southeasterly along said centerline 181.7 feet to the West line of land now or formerly owned by Luther Hall; thence South 0°51' East, along said line, (a distance) of 194.33 feet to the place of beginning.

ALSO, all that part of the Southeast 1/4 of Section 25, Town 7 South, Range 4 East, Township of Palmyra, Lenawee County, Michigan further described by Walter E. Frazier and Associates, Inc. survey as: commencing at the South 1/4 corner of Section 25; thence North 01°21'54" East 2240.88 feet (also recorded as North 0°21'40" East 2241.57 feet; also recorded as North 2241.75 feet; and also recorded as North 33.93 chains) along the North-South 1/4 line of Section 25 to the intersection of the centerline of Highway US-223 (also known as E. US-223); thence South 83°04'00" East





LIBER 2586 PAGE 0422 4 of 6

132.45 feet (also recorded as South 83°04' East 138.00 feet) along said centerline for a point of beginning; thence continuing South 83°04'00" East 905.94 feet along said centerline; thence South 06°56'00" West 351.57 feet; thence North 83°04'00" West 867.96 feet; thence North 00°46'00" East 353.62 feet to the point of beginning.

**PARCEL 2:**

All that part of the Southeast 1/4 of Section 25, Town 7 South, Range 4 East, Township of Palmyra, Lenawee County, Michigan, described as: (Beginning) at the South 1/4 post of said Section 25; thence North along the 1/4 line of Section (a distance of) 33.93 chains (also recorded as North 0°21'40" East 2241.57 feet and 2241.75 feet and also recorded as North 01°21'54" East 2240.88 feet) to the center of the highway (also known as Highway US 223 and E. US-223); thence South 85°15' East 11.245 chains; thence South on a line parallel with said quarter line 33.39 chains to the South line of said Section; thence West along said Section line 11.33 chains to the Place of Beginning.

EXCEPTING THEREFROM land described as: (beginning) on the center line of Stamp Highway at a point located 1015.5 feet Northerly from the South 1/4 post of said Section 25, Town 7 South, Range 4 East; running thence North along the center line of Stamp Highway 100 feet; thence East at right angles to the center line of Stamp Highway 150 feet; thence South parallel with the first course 100 feet; thence West 150 feet to the place of beginning.

ALSO EXCEPTING THEREFROM land described as: (beginning) on the center line of Stamp Highway at a point located 1115.5 feet Northerly from the South quarter post of said Section 25, Town 7 South, Range 4 East; running thence North along the center line of Stamp Highway 100 feet; thence East at right angles to the center line of Stamp Highway 150 feet; thence South parallel with the first course 100 feet; thence West 150 feet to the place of beginning.

ALSO EXCEPTING THEREFROM land described as: commencing at the center line of Stamp Highway at a point located 1115.5 feet Northerly from the South 1/4 post of said Section 25, Town 7 South, Range 4 East, running thence North along the center line of Stamp Highway 100 feet, thence East at right angles to the center line of Stamp Highway 150 feet to a further point of beginning; thence continuing East at right angles to the center line of Stamp Highway 20 feet; thence South and parallel with Stamp Highway 200 feet; thence West and parallel with the first course 20 feet; thence North and parallel with the center line of Stamp Highway 200 feet to the place of beginning.

ALSO EXCEPTING THEREFROM land described as: (beginning) on the center line of Stamp Highway at a point located 1215.5 feet Northerly from the South quarter post of said section 25, Town 7 South, Range 4 East, and running thence North along the center line of Stamp Highway 120 feet; thence East at right angles to the center line of Stamp Highway 170 feet; thence South parallel with the first course 120 feet; thence West 170 feet to the place of beginning.

ALSO EXCEPTING THEREFROM land described as: (beginning) at the intersection of Highway US 223 (also known as E. US-223) with the center line of Stamp Highway, said point being located 2241.75 feet Northerly (also recorded as North 0°21'40" East 2241.57 feet; North 01°21'54" East 2240.88 feet; and also recorded as North 33.93 chains) from the South 1/4 post of said Section 25, Town 7 South, Range 4 East, and running thence South 0°46' West along the center line of Stamp Highway 420.0 feet; thence South 83°03' East 743.18 feet; thence North 1°(00') East 420.0 feet to





**LIBER 2586 PAGE 0422 5 of 6**

the center line of Highway US 223 (also known as E. US-223); thence North 83°04' West along the center line of said Highway 744.8 feet to the place of beginning.

ALSO EXCEPTING THEREFROM all that part of the Southeast 1/4 of Section 25, Town 7 South, Range 4 East, described as beginning on the North and South 1/4 line of Section 25 aforesaid 870.24 feet North 00°21'40" East (also recorded as North 01°21'54" East) from the South 1/4 corner of said Section 25; thence North 00°21'40" East (also recorded as North 01°21'54" East) 145.00 feet along the said North and South 1/4 line; thence North 89°56'10" East 177.55 feet; thence North 00°03'50" West 77.00 feet; thence North 89°56'10" East 82.76 feet; thence South 00°21'40" West 223.93 feet; thence North 89°38'20" West 259.74 feet to the place of beginning.

**PARCEL 3:**

A strip of land approximately 68.53 feet off and across the South side of the following land (located in the Southeast 1/4 of Section 25, Town 7 South, Range 4 East, Township of Palmyra, Lenawee County, Michigan, and described as): Beginning at the intersection of (Highway) US-223 (also known as E. US-223) and the centerline of Stamp Highway, being 2241.75 feet North (also recorded as North 0°21'40" East 2241.57 feet; also recorded as North 01°21'54" East 2240.88 feet; and also recorded as North 33.93 chains) from South 1/4 post of said Section 25; thence South 420 feet; thence South 83°04' East 743.18 feet; thence North 420 feet; thence North 83°04' West 744.8 feet to the Point of beginning. EXCEPTING THEREFROM land beginning 2241.75 feet North from South 1/4 post (of said) Section; thence (South) 83°04' East 138 feet (also recorded as South 83°04'00" East 132.45 feet); thence South 353.62 feet; thence North 83°04' West 138 feet; thence North 353.62 feet to the point of beginning.

**ALL OF THE ABOVE NOW MORE PARTICULARLY SHOWN ON SURVEY PREPARED BY ASSOCIATED ENGINEERS & SURVEYORS, INC., JOB NO. 190704, DATED AUGUST 1, 2019, AND DESCRIBED AS FOLLOWS:**

All that part of the Southwest 1/4 of Section 25, Town 7 South, Range 4 East, Palmyra Township, Lenawee County, Michigan described as: Beginning at the South 1/4 Corner of said Section 25; thence North 00°21'40" East 870.24 feet along the North - South 1/4 Line of said Section 25; thence South 89°36'38" East 259.69 feet to a found 1/2" re-rod in concrete, passing over a found 1/2" re-rod in concrete at 33.03 feet along this line; thence North 00°20'38" East 223.87 feet to a found 1/2" re-rod in concrete; thence South 89°58'46" West 82.69 feet to a found 1/2" re-rod in concrete; thence North 00°04'37" West 243.10 feet to a found 1/2" iron pipe; thence South 89°56'17" West 175.08 feet to said North-South 1/4 Line of Section 25, passing over a found 1/2" pipe at 136.94 feet along this line; thence North 00°21'40" East 553.12 feet along said North-South 1/4 Line of Section 25; thence South 83°53'09" East 1006.79 feet to a found 1/2" re-rod capped PS 33970; thence North 06°07'15" East 352.18 feet to the centerline of Highway US-223, passing over a found 1/2" re-rod capped PS 33970 at 318.58 feet; thence South 83°55'10" East 67.10 feet along said centerline of Highway US-223; thence South 06°06'43" West 249.49 feet to a found iron pipe, passing over a found iron pipe at 33.26 feet along this line; thence South 80°27'46" East 219.99 feet to a found iron pipe; thence South 89°21'54" East 213.34 feet to a found iron pipe; thence South 00°41'05" West 1830.92 feet to a set of 1/2" re-rod capped "AES-KLP 46682" on the South line of said Section 25; thence South 89°45'07" West 1499.09 feet along said South line of Section 25 to the Point of Beginning.

Page 6 of 6 of Warranty Deed between The William M. Weinlander Revocable Trust, dated December 6, 1996, ("Grantor") and Blissfield Sunshine Farms, LLC, ("Grantee") dated this August 20, 2019.



Commonly Known as: 8000 E US-223 BLK, 5000 Stamp Hwy BLK, 8000 E US-223 BLK  
Tax Parcel ID: PA0-125-4700-00, PA0-125-4550-00 and PA0-125-4190-00