



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

DATE: April 16, 2020

TIME: 6:30 p.m.

PLACE: Teleconference

Dial-in number: **(978) 990-5000**

Access code: **834595**

MEETING AGENDA

1. Call to Order and Pledge of Allegiance
2. Public Comment [*3-MINUTE LIMIT*]
3. Approval of Agenda [*ACTION*]
4. Meeting Minutes
- Approval of the Minutes of the February 20, 2020, Meeting [*ACTION*] 3
5. Request(s) for Review, Comment, and Recommendation
 - a. Consideration of Township Zoning Amendment(s)
 - (1) #20-04 — Woodstock Township [*ACTION*] 5
 - (2) #20-05 — Madison Township [*ACTION*] 21
 - b. Consideration of PA 116 Farmland Agreement(s)
 - (1) #20-05 — Medina Township [*ACTION*] 39
 - c. Consideration of Master Plan(s) — None
6. Other Business
 - a. Old Business
2020 LCPC Annual Dinner [*DISCUSSION*]
 - b. New Business — None
7. Public Comment [*2 MINUTE LIMIT*]
8. Commissioner Comment
9. Adjournment

The next meeting of the Lenawee County Planning Commission is scheduled for May 21, 2020

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120 W. Michigan Avenue • Jackson, MI 49201

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

MEETING MINUTES

Thursday, February 20, 2020

Lenawee Room • Lenawee County Human Services Building • Adrian, Michigan

Members Present: Ms. Karol (KZ) Bolton, Lenawee County Commission; Mr. Keith Dersham, LCPC Secretary; Mr. Bruce Nickel; and Mr. Dale Witt

Members Absent: Mr. Bob Behnke, Education Representative; Ms. Rebecca Liedel, LCPC Chair; and Mr. Ralph Tillotson, Lenawee County Commission

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 Secretary Dersham. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2 **Public comment** — None

Item 3 **Approval of Agenda.** Staff submitted the 02/20/20 meeting agenda for approval.

A motion was made by Comm. Bolton, and seconded by Comm. Nickel, to approve the February 20, 2020, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 12/19/19 meeting minutes for approval.

A motion was made by Comm. Witt, and seconded by Comm. Bolton, to approve the December 19, 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) **#20-01 | Woodstock Township.** Commissioners reviewed the proposed rezoning to 'local commercial (C-1)' of a property (ID# WDO-119-2270-00) located on US-127 in Section 19 (T5S-R1E) of the Township. Staff summarized his report advising Commissioners to recommend disapproval of the proposed rezoning of the entire parcel to 'C-1' and approval with comments of rezoning its western half (+/-). Staff also voiced concern regarding the approval of the new master plan (see the staff report). After some discussion a motion was made by Comm. Bolton, and seconded by Comm. Witt, to concur with the staff advisement to recommend disapproval of the proposed 'C-1' rezoning to the Woodstock Township Board (see the staff report). *The motion passed unanimously.*

A second motion was made by Comm. Nickel, and seconded by Comm. Witt, to concur with the staff advisement to recommend approval with comments of the proposed 'C-1' rezoning of the western half (+/-) of the property to the Woodstock Township Board (see the staff report). *The motion passed unanimously.*

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

(1) **#20-01 | Ogden Township.** Commissioners reviewed a proposed agreement for a property (ID #OG0-101-3800-00) in Section 1 (T8S-R4E) of the Township. Staff summarized his report advising commissioners to recommend approval with comments

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of the agreement, noting the confusion caused by documents attached to the application (see the staff report).

After some discussion a motion was made by Comm. Bolton, and seconded by Comm. Nickel, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Lenawee County Board of Commissioners (see the staff report). *The motion passed unanimously.*

- (2) **#20-02 | Palmyra Township.** Commissioners reviewed a proposed agreement for properties (ID #PA0-125-4190-00, #PA0-125-4550-00, and #PA0-125-470000) in Section 25 (T7S-R4E) of the Township. Staff summarized his report advising commissioners to recommend approval of the agreement (see the staff report).

A motion was made by Comm. Bolton, and seconded by Comm. Witt, to concur with the staff advisement to recommend approval 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 an updated existing land use patterns map of the county, which includes the City of Tecumseh, as well as a draft of the countywide major community facilities map and regional maps were provided for comparison. Staff also relayed to commissioners that funding for an update to the master plan is not available.

b. **New Business**

- (1) **Election of Officers.** Commissioner Liedel and Comm. Dersham served as the Chair and Secretary of the LCPC in 2019. A motion was made by Comm. Bolton, and seconded by Comm. Witt, to retain the officers for 2020. *The motion passed unanimously.*
- (2) **Deerfield Township Planning Commission.** Staff informed commissioners that Deerfield Township submitted a resolution and ordinance creating its planning commission to the LCPC, a step in developing a zoning ordinance.
- (3) **2020 LCPC Annual Dinner.** Commissioners and staff discussed the annual dinner for 2020. It was the consensus of the group to hold the meeting on June 18th at Siena Heights University. Lee Andre was proposed as a speaker on the topic of solar farms. Staff will investigate these proposals and report back in March.

Item 7 **Public Comment — None.**

Item 8 **Commissioner Comment — None.**

Item 9 **Adjournment.** The meeting was adjourned at 7:45 pm.

Respectfully submitted,



Grant E. Bauman, Recording Secretary



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

Coordinated Zoning Report | #20-04

To: County Planning Commissioners

From: Grant E. Bauman

Date: April 13, 2020

Proposal: The conditional rezoning of a property in Woodstock Township

Request

The subject property is proposed for conditional rezoning to 'general industrial (I-1)' from 'general commercial (C-2)'.

Purpose

The purpose of the conditional rezoning request is to allow for "skilled trade services including plumbing, electric, heating, printing, and painting" (see the 'Zoning Amendment Form' and other 'Background Information').¹

Location and Size of the Property

Location – The subject property (WD0-107-4100-00) is located in Section 7 (T5S-R1E) of Woodstock Township on the north side of US-12 (see Figure 1).

Size – The subject parcel has an area of approximately 5 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 'commercial' according to property assessment records (see Figure 2). While 'residential' uses surround most of the parcel, a township owned property is located to the southwest. Another commercial area is located further to the southwest.

Future Land Use – Woodstock Township's future land use map recommends 'commercial' uses along US-12 in the general area (see Figure 3).

Current Zoning – The subject parcel is currently zoned 'general commercial (C-2)' (see Figure 4).

Public Facilities and Environmental Constraints

Public Road/Street Access – US-12, a state highway, borders the property to the south.

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.

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 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 both sides of US-12 in the vicinity of the proposed rezoning.
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 new master plan was not forwarded to the LCPC for its review and recommendation per its requirements.
3. **Have conditions changed since the zoning ordinance was adopted, or was there a mistake in the zoning ordinance that justifies the amendment?**
No.
4. **Will the amendment correct an inequitable situation created by the zoning ordinance, rather than merely grant special privileges?**
No.
5. **Will the amendment result in unlawful exclusionary zoning?**
No.
6. **Will the amendment set an inappropriate precedent, resulting in the need to correct future planning mistakes?**
Yes, although making it conditional may diminish this precedent to some extent.
7. **If a rezoning is requested, is the proposed zoning consistent with the existing land uses of surrounding property?**
No.
8. **If a rezoning is requested, could all requirements in the proposed zoning classification be complied with on the subject parcel?**
This appears to be the case.
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?**
No.

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.

Although US-12 is a state highway, comments made during the public hearing revealed concerns regarding increased traffic in the area. Water and sewer capacity are not an issue as those services are not available to the subject parcel.

Section 22.5 of the *Woodstock Township Zoning Ordinance* establishes the procedure for a conditional rezoning. Although the meeting minutes refer to some documentation which may satisfy those requirements, the minutes do not document that the procedure was satisfied. Although various concerns were voiced during the public hearing, no conditions were offered by the applicant.

LCPC Staff Analysis – The ‘general industrial (I-1)’ rezoning request does not meet the intent of the master plan. ‘Commercial’ uses are proposed along the US-12 corridor within Section 7 of the Township (see Figure 3). Furthermore, while Sec. 22.5 of the *Woodstock Township Zoning Ordinance* establishes the procedure for a conditional rezoning, the precedent of permitting industrial uses along this section of US-12 will still be made.

However, there is an alternative. A case can be made that “skilled trade services including plumbing, electric, heating, printing, and painting” are no more industrial in nature than “motor vehicle repair garages” and “self-service storage facilities”, conditional uses already allowed in the Township’s ‘highway service commercial (C-3)’ district. Therefore, the Township should consider amending the *Woodstock Township Zoning Ordinance* to allow “skilled trade services...” as a conditional use in the ‘C-3’ district and rezoning the subject property to ‘C-3’.

Staff continues to be concerned about the legal status of the master plan. It does not appear that the approval process mandated by Article III of the Michigan Planning Enabling Act (PA 33 of 2018, MCL 125.3831 et seq.) was followed. This issue was first documented in Coordinated Zoning Report #20-01.

CZC Staff Recommendation – Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **DISAPPROVAL** of the proposed conditional rezoning of the subject parcel to ‘general industrial (I-1)’ to the Woodstock Township Board for the reasons listed in the staff report. Amending the Zoning Ordinance to allow “skilled trade services...” as a conditional use in the ‘C-3’ district and rezoning the subject property ‘C-3’ is a better option and does not set a new precedent for the US-12 corridor (see the staff report).

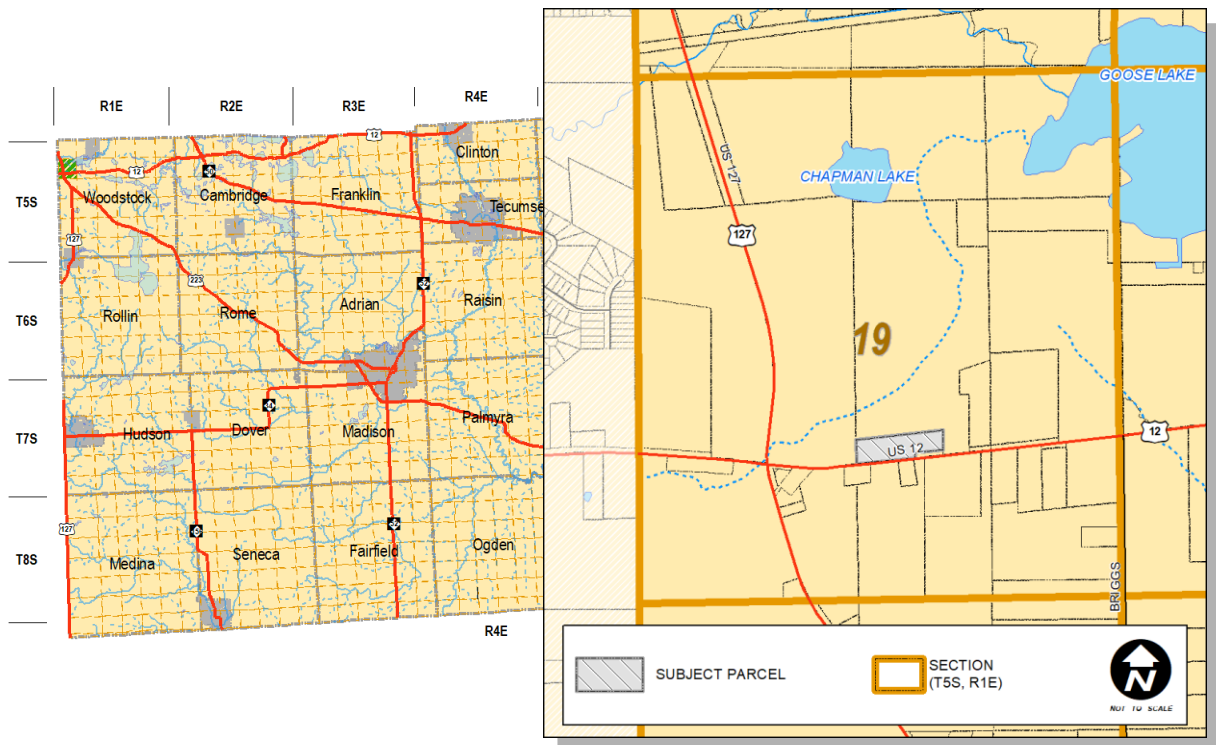
Recommended Actions:

- (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**

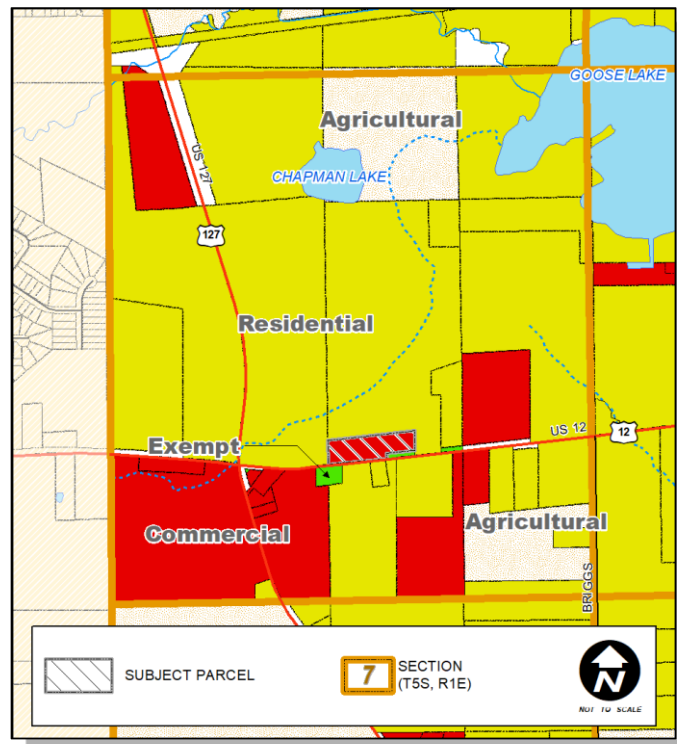


Figure 3
Municipal Future Land Use

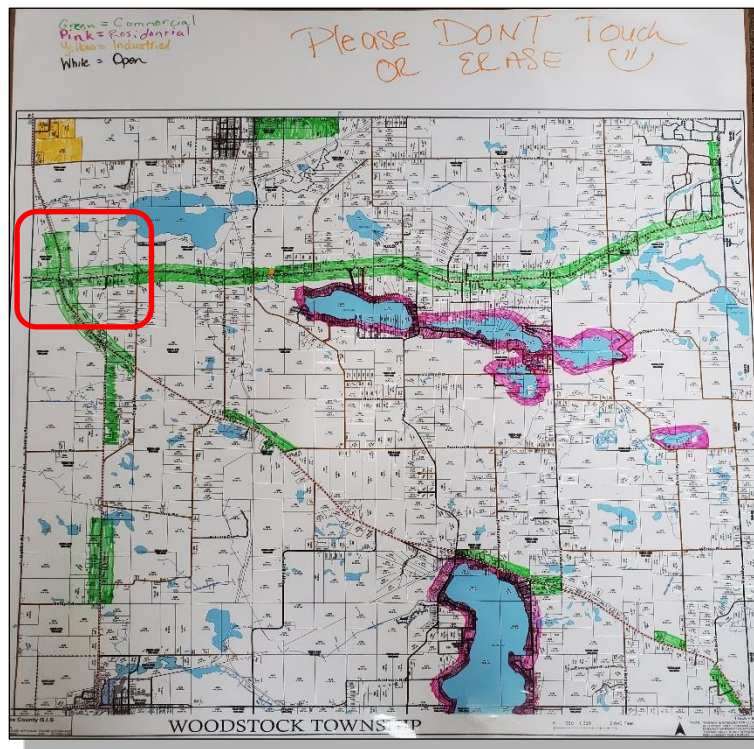


Figure 4
Municipal Zoning

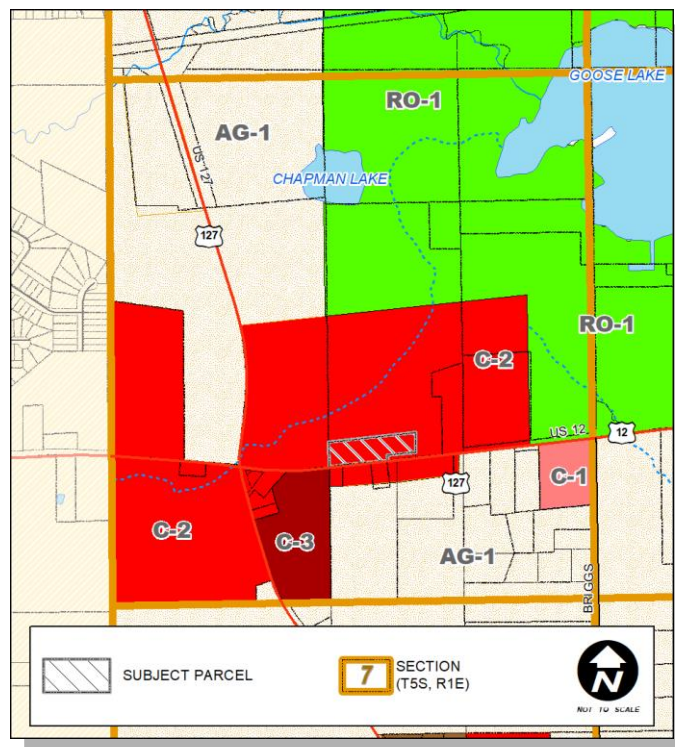
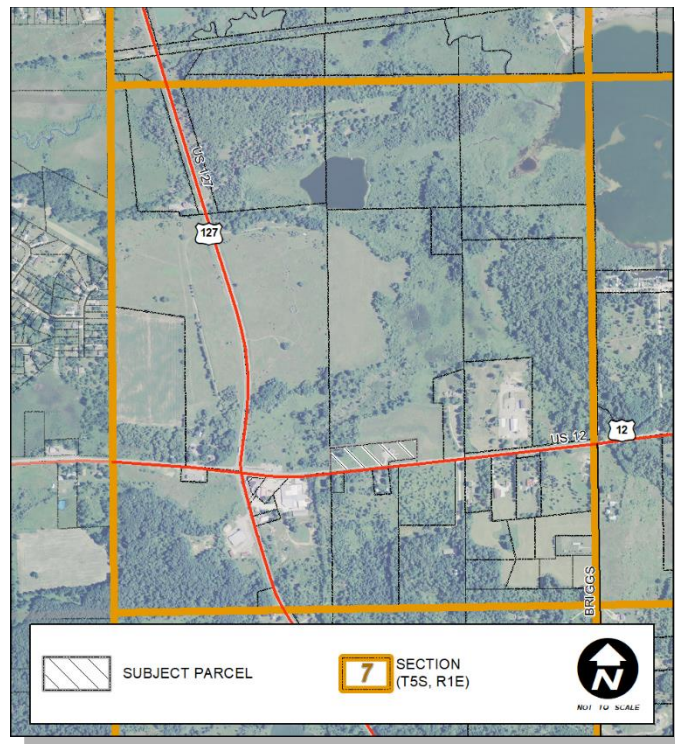


Figure 5a
USDA Aerial Photograph



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.)

See Attached

1. The above described property has a proposed zoning change FROM General Commercial District C-2 ZONE TO General Industrial District I ZONE.
2. PURPOSE OF PROPOSED CHANGE: Skilled Trades Business

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 03 day 17 year 2020
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month 02 day 13 year 2020
(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 02/15/2020
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.
Michael Curre ☒ Chair or ☐ Secretary 20 / 3 / 2020 (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 Case #: PC 3.17.2020
Township official we may contact: Jeff Votzke Phone #: (517) 206-0529
Applicant: Harold & Stacey Wilkes Phone #: (517) 581-8316
Rezoning Request: From: Commercial (C2) To: Industrial (I)
Property Location: Section(s): 7 Quarter Section(s): ☐ NW ☐ NE ☐ SW ☐ SE See Attached
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"): See Attached

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Medium Home Sales

What is the proposed use of the site? Skilled Trades Business

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

North: Agriculture AG-1

South: Single Family Residential

East: Agriculture AG-1

West: VACANT LAND

What are the surrounding Zoning Districts?

North: General Commercial (C2)

South: General Commercial (C2)

East: General Commercial (C2)

West: General Commercial (C2)

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

Is municipal water currently available? ☐ Yes ☒ No

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

Is municipal sewer currently available? ☐ Yes ☒ No

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

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

☒ Yes ☐ No If yes, name US 12

Are there any known environmental constraints on the site?

☐ Yes ☒ No

☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s) ☐ Other (please specify) N/A

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
PLANNING COMMISSION
6486 Devils Lake Hwy
Addison, MI 49220

March 17, 2020

Planning Commission Meeting (PC)

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

Absent: D. Crawford (excused), R. Turner (excused)

Chairman Mel Cure brought meeting to order at 6:00pm.

A. New Business

1. This public hearing is to consider a request for a Conditional Rezoning Application on the property located at 18350 W US 12 (WDO-107-4100-00). Applicant is requesting Conditional Rezoning approval for a General Industrial District (I) for skilled trades business. Property is currently zoned General Commercial District (C-2); Skilled Trades Businesses are permitted use in (I) Districts.
 - i. Updated Site Plan was present, building totals 11,000 sq ft; lot size is just under 5 acres (250 x 871).
 - ii. Existing bathroom will stay; one bathroom will be added; sink will be added to conference room.
 - iii. Owner/Operator needs to make contact with Health Dept to make sure drain field and septic are up to code.
 - iv. All deliveries are currently via box truck or sent directly to job sites.
 - v. Sign is exiting from previously owner, just the face plate has changed
 - vi. Public Comments
 1. Concerns of increased traffic in the area
 2. Noise level concerns of extra traffic along with manufacturing
 3. All extra material, trucks and any equipment are all kept indoors
2. Letter of Correspondence – None
3. Motion made by J. Burke to approve as discussed and presented on the request for Conditional Rezoning application upon approval of all entities in review process along with any site plan changes as described above, 2nd by J. Nicholl.
 - i. Roll Call: R. Kennard – 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 (ZA) for next steps. ZA will make packet to forward to Lenawee County Planning Commission (LCPC)

B. Next public workshop / meeting: TBD

Meeting was adjourned at 6:20pm.

Chairman Mel Cure has reviewed and approved these minutes.

Respectfully submitted by
J. Josephs, Recording Secretary

Parcel #: **WD0-107-4100-00**

Flag: ***** NEED PICS *****

Owner: **MECHANICAL EXTREMES HEAT & COOL** Address: **18350 W US-12**

Property Zip: **49233**

1. General 2. Owner Info.(*) 3. Tax Info. 4. PRE: 0 5. Misc. 6. Linked App Info 7. Attach [0] 8. Sketches [1]

*Rec. Status: **Active**
 *Tax. Status: **TAXABLE**
 Prev. Tax. Status: **TAXABLE**
 *Cur. Class: **201** 201 Commercial
 *Prev. Class: **201** 201 Commercial
 *School: **46020** 46020 ADDISON
 ECF Neigh: **201** COMMERCIAL
 :
 Zoning: **<None Specified>**

Land and Improvements

	# of
Land...	5.000
Land Improvements...	
Residential Buildings...	1
Agricultural Buildings...	0
Commercial/Ind. Buildings...	0
Personal Property...	0
EMPP...	0
Income Capitalization/GRM...	0
Sales Comparison...	0

PRE: <N/A>

Legal/Tax Description

Copy To Clipboard

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

LD DES AS COMM AT S1/4 COR OF SEC 7 TH N ALG N-S1/4 LI OF SD SEC A DIST OF
 1352.38 FT TO CNTRLI OF HWY US-12 AND TH POB TH CONT N ALG SD 1/4 LI 250 FT TH
 N83°54'13"E TO CNTRLI OF SD HWY US-12 871.2 FT TH S 250 FT TO CNTRLI OF SD
 HWY TH S83°54'13"W ALG CNTRLI OF SD HWY A DIST OF 871.2 FT TO POB (SURVEY 5
 AC) EXC THAT PT DEEDED TO MDOT IN LIBER. 2351 PAGE 45
 SPLIT ON 05/24/2012 INTO WD0-107-4165-00

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

Close

Woodstock Township
6486 Devils Lake Hwy
Addison, MI 49220
Planning Commission, Public Meetings
Date Posted 2/13/2020

Woodstock Township Planning Commission will hold a Workshop and two (2) Public Hearings on Tuesday, March 17, 2020, 5:30 pm, at 6486 Devils Lake Hwy.

5:30 pm- Workshop will address continued proposals for the Zoning Ordinance.

6:00 pm- First hearing will consider a request for a Conditional Rezoning Application for the property located at 18350 W US 12 (WDO-107-4100-00). Applicant is requesting Conditional Rezoning approval to General Industrial District (I) for skilled trades business. Property is currently zoned General Commercial District (C-2). Skilled Trades Businesses are a permitted use in (I) districts.

TBD- Immediately following the first hearing, the PC will review an application from the Lenawee County Road Commission for a Mineral Extraction License for property located at 16318 Sanford Rd, WDO-121-2050-00 and 9858 Cement City Hwy, WDO-121-2040-00, properties are currently zoned Agriculture (AG) and are adjoining.

Mel Cure- Planning Commission Chair

Copies of documents are available for review at 6486 Devils Lake Hwy. Any written comments relating to these Public Hearings can be forwarded to:

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

Or emailed to
woodstocktownshipzoning@gmail.com

Jeff Votzke
Zoning/Ordinance Administrator



cc
PC Members
file

Application for Zoning Changes

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

- Application is hereby made by: Name(s): Mechanical Extremes Heating + Cooling LLC, Harold + Stacey Wilke
Address: 9949 US Hwy 127 Addison, MI 49220 Telephone: 517-581-8316
to obtain a change in zoning.
- The applicant(s) is/are: ☒ the owner(s) of the property involved. ☐ acting on behalf of the owner(s) of the property involved.
- Address of property involved: 18350 US 12 Cement City, MI 49233
- Legal description: Property # 46-WDD-107-4100-00

5. The above property is presently zoned: 201 Commercial

6. The proposed use(s) and nature(s) of operation is/are HVAC

According to current ordinance, the property must be Industrial.
Conditional rezoning for Industrial use.

NOTE: ATTACH AN ACCURATE SURVEY DRAWING OF SAID PROPERTY.

Date: 1-21-2020

Applicant(s):

[Signature]
signature
Stacey S. Wilkes
signature

Fee Received \$

420.00 ✓ #5889
SV

Township Clerk: [Signature]

signature

PLANNING COMMISSION

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

☒ Approve
☐ Disapprove

Date: 20 MARCH 2020

Chairman:

[Signature]
signature

CERTIFICATE OF ZONING CHANGE:

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

☐ Approve
☐ Disapprove

Date: _____

Supervisor: _____

signature

Clerk: _____

signature

18350 US 12, WDO-107-4100-00



05/15/2008

WD0-107-2600-00
ZACHARIAS, TIMOTHY
DONALD KEITH ZACHARIAS
5180 S MERIDIAN RD
HUDSON MI 49247

WD0-107-3350-00
STANDISH, CONSTANCE
8780 SEARS RD
HORTON MI 49246

WD0-107-3820-00
T C MOTORS, LLC
18655 US-12
CEMENT CITY MI 49233

WD0-107-3925-00
WOODSTOCK, TOWNSHIP OF
6486 DEVILS LAKE HWY
ADDISON MI 49220

WD0-107-4100-00
MECHANICAL EXTREMES HEAT & COOLING
9949 US HWY 127
ADDISON MI 49220

WD0-107-4150-00
RILEY, LEONARD & STEPHANIE
18350 W US-12
CEMENT CITY MI 49233

WD0-107-4555-00
T C MOTORS, LLC
18655 W US-12
CEMENT CITY MI 49233

WD0-107-4565-00
DECK, NICOLE
18485 W US-12
CEMENT CITY MI 49233

WD0-107-4650-00
OTTER, RODNEY D & DOROTHY A
1082 TOMPKINS DR
CEMENT CITY MI 49233

WD0-107-4700-00
MME PROPERTIES LLC
1062 SHORELINE
BROOKLYN MI 49230

AFFP

001/Planning Comm. Workshop

Affidavit of Publication

STATE OF MICHIGAN } SS
COUNTY OF LENAWEЕ }

Woodstock Township
6486 Devils Lake Hwy
Addison, MI 49220
Planning Commission, Public Meetings
Date Posted:
February 15th, 2020

RECEIVED
FEB 27 2020
Woodstock Twp.

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:

February 15, 2020

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

SIGNED:

Emily Gulliksen
Emily Gulliksen

Subscribed to and sworn to me this 15th day of February 2020.

Christine Marie Schlieger

Christine Marie Schlieger, Notary, Lenawee County, Michigan

My commission expires: November 02, 2025

Woodstock Township Planning Commission will hold a Workshop and two (2) Public Hearings on Tuesday, March 17, 2020, 5:30 pm, at 6486 Devils Lake Hwy.

5:30 pm - Workshop will address continued proposals for the Zoning Ordinance.

6:00 pm- First hearing will consider a request for a Conditional Rezoning Application for the property located at 18350 W US 12 (WDO-107-4100-00). Applicant is requesting Conditional Rezoning approval to General Industrial District (I) for skilled trades business. Property is currently zoned General Commercial District (C-2). Skilled Trades Businesses are a permitted use in (I) districts.

TBD- Immediately following the first hearing, the PC will review an application from the Lenawee County Road Commission for a Mineral Extraction License for property located at 16318 Sanford Rd, WDO-121-2050-00 and 9858 Cement City Hwy, WDO-121-2040-00, properties are currently zoned Agriculture (AG) and are adjoining.

Mel Cure- Planning Commission Chair

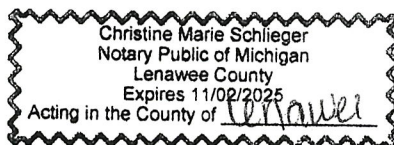
Copies of documents are available for review at 6486 Devils Lake Hwy.

Any written comments relating to these Public Hearings can be forwarded to:
Woodstock Township
Attn. Planning Commission
6486 Devils Lake Hwy.
Addison, MI 49220

Or emailed to
woodstocktownshipzoning@gmail.com
Jeff Votzke
Zoning/Ordinance Administrator
1T February 15

04100767 00265058

WOODSTOCK TOWNSHIP
6486 Devils Lake Hwy.
ADDISON, MI 49220



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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 | #20-05

To: County Planning Commissioners

From: Grant E. Bauman

Date: April 13, 2020

Proposal: **The rezoning of a portion of a property in Madison Charter Township**

Request

A portion of the subject property is proposed for rezoning to 'multiple family residential (R-4)' from 'mobile home residential (R-5)'.

Purpose

The purpose of the partial rezoning request is "to allow a proposed 90 unit senior living facility" (see the background information).¹

Location and Size of the Property

Location – The subject property (MDO-114-1450-00) is located in Section 14 (T5S-R1E) of Madison Charter Township, south of US-223 (see Figure 1).

Size – The subject parcel has an area of approximately 25.32 acres. The northern 6.72 acres of the property is proposed for rezoning and will be divided from the parent parcel (see the background information).

Land Use and Zoning

Current Land Use – The current use of the subject property is vacant but assessed 'residential' according to property records (see Figure 2). Most of the properties to the north, east, and west are assessed 'commercial' and contain businesses such as Walmart and ALDI (see Figure 5b).

Future Land Use – Madison Charter Township's future land use map recommends 'moderate density residential' uses south of the US-223 corridor in the general area (see Figure 3).

Current Zoning – The subject parcel is currently zoned 'mobile home residential (R-5)' (see Figure 4).

Public Facilities and Environmental Constraints

Public Road/Street Access – The subject property is accessed from what appears to be Walmart private drives which connect to US-223, a state highway. An easement for an access drive to the remainder of the parent parcel is also provided.

Public Water and Sewer – N/A.

Environmental Constraints – N/A.

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

Analysis and Recommendation

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

LCPC Staff Analysis – The subject property is currently vacant and zoned for ‘mobile home residential (R-5)’. The Township’s future land use map recommends ‘moderate density residential’ uses for the subject parcel, compatible with the 90-unit senior living facility proposed for the northern portion of the property. Access to the remainder of the parent parcel is maintained via an easement. Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the proposed rezoning to ‘multiple family residential (R-4)’ for the northern 6.72-acres of the subject property to the Madison Charter Township Board.

Recommended Actions:

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

Attachment(s):

- Background information provided by Madison Charter Township.

**Figure 1
Location**

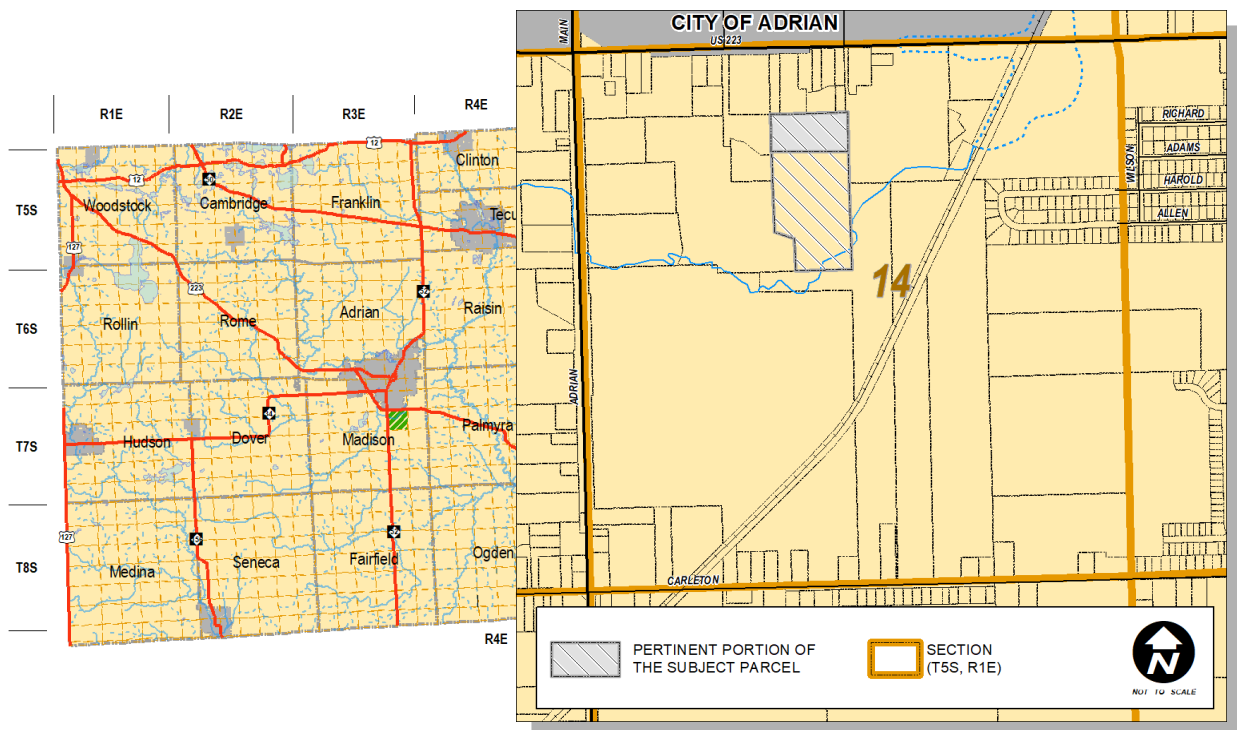


Figure 2
Property Assessment

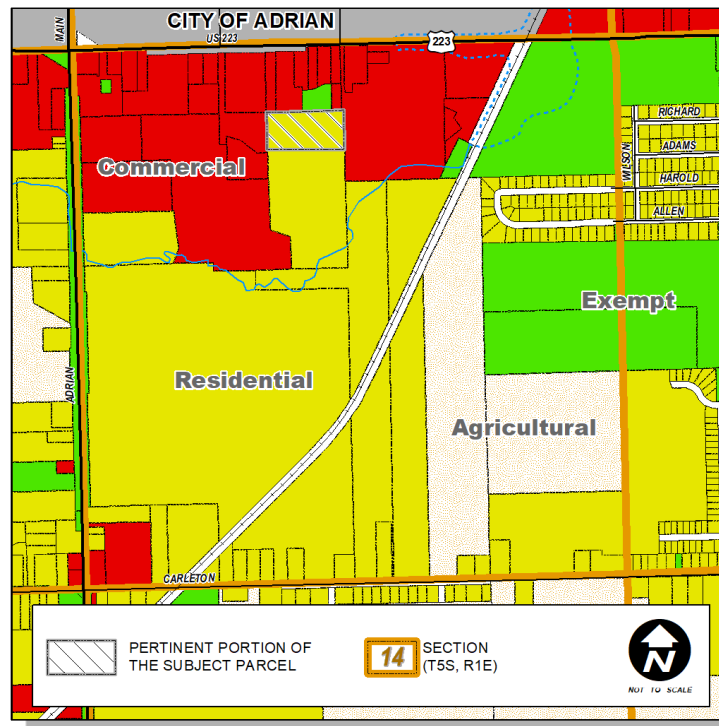
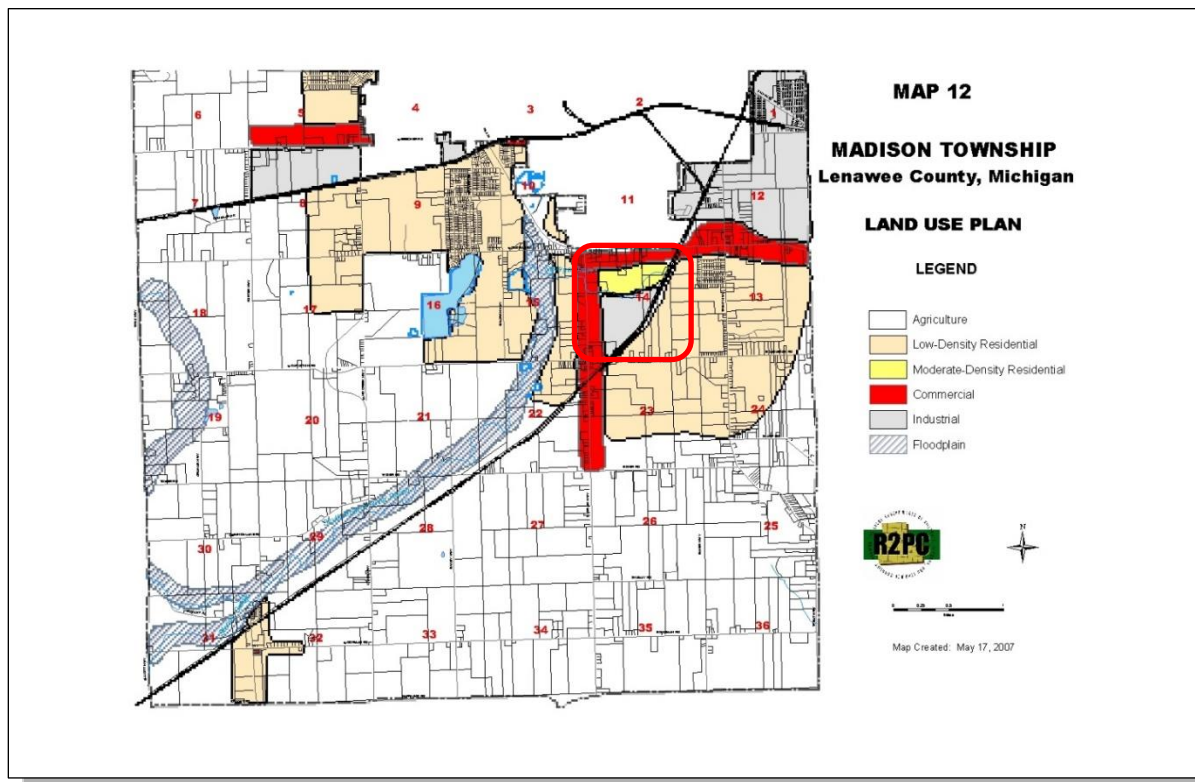
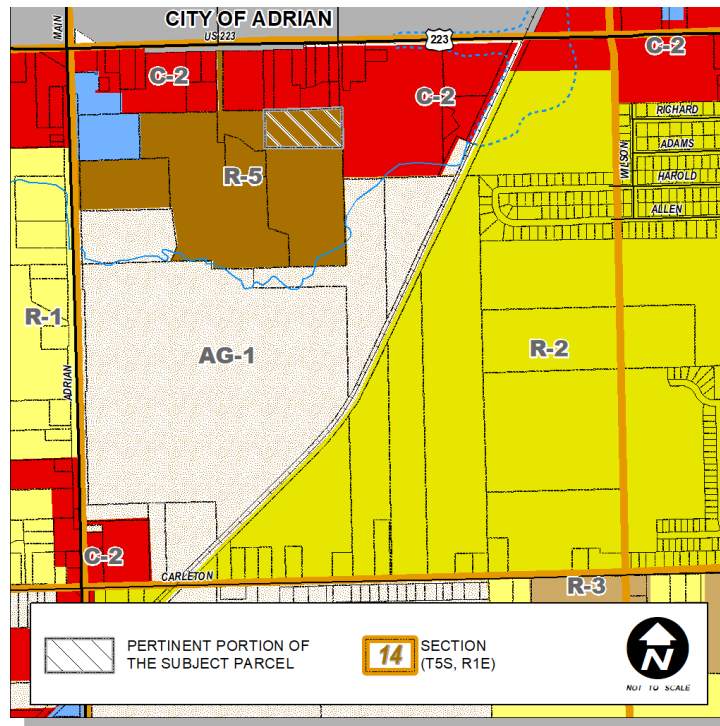


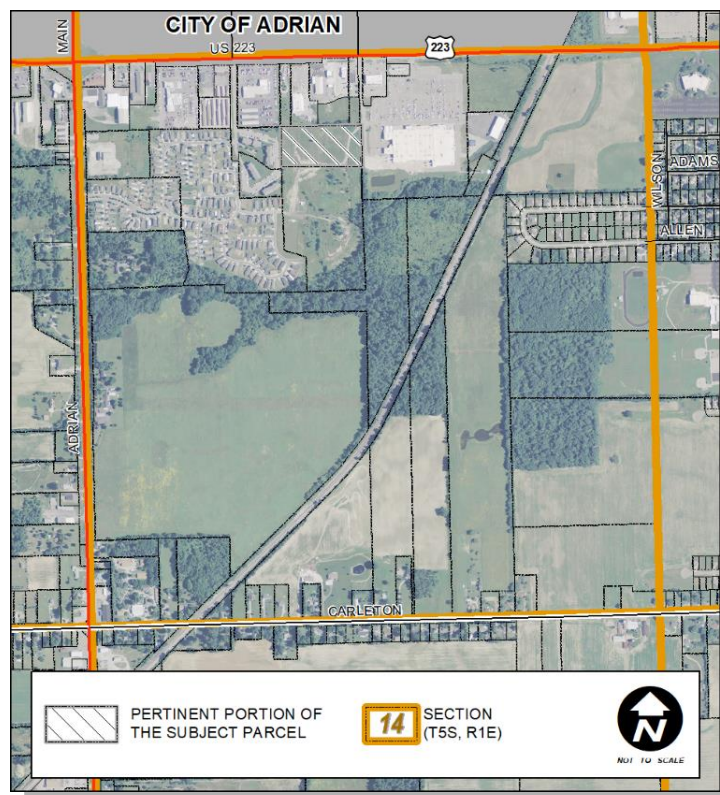
Figure 3
Municipal Future Land Use



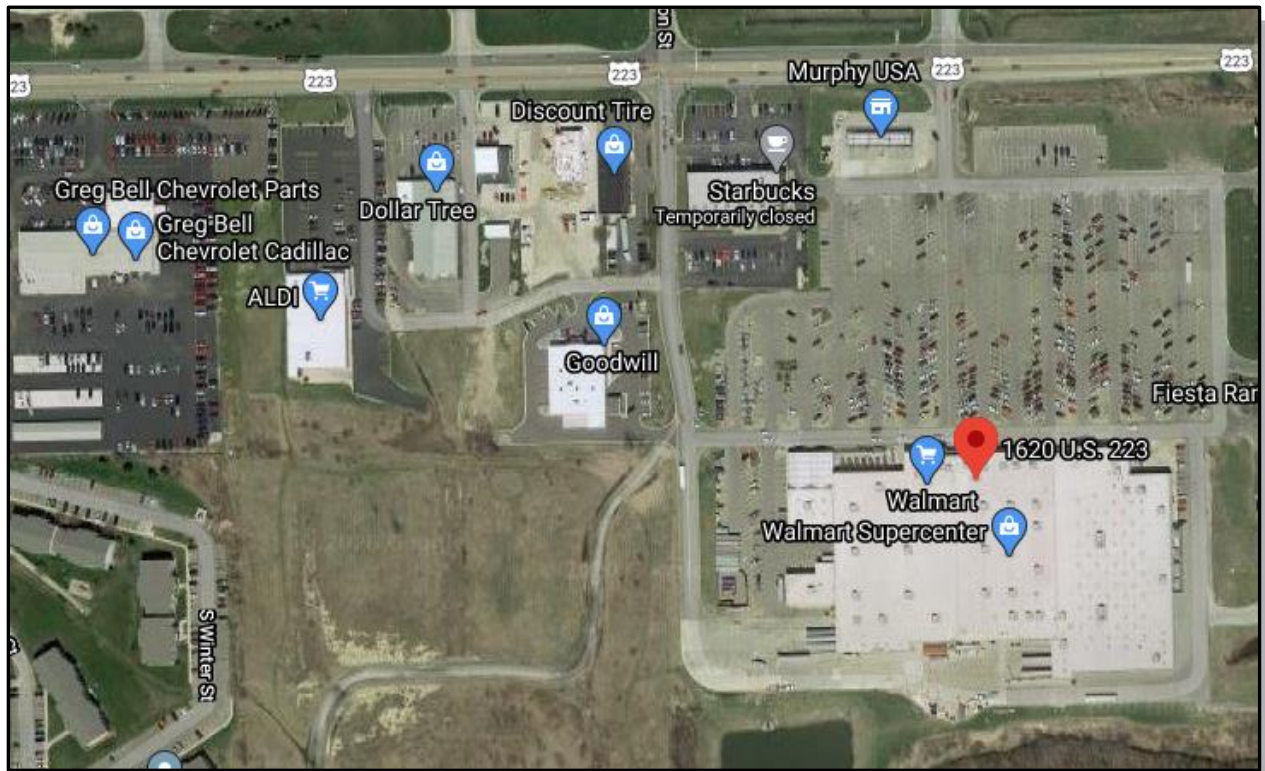
**Figure 4
Municipal Zoning**



**Figure 5a
USDA Aerial Photograph**



Figures 5b
Google Aerial Photograph



CHARTER TOWNSHIP OF MADISON

3804 S. ADRIAN HIGHWAY

ADRIAN, MI 49221

Planning Commission

Regular Meeting

March 31, 2020

The meeting was called to order by Chairman Dusseau at 7:00 pm

Chairperson Dusseau led the Pledge of Allegiance

Commissioners present: Chairperson Dusseau; Secretary Johnson; Trustee Benschoter: Holtz, Loveland; Demlow; and Meeks

Commissioner(s) Absent: Brazee

Others present: Supervisor Griewahn

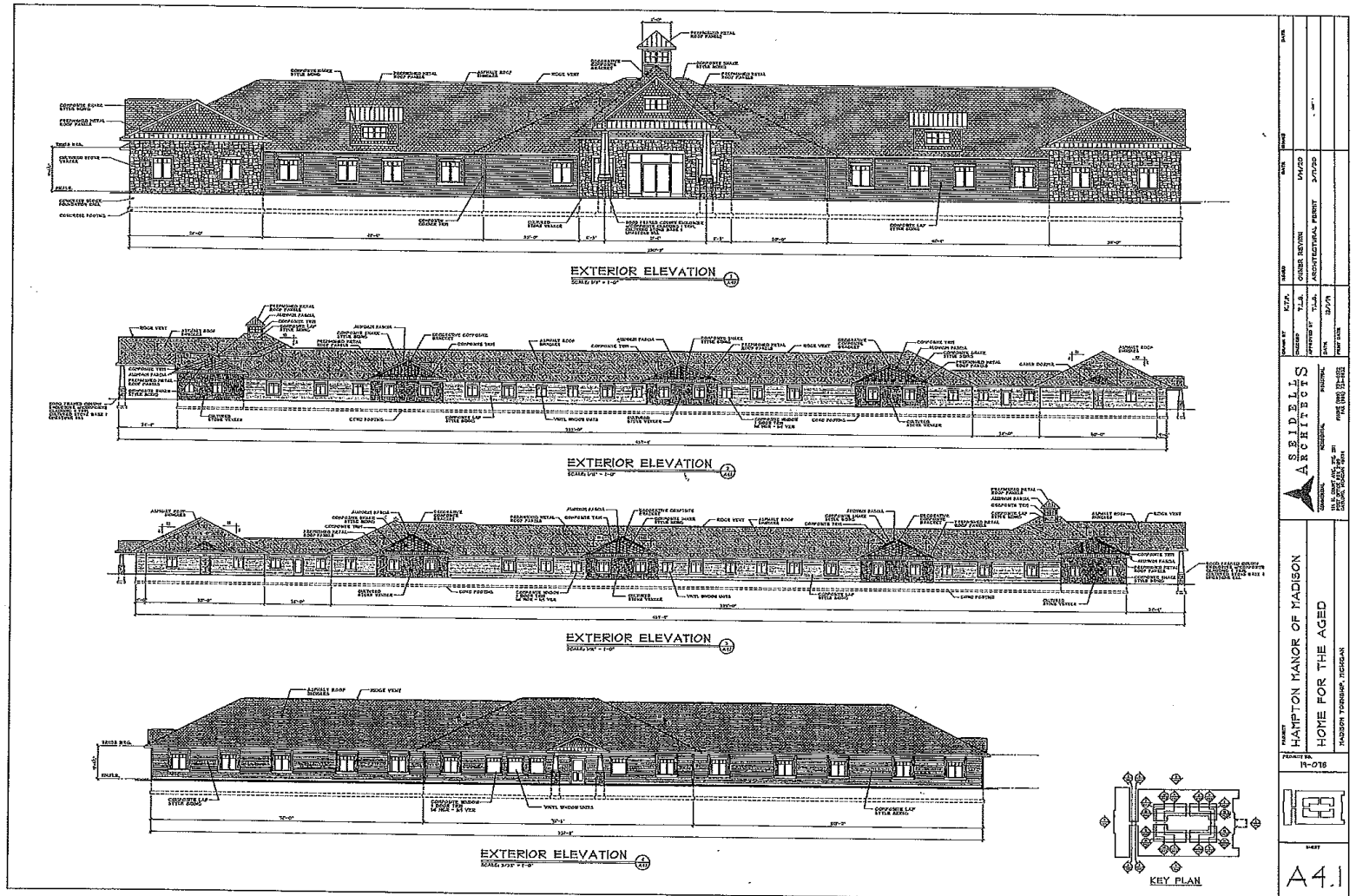
Re-zoning Request MDO-114-1450-00

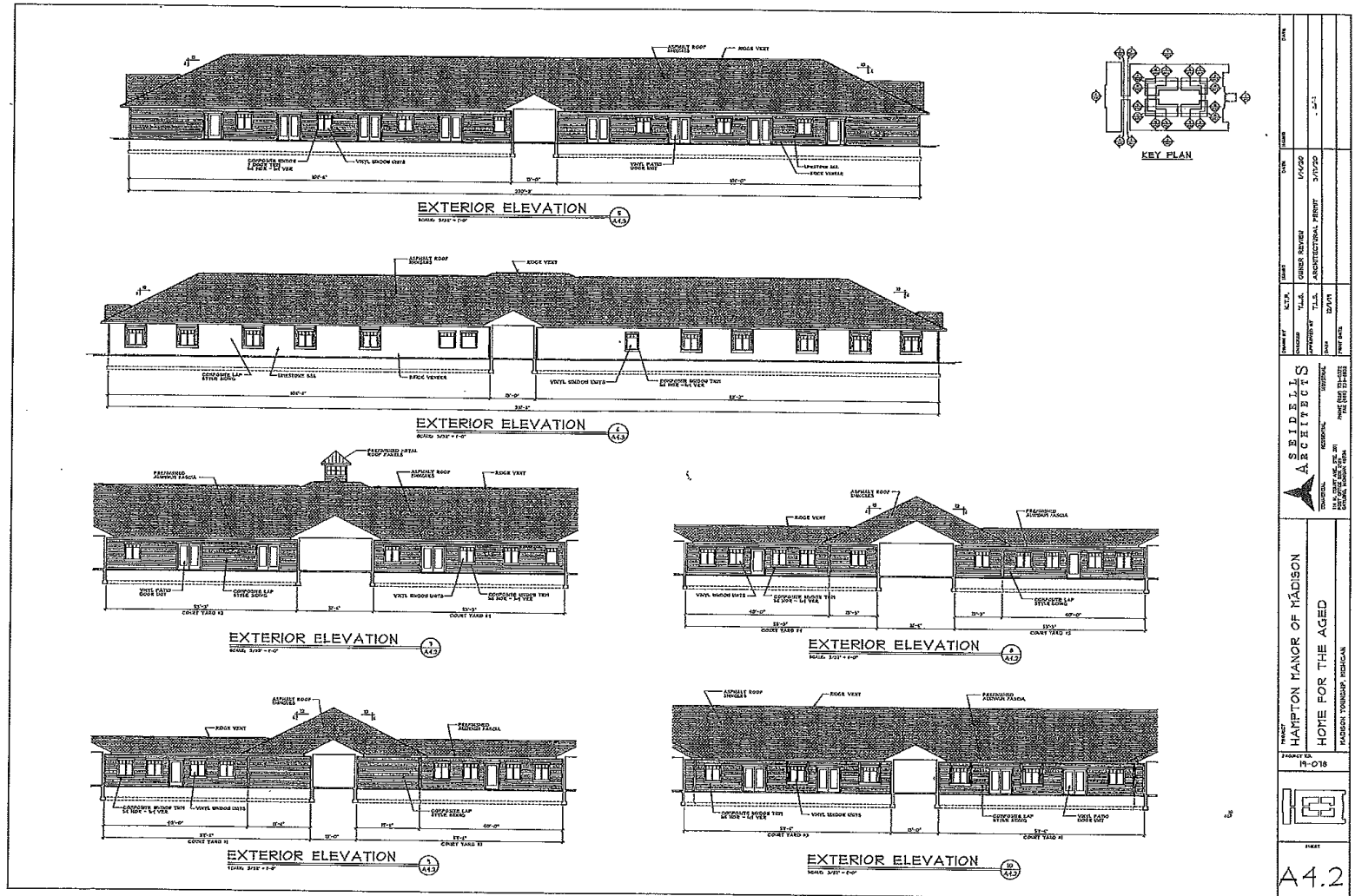
Chairperson Dusseau explained the request is to change the zoning of 6.72 acres of the 18.60 acre parcel from Mobile Home Residential (R-5) to Multiple Family Residential (R-4) to allow a proposed 90 unit senior living facility. A land split is required. The undeveloped parcel is located to the west of Walmart and abuts a private drive known as Division St South. The proposed development will access the private drive. The commission

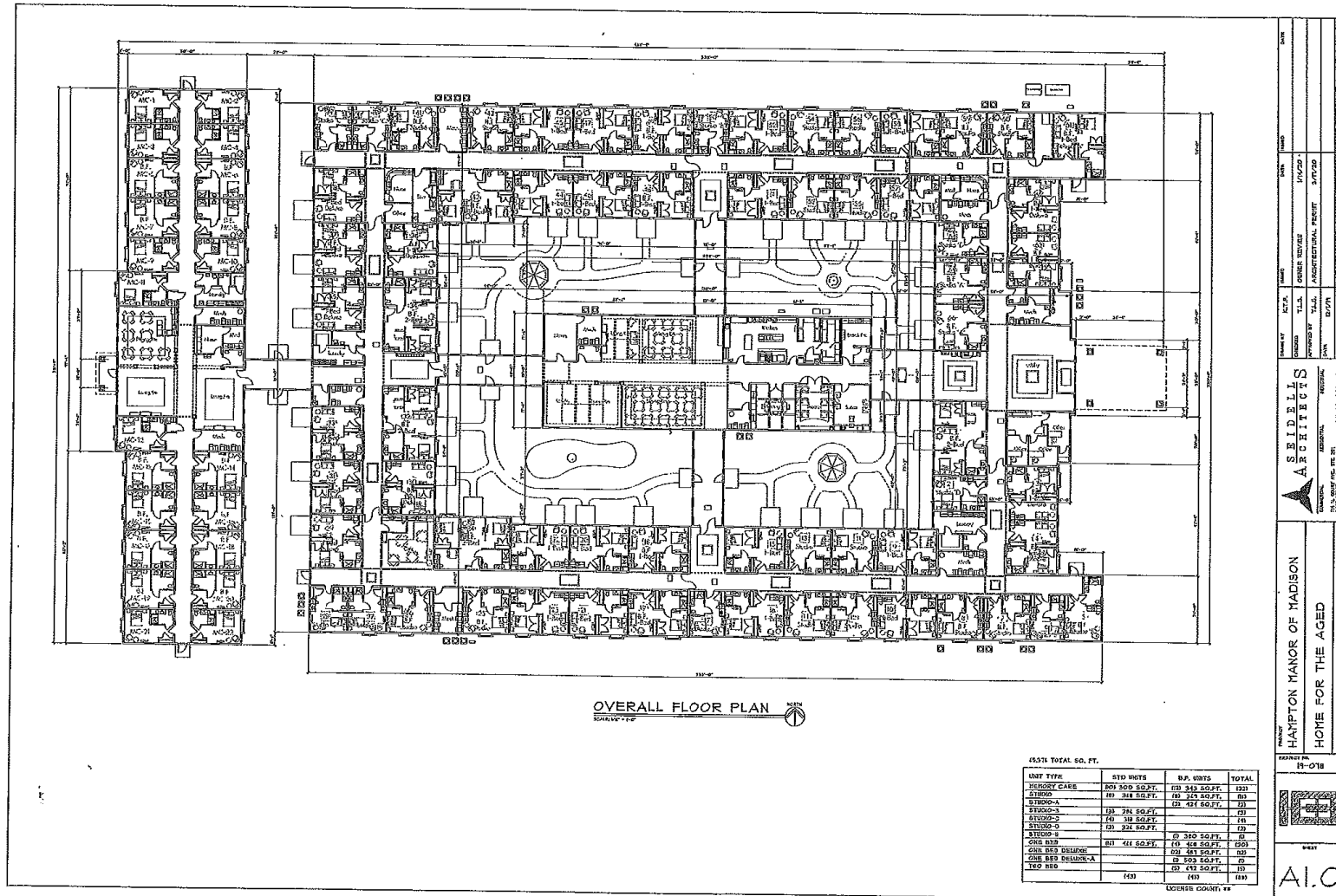
Motion Meeks to approve the rezoning 6.72 acres of property from Mobile Home Residential (R-5) to Multiple Family Residential (R-4) Seconded Loveland **Motion Carried unanimously 7-0.**

Meeting adjourned at 7:08

Recorded by Secretary Johnson







SEIDEL ARCHITECTS
ARCHITECTS
1000 N. 10TH ST.
ST. LOUIS, MO 63104
TEL: 314.241.1000
FAX: 314.241.1001
WWW.SEIDELARCHITECTS.COM

HAMPTON MANOR OF MADISON
HOME FOR THE AGED
MADISON, TENNESSEE, TENNESSEE

PROJECT NO. 15-018

DATE: 1/1/20
OWNER: OWNER REVIEW
ARCHITECTURAL FEE: 3.00/20
DATE: 1/1/20

DATE: 1/1/20
OWNER: OWNER REVIEW
ARCHITECTURAL FEE: 3.00/20
DATE: 1/1/20

EASEMENT FOR INGRESS AND EGRESS

PARCEL IDENTIFICATION:
MDO-114-1450-00

THIS INDENTURE made the _____ day of _____ A.D. 2020 between SHAHID IMRAN, an individual, whose address is 1320 RICKETT ROAD, BRIGHTON MI 48116, PARTY OF THE FIRST PART ("GRANTOR"), and GRANITE HIDDEN RIVER SOUTH, LLC a Delaware Limited Liability Company, whose address is 11335 Gold Express Drive, Suite 100, Gold River, CA 95670, PARTY OF THE SECOND PART ("GRANTEE").

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One Dollar and other valuable consideration to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, do, by these presents, grant unto the said party of the second part, its successors, and assigns, an easement for the purpose of pedestrian and vehicular ingress and egress over and across a portion of a certain piece of real property owned by Grantor ("the land"), situated in the Charter Township of Madison, County of Lenawee, and State of Michigan, more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

The location of the easement herein granted is more particularly described and delineated on Exhibit "B" attached hereto and made a part hereof.

Grantor anticipates constructing a private drive within a portion of the land to service a proposed senior assisted living facility. Grantee, as previous owner of the land, maintained an access drive through the land to the private road south of US-223 known as Division Street South. Grantee shall have the right to access Division Street South through the land in the location as shown on the attached Exhibit "B". Grantee shall have the right to connect roads in a future development on Grantee's property to the Grantor's private drive and such connection shall be completed so that there is a smooth and even transition of pavement between Grantor and Grantee's driveways.

By acceptance hereof and use of the Grantor's private drive, Grantee agrees that it will indemnify and hold Grantor harmless from any damages or liability to persons or property that might arise from the use of the easement by Grantee, its tenants, customers and invitees or anyone else using the easement for ingress and egress to and from Grantee's property. Grantee further agrees to repair and restore any and all damage to Grantor's driveways and Grantor's property as a result of Grantee's or its tenants', customers' or invitees' use of the easement and, after its commencement of use of Grantor's driveways, to reimburse Grantor for an equitable share of Grantor's cost to maintain and repair Grantor's driveways.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

GRANTOR:

Shahid Imran

By: Shahid Imran

STATE OF MICHIGAN)
COUNTY OF _____) SS

On this _____ day of _____, 2020, before me, the subscriber, a Notary Public in and for said County, personally appeared:

SHAHID IMRAN

to me known to be the same person described in and who executed the within instrument, and who has acknowledged the same to be his free act and deed.

Notary Public, State of Michigan
County of _____
My commission expires: _____
Acting in County of _____

GRANTEE:

By: GRANITE HIDDEN RIVER SOUTH, LLC
ITS:

STATE OF MICHIGAN)
COUNTY OF _____) SS

On this _____ day of _____, 2020, before me, the subscriber, a Notary Public in and for said County, personally appeared:

to me known to be the same person described in and who executed the within instrument, and who has acknowledged the same to be his free act and deed.

Notary Public, State of Michigan
County of _____
My commission expires: _____
Acting in County of _____

INSTRUMENT DRAFTED BY:
EVAN M. PRIEST, P.E.
MICHAEL L. PRIEST & ASSOCIATES, INC.
40655 Koppnick Road
Canton, Michigan 48187

WHEN RECORDED RETURN TO:
CHARTER TOWNSHIP OF MADISON
3804 S. Adrian Highway
Adrian, MI 49221
Attention: Clerk
Re: Hampton Manor of Madison Township

EXHIBIT A

PRIVATE ROAD AGREEMENT

LEGAL DESCRIPTION OF GRANTOR'S PROPERTY

ALL THAT PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 7 SOUTH, ,
RANGE 3 EAST DESCRIBED AS BEGINNING AT THE NORTH 1/4 CORNER OF SAID
SECTION 14; THENCE S01°11'45"E 634.48 FEET ALONG THE NORTH-SOUTH 1/4
LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE S01°11'45"E
388.00 FEET ALONG SAID LINE; THENCE S88°53'50"W 754.82 FEET; THENCE
N01°14'59"W 388.00 FEET; THENCE N88°53'50"E 755.18 FEET TO THE POINT OF
BEGINNING. CONTAINING 6.72 ACRES.

LEGAL DESCRIPTION OF GRANTEE'S PROPERTY

ALL THAT PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 7 SOUTH,
RANGE 3 EAST DESCRIBED AS BEGINNING AT THE NORTH 1/4 CORNER OF SAID
SECTION 14; S01°11'45"E 1022.48 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF
SAID SECTION TO THE POINT OF BEGINNING; THENCE S01°11'45"E 1167.10 FEET
ALONG SAID LINE; THENCE S88°45'58"W 555.00; THENCE N01°11'45"W 324.00
FEET; THENCE N72°32'42"W 210.12 FEET; THENCE N01°14'59"W 777.50 FEET;
THENCE N88°53'50"E 754.82 FEET TO THE POINT OF BEGINNING. CONTAINING
18.60 ACRES.

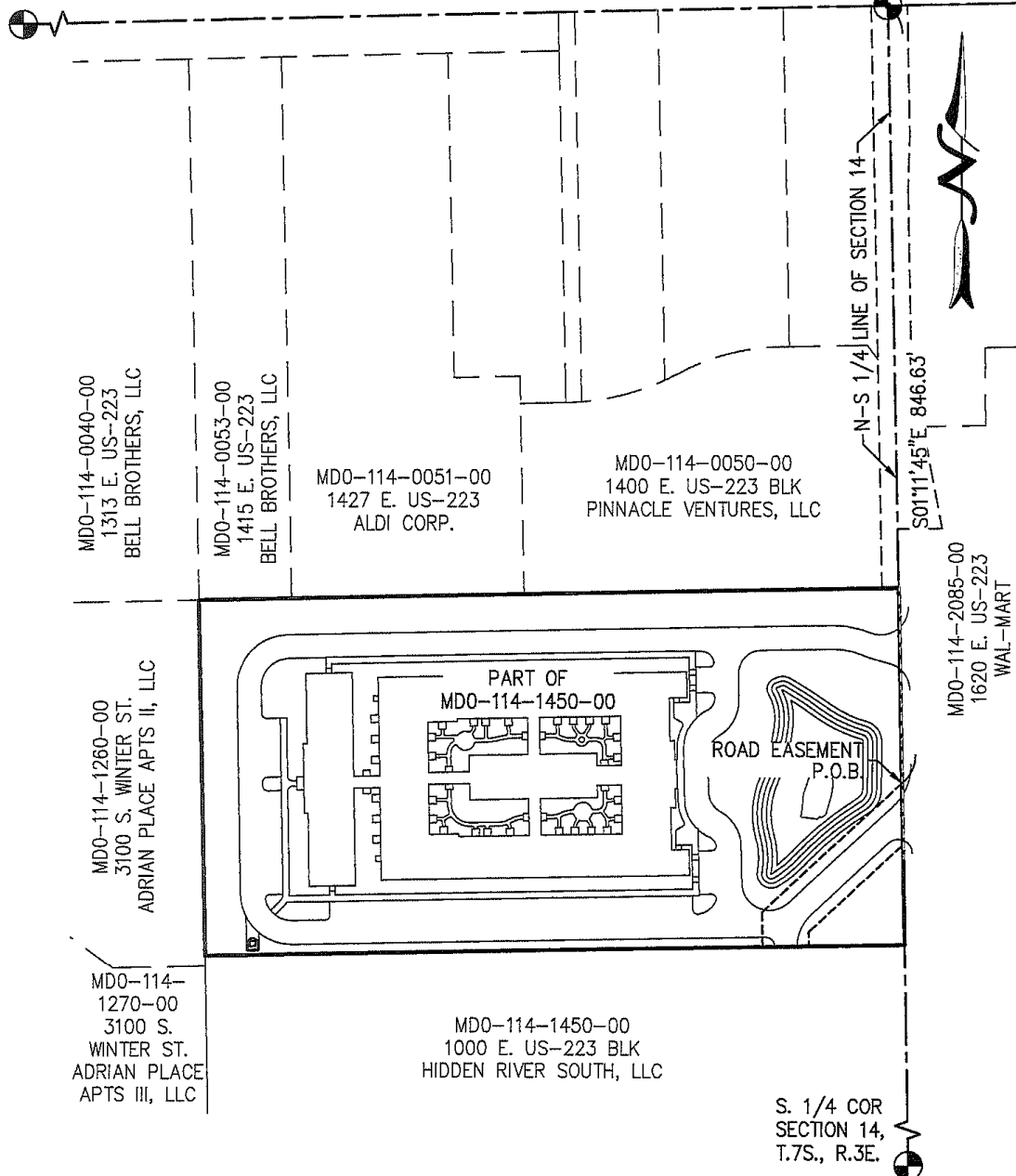
Michael L. Priest & Associates, Inc.
40655 Koppernick Road, Canton, MI 48187
PH: (734) 459-8560
FX: (734) 459-2585

EXHIBIT B

PRIVATE ROAD AGREEMENT

NORTHWEST COR
SECTION 14,
T.7S., R.3E.

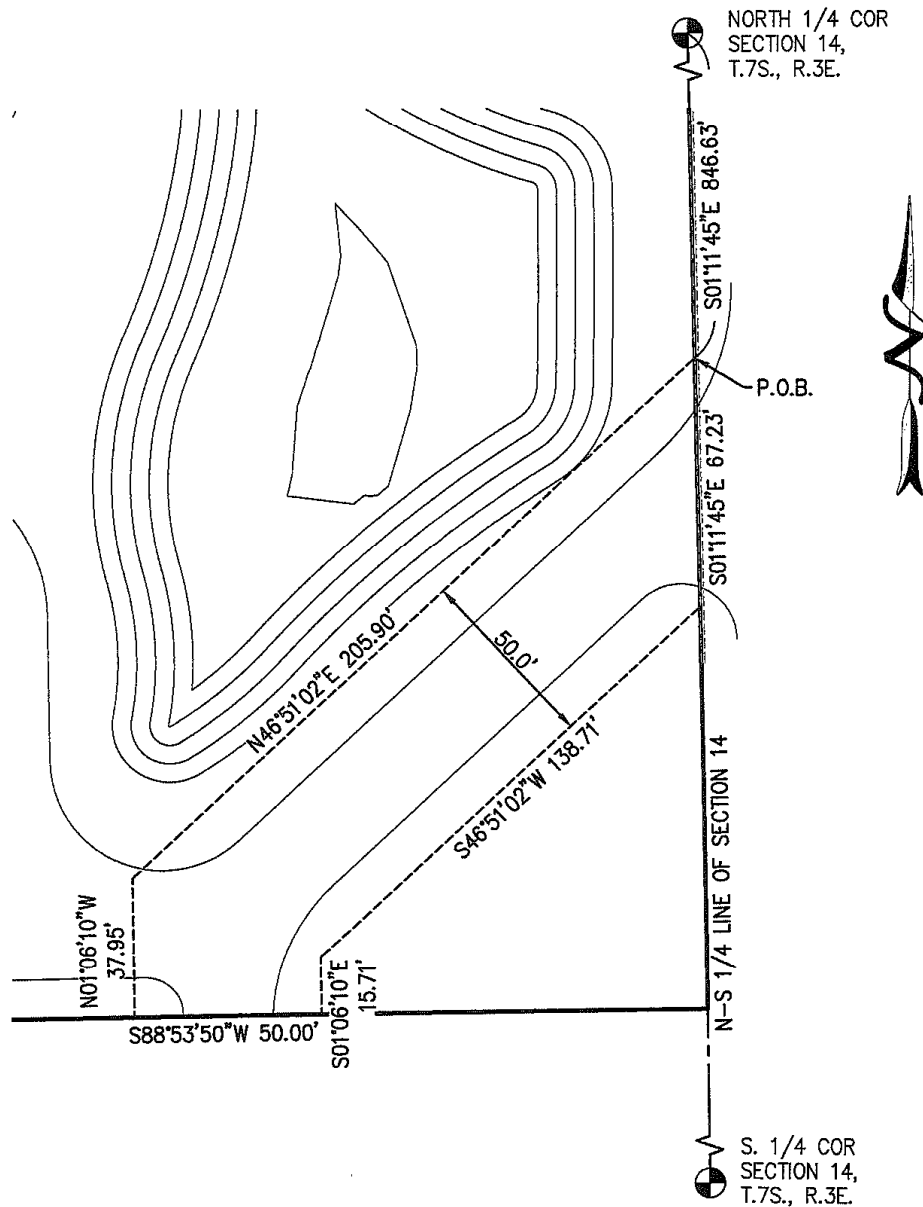
NORTH 1/4 COR
SECTION 14,
T.7S., R.3E.



Michael L. Priest & Associates, Inc.
40655 Koppnick Road, Canton, MI 48187
PH: (734) 459-8560
FX: (734) 459-2585

EXHIBIT B

PRIVATE ROAD AGREEMENT



LEGAL DESCRIPTION OF ROAD EASEMENT:

ALL THAT PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 7 SOUTH, RANGE 7 SOUTH, RANGE 3 EAST DESCRIBED AS BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 14; THENCE S01°11'45"E 846.63 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 67.23 FEET; THENCE S46°51'02"W 138.71 FEET; THENCE S01°06'10"E 15.71 FEET; THENCE S88°53'50"W 50.00 FEET; THENCE N01°06'10"W 37.95 FEET; THENCE N46°51'02"E 205.90 FEET TO THE POINT OF BEGINNING.

Michael L. Priest & Associates, Inc.
40655 Koppnick Road, Canton, MI 48187
PH: (734) 459-8560
FX: (734) 459-2585

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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 #20-05

Applicant(s): Jeffrey E. Davis Living Trust
14382 Mulberry Road
Morenci, MI 49256

Date: April 13, 2020

Local Government: Medina Township

Purpose: Enrollment application

Location: The subject properties (Parcel A = ID #ME0-121-2800-00 and Parcel B = ID #ME0-120-4800-00) are located in Section 28 of the Township (T8S, R1E) (see Figure 1).

Description: The subject properties have a combined area of approximately 116 acres, with 100 acres cultivated for cash crops and livestock. No buildings are located on either parcel.

Term: 20 years is the proposed term.

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

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

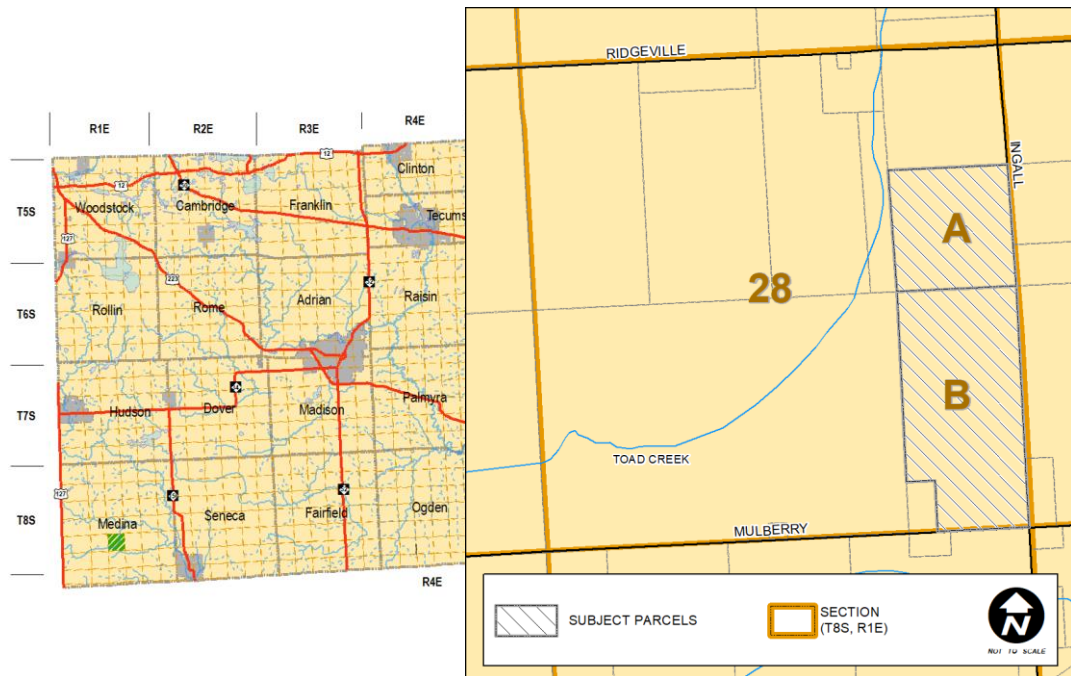
- *Question #1:* the name of the applicant is listed as the Jeffery E. Davis Living Trust on question #15 and simply as Jeffrey E. Davis in question #1. This should be standardized.
- *Question #16:* the application states that the combined acreage of the 2 parcels is 118 acres, with 100 acres in 'cultivation' and 18 acres in 'other'. However, GIS records and the attached Form DTE-RE3166A indicate a combined acreage of 116 acres (+/-).

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 Medina 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**

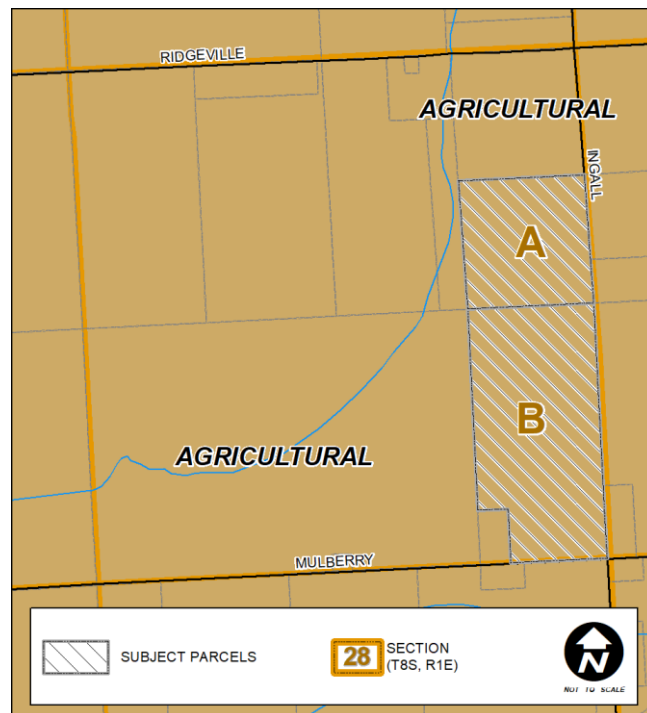


Figure 3a
USDA Aerial Photograph

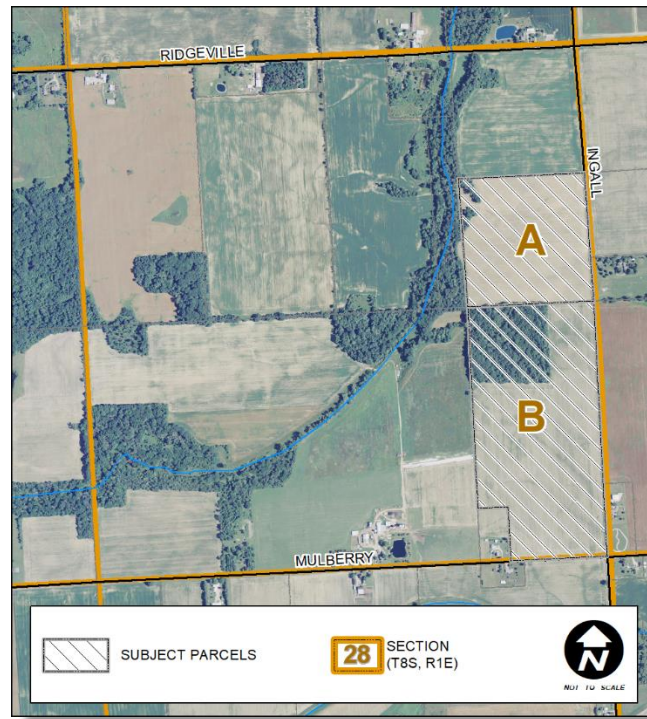
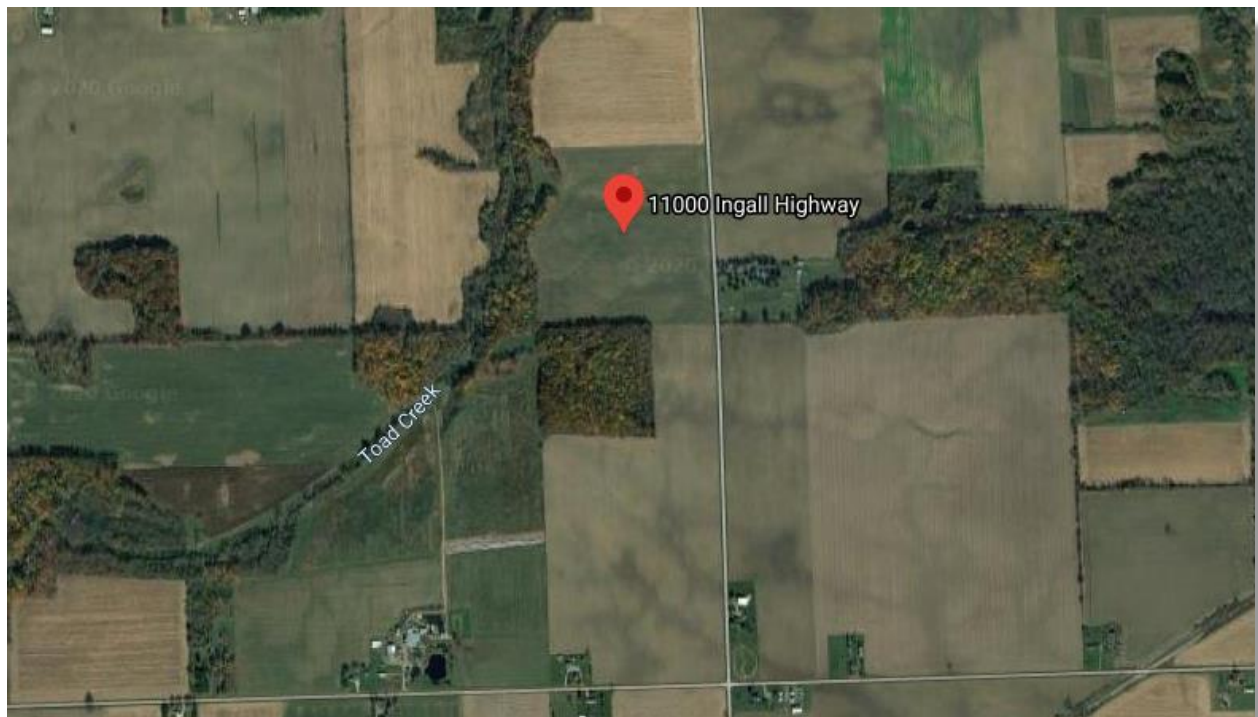


Figure 3b
Google Aerial Photograph



**MEDINA TOWNSHIP
16399 Lime Creek Rd.
Hudson, MI 49247**

March 30, 2020

Region 2 Planning Commission
120 W. Michigan Ave., 9th Floor
Jackson, MI 49201

To Whom It May Concern:

I have enclosed an application of the PA 116 Farmland Agreement, submitted by Jeffrey Davis, 14382 Mulberry Road, Morenci, MI 49256 for the Planning Commission's review. The request is to enroll 116 acres, property location 11000 Ingall Hwy. Blk & 10000 W. Mulberry Rd. Blk., Lenawee County, Section 28 of Medina Township. The term of the agreement is 20 years.

Thank you for your assistance with this application.

If you have any questions, please contact me at (517) 306-8319.

Respectfully,

A handwritten signature in purple ink that reads "Valerie Sword". The signature is written in a cursive, flowing style.

Valerie Sword
Medina Township Clerk
16399 Lime Creek Rd.
Hudson, MI 49247



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

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

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

OFFICIAL USE ONLY

Local Governing Body: _____

Date Received _____

Application No: _____

State: _____

Date Received _____

Application No: _____

Approved: _____

Rejected _____

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

I. Personal Information:

1. Name(s) of Applicant: _____

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: _____

Street

City

State

Zip Code

3. Telephone Number: (Area Code) (573) _____

458-7408

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (573) _____

260-3607

5. E-mail address: _____

None

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

6. County: _____

Lenawee

7. Township, City or Village: _____

Medina

8. Section No. _____

28

Town No. _____

Range No. _____

III. Legal Information:

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

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

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

If "Yes", please explain circumstances: _____

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

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

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

Name the types of mineral(s) involved: _____

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

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

Name: _____

Address: _____

Street

City

State

Zip Code

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

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

Date _____

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

rev. 12/2019

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: JEFFREY E DAVIS Living Trust Title: Owner

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.): LIVESTOCK and cash crop

b. Total number of acres on this farm 118 ac

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

d. Acreage in cultivation: 100

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0

f. All other acres (swamp, woods, etc.) 18

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

No. of Buildings 0 Residence: _____ Barn: _____ Tool Shed: _____

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

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

Other: (Indicate) _____

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

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

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

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

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

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 20

V. Signature(s):

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

(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

(Date)

(Title)

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

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

I. Date Application Received: 2.21.2020 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Medina

☐ County ☒ Township ☐ City ☐ Village

This application is ☒ approved, ☐ rejected

Date of approval or rejection: March 9, 2020

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

Clerk's Signature: Valerie Sward

Property Appraisal: \$ 626,000.⁰⁰ 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)

**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

County of Lenawee)ss.
)

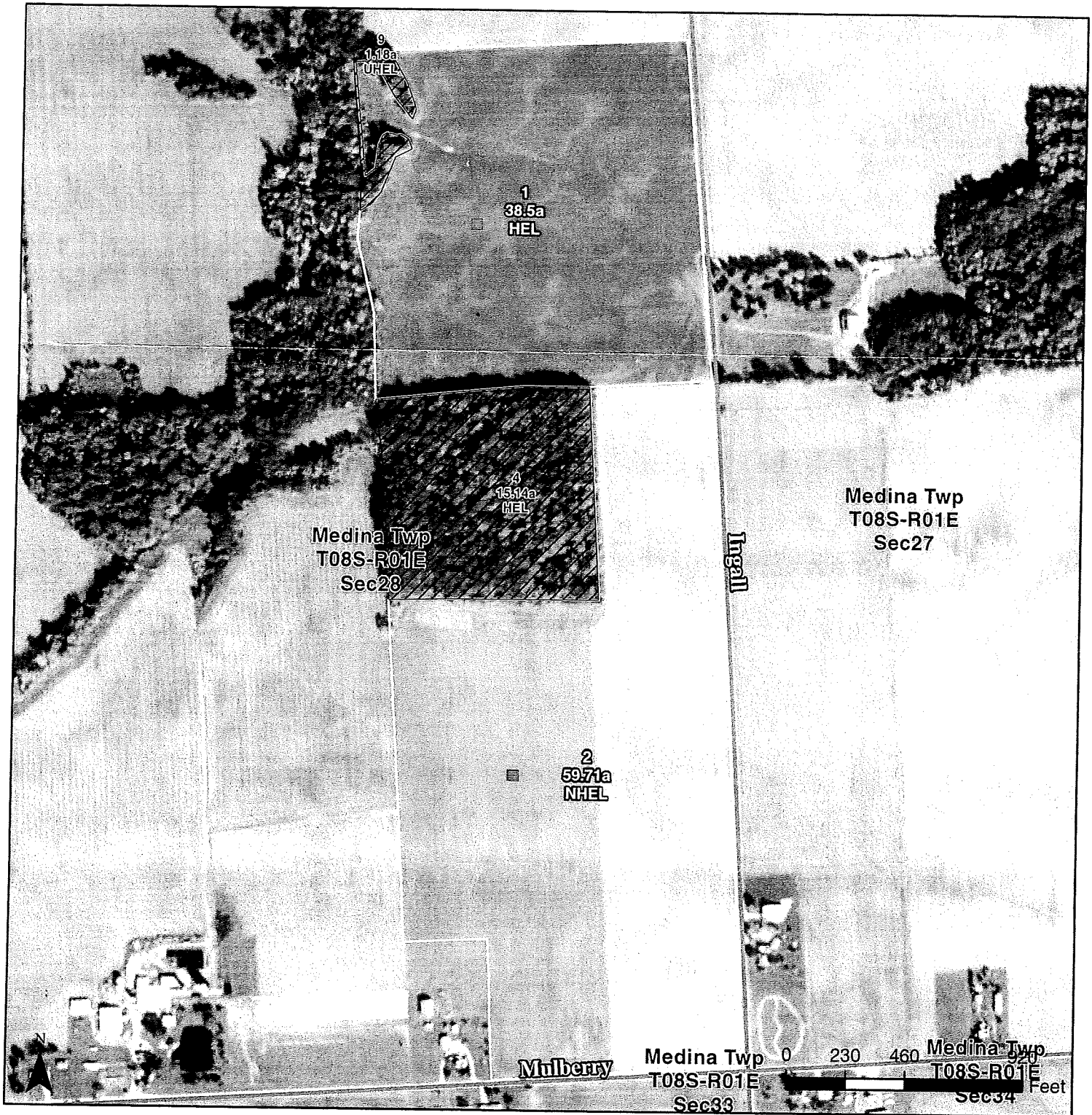

Mark A. Jackson - Notary Public

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



United States
Department of
Agriculture

Lenawee County, Michigan



Common Land Unit

- ☐ Cropland
- ☒ NonCropland
- ☐ 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.

- | | |
|---|--|
| <input type="checkbox"/> Shares - 100% OP | <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

Map Created March 06, 2020
2018 NAIP Imagery

Farm: 16712
Tract: 15088

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).

WARRANTY DEED

THIS INDENTURE, Made this 28 day of January, 2020, between ANGELA SCHAFFER, EMMA M. WATERBURY, REBECCA FLAGEL, and DANIEL D. RUPP, as a majority of the Successor Co-Trustees of the Evelyn D. Rupp Trust Dated 4/30/1990, as Grantors, residing at 305 Plank Rd., Hudson, Michigan 49247 and JEFFREY E. DAVIS, a married man, as Grantee, residing at 14382 Mulberry Rd., Morenci, Michigan 49256..

WITNESSETH, that the Grantor, in consideration of the sum of Six Hundred Twenty-Five Thousand (\$625,000.00) Dollars, receipt of which is hereby acknowledged, does hereby CONVEY and WARRANT to Grantee the following described land situate in the Township of Seneca, County of Lenawee, State of Michigan, described as:

East ½ of the Southeast 1/4 of Section 28, Town 8 South, Range 1 East;
EXCEPTING THEREFROM the South 556 feet of the West 313.5 feet of the East ½ of the Southeast 1/4 of Section 28, Town 8 South, Range 1 East.

Also

The Southeast 1/4 of the Northeast 1/4 of Section 28, Town 8 South, Range 1 East.

Subject to easements and restrictions of record, if any.

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

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

IN WITNESS WHEREOF, said Grantor hereunto sets her hand and seal the day and year first above written.

STATE OF MICHIGAN - LENAWEE COUNTY
 RECORDED 01/30/2020 09:12:42 AM AF:AG
 Received 01/29/2020 04:05:56 PM
 Carolyn S. Bater, REGISTER OF DEEDS \$30.00



Michigan Department of Treasury
 3676 (Rev. 12-18)

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

Affidavit Attesting Qualified Agricultural Property Shall Remain Qualified Agricultural Property

1. Street Address of Property 11000 Ingall Hwy. Blk. & 10000 W. Mulberry Rd. Blk.		2. Name of County Lenawee
3. City/Township/Village Where Real Estate is Located Medina		<input type="checkbox"/> City <input checked="" type="checkbox"/> Township <input type="checkbox"/> Village
4. Name of Property Owner(s) (Print or Type Legibly) Jeffrey E. Davis	5. Property ID Number (from Tax Bill or Assessment Notice) ME0-128-2800-00 & ME0-128-4800-00	
6. Legal Description (Legal description is required; attach additional sheets if necessary) See Attached	7. Percentage of this property that is, and will remain Qualified Agricultural Property (Do Not Include Qualified Forest Program Property) 100%	
8. Daytime Telephone Number 517-2160-3107	9. E-mail Address	Partial transfer under MCL 211.27a(6)(K)? See Page 2 <input type="checkbox"/> Yes <input type="checkbox"/> No

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

I certify that the information above is true and complete to the best of my knowledge. I further certify that the property noted on this affidavit currently is, and will remain, qualified agricultural property. Must be signed by owner, partner, corporate officer, or a duly authorized agent.
 Dated: January 28, 2020

Signed [Signature]
 Name (Printed or Type) Jeffrey E. Davis
 Title Owner
 Dated: _____, 20____
 Signed _____
 Name (Printed or Type) _____
 Title _____

STATE OF MICHIGAN)

) ss.

COUNTY OF Lenawee)

On this 28 day of January, 2020, the above-named person(s) Jeffrey E. Davis, each personally appeared before me. Each acknowledged that the persons' execution of this affidavit was that person's free act and deed and affirmed that the contents of this affidavit are true to the best of that person's information, knowledge and belief.

JENNIFER CHITTENDEN
 Notary Public, Lenawee Co., MI
 My Comm. Expires Aug. 22, 2025

(NOTARY SEAL)

[Signature]
 PRINT/TYPE NAME: Jennifer Chittenden
 NOTARY PUBLIC, Lenawee County, Michigan
 Acting in Lenawee County
 My commission expires: 08/22/2025

Drafter's Name Jennifer Chittenden, American Title Agency of Lenawee
 Drafter's Address 142 North Winter St., Adrian, MI 49221

FOR LOCAL GOVERNMENT USE ONLY AFTER THE INSTRUMENT IS RECORDED WITH THE REGISTER OF DEEDS

Is the percentage stated above in number 7 the current percentage of the property that is Qualified Agricultural Property? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If NO, what is the correct percentage of the property that is currently Qualified Agricultural Property? _____	
Assessor's Signature	Date

January 10, 2020

First Federal Bank of the Midwest
Ms. Terry Humbarger
601 Clinton Street, PO Box 248
Defiance, OH 43512

Dear Ms. Humbarger:

In accordance with your request, I have prepared an appraisal of the subject property, for Jeff Davis, that has 116 + acres of vacant land, located in the 11000 Block of Ingall Highway, Morenci, MI 49256.

This is an appraisal report. This appraisal was performed for the purpose of developing an "As-Is" opinion of market value as defined and described within this report, of the "Fee Simple" ownership interest, as of January 03, 2020 the date of inspection.

During the appraisal process, the appraiser made a complete inspection of the subject property with no one present and an inspection of the comparable sales and an analysis of the physical, economic, governmental and social conditions which affected real property values as of the effective date of this appraisal.

After carefully considering all the information and data available, applying all the proper approaches to value, giving due consideration to all the factors, I have developed an "As-Is" opinion of the market value of the subject property as of January 03, 2020 to be:

Six Hundred Twenty-Six Thousand Dollars (\$626,000)

The highest and best use of the subject property on the effective date of the appraisal was a Cash Grain Operation.

This report has been made in compliance with the Uniform Standards of Professional Appraisal Practice and under Title XI of the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA), and is subject to the Appraisers Statement of Certifications and Limiting Conditions.

Unless other wise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property ... that would make the property more or less valuable ... and makes no guarantees or warranties, express or implied, regarding the condition of the property.

No fees, commissions, or things of value were paid to anyone for the procurement of this assignment.

I submit herewith this appraisal report which contains, a complete description of the property; the approaches to value; the analysis of data and resulting value conclusion: all assumptions, certifications and limiting conditions; and the various exhibits including maps, sketches and photographs.

It has been a pleasure to assist you. Please do not hesitate to contact me if I can be of additional service to you.

Respectfully Submitted



Raymond H. Baxter
Certified General Appraiser
MI License #1201069745
OH License #2010000901

Summary of Salient Facts

Address.....11000 Block of Ingall Highway, Morenci, MI 49256
 Township.....Medina
 County.....Lenawee
 Legal Description.....See Attached
 Purpose.....To Develop an "As-Is" Opinion of Market Value
 Property Type.....Cash Grain Operation
 Highest and Best Use.....Cash Grain Operation
 Current Use.....Cash Grain Operation
 Rights Appraised....."Fee Simple" Ownership
 Owner.....Evelyn Rupp Trust
 Land Size.....116 +/- Acres
 Site Improvements.....Driveways and Roads
 Driveway.....Gravel
 Zoning.....Agriculture
 Effective Date of the Appraisal.....January 03, 2020
 Date of Inspection.....January 03, 2020

Value Indicators

Sales Comparison Approach.....\$5,400/Ac = \$626,000
 Cost Approach.....EXCLUDED
 Income Approach.....\$5,388/Ac = \$625,000

Final Estimate of Value

Market Value of Opinion of the Subject Property.....\$5,400/Ac = \$626,000
 Allocation
 Land.....\$5,400/Ac (100%) = \$626,000