



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: June 18, 2020

TIME: 6:30 p.m.

PLACE: Zoom Meeting

Join Zoom Meeting | <https://us02web.zoom.us/j/7528373987?pwd=QzZ1K1dERHlZeUM1WTRJaHA0by8xZz09>

Meeting ID: 752 837 3987

Password: 5Q1QcW

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 May 21, 2020, Meeting [ACTION] 3
5. Request(s) for Review, Comment, and Recommendation
 - a. Consideration of Township Zoning Amendment(s) — None
 - (1) #20-06 — Deerfield Township [ACTION] 5
 - (2) #20-07 — Rollin Township [ACTION] 19
 - b. Consideration of PA 116 Farmland Agreement(s)
 - (1) #20-07 — Medina Township [ACTION] 33
 - (2) #20-08 — Medina Township [ACTION] 45
 - c. Consideration of Master Plan(s)
 - Notice of Intent — City of Adrian [INFORMATION] 63
6. Other Business
 - a. Old Business — None
 - b. New Business — None
 - Social Vulnerability Index (SVI) [INFORMATION] 65
7. Public Comment [2 MINUTE LIMIT]
8. Commissioner Comment
9. Adjournment

The next meeting date of the Lenawee County Planning Commission is July 23, 2020

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, May 21, 2020

Join Zoom Meeting <https://us02web.zoom.us/j/7528373987?pwd=QzZlK1dERHlZeUM1WTR-JaHA0by8xZz09> • Meeting ID: 752 837 3987 • Password: 5Q1QcW

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; and Mr. Dale Witt

Members Absent: Mr. Ralph Tillotson, Lenawee County Commission

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

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

Item 2 **Public comment.** None.

Item 3 **Approval of Agenda.** Staff submitted the 05/21/20 meeting agenda for approval.

Comm. Nickel made a motion, seconded by Comm. Witt, to approve the April 16, 2020, meeting agenda as amended. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 2/20/20 meeting minutes for approval.

Comm. Bolton made a motion, seconded by Comm. Nickel, to approve the February 20, 2020, meeting minutes as presented. *The motion passed unanimously.*

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

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

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

(1) **#20-06 | Raisin Charter Township.** Commissioners reviewed a proposed agreement for a property (ID #RA0-136-4300-00) in Section 36 (T6S-R4E) of the Township. Staff summarized his report and advised them to recommend approval with comments of the agreement, noting that the application adds a farmstead (i.e., a dwelling and associated structures) into an existing agreement (see the staff report).

Comm. Behnke made a motion, seconded by Comm. Dersham, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Raisin Charter Township Board (see the staff report). Comm. Bolton requested that her concern over including the farmstead in the agreement be included in the minutes. *The motion passed unanimously, with Comm. Witt abstaining.*

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

Item 6 **Other Business**

- a. **Old Business.** None.
- b. **New Business.** None

Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.** None.

Item 9 **Adjournment.** Chair Liedel adjourned the meeting at 6:47 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Grant E. Bauman". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Grant E. Bauman, LCPC Recording Secretary



Lenawee County Planning Commission

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

Coordinated Zoning Report | #20-06

To: County Planning Commissioners
From: Grant E. Bauman
Date: June 15, 2020

Proposal: **An Interim Zoning Ordinance for Deerfield Township**

Request

Foster Swift Collins & Smith PC, attorneys for Deerfield Township, submitted an Interim Zoning Ordinance for Deerfield Township to the Lenawee County Planning Commission, per Section 404(2) of the Michigan Zoning Enabling Act (PA 110 of 2006, MCL 125.3404) referred to hereafter as the MZEA (see inset), for coordination with the zoning ordinances of adjacent municipalities.

Procedural Issues

In the course of preparing this report, staff received or sent the communications described below, which illuminate potential procedural issues with the adoption of Deerfield Township's interim zoning ordinance:

- Leslie Dickinson, Foster Swift Collins & Smith PC, attorneys for Deerfield Township, transmitted the proposed interim zoning ordinance to the "Region 2, Lenawee County Planning Commission" via email on May 26.
- Dan Gilson, an interested stakeholder, spoke with staff and informed him that the Deerfield Township Board would vote on the interim ordinance on June 8.
- Staff replied to Ms. Dickinson's email expressing concern that Township Board action on the interim zoning ordinance prior to LCPC review conflicts with Section 404(2) of the MZEA (see the attached email).

[MCL] 125.3404 Interim zoning ordinance.

[MZEA] Sec. 404.

(1) To protect the public health, safety, and general welfare of the inhabitants and the lands and resources of a local unit of government during the period required for the preparation and enactment of an initial zoning ordinance under this act, the legislative body of a local unit of government may direct the zoning commission to submit, within a specified period of time, recommendations as to the provisions of an interim zoning ordinance.

(2) *Before presenting its recommendations to the legislative body, the zoning commission of a township shall submit the interim zoning ordinance, or an amendment to the ordinance, to the county zoning commission or the coordinating zoning committee, for the purpose of coordinating the zoning ordinance with the zoning ordinances of a township, city, or village having a common boundary with the township.* The ordinance shall be considered approved 15 days from the date the zoning ordinance is submitted to the legislative body [(emphasis added)].

(3) After approval, the legislative body, by majority vote of its members, may give the interim ordinance or amendments to the interim ordinance immediate effect. An interim ordinance and subsequent amendments shall be filed and published as required under section 401.

(4) The interim ordinance, including any amendments, shall be limited to 1 year from the effective date and to not more than 2 years of renewal thereafter by resolution of the local unit of government.

- Ms. Dickinson replied on May 29 by faxed letter that she “respectfully disagree[d]” with that conclusion, and stated that “the Township is only required to submit the Interim Zoning Ordinance to the LCPC and [that] the Township Planning Commission has already done so” (see the attached letter).
- H. Kirby Albright of Fraser Trebilcock Davis & Dunlap, PC, the attorney for ESA Solar Energy LLC and the Carroll Road Solar Farm LLC, sent staff a faxed letter on June 10 stating his belief that “the Interim Zoning Ordinance . . . was adopted contrary to the procedure and process specified in MCL 125,3404” (see the attached letter). He also identified other potential procedural conflicts that he believes makes the interim zoning ordinance invalid (see the attached letter).

The issue of whether or not Deerfield Township adopted its Interim Zoning Ordinance in accordance with Section 404(2) of the MZEA is a legal question beyond the scope of the LCPC. However, staff does question why county planning commissions are required to review interim zoning ordinances for coordination with the zoning ordinances of adjacent municipalities if a municipality is empowered to adopt its regulations prior receiving that analysis.

The Relationship of the LCPC to the R2PC

For the record, there is no such thing as the “Region 2, Lenawee County Planning Commission”. The LCPC is a separate planning commission established by the Lenawee County Board of Commissioners under the authority of the Michigan Planning Enabling Act. As a Region 2 member, Lenawee County contracts with the R2PC to staff the LCPC. Beyond that arrangement, the R2PC has no oversight responsibilities/authority regarding the LCPC.

Zoning Coordination

Section 404(2) of the MZEA provides the LCPC the authority to coordinate the Interim Zoning Ordinance with the zoning ordinances of adjacent municipalities. This task is easy to accomplish. Although Articles X, XI, XII, and XIII of the text establish agricultural, residential, commercial, and industrial districts, respectively, the associated ‘map’ only identifies a single “C” Commercial district at the intersection of Rodesiler Highway and Aten Road (see the ‘map’) and places the majority of the Township in an “AA” Agricultural district. Consequently, there is little to analyze. The only caution is the potential impact of agricultural practices (e.g., the application of manure, the harvesting of crops at night) on any adjacent residential districts. Given that the establishment of the “AA” district simply reflects the current situation, this does not appear to be a major concern. Therefore, staff did not investigate the issue further.

Solar Energy Facilities

Fraser Trebilcock Davis & Dunlap, PC, also claims that the Section 7.26 is unlawful because the effect of the following requirements result in unlawful exclusionary zoning as it relates to solar energy facilities within the Township:

- The exclusion of “any properties enrolled in the PA 116 Farmland and Open Space Preservation Program.

This is an example of where a master plan would provide the legal basis for a zoning regulation. For example, a policy statement in the Township’s master plan would provide the reasoning for excluding such properties from use as a solar farm. *Please note that there is an ongoing debate regarding the effect of solar energy facilities on agriculture. Some stakeholders claim that solar energy facilities can help make marginal farming operations sustainable. Other stakeholders claim that solar farm facilities simply remove agricultural land from production.*

- The 500-foot setback from all property lines and public roadways.

What is the reasoning for the 500-foot setback? The R2PC model ordinance, upon which the

proposed regulations appear to be based (at least in part), recommends a 30-foot setback from property lines and a 100-foot setback from adjacent existing residential zoning districts or parcels containing dwellings.

- The 50-foot setback from all public drains.

What is the reasoning for the 50-foot setback? The purpose of the property line setback is to lessen the visual impact of a solar farm, as well as the noise it generates, on surrounding property owners/residents and the traveling public. This does not appear to apply to public drains. If the concern is environmental, why are natural streams not included in the requirement? Besides, another subsection addresses environmental siting considerations.

- The inclusion of PV solar panels in the maximum 10% lot coverage ratio.

Why are solar panels included in the maximum lot coverage standard? It does appear to be overly prescriptive. However, someone needs to conduct a study regarding the application of the standard on a proposed solar farm in order to discover its true impact.

Other Issues

Section 404(2) of the MZEA only provides the LCPC the authority to coordinate the Interim Zoning Ordinance with the zoning ordinances of adjacent municipalities. Therefore, staff did not undertake a complete review of the legislation. However, a cursory review of the ordinance did reveal the following broad concerns:

- The Zoning Ordinance, as presented, does not identify it as an Interim Zoning Ordinance, created under the authority of Section 404 of the MZEA. Nor does it state that its authority is limited to 1 year from its effective date (and to not more than 2 years of renewal).
- The Zoning Ordinance, as presented, is 'top-heavy' and cumbersome to navigate. The reorganization of some Articles/Sections would make it much easier to use. LCPC staff suggests moving the articles containing the various district regulations directly after Article VI; reorganizing the district articles as sections under Article VI would be even better. The Township should also consider moving Articles III, IV, and V to the end of the Ordinance, prior to Article XIV.
- Although the impact of the Michigan Right-to-Farm Act and its associated GAAMPs (Generally Accepted Agricultural Management Practices) are mentioned for a couple of permitted uses in the AA district, the Act and other GAAMPs may also apply to the general and specialized farming practices grouped together under a single use in Section 10.02(2).
- Section 10.03 identifies 'sanitary landfills' as a conditional use in the AA district. Lenawee County's Solid Waste Management Plan contains the siting requirements for landfills, per state law, precluding the authority of local governments to regulate them.

Other issues would likely be uncovered if a detailed review of the ordinance is undertaken.

Analysis and Recommendation

The location of the zoning districts in the Interim Zoning Ordinance do not appear to have an inverse impact on surrounding municipalities in Lenawee County. However, the purposes behind some of the standards regarding solar farms need substantiation. Concerns regarding the adoption of the Interim Zoning Ordinance also exist. Finally, a cursory review of the entire piece of legislation revealed other issues/concerns. Based upon this analysis, staff advises the Lenawee County Planning Commission to inform Deerfield Township that while no conflicts with the zoning districts of surrounding Lenawee County

municipalities are apparent, other procedural and substantive concerns exist.

Attachment(s):

- Initial emails between the Township's attorney and LCPC staff.
- A faxed letter from the Township's attorney to LCPC Staff.
- A faxed letter from the ESA Solar Energy LLC/Carroll Road Solar Farm LLC's attorney to staff

Staff posted the full [Interim Zoning Ordinance](#) to the [LCPC webpage](#) on the [R2PC website](#).

Grant Bauman

From: Grant Bauman
Sent: Thursday, May 28, 2020 4:14 PM
To: 'Dickinson, Leslie'
Cc: Homier, Michael; Ronald Cousino (deerfieldlenawee@gmail.com)
(deerfieldlenawee@gmail.com)
Subject: RE: Deerfield Township Interim Zoning Ordinance

Good afternoon Leslie,

I received Deerfield Township's proposed Interim Zoning Ordinance and will place it on the agenda of the Lenawee County Planning Commission (LCPC) meeting scheduled for June 18, 2020. Dan Gilson contacted me via phone and said he was told that the Township Board would vote on the Interim Zoning Ordinance on June 8, 2020, which is prior to the LCPC meeting. If this is the case, I believe that action conflicts with Section 404(2) of the MZEA (see below) which requires that the Township Planning Commission submit the Interim Zoning Ordinance to the LCPC for coordination prior to submission to the Township Board and no time limit was established.

Regards,
Grant Bauman
LCPC Staff

Grant E. Bauman | Principal Planner

Region 2 Planning Commission

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

125.3404 Interim zoning ordinance.

Sec. 404.

(1) To protect the public health, safety, and general welfare of the inhabitants and the lands and resources of a local unit of government during the period required for the preparation and enactment of an initial zoning ordinance under this act, the legislative body of a local unit of government may direct the zoning commission to submit, within a specified period of time, recommendations as to the provisions of an interim zoning ordinance.

(2) Before presenting its recommendations to the legislative body, the zoning commission of a township shall submit the interim zoning ordinance, or an amendment to the ordinance, to the county zoning commission or the coordinating zoning committee, for the purpose of coordinating the zoning ordinance with the zoning ordinances of a township, city, or village having a common boundary with the township. The ordinance shall be considered approved 15 days from the date the zoning ordinance is submitted to the legislative body.

(3) After approval, the legislative body, by majority vote of its members, may give the interim ordinance or amendments to the interim ordinance immediate effect. An interim ordinance and subsequent amendments shall be filed and published as required under section 401.

(4) The interim ordinance, including any amendments, shall be limited to 1 year from the effective date and to not more than 2 years of renewal thereafter by resolution of the local unit of government.

From: Dickinson, Leslie <LDickinson@fosterswift.com>
Sent: Tuesday, May 26, 2020 7:07 PM
To: Grant Bauman <GBauman@mijackson.org>
Cc: Homier, Michael <MHomier@fosterswift.com>; Ronald Cousino (deerfieldlenawee@gmail.com) <deerfieldlenawee@gmail.com>
Subject: Deerfield Township Interim Zoning Ordinance

Mr. Bauman – we represent Deerfield Township in Lenawee County. Pursuant to the Michigan Zoning Enabling Act, the Township has prepared a proposed interim zoning ordinance. Pursuant to section 404(2) of the MZEA, the Township submits the interim zoning ordinance to Region 2, Lenawee County Planning Commission for the purpose of coordinating the zoning ordinance with the zoning ordinances of a township, city or village having a common boundary with the township. An electronic copy is attached and a hard copy will be mailed to Region 2's Jackson office.

If you have any questions or concerns, please let me know. Thanks.

Leslie A. Dickinson

Attorney

Foster Swift Collins & Smith PC

1700 East Beltline, NE, Suite 200

Grand Rapids, MI 49525-7044

Phone: 616.726.2232

Fax: 616.726.2299

ldickinson@fosterswift.com

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1878-1961
Richard B. Foster
1908-1996
Theodore W. Swift
1928-2000
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1926-2001

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Allan J. Claypool
Gary J. McRay
Stephen I. Jurmu
Scott A. Storey
Charles A. Janssen
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Matthew S. Fedor
Nicolas Camargo
Andrea Badalucco
Mark T. Koerner
Warren H. Krueger, III
Sarah J. Gabis
John W. Mashni
Allison M. Collins
Leslie A. Dickinson
Julie L. Hamlet
Michael C. Zahrt
Taylor A. Gast
Rachel G. Olney
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Reply To: Grand Rapids

E-Mail: MHomier@fosterswift.com

May 29, 2020

E-Mail

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

Dear Mr. Bauman:

Re: Deerfield Township Interim Ordinance

We are in receipt of your email dated May 28, 2020. In that email, you indicate that if the Township Board approves the Interim Zoning Ordinance on June 8, 2020, that action conflicts with Section 404(2) of the Michigan Zoning Enabling Act, 2006 PA 110 ("MZEA"). In your email, you state that the Deerfield Township Planning Commission must submit the Interim Zoning Ordinance to the LCPC "for coordination prior to submission to the Township Board and no time limit was established." Based on the conclusion of your email, we assume that you interpret this as requiring approval or action by the Lenawee County Planning Commission ("LCPC") prior to consideration by the Township Board. If so, we respectfully disagree.

Section 404 (in relevant part) of the MZEA requires the Township Planning Commission to

submit the interim zoning ordinance, or an amendment to the ordinance, to the county zoning commission or the coordinating zoning committee, for the purpose of coordinating the zoning ordinance with the zoning ordinances of a township, city, or village having a common boundary with the township.

Grant Bauman

May 29, 2020

Page 2

MCL 125.3404(2). The Township is only required to submit the Interim Zoning Ordinance to the LCPC and the Township Planning Commission has already done so. Noticeably absent from the statute is any requirement that review or recommendation must be completed by the LCPC prior to the Township Planning Commission presenting its recommendations to the Township Board. Therefore, the LCPC has no specific required review or recommendation authority for interim zoning ordinances other than “for the purpose of coordinating the zoning ordinance with the zoning ordinances of a township, city, or village having a common boundary with the township.”

The Legislative intent is clear after reviewing the prior version of the zoning law that applied to townships. Pursuant to the repealed Michigan Township Zoning Act, the county planning commission had a different role. Section 15, which applied to interim zoning ordinances, provided in relevant part as follows:

Before presenting its recommendations to the township board, the zoning board shall submit the interim zoning plan, or an amendment thereto, to the county zoning commission or the coordinating zoning committee, as provided by section 10, for the purpose of coordinating the zoning plan with the zoning ordinances of a township, city, or village having a common boundary with the township. Approval shall be conclusively presumed unless the commission or committee, within 15 days after receipt of the interim plan or amendment notifies the township clerk of its disapproval. Following approval the township board, by majority vote of its members, may give the interim ordinance or amendments thereto immediate effect. An interim ordinance and subsequent amendments shall be filed and published in accordance with section 11a. The interim ordinance, including any amendments thereto, shall be limited to 1 year from the date the same becomes effective and to only 2 years of renewal thereafter by resolution of the township board.

MCL 125.285(repealed; emphasis added). The provision of Section 10 referenced above of the TZA is substantially similar to the requirements of Section 307 of the MZEA. Section 307 addresses the LCPC’s authority for review and recommendation. MCL 125.3307(3). Yet, Section 404 of the MZEA does not cross reference to Section 307 like the prior TZA cross referenced Section 10. Further, the provision in the TZA providing for approval by the LCPC within 15 days is also removed and is absent from the MZEA. Instead, Section 404 now states “[t]he ordinance shall be considered approved 15 days from the date the zoning ordinance is submitted to the *legislative body*.” The LCPC is not the legislative body.

The purpose of the interim ordinance is to put regulations in place in a more expedited fashion. The Michigan Attorney General has noted this in at least one opinion interpreting the TZA. “The purpose of the interim ordinance is to quickly ‘freeze’ land use in the township until such time as the zoning commission is able to present to the township board a complete, detailed and studied zoning ordinance.” 1962 Op Atty Gen Mich 5. It creates a “stop-gap” “without consideration for the procedure

Grant Bauman
May 29, 2020
Page 3

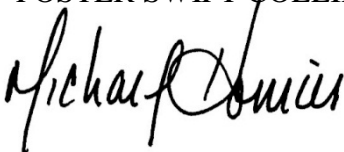
set out in [the TZA] dealing with public hearings on a tentative zoning plan and notice thereof,” etc. *Id.* Accordingly, it does not make sense that the Legislature would keep the LCPC’s time line for review open ended. The more logical conclusion is that the review is not required, only submission.

Further, the principles of statutory interpretation support the construction that the LCPC is not required to provide review or recommendation of an interim ordinance. The Legislature is presumed to have intended the plain reading of a statute. *Farrington v Total Petroleum, Inc*, 442 Mich 201; 501 NW2d 76 (1993). Here, the plain reading is that interim zoning ordinance is submitted to the LCPC. There is no language in Section 404 regarding “review and recommendation” or cross referencing Section 307. The Courts have noted that “[t]he omission of a provision in one statute that is included in another statute should be construed as intentional, and provisions not included by the Legislature may not be included by the courts.” *Donkers v Kovach*, 277 Mich App 366, 371; 745 NW2d 154 (2007). The requirement of LCPC review and recommendation is omitted from Section 404 of the MZEA. This has to be construed as intentional. If the Legislature wanted the LCPC to continue to review and make recommendations on a township’s interim zoning ordinance before adoption, the Legislature would have carried over similar language from the TZA when adopting the MZEA. Here, there is no such similar language and it cannot be inferred.

As a result, the Township fulfilled its statutory duties with respect to the LCPC upon submission of the interim zoning ordinance. If you have any questions, please let me know.

Sincerely,

FOSTER SWIFT COLLINS & SMITH PC

A handwritten signature in black ink, appearing to read "Michael D. Homier", written over the printed name.

Michael D. Homier

MDH:AS



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Facsimile

TO: Region 2 Planning Commission
Attn: Mr. Grant Bauman, Principal Planner
FROM: H. Kirby Albright
NUMBER OF PAGES: 4 (including this page)
DATE: June 10, 2020
Receiving Party's Fax Number: (517)788-4635

Message

If you have any questions or problems receiving this facsimile, please contact Martha Sutterer at (231)499-3258.

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FraserTrebilcock[®]

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halbright@fraserlawfirm.com
(517) 267-0538

June 10, 2020

Via U.S. mail and facsimile (517)788-4635

Region 2 Planning Commission
Attn: Mr. Grant Bauman, Principal Planner
120 W. Michigan Ave.
Jackson, MI 49201

Re: Deerfield Township - Interim Zoning Ordinance
Adopted May 14, 2020 – Ordinance # 2020-1

Dear Mr. Bauman:

This communication is directed to you for and on behalf of our clients ESA Solar Energy, LLC and Carroll Road Solar Farm, LLC. By way of this correspondence, we make a number of objections to the Interim Zoning Ordinance, adopted on May 14, 2020, by the Deerfield Township Planning Commission, that has been referred to you for your review and input. We understand that the Interim Zoning Ordinance will be reviewed by you at your meeting of June 18, 2020.

We do respectfully assert the Interim Zoning Ordinance which was actually adopted by the Deerfield Township Board on June 1, 2020, for immediate effect was adopted contrary to the procedure and process specified in MCL 125.3404. Accordingly, we respectfully assert that the Interim Zoning Ordinance is invalid.

Further, we respectfully assert that the Interim Zoning Ordinance is fatally defective and should not be permitted to move forward and become a valid and enforceable Ordinance applicable to interested parties that hold property interests in real property situated in Deerfield Township. Our objections include:

- 1) The Interim Zoning Ordinance should not have been voted upon by the Planning Commission Members because each Member of the Deerfield Township Planning Commission resides immediately adjacent to a large scale solar farm project known as the Carroll Road Solar Farm Project. The majority of the Planning Commission Members have indicated that they believe a solar project will devalue property

Region 2 Planning Commission
Mr. Grant Bauman
June 10, 2020
Page 2

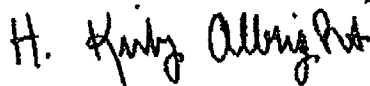
adjoining the site and in the Township in general. Further, all except for one Member of the Deerfield Township Planning Commission, as presently composed, have publicly announced its opposition to this Solar Farm Project. Accordingly, it is respectfully asserted that each Member of the Deerfield Township Planning Commission should have abstained from voting on the Interim Zoning Ordinance because they either each have a financial interest in the neighboring property, or because each Member has publicly disclosed opposition to this solar energy farm project.

- 2) The Interim Zoning Ordinance is unlawful because its effect, as adopted, results in unlawful exclusionary zoning as it relates to solar energy facilities within the Township. By way of example and not limitation, the Interim Zoning Ordinance excludes P.A.116 Parcels, requires 500-foot setbacks from all property lines and public roadways, it requires an additional 50-foot setback from all public drains, and also limits/restricts use to 10% of ground coverage for the solar power generating facilities. These restrictions have the net effect of wrongfully excluding all large-scale solar energy developments from the Township.
- 3) The Interim Zoning Ordinance, at the time it was adopted, is invalid because there was no Master Plan/Zoning Map designating the proposed zoning classifications described and set forth in the Interim Zoning Ordinance. We also respectfully assert that any "after the fact" adoption/ incorporation of a Master Plan/ Zoning Map is invalid and ineffective because , in part, a Master Plan/ Zoning Map was required to be part of the Interim Zoning Ordinance, at the time of its adoption by the Planning Commission.

We respectfully request that the Lenawee County/Region 2 Planning Commission reject the Interim Zoning Ordinance of Deerfield Township and require that any Interim Zoning Ordinance be reviewed and appropriately voted on by Members of the Deerfield Township Planning Commission that are not subject to a conflict of interest.

Very truly yours,

Fraser Trebilcock Davis & Dunlap, P.C.



H. Kirby Albright

Region 2 Planning Commission

Mr. Grant Bauman

June 10, 2020

Page 3

HKA/mls

cc: Ron Cousino, Deerfield Township Supervisor
Shirley Soldwish, Deerfield Township Clerk

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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 | #20-07

To: County Planning Commissioners

From: Grant E. Bauman

Date: June 15, 2020

Proposal: **An Interim Zoning Ordinance for Deerfield Township**

Request

The Rollin Township Planning Commission proposes the following slate of changes to the Rollin Township Zoning Ordinance:

- **Organization.** Article III (Construction of Language and Definitions) is moved to the end of the Zoning Ordinance, retitled it ARTICLE XXV, and organized the definitions alphabetically (i.e., placing the "F" definitions under Section 25.01.06). This also requires the renaming the current Articles IV-X and Xa, renumbering their sections, and changing associated citations. Article XXIa and Articles XXII-XXIII were also renumbered Articles XXII-XXIV.
- **Definitions.** Adding or amending the following definitions to Section 25.01:
 - **Dwelling Units.** Replace the Dwelling Unit definition contained in Section 25.01.04 with the following: "A residential living unit that provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation."
Much of the deleted text contains regulations that prevent the use of singlewide mobile homes as dwellings outside of a manufactured housing park. If that was not the intent of the amendment, the Township should retain the pertinent text.
 - **Gazebos.** Amend the Gazebo definition contained in Section 25.01.07 as follows: "Either an attached or detached raised deck structure or one that may be integrated into a deck or patio. It is roofed and has open sides or perimeter railings, and may or may not have screens or removable panels. The gazebo structure is not to exceed 144 square feet. For the purpose of this Ordinance, a gazebo shall be considered an accessory building.
 - **Lot Coverage.** Amend the Lot Coverage definition contained in Section 25.01.12 as follows: "The part or percent of a lot occupied by a building including any and all accessory buildings, decks, swimming pools, etc. - excluding patios that are not enclosed or roofed.
 - **Maximum Lot Cover.** Adding the following Maximum Lot Cover definition to Section 25.01.13: "Maximum Lot Cover will be determined by including the structure footprint. The structure footprint shall include wall and foundation projections, decks, and patios more than six (6) inches above grade, and accessory buildings." Staff recommends changing the name of the definition to Maximum Lot Coverage.

- **Patio.** Amend the Patio definition contained in Section 25.01.16 as follows: “An enclosed or roofed patio shall be considered an accessory building, if not attached to the primary building/ structure.”
- **Setback.** Amend the Setback definition contained in Section 25.01.19 as follows: “The distance required to obtain minimum front, side or rear yard open spaces as provide by this ordinance. The Setback shall be measured from the "face, wall or outer edge of the structure" to the lot line. The face, wall or outer edge of the structure shall include wall projections including but not limited to, fireplace chimney, floor cantilevers, bay windows, porches, and decks more than six (6) inches above grade.”
- **Accessory Buildings.** Revise the regulations regarding accessory buildings as follows:
 - Amend Section 25.02.03 by changing the text appended to the illustration as follows: “An accessory building height not to exceed twenty-five (25) feet as measured from the foundation floor level to the highest point of the roof surface.
 - Amend Section 3.02 as follows:
 Accessory Buildings (Excluding Accessory Dwelling Units)
 In residentially zoned districts accessory buildings excluding accessory dwelling units, except as otherwise permitted in this Ordinances, shall be subject to the following regulations.
 1. Accessory buildings located on the same lot or parcel as a main building in, except as otherwise permitted in this Ordinance, shall be subject to the following regulations.
 ...
 - C. A detached accessory building over two hundred (200) square feet in size shall not exceed two (2) stories in height and shall not in any case exceed twenty-five (25) in height as measured from the average established grade level to the highest point of the roof.
 ...
 2. Accessory buildings located on a separate lot or parcel without the main building are subject to the provisions of Section 3.02.1 and the following regulations.
 - A. An accessory building may be built on a lot or parcel that has at least one common property line, or part thereof, with a lot or parcel owned by the same person or persons who desire to construct the accessory building and on which a dwelling is located. Consequently, the lot or parcels shall be considered a single property for the purposes of sale, and Rollin Township will require a "Deed Restriction."
 ...
 - E. An accessory building shall cover no more than thirty (30) percent of the lot or parcel area on which it is located in R-1 Single Family Residential Districts and R-2 Single Family Residential Districts.
An accessory building shall cover no more than thirty-five (35) percent of the lot or parcel area on which it is located, in LR Lake Residential Districts. An Accessory Building and an Accessory Dwelling Unit shall be included when determining the "LOT COVERAGE", as defined in Section 25.01.12 and limited in Section 20.00 and

Section 20.01.

- Amend Section 3.03 as follows:

Occupancy: Temporary Garages, Accessory Buildings (Excluding Accessory Dwelling Units)

- **Fences, Walls, and Other Protective Barriers.** Amend Section 3.11 as follows:

...

C. LAKE RESIDENTIAL DISTRICT

1. Fences, trees, bushes, landscaping and other barriers shall not be located closer than twenty (20) feet from the legal water level from the shore of the lake, as set by the Corps of Engineers, the Michigan Department of Natural Resources, or a court of competent jurisdiction.

- **Site Plan Review and Approval.**

- Amend Section 3.16 (Site Plan Review and Approval) as follows:

...

3. Required Submission for Site Plan Review: Every application for site plan review shall have attached to it four copies of a detailed site plan. The site plan shall contain the following information:

...

- J. An applicant requesting a site plan review or a rezoning of a site with a wetland as designated by the Lenawee County Final Wetland Inventory Map provided through the Department of Environment, Great Lakes and Energy (EGLE) ~~Environmental Quality (DEQ)~~, where the wetland is either:

...

5. Approval of Site Plan: Within ten (10) days after approving or disapproving a site plan submitted to it, the Planning Commission or its designated appointee shall notify the Township Clerk or Zoning Officer and the applicant, in writing, of its decision. Further, if the plan is approved, the Township Clerk or Zoning Officer shall be given a copy of the approved plan and it shall be his duty to certify that plan complies with all of the provisions of this Ordinance. A copy of the approved plan with the Clerk's or Zoning Officer's certificate affixed thereto, shall be transmitted to the Building Inspector. The Building Inspector shall not issue a building zoning compliance permit until he has received a certified approved site plan and verified that the Lenawee County Health Department has approved the location of any proposed water and sewer facilities and their relationship with one another.
6. Expiration of Site Plan Certificate: The site plan certificate shall expire, and be of no effect, one (1) year after the date of issuance thereof, unless such time the Zoning Officer has issued a zoning compliance permit and building permit for any proposed work authorized under said site plan certificate.

...

- Amend Section 3.16a (Site Plan Review for the Extraction of Natural Resources) as follows:
 - ...
 - 2. Requirements for Obtaining ~~a Permit~~ Site Plan Approval: The removal of soil, sand, gravel, stone, minerals and other earth materials shall be subject to the following conditions:
 - ...
- **Churches, Synagogues, and Halls of Worship (Places of Worship)**
 - Amend Section 3.17 as follows:

Where places of worship are allowed, they shall meet the following requirements:

 1. Adequate roads to serve the facility without overburdening neighboring properties.
 2. Water and sanitary facilities capable of meeting the needs of the congregation.
 3. Lenawee County Health Department requirements
 - Add the following to the listing of Permitted Uses After Special Approval in the C-3 (Section 15.02.8) district:

Churches and other buildings for religious worship subject to the requirements set forth in Section 3.17.
- **Swimming Pools.** Amend Section 3.19 by deleting the existing text and replacing it with:
 1. Comply with requirements for Accessory Structures.
 2. Comply with construction codes for swimming pools
- **Decks.** Amend Section 3.28 as follows:
 - ...
 - 2. A gazebo structure must meet all deck criteria, but must not exceed 144 square feet.
 - ...
- **Site Condominium Regulations.** Amend Section 3.29 as follows:
 - ...
 - 5. Final Site Plan Requirements
 - ...
 - D. The applicant shall provide proof of approvals by all county and state agencies having jurisdiction over the improvements in the site condominium development, including but not limited to the Lenawee County Drain Commissioner, the Lenawee County Health Department, the Lenawee County Road Commission, the Michigan Department of Environment, Great Lakes and Energy (EGLE)Environmental Quality Environmental Quality, and the Michigan Department of Transportation. The Township Board of Trustees shall not approve a final site plan until each county and state agency having such jurisdiction has approved that portion of the final site plan that

is subject to its jurisdiction.

...

- **Schools.** Amend the description of schools in the listings of Permitted Uses After Special Approval in the AG (Section 7.02.9), RR (Section 8.02.13), RM (Section 11.02.9), C-1 (Section 13.02.5), C-2 (Section 14.02.6), and C-3 (Section 15.02.9) districts and the listings of permitted principal uses in the R-1 and R-2 (Section 9.01.3) and LR (Section 10.01.3) districts as follows:

Public, parochial or private elementary, intermediate, high schools, technical schools and post-secondary schools offering courses in general education, subject to the requirements set forth in Section 3.36.

Why are the Single-Family Residential (R-1 and R-2) and Lake Residential (LR) districts the only districts in which schools are a permitted principal use rather than a permitted use after special approval? The Township should change this for overall consistency unless there is a compelling reason not to.

- **Accessory Uses and Buildings.** Amend the description of accessory uses and buildings in the listings of permitted principal uses in the R-1 and R-2 (Section 9.01.4), LR (Section 10.01.4), and CR (Section 16.01.10) districts as follows:

Accessory uses and buildings incidental to the above Permitted Uses, subject to the requirements set forth in Section 3.02.

- **Hotels and Motels.** Add the following to the listings Permitted Uses After Special Approval in the C-1 (Section 13.02.6) and C-2 (Section 14.02.7) districts as follows:

Hotels and motels subject to the off-street parking requirements of Article V.

- **Site Plan Review.** Amend the site plan review requirement statement for the C-1 (Section 13.04), C-2 (Section 14.04), and CR (Section 16.04) as follows:

For all uses permitted in a local commercial district, a site plan shall be submitted to the Planning Commission, or its designated appointee, for review and approval in accordance with Section 3.16.

- **Eating and Drinking Establishments.** Add the following to the listing of Permitted Principal Uses in the CR (Section 16.01.10) district:

Eating and drinking establishments when food or beverage is consumed within a completely enclosed building. Establishments with a character of a drive-in or open front store are prohibited.

Add the following to the listing of Permitted Uses After Special Approval in the C-3 (Section 15.02.8) district:

Outdoor eating and drinking establishments are permitted when attached to and a part of an indoor eating and drinking establishments. Establishments with a character of a drive-in or open front store are prohibited.

- **Schedule of Regulations.** Amend Subsection A of Section 20.01 as follows:

In all residential districts, except the Lake Residential (LR) District, and industrial districts, the required front yard (setback) shall not be used for off-street parking, loading or unloading and shall remain as open space unoccupied and unobstructed from the ground upward except for landscaping plant materials or vehicle access drives. All yards abutting upon a public street shall be considered front yards for setback purposes. In the Lake Residential (LR) District, lots that are located on a lakefront, the required front yard setback shall not be used for off-street parking, loading or unloading. In Lake Residential District, lots that are located on the first tier back lots, the required front yard setback may be used for off-street parking, loading or unloading. In all commercial districts, the same requirement shall apply except that only the first fifteen (15) feet of required front yard setback may not be utilized for parking and loading purposes.

Analysis and Recommendation

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

LCPC Staff Analysis – Staff worked with the Township Planning Commission Chair to develop the initial draft of the proposed amendments in late 2019. The Township Planning Commission went on to make further changes/revisions in the first six months of 2020. *Staff highlighted his questions/concerns in italics.* Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the proposed amendments to the Rollin Township Board.

Attachment(s):

- Background information provided by Rollin Township.

Recommended Actions:

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

ZONING AMENDMENT FORM



LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

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

2. PURPOSE OF PROPOSED CHANGE: _____

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE SEE ATTACHED 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 JUNE day 04 year 2020

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month 05 day 21 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 Telegraph

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.

Douglas Kapriel ☒ Chair or ☐ Secretary JUNE 04 / 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

1: Move ARTICLE III (Construction of Language and Definitions) to end of Zoning Ordinance and retitle to ARTICLE XXV.

2: Number DEFINITIONS by "letter".

3: Article II – SCOPE OF ORDINANCE

4: Changes in Section 25.01 – DEFINITIONS

Item 04 "D" Definitions

DWELLING UNIT: A residential living unit that provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation.

Item 07 – "G" Definitions

GAZEBO: Either an attached or detached raised deck structure or one that may be integrated into a deck or patio. It is roofed and has open sides or perimeter railings, and may or may not have screens or removable panels. The gazebo structure is not to exceed 144 square feet. For the purpose of this Ordinance, a gazebo shall be considered an accessory building.

Item 12 - "L" Definitions

LOT COVERAGE: The part or percent of a lot occupied by a building including any and all accessory buildings, decks, swimming pools, etc. - excluding patios that are not enclosed or roofed.

Item 13. "M" Definitions .

MAXIMUM LOT COVER: Maximum Lot Cover will be determined by including the structure footprint. The structure footprint shall include wall and foundation projections, decks, and patios more than six (6) inches above grade, and accessory buildings.

Item 16. "P" Definitions.

PATIO: An enclosed or roofed patio shall be considered an accessory building, if not attached to the primary building / structure.

Item 19. "S" Definitions

SETBACK: The distance required to obtain minimum front, side or rear yard open spaces as provide by this ordinance. The Setback shall be measured from the "face, wall or outer edge of the structure" to the lot line. The face, wall or outer edge of the structure shall include wall projections including but not limited to, fireplace chimney, floor cantilevers, bay windows, porches, and decks more than six (6) inches above grade.

5: SECTION 25.02.03 (page 189)

An accessory building height not to exceed twenty-five (25) feet as measured from the foundation floor level to the highest point of the roof surface.

6: SECTION: 3.02: ACCESSORY BUILDING (EXCLUDING ACCESSORY DWELLING UNITS)

Item 1. C. A detached accessory building over two hundred (200) square feet in size shall not exceed two (2) stories in height and shall not in any case exceed twenty-five (25) in height as measured from the average established grade level to the highest point of the roof.

Item. 2. A. An accessory building may be built on a lot or parcel that has at least one common property line, or part thereof, with a lot or parcel owned by the same person or persons who desire to construct the accessory building and on which a dwelling is located. Consequently, the lot or parcels shall be considered a single property for the purposes of sale, and Rollin Township will require a "Deed Restriction"

Item. 2. E. An accessory building shall cover no more than thirty (30) percent of the lot or parcel area on which it is located in R-1 Single Family Residential Districts and R-2 Single Family Residential Districts

An accessory building shall cover no more than thirty-five (35) percent of the lot or parcel area on which it is located, in LR Lake Residential Districts.

An Accessory Building and an Accessory Dwelling Unit shall be included when determining the "LOT COVERAGE", as defined in Section 25.01 and limited in Section 20.00 and Section 20.01

7: SECTION 3.03 – OCCUPANCY: TEMPORARY GARAGES< ACCESSORY BUILDING (EXCLUDING ACCESSORY DWELLING UNITS)

8: SECTION: 3.11 - FENCES, WALLS, AND OTHER PROTECTIVE BARRIERS

C. LAKE RESIDENTIAL DISTRICT

1. Fences, trees, bushes, landscaping and other barriers shall not be located closer than twenty (20) feet from the legal water level from the shore of the lake, as set by the Corps of Engineers, the Michigan Department of Natural Resources, or a court of competent jurisdiction.

9: SECTION 3.16 - SITE PLAN REVIEW AND APPROVAL

Item 3. J. Environment, Great Lakes and Energy (EGLE)

Item 5 – building

Item 6 - and building permit

10: SECTION 3.16a - SITE PLAN REVIEW

Item 2. SITE PLAN APPROVAL

11: SECTION 3.17 - CHURCHES, SYNAGOGUES, AND HALLS OF WORSHIP

3. Lenawee County Health Department requirements

12: SECTION 3.19 - SWIMMING POOLS

Item 1. Comply with requirements for Accessory Structures.

Item 2. Comply with construction codes for swimming pools

13: SECTION 3.28 - DECKS

- Item 2. A gazebo structure must meet all deck criteria, but must not exceed 144 square feet.

14: SECTION 3.29 - SITE CONDOMINIUM REGULATIONS

Item 5.D. [Environment, Great Lakes and Energy \(EGLE\)](#)

15: SECTION 7.02 – AGRICULTURAL DISTRICT – PERMITTED USES AFTER SPECIAL APPROVAL

Item 9. Public, parochial or private [elementary, intermediate, high schools, technical schools and post secondary schools offering courses in general education, subject to the requirements set forth in Section 3.36.](#)

16: SECTION 8.02 - RURAL RESIDENTIAL DISTRICT – PERMITTED USES AFTER SPECIAL APPROVAL

Item 13. Public, parochial or private elementary, intermediate, high schools, [technical schools and post secondary schools offering courses in general education, subject to the requirements set forth in Section 3.36.](#)

17: SECTION 9.01 - SINGLE FAMILY RESIDENTIAL DISTRICTS - PERMITTED PRINCIPAL USES

Item 3. Public, parochial or private elementary, intermediate, high schools, [technical schools and post secondary schools offering courses in general education, subject to the requirements set forth in Section 3.36.](#)

Item 4. Accessory uses and buildings incidental to the above Permitted Uses, [subject to the requirements set forth in Section 3.02.](#)

18: SECTION 10.00 - LAKE RESIDENTIAL DISTRICT - PERMITTED PRINCIPAL USES

Item 3. Public, parochial or private elementary, intermediate, high schools, [technical schools and post secondary schools offering courses in general education, subject to the requirements set forth in Section 3.36.](#)

Item 4. Accessory uses and building incidental to the above Permitted Uses, [subject to the requirements set forth in Section 3.02.](#)

19: SECTION: 11.00: MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM)

SECTION: 11.02 - PERMITTED USES AFTER SPECIAL APPROVAL

9. Public, parochial or private elementary, intermediate, high schools, technical schools, and/or post secondary schools offering courses in general education, subject to the requirements set forth in Section 3.36.

20: SECTION: 13.00 LOCAL COMMERCIAL DISTRICT (C-1)

SECTION: 13.02 – PERMITTED USES AFTER SPECIAL APPROVAL

5. Public, parochial or private elementary, intermediate, high schools, technical schools, and/or post secondary schools offering courses in general education, subject to the requirements set forth in Section 3.36.

6: Hotels and motels subject to the off-street parking requirements of Article V.

SECTION: 13.04 -- SITE PLAN REVIEW

or its designated appointee

21: SECTION 14.00 GENERAL COMMERCIAL DISTRICT (C-2)

SECTION 14.02 - PERMITTED USES AFTER SPECIAL APPROVAL

6. Public, parochial or private elementary, intermediate, high schools, technical schools, and/or post secondary schools offering courses in general education, subject to the requirements set forth in Section 3.36.

7. Hotels and motels subject to the off-street parking requirements of Article V.

SECTION 14.04 – SITE PLAN REVIEW

, or its designated appointee

22: SECTION 15.00 HIGHWAY SERVICE COMMERCIAL DISTRICT (C-3)

SECTION 15.02 – PERMITTED USES AFTER SPECIAL APPROVAL

8. Churches and other buildings for religious worship subject to the requirements set forth in Section 3.17.
9. Public, parochial or private elementary, intermediate, high schools, technical schools, and/or post secondary schools offering courses in general education, subject to the requirements set forth in Section 3.36.

23: SECTION: 16.00 – COMMERCIAL RECREATION DISTRICT (CR)

SECTION: 16.01 - PERMITTED PRINCIPAL USES

10. subject to the requirements set forth in Section 3.02
11. Eating and drinking establishments when food or beverage is consumed within a completely enclosed building. Establishments with a character of a drive-in or open front store are prohibited.

SECTION: 16.02 - PERMITTED USES AFTER SPECIAL APPROVAL

10. Outdoor eating and drinking establishments are permitted when attached to and a part of an indoor eating and drinking establishments. Establishments with a character of a drive-in or open front store are prohibited.

SECTION: 16.04 - SITE PLAN REVIEW

Or its designated appointee

24: SECTION – 20.00 SCHEDULE OF REGULATIONS

SECTION 20.01 - FOOTNOTES TO SCHEDULE OF REGULATIONS

A. districts, except the Lake Residential (LR) District

In the Lake Residential (LR) District, lots that are located on the lake front, the required front yard setback shall not be used for off-street parking, loading or unloading. In Lake Residential District, lots that are located on the first tier back lots, the required front yard setback may be used for off-street parking, loading or unloading.

O. Minimum side yard setback on platted lots less than fifty (50) feet in width shall be reduced from those shown in the SCHEDULE OF REGULATIONS in all R-1, R-2 and LR residential districts. The reduction shall be one (1) foot for each three (3) feet or part thereof that is less than fifty (50) feet in width, provided that no structure shall be located closer than ten (10) feet to any adjacent structure and provided no side yard setback is less than five (5) feet.

OTHER ITEMS:

- 1: Do we want to allow accessory building without primary dwelling in RR?
- 2: Section 21.03 states that building permits expire after 365 days. The building code states that permits expire after six (6) months. Should we change ours to six (6) months?
- 3: Do we want to “revisit” Accessory Dwelling Units” in Lake Residential (LR)?



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 #20-07

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

Date: June 18, 2020

Local Government: Medina Township

Purpose: **Enrollment application**

Location: The subject property (ID #ME0-133-2050-00) is located in Section 33 of the Township (T8S, R1E) (see Figure 1).

Description: The subject property has an area of approximately 100 acres, with 98 acres cultivated for livestock and cash crops; *the actual request is the addition of 22 acres to an existing agreement.* While the application does not indicate whether the parcel contains any dwellings aerial photography indicates the presence of a farmstead; *it is unclear if the farmstead is located in the existing agreement or the acreage proposed for addition.*

Term: 20.

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

Staff Comments: The applicants should consider/address various the following errors/omissions included in the application:

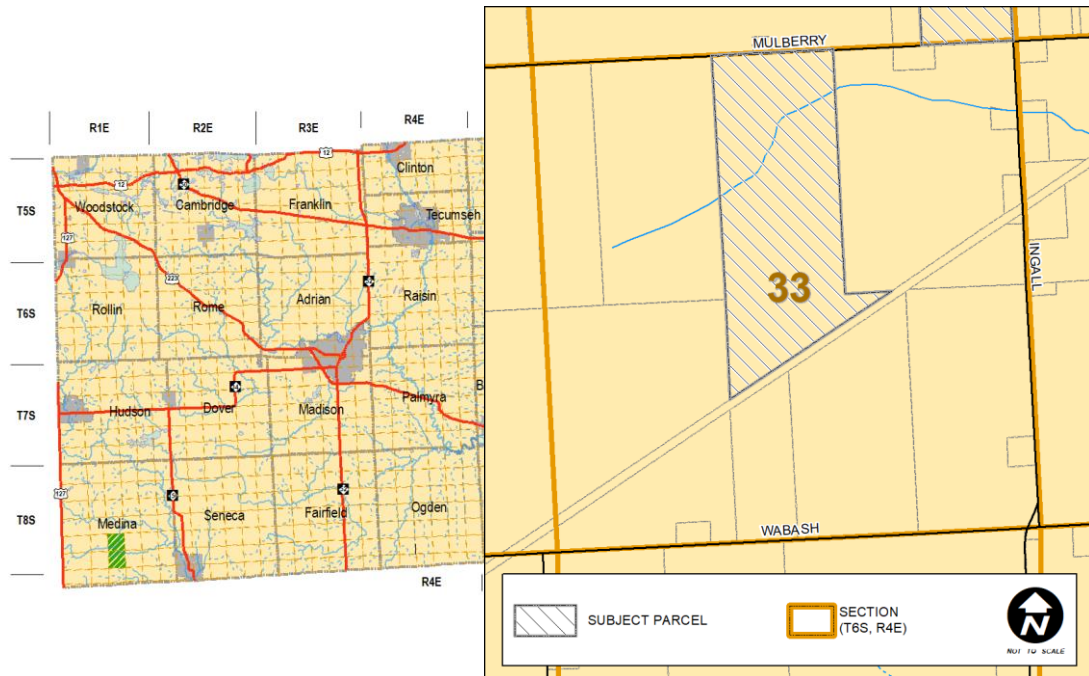
- *Question #1:* the answer to given to Question #1 is Jeffrey E. Davis while the answer to question #15 is a trust. Consider standardizing the answers.
- *Question #16b-f:* the subtotals for subsections d, e, and f do not add up to the total is subsection b. It appears that the farmstead is not included in the subtotals. The location of the 22 acres cited in subsection c is not identified anywhere in the application.
- *Question #16g:* this subsection is blank while aerial photography confirms the presence of a farmstead. Staff assumes that the 22 acres proposed for addition does not include the farmstead.

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 the applicant considers the comments/suggestions listed in the staff report.

Attachment(s):

- Background information provided by the applicant/township.

**Figure 1
Location**



**Figure 2
County Future Land Use**

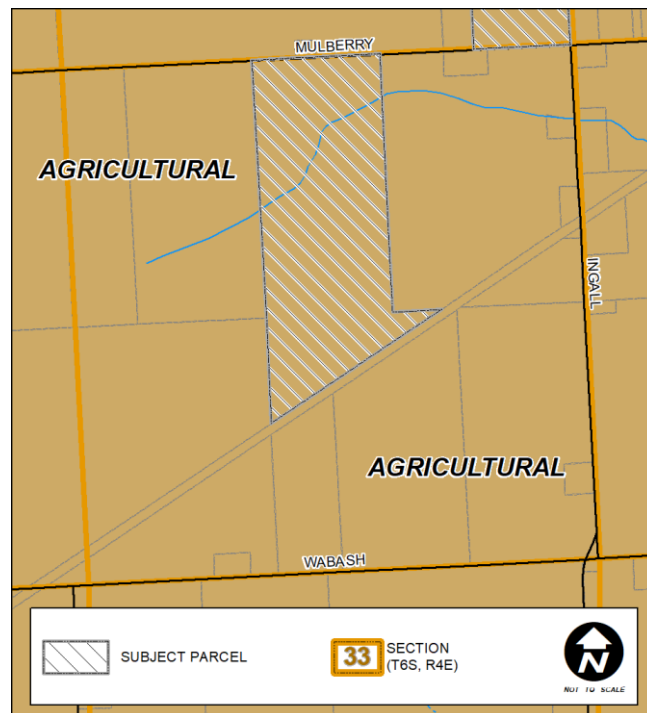


Figure 3
USDA Aerial Photograph



MEDINA TOWNSHIP
16399 Lime Creek Rd.
Hudson, MI 49247

MAY 13 2020

April 28, 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 22 acres (add to contract #6876), property location 11415 W. Mulberry Rd., Lenawee County, Section 33 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 fluid and cursive, with the first name "Valerie" and the last name "Sword" clearly distinguishable.

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: DAVIS Last JEFFREY First E 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: 14382 Mulberry Street Morenci City MI State 49256 Zip Code

3. Telephone Number: (Area Code) 517 458-7508

4. Alternative Telephone Number (cell, work, etc.): (Area Code) 517 260-3607

5. E-mail address: None

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

6. County: Lapeer 7. Township, City or Village: Medina

8. Section No. 33 Town No. _____ Range No. _____

III. Legal Information:

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

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

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

If "Yes", please explain circumstances: _____

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

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

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

Name the types of mineral(s) involved: _____

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

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

Name: _____

Address: _____

Street

City

State

Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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

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

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

Name: JERRY 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 100 ac

c. Total number of acres being applied for (if different than above): 22 Acre To Add To Contract

d. Acreage in cultivation: 98

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 1

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):

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

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

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

Other: (Indicate) _____

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

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

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

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

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

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years): 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: 4-7-2020 (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: April 13, 2020

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

Clerk's Signature: Valerie Sward

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)

**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

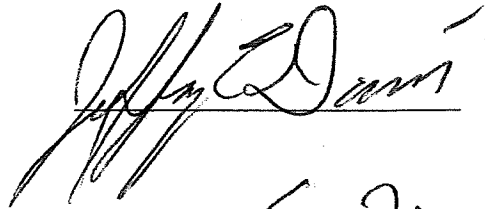
Questions? Please call Farmland Preservation at 517-284-5663

Purchase Agreement

The Buyer (Jeffery Davis) agrees to purchase land from the seller (John J. Vanlerberg). The land located in the township of Medina, County of Lenawee, State of Michigan. The land consisting of approximately 22 acres more or less with a legal description as described on page 2.

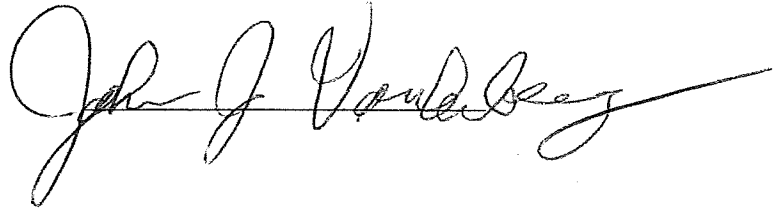
The buyer and seller agree to a price of \$2100.00 per acre for 22 acres for a total of \$46,200.00 payable within 30 days of this agreement.

Buyer

A handwritten signature in cursive script, appearing to read "Jeffery Davis", written over a horizontal line.

6-21-2010

Seller

A handwritten signature in cursive script, appearing to read "John J. Vanlerberg", written over a horizontal line.

File No. 49858

LEGAL DESCRIPTION
EXHIBIT A

Land located in the Township of Medina, County of Lenawee, State of Michigan, described as follows:

All that part of the West 1/2 of the Southeast 1/4 and the East 1/2 of the East 1/2 of the Southwest 1/4 of Section 33, Town 8 South, Range 1 East, lying North of the railroad right of way.

Commonly known as: Wabash Road, Morenci, MI 49256

Marilyn J Woods
301 N Main St Old Courthouse
Adrian, MI 49221-2714
TEMP-RETURN SERVICE REQUESTED

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

Property Addr:
14415 W MULBERRY RD

DAVIS, JEFFREY E, LIFE ESTATE
14382 MULBERRY RD
MORENCI, MI 49256-9732

00368

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2019 THRU SEPT. 14, 2019
After 09/14/2019, additional interest and fees apply.

2019 Summer Tax for Property Number: ME0-133-2050-00

Tax for Prop#: ME0 133 2050 00

Make Check Payable To: Lenawee County Treasurer

TOTAL AMOUNT DUE: \$1,419.40

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

MEDINA TOWNSHIP 2019 SUMMER TAX BILL

MESSAGE TO TAXPAYER

DEFERMENT FORMS MUST BE FILED AT THE COUNTY TREASURER'S OFFICE BEFORE SEPT. 14. INTEREST OF 1% PER MONTH OR FRACTION OF A MONTH ADDED AFTER SEPT 14. ADDITIONAL 3% PENALTY AFTER FEB 14 THRU FEB 28. IF YOU WOULD LIKE A RECEIPT ENCLOSE A SELF-ADDRESSED-STAMPED ENVELOPE. PHONE NO. 517-264-4554. PARTIAL PAYMENTS ARE ACCEPTED.

FOR YOUR CONVENIENCE THERE IS A DROPBOX IN THE PARKING LOT BEHIND THE OLD COURTHOUSE.

PROPERTY INFORMATION

Property Assessed To:

DAVIS, JEFFREY E, LIFE ESTATE
14382 MULBERRY RD
MORENCI, MI 49256

School: 46100 MORENCI

Property #: ME0-133-2050-00

Property Addr: 14415 W MULBERRY RD

Legal Description:

N 3/4 OF W 1/2 OF W 1/2 OF NE 1/4 SEC 33
T8S R1E ALSO SW1/4 SW1/4 NE1/4 ALSO
E1/2 E1/2 NW1/4 ALL IN SEC 33 T8S R1E AL
SO LD DES AS COMM AT THE S1/4 COR OF SD
SEC TH S89 19'40"W 663.85 FT ALG THE S L
I OF SD SEC (CNTRLI OF WABASH RD) TH
N00 32'23"W 1559.92 FT ALG THE W LI OF T
HE E1/2 OF THE E1/2 OF THE SW1/4 OF SD
SEC TO THE NW'ERLY LI OF THE FROMER WABA
SH R/R (NOW NORFOLK-SOUTHERN R/R) FOR A
POB TH CONT N00 32'23"W 1091.31 FT ALG T
HE W LI OF THE E1/2 OF THE E1/2 OF THE
SW1/4 OF SD SEC TO THE E-W 1/4 LI OF SD
SEC TH N89 23'31"E 660.34 FT ALG THE E-W
1/4 LI OF SD SEC TO THE CENTER OF SD SEC
TH CONT N89 23'31"E 1153.78 FT ALG THE

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.

PAYMENT INFORMATION

This tax is payable 7/1/2019 thru 9/14/2019

Pay by mail to: LENAWEE COUNTY TREASURER
MARILYN J WOODS
301 N MAIN ST OLD COURTHOUSE
ADRIAN, MI 49221-2714

TAX DETAIL

Taxable Value: 123,277 Class: 101
State Equalized Value: 318,200
Assessed Value: 318,200
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
STATE ED	6.00000	739.66
COUNTY OPER	5.40000	665.69

PAID

AUG 29 2019

Lenawee County
Treasurer's Office

South
100

Total Tax: \$1,405.35

Administration Fee: \$14.05

Total Amount Due: \$1,419.40

6876

5794842

REQUEST FOR INFORMATION

FEBRUARY 28, 2020

DAVIS JEFFREY E
14382 MULBERRY RD
MORENCI MI 49256

XXX-XX-9499 & XXX-XX-1577
Tax Year: 2018

Respond By: 03/30/2020

To complete the review of your Michigan Income Tax Return and Farmland Preservation Tax Credit we require the information below.

1) Prop #MEO-121-2100-00 is enrolled in agreement 6877, not 6876 as claimed.

2) Prop #MEO-128-4550-00 includes land enrolled in agreements 6875 & 6878. It also includes land not enrolled in either agreement. A breakdown allocating the taxable value and taxes to each agreement and the land not enrolled must be submitted on official township letterhead and signed by your local assessor.

3) Prop #MEO-133-2050-00 includes land not enrolled in agreement 6876.

A breakdown allocating the taxable value and taxes to the parcel(s) excluded from your agreement must be submitted. Information must be submitted on official township letterhead and signed by your local assessor.

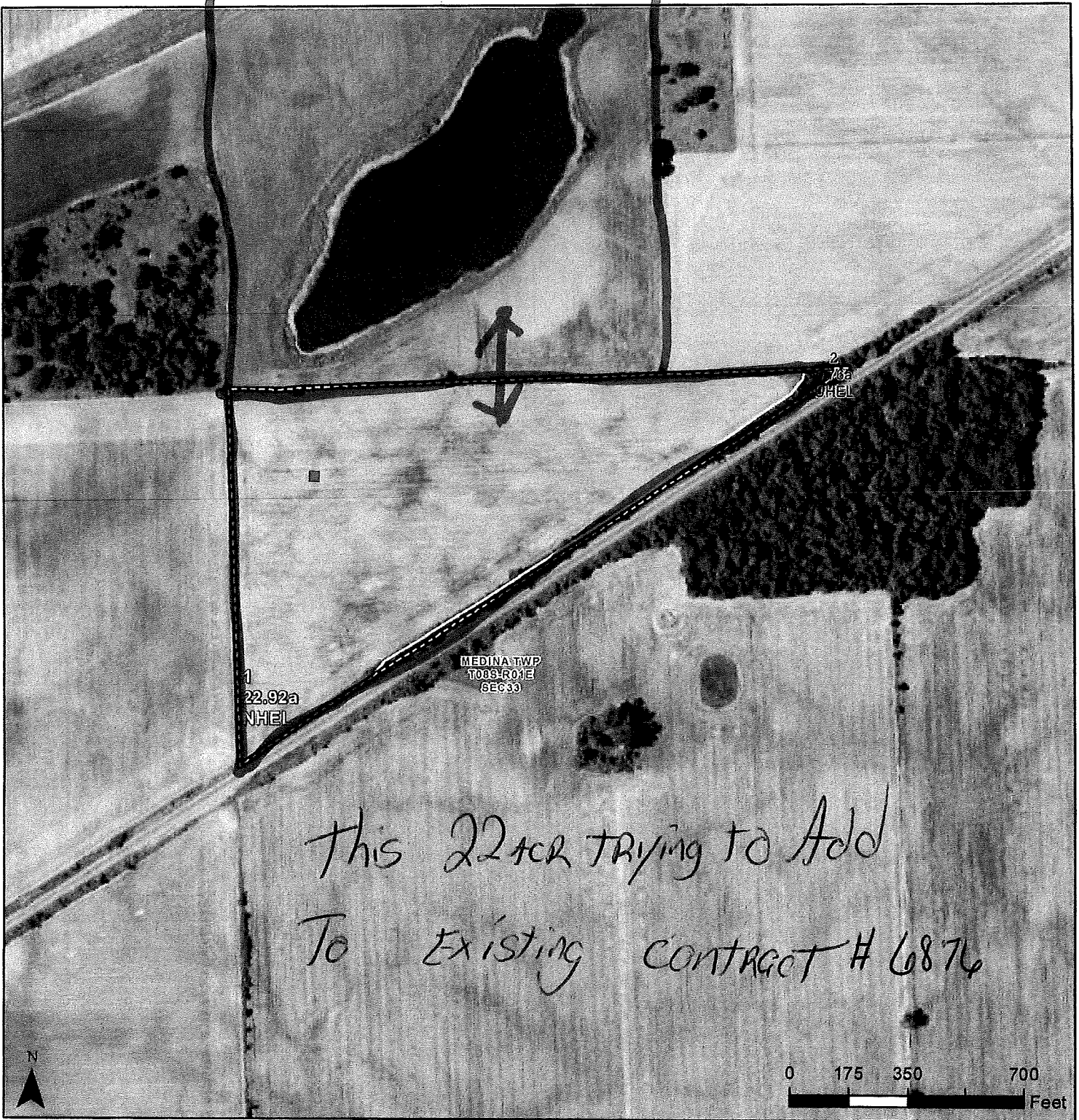
Please reply within 30 days and attach a copy of this letter to the front of your response. Mail to: Michigan Department of Treasury, Individual Income Tax Division, Return Processing Section, P.O. Box 30058, Lansing, MI 48909. You may check the status of your refund at www.michigan.gov/taxes.

22 ACR Added To Agreement



United States
Department of
Agriculture

Lenawee County, Michigan



Common Land Unit

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

Wetland Determination Identifiers

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

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

- | | |
|--------------------------------------------|--------------------------------------------------|
| <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 15667
Tract 15732

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). Alternate year NAIP Imagery may be displayed for tracts located in other states.



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 #20-08

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

Date: June 18, 2020

Local Government: Medina Township

Purpose: **Enrollment application**

Location: The subject properties (ID #ME0-128-2800-00 and #ME0-128-4800-00) is located in Section 28 of the Township (T8S, R1E) (see Figure 1).

Description: The subject property has an area of approximately 152 acres, with 100 acres cultivated for livestock and cash crops. The parcels contain no buildings.

Term: 20.

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

Staff Comments: The applicants should consider/address various the following errors/omissions included in the application:

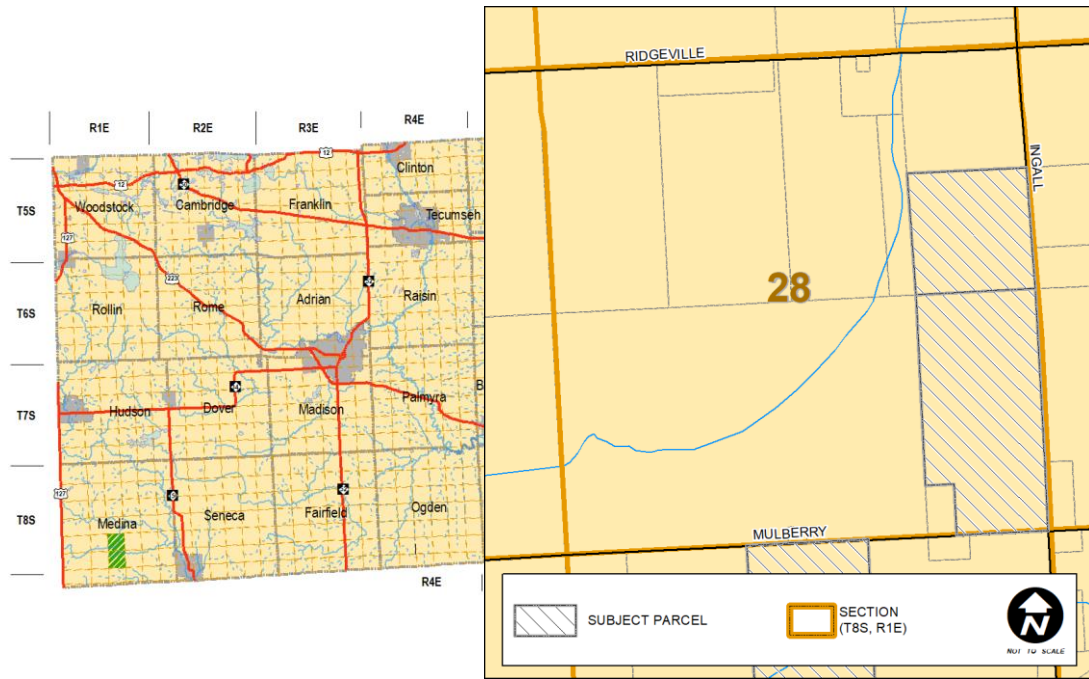
- *Question #1:* the answer to given to Question #1 is Jeffrey E. Davis while the answer to question #15 is a trust. Consider standardizing the answers.

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 the applicant considers the comment/suggestion listed in the staff report.

Attachment(s):

- Background information provided by the applicant/township.

**Figure 1
Location**



**Figure 2
County Future Land Use**

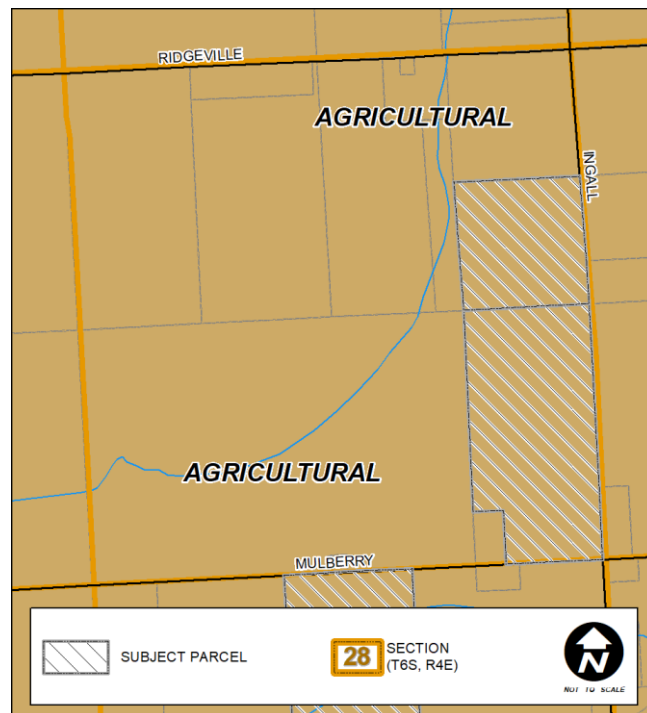


Figure 3
USDA Aerial Photograph



MEDINA TOWNSHIP
16399 Lime Creek Rd.
Hudson, MI 49247

MAY 13 2020

April 28, 2020

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


To Whom It May Concern:

I have enclosed a ****revised**** 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 152.24 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,



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: DAVIS Last JEFFREY First E 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: 14382 Mulberry Street MORENCI City MI State 49256 Zip Code

3. Telephone Number: (Area Code) (517) 458-7408

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (517) 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) _____

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 152.24
 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.) 52.2498
 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 Swind

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

Angela Schaffer SSTE of the EDR Trust
Angela Schaffer as Successor Co-Trustee
of the Evelyn D. Rupp Trust Dated 4/30/1990

Emma M. Waterbury SSTE of the EDR Trust
Emma M. Waterbury as Successor Co-Trustee
of the Evelyn D. Rupp Trust Dated 4/30/1990

Rebecca Flagel SSTE of the EDR Trust
Rebecca Flagel as Successor Co-Trustee
of the Evelyn D. Rupp Trust Dated 4/30/1990

Daniel D. Rupp
Daniel D. Rupp as Successor Co-Trustee of
the Evelyn D. Rupp Trust Dated 4/30/1990

STATE OF MICHIGAN)

)ss.
County of Lenawee)

On this 24 day of January, 2020 before a Notary Public in and for said
County, personally appeared. , Angela Schaffer, Emma M. Waterbury, Rebecca
Flagel,) as Successor Co-Trustees of the Evelyn D. Rupp
Trust Dated 4/30/1990, the same persons described in and who executed the foregoing
instrument, who acknowledged the same to be their free act and deed.

Mark A. Jackson
Mark A. Jackson - Notary Public
Appointed and Acting in Lenawee
County, Michigan
My Commission Expires: 7/3/2020

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

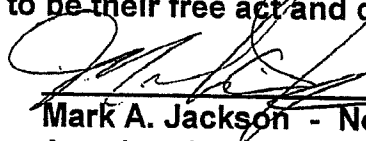
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).

STATE OF MICHIGAN)

)ss.

County of Lenawee)

On this 28 day of January, 2020 before a Notary Public in and for said County, personally appeared, Daniel D. Rupp as Successor Co-Trustee of the Evelyn D. Rupp Trust Dated 4/30/1990, the same persons described in and who executed the foregoing instrument, who acknowledged the same to be their free act and deed.



Mark A. Jackson - Notary Public
Appointed and Acting in Lenawee
County, Michigan
My Commission Expires: 7/3/2020

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

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 517-260-3607	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

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)

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?

☐ Yes ☐ 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

36.2499 ACRE PARCEL

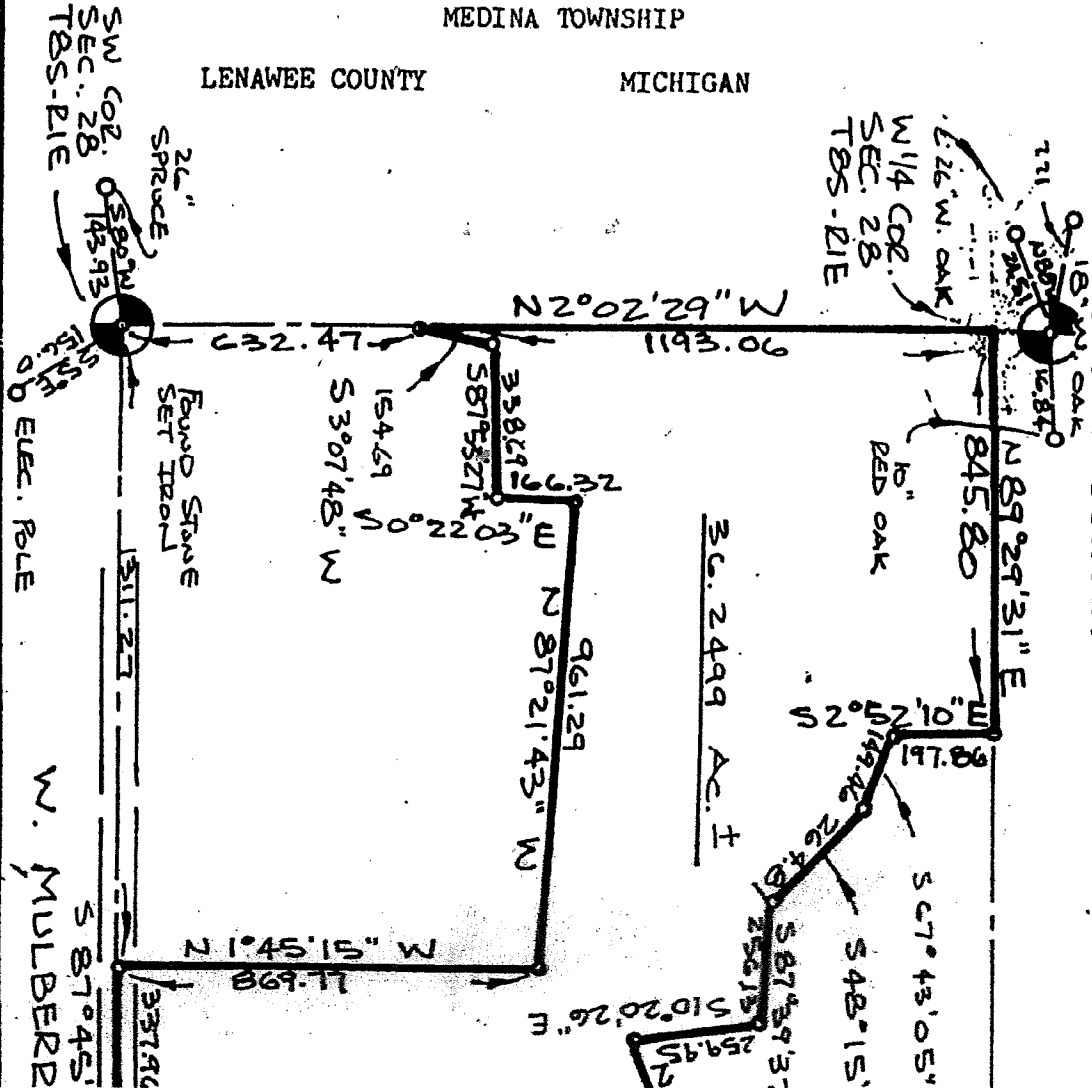
All that part of the Southwest 1/4 of Section 28, Town 8 South, Range 1 East, described as commencing on the South line of Section 28, aforesaid, at a point located 999.31 feet S 87° 45' 00" W from the South 1/4 corner of Section 28, and running thence S 87° 45' 00" W along said line 337.96 feet; thence N 1° 45' 15" W 869.77 feet; thence N 87° 21' 43" W 961.29 feet; thence S 0° 22' 03" E 166.32 feet; thence S 87° 53' 27" W 338.69 feet; thence S 3° 07' 48" W 154.69 feet to the West line of Section 28; thence N 2° 02' 29" W 1193.06 feet; thence N 89° 29' 31" E 845.80 feet; thence S 2° 52' 10" E 197.86 feet; thence S 67° 43' 05" E 149.46 feet; thence S 48° 15' 57" E 264.81 feet; thence S 87° 39' 37" E 256.13 feet; thence S 10° 20' 26" E 259.95 feet; thence N 65° 39' 07" E 554.50 feet; thence S 2° 15' 06" E 406.04 feet; thence S 87° 45' 00" W 337.18 feet; thence S 2° 15' 06" E 880.71 feet to the place of beginning. Containing 36.2499 Acres, more or less, and subject to easements

MEDINA TOWNSHIP

LENAAWEE COUNTY

MICHIGAN

CERTIFICATE OF SURVEY



NAME DEL GASCHE
DATE DEC. 1975

SCALE: 1" = 400'
JOB NO. 7512379

WALTER E. FRAZIER & ASSOCIATES

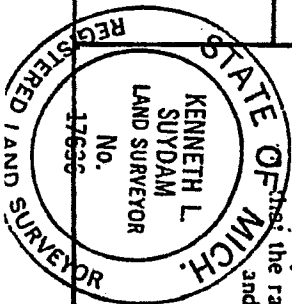
LAND SURVEYORS

313 N. BROAD STREET

(313) 265-6887

ADRIAN, MICHIGAN 49221

LEGEND
○ Iron Set
● Iron Found
--- Fence



I hereby certify that I have surveyed the parcel and that the ratio of closure on the unadjusted traverse is within the requirements of P.A.A.

BY

DATE SURVEY



United States
Department of
Agriculture

Lenawee County, Michigan



Common Land Unit

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

Wetland Determination Identifiers

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

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

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

2020 Program Year

CLU Date: September 21, 2019
2018 NAIP Imagery

Farm 15667
Tract 16159

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). Alternate year NAIP imagery may be displayed for tracts located in other states.



Lenawee County G.I.S

301 N. MAIN ST
 OLD COURTHOUSE 1ST FLOOR
 ADRIAN, MI. 49221

PHONE: (517)264-4522
 FAX: (517)264-4529

**ME0-128-2800-00 &
 ME0-128-4800-00**



1 inch = 450 feet

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

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March 24, 2020

LENAWEE COUNTY PLANNING COMMISSION
JACKSON COUNTY TOWER BUILDING – 9TH FLOOR
120 WEST MICHIGAN AVENUE
JACKSON, MI 49201

MAY - 5 2020

**RE: Notice of Intent to Plan
City of Adrian**

To Whom It May Concern:

Pursuant to the requirements of Section 125.3839 (2) of the Michigan Planning Enabling Act, this notification is to inform you of the City of Adrian's intent to update the City's Comprehensive Plan (Master Plan). As required by the Michigan Planning Enabling Act, a copy of the draft Plan will be made available to you for your review and comment in advance of the City's public hearing.

The City of Adrian intends to provide further information on the Plan through electronic mail, as permitted through the state statute referenced above. If you would like to receive any future notices regarding the Adrian Comprehensive Plan Update process through first class mail delivery, please e-mail your request along to Gregory Elliott, Community Development Director, at gelliott@adrianmi.gov.

Please feel free to contact the City's Community Development Department at 517.264.4814 if you have any questions. We look forward to your input as we prepare this update to the City's Comprehensive Plan.

Sincerely,
ADRIAN PLANNING COMMISSION

Mike Jacobitz, Chair

City of Adrian
Community Development Department
3rd floor of City Hall
135 E. Maumee Street
Adrian, MI 49221

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Region 2 Planning Commission

Serving Hillsdale, Jackson and Lenawee Counties

To: Region 2 Planning Commissioners
Municipal & County Planning Commissioners in Lenawee County
Lenawee Now & Other Interested Parties

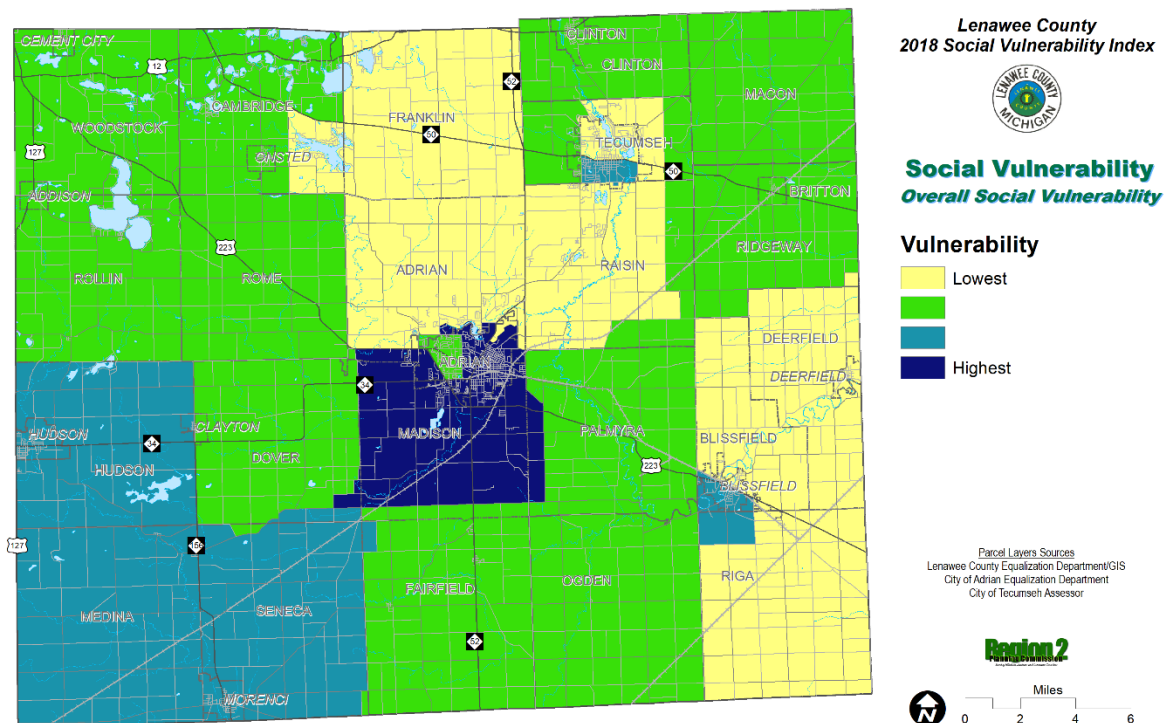
From: Grant E. Bauman, R2PC Principal Planner

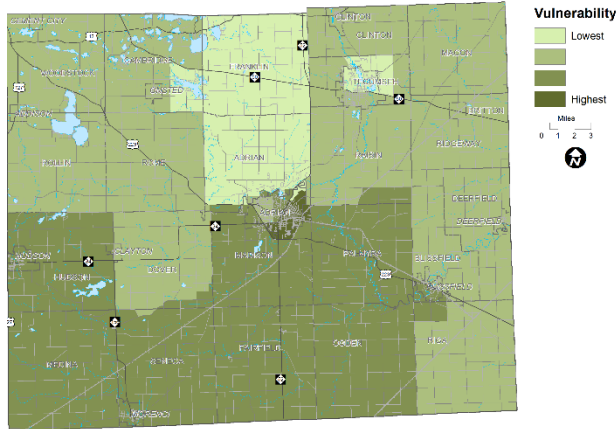
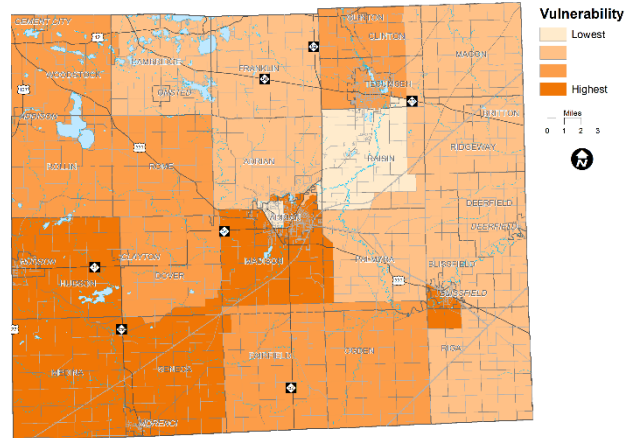
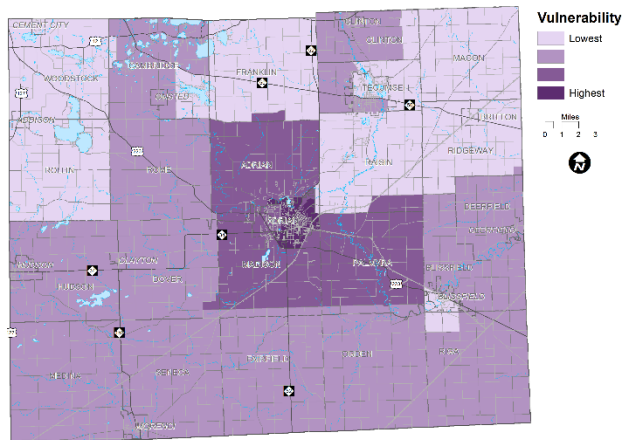
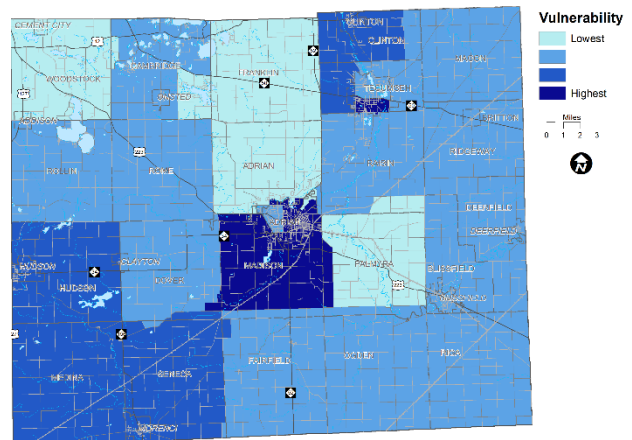
Date: June 10, 2020

Subject: **Lenawee County | Social Vulnerability Index 2018**

According to the CDC's (Centers for Disease Control and Prevention's) Agency for Toxic Substances and Disease Registry (ATSDR), **social vulnerability** refers to a community's capacity to prepare for and respond to the stress of hazardous events ranging from natural disasters, such as tornadoes or disease outbreaks, to human caused threats, such as toxic chemical spills. **The Social Vulnerability Index (SVI [2018])¹ County Map** depicts the social vulnerability of communities, at census tract level, within [Lenawee County]. SVI [2018] groups **fifteen census-derived factors** into **four themes** that summarize the extent to which the [County] is socially vulnerable to disaster. The factors include economic data as well as data regarding education, family characteristics, housing, language ability, ethnicity, and vehicle access. Overall Social Vulnerability combines all the variables to provide a comprehensive assessment.

Overall Social Vulnerability²



Socioeconomic Status³**Household Composition/Disability⁴****Race/Ethnicity/Language⁵****Housing/Transportation⁶****Data Sources:**

Centers for Disease Control and Prevention/Agency for Toxic Substances and Disease Registry/ Geospatial Research, Analysis, and Services Program. Social Vulnerability Index 2018 Database Michigan. data-and-tools-download.html. Accessed on 2020.

References:

Flanagan, B.E., et al., A Social Vulnerability Index for Disaster Management. *Journal of Homeland Security and Emergency Management*, 2011. 8(1).

Endnotes:

1. The SVI combines percentile rankings of US Census American Community Survey (ACS) 2014-2018 variables, for Michigan, at the census tract level.
2. Overall Social Vulnerability: All 15 variables.
3. Socioeconomic Status: Poverty, Unemployed, Per Capita Income, No High School Diploma.
4. Household Composition/Disability: Aged 65 and Over, Aged 17 and Younger, Single-parent Household, Aged 5 and over with a Disability.
5. Race/Ethnicity/Language: Minority, English Language Ability.
6. Housing/Transportation: Multi-unit, Mobile Homes, Crowding, No Vehicle, Group Quarters.