



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: August 20, 2020

TIME: 6:30 p.m.

PLACE: **zoom**

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 July 16, 2020, Meeting [*ACTION*] 3
5. Request(s) for Review, Comment, and Recommendation
 - a. Consideration of Township Zoning Amendment(s)
 - (1) #20-08 — Cambridge Township [*ACTION*] 5
 - b. Consideration of PA 116 Farmland Agreement(s)
 - (1) #20-10 — Fairfield Township [*ACTION*] 27
 - (1) #20-11 — Madison Charter Township [*ACTION*] 37
 - c. Consideration of Master Plan(s) — None
6. Other Business
 - a. Old Business — None
 - b. New Business — Agriculture and Other Land Uses/Cover 49
7. Public Comment [*2 MINUTE LIMIT*]
8. Commissioner Comment
9. Adjournment

*Please note that the meeting will take place via **zoom**.*

The login information is provided on the next page.

The next meeting of the Lenawee County Planning Commission is scheduled for August 20, 2020



Join Zoom Meeting

<https://zoom.us/j/96408952816?pwd=ZnE0aUZ1SzI5MFA2a2tuVHdBR3VGZz09>

Meeting ID: 964 0895 2816

Passcode: 868322

One tap mobile

+16468769923,,96408952816#,,,,,0#,,868322# US (New York)

+13017158592,,96408952816#,,,,,0#,,868322# US (Germantown)

Dial by your location

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

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MEETING MINUTES

Thursday, July 16, 2020

www.freeconferencecall.com • Dial-in number: (978) 990-5000 • Access code: 834595

Members Present: Mr. Bob Behnke, Education Representative; Mr. Keith Dersham, LCPC Secretary; Mr. Bruce Nickel; and Mr. Dale Witt

Members Absent: Ms. Karol (KZ) Bolton, Lenawee County Commission; Ms. Rebecca Liedel, LCPC Chair; and Mr. Ralph Tillotson, Lenawee County Commission

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

Item 1 **Call to order.** Staff called the meeting to order at 6:33 p.m.

Item 2 **Public comment.** None.

Item 3 **Approval of Agenda.** Staff submitted the 07/16/20 meeting agenda for approval.

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

Item 4 **Approval of Minutes.** Staff submitted the 06/18/20 meeting minutes for approval.

Comm. Behnke made a motion, seconded by Comm. Nickel, to approve the June 18, 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) **#20-09 | Riga Township.** Commissioners reviewed an application for a 32-acre parcel (ID #RG0-116-3305-00) located in Section 16 (T8S-R5E) of the Township. Staff summarized his report and advised them to recommend approval with comments of the agreement (see the staff report).

Comm. Behnke made a motion, seconded by Comm. Nickel, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Riga Township Board (see the staff report). *The motion passed (Yes = 4 (Behnke, Dersham, Nickel, and Witt); No = 0; Abstain = 0; Absent = 3 (Bolton, Liedel, and Tillotson).*

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

Item 6 **Other Business**

a. **Old Business.** None.

b. **New Business.** None.

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

Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.** Commissioner Nickel asked about the Interim Deerfield Township Zoning Ordinance the LCPC reviewed in June. Staff replied that he received no communications from the Township or stakeholders.

Item 9 **Adjournment.** Chair Liedel adjourned the meeting at 6:45 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Grant E. Bauman", with a stylized flourish at the end.

Grant E. Bauman, LCPC Recording Secretary



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

Coordinated Zoning Report | #20-08

To: County Planning Commissioners

From: Grant E. Bauman

Date: August 13, 2020

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

Request

The subject property is proposed for rezoning to 'general commercial (C-2)' from 'agricultural (AG-1)'.

Purpose

The purpose of the rezoning request is allow a "commercial store"; a Dollar General according to correspondence provided for the public hearing (see the background information).¹

Location and Size of the Property

Location – The subject property (CA0-134-3125-00) is located in Section 34 (T5S-R2E) of Cambridge Township, adjacent to the Village of Onsted (see Figure 1).

Size – The subject parcel has an area of approximately 1.4 acres (see the background information).

Land Use and Zoning

Current Land Use – The current use of the subject property is 'agricultural' as is the adjacent property to the north, east and, south (see Figure 2). Some homes and the Onsted Community Schools campus are located to the west (see Figure 5b).

Future Land Use – Cambridge Township's future land use map recommends 'mixed use' on the east side of Onsted Highway (see Figure 3).

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

Public Facilities and Environmental Constraints

Public Road/Street Access – The subject property is accessed from Onsted Highway, a county primary roadway.

Public Water and Sewer – Sewer and water will be made available, but the timing is unknown (see the background information).

Environmental Constraints – There are no known environmental constraints.

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

Analysis and Recommendation

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

CZC Staff Analysis – Cambridge Township has a Zoning Plan which includes the following criteria upon which a rezoning request must be considered:

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

No. The east side of Onsted Highway, near the Village, is located in an area recommended for 'mixed use' (see Figure 3). The Township's Zoning Plan states:

"Mixed use development includes a combination of residential, office, and commercial land uses. This designation is primarily reserved for areas where sewer lines exist or where they have the potential to be extended. Mixed use areas also should be located in areas where low impact office and commercial uses are compatible with existing residential uses. The mixed use category does not include intensive land uses such as industry, extractive operations, mobile home parks, and similar uses that may not be compatible with low-density residential uses or mixed-use developments." *(emphasis added)*

LCPC staff advises that while 'local commercial (C-1)' zoning may equate to the "low impact office and commercial uses" cited above, the proposed 'C-2' zoning most likely does not.

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

No. Hotels or motels, drive-in business services, and public warehouses are allowed as conditional uses in 'C-2' districts' (see Section 36-165 of the Code of Ordinances).

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

No. Water and sewer have yet to be extended to the property and the timing for doing so is currently unknown.

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

No. An existing 'highway service commercial (C-3)' district is already located to further to the south on Onsted Highway at the intersection with Wimple Road (see Figure 2).

LCPC Staff Analysis – Although the subject property is located in an area recommended for mixed uses, the intent of the category does not appear to include allowing some of the intensive uses permitted in the 'C-2' district. It should be noted that an underutilized 'highway service commercial (C-3)' district is already located nearby. Finally, it appears to staff that a Dollar General would qualify as a type of "business services including banks, loan offices, real estate offices and insurance offices", a permitted use in the 'local commercial (C-1)' district. Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **DISAPPROVAL** of the proposed rezoning to 'general commercial (C-2)' of the property to Cambridge Township Board.

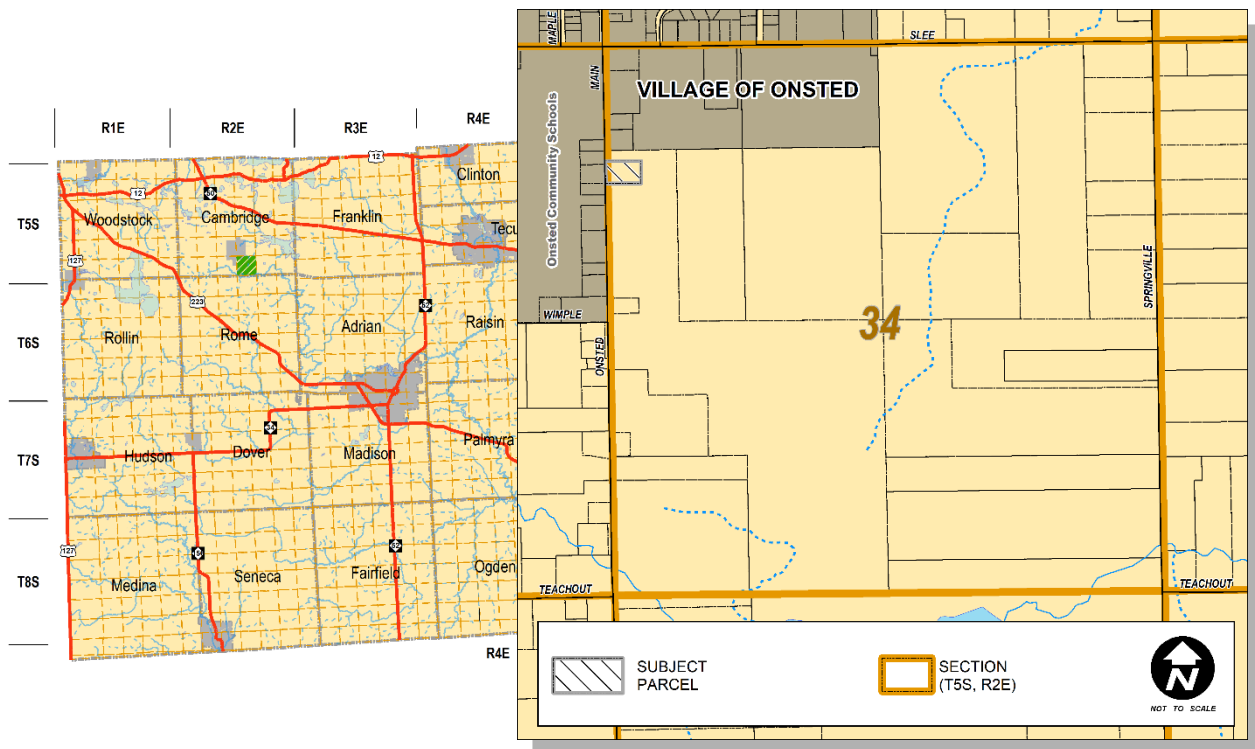
Attachment(s):

- Background information provided by Madison Charter Township.

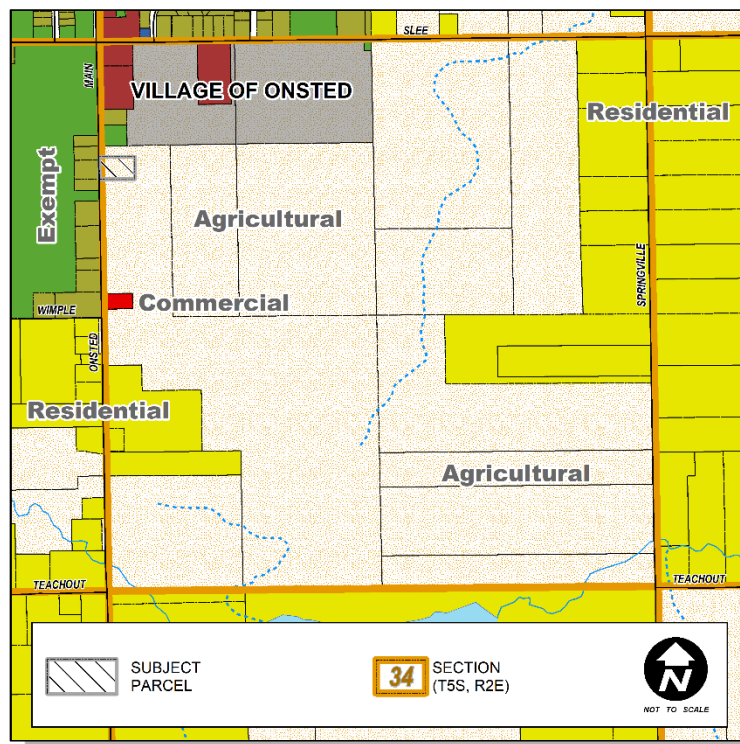
Recommended Actions:

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

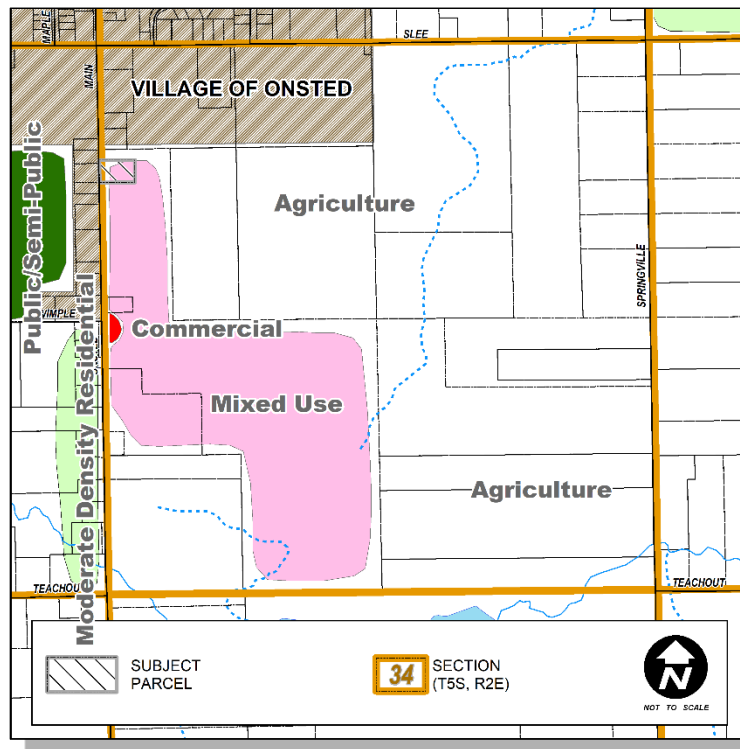
**Figure 1
Location**



**Figure 2
Property Assessment**



**Figure 3
Municipal Future Land Use**



**Figure 4
Municipal Zoning**

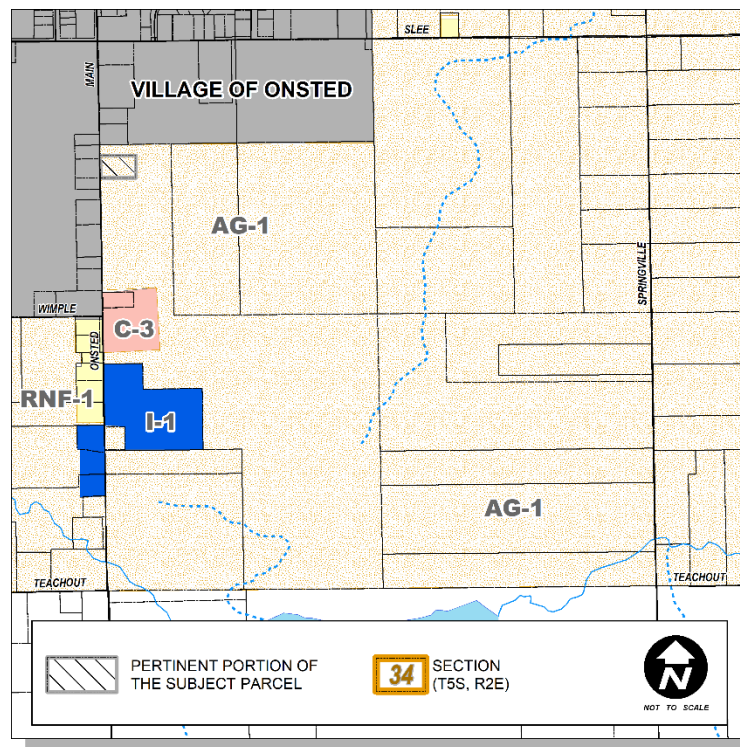
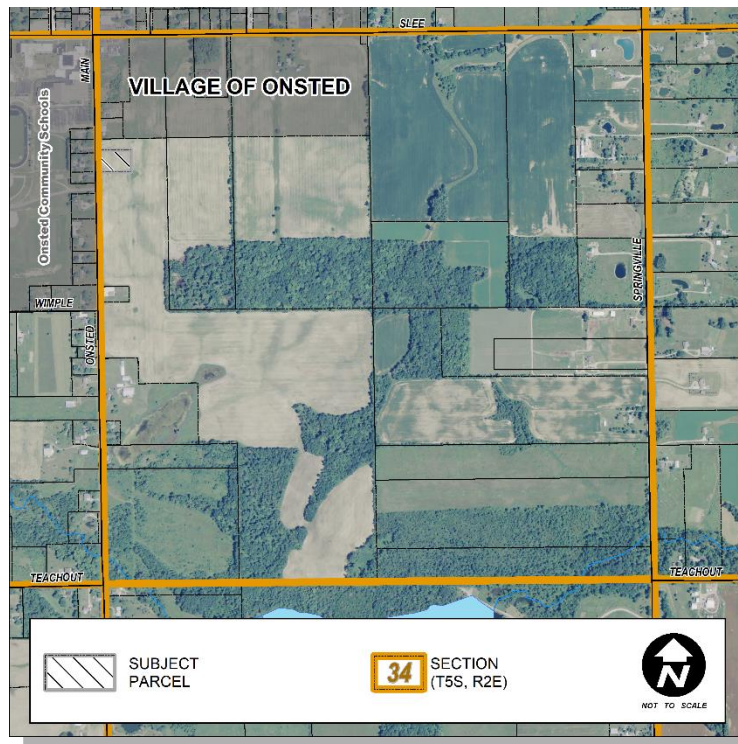
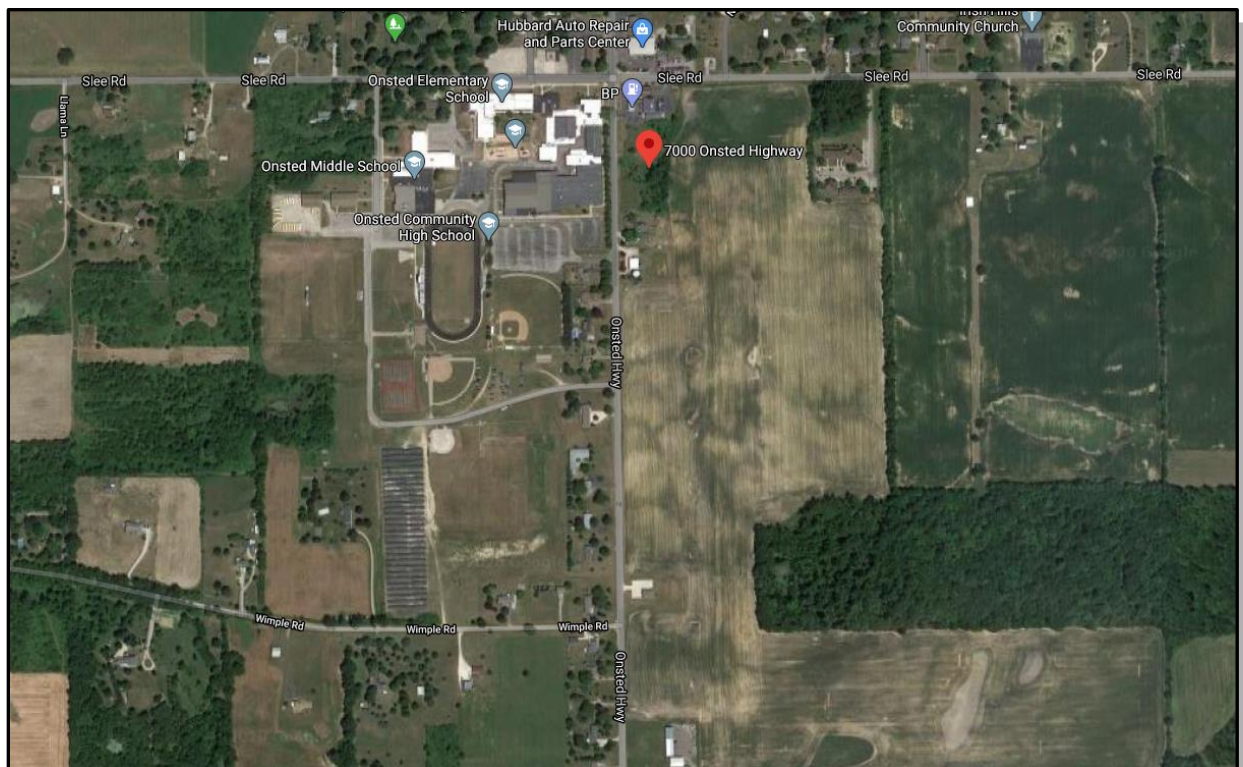


Figure 5a
USDA Aerial Photograph



Figures 5b
Google Aerial Photograph



20-002

LCPC Case #: _____
(For LCPC Use Only)

ZONING AMENDMENT FORM



LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

CAO-134-3125-00

1.461 Ac.

1. The above described property has a proposed zoning change FROM AG-1
ZONE TO C-2 ZONE.

2. PURPOSE OF PROPOSED CHANGE: COMMERCIAL STORE

B. ZONING ORDINANCE TEXT AMENDMENT:

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

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

C. PUBLIC HEARING on the above amendment was held on: month 07 day 29 year 2020

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 07 day 14 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: BROOKLYN EXPONENT

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

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

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

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

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

() Recommends APPROVAL of the zoning change

() Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.

() Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.

() Takes NO ACTION.

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

TOWNSHIP BOARD ACTION:

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

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

Township Clerk

Cambridge Township
Date 06/19/2020 11:58:12 AM
Ref 20-0002

Receipt #2199
Amount \$400.00

LCPC Case #: _____
(For LCPC Use Only)

REZONING WORKSHEET FORM



LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: CAMBRIDGE Township Case #: 2020-01
Township official we may contact: RICK RICHARDSON Phone #: (517) 467-2104
Applicant: JOHN WARNER - J & W WARNER FARMS Phone #: (517) 403-7414
Rezoning Request: From: AGRICULTURAL (AG-1) To: GEN. COMMERCIAL (C-2)
Property Location: Section(s): 34 Quarter Section(s): ☒ NW ☐ NE ☐ SW ☐ SE
Legal Description and/or Survey Map/Tax Map (please attach) ☒ Yes ☐ No (Please do not use only the Parcel ID Number)
Parcel Size (if more than one parcel, label "A" - "Z"): 1.46

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? AGRICULTURAL

What is the proposed use of the site? COMMERCIAL STORE

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

North: RESIDENTIAL, COMMERCIAL

South: AG

East: AG

West: RESIDENTIAL, SCHOOL

What are the surrounding Zoning Districts?

North: AG ()

South: AG ()

East: AG ()

West: AG ()

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

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

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

Does the site have access to a public street or road? ☒ Yes ☐ No If yes, name ONSTED HWY.

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

☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s)

☐ Other (please specify) NONE

Please attach the minutes of the Planning Commission.

☐ Yes, the minutes are attached.

☐ No, the minutes are not attached.

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

☐ Yes, copies of documentation are attached.

☐ No, copies of documentation are not attached.

Please attach any public comments, letters, or petitions.

☐ Yes, public comments are attached.

☐ No, public comments are not attached.

Please include any additional information or comments as an attachment.

Cambridge Township Planning Commission

Regular Meeting / Public Hearing Minutes – Wednesday, 29 July 2020

Note: This meeting, because of the COVID-19 restrictions, was limited to twenty-eight (28) persons in attendance on-site with all others participating electronically through a Zoom online meeting.

Regular Meeting/ Public Hearing:

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

2). Roll Call:	R. Streams	Present	K. Gidner	Present
	R. Kurowski	Present	T. Friess	Absent – Excused
	K. Kelley	Present	C. Shanks	Present
	B. Matejewski	Present	D. Horner	Present
	T. Kissel	Present		

- Plus twenty three (23) members of the public (as noted on sign-in sheet).

3). Report of the Secretary: **MSC (Gidner, Matejewski)** to approve the PC minutes of 24 June 2020 meeting, ***Passed, unanimous.***

4). New Business:

A. New Site Plan Review – Honey Tree, Inc. 8570 M50, Onsted, Mi. 49265. - for the purpose of a building addition. Along with the site plan paperwork submitted, Chris Olney (VP of Sales & Marketing) explained the building addition request. The proposed addition would be built on the back side of the existing structure and be used for warehousing only. No manufacturing or production is planned for the new structure. Mr. Olney sufficiently answered all questions and clarified discussion points from the Planning Commission. **MSC (Kurowski, Kelly)** to recommend acceptance of the presented site plan. ***Passed, unanimous.***

B. Public Hearing – To hear comments regarding the proposed zoning change for a parcel in the 7000 block of Onsted Highway. The zoning change request by J&W Warner Farms is to rezone a 1.46 acre parcel (parcel ID# CAO-134-1520-00) from the current Agricultural (AG-1) designation to General Commercial (C-2).

Chairman Streams reminded the audience to keep the comments to the rezoning issue only and that there will be a two minute time limit per person. The public attending in person commented first (9 comments), then the public attending through the Zoom meeting commented next (6 comments). The Secretary then read aloud the comments sent in by email and/or letter (8 comments). PC Member Kissel read aloud for the group the details contained in the General Commercial (C-2) designation and further discussion held by Commission members. Once all Commission members commented, Chairman Streams asked for a roll call vote on the motion to approve the zoning change. **MSC (Kurowski, Matejewski)** to reject the zoning change request. All members voted no for approving the zoning change and the zoning change request was denied. ***Passed, unanimous.***

Cambridge Township Planning Commission

5). Old Business: None

6). Public Comments: One additional comment made by J. Hubbard on how well he thought the meeting went.

7). Adjourn Meeting: **MSC (Kurowski, Matejewski)**, to adjourn meeting. *Passed, unanimous* – 7:54 pm.

Submitted by D. Horner, Secretary

A handwritten signature in black ink, appearing to be 'D. Horner', written over a horizontal line.

Public Comments:

In Person-

- Andrea Reichel
- Jackie Hubbard
- Brian Giroux
- Jeff Hubbard
- Sara Sollars
- Marty Hubbard
- Tom Sollars
- Wendy Cloke
- Bill Borchardt

Online (Zoom):

- Kathy
- Dean W.
- Andy
- Billy
- Susan
- MotoG (Calby)

Letters read aloud by Secretary:

- Sam Lafata
- Charlotte Garrison
- Paul Slater
- Kim & Andy Ubhi / Wendy Cloke
- Craig McMichael
- Harold Lyons
- Mark T. Hagen
- Tina Slater

Tina Slater

July 28, 2020

Dear Cambridge Township Board
and community members.

I am writing to express my objection
to rezoning farm land to commercial
use with the intention of the building
of a Dollar General in Onsted.

My primary objection lies in the
fact that Dollar General is in direct
competition with our local businesses
such as our hardware store and
grocery. Each of these businesses
offers services Dollar General never
will. Our grocery sells fresh produce
and meats - we even have a meat cutter.

Dollar General offers processed meats - and
a small selection of that. Our hardware
store offers rentals of equipment and a

wealth of knowledge. Dollar General sells cheap tools and imported housewares that aren't meant to last.

Dollar General will not make a lasting impact in our community. They are not known for community involvement. In fact, they are often opposed in the small communities they enter. We cannot afford to jeopardize our established local businesses. ~~It~~ It wasn't long ago when Onsted didn't have a grocery store. Dollar General did not step up. Borchardt Bros. has invested in Onsted.

Please do not rezone the farmland to commercial. Let's support our local businesses.

Ta Slater

Tina Slater

July 28, 2020

Dear Cambridge Township Board

I am writing this letter to voice my concerns of the possibility of a Dollar General store moving in on the Southside of Onsted Hwy. Two concerns I have are the outward appearance of Dollar General stores and the safety of the patrons of the store on the southeast side of Onsted Hwy.

Members of the Onsted Community living on the southside of Onsted Hwy take pride and effort in maintaining the appearance of their yards. People visiting Onsted from the South are greeted by homes that are inviting those to our community. Many of those who come to our community are visiting our school on the Southside. Dollar Generals do not make the same effort to keep up their appearance. Often they leave their store fronts filled with clutter, making the store look like a permanent garage or rummage sale. The back of the stores are filled with recyclables and discarded store displays. This will be an eyesore to all who visit our school and community.

My second concern is for the safety of the patrons who visit the store by foot. Onsted Hwy is one of Onsted's busiest roads with little or no shoulder. Will sidewalks be extended south from sleet road? How will students access the store, walk down the street or be expected to walk through the yards? After school the school driveway is filled with traffic, will a light be installed for

(back)

crossing traffic?

I do not want to see Dollar General in this location. I feel this will bring a slew of unintended consequences that our ~~com~~ community and this board will have to deal with.

Thank You
Paul Slater
7760 Onsted Hwy

July 29th 2020

Cambridge Township Planning Commission,

Approving the rezoning of the land use on the parcel of land located in the 700 block of Onsted Highway ID CA0-134-1520-00 from Agricultural AG1 to General Commercial C-2 to accommodate a Dollar General would cause a severe economic impact on our community stressing an already fragile business district. While these facts may not hold legal weight for denial they do need to be considered. The Village of Onsted has already expressed its views on a Dollar General in our community last year. We are already trying to recover from a worldwide pandemic and its devastating economic effects. This may take many years to repair.

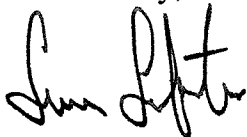
Denying the request for the change of land use may allow for new housing development in the near future, encouraging real growth for both Cambridge Township and the Village of Onsted. We have a wonderful school district that would also greatly benefit from residential growth and new families moving to our community. Are we ready to meet these needs? We could be if you keep with the current zoning.

In addition, the Onsted / Cambridge No. 1 drain located at the South end of the village is over capacity as it is. Any additional stress to this drain would be disastrous. The school, South Maple St, and the intersection of Slee and Main St. flood with even the slightest rain and becomes very unsafe. Also, as far as records indicate, the proposed lot or lots you are considering for rezoning are outside the Onsted Sanitation District. If rezoned to accommodate a Dollar General the Onsted Council would need to approve and amend the sanitation district borders. I believe this would be a hard sell.

The planning commission plays a key role by taking the lead in reviewing and evaluating land use and development issues in both the short term and in the long term. Cambridge Township has a plan already in place for this property and I ask you not to change it. The small amount of revenue generated by a Dollar General for the township will not compare to the revenue lost by losing family-owned local business.

Sometimes doing the right thing is not based on ordinances, rules, or regulations. The Village of Onsted thanks you in advance for standing with our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sam Lafata', written in a cursive style.

Sam Lafata
Onsted Resident

To the Cambridge Township Planning Committee,

I oppose the Dollar General coming to Onsted. We have a good small hometown community with Family owned Hardware, Grocery Store and Auto Parts Store. They offer more to the community and keep our town alive.

I Oppose the Dollar General coming to Onsted!

Thank you,


Charlotte Garrison

Memo: Dollar General (Onsted, Mi)

Attention: Cambridge Township Planning Commission,

Small communities need local business to grow. In order to thrive they need local owners who are deeply invested in the welfare of the community. Local business supports the local schools and charities. Good schools, local business, thriving downtowns with open businesses are what brings new people to the area. New people moving into the area are what make a community grow.

Dollar Generals' are triggering the closures of local grocery stores. With massive buying power on a national scale, Dollar Generals can undercut prices of our local grocer and other small town retailers that struggle to survive the challenges of small town economies. Bringing in a Dollar General will dramatically impact the competing main street business.

These stores are not run by local residents. Managers are not allowed to contribute to the local charities or schools in any way. None of the money made in these locations stay in their town. They run at minimal staffing. After the first few months majority of the stores are a disaster. Employees have no time to even put product out on the shelves. At the Clinton and Manchester Dollar General you are unable to walk down the aisles without carts of merchandise blocking your path. This is the normal look of all Dollar General Stores. It is not because the staff is lazy but because they won't employ enough staff. Corporate is nowhere to be found.

In the end many questions arise as to what kind of Community we want to have:

Do we want a community that has no grocery store?

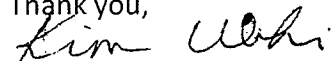
Do we want a community that has a boarded up downtown business?

Or do we want a community that has a thriving down town?

And a community that has local grocery store?

These are basic questions we need to ask ourselves. There is absolutely no benefits to a thriving community with any Dollar Stores that come into town.

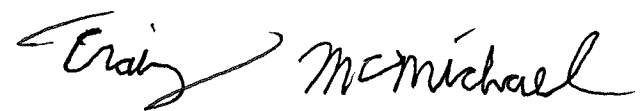
Thank you,



Kim and Andy Ubhi, owners of JJ Food Mart, Onsted, Mi

Wendy Cloke, Operations Manager, Onsted, Mi

As a resident of the Village of Onsted I object to the rezoning of the 1.46-acre parcel of land on Onsted HWY from agricultural to commercial use. More specifically I am against the land to be used for the building of a Dollar General store. In my opinion, ugly warehouse building's ruin any chance of Onsted building its own unique identity. When you see a dollar general you know that that town has given up, desperate just for anything. I have lived in the Onsted area my entire life and while I am aware that restaurants and stores have come and gone, this community keeps trying, we support our local entrepreneurs and we don't give up. Dollar Generals pricing will drive out our local Borchardts market. I reject Dollar General coming to our hometown. I ask you what kind of town do you want to live in, one that has given up, or one that has developed its own unique identity through hard work and determination supported by the people of this community. Thank you for your consideration.

A handwritten signature in black ink, reading "Craig McMichael". The signature is written in a cursive, flowing style with a large, sweeping initial "C" for "Craig".

Craig McMichael

To Lenawee Zoup. Board 7-29-20

I was asked in a letter to come to the meeting tonight in which I'm unable to do.

Because I live across the street from farm property supposed to be sold to Dollar General.

I oppose the transfer of farm land to commercial status it is probly in the soil bank also.

If I want to go to a Dollar General Store I can go to any direction within 4 to 7 miles N. E. or West. I don't need one in my Backyard.

This is farm and residential country good schools nice people we like it that way.

Every time you round a corner someplace you run into a Dollar General enough is enough, its got to stop someplace

Thank You

Wendell Lyons

Onsted, Mich.

July 29, 2020

Cambridge Township
Planning Commission

Subject: Commercial Zoning Across from Onsted Schools (Dollar General)

Dear Planning Commission:

I have been a resident in Cambridge Township for 27 years. I moved away from the metro Detroit area of strip malls on every corner. I am writing this letter to express my concern regarding the proposed zoning change on Onsted Highway across the street from the Onsted Schools Campus. I am not in favor of this change for several reasons

- Safety- Several students will be trying to cross the street to access this property. They will not use the cross walk as is utilized for JJ's. Based upon previous accidents on this stretch of road, I believe it is a safety hazard for our children. Therefore, any commercial property across from the school will solicit a potential serious situation.
- This community has been successful in maintaining it's small town charm and way of life. A Dollar General Store, especially next to our sign, Onsted "Gateway to the Irish Hills" does not represent in my opinion, the essence or personality of this community. This will be the start of additional commercial activity along this stretch and create a strip mall over time right in front of our Onsted entrance. Not desirable to me.
- Effect to Borchardt. These Dollar General Stores are proven to negatively impact the local businesses. Borchardt will not be able to survive. It took years to get a grocery store back. We will lose that which is more important to this community then a discount store.
- Location- There is a Dollar General on US12 on a commercial stretch of the road 5 miles away. That is plenty close enough for people to access this type of store. I even doubt that our community can support a Dollar General across from the school. One of these stores will suffer, so given the size of our overall community, 5 miles is too close and does not make sense. One of these will end up closing more than likely, then we will have an empty building to contend with in our community.

These are my main concerns and I am not in favor of this change in zoning from Agricultural to General Commercial for parcel CA0-134-1520-00.

Thank you for the opportunity to express my concerns.

Regards,



Mark T. Hagan
Resident
8524 Dalton Ct. Onsted

Memo: Dollar General (Onsted, Mi)

Attention: Cambridge Township Planning Commission,

Small communities need local business to grow. In order to thrive they need local owners who are deeply invested in the welfare of the community. Local business supports the local schools and charities. Good schools, local business, thriving downtowns with open businesses are what brings new people to the area. New people moving into the area are what make a community grow.

Dollar Generals' are triggering the closures of local grocery stores. With massive buying power on a national scale, Dollar Generals can undercut prices of our local grocer and other small town retailers that struggle to survive the challenges of small town economies. Bringing in a Dollar General will dramatically impact the competing main street business.

These stores are not run by local residents. Managers are not allowed to contribute to the local charities or schools in any way. None of the money made in these locations stay in their town. They run at minimal staffing. After the first few months majority of the stores are a disaster. Employees have no time to even put product out on the shelves. At the Clinton and Manchester Dollar General you are unable to walk down the aisles without carts of merchandise blocking your path. This is the normal look of all Dollar General Stores. It is not because the staff is lazy but because they won't employ enough staff. Corporate is nowhere to be found.

In the end many questions arise as to what kind of Community we want to have:

Do we want a community that has no grocery store?

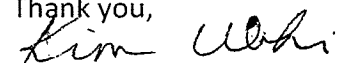
Do we want a community that has a boarded up downtown business?

Or do we want a community that has a thriving down town?

And a community that has local grocery store?

These are basic questions we need to ask ourselves. There is absolutely no benefits to a thriving community with any Dollar Stores that come into town.

Thank you,



Kim and Andy Ubhi, owners of JJ Food Mart, Onsted, Mi

Wendy Cloke, Operations Manager, Onsted, Mi

July 29, 2020

Cambridge Township Planning Commission,

This planning commission has a responsibility to make recommendations to the township board as to what they feel is best for our community. In regards to the proposed Dollar General store, we already have a Dollar General 5.1 miles north of Onsted on US 12 and another one 4.7 miles west of Onsted on US 223. This would mean that most of our residents would only be 3 miles or less from an existing Dollar General. In 2019 the landowner of the property in question wanted this property "locked up" for the next 40 years in PA116 which means no splits on the agricultural property in turn for reduced property taxes based on household income. Dollar Generals have been kept out of small villages across the state and they can be kept out of Onsted too. They bring nothing and do nothing for the area. I have heard talk for the planning commission to vote yes on the rezoning because the state will turn it down anyway (due to PA116) but that's a cowardly way to think. It's not hard to figure out what's best for our area when there are several locally owned small businesses in the village of Onsted that would be negatively impacted by another Dollar General. I would urge a NO vote on the Dollar General rezoning.

Thank you,

A handwritten signature in black ink that reads "John Garrison". The signature is written in a cursive style with a large, stylized "J" and "G".

John Garrison



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 #20-10

Applicant(s): Christopher A. Wyckoff
13750 Berkey Highway
Blissfield, MI 49228

Date: August 20, 2020

Local Government: Fairfield Township

Purpose: **Enrollment application**

Location: The subject property (ID #FA0-123-3550-00) is located in Section 23 of the Township (T8S, R3E) (see Figure 1).

Description: The subject property has an area of approximately 50 acres, with 42½ acres cultivated for cash crops. The parcels contain no buildings.

Term: 90.

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

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

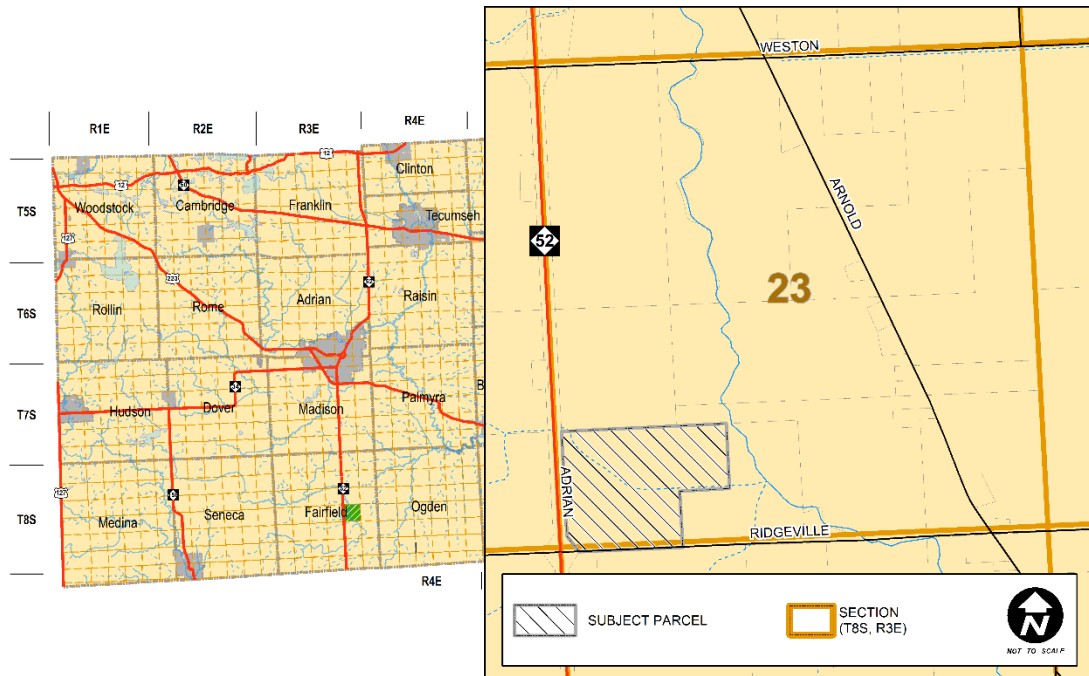
- *Question #12.* Answer the second part of the question regarding the leasing of mineral rights.
- *Question #16g.* Indicate that no buildings are located on the property.
- *Question #17.* This question did not need to be answered given that the property is ≥ 40 acres.

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

Attachment(s):

- Background information provided by the township.

**Figure 1
Location**



**Figure 2
County Future Land Use**

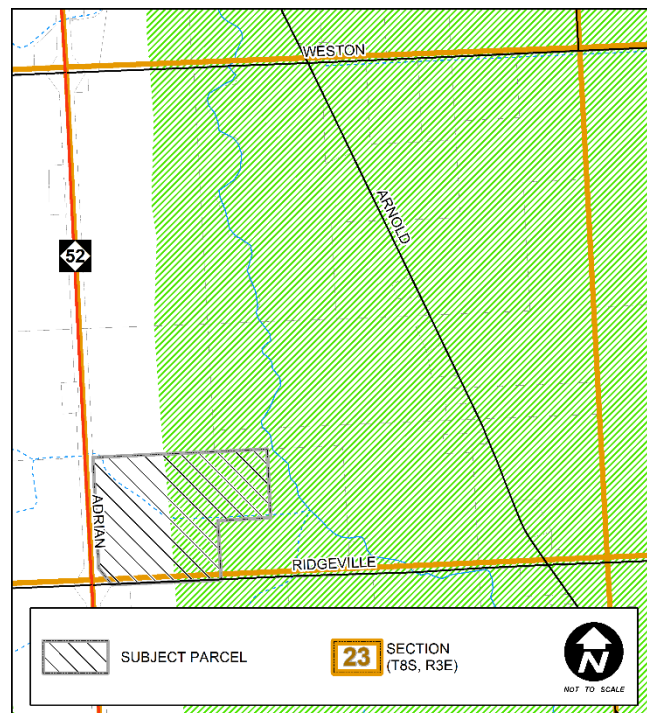


Figure 3
USDA Aerial Photograph





FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

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

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

OFFICIAL USE ONLY	
Local Governing Body:	
Date Received:	8-10-2020
Application No:	01-2020
.....	
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: Wyckoff Christopher H
Last First Initial

(If more than two see #15)

Last First Initial

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

☐ Married ☒ Single

2. Mailing Address: 13750 Berkey Hwy Blissfield Mich 49228
Street City State Zip Code

3. Telephone Number: (Area Code) 517 260 6234

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

5. E-mail address: plowboy49228@gmail.com

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

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

8. Section No. 23 Town No. 8 south Range No. 3 east

III. Legal Information:

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

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

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

If "Yes", please explain circumstances:

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

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

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

Name the types of mineral(s) involved:

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

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

Name:

Address:

Street

City

State

Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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

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

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

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

This application is for:

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

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

Cash Crops

b. Total number of acres on this farm 49.7

c. Total number of acres being applied for (if different than above): 49.7

d. Acreage in cultivation: 42.5

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

f. All other acres (swamp, woods, etc.) Swamp Creek Woods

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):

\$ 17,000 : 42.5 = \$ 400 (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); 90

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.

Christopher A Wychoff
(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

8-5-20
(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: _____ (Note: Local Governing Body has 45 days to take action)

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

This application is ☐ approved, ☐ rejected

Date of approval or rejection: _____

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

Clerk's Signature: _____

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

II. Please verify the following:

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

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

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

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

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

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

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

COPY SENT TO:

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

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

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

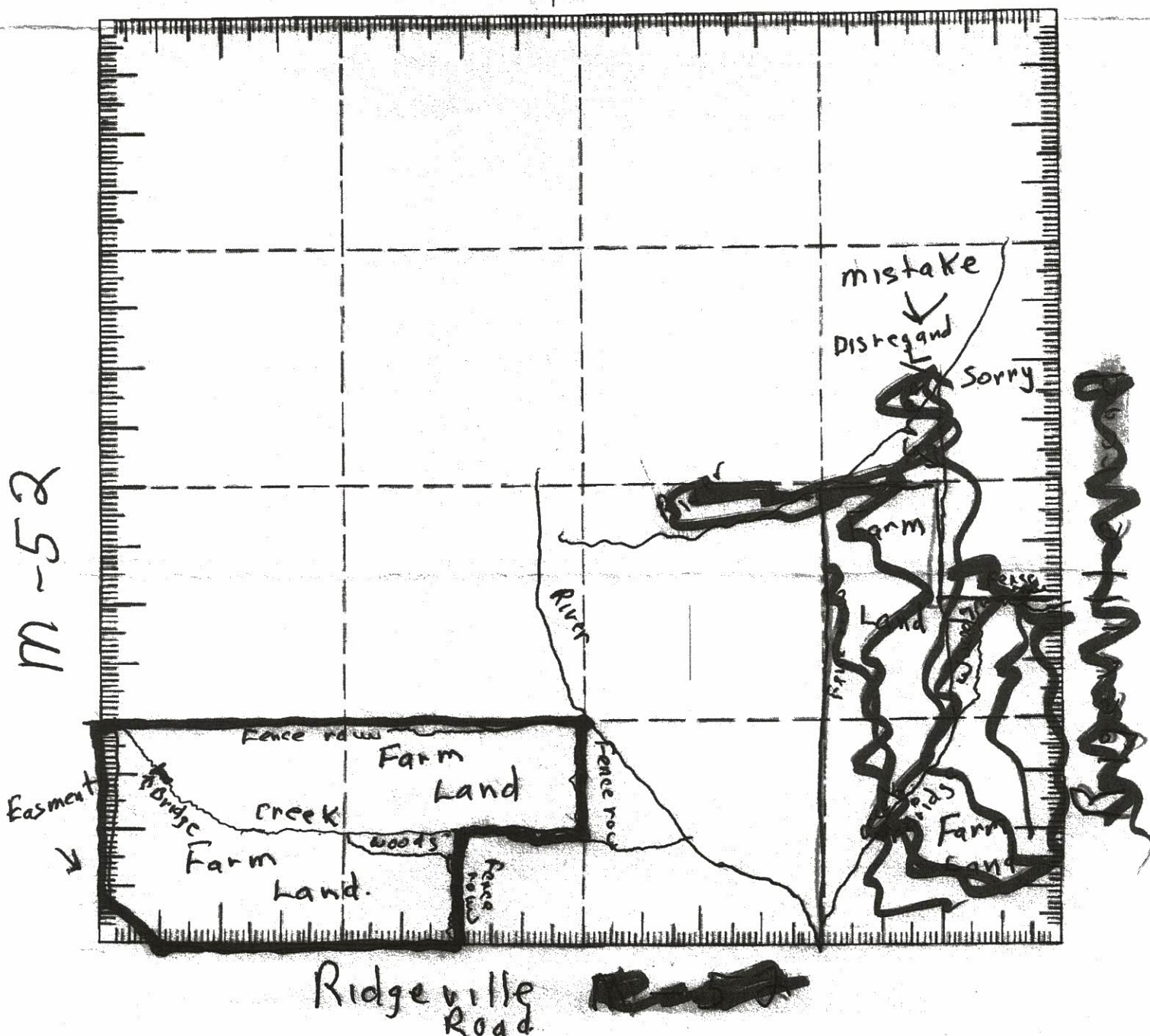
Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
 B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
 C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
 D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

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

County Linnawee
 Township Fairfield
 T 8 south 3 east Section 23

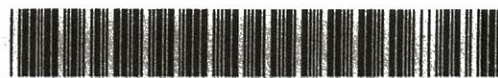
↑ North



OFFICIAL TAX STATEMENT

Summer Tax Bill

FAIRFIELD TOWNSHIP
MARTHA OARD, TREASURER
P O BOX 286
JASPER, MI 49248
TEMP-RETURN SERVICE REQUESTED



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2020 THRU SEPT. 14, 2020
After 09/14/2020, additional interest and fees apply.

2020 Summer Tax for Property Number: FA0-123-3550-00

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

Property Addr:

10000 S ADRIAN HWY BLK

WYCKOFF, CHRISTOPHER A
13750 BERKEY HWY
BLISSFIELD, MI 49228-9742



Tax for Prop#: FA0 123 3550 00

Make Check Payable To: Fairfield Township

TOTAL AMOUNT DUE: \$434.05

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

FAIRFIELD TOWNSHIP 2020 SUMMER TAX BILL

MESSAGE TO TAXPAYER

IF PAYING BY MAIL, SEND SELF-ADDRESSED STAMPED
ENVELOPE ALONG WITH ENTIRE BILL. THE BOTTOM
HALF, MARKED PAID, WILL BE RETURNED TO YOU.
OFFICE PHONE NO: 517-436-6400
PAYMENTS WILL BE ACCEPTED AT FAIRFIELD TWP
OFFICE, 1023 PINE ST, JASPER:

AUG 10 9:00 AM - 2:00 PM
SEPT 14 9:00 AM - 5:00 PM

ALSO TAXES MAY BE PAID AT OFFICE ANY MONDAY OR
THURSDAY 9:00 AM - 1:00 PM

DUE TO COVID-19, PLEASE MAIL OR DROP TAX
PAYMENTS IN DROP BOX, IF POSSIBLE.

PROPERTY INFORMATION

Property Assessed To:

WYCKOFF, CHRISTOPHER A
13750 BERKEY HWY
BLISSFIELD, MI 49228

School: 46130 SAND CREEK

Property #: FA0-123-3550-00

Property Addr: 10000 S ADRIAN HWY BLK

Legal Description:

SW-1/4 OF SW-1/4 EX W 75 FT ALSO EX THAT
PART LYING SW OF A LI BEG 200 FT E &
300 FT N FROM SW COR SEC 23 ALSO LD BEG
AT NW COR OF SE-1/4 OF SW-1/4 SEC 23
RUNN TH E 8.14 CHS TH S 10.70 CHS TO CTR
OF A DITCH TH W'LY 8.14 CHS TO W LI OF
SE-1/4 OF SW-1/4 TH N 10.93 CHS TO POB S
EC 23

PAYMENT INFORMATION

This tax is payable 7/1/2020 thru 9/14/2020

Pay by mail to: FAIRFIELD TOWNSHIP
MARTHA OARD, TREASURER
P O BOX 286
JASPER, MI 49248

TAX DETAIL

Taxable Value: 37,699 Class: 101
State Equalized Value: 127,900
Assessed Value: 127,900
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	226.19
COUNTY OPER	5.40000	203.57

OPERATING FISCAL YEARS

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

County: JANUARY 1 - DECEMBER 31

Twn/Cty: JULY 1 - JUNE 30

School: JULY 1 - JUNE 30

State: OCTOBER 1 - SEPTEMBER 30

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

Total Tax: \$429.76

Administration Fee: \$4.29

Total Amount Due: \$434.05



KNOW ALL MEN BY THESE PRESENTS: That Douglas A. Hasenpflug and Ann L. Hasenpflug, husband and wife whose address is 5689 Treat Highway, Adrian, MI 49221

Convey(s) and Warrant(s) to Christopher A. Wyckoff, a single man whose address is 13750 Berkey Highway, Blissfield, MI 49228

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

PARCEL 1:

South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 23, Town 8 South, Range 3 East; EXCEPTING THEREFROM Land deeded to the State of Michigan April 13, 1962, and recorded in Liber 603 of Deeds, Page 444, Lenawee County Records, on April 26, 1962. ALSO, excepting therefrom that part lying Southwest of a line beginning 200 feet East and 300 feet North from the Southwest corner of said Section 23.

PARCEL 2:

The North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 23 in Town 8 South, Range 3 East; EXCEPTING THEREFROM land contained in Determination of Necessity by the State Highway Commission Recorded 5 September 1962 in Liber 607, Page 275, Lenawee County Records.

CONTINUED DESCRIPTION ON ATTACHED SHEET
for the full consideration of Forty-Four Thousand and 00/100 (\$44,000.00) Dollars

subject to easements and restrictions of record.

ESCROWS

TITLE INSURANCE

Dated this 4th day of December 1991

Witnesses:

Timothy P. Pickard

Kelley J. Pifer

Signed and Sealed:

Douglas A. Hasenpflug (L.S.)

Ann L. Hasenpflug (L.S.)

STATE OF MICHIGAN } ss.
COUNTY OF LENAWEE

The foregoing instrument was acknowledged before me this 4th day of December 1991 by * Douglas A. Hasenpflug and Ann L. Hasenpflug My commission expires March 5, 1994

Kelley J. Pifer
Notary Public Lenawee County, Michigan

* Type name of Grantor
Instrument Timothy P. Pickard NO OPINION GIVEN
Drafted by

Business Address 204 N. Winter Street, Adrian, MI 49221

County Treasurer's Certificate

DEC 9 1991

LENAWEE COUNTY TREASURER

TAX CERTIFICATE NO. 2316

Harold P. Barby

City Treasurer's Certificate

REAL ESTATE

48.40

DEC-9-91

RECORDED

RECORDED

Recording Fee \$12.00

State Transfer Tax \$48.50

When recorded return to Christopher A. Wyckoff
13750 Berkey Highway, Blissfield, MI

Send subsequent tax bills

to Christopher A. Wyckoff

13750 Berkey Highway, Blissfield, MI

Tax Parcel # FAC-123-3550-00 Ex. No. 271

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Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

PA 116 FARMLAND AGREEMENT | FA #20-11

Applicant(s): Christopher A. Wyckoff
13750 Berkey Highway
Blissfield, MI 49228

Date: August 20, 2020

Local Government: Madison Charter Township

Purpose: **Enrollment application**

Location: The subject properties (ID #MD0-128-3100-00) is located in Section 28 of the Township (T7S, R3E) (see Figure 1).

Description: The subject property has an area of approximately 34 acres, almost all of which is cultivated for cash crops. The parcel contains no buildings. The average gross annual income is \$400/acre, above the minimum \$200/acre MDARD requirement.

Term: 90.

Future Land Use: The *Lenawee County Comprehensive Land Use Plan* places the subject property at the edge 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:

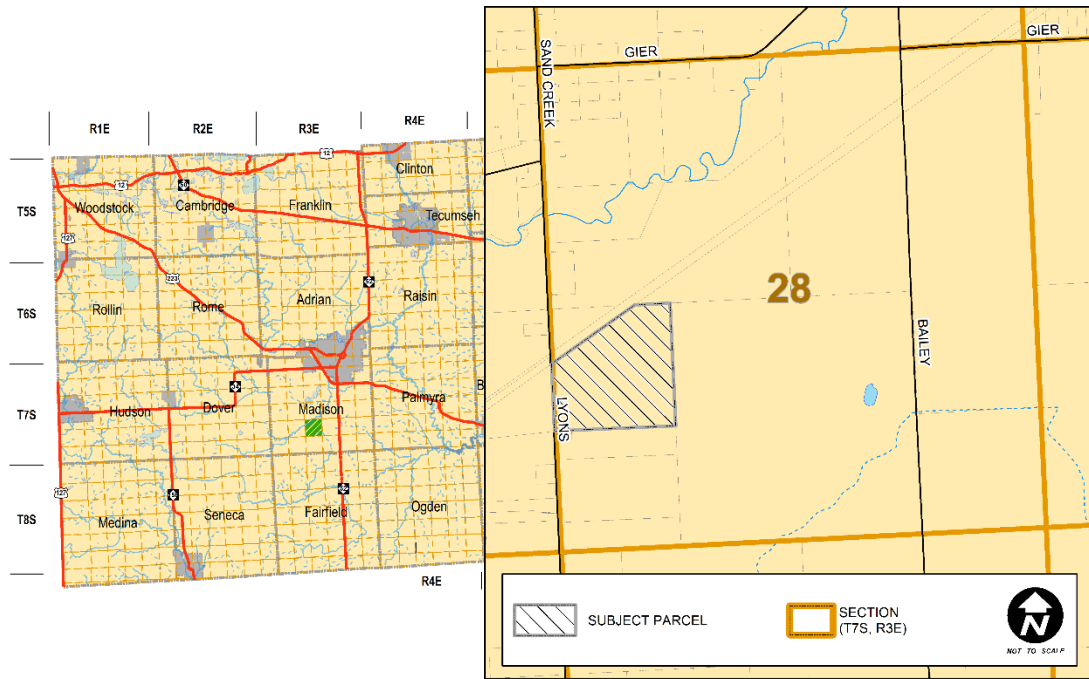
- *Question #16g.* Indicate that no buildings are located on the property.

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 Madison Charter 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**

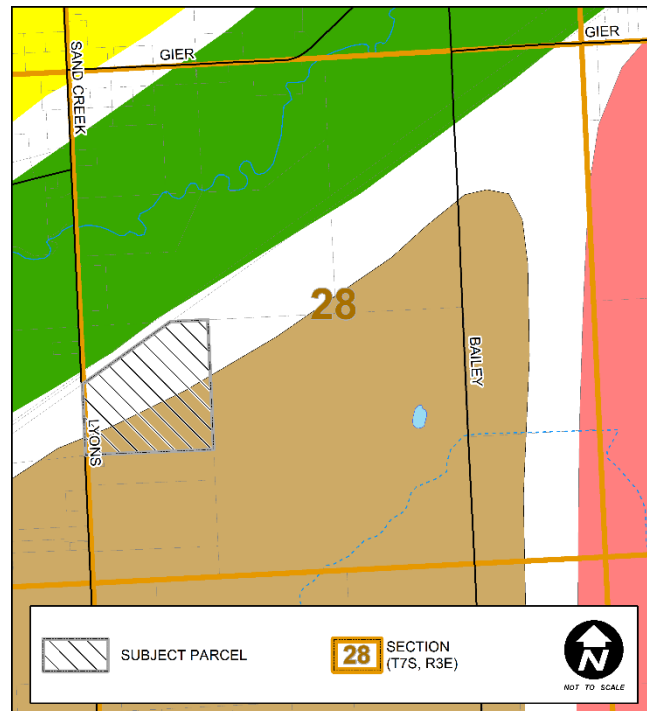


Figure 3
USDA Aerial Photograph





**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: 8/10/2020

Application No: #03-2020

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: Wyckoff Christopher A.
Last First Initial

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

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

☐ Married ☒ Single

2. Mailing Address: 13750 Donkey Hwy Blissfield Mich 49228
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 260 6234

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

5. E-mail address: plowboy49228@gmail.com

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

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

8. Section No. 28 Town No. 7 South Range No. 3 East

III. Legal Information:

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

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

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

If "Yes", please explain circumstances: _____

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

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

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

Name the types of mineral(s) involved: _____

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

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

Name: _____

Address: _____

Street City State Zip Code

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

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

Date _____

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

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

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

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

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

This application is for:

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

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

cash crops

b. Total number of acres on this farm 34.04

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

d. Acreage in cultivation: 34

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

f. All other acres (swamp, woods, etc.) RR X Fence row

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):

\$ #13,600.00 34 = \$ #400.00 (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); 90

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.

Christopher A Wychoff
(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

8-10-20
(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: 8/10/2020 (Note: Local Governing Body has 45 days to take action)

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

This application is ☒ approved, ☐ rejected

Date of approval or rejection: 8/10/2020

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

Clerk's Signature: Janet M. Moden, Clerk

Property Appraisal: \$61,500 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

Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
 B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
 C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
 D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

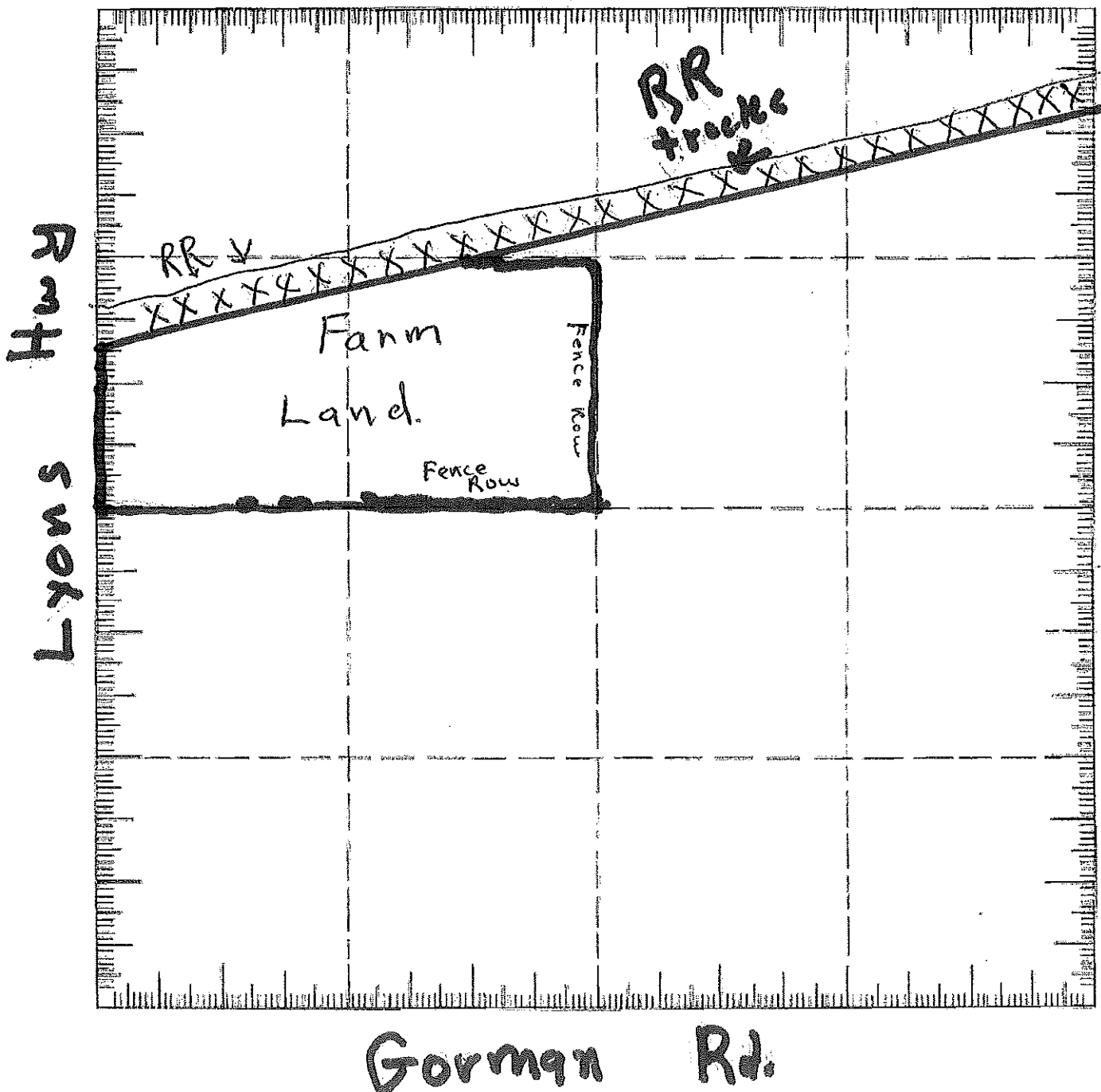
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County Lenawee

Township Madison

T 7 south R 3 east Section 28

↑ North



OFFICIAL TAX STATEMENT**Summer Tax Bill**

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



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2020 THRU SEPT. 14, 2020
 After 09/14/2020, additional interest and fees apply.

2020 Summer Tax for Property Number: MD0-128-3100-00

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

Property Addr:

5000 LYONS HWY BLK

WYCKOFF, CHRISTOPHER A
 13750 BERKEY HWY
 BLISSFIELD, MI 49228-9742



02307

Tax for Prop#: MD0 128 3100 00

Make Check Payable To: Lenawee County Treasurer

TOTAL AMOUNT DUE: \$283.18

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

MADISON CHARTER TOWNSHIP 2020 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 ANNEX PARKING LOT BY THE GENERATOR LOCATED AT 113 W FRONT ST, ADRIAN

PROPERTY INFORMATION

Property Assessed To:

WYCKOFF, CHRISTOPHER A
 13750 BERKEY HWY
 BLISSFIELD, MI 49228

School: 46130 SAND CREEK

Property #: MD0-128-3100-00

Property Addr: 5000 LYONS HWY BLK

Legal Description:

NW 1/4 OF SW 1/4 EX RR ALSO EX LD LYING
 N OF RR SEC 28 - 33.929 ACRES

PAYMENT INFORMATION

This tax is payable 7/1/2020 thru 9/14/2020

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

TAX DETAIL

Taxable Value: 24,596 Class: 101
 State Equalized Value: 61,500
 Assessed Value: 61,500
 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	147.57
COUNTY OPER	5.40000	132.81

OPERATING FISCAL YEARS

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

County: JANUARY 1 - DECEMBER 31

Twn/Cty: JANUARY 1 - DECEMBER 31

School: JULY 1 - JUNE 30

State: OCTOBER 1 - SEPTEMBER 30

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

Total Tax: \$280.38

Administration Fee: \$2.80

Total Amount Due: \$283.18



Lenawee County G.I.S

301 N. MAIN ST
 OLD COURTHOUSE 1ST FLOOR PHONE: (517)264-4522
 ADRIAN, MI. 49221 FAX: (517)264-4529

MD0-128-3100-00



1 inch = 227.901149 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.

Janet Moden

From: Bean Creek Assessing <beancreekassessing@gmail.com>
Sent: Tuesday, August 11, 2020 11:13 AM
To: Janet Moden
Subject: Re: Madison Twp - PA 116 for MDO 128 3100 00

Hello Janet,

Parcel # MDO-128-3100-00 Assessed / Sev: is 61,500 Taxable is 24,596

Rex

On Mon, Aug 10, 2020 at 4:42 PM Bean Creek Assessing <beancreekassessing@gmail.com> wrote:

Hi Janet, I can asap. But internet or should I say all is down in Hudson. Some one hit the fiber optic line. I will send you tomorrow when I get to Hillsdale or should it get repaired tonight.

Rex

On Mon, Aug 10, 2020, 4:33 PM Janet Moden <clerk@madisontwp.com> wrote:

Christopher A. Wyckoff owner, needs the assessed value for his PA 116 application, can you send it to me so I can put it with the documents for Region II?

MDO 128 3100 00

Thanks

Janet M. Moden

Clerk, Madison Charter Twp.

Adrian, MI 49221

(517) 263-9313



KNOW ALL MEN BY THESE PRESENTS: That DOUGLAS HASENPFLUG and ANN HASENPFLUG, husband and wife

whose address is 5889 Treat, Adrian, MI 49221

Convey(s) and Warrant(s) to CHRISTOPHER A. WYCKOFF, a single man

whose address is 13750 Berkey Highway, Blissfield, MI 49228

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

The Northwest 1/4 of the Southwest 1/4 of Section 28, Town 7 South, Range 3 East; EXCEPTING THEREFROM The right of way of the railroad; ALSO EXCEPTING THEREFROM All that part thereof described as beginning at the West 1/4 corner of Section 28, aforesaid; thence North 89° 54' 10" East 744.65 feet along the North line of the said Southwest 1/4 of Section 28; thence South 57° 19' 41" West 884.61 feet along the Northerly line of the Norfolk and Western Railway Company to the West line of said Section 28; thence North 476.28 feet to the place of beginning.

Legal description taken from Land Contract between the parties dated April 9, 1992.

This deed is given in fulfillment of a Land Contract between the parties dated April 9, 1992.

for the full consideration of Twenty-Four Thousand and 00/100 (\$24,000.00) Dollars

Subject to the terms and conditions of the Farmland Development Rights Agreement recorded in Liber 1119 on Page 685, Lenawee County Records. Also subject to the rights of the railroad in any part thereof taken, used or deeded for railroad purposes. Also subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes. Also subject to an oil and gas lease recorded at Liber 998, Page 246, Lenawee County Records.

Dated this 22nd day of November 19 93

Witnesses:

Signed and Sealed:

Timothy P. Pickard

Kelley J. Pifer

Douglas Hasenpflug

Ann Hasenpflug

STATE OF MICHIGAN
COUNTY OF LENAWEE

ss.

The foregoing instrument was acknowledged before me this 22nd day of November 1993 by Douglas Hasenpflug and Ann Hasenpflug

My commission expires March 5, 1994

* Type name of Grantor NO OPINION GIVEN
Instrument
Drafted by Timothy P. Pickard, Attorney at Law

Notary Public Kelley J. Pifer Lenawee County-Michigan

Business Address: 204 N. Winter, Adrian, MI 49221

County Treasurer's Certificate

NOV 29 1993

LENAWEE COUNTY TREASURER

TAX CERTIFICATE NO. 818

David O. Bailey

City Treasurer's Certificate

Recording Fee \$10.00

State Transfer Tax \$26.40

Tax Parcel #

When recorded return to Christopher Wyckoff
13750 Berkey Highway, Blissfield, MI 49228

Send subsequent tax bills

to Christopher Wyckoff
13750 Berkey Highway, Blissfield, MI 49228

TITLE INSURANCE ESCROWS

TITLE INSURANCE ESCROWS

RECORDED
REGISTER OF DEEDS
1993 NOV 29 AM 10:44
LENAWEE COUNTY
ADRIAN, MICH.

This page is intentionally blank.

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: July 31, 2020

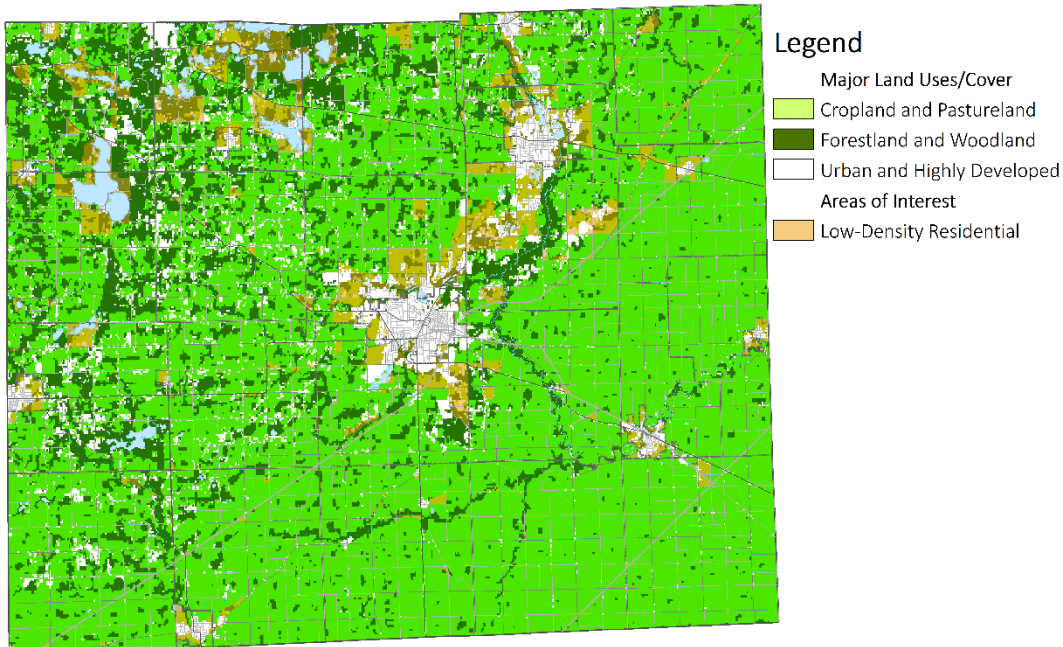
Subject: **Lenawee County | Agriculture and Other Land Uses/Cover**

A goal and associated strategy and action (i.e., Goal #2, Strategy C, Action #3) of the 2017-2021 edition of the *Region 2 Planning Commission Comprehensive Economic Development Strategy (CEDS)* is the identification and mapping of cultural and recreational resources, which includes agriculture. The American Farmland Trust (AFT) and Conservation Science Partners recently created various geodatabases regarding land use—with a special focus on agricultural land from 2001-2016—within the 48 conterminous U.S. as part of their [Farms Under Threat](#) project (2020). R2PC staff utilized TIFF (Tagged Image File Format) images of those geodatabases provided by the AFT to create the following maps depicting Lenawee County.



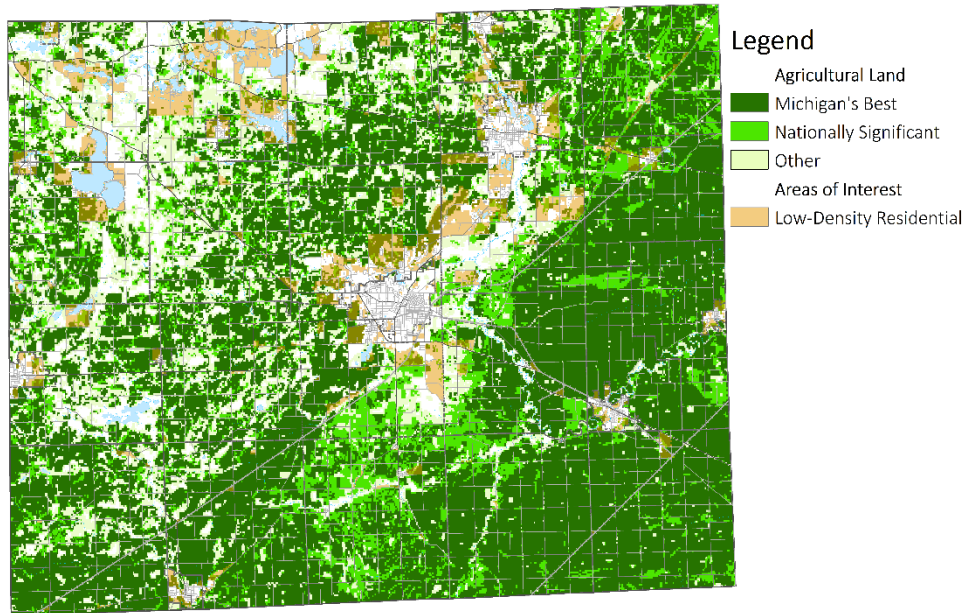
Major Land Uses and Land Cover

The major land uses comprising Lenawee County in 2016 included croplands and pasturelands, forestlands and woodlands, and urban and highly developed uses. Low-density residential neighborhoods are also located in the midst of farmland and wooded areas.



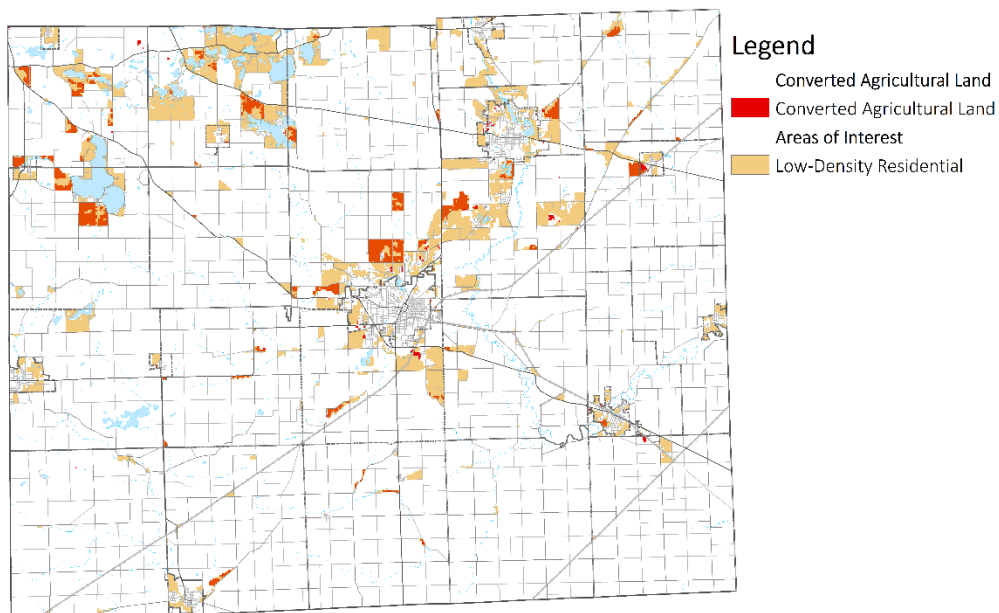
Quality of Agricultural Land

Much of Lenawee County's agricultural land in 2016 was determined to be nationally significant or among the best in Michigan and best suited for the long-term production of food and other crops. The AFT made those assessments by assigning minimum productivity, versatility, and resiliency (PVR) values to agricultural areas. Land with PVR values above a minimum threshold are nationally significant and land with PVR values above the state's median are among Michigan's best.



Conversion of Agricultural Land

According to the AFT, the "conversion of agricultural land to more-developed uses jeopardizes food security and ecosystem integrity". The AFT also determined that "agricultural land in [Michigan's low-density residential areas] in 2001 was 11 times more likely to be converted to [urban and highly developed uses] by 2016, compared to other agricultural land" (see the attached AFT report) and identified their locations in Lenawee County.





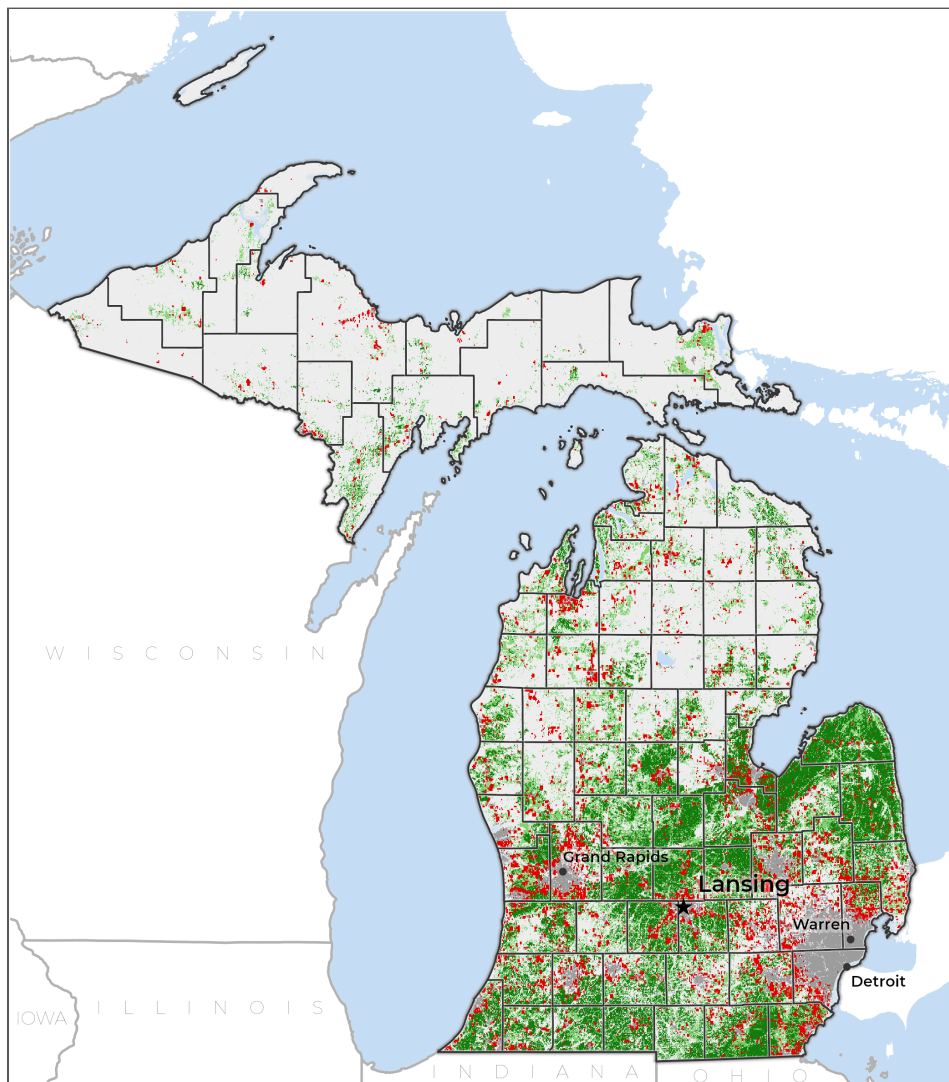
THE STATE OF THE STATES

Agricultural Land Conversion Highlight Summary


Michigan

Farms Under Threat: The State of the States mapped agricultural land conversion and evaluated state policy responses. The spatial analysis identified the extent, diversity, and quality of each state's agricultural land—and where this land has been converted to both urban and highly developed (UHD) and low-density residential (LDR) land uses.


AGRICULTURAL LAND CONVERSION 2001-2016




Conversion of non-federal farmland to UHD and LDR land uses from 2001-2016. The threat to working farms and ranches is pervasive, often claiming the most productive, versatile, and resilient lands.


 Conversion of agricultural land to UHD and LDR land uses

Farmland* that is:

Above state median PVR** 

Below state median PVR 

 Urban areas

 Federal, forest, and other lands

RELATIVE CONVERSION THREAT

MEDIUM

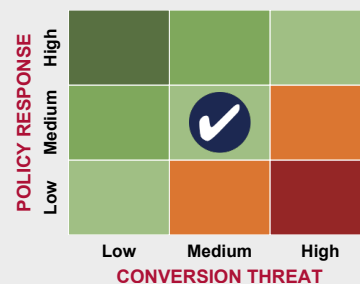
Michigan scored in the middle of all states for the conversion of agricultural land to urban and highly developed (UHD) and low-density residential (LDR) uses.

RELATIVE POLICY RESPONSE

MEDIUM

Michigan scored in the middle of all states for policies and programs that protect agricultural land from development, promote farm viability, and facilitate the transfer of agricultural land.

HOW IS THIS STATE DOING?



Michigan is in a green box because its policy response is aligned with its conversion threat, relative to other states. Learn more at www.farmland.org/farmsunderthreat

*Farmland is composed of cropland, pastureland, and woodland associated with farms.

** Our productivity, versatility, and resiliency (PVR) index helps identify high-quality agricultural land (see page 2).

DEVELOPMENT THREATENS MICHIGAN'S AGRICULTURAL LAND

From 2001-2016, 240,100 acres of agricultural land were developed or compromised.

Michigan's farmland and ranchland was converted to:

- **Urban and highly developed (UHD)** land use, including commercial, industrial, and moderate-to-high-density residential areas.
- **Low-density residential (LDR)** land use, where scattered large lot development fragments the agricultural land base and limits production, marketing, and management options for the working farms and ranches that remain.

LDR PAVES THE WAY FOR FURTHER DEVELOPMENT

Agricultural land in LDR areas in 2001 was

11 TIMES MORE LIKELY

to be converted to UHD by 2016, compared to other agricultural land.

44,600 acres

19%

of conversion was to UHD

195,500 acres

81%

of conversion was to LDR

CONVERSION AFFECTED ALL TYPES OF AGRICULTURAL LAND



CROPLAND: 125,200 acres
PASTURELAND: 73,600 acres
WOODLAND: 41,200 acres

MICHIGAN'S BEST AGRICULTURAL LAND IS UNDER THREAT

We used our unique **PVR index**, which quantifies the productivity, versatility, and resiliency of agricultural land, to identify:

1. **Michigan's best land**, which has PVR values above the state median, and
2. **Nationally Significant land**, which is the country's best land for long-term production of food and other crops. **66%** of Michigan's agricultural land, or **7,785,900 acres**, falls in this category.*

Protecting high-PVR land is critical for the long-term sustainability of agriculture, yet from 2001-2016:

- ▶ **84,700 acres** of Michigan's best land were converted to UHD and LDR uses.
- ▶ **124,200 acres** of Michigan's Nationally Significant land were converted.

*These two categories overlap and the same land may be included in both.

What's at stake?

- ▶ **11,740,400 acres of agricultural land remain¹**



CROPLAND: 7,894,200 acres
PASTURELAND: 2,138,300 acres
WOODLAND: 1,707,900 acres

- ▶ **\$8.2 billion earned from cash receipts in 2017²**
 - \$326.5 million from local food³
 - \$2.7 billion from agricultural exports⁴
- ▶ **240,100 acres were converted—enough land to generate \$168 million in annual revenue²**
- ▶ **Michigan's top 3 agricultural products:²**
 - Milk and Dairy \$1.8 billion
 - Corn \$1.3 billion
 - Soybeans \$998.6 million
- ▶ **80,400 producers and 97,100 farm laborers on 47,600 farms²**
- ▶ **4 times as many producers over 65 as under 35 years old²**

1. Farms Under Threat 2016

2. National Agricultural Statistics Service 2017

3. Sold directly to consumer and intermediate outlets, NASS 2017

4. Economic Research Service 2017



Farms Under Threat is American Farmland Trust's multi-year initiative to document the status of and threats to U.S. farmland and ranchland and to identify policy solutions to ensure the protection and conservation of America's diverse agricultural landscape. For more information about AFT, visit www.farmland.org. If you have any questions about the analysis methods or would like access to data, please contact AFT's Farmland Information Center: www.farmlandinfo.org or (800) 370-4879.



Explore our interactive maps at www.farmland.org/farmsunderthreat