



Jackson 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: November 5, 2020

TIME: 6:00 p.m.

PLACE:

zoom

(see the back for login information)

MEETING AGENDA

1. Call to order and pledge of allegiance
2. Public comment *[3 MINUTE LIMIT]*
3. Approval of minutes
Approval of the October 8, 2020, meeting minutes *[ACTION]* 3
4. Approval of agenda
Approval of the November 5, 2020, meeting agenda *[ACTION]*
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s)
(1) CZ | #20-14 | Leoni Township Rezoning *[ACTION]* 5
 - b. Consideration of master plan(s)
(1) NOI | Hillsdale County *[INFORMATIONAL]* 27
 - c. Farmland and Open Space Preservation Program (PA 116) application(s) – *None*
(1) FA | #20-03 | Liberty Township *[ACTION]* 29
6. Other business
 - a. Unfinished business – *None*
 - b. New business – *None*
7. Public comment *[2 MINUTE LIMIT]*
8. Commissioner comment
9. Adjournment

The next scheduled meeting of the Jackson County Planning Commission is December 10, 2020

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



Grant Bauman, Recording Secretary, is
inviting you to a scheduled JCPC Zoom meeting.

Join Zoom Meeting

<https://zoom.us/j/96361107830?pwd=eVNkRVVsaFNZZ3J3ZVFhbVFEEdENzd09>

Meeting ID: 963 6110 7830

Passcode: 271298

One tap mobile

+13126266799,,96361107830#,,,,,0#,,271298# US (Chicago)

+16468769923,,96361107830#,,,,,0#,,271298# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

Meeting ID: 963 6110 7830

Passcode: 271298

Find your local number: <https://zoom.us/u/abNxKpBtWz>



Jackson County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201

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

MEETING MINUTES

October 8, 2020

zoom • Meeting ID: 971 8348 5662 • Passcode: 287627

Members Present: Mr. Eric Beda, Industry and Economics; Mr. Roger Gaede, Environment; Mr. Ted Hilleary, Education; Mr. Russ Jennings, At Large; and Ms. Nancy Hawley, At Large

Members Absent: Mr. Timothy Burns, At Large; Mr. Corey Kennedy, Jackson County Board of Commissioners; Ms. Jennifer Morris, At Large; and Mr. Jim Videto, Agriculture

Liaisons Present: Mr. Grant Bauman, Principal Planner

Others Present: None.

Item 1. **Call to Order and Pledge of Allegiance.** Secretary Hawley called the meeting to order at 6:13 p.m.

Item 2. **Public Comment.** There was no public comment.

Item 3. **Approval of Minutes.** Comm. Jennings made a motion, seconded by Comm. Gaede, to **approve** the September 10, 2020, meeting minutes as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Beda made a motion, seconded by Comm. Hilleary, to **approve** the October 8, 2020, meeting agenda as corrected. *The motion was approved unanimously.*

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

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

(1) **CZ | #20-13 | Summit Township**

Staff summarized his report regarding the proposed rezoning of a property, located at the intersection of Weatherwax Drive and Park Road and known as Parcel ID #000-13-16-301-038-01, to 'general commercial (C-2)'. Staff advised County Planning Commissioners to recommend **approval** of the rezoning (please see the staff report).

Comm. Gaede asked some questions regarding the proposed lot split associated with the rezoning. Comm. Jennings made a motion, seconded by Comm. Hilleary, to concur with the staff advisement to recommend **approval** of the proposed 'C-2' rezoning to the Summit Township Board (please see the staff report and these minutes). *Commissioners approved the motion unanimously.*

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

b. **Consideration of Master Plan(s).**

(3) **CZ | #20-01 | Village of Grass Lake**

Staff summarized his report regarding the proposed *Village of Grass Lake Master Plan* and advised the Commission to state that, in its opinion, the proposed plan is generally consistent with the master plans of adjacent Jackson County municipalities and the countywide master plan (please see the staff report).

Comm. Gaede made a motion, seconded by Comm. Beda, to state that it is opinion of the Jackson County Planning Commission that the proposed *Village of Grass Lake Master Plan* is generally consistent with:

- The master plans of adjacent Jackson County municipalities and
- The Jackson Community Comprehensive Plan

Commissioners approved the motion unanimously.

c. **Farmland & Open Space Preservation Program (PA 116) application(s).** None.

Item 6. **Other Business.**

a. **Unfinished Business.** None.

b. **New Business.** None.

Item 7. **Public Comment.** None.

Item 8. **Commissioner Comment.** None.

Item 9. **Adjournment.** Secretary Hawley adjourned the meeting at 6:45 p.m.

Respectfully submitted by:

Grant Bauman, Recording Secretary



Jackson County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201

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COORDINATED ZONING REPORT | #20-14

To: County Planning Commissioners

From: Grant E. Bauman

Date: September 2, 2020

Proposal: **A rezoning in Leoni Township**

Request

The applicant proposes rezoning the subject property to 'heavy industrial (M)' from 'general business (B-4)'.

Purpose

Sale of the property for a "marihuana-related business" or the continuation of current "fabrication operations" (see the Background Information).

Location and Size of the Property

The subject property (ID# 000-14-06-301-009-00) has an area of approximately 1.42 acres, part of a larger campus located in Section 6 (T3S-R1E) of Leoni Township (see Figures 1 and 2).

Land Use and Zoning

Current Land Use – The current use of the subject property is 'commercial'. Properties to the north, east, and west (including ID #000-14-06-301-008-00) are also assessed 'commercial' (see Figures 2 and 3).

Future Land Use – The Township's master plan recommends 'industrial' uses in the general area (see Figure 4).

Current Zoning – The subject property is zoned 'general business (B-4)' (see Figure 5). The property to the south (part of the larger campus) is zoned 'heavy industrial (M)'.

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal water and sewer are not available to the subject property (see the attached Zoning Worksheet Form).

Public Road/Street Access –Page Avenue is a paved county primary built to class-A standards. Dettman Road (south of Page) is a paved county local. Kenwood Court is a private roadway.

Environmental Constraints –The Township did not identify any environmental constraints (see the attached Zoning Worksheet Form).

* The public notice and the meeting minutes refer to 'heavy industrial (ML)' and 'ML', respectively, rather than 'heavy industrial (M)', as cited in Sec.42-243 of the Township's code of ordinances.

† Please note that staff lists the proposed use for informational purposes only. Commissioners should not utilize it in making the rezoning decision. Circumstances may change tomorrow which make the proposed use impractical. All of the uses that the proposed zoning designation would allow are pertinent to the rezoning request.

‡ The Zoning Amendment Form (see background information) also cites Property ID #000-14-06-301-008-00 and #000-14-06-301-015-02. However, Property ID #000-14-06-301-015-02 is already Zoned 'heavy industrial (M)', and both properties are not included in the public notice or the motion recommending approval of the rezoning request. Finally, the subject property is incorrectly identified as ID #000-14-06-301-009-01 rather than #000-14-06-301-009-00 (*emphasis added*).

Analysis and Recommendation

Township Planning Commission Recommendation – The Leoni Township Planning Commission recommended **approval** of “the rezone of Parcel 000-14-06-301-009-01 (PTC Industrial Sales) from B4 to ML” (see the attached background information). Please note that the motion refers to ‘ML’, which is ‘light industrial’, rather than ‘heavy industrial (M)’ (see footnote*). Please further note that the motion cites excludes Property ID #000-14-06-301-008-00 and #000-14-06-301-015-02 included in the application (see footnotes†).

Staff Analysis – Leoni Township has a Zoning Plan (an element of the Master 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 Master Plan recommends ‘industrial’ south of Page Avenue and east of Dettman Road (see Figure 4).
2. **Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?**
Yes. One of the properties comprising the PTC Industrial Sales campus is already zoned ‘Heavy Industrial (M)’.
3. **Will public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?**
No. Given that the Page Avenue is a paved county primary built to class-A standards, it should be able to handle the traffic associated with ‘M’ uses.
4. **Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning district?**
Yes. The master plan recommends ‘industrial’ uses in the general area and the identified campus is currently used industrially.

JCPC Staff Advisement – The proposed ‘heavy manufacturing (M)’ rezoning conforms to the Township’s future land use map. However, errors regarding the public notice and meeting minutes regarding the Township Planning Commission recommendation (see footnotes* and†) should be brought to the attention of the Township Attorney prior to the Township Board taking action on the request.

Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the ‘heavy manufacturing (L)’ rezoning request to the Leoni Township Board as long as the Township Attorney endorses the approval process as documented (see the staff report).

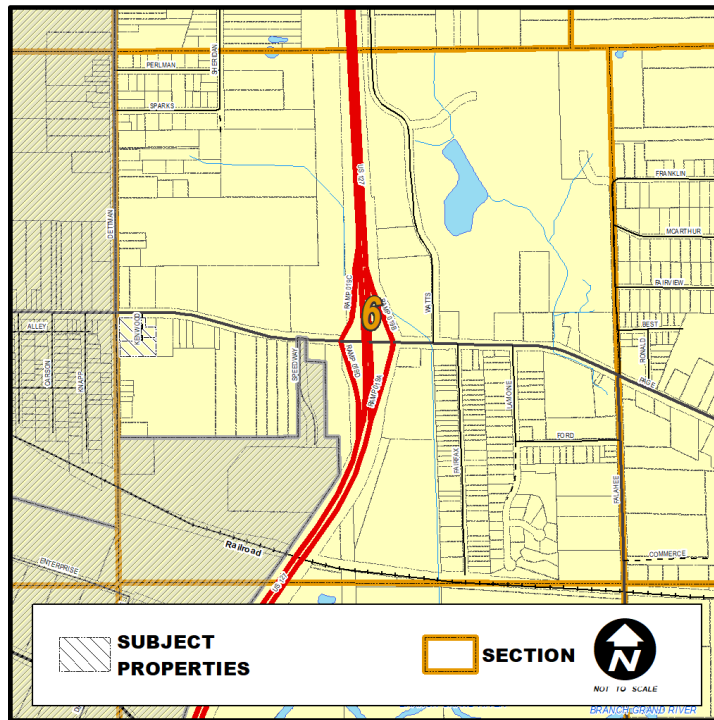
Staff Report Attachment(s):

- Background information provided by Leoni Township

Suggested Actions:

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

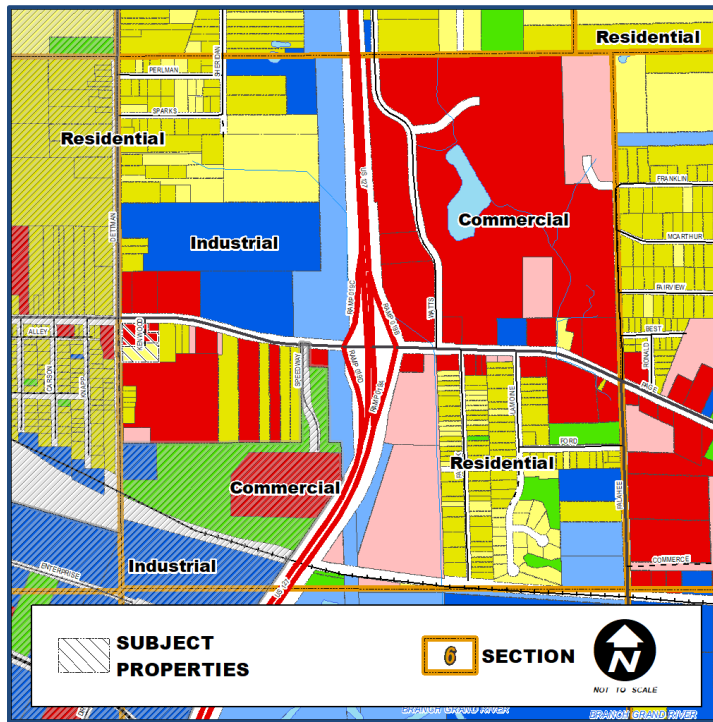
**Figure 1
Location**



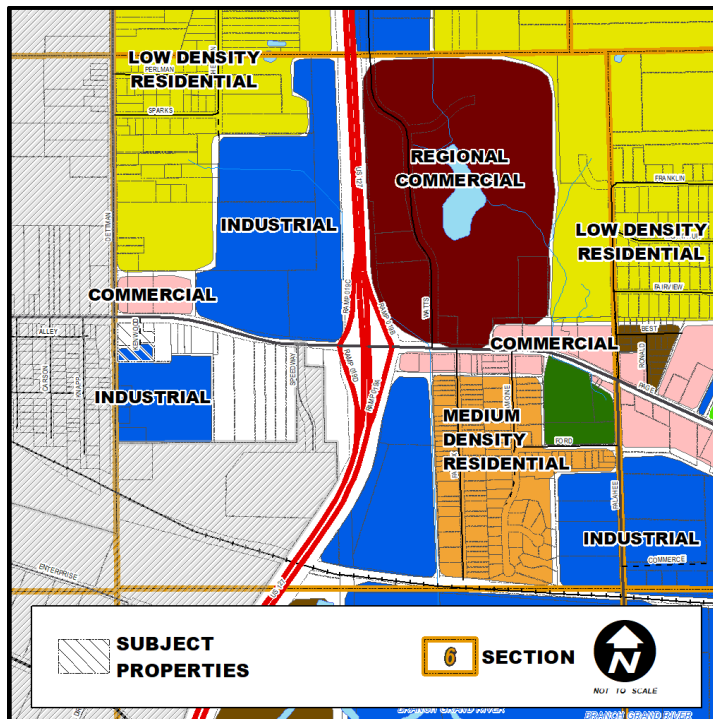
**Figure 2
Property Assessment**



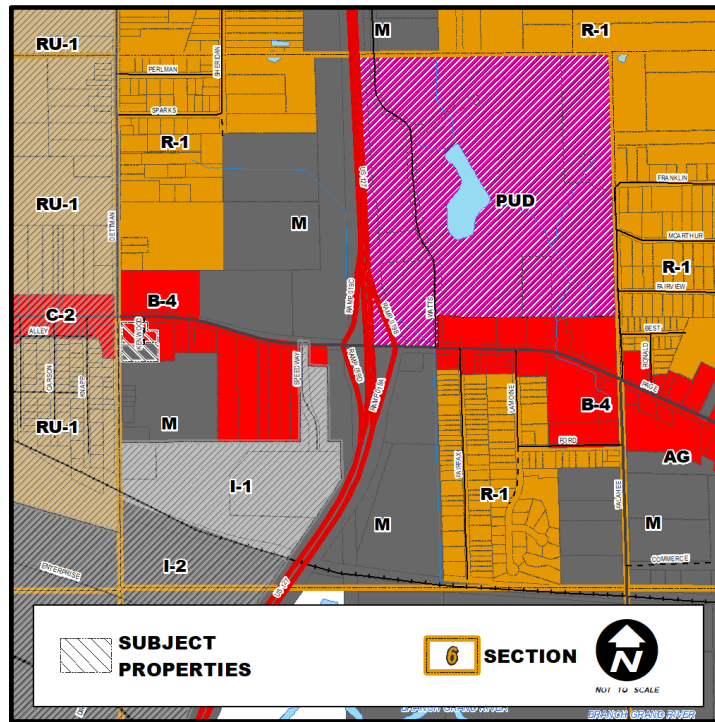
**Figure 3
Property Assessment**



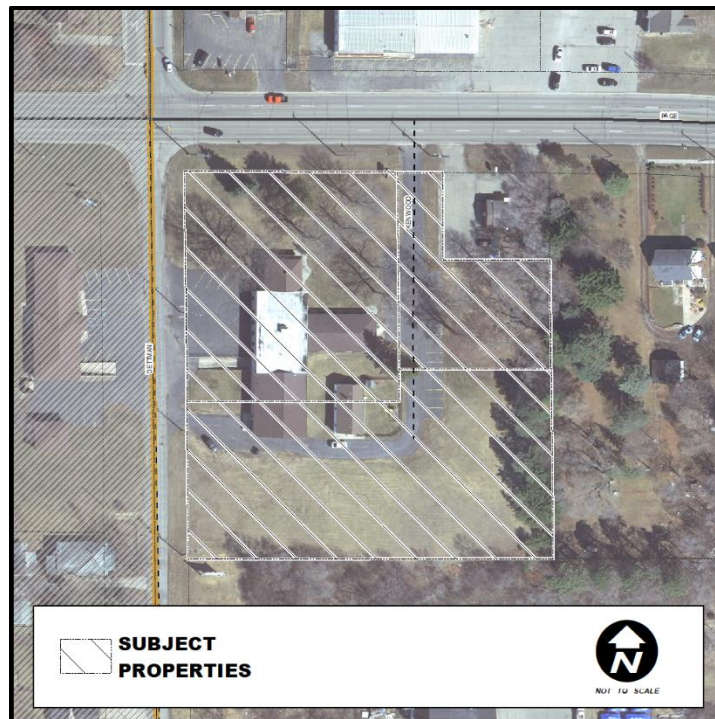
**Figure 4
Municipal Future Land Use**



**Figure 5
Municipal Zoning**



**Figure 6
USDA Aerial Photo**



ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

Return to: Jackson 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 JCPC recommendation will be mailed back to the Clerk, who will return a copy to the JCPC with the Township Board Action.

THE Leoni TOWNSHIP PLANNING COMMISSION submits the following proposed zoning change to the Jackson 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.)

000-14-06-301-009-00, 000-14-06-301-008-00, & 000-14-06-301-015-02
See Attachment A

1. The above described property has a proposed zoning change FROM General Business (B4) ZONE TO Heavy Industrial (ML) ZONE.
2. PURPOSE OF PROPOSED CHANGE: Suit existing business to increase fabricating operations

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 Oct day 21 year 2020
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month Oct day 4 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: The Salesman

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.

Benjamin Carroll ☒ Chair or ☐ Secretary 10/21/2020 (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

1. Date of Meeting: month _____ day _____ year _____
2. The JCPC herewith certifies receipt of the proposed amendment on the above date and:
☐ Recommends APPROVAL of the zoning change
☐ Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.
☐ Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.
☐ Takes NO ACTION.

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

TOWNSHIP BOARD ACTION:

1. Date of Meeting: month _____ day _____ year _____
2. The _____ Township Board herewith certifies that a legally constituted meeting held on the above date and that the proposed amendment ☐ PASSED, ☐ DID NOT PASS, or was ☐ REFERRED ANEW to the Township Planning Commission.

Township Clerk

REZONING WORKSHEET FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

Return to: Jackson 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: Leoni Township Case #: _____
Township official we may contact: Pamela Trammell Phone #: (517) 936-2305
Applicant: Matthew Russell Phone #: (517) 414-8401
Rezoning Request: From: General Business (B4) To: Heavy Industrial (ML)
Property Location: Section(s): 06 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"): see attached

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? see attachment B

What is the proposed use of the site? see attachment B

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

North: Commercial improve 3104 Page
East: Residential 3149 Page

South: Commercial Improve 225 Dettman
West: Commercial 3029 Page

What are the surrounding Zoning Districts?

North: (B4) General Business
East: (B4) General Business

South: (M) Heavy Industrial
West: (C2) General Commercial

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

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

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

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

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

☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s) ☐ Other (please specify) _____

Please attach the minutes of the Planning Commission.

☒ Yes, the minutes are attached. ☐ No, the minutes are not attached.

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

☒ Yes, copies of documentation are attached. ☐ No, copies of documentation are not attached.

Please attach any public comments, letters, or petitions.

☐ Yes, public comments are attached. ☒ No, public comments are not attached.

Please include any additional information or comments as an attachment.

Leoni Township Office
913 Fifth Street
Michigan Center, Michigan 49254
PHONE: (517) 764-4694 FAX: (517) 764-1380
Leonitownship.com

PLANNING COMMISSION MINUTES - DRAFT
October 21st, 2020

The Leoni Township Planning Commission held a meeting Wednesday, October 21st, 2020 @ 6:00pm via the Zoom.us conferencing suite.

Meeting opened to call of the Chair: 6:00pm

Members Present: J. Southworth, D. Helmlinger, V. Beckwith, B. Lester, B. Carroll, L. Maurer, K. Cole

Members Absent:

Persons in Attendance: 26 (count from Zoom)

*Motion by B. Carroll, supported by J. Southworth to **approve** the agenda as written*

Voice vote

Ayes: D. Helmlinger, B. Lester, J. Southworth, V. Beckwith, B. Carroll, L. Maurer, K. Cole

Nay:

Motion Carried via Roll Call

*Motion by V. Beckwith, supported by J. Southworth to **approve** the minutes from 10/7/2020*

Voice vote

Ayes: D. Helmlinger, B. Lester, J. Southworth, V. Beckwith, B. Carroll, L. Maurer, K. Cole

Nay:

Motion Carried via Roll Call

Public Comment: **Open at 6:06pm**
 Closed at 6:08pm

OLD BUSINESS:

*Motion by J. Southworth, supported by D. Helmlinger to **approve** the Site Plan for Green Stop LLC (Parcel 000-14-05-351-001-02)*

Discussion: Although there was some confusion over setbacks in Light Industrial (ML), Municode identifies 35 feet as the rear setback. Municode, as the publicly available and published set of codes and ordinances, will be used as the source of truth.

Voice vote

Ayes: D. Helmlinger, J. Southworth, B. Lester, B. Carroll, L. Maurer, V. Beckwith

Nay: K. Cole

Motion Carried via Roll Call

*Motion by J. Southworth, supported by L. Maurer to **table** the Site Plan Review for High Tech Plastics (Parcel 000-14-05-376-012-00)*

Voice vote

Ayes: D. Helmlinger, J. Southworth, B. Lester, B. Carroll, L. Maurer, V. Beckwith, K. Cole
Nay:

Motion Carried via Roll Call

*Motion by K. Cole, supported by J. Southworth to **table** the Site Plan Review for Leoni Reserve (Parcel 000-14-06-476-001-03)*

Voice vote

Ayes: D. Helmlinger, J. Southworth, B. Lester, B. Carroll, L. Maurer, V. Beckwith, K. Cole
Nay:

Motion Carried via Roll Call

*Motion by B. Carroll, supported by D. Hemlenger to **table** the Planning Commission Bylaw Amendments*

Voice vote

Ayes: D. Helmlinger, J. Southworth, B. Lester, B. Carroll, L. Maurer, V. Beckwith
Nay: K. Cole

Motion Carried via Roll Call

NEW BUSINESS:

Public Hearing Opened at: 7:22pm

Public Hearing Closed at: 7:23pm

Motion by J. Southworth, supported by D. Hemlenger to **approve** the rezone of Parcel 000-14-06-301-009-01 (PTC Industrial Sales) from B4 to ML

Voice vote

Ayes: D. Helmlinger, J. Southworth, B. Carroll, L. Maurer, V. Beckwith, K. Cole, B. Lester
Nay:

Motion Carried via Roll Call

*Motion by J. Southworth, supported by D. Hemlenger to **approve** the Site Plan for Matthew Baker (Parcel 000-14-12-226-001-03)*

Voice vote

Ayes: D. Helmlinger, J. Southworth, B. Carroll, L. Maurer, V. Beckwith, K. Cole
Nay:

Abstain: B. Lester (due to possible conflict of interest)

Motion Carried via Roll Call

Public Comment:

Open at	7:52pm
Closed at	7:53pm

Motion by B. Carroll, supported by J. Southworth to adjourn the meeting.

Ayes: D. Helmlinger, J. Southworth, L. Maurer, B. Lester, B. Carroll, V. Beckwith, K. Cole

Nay:

Motion Carried via Roll Call

Adjourned at 7:53pm

Next meeting: November 4th, 2020

**LEONI TOWNSHIP OFFICE
913 FIFTH ST
MICHIGAN CENTER MI 49254
517-764-4694 PHONE 517-764-1106 FAX**

NOT I CE

The Leoni Township Planning Commission will hold a ZOOM Public Hearing, Wednesday, October 21, 2020 at 6:00 P.M. in the Leoni Township Meeting Hall, 913 Fifth St., Michigan Center, Michigan, 49254.

“This meeting is being held by ZOOM because of the COVID-19 State of Emergency and in conformance with Executive Orders issued by the Governor of the State of Michigan.”

Please visit the Leoni Township website at <http://www.leonitownship.com> prior to the meeting for instructions regarding remote access and any updates that may be needed due to COVID-19 requirements.

000-14-06-301-009-01

Matt Russell, Owner PTC Industrial Sales
3101 Page Ave.
Jackson, MI 49203

Purpose of hearing: Rezone from B-4 (Business) to ML (Heavy Industrial)

Legal Description: Commencing at the East ¼ Post of Section 1, Town 3 South, Range 1 West, for the PLACE OF BEGINNING of this description, thence North 29.04' along the East line of said Section 1 and the West line of Section 6, Town 3 South, Range 1 East, to the West ¼ Post of said Section 6, thence S-89°-42'-28"-E 288.00' along the East & West ¼ line of said Section 6, thence South 105.00' along the West line of Deed recorded in Liber 890, Page 28, Jackson County Records, thence S-89°-42'-28"-E 105.00' along the South line of Deed recorded in Liber 890, Page 28, Jackson County Records, thence South 303.00", thence N-89°-42'-28"-W 393.00' to the West line of said Section 6, thence North 378.96' along the West line of said Section 6 and the center line of right-of-way of Dettman Road to the PLACE OF BEGINNING of this description.

Containing 3.428 Acres of land, more or less.

Bearings are based on the South $\frac{1}{2}$ of the West line of Section 6, Town 3 South, Range 1 East, as being North or South.

Subject to the rights of the public in and to the West 33.0' of the above described land as now used and occupied by Dettman Road and that portion of the above described land as now used and occupied by Page Avenue.

Subject to easements and restrictions of record, if any.

Kerry Pickett, Clerk

NOTICE

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"This meeting is being held by ZOOM because of the COVID-19 State of Emergency and in conformance with Executive Orders issued by the Governor of the State of Michigan."

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000-14-06-301-009-01

Matt Russell, Owner PTC Industrial Sales
3101 Page Ave.
Jackson, MI 49203

Purpose of hearing: Rezone from B-4 (Business) to ML (Heavy Industrial)

Legal Description: Commencing at the East ¼ Post of Section 1, Town 3 South, Range 1 West, for the PLACE OF BEGINNING of this description, thence North 29.04' along the East line of said Section 1 and the West line of Section 6, Town 3 South, Range 1 East, to the West ¼ Post of said Section 6, thence S-89°-42'-28"-E 288.00' along the East & West ¼ line of said Section 6, thence South 105.00' along the West line of Deed recorded in Liber 890, Page 28, Jackson County Records, thence S-89°-42'-28"-E 105.00' along the South line of Deed recorded in Liber 890, Page 28, Jackson County Records, thence South 303.00", thence N-89°-42'-28"-W 393.00' to the West line of said Section 6, thence North 378.96' along the West line of said Section 6 and the center line of right-of-way of Dettman Road to the PLACE OF BEGINNING of this description.

Containing 3.428 Acres of land, more or less.

Bearings are based on the South ½ of the West line of Section 6, Town 3 South, Range 1 East, as being North or South.

Subject to the rights of the public in and to the West 33.0' of the above described land as now used and occupied by Dettman Road and that portion of the above described land as now used and occupied by Page Avenue.

Subject to easements and restrictions of record, if any.

Kerry Pickett
Leoni Township Clerk

2x9
Eastern - 10.04.20
\$198.90
-35%

\$129.29

Leoni Township Office

913 Fifth Street Michigan Center, Michigan 49254

PHONE: (517) 764-4694 FAX: (517) 764-1106

www.leonitownship.com

DATE OF APPLICATION: 9-14-20

APPLICATION #: _____

APPLICATION FOR ZONING CHANGE or CONDITIONAL USE

TO: PLANNING COMMISSION, LEONI TOWNSHIP

I (We) Hereby make application with the Township of Leoni to:

- () Add to or change the text of the Ordinance.
() Change the district boundaries.
(X) Re-Zone the property to another classification.
() Conditional Use.
() Home Occupation.
() Extending Residential Non-Conforming Use.

1. Applicants Name: Matt Russell Phone: 517-414-8401
2. Address of Property Involved: 3101 Page Ave
3. Legal Description of Property: (See attached) Tax # 000 14 06 301 009 01
4. The above property is presently zoned: B-4
5. I wish the zoning to be changed from: B-4 to: ML
6. I wish the boundaries to be changed from: _____ to: _____
7. I wish the change in the text from section: _____
8. The proposed use(s) and nature(s) of operation is/are: See Attached

NOTE: Attach an **ACCURATE SURVEY DRAWING** of said property drawn to scale showing existing and proposed building and structures, the type thereof and their uses, and the distances from property lines.

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND THAT I AM THE OWNER OF THE PROPERTY.

I GRANT PERMISSION FOR MEMEBERS OF THE LEONI TOWNSHIP PLANNING COMMISSION AND/OR TOWNSHIP BOARD TO ENTER THE ABOVE PROPERTY FOR THE PURPOSE OF GATHERING INFORMATION RELATED TO THIS APPLICATION. (NOTE TO APPLICANT: This will not affect any decision on your application.)

IN CASE OF CANCELLATION OR FAILURE TO APPEAR AT THE HEARING, I UNDERSTAND THAT ALL FEES WILL BE FORFEITED.

FEE: \$550

Matt Russell
SIGNATURE OF OWNER APPLICANT

PLANNING COMMISSION RECOMMENDATION: Having review the submitted data, hereby recommend the Township Board
() Approve () Disapprove the Application for the following reasons (or with these restrictions) _____

DATE: _____

CHAIRMAN: _____
SIGNATURE

TOWNSHIP BOARD OF TRUSTEES: Having reviewed the submitted data, hereby () APPROVE () DISAPPROVE the application for the following reasons: _____

DATE: 11/5/2020 JCPC Agenda Packet

CLERK: _____
SIGNATURE

Page #18

8/15/12

Attachment B

September 14, 2020

FROM: Matt Russell, Owner PTC Industrial Sales

RE: Request for rezoning 3101 Page Ave Property from B-4 to M

To Whom it May Concern,

The purpose of this request to rezone the above mentioned property from General Business to Heavy Industrial is due to the fact that PTC Industrial Sales has diversified our conveyor system and material handling business to include the fabrication of industrial components that compliment our existing line of products. We are currently fabricating transitional conveyor system components and would like to change the zoning to suit our existing business as we plan to increase these fabricating operations.

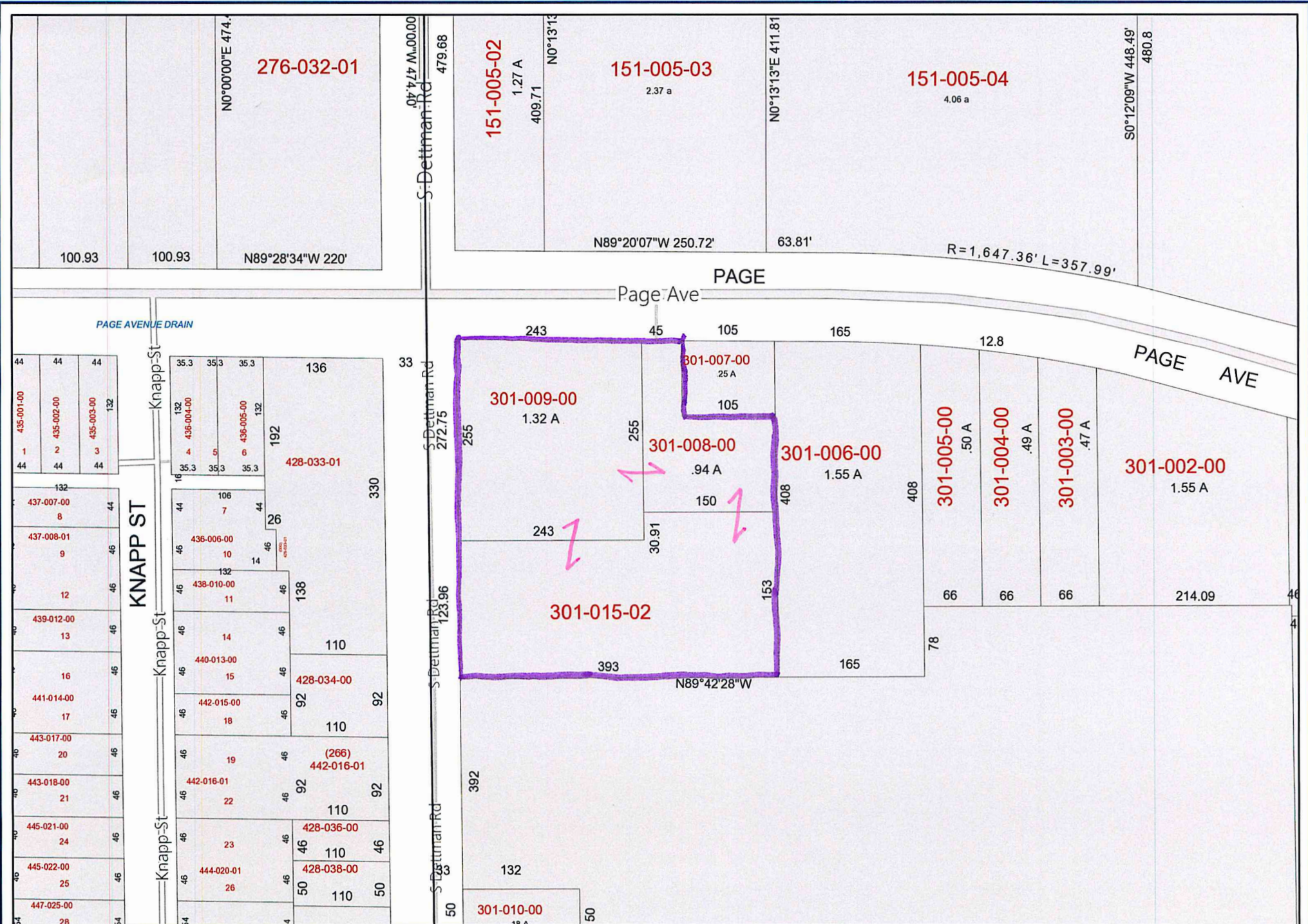
We are also under contract for the potential sale of our building and property to a marijuana-related business that requires a zoning change to "Industrial" for the purpose of their operations. If the property sale were to be unsuccessful, PTC Industrial Sales will need the change of zoning, allowing us to continue our fabricating operations.

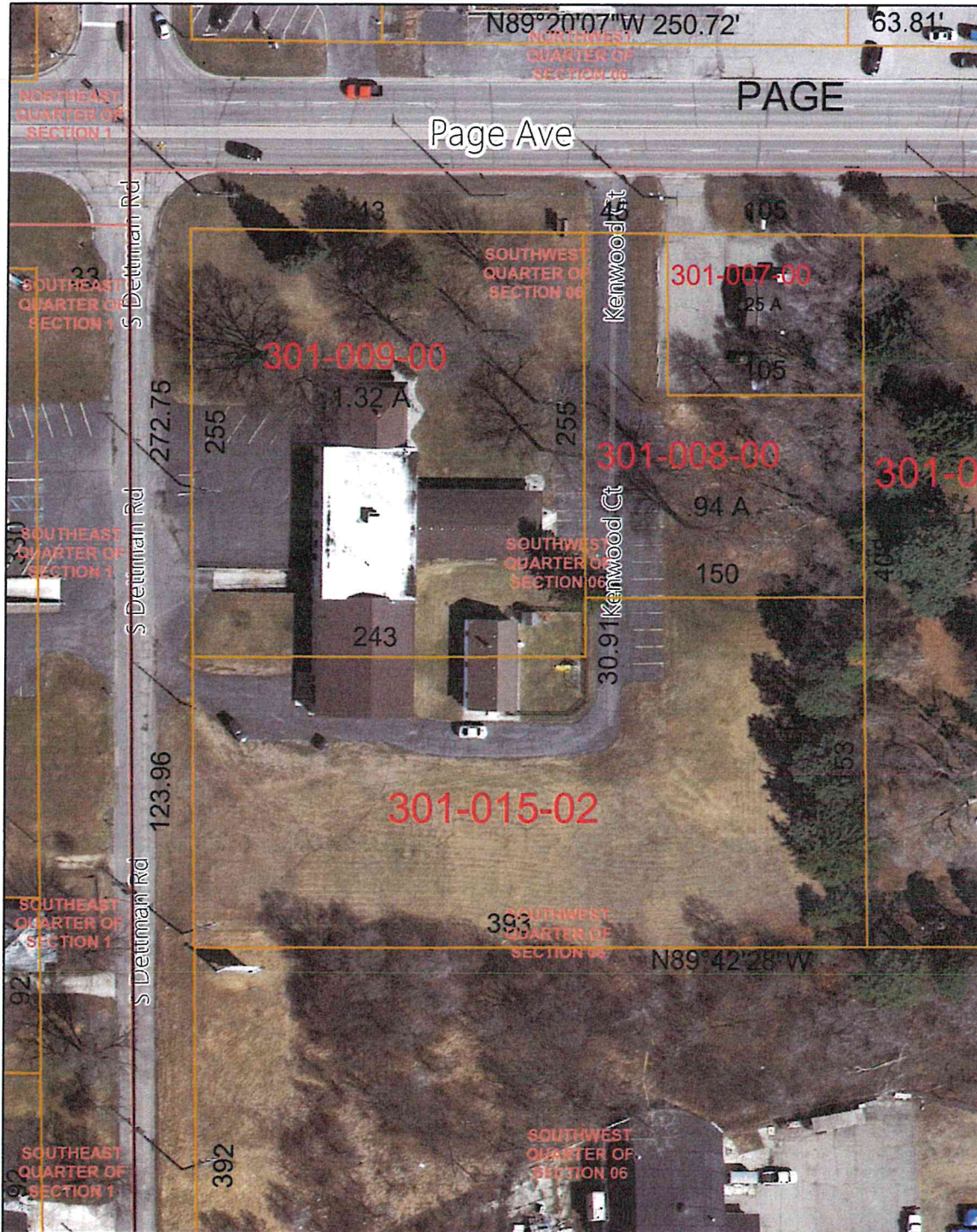
It should be noted that the property adjoining 3101 Page Ave to our south, and the property across Page Ave to our north, is already zoned for "Heavy Industrial." It should also be noted that the property adjoining our property to our south is already operating as a marijuana-related business. With all of this considered, we believe rezoning 3101 Page Ave to "Heavy Industrial" will be consistent with the master plan.

Respectfully,



Matt Russell
matt@smarttan.com
c 517-414-8401





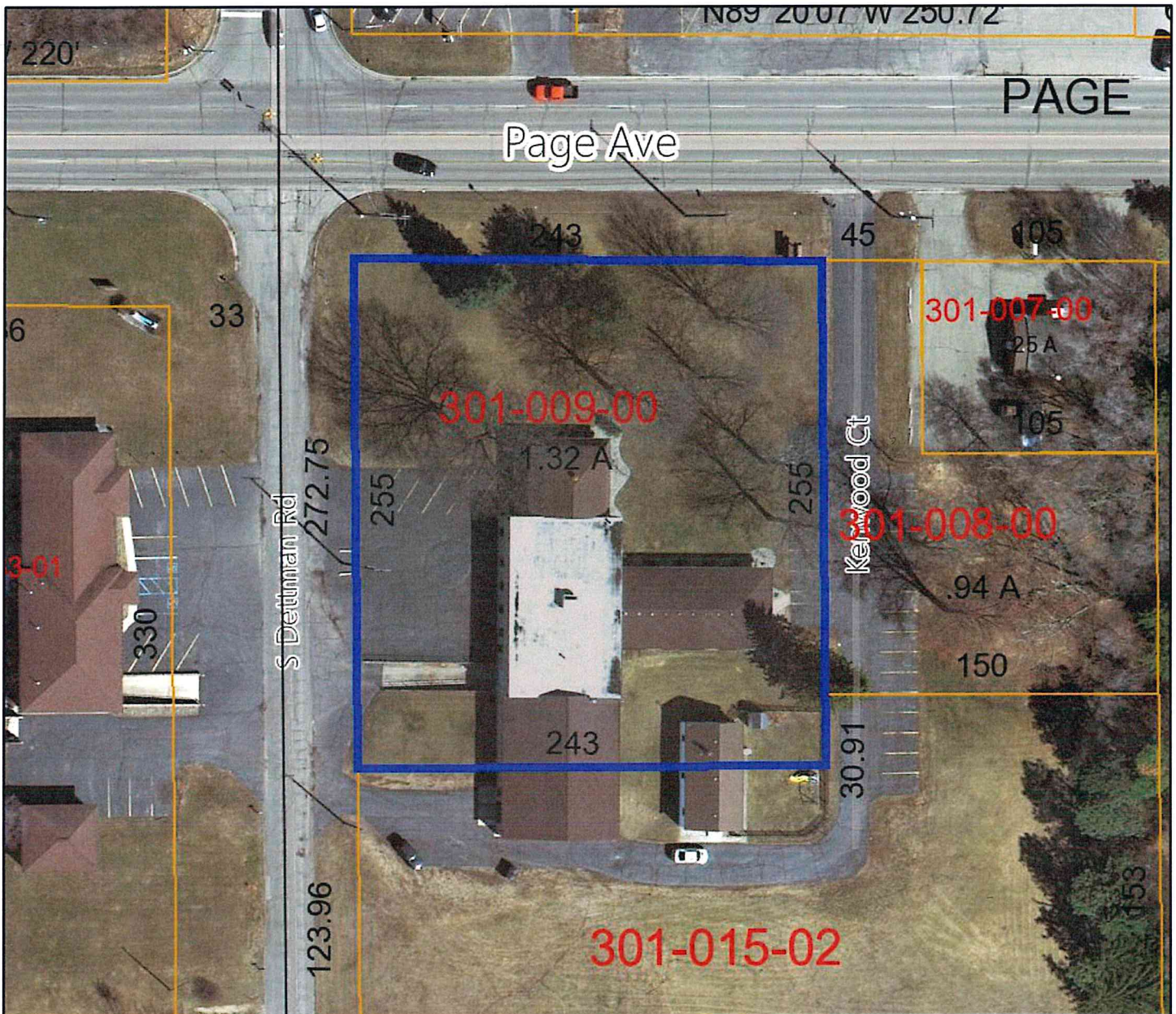
The intent of this map is to allow easy access and visual display of government information and services. Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors may occur.





Parcel Report - Parcel ID: 000-14-06-301-009-00

9/17/2020



Owner Name ROBELE INVESTMENTS LLC
Owner Address 3700 SARGENT RD
 JACKSON, MI 49201
Homestead 0
Parcel Address 3101 PAGE AVE
 JACKSON, MI 49203
Property Class 201 - COMMERCIAL
Status Active
Acreage 1.42
Gov't Unit Leoni
Tax Unit Leoni
School District EAST JACKSON SCHOOL
Liber/Page 1711-1234

	2018	2019	2020
Taxable Value	\$183,009	\$187,401	\$190,961
Assessed Value	\$298,632	\$326,895	\$315,814

Tax Description:

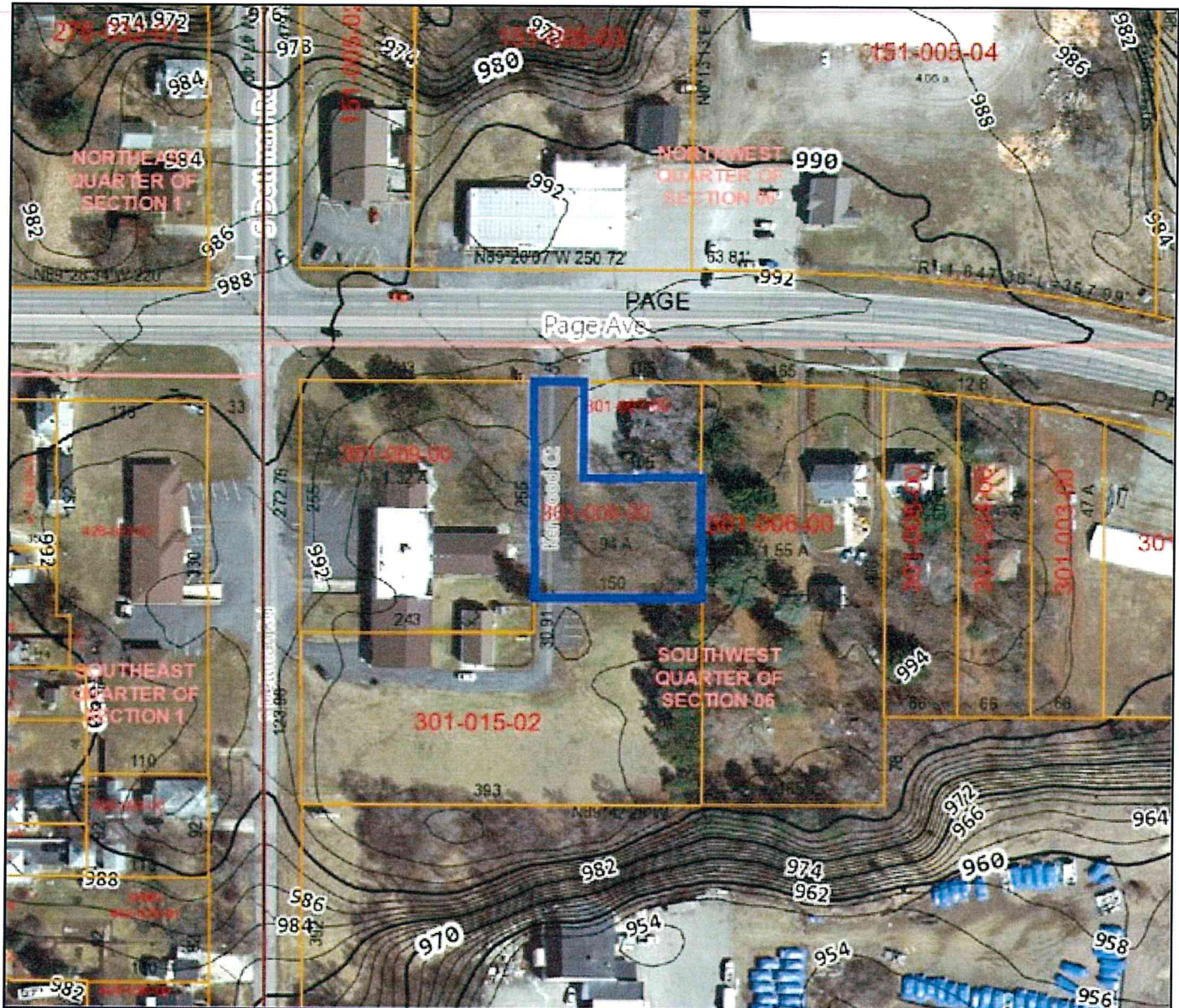
BEG AT W 1/4 POST OF SEC 6 TH E ALG E&W 1/4 LN 243 FT TH S PAR WITH W SEC LN 255 FT TH W PAR WITH SD 1/4 LN 243 FT TO W SEC LN TH N ALG W SEC LN 255 FT TO BEG. EXC THE R/W OF PAGE AVE AND DETTMAN RD SEC 6 T3S R1E 1.325A





Parcel Report - Parcel ID: 000-14-06-301-008-00

9/17/2020



Owner Name ROBELE INVESTMENTS LLC
Owner Address 3700 SARGENT RD
JACKSON, MI 49201
Homestead 0
Parcel Address 1109 KENWOOD CT
JACKSON, MI 49201
Property Class 201 - COMMERCIAL
Status Active
Acreage 0.63
Gov't Unit Leoni
Tax Unit Leoni
School District EAST JACKSON SCHOOL
Liber/Page 1711-1234

	2018	2019	2020
Taxable Value	\$13,125	\$13,440	\$13,695
Assessed Value	\$52,003	\$52,217	\$52,468

Tax Description:

BEG IN THE E&W 1/4 LN OF SEC 6 T3S R1E AT A PT DISTANT 243 FT E OF W 1/4 POST TH E ALG SD 1/4 LN 150 FT TH S PAR WITH W SEC LN 408 FT TH W PAR WITH SD 1/4 LN 150 FT TH N PAR WITH W SEC LN 408 FT TO BEG EXC THEREFROM THE E 105 FT OF THE N 105 FT THEREOF ALSO EXC THE S 153 FT THEREOF SEC 6 .63 AC



WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description. The intent of this map is to allow easy access and visual display of government information and services. Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors may occur.





Parcel Report - Parcel ID: 000-14-06-301-015-02

9/17/2020



Owner Name ROBELE INVESTMENTS LLC
Owner Address 3700 SARGENT RD
JACKSON, MI 49201
Homestead 0
Parcel Address S DETTMAN RD
JACKSON, MI 49201
Property Class 402 - RESIDENTIAL VACANT
Status Active
Acreage 1.2
Gov't Unit Leoni
Tax Unit Leoni
School District EAST JACKSON SCHOOL
Liber/Page 1711-1234

	2018	2019	2020
Taxable Value	\$2,715	\$2,780	\$2,832
Assessed Value	\$3,960	\$15,000	\$7,580

Tax Description:

BEG AT E 1/4 POST OF SEC 1 T3S R1W TH N 29.04 FT ALG E LN OF SEC 1 T3SR1W AND W LN OF SEC 6 T3S R1E TO W 1/4 POST OF SEC 6 T3S R1E TH S ALG W SEC LN 284.04 FT TO A PT FOR PL OF BEG OF THIS DESCN TH S 89DEG 16'E 243 FT TH N PAR WITH W SEC LN 30.91 FT TH S 89DEG 42'28"E 150 FT SD PT BEING 255 FT S OF E&W 1/4 LN TH S 153 FT TH N 89DEG 42'28"W 393 FT TO W SEC LN TH N ALG W SEC LN 123.96 FT TO BEG. SEC 6 T3S R1E 1.213 A



WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description. The intent of this map is to allow easy access and visual display of government information and services. Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors may occur.



POWER TRANSMISSION CO.
3101 Page Avenue - Box 786
Jackson, Michigan 49204

DESCRIPTION

LAND IN THE SOUTHWEST 1/4 OF SECTION 6, TOWN 2 SOUTH,
RANGE 1 EAST, LEONI TOWNSHIP, JACKSON COUNTY, MICHIGAN,
described as follows, to-wit:

Commencing at the East 1/4 Post of Section 1, Town 3 South, Range 1 West,
for the PLACE OF BEGINNING of this description, thence North 29.04'
along the East line of said Section 1 and the West line of Section 6, Town 3 South,
Range 1 East, to the West 1/4 Post of said Section 6, thence S-89°-42'-28"-E
288.00' along the East & West 1/4 line of said Section 6, thence South 105.00'
along the West line of Deed recorded in Liber 890, Page 28, Jackson County
Records, thence S-89°-42'-28"-E 105.00' along the South line of Deed recorded
in Liber 890, Page 28, Jackson County Records, thence South 303.00', thence
N-89°-42'-28"-W 393.00' to the West line of said Section 6, thence North 378.96'
along the West line of said Section 6 and the center line of right-of-way of Dettman
Road to the PLACE OF BEGINNING of this description.

Containing 3.428 Acres of land, more or less.

Bearings are based on the South 1/2 of the West line of Section 6, Town 3 South,
Range 1 East, as being North or South.

Subject to the rights of the public in and to the West 33.0' of the above described
land as now used and occupied by Dettman Road and that portion of the above
described land as now used and occupied by Page Avenue.
Subject to easements and restrictions of record, if any.



Dean R. Gutkuntz

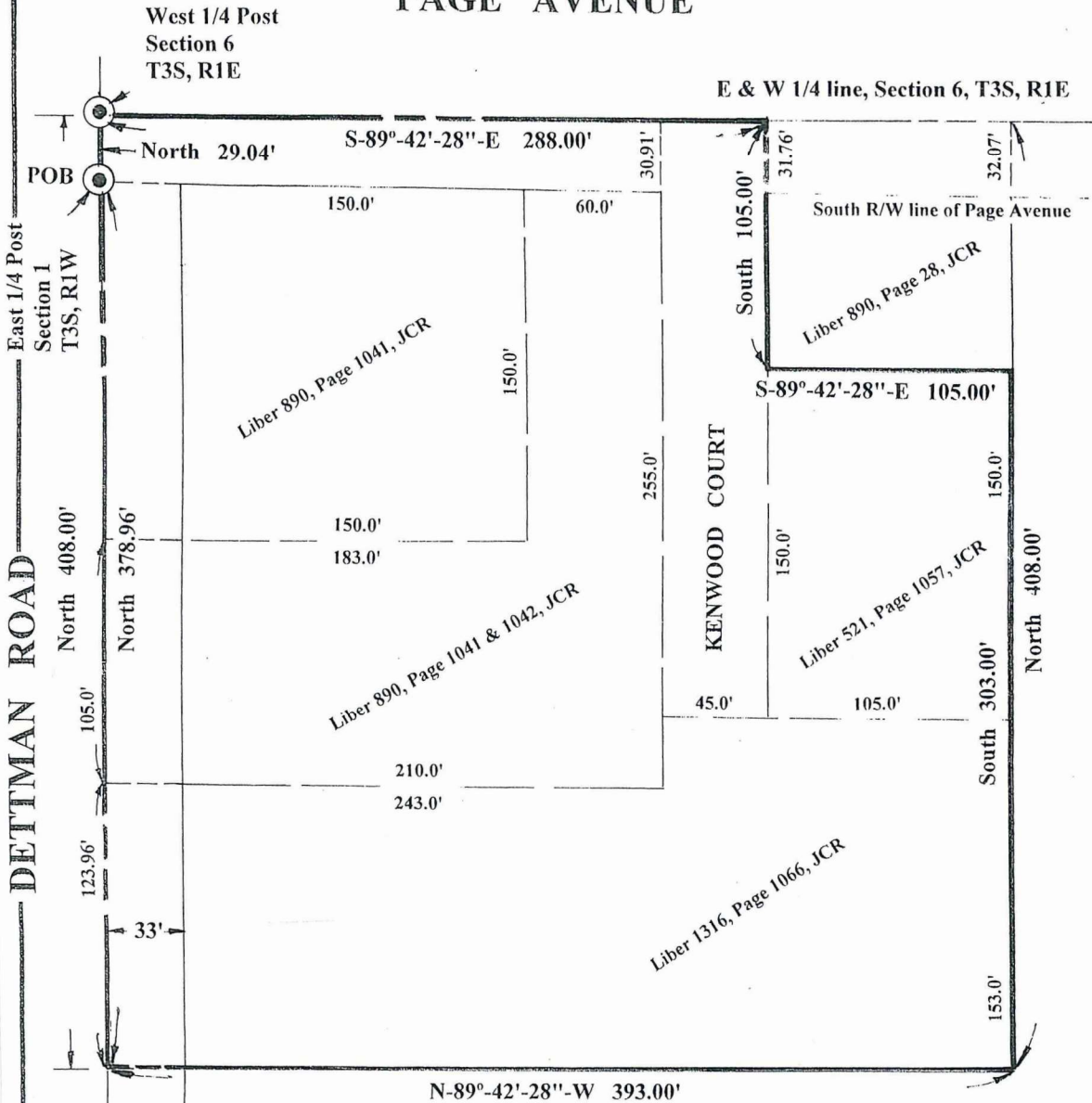
MAP OF DESCRIPTION

LAND IN THE SOUTHWEST 1/4 OF SECTION 6, TOWN 2 SOUTH,
RANGE 1 EAST, LEONI TOWNSHIP, JACKSON COUNTY, MICHIGAN.



SCALE 1" = 60'

PAGE AVENUE



THIS IS NOT A STAKED BOUNDARY SURVEY

This map is only a picture of the property description.
All dimensions shown are subject to an actual survey.



Dean R. Cuttigny

November 26, 2008 Page #2

HILLSDALE COUNTY PLANNING COMMISSION
HILLSDALE COUNTY, MICHIGAN

33 McCollum St. - Suite 223
Hillsdale MI 49242-1688
Phone: (517) 439-9166
Email: planning@co.hillsdale.mi.us



JCPC
OCT 29 2020

TO: Hillsdale County Municipal Legislative Bodies,
Contiguous Municipal Legislative Bodies, Hillsdale County Board of Commissioners,
Public Utility Companies and Railroad Companies

FROM: Hillsdale County Planning Commission

DATE: October 23, 2020

RE: NOTICE OF INTENT TO UPDATE THE HILLSDALE COUNTY MASTER PLAN

In accordance with the *Michigan Planning Enabling Act* (PA 33 of 2008 as amended), the purpose of this correspondence is to advise your local unit of government that the Hillsdale County Planning Commission intend to prepare an updated edition of the Hillsdale County Master Plan.

The Hillsdale County Planning Commission may elect to utilize electronic mail and/or its website for future submittals regarding the updated edition of the Hillsdale County Master Plan required under section 41 or 43 of the *Michigan Planning Enabling Act*. Please request in writing or email to the following address if you prefer to receive hard copies of future communications. Other questions and comments may also be directed here:

Hillsdale County Planning Commission
33 McCollum Street, Suite 223
Hillsdale, MI 49242

planning@co.hillsdale.mi.us

We thank you for your consideration in this matter. If you have questions or comments, please contact the Hillsdale County Planning Commission. We look forward to your input throughout this process.

This page is intentionally blank.



Jackson 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 | #20-03

Applicant: Charles and Jacquelyn Bernstein Family Trust
8720 South Jackson Road
Clarklake, MI 49234

Date: November 5, 2020

Proposal: **Application for Farmland Agreement in Pulaski Township**

Location: An application was filed for the subject property—Property ID #000-18-15-301-001-04—situated in Sections 15 and 22 of the Township (T4S, R1W). It is located on South Jackson Road, south of the Jefferson Road intersection (see Map 1).

Description: The subject property has an area of approximately 152.6 acres of which 113.5 acres (approximately) are cultivated for cash crops. The property also contains wetlands and woodlands, but no buildings.

Term: A 40-year term is proposed on the application.

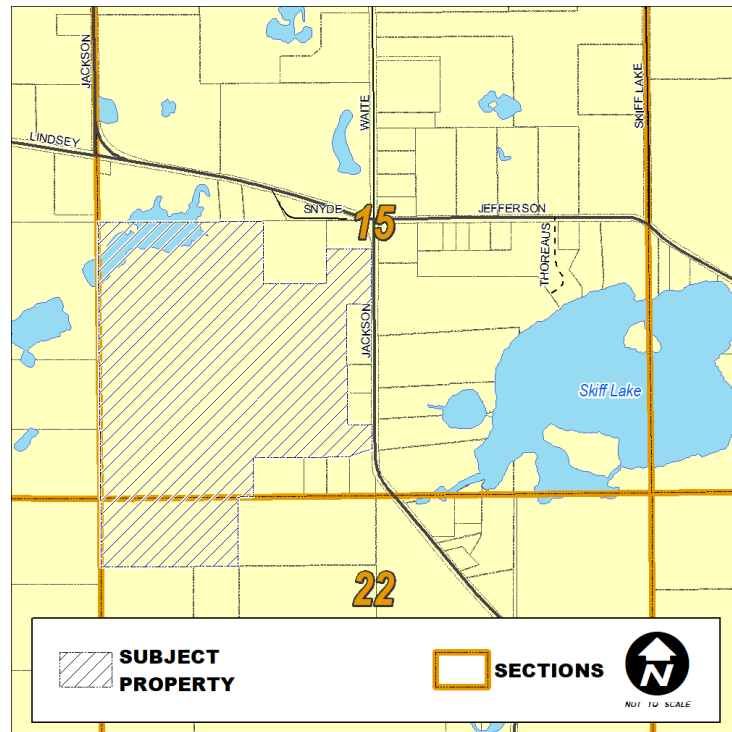
Future Land Use: The Jackson County Community Comprehensive Land Use Plan places the properties in areas recommended for "Agricultural Preservation", with a proposed "Greenway" along its southeastern edge (Map 2). The property is also located in areas identified by the American Farmland Trust as among Michigan's best farmland and nationally significant farmland (Map 3).

Staff Comments: The only error staff identified was leaving Question #15 blank. "Trust" should be identified as the type of applicant

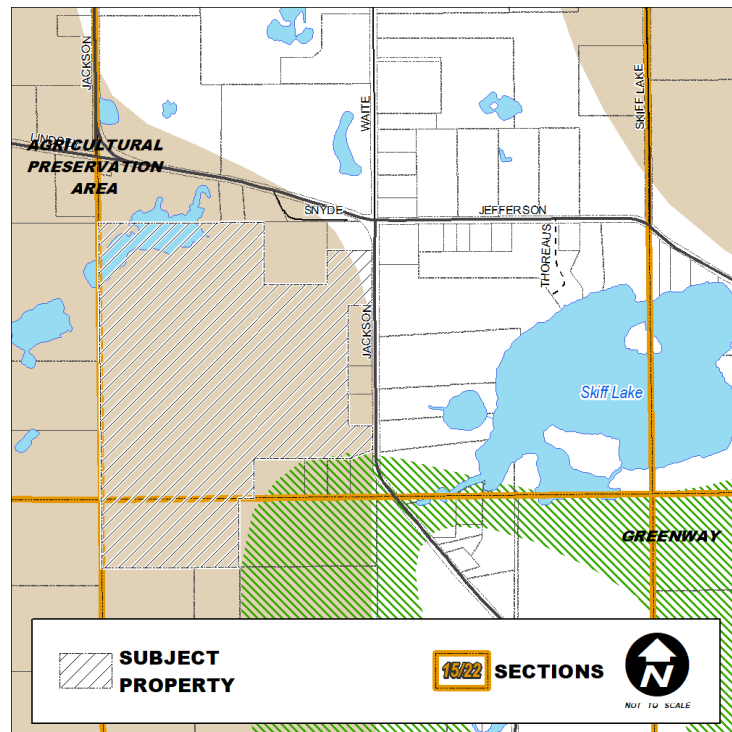
Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the application to the Liberty Township Board.

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

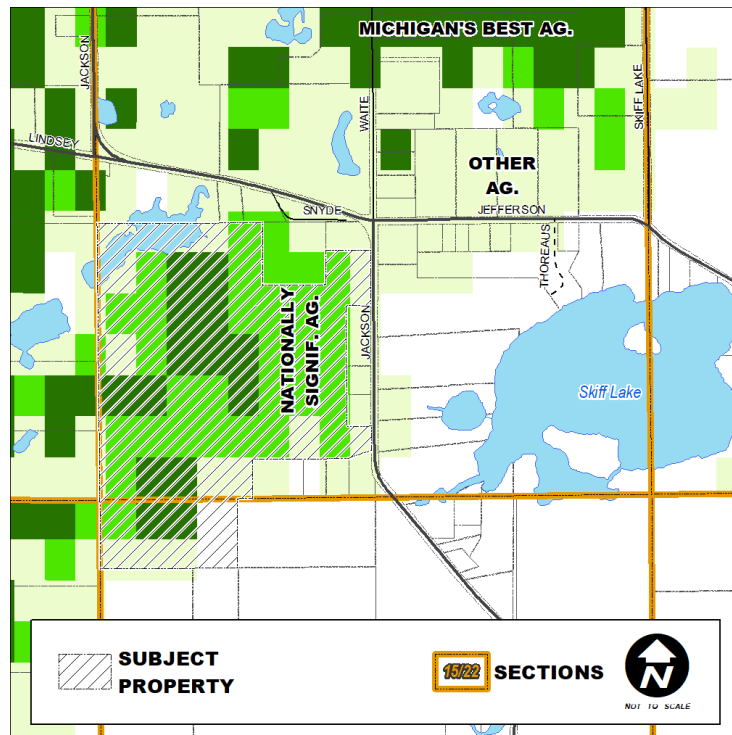
**Map 1
Location Map**



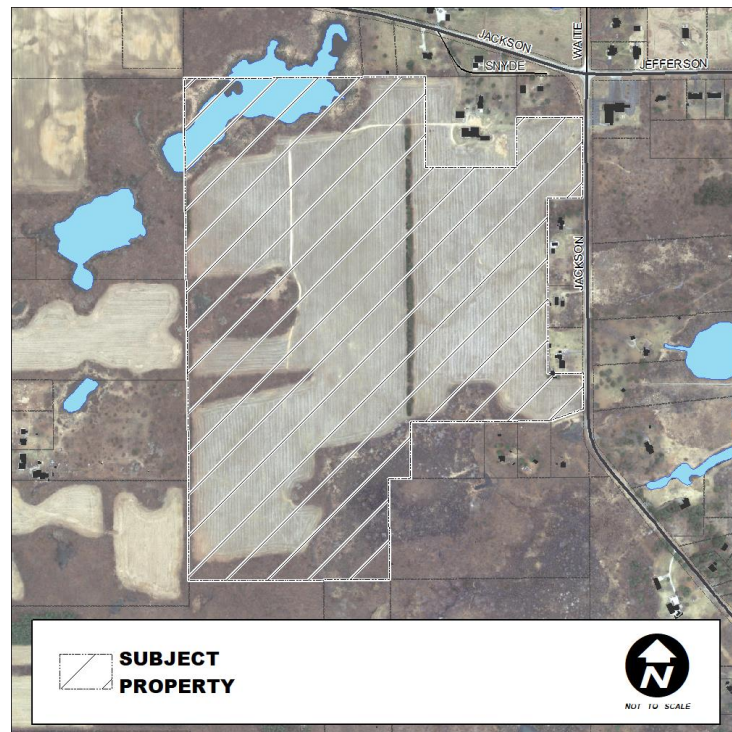
**Map 2
County Future Land Use Map**

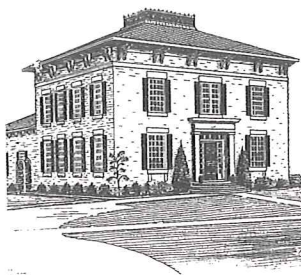


Map 3
Aerial Photograph



Map 4
Aerial Photograph





JACKSON & JACKSON_{LLC}

OCT 06 2020

October 5th, 2020

Liberty Township Clerk
C/o Ms. Debbie Sheehan
101 West Liberty Road
Clarklake, Michigan 49234

RE: PA 116 Farmland and Open Space Program Applications
For: Charles and Jacquelyn Bernstein Trust

Dear Ms. Sheehan,

Please find the enclosed Farmland and Open Space Programs Applications for the above named individual(s). We ask that you please process this application and forward the paperwork onto the next step of the procedure to get these approved. I have delivered a copy of the signed applications to the Planning Commission of Jackson County as an advance notice to them. Should you desire, you may return them to me and I will deliver them to the Planning Department.

Sincerely,

Chad D. Jackson

CC: Jackson County Planning Commission

PA116.letter



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: CHARLES AND JACQUELYN BERNSTEIN FAMILY TRUST
Last First Initial

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

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

☐ Married ☐ Single

2. Mailing Address: 8270 SOUTH JACKSON ROAD CLARKLAKE MICHIGAN 49234
Street City State Zip Code

3. Telephone Number: (Area Code) () 517 529-4749

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

5. E-mail address: _____

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

6. County: JACKSON 7. Township, City or Village: LIBERTY TOWNSHIP

8. Section No. 15 Town No. 45 Range No. 1W

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)

rev. 12/2019

COPY

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: CHARLES M. BERNSTEIN Title: OWNER / Trustee

Name: JACQUELYN S. SNOW-BERNSTEIN Title: OWNER / Trustee

Name: _____ Title: _____

Name: _____ Title: _____

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

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

This application is for:

- ☒ a. 40 acres or more ± 153.63 AC \rightarrow complete only Section 16 (a thru g);
☐ b. 5 acres or more but less than 40 acres \rightarrow complete only Sections 16 and 17; or
☐ c. a specialty farm \rightarrow complete only Sections 16 and 18.

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

- b. Total number of acres on this farm \pm Cash Crops ± 152.63 AC
 c. Total number of acres being applied for (if different than above): \pm 152.63 AC
 d. Acreage in cultivation: ± 113.50 AC
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0
 f. All other acres (swamp, woods, etc.) SWAMP ± 6.59 , WOODS ± 31.54
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

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

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); 40 YRS

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.

② Chas Nathan Bernstein owner/trustee
(Signature of Applicant)

(Corporate Name, If Applicable)

① Valerie Ann Bernstein
(Co-owner, If Applicable) owner/trustee

(Signature of Corporate Officer)

10/5/2020

(Date)

(Title)

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

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

I. Date Application Received: _____ (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)

**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

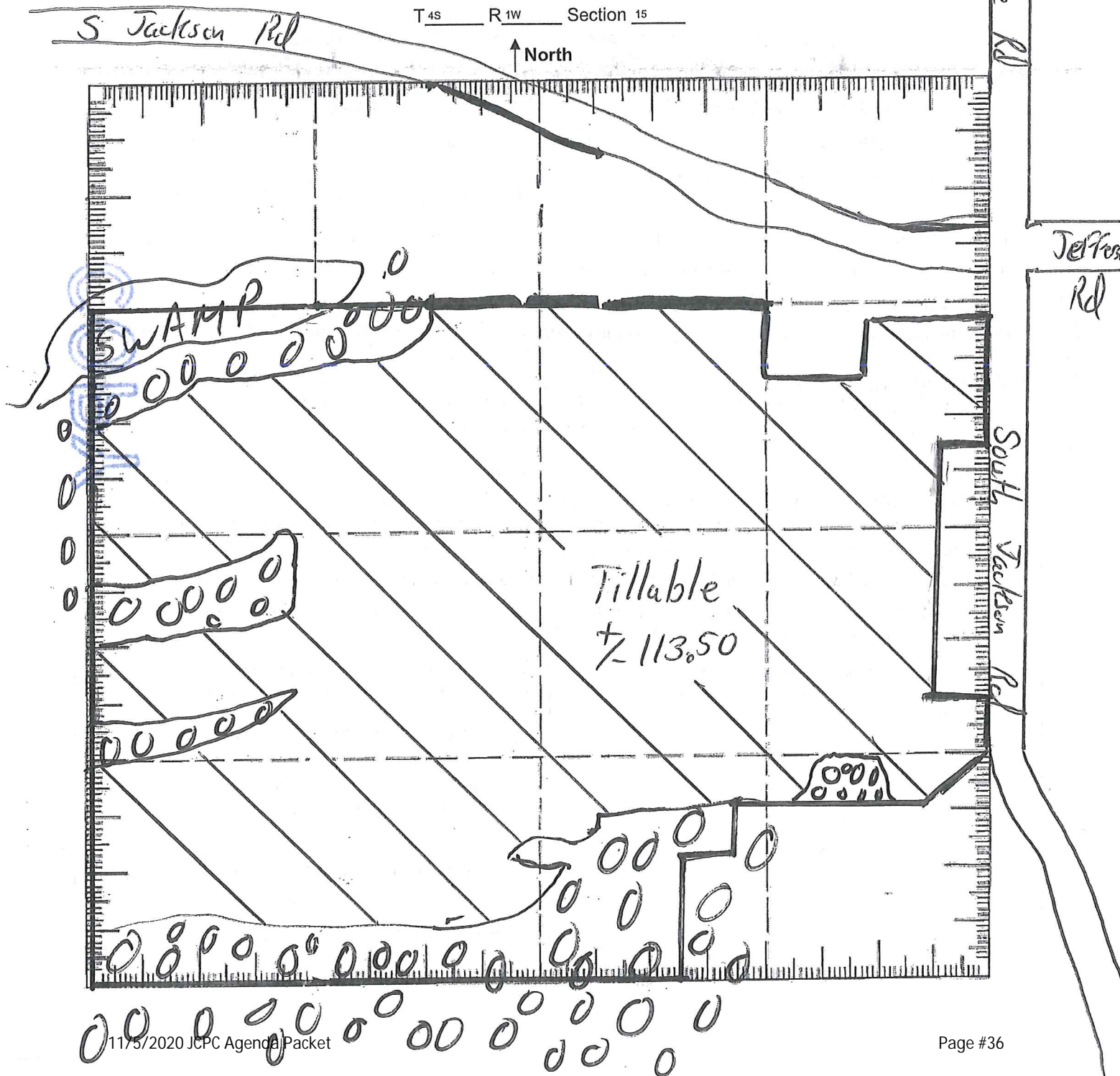
Map of Farm with Structures and Natural Features:

- 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 JACKSONTownship LIBERTYT 4S R 1W Section 15

↑ North

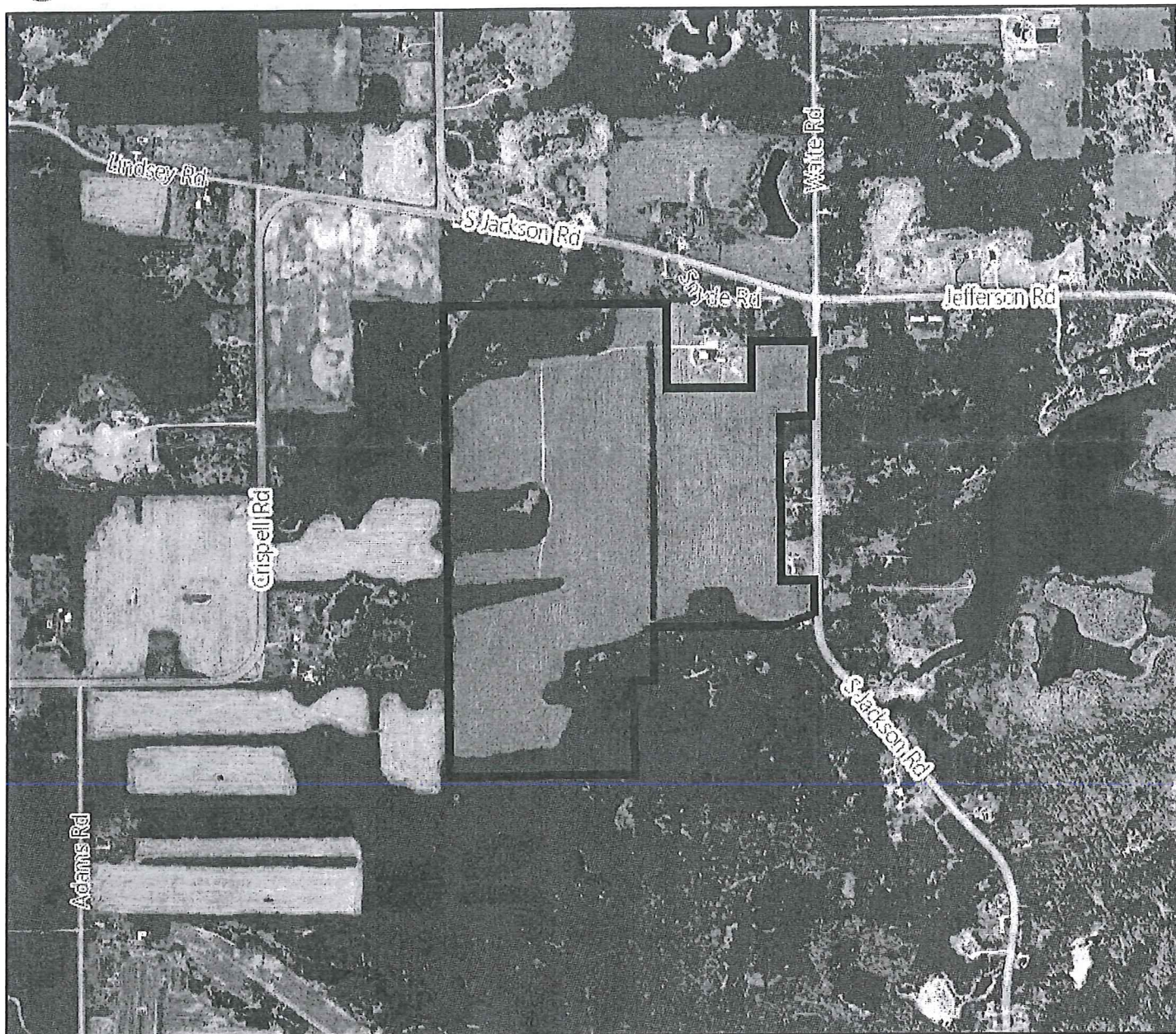


COPY



Parcel Report - Parcel ID: 000-18-15-301-001-04

9/24/2020



Owner Name BERNSTEIN CHARLES M & JACQUELYN
Owner Address 8270 S JACKSON RD
CLARKLAKE, MI 49234
Homestead 100
Parcel Address 8270 S JACKSON RD
CLARKLAKE, MI 49234
Property Class 102 - AGRICULTURAL VACANT
Status Active
Acreage 151.63
Gov't Unit Liberty
Tax Unit Liberty
School District COLUMBIA SCHOOL
Liber/Page 2060-1285

	2018	2019	2020
Taxable Value	\$153,819	\$157,510	\$160,502
Assessed Value	\$256,800	\$271,900	\$287,000

Tax Description:

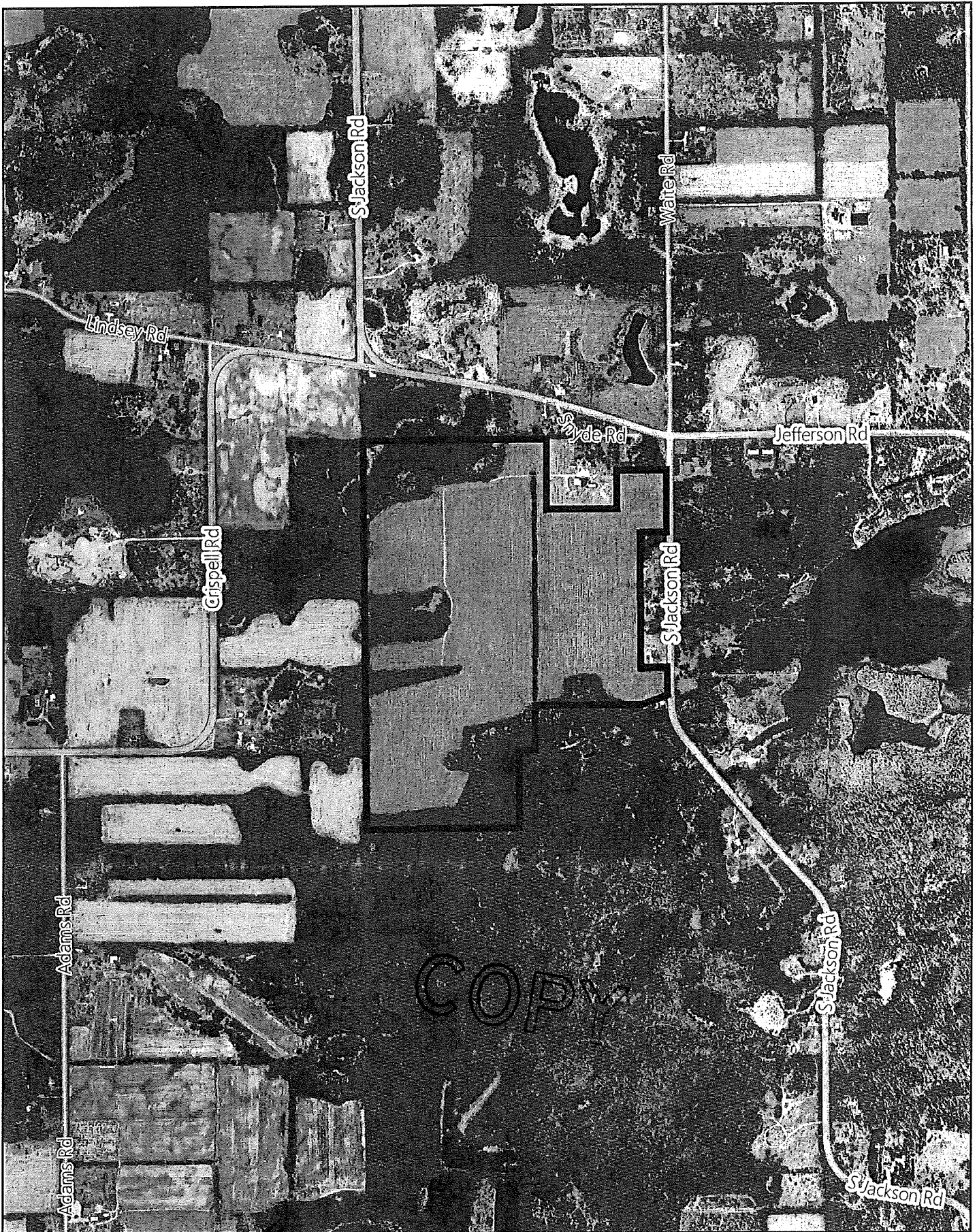
SW 1/4 OF SEC 15 & N1/2 OF THE NW1/4 OF SEC 22, EXC THEREFROM THE FOLLOWING DESCN PCLS OF LD 1ST EXCN BEG IN E&W1/3 LN OF SEC 15 IN A LN OF US-127 TH W ALG SD 1/4 LN 920 FT TH S 600 FT TH E 600 FT TH E 600 FT TH N 320 FT TH E 426 FT TO W LN OF HWY US-127 TH NWLY ALG SD WLY LN TO BEG. EXCEPT S70 RDS OF THE N 1996 FT OF E 16 RDS OF SW1/4. EXCEPT BEG AT S1/4 POST OF SEC 15 TH W 1176.55 FT TH N0DEG11'30"E 374 FT TH S87DEG47'E 929.35 FT TH N68DEG57'30"E 266 FT TO N&S1/4 LN TH S0DEG11'30"W 434 FT TO BEG. SEC 15 T4S R1W 151.631A SPLIT ON 10/30/2009 FROM 000-18-15-301-001-01 & 000-18-15-301-001-02 & 000-18-22-101-001-00; ;



WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description. The intent of this map is to allow easy access and visual display of government information and services. Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors may occur.



COPY





STATE OF MICHIGAN - JACKSON COUNTY
Received 08/11/2015 11:17:24 AM 2718473
Processed 08/11/2015 11:18:11 AM DQC
Amanda L. Riska, Clerk/Register of Deed

Deed includes

000-18-15-301-001-03 - NOT to be included PA 114

✓

000-18-15-301-001-04 to be included PA 114

Quit Claim Deed

Know All Men By These Presents: That Charles Matthew Bernstein and Jacquelyn S. Snow-Bernstein, husband and wife, of 8270 S. Jackson Rd. Clarklake, MI 49234

Quit Claims To:

Charles Matthew Bernstein and Jacquelyn S. Snow-Bernstein, trustees of the Charles and Jacquelyn Bernstein Family Trust, dated August 11, 2015, whose address is 8270 S. Jackson Rd., Clarklake, MI 49234

Property located in the Township of Liberty, County of Jackson, State of Michigan, described as:

See attached legal description.

Commonly known as house and farm at 8270 S. Jackson Rd., Clarklake, MI 49234

For the sum of \$1.00

Dated this 11th day of August, 2015

Signed

Charles Matthew Bernstein
Charles Matthew Bernstein

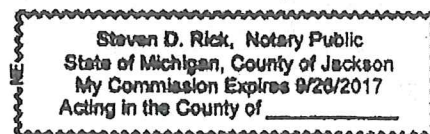
Jacquelyn S. Snow-Bernstein
Jacquelyn Snow-Bernstein

State of Michigan
County of Jackson

The foregoing instrument was acknowledged before me this 11th day of August, 2015 by Charles Matthew Bernstein and Jacquelyn Snow-Bernstein, husband and wife, in to me known to be the persons who executed the foregoing instrument and who acknowledged the same to the their free act and deed.

Steven D. Rick
Notary Public

Drafted by and return to Charles Matthew Bernstein
Send tax bills to 8270 S. Jackson Rd.
Clarklake, MI 49234



E.H.

MESSAGE TO TAXPAYER

LIBERTY TOWNSHIP OFFICE HOURS:
8:00 A.M. - 4:00 P.M. MONDAY & THURSDAY
OPEN MONDAY SEPT 16, 8:00-5:00
PHONE: 517-529-4374
FAX: 517-529-9066
WE DO NOT ACCEPT POSTMARK--PAYMENT MUST
BE AT OUR OFFICE BY DUE DATE!!

PAYMENT INFORMATION

This tax is due by: 09/16/2019
Pay by mail to: LIBERTY TOWNSHIP
GLORIA MICHAELS, TREASURER
101 W. LIBERTY RD.
CLARKLAKE, MI 49234

See reverse side for additional information

PROPERTY INFORMATION

Property Assessed To:
BERNSTEIN CHARLES M & JACQUELYN S
8270 S JACKSON RD
CLARKLAKE, MI 49234
QUALIFIED AGRICULTURAL PROPERTY EXEMPTION
Prop #: 38000-18-15-301-001-04
Prop Addr: S JACKSON RD VACANT
School: COLUMBIA
Legal Description:
SW 1/4 OF SEC 15 & N 1/2 NW 1/4 NW 1/4 SEC 22. EXC
THEREFROM THE FOLLOWING DESCD PCLS OF LD 1ST EXCN BEG
IN E&W 1/4 LN OF SEC 15 IN W LN OF US-127 TH W ALG SD
1/4 LN 920 FT TH S 600 FT TH E 600 FT TH N 320 FT TH
E 426 FT TO W LN OF HWY US-127 TH NWLY ALG SD WLY LN
TO BEG. 2ND EXCN S 70 RDS OF THE N 1996 FT OF E 16
RDS OF SW 1/4. 3RD EXCN BEG AT S 1/4 POST OF SEC 15
TH W 1176.55 FT TH N 0DEG 11'30''E 374 FT TH S 87DEG
47'E 929.35 FT TH N 68DEG 57'30''E 266 FT TO N&S 1/4
LN TH S 0DEG 11'30''W 434 FT TO BEG. SEC 15 T4S R1W
151.631A
SPLIT ON 10/20/2009 FROM 000-18-15-301-001-01 000-18-
BALANCE OF DESCRIPTION ON FILE

TAX DETAIL

Taxable Value: 157,510 102.AGRICULTURAL V
State Equalized Value: 271,900 Class: 102
PRE/MBT %: 100.0000

Bill # Mortgage Co:

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	945.06
COUNTY	5.11200	805.19
JACKSON ISD	4.38000	689.89
COLUMBIA OPER	18.00000	EXEMPT
COLUMBIA DEBT	2.90000	456.77

PAID
SEP 16 2019
Gloria J. Michaels
LIBERTY TWP. TREAS.

Total Tax	36.39200	2,896.91
Administration Fee		28.96
TOTAL AMOUNT DUE		2,925.87

OPERATING FISCAL YEARS

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

County: JAN 1, 2019 - DEC 31, 2019
Twn/Cty: JULY 1, 2019 - JUN 30, 2020
School: JULY 1, 2019 - JUN 30, 2020
State: OCT 1, 2018 - SEP 30, 2019

Does NOT affect when the tax is due or its amount

SUMMER TAXES DUE MONDAY, SEPT 16, 2019. OFFICES OPEN!
1% INT. ADDED SEPT 17, 2019. & EACH MONTH FOLLOWING.
TAXES WILL BE TURNED OVER MARCH 1, 2020 TO:
JACKSON CO. TREASURER'S OFFICE, 120 W. MICHIGAN AVE.
JACKSON, MI 49201. A 4% FEE AND 1% INT. PER MONTH WILL BE
APPLIED.

Please detach along perforation. Keep the top portion.

<p style="text-align: center;">MESSAGE TO TAXPAYER</p> <p>LIBERTY TWP HOURS: 8-4 MON AND THURS PHONE (517) 529-4374 FAX (517) 529-9066 OPEN TAX DAY 8-5 FRIDAY, FEB.14,2020</p> <p>TAX PAYMENTS MUST BE RECEIVED IN OUR OFFICE BY DUE DATE-- POSTMARK NOT ACCEPTED.</p>	<p style="text-align: center;">PAYMENT INFORMATION</p> <p style="text-align: right;">This tax is due by: 02/14/2020</p> <p>Pay by mail to: LIBERTY TOWNSHIP GLORIA MICHAELS, TREASURER 101 W. LIBERTY RD. CLARKLAKE, MI 49234</p> <p style="text-align: center;">**See reverse side for additional information**</p>																																																																		
<p style="text-align: center;">PROPERTY INFORMATION</p> <p>Property Assessed To: BERNSTEIN CHARLES M & JACQUELYN S 8270 S JACKSON RD CLARKLAKE, MI 49234</p> <p>QUALIFIED AGRICULTURAL PROPERTY EXEMPTION</p> <p>Prop #: 38000-18-15-301-001-04</p> <p>Prop Addr: S JACKSON RD VACANT</p> <p>School: COLUMBIA</p> <p>Legal Description:</p> <p>SW 1/4 OF SEC 15 & N 1/2 NW 1/4 NW 1/4 SEC 22. EXC THEREFROM THE FOLLOWING DESCD PCLS OF LD 1ST EXCN BEG IN E&W 1/4 LN OF SEC 15 IN W LN OF US-127 TH W ALG SD 1/4 LN 920 FT TH S 600 FT TH E 600 FT TH N 320 FT TH E 426 FT TO W LN OF HWY US-127 TH NWLY ALG SD WLY LN TO BEG. 2ND EXCN S 70 RDS OF THE N 1996 FT OF E 16 RDS OF SW 1/4. 3RD EXCN BEG AT S 1/4 POST OF SEC 15 TH W 1176.55 FT TH N 0DEG 11'30''E 374 FT TH S 87DEG 47'E 929.35 FT TH N 69DEG 57'30''E 266 FT TO N&S 1/4 LN TH S 0DEG 11'30''W 434 FT TO BEG. SEC 15 T4S R1W 151.631A</p> <p>SPLIT ON 10/20/2009 FROM 000-18-15-301-001-01 000-18- *BALANCE OF DESCRIPTION ON FILE*</p>	<p style="text-align: center;">TAX DETAIL</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Taxable Value:</td> <td style="width: 20%; text-align: right;">157,510</td> <td style="width: 20%;">102.AGRICULTURAL V</td> </tr> <tr> <td>State Equalized Value:</td> <td style="text-align: right;">271,900</td> <td>Class: 102</td> </tr> <tr> <td>PRE/MBT %:</td> <td style="text-align: right;">100.0000</td> <td></td> </tr> </table> <p>Bill # Mortgage Co:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">DESCRIPTION</th> <th style="text-align: right;">MILLAGE</th> <th style="text-align: right;">AMOUNT</th> </tr> </thead> <tbody> <tr><td>MED CARE</td><td style="text-align: right;">0.24960</td><td style="text-align: right;">39.31</td></tr> <tr><td>JACKSON COLLEGE</td><td style="text-align: right;">1.14310</td><td style="text-align: right;">180.04</td></tr> <tr><td>LIBRARY</td><td style="text-align: right;">1.75700</td><td style="text-align: right;">276.74</td></tr> <tr><td>JAIL</td><td style="text-align: right;">0.48440</td><td style="text-align: right;">76.29</td></tr> <tr><td>SENIOR SERVICES</td><td style="text-align: right;">0.24960</td><td style="text-align: right;">39.31</td></tr> <tr><td>LIFEWAYS</td><td style="text-align: right;">0.49930</td><td style="text-align: right;">78.64</td></tr> <tr><td>ANIMAL CONTROL</td><td style="text-align: right;">0.24960</td><td style="text-align: right;">39.31</td></tr> <tr><td>COUNTY PARKS</td><td style="text-align: right;">0.49930</td><td style="text-align: right;">78.64</td></tr> <tr><td>LIBERTY TOWNSHIP</td><td style="text-align: right;">0.72370</td><td style="text-align: right;">113.98</td></tr> <tr><td>LIBERTY FIRE</td><td style="text-align: right;">1.48620</td><td style="text-align: right;">234.09</td></tr> <tr><td>JACKSON ISD</td><td style="text-align: right;">4.38000</td><td style="text-align: right;">689.89</td></tr> <tr><td colspan="3"> </td></tr> <tr> <td style="text-align: right;">Total Tax</td> <td style="text-align: right;">11.72180</td> <td style="text-align: right;">1,846.24</td> </tr> <tr> <td style="text-align: right;">Administration Fee</td> <td></td> <td style="text-align: right;">18.46</td> </tr> <tr><td colspan="3"> </td></tr> <tr> <td style="text-align: right;">TOTAL AMOUNT DUE</td> <td></td> <td style="text-align: right;">1,864.70</td> </tr> <tr> <td style="text-align: right;">PREV. PAYMENTS</td> <td></td> <td></td> </tr> <tr> <td style="text-align: right;">BALANCE DUE</td> <td></td> <td style="text-align: right;">1,864.70</td> </tr> </tbody> </table>	Taxable Value:	157,510	102.AGRICULTURAL V	State Equalized Value:	271,900	Class: 102	PRE/MBT %:	100.0000		DESCRIPTION	MILLAGE	AMOUNT	MED CARE	0.24960	39.31	JACKSON COLLEGE	1.14310	180.04	LIBRARY	1.75700	276.74	JAIL	0.48440	76.29	SENIOR SERVICES	0.24960	39.31	LIFEWAYS	0.49930	78.64	ANIMAL CONTROL	0.24960	39.31	COUNTY PARKS	0.49930	78.64	LIBERTY TOWNSHIP	0.72370	113.98	LIBERTY FIRE	1.48620	234.09	JACKSON ISD	4.38000	689.89				Total Tax	11.72180	1,846.24	Administration Fee		18.46				TOTAL AMOUNT DUE		1,864.70	PREV. PAYMENTS			BALANCE DUE		1,864.70
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**THE CHARLES AND JACQUELYN BERNSTEIN
FAMILY TRUST**

THIS AGREEMENT is between Charles Matthew Bernstein and Jacquelyn S. Snow-Bernstein of the County of Jackson and State of Michigan (herein called the "Settlors"), and Charles Matthew Bernstein and Jacquelyn S. Snow-Bernstein of the County of Jackson and State of Michigan (herein collectively called the "Trustee").

WITNESSETH:

1. **General Provisions.**

a. **Establishment of Trust.** The Settlers establish this trust which shall be known as the "**CHARLES AND JACQUELYN BERNSTEIN FAMILY TRUST**" to act as a receptacle for property which may be transferred to the Trustee during Settlers' lifetimes or at death through transfer by Will or otherwise.

b. **Additions to Trust.** Additions of property may be made by either or both Settlers, or others, before, at or after the Settlers' deaths, by assignment, gift, devise, bequest, testamentary or inter vivos appointment, or by making the trust the beneficiary of an insurance policy on the life of a Settlor, the life of another, or the beneficiary of a qualified plan, or otherwise.

c. **Trustee's Agreement.** Trustee agrees to hold the property IN TRUST for the purposes and on the conditions hereinafter set forth.

d. **Declarations.** Settlers Charles Matthew Bernstein and Jacquelyn S. Snow-Bernstein are husband and wife. Charles Matthew Bernstein has two children whose names and dates of birth are: Morgan C. Bernstein, date of birth 05/31/1995 and Regan M. Bernstein, date of birth 01/08/1998. Jacquelyn S. Snow-Bernstein has two children whose names

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