



# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

## MEETING NOTICE

FOR FURTHER INFORMATION, CONTACT:

Grant E. Bauman

R2PC Principal Planner

(517) 768-6711

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

DATE: December 17, 2020

TIME: 6:30 p.m.

PLACE:



## 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 November 19, 2020, Meeting [ACTION] ..... 3
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) #20-13 — Ogden Township [ACTION] ..... 7
    - (2) #20-14 — Ogden Township [ACTION] ..... 17
  - c. Consideration of Master Plan(s) — None
6. Other Business
  - a. Old Business — None
  - b. New Business  
2021 Meeting & Deadline Schedules [ACTION] ..... 29
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 January 14, 2021*



Join Zoom Meeting

<https://zoom.us/j/94048046854?pwd=R2xMYkJBsg9VS3Vpb0lkVERUYmlLZz09>

Meeting ID: 940 4804 6854

Passcode: 534913

One tap mobile

+16468769923,,94048046854#,,,,,0#,,534913# US (New York)

Dial by your location

+1 646 876 9923 US (New York)

+1 312 626 6799 US (Chicago)

Meeting ID: 940 4804 6854

Passcode: 534913

Find your local number: <https://zoom.us/u/ab8SRGj6ac>



# Lenawee County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201

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## MEETING MINUTES

Thursday, November 19, 2020

**zoom** • Meeting ID: 985 4956 4366 • Passcode: 607358

**Members Present:** Mr. Bob Behnke, Education Representative remotely from Adrian; Mr. Keith Dersham, LCPC Secretary, remotely from Adrian; Ms. Rebecca Liedel, LCPC Chair, remotely from Madison Township; Mr. Bruce Nickel (late), remotely; and Mr. Dale Witt, remotely from Raisin Charter Township

**Members Absent:** Ms. Karol (KZ) Bolton, Lenawee County Commission, and Mr. Ralph Tillotson, Lenawee County Commission

**Others Present:** Mr. Grant Bauman, LCPC Staff/Recording Secretary, and Nick Standiford

Item 1 **Call to order.** Chair Liedel called the meeting to order at 6:30 p.m.

Item 2 **Public comment.** None.

Item 3 **Approval of Agenda.** Staff submitted the 11/19/2020 meeting agenda for approval. Comm. Behnke made a motion, seconded by Comm. Witt, to approve the November 19, 2020, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 09/17/2020 meeting minutes for approval. Comm. Dersham made a motion, seconded by Comm. Witt, to approve the September 17, 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.

- (1) **#20-12 | Rollin Township.** Commissioners reviewed the proposed rezoning of a property (ID# RLO-685-0431-10) located on Elm Street in Section 10 (T6S-R1E) of the Township, south of Devils Lake. Staff summarized his report advising Commissioners to recommend approval with comments of the proposed 'multiple family residential (RM)' rezoning of the subject parcel, noting the confusion regarding the proffered conditions (see the staff report).

Comm. Dersham made a motion, seconded by Comm. Behnke, to concur with the staff advisement to recommend approval with comments of the proposed 'multiple family residential (RM)' rezoning to the Rollin Township Board. *The motion passed unanimously.*

- (2) **#20-13 | Fairfield Township.** Commissioners reviewed the proposed amendments to the Fairfield Township Zoning Ordinance, which add regulations regarding 'large photovoltaic solar farm facilities'. Staff summarized his report advising Commissioners to

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

recommend approval with comments of the proposed amendment, noting the various comments provided in the report (see the staff report).

Comm. Witt made a motion, seconded by Comm. Behnke, to concur with the staff advisement to recommend approval with comments of the proposed zoning ordinance text amendments regarding 'large photo-voltaic solar farm facilities' to the Fairfield Township Board. *The motion passed unanimously.*

- (3) **#20-14 | Riga Township.** Commissioners reviewed the proposed amendments to the Riga Township Zoning Ordinance, which revise existing regulations regarding 'large solar energy facilities (solar farms)', including the exclusion of properties enrolled in the PA 116 program and limiting installations to 50% of a parcel. Staff summarized his report advising Commissioners to recommend approval with comments of the proposed amendment, noting the various comments provided in the report (see the staff report).

Comm. Dersham made a motion, seconded by Comm. Liedel, to concur with the staff advisement to recommend approval with comments of the proposed 'large solar energy facilities (solar farms)' rezoning to the Riga Township Board. Commissioners Behnke and Witt noted their concern over the exclusion of properties enrolled in the PA 116 program. *The motion failed by a tie vote (Yes = 2 (Dersham and Liedel); No = 2 (Behnke and Witt); Abstain = 0; Absent = 3 (Bolton, Nickel, and Tillotson)).*

- (4) **#20-15 | Macon Township.** Commissioners reviewed the proposed amendments to the Macon Township Zoning Ordinance, which revise existing regulations regarding 'solar energy'. Staff summarized his report advising Commissioners to recommend approval of the proposed amendments, noting the various comments provided in the report (see the staff report).

Comm. Behnke made a motion, seconded by Comm. Witt, to concur with the staff advisement to recommend approval of the proposed zoning ordinance text amendments regarding 'solar energy' to the Macon Township Board. *The motion passed unanimously.*

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

- (1) **#20-13 | Macon Township.** Commissioners reviewed an application for a 48-acre parcel (ID #MA0-102-2100-00) located in Section 2 (T5S-R5E) of the Township. Staff summarized his memo and advised them to recommend approval with comments of the agreement (see the staff report).

Comm. Dersham 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 Macon Township Board (see the staff report). *The motion passed unanimously.*

- (2) **#20-14 | Adrian Township.** Commissioners reviewed an application for a 74-acre parcel (ID #ADO-109-4355-00) located in Section 9 (T6S-R3E) of the Township. Staff summarized his memo and advised them to recommend approval of the agreement (see the staff report).

Comm. Behnke made a motion, seconded by Comm. Witt, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Adrian Charter Township Board (see the staff report). *The motion passed unanimously.*

- (3) **#20-15 | Adrian Township.** Commissioners reviewed several applications for contiguous parcels (ID #ADO 116 2325 00, #ADO 116 2575 00, #ADO 116 2975 00, and #ADO 116 2000 00) containing 158.5 acres and located in Section 16 (T8S-R4E) of the Township. Staff summarized his memo and advised them to recommend approval with comments of the various agreements (see the staff report).

Comm. Behnke made a motion, seconded by Comm. Witt, to concur with the staff advisement to recommend approval with comments of the PA 116 agreements to the Adrian Charter Township Board (see the staff report). *The motion passed unanimously.*

- (4) **#20-16 | Adrian Township.** Commissioners reviewed an application for a 50.4-acre parcel (ID #ADO-121-1300-00) located in Section 21 (T6S-R3E) of the Township. Staff summarized his memo and advised them to recommend approval with comments of the agreement (see the staff report).

Comm. Behnke made a motion, seconded by Comm. Witt, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Adrian Charter Township Board (see the staff report). *The motion passed unanimously.*

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

- (1) **Hillsdale County.** Staff shared the Hillsdale County Planning Commission's notice of intent to update the Hillsdale County Master Plan. Comm. Behnke asked staff to forward the notice to the County Administrator.

Item 6 **Other Business.**

- a. **Old Business.** Staff informed the Commission that Commissioners Witt, Nickel, and Behnke were reappointed through December of 2023 and thanked them for their service.
- b. **New Business.** None.

Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.** None.

Item 9 **Adjournment.** The meeting adjourned at 7:20 pm.

Respectfully submitted,



Grant E. Bauman, LCPC Recording Secretary

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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 #20-17

**Applicant(s):** Edward W. Posner  
11228 Sebring Highway  
Jasper, MI 49248

**Date:** December 10, 2020

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

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

**Location:** The subject property (ID #OG0-133-3100-00) is located in Section 33 of the Township (T8S, R4E) (see Figure 1).

**Description:** The subject property has an area of approximately 38 acres, all of which is cultivated for cash crops. The average gross annual income per acre is \$450, well above the \$200/acre minimum specified by MDARD (Michigan Department of Agricultural and Rural Development). The parcel contains no buildings.

**Term:** 10.

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

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

- Append a copy of the most recent appraisal letter to the application.

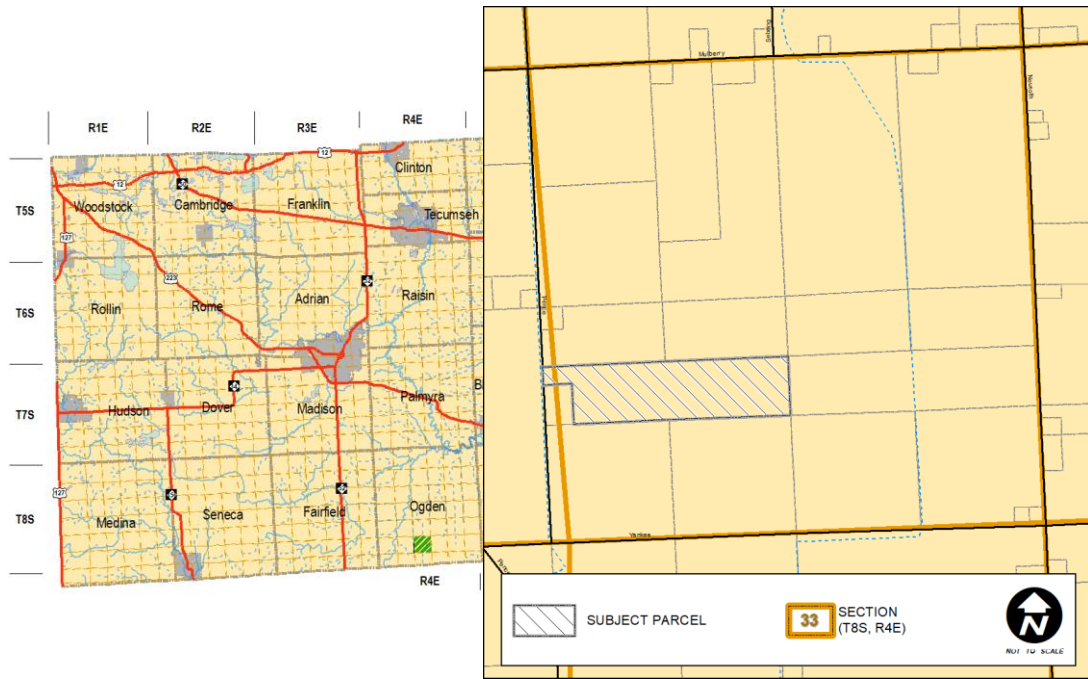
**Staff Advisement:** Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the PA 116 application to the Lenawee County Board of Commissioners, provided the applicant considers the comment/suggestion listed in the staff report.

**Attachment(s):**

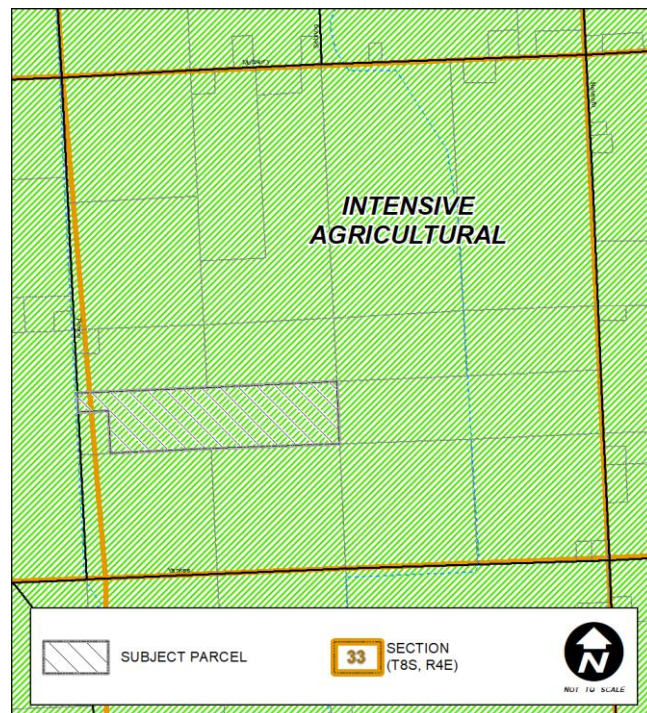
- Background information provided by the applicant/township.



**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: 10/29/2020

Application No: 374

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: Posner Edward W  
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: 11338 Sebring Hwy Jasper MI 49248-9713  
Street City State Zip Code

3. Telephone Number: (Area Code) 419 466-0339

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: Lenawee 7. Township, City or Village: Ogdon Township

8. Section No. 33 Town No. 8 S Range No. 4 E

### 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 38  
 c. Total number of acres being applied for (if different than above): \_\_\_\_\_  
 d. Acreage in cultivation: 38  
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: \_\_\_\_\_  
 f. All other acres (swamp, woods, etc.) \_\_\_\_\_  
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

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

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

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

\$ 17,100 : 38 = \$ 450 (per acre)  
 total income total acres of tillable land

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

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

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

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.

x Edward W. Pascoe  
(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

10-5-20  
(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: 11/5/2020 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Genawee

☒ 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

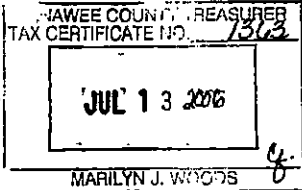
\_\_\_\_ Copy of most recent appraisal record

\_\_\_\_ Copy of letters from review agencies (if available)

\_\_\_\_ Any other applicable documents

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

REC'D JUL 12 2006



Lenawee Co., MI ROD  
Victoria J. Daniels  
OFFICIAL SEAL



L-2327 P-44



5072692  
Page: 1 of 1  
07/13/2006 10:06A  
L-2327 P-44

Register of Deeds, Lenawee Co. D.M.R. 14.00

STATE OF  
**MICHIGAN**  
Lenawee  
07/13/2006  
76800



REAL ESTATE  
TRANSFER TAX  
\$137.50 -C  
\$937.50 -S  
#8179

**WARRANTY DEED**

**GRANTOR(S):** Carol L. Slusarski aka Carol Slusarski, nka Carol L. Herr and Anthony R. Herr, wife and husband, of 5010 US 20, Metamora, Ohio 43540.

**CONVEY AND WARRANT TO GRANTEE(S):** Edward W. Posner, <sup>a single man</sup> of 11338 Sebring Hwy., Jasper, Michigan 49248, the following described premises in the Township of Ogden, Lenawee County, Michigan, to wit:

The South 1/2 of the North 1/2 of the Southwest 1/4 of Section 33, Town 8 South, Range 4 East, except land beginning at the Southwest corner of the said South 1/2 of the North 1/2 of the Southwest 1/4 of said Section 33; thence N 00° 20' 13" W 440.00 feet; thence N 89° 57' 09" E 312.50 feet; thence S 00° 20' 13" E 440.00 feet; thence S 89° 57' 09" W 312.50 feet along the south line of the South 1/2 of the North 1/2 of the Southwest 1/4 of said Section 33 to the point of beginning.

**PRICE:** \$124,780.00

**SUBJECT TO:** Easements and restrictions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining.

If the land being conveyed is unplatted, the following is deemed to be included: "This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act."

Date: July 11, 2006.

Carol L. Herr  
Carol L. Slusarski aka Carol Slusarski, nka  
Carol L. Herr

Print name of witness

Anthony R. Herr  
Anthony R. Herr  
by Carol L. Herr  
Power of attorney in fact.

Print name of witness

State of <sup>Ohio</sup> Michigan, County of <sup>Fulton</sup> Lenawee, ss:

The foregoing instrument was acknowledged before me this 11th day of July, 2006, by Carol L. Slusarski aka Carol Slusarski, nka Carol L. Herr and Anthony R. Herr.



Joseph W. Damman  
Notary Public, State of Ohio  
My Commission Expires 8-26-08

Joseph W. Damman  
Notary Public

When Received Return To:  
The Metamora State Bank  
P.O. Box F  
Metamora, Ohio 43540

Send Subsequent Tax Bills To:  
Grantee

Drafted By:  
Thomas G. Zraik, Attorney  
5558 Bent Oak Rd.  
Sylvania, Ohio 43560-1186

Tax Parcel # \_\_\_\_\_ Recording Fee \_\_\_\_\_ Transfer Tax \_\_\_\_\_

14.00 P.T.

*Posner*

1075.00

**MESSAGE TO TAXPAYER**

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

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

**PROPERTY INFORMATION**

Property Assessed To:

POSNER, EDWARD W  
11338 SEBRING HWY  
JASPER, MI 49248-9713

School:

Property #: OGO-133-3100-00

Property Addr: 12000 PENCE HWY BLK

Legal Description:

S 1/2 OF N 1/2 OF SW 1/4 EX LD BEG AT SW COR OF S 1/2 OF N 1/2 OF SW 1/4 SEC 33 RUNN TH N 240 FT TH E 210 FT TH S 240 FT TH W 210 FT TO POB CONT 1.16 ACRES SEC 33 ALSO EXC LD DES AS BEG ON THE W LI O F SD SEC 1527.38 FT N FROM THE SW COR OF SD SEC TH N 200 FT CONT ALG THE SD W LI TH N89 57'09"E 312.50 FT TH S 440 FT TH S89 57'09"W 102.50 FT ALG THE S LI OF TH E S1/2 OF THE N1/2 OF THE SW1/4 OF SD SEC TH N 240 FT TH S89 57'09"W 210 FT TO THE POB PT COMB TO OGO-133-3225-00 ON 2/19/08

**OPERATING FISCAL YEARS**

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

County: JANUARY 1 - DECEMBER 31

Twn/Cty: JULY 1 - JUNE 30

School: JULY 1 - JUNE 30

State: OCTOBER 1 - SEPTEMBER 30

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

**PAYMENT INFORMATION**

This tax is payable 7/1/2018 thru 9/14/2018

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

**TAX DETAIL**

Taxable Value:	66,560	Class: 101
State Equalized Value:	122,400	
Assessed Value:	122,400	
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	399.36
COUNTY OPER	5.40000	359.42

(33) NOT IN PA 1116

Total Tax:	\$758.78
Administration Fee:	\$7.58
<b>Total Amount Due:</b>	<b>\$766.36</b>

## Map of Farm with Structures and Natural Features:

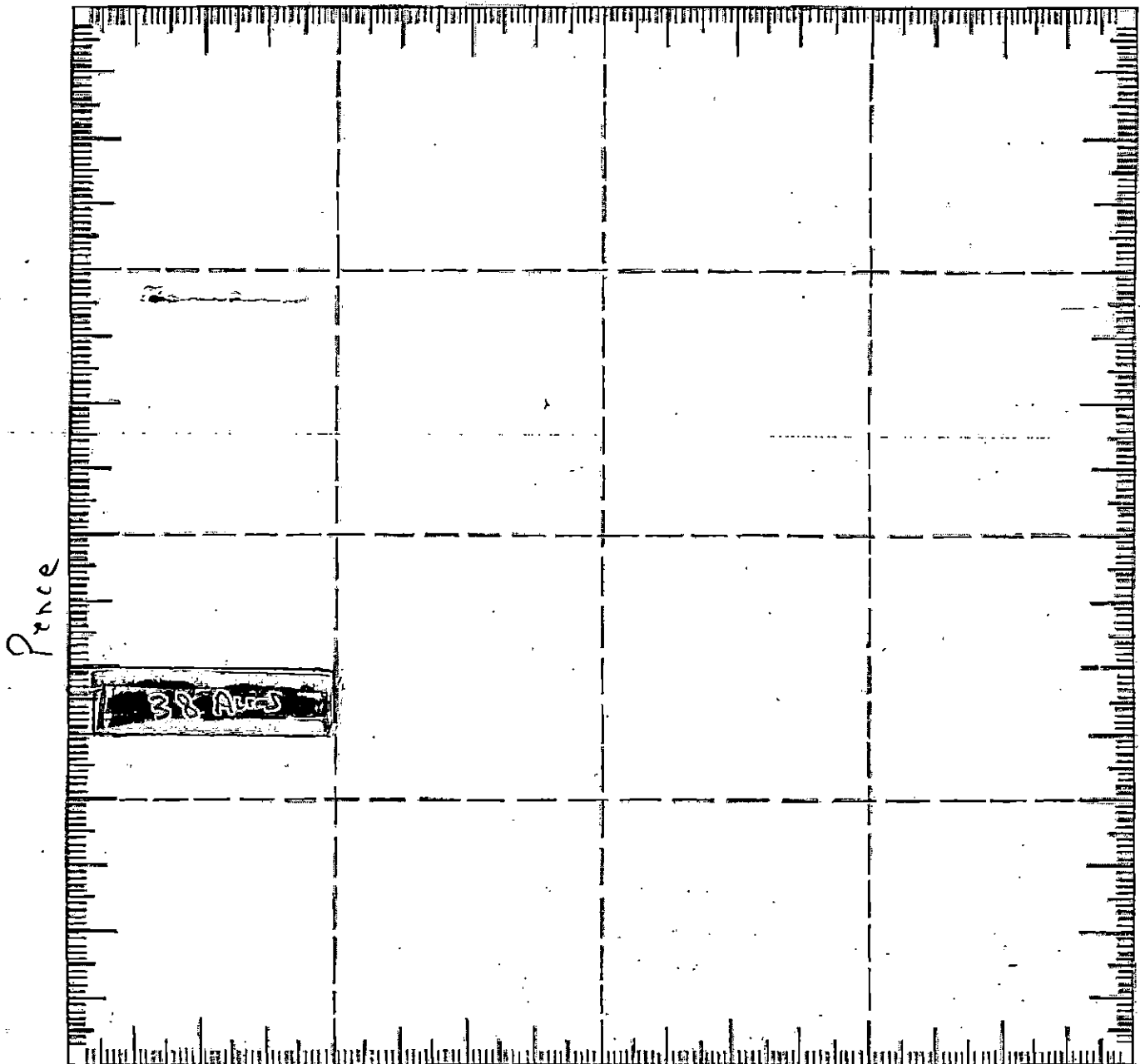
- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current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

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

County Lenawee  
 Township Ogden  
 T 8S R 4E Section 33

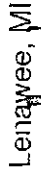
NO Houses  
 NO Buildings  
 38 Acres Cropland

↑ North





**1 inch = 4,300 feet**





# 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 #20-18

**Applicant(s):** Edward W. Posner  
11228 Sebring Highway  
Jasper, MI 49248

**Date:** December 10, 2020

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

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

**Location:** The subject property (ID #OG0-134-4780-00) is located in Section 34 of the Township (T8S, R4E) (see Figure 1).

**Description:** The subject property has an area of approximately 37½ acres, all of which is cultivated for cash crops. The average gross annual income per acre is \$450, well above the \$200/acre minimum specified by MDARD (Michigan Department of Agricultural and Rural Development). The parcel contains no buildings.

**Term:** N/A.

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

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

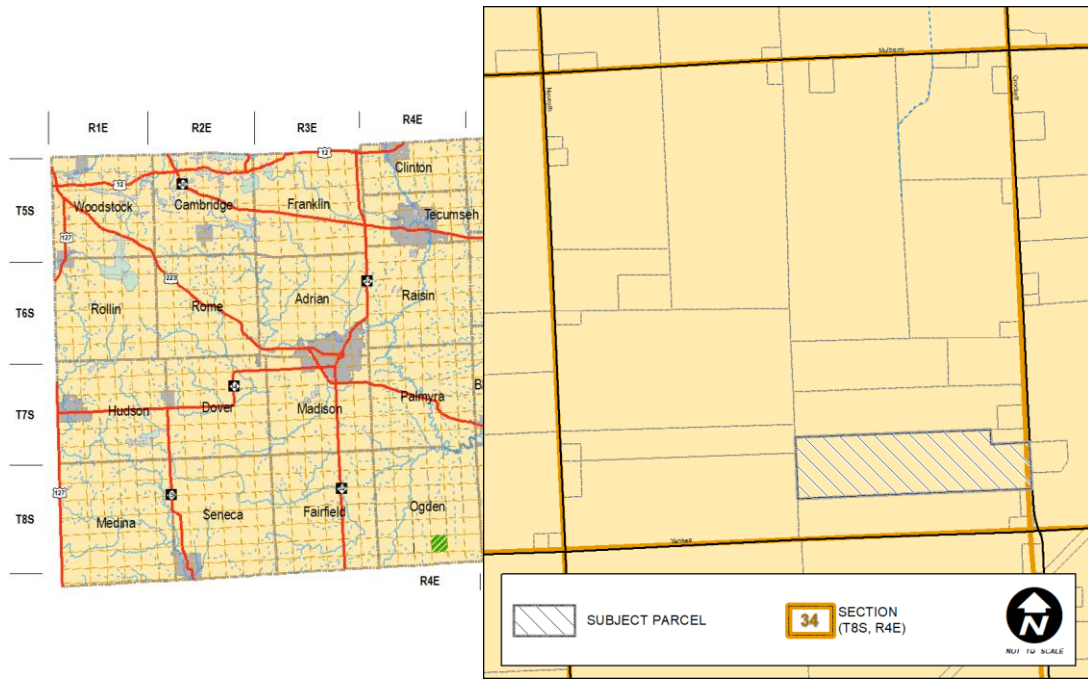
- *Question #19.* Specify the number of years the agreement will cover.
- Append a copy of the most recent appraisal letter to the application.

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

**Attachment(s):**

- Background information provided by the applicant/township.

**Figure 1  
Location**

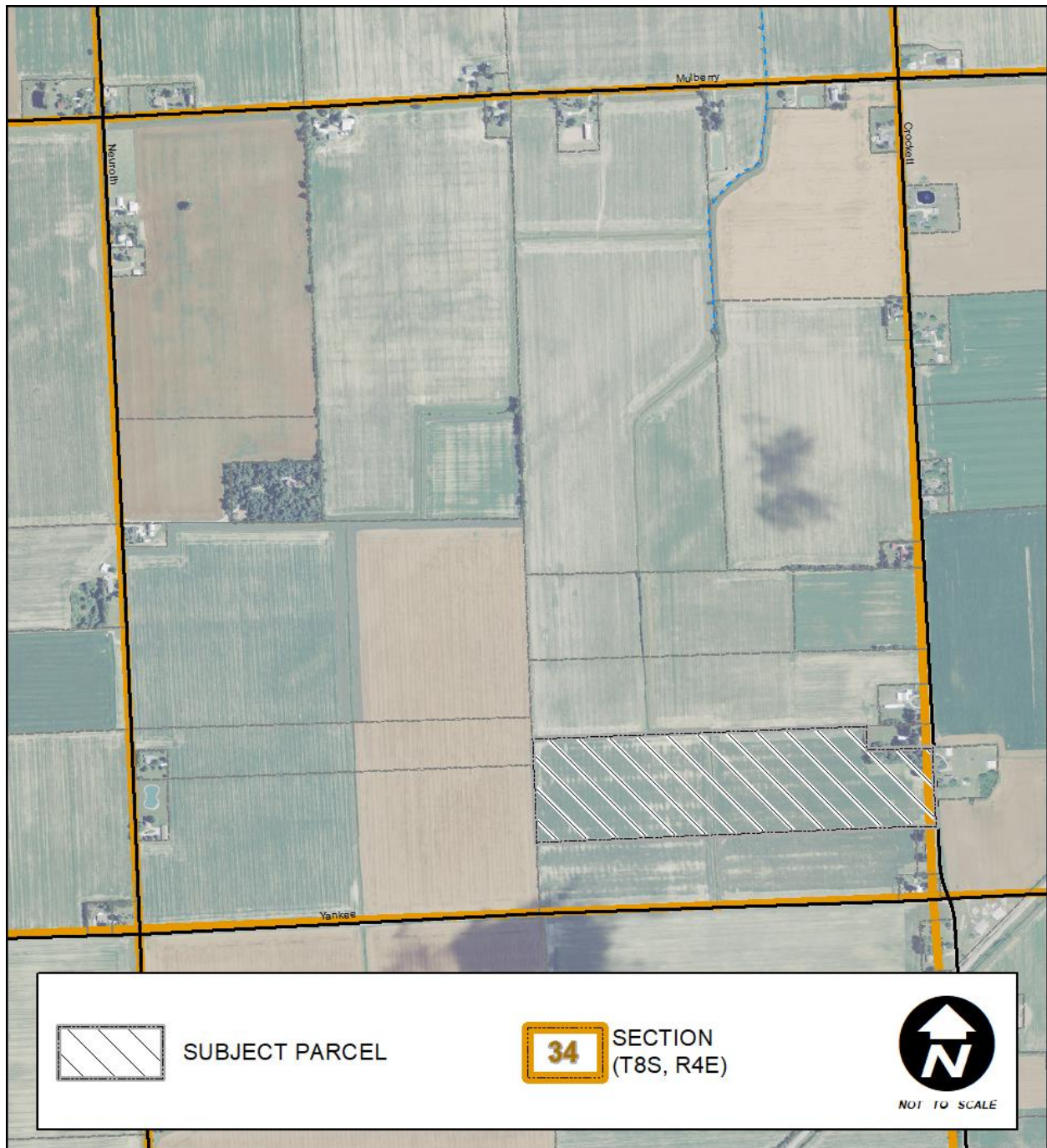


**Figure 2  
County Future Land Use**





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





# 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: 10/29/2020

Application No: 375

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: Posner Edward W  
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: 11338 Sebring Hwy Jasper MI 49248-9713  
Street City State Zip Code

3. Telephone Number: (Area Code) (419) 466-0339

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: Lenawee 7. Township, City or Village: Ogden

8. Section No. 34 Town No. 8S Range No. 4E

### III. Legal Information:

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

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

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

If "Yes", please explain circumstances: \_\_\_\_\_

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

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

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

Name the types of mineral(s) involved: \_\_\_\_\_

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

14. Is land being purchased under land contract ☐ Yes ☒ No: If "Yes", indicate vendor (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 37 1/2  
 c. Total number of acres being applied for (if different than above): \_\_\_\_\_  
 d. Acreage in cultivation: 37 1/2  
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: \_\_\_\_\_  
 f. All other acres (swamp, woods, etc.) \_\_\_\_\_  
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

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

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

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

\$ 16,875 : 37 1/2 = \$ 450 (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); \_\_\_\_\_

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.

Edward W. Farmer

(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

10-5-20  
(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: 11/5/2020 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Genawee

☒ 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**





01-14-2020

Marilyn J. Woods AS  
MARILYN J. WOODS

LENAWE COUNTY  
JANUARY 14, 2020  
RECEIPT # 908552

STATE OF MICHIGAN  
JANUARY 14, 2020  
TRANSFER TAX Stamp # 34749

**WARRANTY DEED**

**201955848**

KNOWALL MEN BY THESE PRESENTS: That Adam C. Iffland

whose address is 8438 Yankee Rd., Blissfield, MI 49227

convey(s) and warrant(s) to Edward Posner

whose address is 11338 Sebring Hwy, Jasper, MI 49248

the following described premises:

SEE EXHIBIT "A" ATTACHED HERETO

More commonly known as 12802 Crockett Highway, Blissfield, MI 49228

The grantor grants to the grantee the right to make all division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1987. (If no number is inserted, the right to make divisions stays with the portion of the parent tract retained by the grantor; if all of the parent tract is conveyed, then all division rights are granted.)

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

Tax Parcel No. OGO-134-4780-00

For the sum of Two Hundred Fifty Thousand Two Hundred Fifty Dollars and No Cents (\$250,250.00), subject to the existing building and use restrictions, easements, and zoning ordinances of record, if any.

Dated January 13, 2020

Adam C. Iffland  
Adam C. Iffland

State of Michigan

ss:

County of Monroe

On this 13th day of January, 2020 before me personally appeared Adam C. Iffland, to me known to be the person(s) described herein and who executed the foregoing instrument and acknowledged that they/he/she executed the same as his/her/their free act and deed.

JENNIFER LEE FOUNTAIN  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF MONROE  
My Commission Expires June 27, 2023  
Acting in the County of Monroe

Jennifer L. Fountain  
Monroe  
Notary Public of Lenawee County, Michigan  
My Commission Expires: \_\_\_\_\_

Drafted by: Daniel T. Hassett P-63855  
33 E. Front Street, Monroe, MI 48161

When recorded return to: Grantee

Recording Fee 30.00 State Transfer Tax 1,878.75 County Transfer Tax 275.55  
County Treasurer's Certificate City Treasurer's Certificate

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Land Situated in the Township of Ogden, Lenawee County, Michigan, described as:

Land described as commencing at a point in the East line of Section thirty-four (34) at the Northeast corner of a *parcel of land conveyed by William A. Sebring to George H. Whitney and Alice Whitney by Deed of record in Liber 151 at Folio 377*, said being about twenty-seven and one-half (27 ½) rods North of the Southeast corner of said section; thence West along the North line of said land so conveyed to George H. and Alice Whitney, to the North and South one-quarter line of said section; thence North along said one-quarter (1/4) line forty (40) rods; thence East parallel with the first mentioned line to East line of said section; thence South along East line of said section; Forty (40) rods to the place of beginning. All of the above described land being in Town Eight (8) South of Range Four (4) East. Intending to convey the same premises as described in one certain deed recorded in Lenawee County, Michigan, Register of Deeds Office in Liber 304 of Deeds, Page 405, excepting therefrom the following: All that part of the Southeast ¼ of Section 34, Town 8 South, Range 4 East, described as beginning on the East line of Section 34, aforesaid, 871.22 feet North 01 degrees 15 minutes 31 seconds West from the Southeast corner of said Section 34; thence South 89 degrees 29 minutes 03 seconds West 420.07 feet; thence North 01 degrees 15 minutes 31 seconds West 155.00 feet; thence North 89 degrees 29 minutes 03 seconds East 420.07 feet to the said East line of Section 34; thence South 01 degrees 15 minutes 31 seconds East 155.00 feet to the place of beginning.

Tax ID No. OGO-134-4780-00

12802 CROCKETT HWY BLISSFIELD, MI 49228 (Property Address)

Parcel Number: CGO-134-4780-00

Property Owner: IFFLAND, ADAM C

## Summary Information

&gt; Assessed Value: \$123,700 | Taxable Value: \$45,035

&gt; Property Tax Information found

Ref # 43652

## Owner and Taxpayer Information

Owner

IFFLAND, ADAM C  
8438 YANKEE RD  
BLISSFIELD, MI 49228

Taxpayer

SEE OWNER INFORMATION

## Legal Description

N 40 ACRES OF S 66 ACRES OF SE 1/4 SEC 34 EX LD BEG 471.22 FT N L DEG 15°31'W FROM SE COR SEC 34 TH S 89 DEG 29°3'W 420.07 FT TH N 1 DEG 15' 31"W  
155 FT TH N 89 DEG 29°3'E 420.07 FT TH S 1 DEG 15°31'E 155 FT TO POB

## Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date 12/12/2019

Recalculate

## Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2019	Winter	\$668.44	\$0.00		\$668.44

## General Information for 2019 Winter Taxes

School District	46040	PRE/MBT	100.0000%
Taxable Value	\$45,035	S.E.V.	\$123,700
Property Class	101 - 101 Agricultural	Assessed Value	\$123,700
Tax Bill Number	No Data to Display	Last Receipt Number	No Data to Display
Last Payment Date	No Data to Display	Number of Payments	0
Base Tax	\$661.83	Base Paid	\$0.00
Admin Fees	\$6.61	Admin Fees Paid	\$0.00
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$668.44	Total Paid	\$0.00
Renaissance Zone	Not Available	Mortgage Code	Not Available

## Tax Bill Breakdown for 2019 Winter

Taxing Authority	Millage Rate	Amount	Amount Paid
DEPT AGING	0.732000	\$32.96	\$0.00
MED CARE	0.189500	\$8.53	\$0.00
LENAAEE INT SCH	7.323300	\$329.80	\$0.00
SCH SINKING FUND	1.747900	\$78.71	\$0.00
SCHOOL OPER	18.000000	\$0.00	\$0.00
TWP TAX	1.000000	\$45.03	\$0.00
FIRE	1.000000	\$45.03	\$0.00
ROADS/BRIDGES	2.000000	\$90.07	\$0.00
HAHN	0.000000	\$21.50	\$0.00
HAHN EXTENSION	0.000000	\$10.20	\$0.00
Admin Fees		\$6.61	\$0.00
Interest Fees		\$0.00	\$0.00
	31.992800	\$668.44	\$0.00

## Map of Farm with Structures and Natural Features:

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

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

County Lenawee County No Buildings

Township Ogden Twp

T 8S R 4E Section 34 All tillable -

↑ North 37.5 Acres Cash Crops

Crocket

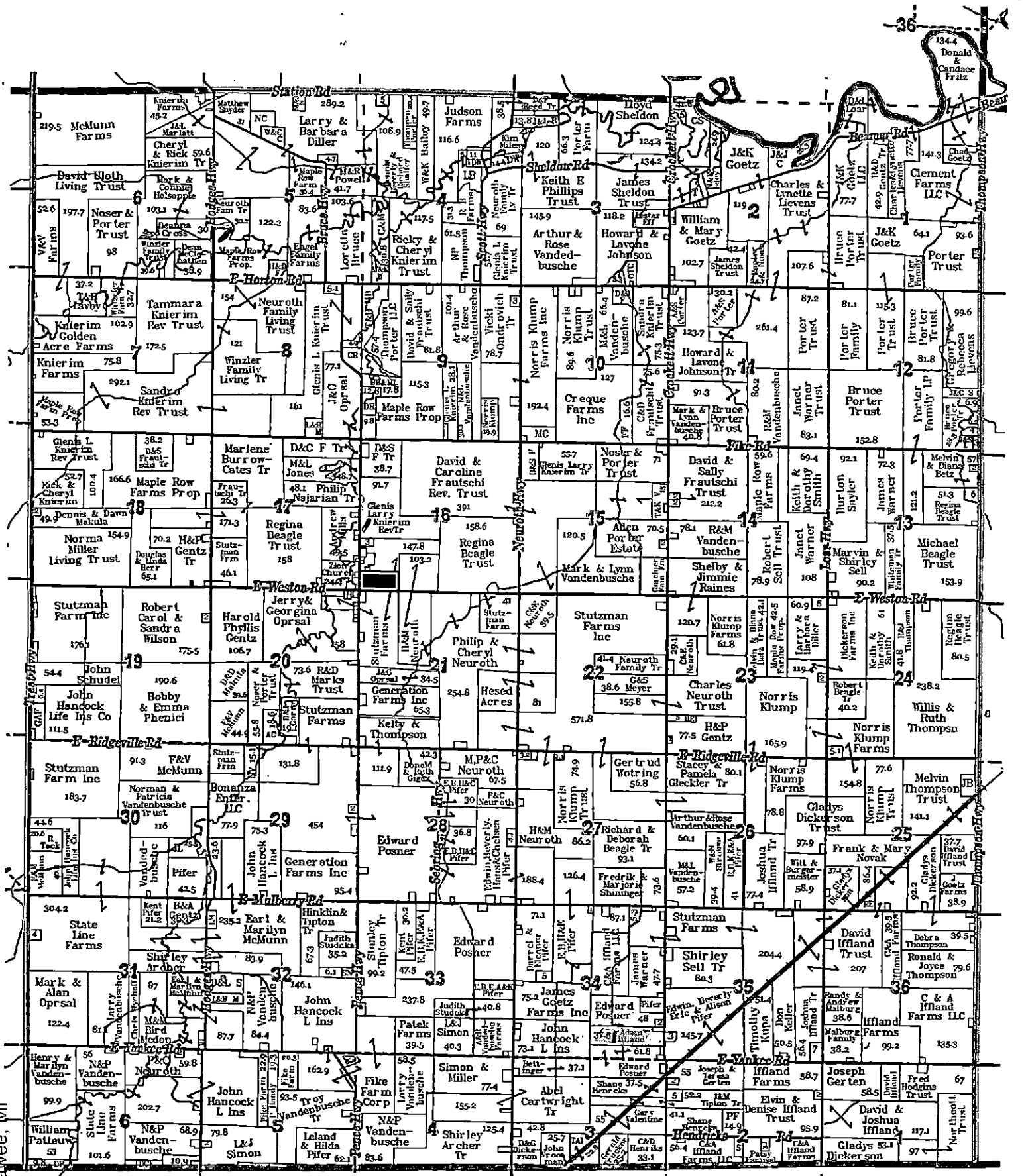
Yankee

# 4. Ogden Township

T8-9S. - R4E.

© 2018 Lenawee County Equalization/Lenawee County 4-31, Adrian MI 49221

1 inch = 4,300 feet



Lenawee, MI

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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

## 2021 MEETING & SUBMITTAL DEADLINE SCHEDULES

The Lenawee County Planning Commission generally meets on the third (3rd) Thursday of each month unless otherwise indicated:

### 2021 MEETING SCHEDULE

<u>LCPC Meeting Date</u>	<u>LCPC Meeting Date</u>	<u>LCPC Meeting Date</u>	<u>LCPC Meeting Date</u>
Thursday, January 21, 2021	Thursday, April 15, 2021	Thursday, July 15, 2021	Thursday, October 21, 2021
Thursday, February 18, 2021	Thursday, May 20, 2021	Thursday, August 19, 2021	Thursday, November 18, 2021
Thursday, March 18, 2021	Thursday, June 17, 2021*	Thursday, September 16, 2021	Thursday, December 16, 2021

The monthly meeting of the Lenawee County Planning Commission begins at 6:30 pm in the Lenawee Room of the Human Services Building (1040 N. Winter Street, Adrian, Michigan). *Please note that meetings may take place via Zoom due to the ongoing COVID-19 pandemic.*

In order for staff to review zoning proposals and prepare reports for County Planning Commissioners in a timely manner, the LCPC requires the submittal of requests prior to 12:00 noon on the following submittal dates in order to be considered on the corresponding meeting date.

### 2021 MEETING & SUBMITTAL DEADLINE SCHEDULES

<u>Meeting Date</u>	<u>Submittal Deadline</u>	<u>Meeting Date</u>	<u>Submittal Deadline</u>
Thursday, January 21, 2021	Wednesday, January 13, 2021	Thursday, July 15, 2021	Wednesday, July 7, 2021
Thursday, February 18, 2021	Wednesday, February 10, 2021	Thursday, August 19, 2021	Wednesday, August 11, 2021
Thursday, March 18, 2021	Wednesday, March 10, 2021	Thursday, September 16, 2021	Wednesday, September 8, 2021
Thursday, April 15, 2021*	Wednesday, April 7, 2021	Thursday, October 21, 2021	Wednesday, October 13, 2021
Thursday, May 20, 2021	Wednesday, May 12, 2021	Thursday, November 18, 2021	Tuesday, November 10, 2021
Thursday, June 17, 2021	Wednesday, June 9, 2021	Thursday, December 16, 2021	Wednesday, December 8, 2021

\* This is likely the date of the LCPC's 2021 Annual Dinner. Any business before the Commission will be considered during a 5:00 pm meeting held at the location of the Dinner.