



# 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: February 18, 2021

TIME: 6:30 p.m.

PLACE: **zoom**

## MEETING AGENDA

1. Call to Order and Pledge of Allegiance
2. Public Comment *[3-MINUTE LIMIT]*
3. Approval of Agenda *[ACTION]*
4. Meeting Minutes  
Approval of the Minutes of the January 21, 2021, Meeting *[ACTION]* ..... 3
5. Request(s) for Review, Comment, and Recommendation
  - a. Consideration of Township Zoning Amendment(s)
    - (1) #21-01 — Rollin Township *[ACTION]* ..... 5
  - b. Consideration of PA 116 Farmland Agreement(s)
    - (1) #21-03 — Macon Township *[ACTION]* ..... 21
  - c. Consideration of Master Plan(s) — None
6. Other Business
  - a. Old Business — None
  - b. New Business  
2020 LCPC Annual report *[ACTION]* ..... 37
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 March 18, 2021*

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



Join Zoom Meeting

<https://zoom.us/j/92107512749?pwd=dDNyU2gyd1haYnh0T1p6VkRYWXdjUT09>

Meeting ID: 921 0751 2749

Passcode: 683313

One tap mobile

+13126266799,,92107512749#,,,,\*683313# US (Chicago)

+16468769923,,92107512749#,,,,\*683313# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

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+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

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+1 408 638 0968 US (San Jose)

Meeting ID: 921 0751 2749

Passcode: 683313

Find your local number: <https://zoom.us/u/acbuFgg0yv>



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## MEETING MINUTES

Thursday, January 21, 2021

**zoom** • Meeting ID: 955 3232 2492 • Passcode: 265214

Members Present: Mr. Keith Dersham, LCPC Secretary, remotely from Adrian; Ms. Rebecca Liedel, LCPC Chair, remotely from Madison Township; Mr. Bruce Nickel, remotely from Onsted; and Mr. Dale Witt, remotely from Raisin Charter Township

Members Absent: Mr. Bob Behnke, Education Representative; Ms. Karol (KZ) Bolton, Lenawee County Commission; and Mr. Ralph Tillotson, Lenawee County Commission

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

Item 1 **Call to order.** Chair Liedel called the meeting to order at 6:35 p.m. Those in attendance joined in a virtual Pledge of Allegiance

Item 2 **Public comment.** None.

Item 3 **Approval of Agenda.** Staff submitted the 01/21/2021 meeting agenda for approval. Comm. Nickel made a motion, seconded by Comm. Dersham, to approve the January 21, 2021, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 12/17/2020 meeting minutes for approval. Comm. Witt made a motion, seconded by Comm. Nickel, to approve the December 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.

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

(1) **#21-01 | Macon Township.** Commissioners reviewed an application for a 20.28-acre parcel (ID #MA0-108-2250-00) located in Section 8 (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. Witt, 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.*

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- (2) **#21-02 | Blissfield Township.** Commissioners reviewed an application for a 14.44-acre parcel (ID #BL0-234-3775-00) located in Section 34 (T7S-R5E) of the Township. Staff summarized his memo and advised them to recommend approval with comments of the agreement (see the staff report).

Comm. Nickel 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 Blissfield Township Board (see the staff report). *The motion passed unanimously.*

- c. **Consideration of Master Plan(s).** Staff informed Commissioners that Deerfield Township submitted a Notice of Intent to Prepare a Master Plan.

Item 6 **Other Business.**

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

**Election of Chairperson and Secretary for 2021.** Comm. Witt made a motion, seconded by Comm. Nickel, to retain the current slate of officers for 2021. *The motion passed unanimously.* Comm. Liedel will continue to serve as the Chair and Comm. Dersham will continue to serve as the Secretary.

Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.**

Comm. Witt mentioned the solar farm proposal under consideration by Macon Township. He noted that it is an interesting process.

Item 9 **Adjournment.** The meeting adjourned at 6:56 pm.

Respectfully submitted,



Grant E. Bauman, LCPC Recording Secretary



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## Coordinated Zoning Report | #21-01

**To:** County Planning Commissioners

**From:** Grant E. Bauman

**Date:** February 10, 2021

**Proposal:** **The rezoning of properties in Rollin Township**

### Request

The 24 subject properties are proposed for rezoning to a 'lake residential (RL)' district, from a 'rural residential (RR)' district.

### Purpose

The Zoning Amendment Form states that the purpose of the proposed change is to "make the residential lots conforming".<sup>1</sup> The lakefront lots are too small to redevelop under the existing 'rural residential (RR) zoning'.

### Location and Size of the Property

- **Location** – The 24 subject properties (RL0-860-0010-00 through RL0-860-0340-00) are located in Section 31 (T6S-R1E) of Rollin Township, on the eastern shore of Little Round Lake (see Figure 1). Sunset Drive borders all but a portion of a single parcel to the east. Hillsdale County is located approximately a half-mile to the west.
- **Size** – The 24 subject parcels have a combined area of approximately 9.6 acres.

### Land Use and Zoning

- **Current Land Use** – Lakefront homes are located on many of the subject properties; the parcels are assessed 'residential' according to property records (see Figure 2). Properties to the north, east, and south are assessed either 'residential' or 'agricultural'. Little Round Lake is located to the west.
- **Future Land Use** – Rollin Township's Future Land Use Map recommends 'low density residential' uses for all of the subject properties, as well as parcels located to the north, east, and west (see Figure 3).
- **Current Zoning** – The 24 subject parcels are currently zoned 'rural residential (RR)', as are properties to the north, east, and west (see Figure 4).

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

## Public Facilities and Environmental Constraints

- **Public Road/Street Access** – Sunset Drive, a private roadway, provides direct access to the 24 subject properties. Sunset Drive connects to Forrister Road, a county primary roadway located to the north, and Hillside Road, a county local roadway located to the south.
- **Public Water and Sewer** – Municipal sewer and water services are not available according to the Township (see the background information).
- **Environmental Constraints** – The Township is unaware of any environmental constraints (see the background information).

## Analysis and Recommendation

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

**Staff Analysis** – Rollin Township has a Zoning Plan that 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 Future Land Use Plan recommends ‘low density residential’ uses for all 24 of the subject properties (see Figure 3). The Zoning Plan equates ‘single family residential (R-1 and R-2)’ zoning with this Future Land Use Plan designation.

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

**Yes.** The 24 subject properties are already utilized for single-family dwellings, albeit of greater density than permitted in the current ‘rural residential (RR)’ district (see Figure 4).

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

**No.** Sunset Drive is a private roadway and water and sewer services are not available.

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 current ‘rural residential (RR)’ zoning probably makes many of the homes located on the 24 subject parcels nonconforming (e.g., minimum lot size). Rezoning to ‘lake residential (RL)’ will likely solve many nonconformities, making the properties easier to redevelop.

**Staff Advisement** – Although the rezoning of the 24 subject properties to ‘lake residential (RL)’ does not agree with the Future Land Use Plan and Zoning Plan elements of the Master Plan, the smaller minimum lot size requirement in the proposed district will likely eliminate many nonconformities, making the area easier to renovate/redevelop. The other criteria support the rezoning request. Accordingly, staff advises the Lenawee County Planning Commission to recommend **APPROVAL** (see the staff report) of the proposed rezoning to ‘lake residential (RL)’ to the Rollin Township Board.

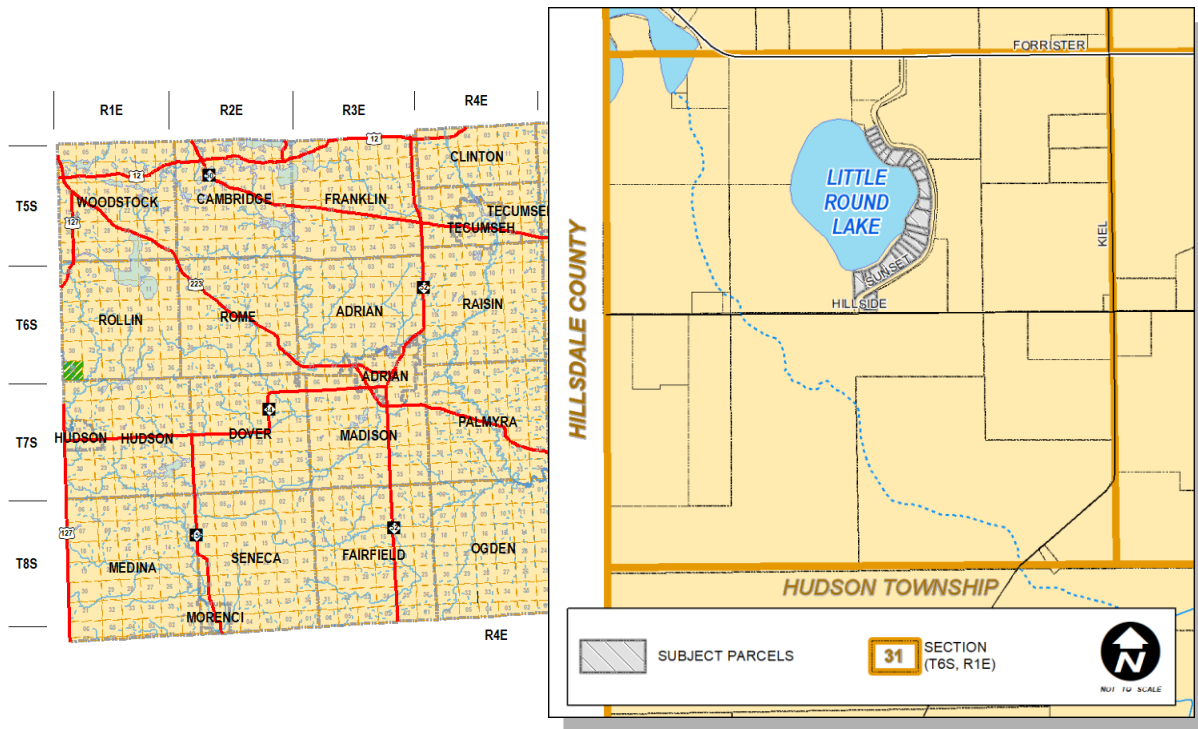
### Attachment(s):

- Background information provided by Rollin Township.

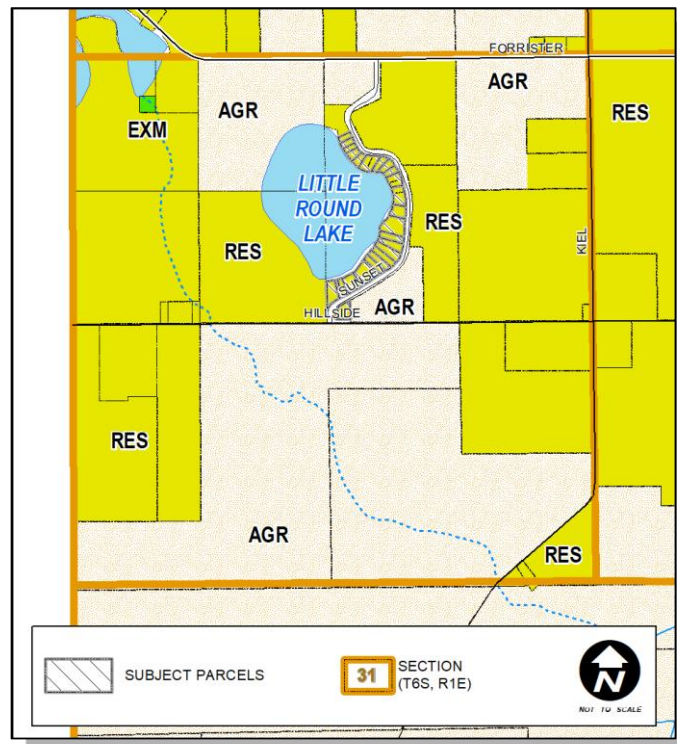
### Recommended Actions:

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

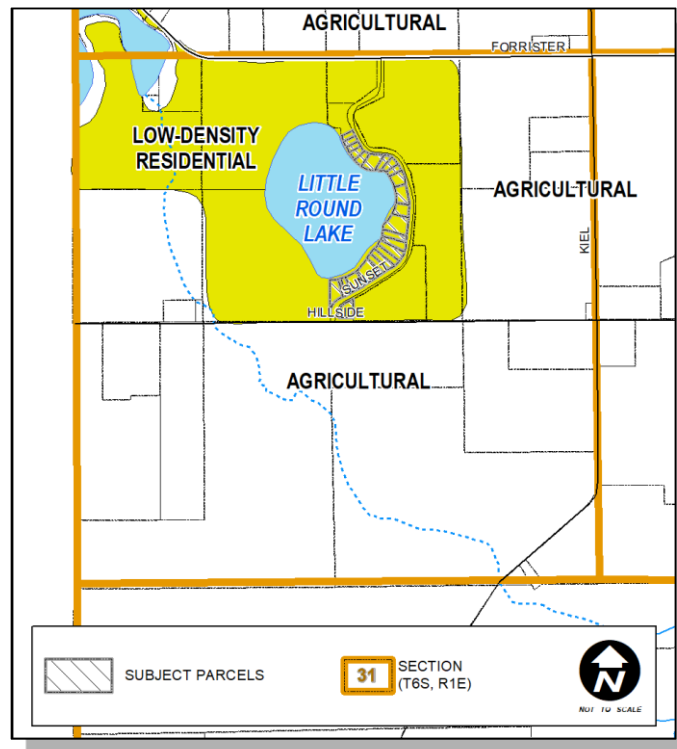
**Figure 1  
Location**



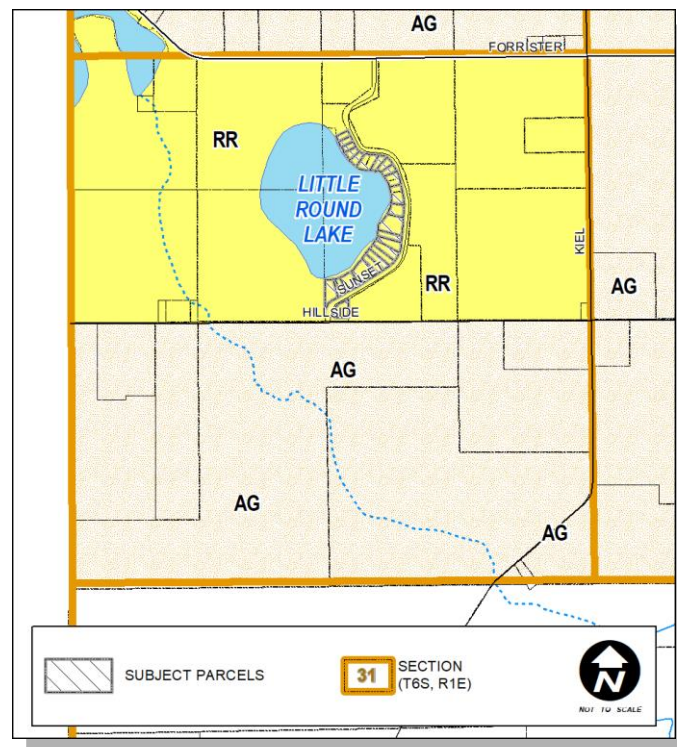
**Figure 2  
Property Assessment**



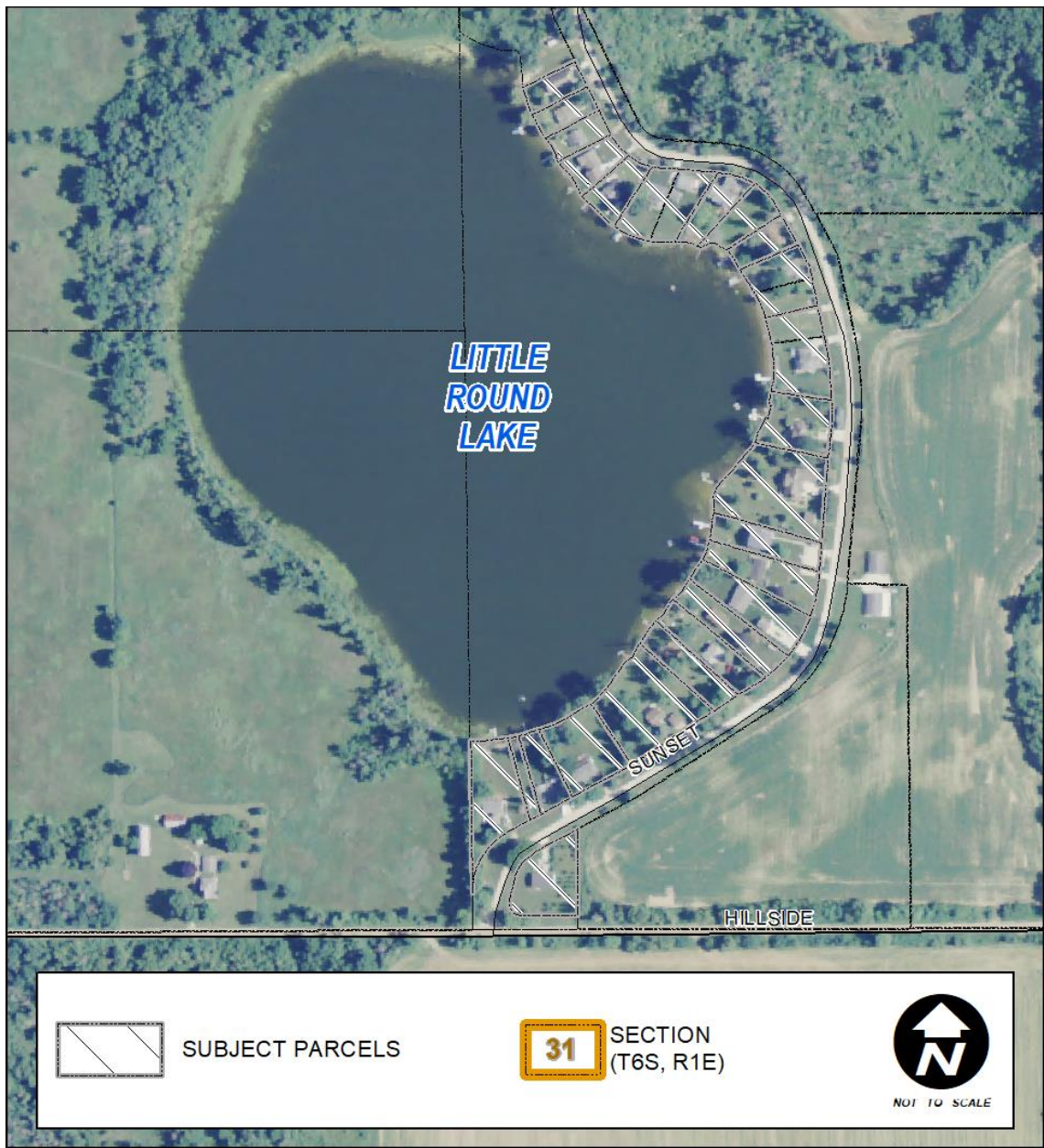
**Figure 3  
Municipal Future Land Use**



**Figure 4  
Municipal Zoning**



**Figure 5**  
**Aerial Photograph**



## ZONING AMENDMENT FORM



### LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

#### A. DISTRICT BOUNDARY CHANGE (REZONING):

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

REZONE 24 LOTS, RLD-860-0010-00 TO RLD-860-340-00 ON LITTLE ROUND LAKE  
LOCATED ON SUNSET DRIVE (PRIVATE DRIVE). SEE PHOTO ATTACHED

1. The above described property has a proposed zoning change FROM RURAL RESIDENTIAL (RR) ZONE TO LAKE RESIDENTIAL (LR) ZONE.
2. PURPOSE OF PROPOSED CHANGE: MAKE THE RESIDENTIAL LOTS CONFORMING

#### 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 JANUARY day 07 year 2021
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month DECEMBER day 26 year 2020  
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: DAILY TELEGRAM

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.

Annika Repel ☒ Chair or ☐ Secretary 01 / 07 / 2021 (enter date)

#### LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

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

\_\_\_\_\_, Recording Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (enter date)

#### TOWNSHIP BOARD ACTION:

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

## REZONING WORKSHEET FORM



### LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Rollin Township Case #: \_\_\_\_\_  
Township official we may contact: Douglas Kapnick Phone #: (517) 260 - 6353  
Applicant: Sunset Beach, Little Round Lake Phone #: ( ) - \_\_\_\_\_  
Rezoning Request: From: RURAL Residential District (RR) To: LAKE Residential District (LR)  
Property Location: Section(s): ATTACHED 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"): ATTACHED

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? LAKE RESIDENTIAL  
REZONE 24 Lots, RLD-860-0010-00 to RLD-860-340-00  
What is the proposed use of the site? LAKE RESIDENTIAL

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

North: AGRICULTURE South: AGRICULTURE  
East: AGRICULTURE West: LAKE

What are the surrounding Zoning Districts?

North: AGRICULTURE DISTRICT (AG) South: AGRICULTURE DISTRICT (AG)  
East: AGRICULTURE DISTRICT (AG) West: LAKE ( )

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

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 PRIVATE DRIVE

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.

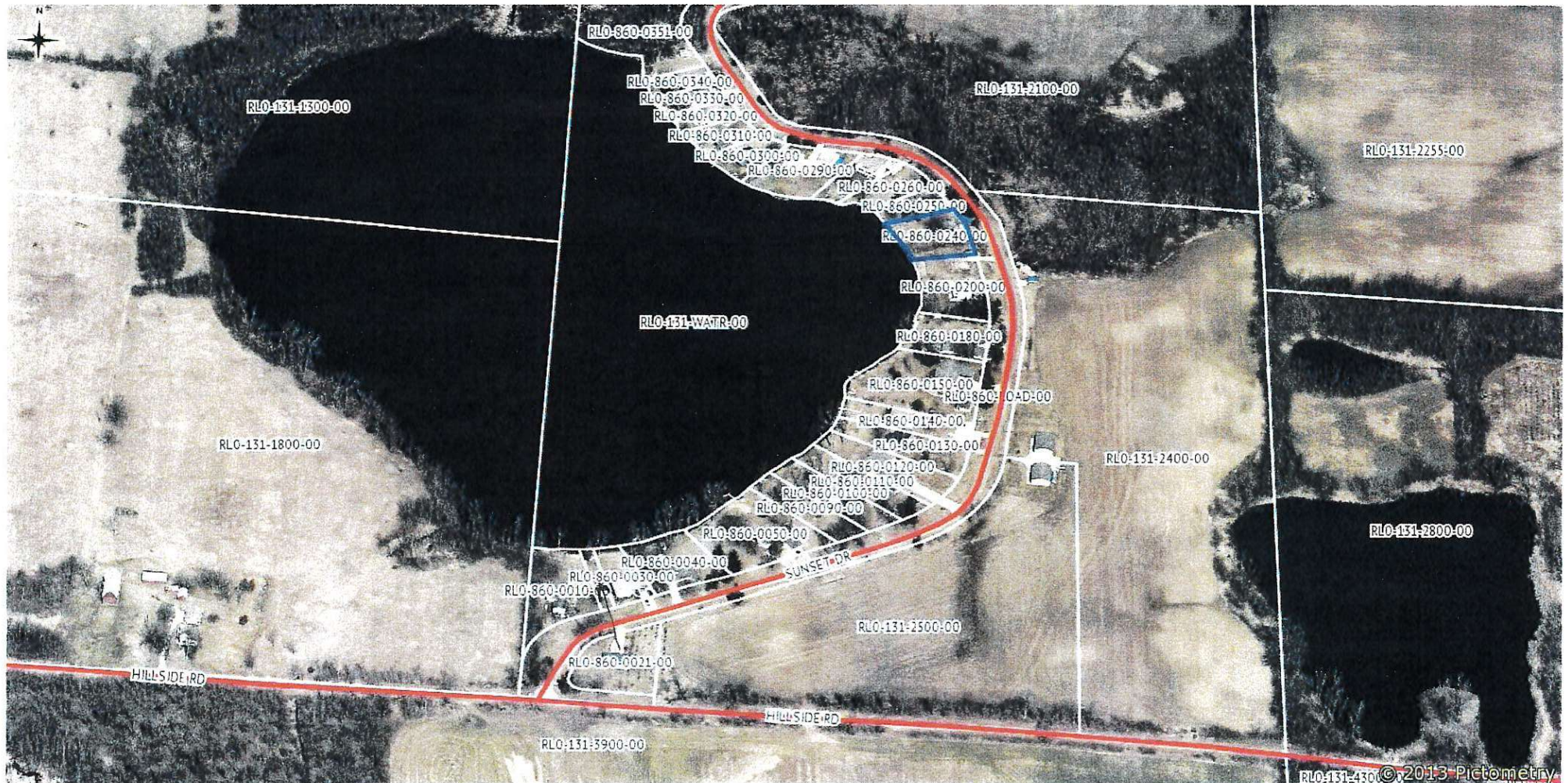
☒ Yes, copies of documentation are attached. ☐ No, copies of documentation are not attached.

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.

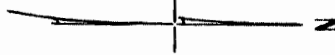
# Little Round Lake



03/30/2013

A PART OF W<sup>1</sup>/<sub>2</sub>. NE <sup>1</sup>/<sub>4</sub> SEC. 31, T6S-R1E.  
ROLLIN TWP, LENA WEE CO, MICH.

A PART OF W<sup>1</sup>/<sub>2</sub>. NE <sup>1</sup>/<sub>4</sub> SEC. 31, T6S-R1E.  
ROLLIN TWP, LENA WEE CO, MICH.



ROUND LAKE

NOTE: ALL LOTS EXTEND  
TO WATER'S EDGE.

SUNSET 66 FT. WIDE (PRIVATE) DRIVE

*All dimensions are in feet and decimals thereof.*

# "SUNSET BEACH"

A PART OF W $\frac{1}{2}$  NE $\frac{1}{4}$  SEC. 31, T6S-R1E.  
ROLLIN TWP., LENAWEE CO., MICH.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Al Johnson and Yvonne E. Johnson, his wife; Donald Wood and Florence L. Wood, his wife,

as proprietors, have caused the land embraced in the annexed plat to be surveyed, laid out and platted, to be known as, "Sunset Beach", a part of W $\frac{1}{2}$  NE $\frac{1}{4}$  Sec. 31, T6S-R1E, Rollin Twp., Lenawee Co., Mich.

and that the drive as shown on said plat is hereby dedicated to the use of the lot owners.

Signed and Sealed in the Presence of

William J. Gifford, Notary Public, Lenawee Co., Mich. (Witness)

D. A. Howard, Notary Public, Lenawee Co., Mich. (Witness)

Al Johnson (L.S.)  
Yvonne E. Johnson (L.S.)  
Donald Wood (L.S.)  
Florence L. Wood (L.S.)

## ACKNOWLEDGMENT

STATE OF MICHIGAN

County of Lenawee

On this 4th day of Sept., 1956, before me,

a Notary Public in and for said County, personally came the above named Al Johnson and Yvonne E. Johnson, his wife; Donald Wood and Florence L. Wood, his wife,

known to me to be the persons who executed the above dedication, and acknowledged the same to be their free act and deed.

William J. Gifford, Notary Public, Lenawee Co., Mich.

My Commission expires March 2, 1959.

## DESCRIPTION OF LAND PLATTED

The land embraced in the annexed plat of "Sunset Beach", a part of W $\frac{1}{2}$  NE $\frac{1}{4}$  Sec. 31, T6S-R1E, Rollin Twp., Lenawee Co., Mich.

is described as follows: Beginning at a point 33.0 feet N 0° 11' W from the center of Section 31, Town 6 South, Range 1 East, and running thence S 89° 24' E 105.11 feet; thence on a 73.79 foot radius curve right 42.86 feet (long chord bearing N 37° 47' W 37.3 feet); thence N 13° 50' E 53.15 feet; thence on a 89.38 foot radius curve right 75.23 feet (long chord bearing N 37° 56' 30" E 73.02 feet); thence N 62° 03' E 253.19 feet; thence N 57° 49' E 360.64 feet; thence on a 357.03 foot radius curve left 326.11 feet (long chord bearing N 31° 39' E 314.89 feet); thence N 5° 29' E 341.54 feet; thence on a 762.94 foot radius curve left 224.82 feet (long chord bearing N 2° 57' 30" W 224.0 feet); thence N 11° 24' W 173.08 feet; thence N 29° 00' W 152.35 feet; thence on a 217.29 foot radius curve left 210.69 feet (long chord bearing N 56° 46' 30" W 202.51 feet); thence N 84° 35' W 139.75 feet; thence on a 17.88 foot radius curve right 69.84 feet (long chord bearing N 55° 04' 30" W 66.8 feet); thence N 25° 36' W 272.53 feet; thence on a 73.2 foot radius curve right 116.12 feet (long chord bearing N 19° 42' E 104.06 feet); thence N 65° 00' E 287.17 feet; thence N 363.8 feet; thence N 89° 50' W 66.0 feet; thence South 261.94 feet; thence S 53° 39' W 275.73 feet; thence on a 139.2 foot radius curve left 220.1 feet (long chord bearing S 19° 42' W 197.88 feet); thence S 25° 36' E 28.0 feet; thence S 57° 17' W 89.8 feet; thence S 1° 35' W 76.17 feet; thence S 26° 08' E 168.41 feet; thence S 44° 38' E 219.7 feet; thence S 86° 44' E 147.56 feet; thence S 62° 15' E 91.06 feet; thence S 24° 14' E 249.44 feet; thence S 14° 48' W 154.06 feet; thence S 30° 30' W 184.76 feet; thence S 9° 45' W 154.4 feet; thence S 49° 48' W 119.02 feet; thence S 35° 51' W 235.5 feet; thence S 51° 22' W 163.8 feet; thence S 81° 53' W 186.55 feet; thence S 0° 11' E 370.8 feet to the point of beginning. Containing 35 lots.

## COUNTY TREASURER'S CERTIFICATE

Office of County Treasurer, Lenawee County. I hereby certify, that there are no tax liens or titles held by the State on the lands described hereon, and that there are no tax liens or titles held by individuals on said lands, for the five years preceding the 4th day of Sept., 1956, and that the taxes for said period of five years are all paid, as shown by the records of this office.

This certificate does not apply to taxes, if any, now in process of collection by township, city or village collecting officers.

William L. Moore, County Treasurer

## APPROVAL BY COUNTY PLAT BOARD

This plat was approved on the 4th day of Sept., 1956, by the Lenawee County Plat Board

Leonard A. Warner (County Register of Deeds)  
Alice M. Welch (County Clerk)  
William L. Moore (County Treasurer)  
Howard Evans (County Drain Commissioner)

## APPROVAL BY BOARD OF COUNTY ROAD COMMISSIONERS

This plat has been examined and was approved on the 4th day of Sept., 1956, by the Lenawee County Board of Road Commissioners.

Elmer Hillard (Chairman)  
William Gibson (Member)  
Eugene Ryan (Member)

## MUNICIPAL APPROVAL

This plat was approved by the Township Board of the Township of Rollin at a meeting held Sept. 5th, 1956. Harold M. Dayton (Clerk)

## SURVEYOR'S CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one, and that permanent monuments consisting of iron rods of least one half inch in diameter and 36 inches in length, encased in concrete cylinders four inches in diameter and 36 inches in length, have been set at points marked thus (O) as thereon shown at all angles in the boundaries of the land platted, at all intersections of the lines of streets and at intersections of the lines of streets with the boundaries of the plat.

Walter E. Frazier, No. 2268

Registered Land Surveyor Registered Professional Engineer

COPY  
Register's Office  
Lenawee County  
Sunset Beach  
Rollin Twp.  
Sept 14, 1956  
Filed in Lib. 13, 1956  
2-11-56  
A. Warner

I hereby certify this copy is a true copy of map or plat forwarded the Register of Deeds for recording.

Date Sept 13, 1956  
FILED IN REGISTER GENERAL'S DEPT.

Date Sept 15, 1956  
EXAMINED AND APPROVED

Date Sept 13, 1956

Frank E. Brown, Auditor General

W. H. Hoo Choy

09/11/2020  
10:41 AM

Simple List Report

Page: 1/1  
DB: Rollin 2021

County: 46- LENAWEE Unit: ROLLIN TOWNSHIP

***** Owner's Name *****	**** Parcel Number ****	Property Address	*
KIMLING, JOE E & JOANN	46-RL0-860-0010-00	334 SUNSET DR	
ELLEDGE, DEWAYNE & SARA	46-RL0-860-0021-00	326 SUNSET DR	
ELLEDGE, DEWAYNE & SARA	46-RL0-860-0030-00	326 SUNSET DR	
WILLIAMS, LESTER J	46-RL0-860-0040-00	322 SUNSET DR	
SMOCK, WESLEY & MELISSA	46-RL0-860-0050-00	310 SUNSET DR	
MOUILLESEAU, MICHAEL L & MARG	46-RL0-860-0090-00	304 SUNSET DR	
DOBIJA, MONICA & RONALD	46-RL0-860-0100-00	300 SUNSET DR	
KARBO FAMILY TRUST	46-RL0-860-0110-00	296 SUNSET DR	
KARBO FAMILY TRUST	46-RL0-860-0120-00	292 SUNSET DR	
STOLL, MARY	46-RL0-860-0130-00	288 SUNSET DR	
CONCESSI, FRANK & TERRY J	46-RL0-860-0140-00	284 SUNSET DR	
PARKS, DENISE L	46-RL0-860-0150-00	280 SUNSET DR	
DARR, RANDON E & MELISSA	46-RL0-860-0180-00	268 SUNSET DR	
MALARNEY, BART W	46-RL0-860-0200-00	260 SUNSET DR	
MALARNEY, BART W & JEANNETTE C	46-RL0-860-0240-00	250 SUNSET DR	
KALINOWSKI, GERALD J	46-RL0-860-0250-00	240 SUNSET DR	
HOFFMAN, MARTIN & DAWN	46-RL0-860-0260-00	200 SUNSET DR BLK	
TOTH, JOSEPH F & SHARON M, &	46-RL0-860-0270-00	232 SUNSET DR	
PIETRZYK, JOHN E & KAREN A	46-RL0-860-0290-00	218 SUNSET DR	
PANTER, SUSAN	46-RL0-860-0300-00	216 SUNSET DR	
YEASTER, LINZEY A	46-RL0-860-0310-00	214 SUNSET DR	
WARNER, DONALD L & PATRICIA A,	46-RL0-860-0320-00	212 SUNSET DR	
YATZEK, HOWARD & JOYCE	46-RL0-860-0330-00	208 SUNSET DR	
KAYE, NORMAN J	46-RL0-860-0340-00	---	

**Rollin Township Planning Commission**  
**Special Public Hearing- January 7, 2021**  
**Minutes**

**Call to order;** via Zoom at 4:00 PM

**Members present;** Doug Kapnick, Mike Clark, Dave Briggs, Nancy Nichols, Jim Sayre, Pauline Brosamer, Todd Crane

Also present via Zoom; Denise Combs, Irma David, Denise Parks, Randy Darr

**New Business;**

1. Rezone property known as "Sunset Beach" a part of W ½, NE 1/4, Rollin Township, lots located on Sunset Drive (a private drive) All lots starting with lot 1 and ending with lot 35. Rezone thirty five lots from Rural Residential district (RR) to Lake Residential District (LR)  
Questions by audience as to purpose of rezoning answered by Chairman Kapnick who said current zoning did not reflect use by current owners and that without rezoning property owners would not be able to remodel or even rebuild property in the event of a property loss

Commission members agreed that rezoning was appropriate and there was no objection from audience

2. Meeting adjourned

# **Rollin Township Planning Commission**

## **Regular Meeting - January 7, 2021**

### **Minutes**

**Call to order;** via Zoom at 4:12 PM

Members present; Doug Kapnick, Mike Clark, Dave Briggs, Nancy Nichols, Jim Sayre, Pauline Brosamer, Todd Crane

Also present via Zoom; Denise Combs, Irma David, Denise Parks, Randy Darr

**Approval of Minutes;** Regular meeting-November 5, 2020

Motion by Briggs, support Brosamer to approve minutes, vote all aye

#### **Old Business;**

1. Rezoning request by Manitou Beach Holdings LLC to rezone property at 1235 Elm Street from Local Commercial District (C-1) to Multiple Family Residential District

Chairman Kapnick presented the highlights of the proposed operating agreement between Manitou Beach Holdings, LLC and Rollin Township (attached) If Rezoning is approved, agreement would be finalized by Township Board and MBH, LLC.

After discussion a motion was made by Jim Sayre, supported by Mike Clark that the Rollin Township Planning Commission recommends the Rollin Township Board of Trustees approve the rezoning request to rezone the property located at 1235 Elm Street, Manitou Beach, MI (ID#-RLO-685-0431-10) from Local Commercial District (C-1) to Multiple Family Residential District (RM), subject to a signed "Development Agreement" between Manitou Beach Holdings, LLC and Rollin Township

Roll Call vote; Kapnick aye, Clark aye, Sayre aye, Briggs aye, Brosamer aye, Nichols aye, Crane aye; motion approved

2. Vacate alleys- Chairman Kapnick and Clark walked subject alleys in the "Village" of Manitou Beach and reported to the Commission that six out of eight were not in use and had no evidence of ever having been used. These and other "vestigial" pieces of property located on the old plats will be a subject of future recommendations in the Master Plan to be updated this calendar year by the Planning Commission.
3. Little Round Lake rezoning; Rezone property known as "Sunset Beach" a part of W ½, NE 1/4, Rollin Township, lots located on Sunset Drive (a private drive) All lots starting with lot 1 and ending with lot 35. Rezone thirty five lots from Rural Residential district (RR) to Lake Residential District (LR)

Questions by audience as to purpose of rezoning answered by Chairman Kapnick who said current zoning did not reflect use by current owners and that without rezoning property owners would not be able to remodel or even rebuild property in the event of a property loss

Commission members agreed that rezoning was appropriate and there was no objection from audience.

Motion that the Rollin Township Planning Commission recommends the Rollin Township Board of Trustees approve the rezoning request to rezone the subject property by Nancy Nichols, supported by Todd Crane; Roll call vote; Kapnick aye, Crane aye, Clark aye, Briggs aye, Nichols aye, Brosamer aye, Sayre aye; motion approved

#### **New Business;**

1. Election of officers; Motion by Briggs, support Sayre to re-appoint Chairman Kapnick and current slate of officers for 2021, vote all aye
2. 2021-2022 meeting calendar was presented
3. Annual Report was presented; motion to approve Nichols, support Sayre, vote all aye
4. Zoning Amendment; (1) Definitions-decks and patios (2) lot coverage (3) setback (4) Section 20.01- footnotes to schedule of regulations

The Township Building Inspector recommends these sections be reviewed by the Planning Commission to clarify existing ordinance language, Commission to consider at future meeting

**Date of next meeting;** February 4, 2021

Meeting adjourned

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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 #21-03

**Applicant(s):** Adam M. Smetka  
8400 Hoagland Highway  
Britton, MI 49229

**Date:** February 10, 2021

**Local Government:** Macon Township

**Purpose:** Enrollment application

**Location:** The subject property (ID #MA0-135-1500-00) is located on the east side of Hoagland Highway, south of Milwaukee Road, in Section 35 of the Township (T5S, R5E) (see Figure 1). Macon Creek and the Norfolk Southern Railway form the southern boundary of the parcel.

**Description:** The subject property has an area of approximately 81.5 acres, of which approximately 81.2 acres is cultivated for what appears to be cash crops (see the Abbreviated 156 Farm Record). It appears that the farmstead was split off from the parcel at some point in the past. Consequently, no buildings are located on the property.

**Term:** 30 years.

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

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

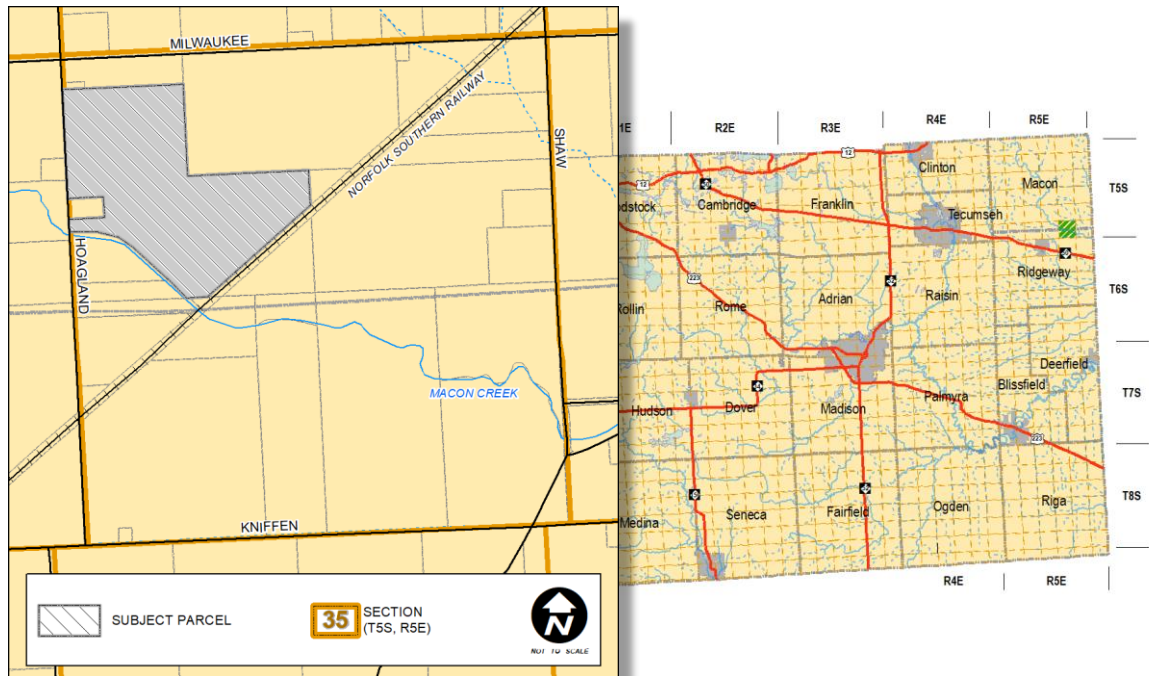
- *Question #12.* The second half of the question should have been left blank given that the applicant does not own the mineral rights.
- *Questions #16a.* The type of agricultural enterprise (e.g., livestock, cash crops, fruit, etc.) should be identified.
- Append a copy of the most recent appraisal record to the application. An abbreviated 156 Farm Record form was provided, but it contains no information regarding a property appraisal.

**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 Macon Township Board, provided the applicant considers the comments/suggestions listed in the staff report.

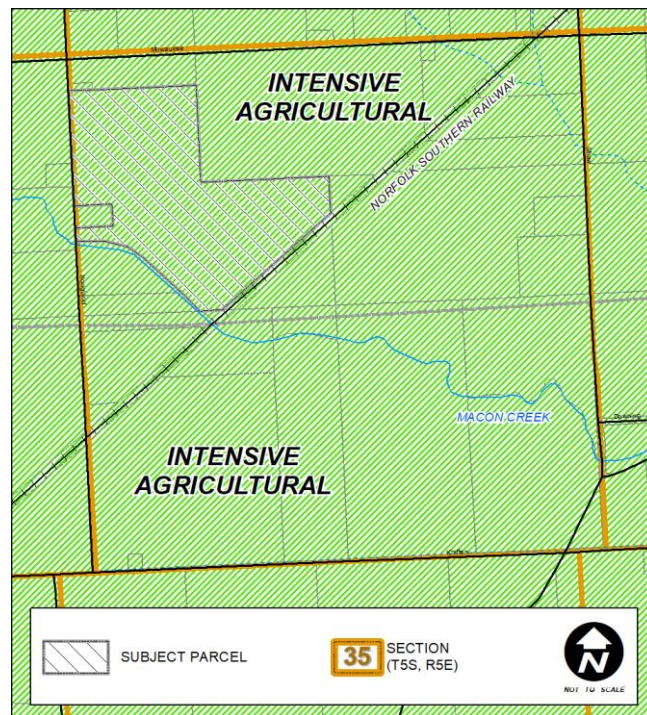
**Attachment(s):**

- Background information provided by the applicant/township.

**Figure 1  
Location**



**Figure 2  
County Future Land Use**



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





# 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: Smetka Adam M  
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: 8400 Hoagland hwy Britton MI 49229  
Street City State Zip Code

3. Telephone Number: (Area Code) ( ) 5173761767

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

5. E-mail address: smetka.adam@gmail.com

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

6. County: Lenawee 7. Township, City or Village: Macon/Ridgeway

8. Section No. Town No. Range No.

### III. Legal Information:

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

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

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

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

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

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

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

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

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

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

- b. Total number of acres on this farm 81.5  
 c. Total number of acres being applied for (if different than above): \_\_\_\_\_  
 d. Acreage in cultivation: 81.23  
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: \_\_\_\_\_  
 f. All other acres (swamp, woods, etc.) 1/3 acre  
 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) \_\_\_\_\_

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); 30

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.

John M. Smith  
(Signature of Applicant)

\_\_\_\_\_  
(Corporate Name, If Applicable)

\_\_\_\_\_  
(Co-owner, If Applicable)

\_\_\_\_\_  
(Signature of Corporate Officer)

2-4-2021  
(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 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.

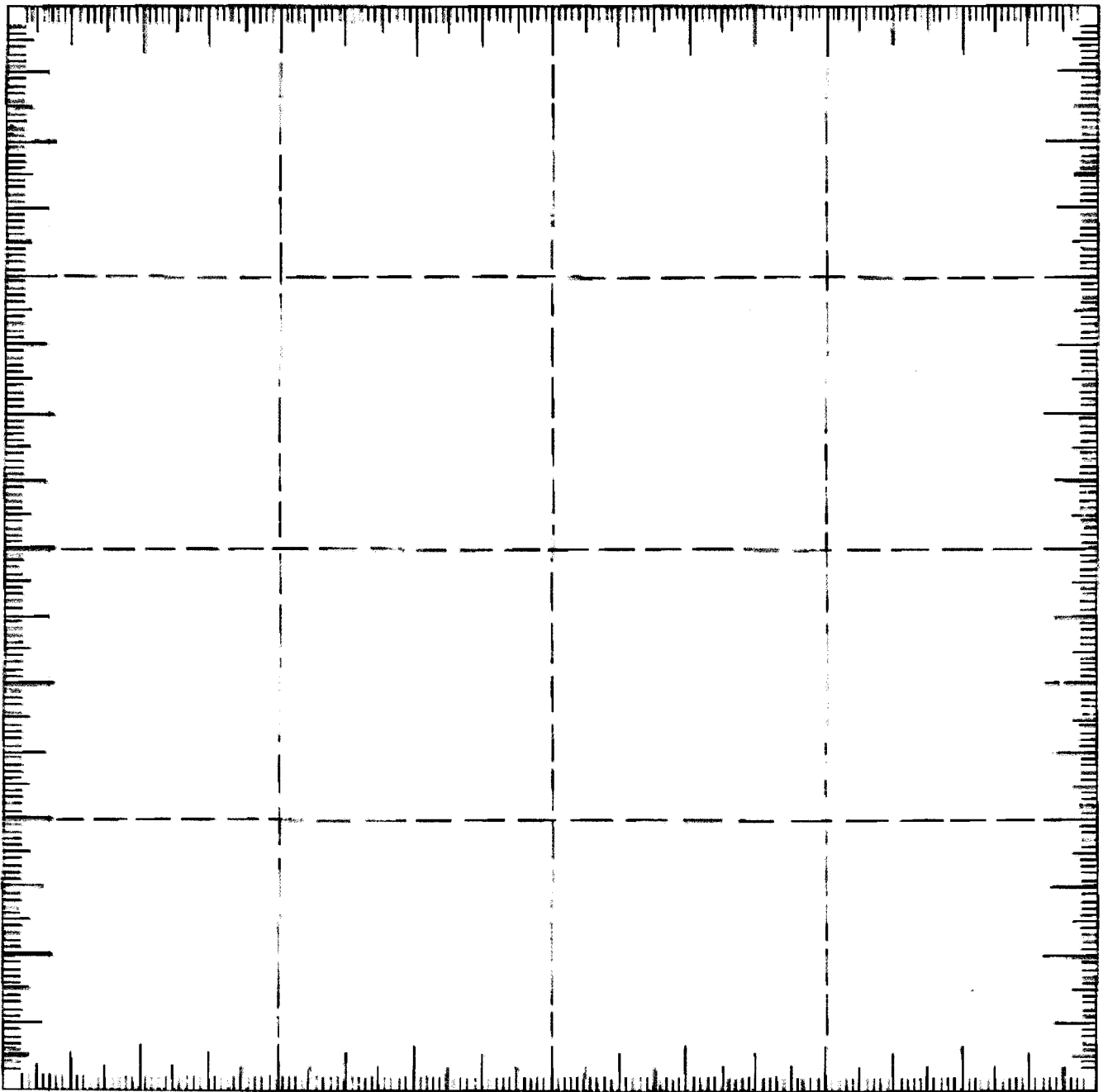
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County Lenawee

Township Macon/Ridgeway

T \_\_\_\_\_ R \_\_\_\_\_ Section \_\_\_\_\_

↑ North



# DEED OF TRUSTEE

The GRANTOR, OLD NATIONAL BANK WEALTH MANAGEMENT, Successor Trustee of the ELWOOD J. TUCKER and DOROTHY J. TUCKER TRUST, dated August 25, 1993, whose address is 205 E. Chicago Blvd., Tecumseh, MI 49286, conveys to ADAM M. SMETKA, whose address is 8400 Hoagland Hwy., Britton, MI 49229, the following described premises situated in the Township of Macon, County of Lenawee, State of Michigan:

See attached Exhibit "A".

(Source of Legal Description: Prestige Title Insurance Agency, File No. PR-200831, dated December 10, 2020)

for the sum of **THREE HUNDRED EIGHTY-ONE THOUSAND (\$381,000) DOLLARS**, subject to easements, reservations and building and use restrictions of record.

*Grantor will warrant and defend the premises against the lawful claims and demands of all persons claiming through Grantor as Trustee of the Trust but against no other claims and no other person, including predecessors in title.*

Dated this 5<sup>th</sup> day of January, 2021.

Signed by:

The Elwood J. Tucker and Dorothy J. Tucker  
Trust, dated August 25, 1993

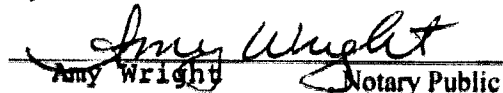


By: Holleigh E. Baker, Senior Vice President of  
Old National Bank Wealth Management,  
Successor Trustee

STATE OF MICHIGAN     )  
  ss.  
COUNTY OF LENA WEE    )

The foregoing instrument was acknowledged before me on this 5<sup>th</sup> day of January, 2021, by Holleigh E. Baker, Senior Vice President of Old National Bank Wealth Management, and acknowledged the execution of the above and foregoing Deed of Trustee for and on behalf of Old National Bank Wealth Management, Successor Trustee of the Elwood J. Tucker and Dorothy J. Tucker Trust, dated August 25, 1993 to be its voluntary act and deed.

**AMY WRIGHT**  
Notary Public, Lenawee Co., MI  
My Comm. Expires Nov. 21, 2024

  
Amy Wright, Notary Public

Lenawee County, Michigan  
My Commission Expires: 11/21/2024  
Acting in the County of Lenawee

When Recorded Return To:

Adam M. Smetka  
8400 Hoagland Hwy.  
Britton, MI 49229

Send Subsequent Tax Bills To:

Tax Parcel No.: MA0-135-1500-00

Recording Fee: \$30.00

Drafted by:

**CHARLES H. GROSS**  
Attorney at Law  
105 Brown Street, Suite 200  
Tecumseh, Michigan 49286  
Telephone 517/423-8344

Transfer Tax:

## DEED OF TRUSTEE

The GRANTOR, OLD NATIONAL BANK WEALTH MANAGEMENT, Successor Trustee of the **ELWOOD J. TUCKER and DOROTHY J. TUCKER TRUST**, dated August 25, 1993, whose address is 205 E. Chicago Blvd., Tecumseh, MI 49286, quit claims to **ADAM SMETKA**, whose address is 8400 Hoagland Hwy., Britton, MI 49229, the following described premises situated in the Township of Ridgeway, County of Lenawee, State of Michigan:

See attached Exhibit "A".

(Source of Legal Description: Prestige Title Insurance Agency, File No. PR-200831, dated December 10, 2020)

for the sum of **ONE (\$1.00) DOLLAR**, subject to easements, reservations and building and use restrictions of record.

*Grantor hereby conveys any and all rights of adverse possession to the Grantee that inured to the trust by virtue of its exclusive possession of the property for over fifteen (15) years.*

Dated this 5 day of January, 2021.

Signed by:


The Elwood J. Tucker and Dorothy J. Tucker  
Trust, dated August 25, 1993

  
By: Holleigh E. Baker, Senior Vice President of  
Old National Bank Wealth Management,  
Successor Trustee

STATE OF MICHIGAN     )  
  ss.  
COUNTY OF LENAWEE    )

The foregoing instrument was acknowledged before me on this 5 day of January, 2021, by Holleigh E. Baker, Senior Vice President of Old National Bank Wealth Management, and acknowledged the execution of the above and foregoing Deed of Trustee for and on behalf of Old National Bank Wealth Management, Successor Trustee of the Elwood J. Tucker and Dorothy J. Tucker Trust, dated August 25, 1993 to be its voluntary act and deed.

KIMBERLY KOTTS  
Notary Public - State of Michigan  
County of Lenawee  
My Comm. Expires 07/06/2023

  
Kimberly Kotts, Notary Public  
Lenawee County, Michigan  
My Commission Expires: 7/6/23  
Acting in the County of Lenawee

When Recorded Return To:

Adam Smetka  
8400 Hoagland Hwy.  
Britton, MI 49229

Send Subsequent Tax Bills To:

Tax Parcel No.: MA0-135-1500-00

Recording Fee: \$30.00

Drafted by:

**CHARLES H. GROSS**  
Attorney at Law  
105 Brown Street, Suite 200  
Tecumseh, Michigan 49286  
Telephone 517-423-8344

Transfer Tax:

## EXHIBIT "A"

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

### Parcel 1

The South 30 acres of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 35, Town 5 South, Range 5 East, Macon Township, Lenawee County, Michigan.

ALSO, the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 35, Town 5 South, Range 5 East;

EXCEPTING THEREFROM that part described as: commencing at the West  $\frac{1}{4}$  post of Section 35, Town 5 South, Range 5 East, thence North  $3^{\circ}$  West along the West line of said Section, 11 chains and  $41 \frac{3}{4}$  links, thence South  $89^{\circ}$  East parallel with the East and West  $\frac{1}{4}$  line of said Section, 9 chains and 68 links; thence South  $28^{\circ} 11'$  East 10 chains and 98 links; thence South  $89^{\circ}$  East 5 chains and 17 links to the East line of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 35, aforesaid; thence South along said East line 1 chain and  $81 \frac{3}{4}$  links to the East and West  $\frac{1}{4}$  of said Section; thence North  $89^{\circ}$  West along said  $\frac{1}{4}$  line 20 chains and 15 links to the place of beginning, as conveyed by Frank V. Hoagland and wife Ellen, to Charles W. Vogel by warranty deed dated October 6, 1906, recorded October 11, 1906, in Liber 217, Page 244, Lenawee County Records;

ALSO EXCEPTING THEREFROM, all that part of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 35, Town 5 South, Range 5 East, described as commencing at a point located 988.68 feet South  $88^{\circ} 48'$  East and 119.95 feet North  $0^{\circ} 58'$  East, for a place of beginning; and running thence South  $88^{\circ} 48'$  East, 166.87 feet; thence North  $43^{\circ} 30'$  West, 545.75 feet; thence South  $28^{\circ} 00'$  East, 444.68 feet to the place of beginning.

FURTHER EXCEPTING THEREFROM all that part of the Northwest  $\frac{1}{4}$  of Section 35, Town 5 South, Range 5 East, described as beginning on the West line of said Section 35, 894.84 feet North  $00^{\circ} 58' 00''$  East from the West  $\frac{1}{4}$  corner of Section 35, aforesaid; thence North  $00^{\circ} 58' 00''$  East 223.00 feet along the West line of said Section 35; thence South  $89^{\circ} 02' 00''$  East 390.68 feet; thence South  $00^{\circ} 58' 00''$  West 223.00 feet; thence North  $89^{\circ} 02' 00''$  West 390.68 feet to the point of beginning.

ALSO, that part of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 35, Town 5 South, Range 5 East, lying North of the Wabash Railroad right-of-way in said Township of Macon.

ALSO, all that part of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 35, Town 5 South, Range 5 East, described as commencing at a point located 753.56 feet North  $0^{\circ} 58'$  East and 304.93 feet South  $88^{\circ} 37'$  East from the West  $\frac{1}{4}$  post of Section 35, aforesaid, for a place of beginning; and running thence South  $88^{\circ} 37'$  East, 333.95 feet; thence South  $28^{\circ} 00'$  East, 280.0 feet; thence North  $43^{\circ} 30'$  West, 108.75 feet; thence North  $53^{\circ} 37'$  West, 194.25 feet; thence North  $75^{\circ} 26'$  West, 242.00 feet to the place of beginning.

ALSO, all that part of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 35, Town 5 South, Range 5 East, described as commencing at a point located on the East and West  $\frac{1}{4}$  line and 1274.87 feet South  $88^{\circ} 48'$  East from the West  $\frac{1}{4}$  post of said Section 35, aforesaid, for a place of beginning; and running thence North  $43^{\circ} 30'$  West, 169.6 feet; thence South  $88^{\circ} 48'$  East, 174.35 feet, thence South  $0^{\circ} 58'$  West, 119.95 feet; thence North  $88^{\circ} 48'$  West, 55.03 feet to the place of beginning.

## EXHIBIT "A"

### Parcel 2

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

All that part of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 35, Town 5 South, Range 5 East, described as commencing on the East and West  $\frac{1}{4}$  line of Section 35, aforesaid, 1274.87 feet South  $88^{\circ} 48'$  East from the West  $\frac{1}{4}$  post of said Section 35, for a place of beginning; and running thence South  $88^{\circ} 48'$  East, along said East and West  $\frac{1}{4}$  line of Section 35, 202.63 feet to the Northwestern right-of-way line of the Wabash Railroad Company; thence South  $52^{\circ} 10'$  West, along said right-of-way line, 144.75 feet; thence North  $43^{\circ} 30'$  West 128.4 feet to the place of beginning.

---



LIBER 2610 PAGE 0584 2 of 2

# OFFICIAL TAX STATEMENT

MACON TOWNSHIP  
BETH DEJONGHE, TREASURER  
10711 CLINTON-MACON RD  
TECUMSEH, MI 49286

PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE: DEC 1, 2020 THRU FEB 14, 2021  
After 2/14/2021, additional interest and fees apply

2020 Winter Tax for Prop #: MA0-135-1500-00

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

Property Addr: 7000 HOAGLAND HWY BLK

Tax for Prop#: MA0-135-1500-00

To: TUCKER, ELWOOD & DOROTHY, TRUST  
205 E CHICAGO BLVD  
TECUMSEH MI 49286

Make Check Payable To: MACON TOWNSHIP

TOTAL AMOUNT DUE: 983.65

Please detach along perforation. Keep the bottom portion.

## MACON TOWNSHIP

2020

Winter

Tax Bill

### MESSAGE TO TAXPAYER

PAY BY MAIL OR AT MY HOME OFFICE 9 AM - 5 PM  
DEC 11, 18, 31; JAN 29 & FEB 5, 12, 15 DROP BOX  
AVAILABLE. ALSO OPEN MARCH 1. FROM 9 AM - 5 PM  
PLEASE RETURN ENTIRE TAX STATEMENT FOR A PAID  
RECEIPT  
3 % PENALTY AFTER FEB 16, 2021  
MAKE CHECKS PAYABLE TO:  
MACON TOWNSHIP TREASURER  
PHONE 517-451-8074  
DOG LICENSE INFORMATION ENCLOSED

### PAYMENT INFORMATION

This tax is payable: Dec 1, 2020 thru Feb 14, 2021

Pay by mail to: MACON TOWNSHIP  
BETH DEJONGHE, TREASURER  
10711 CLINTON-MACON RD  
TECUMSEH, MI 49286

### TAX DETAIL

Taxable Value:	58,749	101 - AGRICULTURAL
State Equalized Value:	234,100	Class: 101
Assessed Value:	234,100	
P.R.E. %:	100.0000	

Taxes are based upon Taxable Value.  
1 mill equals \$1.00 per \$1000 of Taxable Value.  
Amounts with no millage are either Special  
Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.75000	44.06
MED CARE	0.18960	11.13
LENAWEE INT SCH	7.32330	430.23
SCH SINKING FUND	2.00000	117.49
SCHOOL BOND	2.90000	170.37
SCHOOL OPER	18.00000	EXEMPT
TWP TAX	1.00000	58.74
ROADS	1.48610	87.30
FIRE	0.49530	29.09
DISTRICT LIBRARY	0.60000	35.24

### PROPERTY INFORMATION

Property Assessed To:  
TUCKER, ELWOOD & DOROTHY, TRUST

205 E CHICAGO BLVD  
TECUMSEH, MI 49286

School: 46050 BRITTON

Prop #: MA0-135-1500-00

Prop Addr: 7000 HOAGLAND HWY BLK

### Legal Description:

S 70 ACRES OF W 1/2 OF NW 1/4 EX LD BEG AT W 1/4 POST SEC 35 RUNN TH N  
753.56 FT TH S 88°37'E 304.93 FT TH S 75°26'E 242 FT TH S 53°37'E 194.  
25 FT TH S 43°30'E TO E & W 1/4 LI TH N 88°37'W TO POB CONT 15 ACRES  
ALSO THAT PART OF SE-1/4 OF NW-1/4 LYING N OF WABASH RR BEING 27 ACRES  
SEC 35 ALSO EX LD BEG 894.84 FT N FROM W 1/4 POST SEC 35 RUNN TH N 223  
FT TH S 89 DEG E 390.68 FT TH S 223 FT TH N 89 DEG W 390.68 TO POB

\*BALANCE OF DESCRIPTION ON FILE\*

### OPERATING FISCAL YEARS

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

County: JAN 1 - DEC 31  
Twn/Cty: JULY 1 - JUNE 30  
School: JULY 1 - JUNE 30  
State: OCT 1 - SEPT 30

Does NOT affect when the tax is due or its amount

Total Tax	983.65
Administration Fee	0.00

TOTAL AMOUNT DUE 983.65



Michigan

U.S. Department of Agriculture

FARM: 9479

Lenawee

Farm Service Agency

Prepared: 8/11/20 2:24 PM

Report ID: FSA-156EZ

## Abbreviated 156 Farm Record

Crop Year: 2020

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name

Farm Identifier

Farms Associated with Operator:

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
78.54	78.54	78.54	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	78.54	0.0	0.0					

## ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	NONE	WHEAT, CORN , SOYBN	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	12.3	55	0.0
CORN	42.6	121	0.0
SOYBEANS	22.6	37	0.0
Total Base Acres:	77.5		

Tract Number: 2576 Description P5 NW 1/4 SEC 35 MACON

FSA Physical Location : Lenawee, MI

ANSI Physical Location: Lenawee, MI

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
78.54	78.54	78.54	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	78.54	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	12.3	55	0.0
CORN	42.6	121	0.0

Michigan

Lenawee

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM: 9479**

Prepared: 8/11/20 2:24 PM

Crop Year: 2020

Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

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Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	22.6	37	0.0
<b>Total Base Acres:</b>	<b>77.5</b>		

Owners: TUCKER, ELWOOD

Other Producers: None

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Michigan

Lenawee

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM: 11654**

Prepared: 8/11/20 2:29 PM

Crop Year: 2020

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name

TUCKER, DIANA L

Farm Identifier

Farms Associated with Operator:

15288, 15290

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
1.45	1.45	1.45	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	1.45	0.0	0.0					

Tract Number: 13603 Description P5 NW 1/4 SEC 35 MACON

FSA Physical Location : Lenawee, MI

ANSI Physical Location: Lenawee, MI

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
1.45	1.45	1.45	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	1.45	0.0	0.0			

Owners: TUCKER, ELWOOD

Other Producers: None



# 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

## 2020 LCPC Annual Report

Section 19(2) of the *Michigan Planning Enabling Act* (PA 33 of 2008, MCL 125.3819(2)) states that "[a] planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development. Section 103(B) of the *Lenawee County Planning Commission Bylaws* also includes the preparation of an annual report to the County Board as a duty of the Commission. Accordingly, the report for 2020 follows:

### 1. 2019 LCPC Membership & Officers

The Lenawee County Planning Commission (LCPC) is comprised of seven (7) members. The following commissioners served in 2020:

- Mr. Robert Behnke – Education
- Ms. Karol "KZ" Bolton – County Board of Commissioners
- Mr. Keith Dersham
- Ms. Becky Liedel
- Mr. Bruce Nickel
- Mr. Ralph Tillotson – County Board of Commissioners
- Mr. Dale Witt

Ms. Liedel and Mr. Dersham served as the Chair and Secretary of the LCPC, respectively.

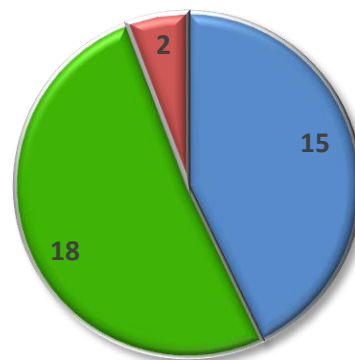
### 2. Immediate Responsibilities

Despite the COVID-19 pandemic, the Lenawee County Planning Commission accomplished a lot during 2020 including the following responsibilities:

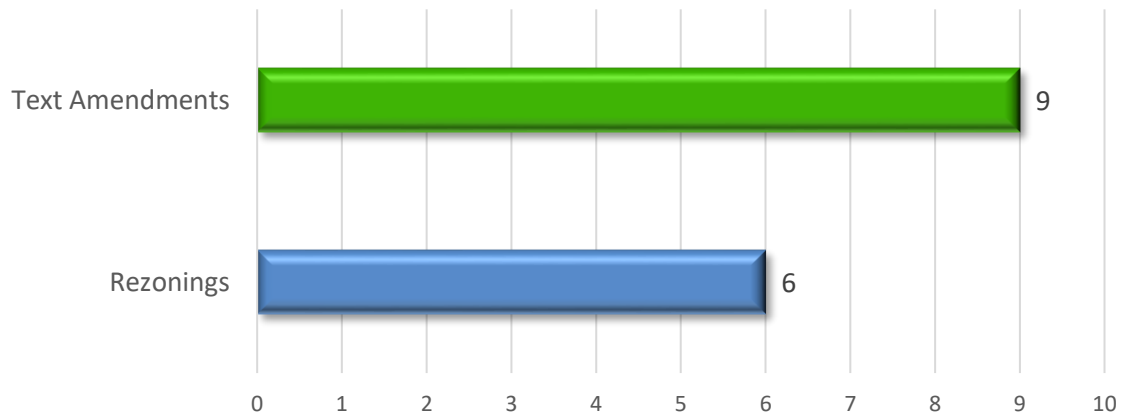
#### a. Coordinated Zoning

A primary responsibility of the Planning Commission is to review and recommend action on proposed amendments to township zoning ordinances.

The LCPC made 15 recommendations regarding zoning amendments for 10 townships in 2020.



- Zoning Amendments
- PA 116 Applications
- Master Plans



Text amendments accounted for 60% of zoning ordinance amendment requests, covering a variety of issues. For example, several amendments dealt with solar energy, a couple of the amendments addressed medical and/or recreational marihuana, and one dealt with home occupations. Finally, an interim zoning ordinance was proposed in Deerfield Township. Rezoning accounted for 40% of amendment requests.

b. **Coordinated Planning**

Another primary responsibility of the Commission is to review and provide feedback on municipal (i.e., city, village and township) master plans proposed within Lenawee County, as well as master plans proposed by surrounding counties. The LCPC reviewed and commented upon 2 proposed municipal master plans in 2020.

c. **Farmland and Open Space Preservation**

The final primary responsibility of the Planning Commission is to review and make recommendations regarding Farmland and Open Space Preservation (i.e., PA 116) applications to pertinent Township Boards. The LCPC made recommendations on 18 applications regarding the preservation of farmland and open space in 9 townships in 2020.



**Ultimate Goal and Objectives**

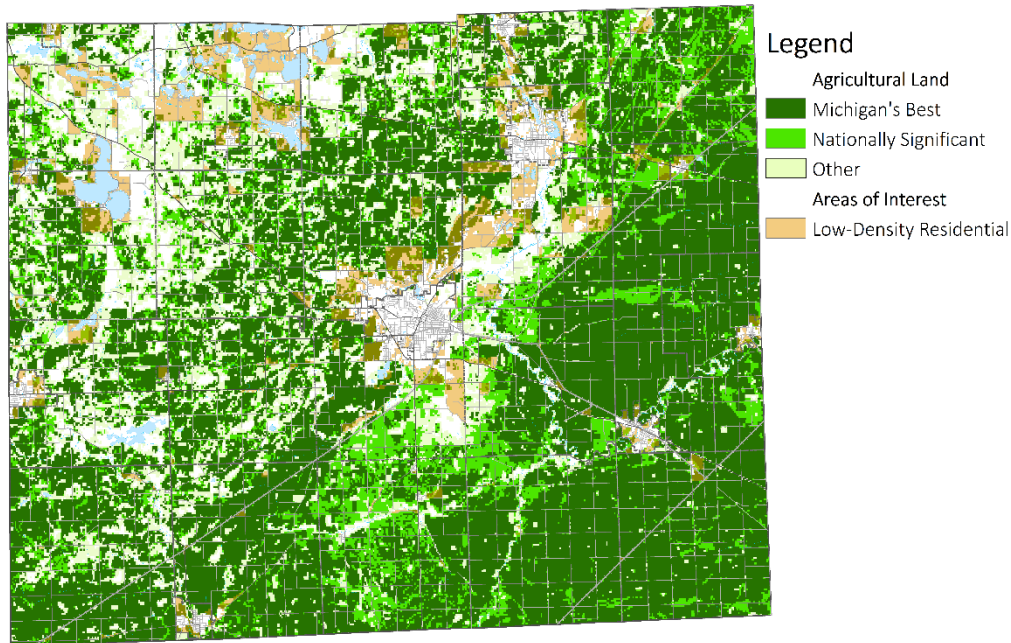
In the long-term, the LCPC seeks to coordinate planning throughout Lenawee County while respecting the planning and zoning authority of municipal governments (i.e., cities, villages, and townships). This will be accomplished over time by:

a. **LCPC Annual Dinner**

The 45th Annual Lenawee County Planning Commission Dinner was not held due to the COVID-19 pandemic. The LCPC plans to resurrect this tradition when conditions permit.

b. **Existing Land Use**

The LCPC—through the R2PC's economic development program—conducted a county-wide survey of major community facilities, using property assessment data and local knowledge. A map was created showing the various types of community facilities.



The LCPC—also through the R2PC—utilized a study conducted by the American Farmland Trust to map agricultural land in Lenawee County considered to be nationally significant and among Michigan's Best (see above).

c. **Education and Advocacy**

The Commission will continue to maintain a webpage—located on [www.region2planning.com/lenawee-county-planning-commission](http://www.region2planning.com/lenawee-county-planning-commission)—regarding the County Planning Commission for the use of its members and the municipalities they serve. Agenda packets (which include staff reports on the requests reviewed by the LCPC), meeting schedules and minutes, and more can be found on the webpage.

3. **Meetings**

The County Planning Commission generally meets on the third (3rd) Thursday of each month at 6:30 pm in the Human Services Building. However, some of those meetings were cancelled and others were conducted online in 2020 due to the COVID-19 pandemic.

*Submitted on the behalf of the Lenawee County Planning Commission  
Grant Bauman | LCPC Staff and Recording Secretary | 2-1-21*