



# 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: May 20, 2021

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 February 18, 2021, 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) #21-04 — Adrian Township [ACTION] ..... 5
    - (2) #21-03 — Macon Township [ACTION] ..... 17
  - c. Consideration of Master Plan(s) — None
    - (1) #21-01 — Raisin Township [ACTION] ..... 27
6. Other Business
  - a. Old Business — None
  - b. New Business — None
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 June 17, 2021*

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



Join Zoom Meeting

<https://zoom.us/j/92672049592?pwd=L1BFTDYyT3BVQlNtS2NvZXFBVkZQUT09>

Meeting ID: 926 7204 9592

Passcode: 800073

One tap mobile

+16468769923,,92672049592#,,,,\*800073# US (New York)

+13017158592,,92672049592#,,,,\*800073# US (Washington DC)

Dial by your location

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

Meeting ID: 926 7204 9592

Passcode: 800073

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



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## MEETING MINUTES

Thursday, February 18, 2021

**zoom** • Meeting ID: 921 0751 2749 • Passcode: 683313

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 (remotely from Onsted); Mr. Ralph Tillotson, Lenawee County Commission (remotely from Adrian Township); and Mr. Dale Witt (remotely from Raisin Township)

Members Absent: Ms. Karol (KZ) Bolton, Lenawee County Commission

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

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

Item 2 **Public comment.** None.

Item 3 **Approval of Agenda.** Staff submitted the 02/18/2021 meeting agenda for approval.

Comm. Tillotson made a motion, seconded by Comm. Witt, to approve the February 18, 2021, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 01/21/2021 meeting minutes for approval.

Comm. Behnke made a motion, seconded by Comm. Dersham, to approve the January 21, 2021, 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) **#21-01 | Rollin Township.** Commissioners reviewed the proposed rezoning of 24 properties (ID# RLO-860-0010-00 through RLO-860-0340-00) located on the eastern shore of Little Round Lake in Section 31 (T6S-R1E) of the Township. Staff summarized his report advising Commissioners to recommend approval of the proposed 'lake residential (RL)' rezoning of the subject parcels (see the staff report).

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

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

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

- (1) **#21-03 | Macon Township.** Commissioners reviewed an application for an 81.5-acre parcel (ID #MA0-135-1500-00) located in Section 35 (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. Tillotson 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.*

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

Item 6 **Other Business.**

a. **Old Business.** None.

b. **New Business.**

**2020 LCPC Annual Report.** Staff summarized the proposed annual report for 2020, noting the need correct the “2019 LCPC Membership & Officers” heading to “2020 LCPC Membership & Officers”.

Comm. Nickel made a motion, seconded by Comm. Witt, to approve as corrected the 2020 LCPC Annual Report. *The motion passed unanimously.*

Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.** None.

Item 9 **Adjournment.** The meeting adjourned at 6:41 pm.

Respectfully submitted,



Grant E. Bauman, LCPC Recording Secretary



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## PA 116 FARMLAND AGREEMENT | FA #21-04

**Applicant(s):** Terrehaven LLC (James and JoLynne Bleecker)  
3007 Wolf Creek Highway  
Adrian, MI 49221

**Date:** May 6, 2021

**Local Government:** Adrian Charter Township

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

**Location:** The subject property (ID #AD0-130-1200-00) is located on the east side of Townline Highway, south of Burton Road, in Section 30 of the Township (T6S, R3E) (see Figure 1). The Junction of Black Creek and Wolf Creek occurs near the northern border of the parcel.

**Description:** The subject property has an area of approximately 63.6 acres, of which approximately 45.9 acres is cultivated for livestock. It does not appear that any buildings are located on the property (see Figure 3).

**Term:** 10 years.

**Future Land Use:** The *Lenawee County Comprehensive Land Use Plan* places the subject property at the edge of an area recommended for 'intensive development' uses (see Figure 2). However, an area recommended for 'agricultural' uses is located on the west side of Townline Highway.

**Staff Comments:** The applicant should consider/address various the following error(s)/omission(s) included in the application:

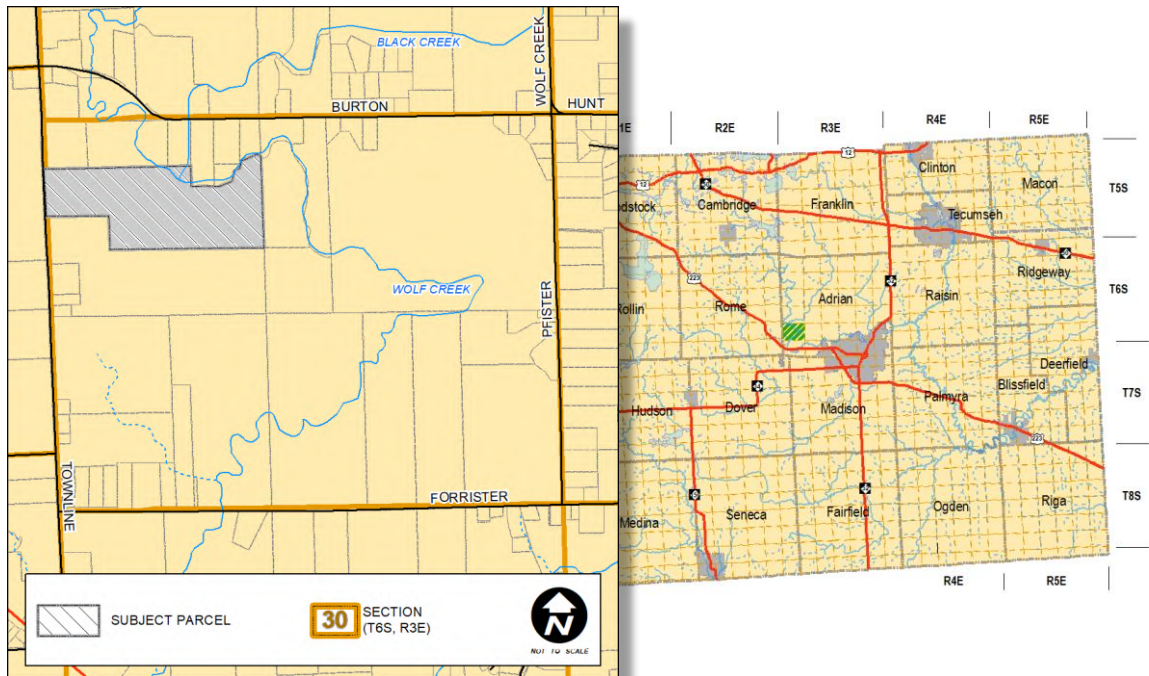
- *Questions #16g.* The number of buildings should be listed as zero (0), rather than leaving the question blank.
- Append a copy of the most recent appraisal record to the application.

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

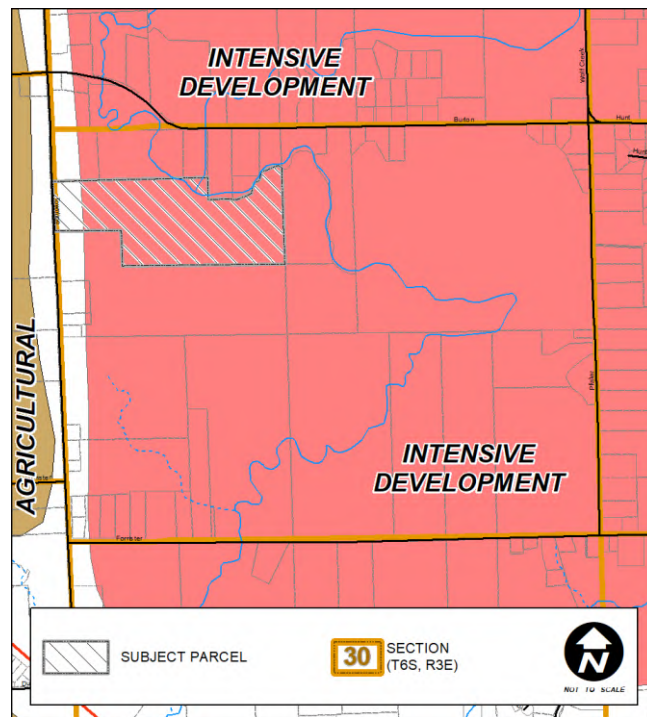
**Attachment(s):**

- Background information provided by the applicant/township.

**Figure 1  
Location**

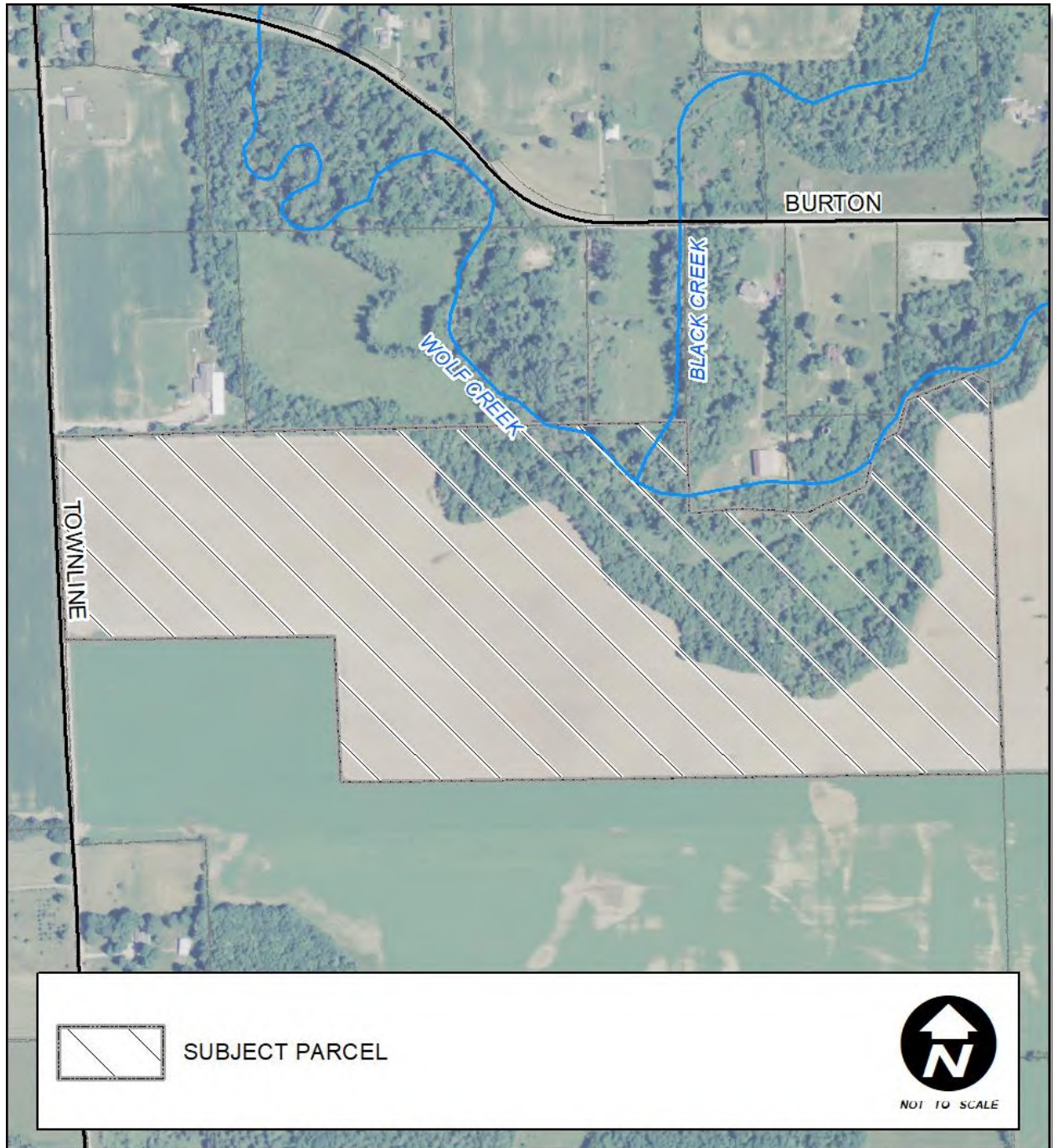


**Figure 2  
County Future Land Use**





**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: Terrehaven LLC  
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: 3007 Wolf Creek Hwy, Adrian MI 49221  
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 673-6993

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (517) 265-7915

5. E-mail address: terrehavenfarms@yahoo.com

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

6. County: Lenawee 7. Township, City or Village: Adrian

8. Section No. 30 Town No. 6 S Range No. 3 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 (sellers):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Street City State Zip Code

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

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

Date \_\_\_\_\_

Signature of Land Contract Vendor(s) (Seller) \_\_\_\_\_





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

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

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

Name: James A. Bleeker Title: member

Name: Johynne K. Bleeker Title: member

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

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

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

This application is for:

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

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

livestock

b. Total number of acres on this farm 63.56

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

d. Acreage in cultivation: 45.86

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

f. All other acres (swamp, woods, etc.) 17.70

g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings \_\_\_\_\_ Residence: \_\_\_\_\_ Barn: \_\_\_\_\_ Tool Shed: \_\_\_\_\_

Silo: \_\_\_\_\_ Grain Storage Facility: \_\_\_\_\_ Grain Drying Facility: \_\_\_\_\_

Poultry House: \_\_\_\_\_ Milking Parlor: \_\_\_\_\_ Milk House: \_\_\_\_\_

Other: (Indicate) \_\_\_\_\_

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

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

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

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

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

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

*John A. Blum*  
(Signature of Applicant)

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

*John K. Blum*  
(Co-owner, If Applicable)

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

4/20/2021  
(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: 4-29-21 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Adrian  
☐ 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**



United States  
Department of  
Agriculture

## Lenawee County, Michigan



### Common Land Unit

- Common Land Unit
- Non-Cropland
- Tract Boundary

### Wetland Determination Identifiers

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

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

- |   |  |
|---|--|
| <input type="checkbox"/> Shares - 100% OP | <input type="checkbox"/> All Crops - NI          |
| <input type="checkbox"/> CORN - YEL/GR    | <input type="checkbox"/> WHEAT - GR (SRW or SWW) |
| <input type="checkbox"/> SOYS - COM/GR    | <input type="checkbox"/> ALFALFA - FG or GZ      |
| <input type="checkbox"/> DRY BEANS - DE   | <input type="checkbox"/> MIXFG - FG or GZ        |

### 2018 Program Year

CLU Date: September 29, 2017  
2016 NAIP Imagery

**Farm 13376**  
**Tract 15142**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Pay this tax to:

ADRIAN CHARTER TOWNSHIP  
ADRIAN TOWNSHIP TREASURER  
2907 TIPTON HWY  
ADRIAN, MI 49221  
TEMP-RETURN SERVICE REQUESTED

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

Property Addr:

2000 TOWNLINE HWY BLK

TERREHAVEN LLC  
3007 WOLF CREEK HWY  
ADRIAN, MI 49221-9243



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

This tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021  
After 02/14/2021, additional interest and fees apply.

2020 Winter Tax for Property Number: ADO-130-1200-00

Tax for Prop#: ADO 130 1200 00

Make Check Payable To: Adrian Charter Township

**TOTAL AMOUNT DUE: \$589.33**

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

**ADRIAN CHARTER TOWNSHIP 2020 WINTER TAX BILL**

**MESSAGE TO TAXPAYER**

COLLECTION DATES & HOURS: (AT TOWNSHIP HALL) MON-FRI DURING REGULAR OFFICE HOURS EXCEPT HOLIDAYS. OFFICE WILL BE CLOSED DEC 24, 25, 31 & JAN 1, 21. NIGHT DEPOSIT BESIDE FRONT DOOR. AFTER FEB 16 ADD 3 % PENALTY.  
MAKE CHECKS PAYABLE TO ADRIAN CHARTER TOWNSHIP TREASURER. AFTER MARCH 1ST PAY LENAWEE COUNTY TREASURER.  
PHONE # TWP HALL 517-263-7920  
\*\*IF YOU REQUIRE A DOG LICENSE PLEASE SEND SEPARATE CHECK WITH STAMPED SELF-ADDRESSED ENVELOPE FOR RETURN.\*\*

**PROPERTY INFORMATION**

Property Assessed To:  
TERREHAVEN LLC  
3007 WOLF CREEK HWY  
ADRIAN, MI 49221

School: 46010 ADRIAN

Property #: ADO-130-1200-00

Property Addr: 2000 TOWNLINE HWY BLK

**Legal Description:**

LD DES AS BEG ON THE W LI OF SEC 30 T6S R3E 642.41 FT S01 10'04"E FROM THE NW COR OF SD SEC TH S89 37'05"E 2007.11 FT TH S00 009'45"E 287.79 FT TH ALG THE CNTRLI OF WOLF CREEK N86 56'06"E 151.54 FT & S84 33'59"E 214.56 FT & N68 04'45"E 212.45 FT & N13 12'11"E 134.65 FT & N63 34'33"E 86.02 FT & N15 51'37"E 105.90 FT & N70 02'02"E 224.24 FT & S57 35'52"E 63.74 FT TH LEAVING SD CNTRLI OF WOLF CREEK S00 16'35"E 1216.16 FT ALG THE W L I OF THE E 80 AC OF SD NW FRL 1/4 OF SD SEC TH N89 32'44"W 2102.78 FT TH N01 10'04"W 464.82 FT TH N89 32'44"W 851.68 FT TH N01 10'04"W 648.54 FT ALG THE SD W LI OF SD SEC TO THE POB (SURVEY 63.56 AC)

**OPERATING FISCAL YEARS**

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

County: JANUARY 1 - DECEMBER 31  
Twn/Cty: JANUARY 1 - DECEMBER 31  
School: JULY 1 - JUNE 30  
State: OCTOBER 1 - SEPTEMBER 30

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

**PAYMENT INFORMATION**

This Tax is Payable: Dec. 1, 2020 Thru Feb. 14, 2021

Pay by mail to: ADRIAN CHARTER TOWNSHIP  
ADRIAN TOWNSHIP TREASURER  
2907 TIPTON HWY  
ADRIAN, MI 49221

**TAX DETAIL**

Taxable Value:	55,123	Class:	101
State Equalized Value:	123,000		
Assessed Value:	123,000	101 - AGRICULTURAL	
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
DEPT AGING	0.75000	41.34
MED CARE	0.18960	10.45
LENAWEE INT SCH	3.66160	201.83
SCHOOL DEBT	2.05000	113.00
SCHOOL BOND	1.25000	68.90
SCHOOL OPER	9.00000	0.00
TWP TAX	0.99840	55.03
FIRE OPER	0.94280	51.96
PUBLIC SAFETY	0.24960	13.75
DISTRICT LIBRARY	0.60000	33.07

Total Tax:	\$589.33
Administration Fee:	\$0.00
<b>Total Amount Due:</b>	<b>\$589.33</b>

As of March 1st, all or part of your prior year taxes were returned delinquent to the County. For more information, please call the County Treasurer at 517-264-4554.





**LIBER 2479 PAGE 0958 1 of 3**

STATE OF MICHIGAN - LENAWEE COUNTY  
RECORDED 12/09/2013 01:43:08 PM D.QU  
Carolyn S. Bater, REGISTER OF DEEDS \$20.00



### QUIT CLAIM DEED

**Know all Men by these Presents**, that on December 6, 2013, for the sum of One (\$1.00) Dollar, James A. Bleecker and Jolynne K. Bleecker, husband and wife, whose address is 3007 Wolf Creek Highway, Adrian, Michigan 49221, Quit Claims to Terrehaven, LLC, a Michigan limited liability company, whose address is 3007 Wolf Creek Highway, Adrian, Michigan 49221, the following described property situated in Adrian Township, Lenawee County, Michigan:

All that part of the Northwest fractional  $\frac{1}{4}$  of Section 30, Town 6 South, Range 3 East, described as beginning on the West line of Section 30, aforesaid 642.41 feet S  $01^{\circ}10'04''$  E from the Northwest corner said Section 30; thence S  $89^{\circ}37'05''$  E 2007.11 feet; thence S  $00^{\circ}09'45''$  E 287.79 feet; thence along the center line of Wolf Creek N  $86^{\circ}56'06''$  E 151.54 feet and S  $84^{\circ}33'59''$  E 214.56 feet and N  $68^{\circ}04'45''$  E 212.45 feet and N  $13^{\circ}12'11''$  E 134.65 feet and N  $63^{\circ}34'33''$  E 86.02 feet and N  $15^{\circ}51'37''$  E 105.90 feet and N  $70^{\circ}02'02''$  E 224.24 feet and S  $57^{\circ}35'52''$  E 63.74 feet; thence leaving said center line of Wolf Creek S  $00^{\circ}16'35''$  E 1216.16 feet along the West line of the East 80 acres of said Northwest fractional  $\frac{1}{4}$  of Section 30; thence N  $89^{\circ}32'44''$  W 2102.78 feet; thence N  $01^{\circ}10'04''$  W 464.82 feet; thence N  $89^{\circ}32'44''$  W 851.68 feet; thence N  $01^{\circ}10'04''$  W 648.54 feet along the said West line of Section 30 to the point of beginning. Containing 63.56 acres.

Subject to and together with the right to use, but not the exclusive right thereof, a 33 foot wide drive easement for ingress and egress purposes described as a 33.00 foot wide easement for ingress and egress purposes across part of the Northwest fractional  $\frac{1}{4}$  of Section 30, Town 6 South, Range 3 East, further described by its centerline as beginning on the West line of Section 30, aforesaid 1290.95 feet S  $01^{\circ}10'04''$  E from the Northwest corner of said Section 30; thence S  $89^{\circ}32'44''$  E 851.68 feet; thence S  $01^{\circ}10'04''$  E 464.82 feet; thence S  $89^{\circ}32'44''$  E 2102.78 feet more or less to the West line of the East 80 acres of the said Northwest fractional  $\frac{1}{4}$  of Section 30 and there ending. Subject to highway easements and all other easements and restrictions of record, if any.

Tax I.D. No.: \_\_\_\_\_

Subject to zoning ordinances, restrictions and easements of record, and taxes and assessments due and payable after date hereof. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The Grantor also grants to the Grantees the right to make all lawful divisions under Section 108 of the Land Division Act, No. 288 of Public Acts of 1967.

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

This transfer is exempt from Michigan transfer tax under M.C.L.A. 207.526(a) and county transfer tax under M.C.L.A. 207.505(a).

Signed by:

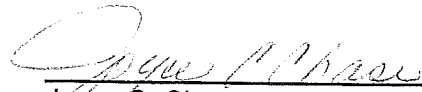
James A. Bleecker  
James A. Bleecker

Jolynne K. Bleecker  
Jolynne K. Bleecker

STATE OF MICHIGAN       )  
                                      ) ss.  
COUNTY OF LENAWEE     )

  
LIBER 2479 PAGE 0958 3 of 3

The foregoing instrument was acknowledged before me in Lenawee County, Michigan, this 6th day of December, 2013, by James A. Bleecker and Jolynne K. Bleecker, husband and wife.

  
\_\_\_\_\_  
Joyce C. Chase  
Notary Public, Lenawee County, MI  
Acting in Lenawee County, MI  
My Commission Expires: June 1, 2018

Prepared By:  
Kathryn M. Mohr  
Robison, Curphey & O'Connell  
105 Brown Street, Ste. 100  
Tecumseh, Michigan 49286  
(517) 423-5404  
**Send subsequent tax bills to the Grantee.**

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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 #21-05

**Applicant(s):** The Squires Family Living Trust (James and Julie Squires)  
8447 Ridge Highway  
Britton, MI 49229

**Date:** May 6, 2021

**Local Government:** Macon Township

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

**Location:** The subject property (ID #MA0-114-4260-00) is located on the west side of Shaw Highway, north of Welch Road, in Section 14 of the Township (T5S, R5E) (see Figure 1). Ridge Highway is located further to the west.

**Description:** The subject property has an area of approximately 38.8 acres, all of which is cultivated for cash crops. The average gross annual income per acre of the property is \$475, well above the \$200/acre required by the Michigan Department of Agriculture and Rural Development (MDARD) for farms of less than 40 acres. It does not appear that any buildings are located on the property (see Figure 3).

**Term:** 10 years.

**Future Land Use:** The *Lenawee County Comprehensive Land Use Plan* places the subject property in at the edge of an area recommended for 'intensive agricultural' uses (see Figure 2). An area recommended for 'agricultural' uses is located on the northwest side of Ridge Highway.

**Staff Comments:** The applicant should consider/address various the following error(s)/omission(s) included in the application:

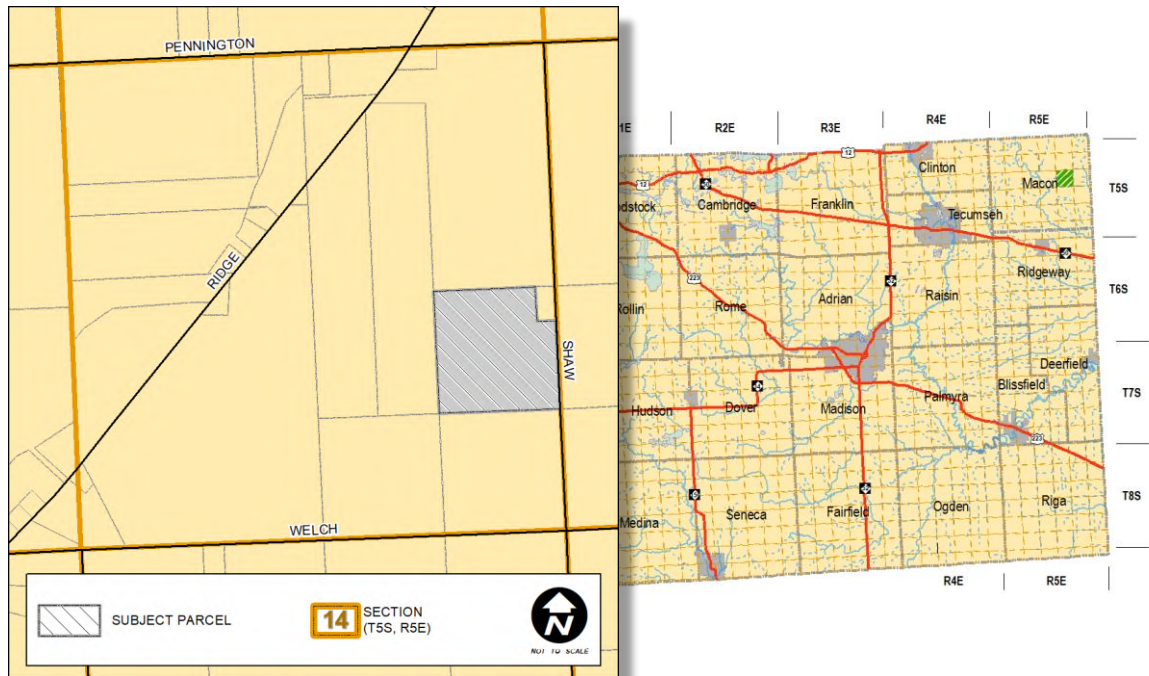
- *Questions #16g.* The number of buildings should be listed as 0, rather than leaving the question blank.

**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.

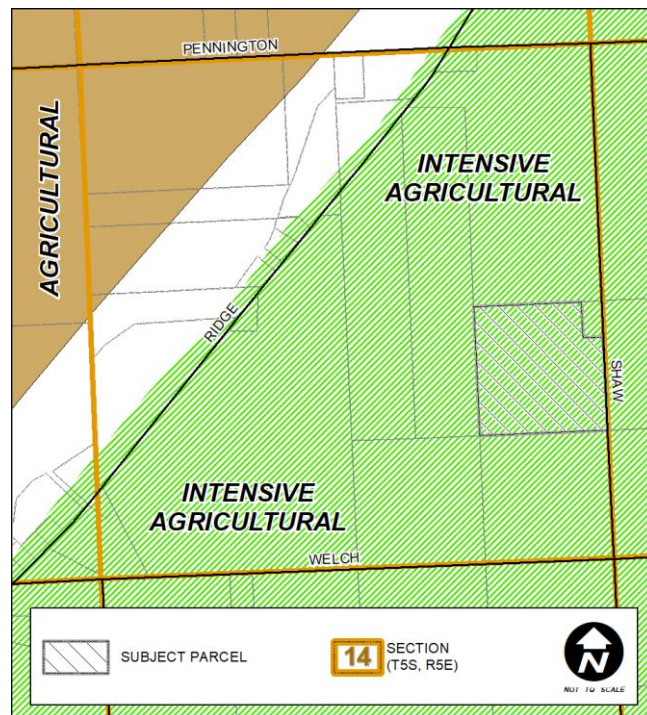
**Attachment(s):**

- 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: The Squires Family Living Trust  
Last First Initial

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

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

☒ Married ☐ Single

2. Mailing Address: 8447 Ridge Hwy Britton MI 49229  
Street City State Zip Code

3. Telephone Number: (Area Code) (577) 605-0868

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

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

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

6. County: Lanawee 7. Township, City or Village: Macon

8. Section No. 14 Town No. 5 South Range No. 5 East

**III. Legal Information:**

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

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

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

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

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

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

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

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

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

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Street

City

State

Zip Code

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

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

Date \_\_\_\_\_

Signature of Land Contract Vendor(s) (Seller) \_\_\_\_\_



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

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

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

Name: James Charles Squires Title: Trustee

Name: Julie Ann Squires Title: Trustee

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

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

- IV. Land Eligibility Qualifications: Check one and fill out correct section(s)  
This application is for:

☒ a. 40 acres or more —————> 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 38.8

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

d. Acreage in cultivation: 38.8

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 \_\_\_\_\_ 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):

\$ 18,430 : 38.8 = \$ 475 (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 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.

[Signature]  
(Signature of Applicant)

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

[Signature]  
(Co-owner, If Applicable)

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

May 5, 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**



04-16-2021

*Claire Vanduyke* AS  
ERIN VANDUYKE



LENAWE COUNTY  
APRIL 16, 2021  
RECEIPT # 966373

STATE OF MICHIGAN  
REAL ESTATE  
TRANSFER TAX Stamp # 37741  
\$213.40- CO  
\$1,455.00- ST

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That James Lynn LaGore and Sherri Jo LaGore, husband and wife whose address is 8908 Fike Road, Blissfield, MI 49228 convey(s) and warrant(s) to The Squires Family Living Trust dated 3/22/10, whose address is 8447 Ridge Hwy., Britton, MI 49229, the following described premises:

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

The Northeast 1/4 of the Southeast 1/4 of Section 14, Town 5 South, Range 5 East; EXCEPTING THEREFROM the following described parcel: A part of the Northeast 1/4 of the Southeast 1/4 of Section 14, Town 5 South, Range 5 East, further described by Walter E. Frazier & Associates, Inc. Survey (Job No. 0004202) as: Beginning at the East 1/4 corner of Section 14; thence South 01°57'52" West, 372.63 feet along the East line of Section 14 (centerline of Shaw Highway); thence North 87°47'19" West, 204.60 feet; thence North 01°57'52" East, 372.63 feet to the East-West 1/4 line of Section 14; thence South 87°47'19" East, 204.60 feet along said 1/4 line to the point of beginning.

Commonly known as: 10000 Shaw Hwy. Blk., Britton, MI 49229  
Parcel ID No(s): MA0-114-4260-00

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 of Farm Act.

The Grantors herein convey to Grantees all rights of division under Section 108 of the Michigan Land Division Act for the full consideration of One Hundred Ninety-Four Thousand And No/100 Dollar(s) (\$194,000.00) subject to easements and restrictions of record, if any, and further subject to liens, encumbrances and other matters subsequent to the date of this notice.

Dated this 15th day of April, 2021.

*James Lynn LaGore*  
James Lynn LaGore

*Sherri Jo LaGore*  
Sherri Jo LaGore

STATE OF MICHIGAN )  
                                  ) ss  
COUNTY OF Lenawee)

On this 15th day of April, 2021, before me personally appeared James Lynn LaGore and Sherri Jo LaGore, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged the same.

Notary Public: *Catherine J. Schultz*  
Printed Name: Catherine J. Schultz  
Lenawee County, Michigan  
My Commission Expires: October 10, 2023  
Acting in the County of Lenawee

CATHERINE J. SCHULTZ  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF LENAWE  
My Commission Expires 10/10/2023  
Acting in the County of Lenawee

Prepared by and return to:  
E. Casselman, Esq.  
Halabu, PC  
26000 W. 12 Mile Road  
Southfield, MI 48034

File No.:  
AT-4748

Parcel Number: MA0-114-4260-00

Jurisdiction: MACON TOWNSHIP

County: LENAWEE

Printed on

12/01/2020

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pct. Trans.
FOX/EDITH M//	LA GORE/JAMES L & SHERRI	78,000	10/29/2002	WD	BOYER ON ROLL/OLD	20342	DEED	0.0
Property Address 10000 SHAW HWY BIK Owner's Name/Address LA GORE, JAMES L & SHERRI JO 8908 FIKE RD BLISSFIELD MI 49228								
Tax Description		Class: 101 Agricultural		Zoning:		Building Permit(s)		Date
NE 1/4 OF SE 1/4 SEC 14 EXC LD DES AS BEG AT E1/4 OF SD SEC TH S01°57'52"W 372.63 FT ALG E LI OF SD SEC (CNTRLI OF SHAW HWY) TH N87°47'19"W 204.60 FT TH N01°57'52"E 372.63 FT TO E-W 1/4 LI TH S87°47'19"E 204.60 FT ALG SD LI TO POB		School: BRITTON DEERFIELD SCHOOLS		P.R.E. 100% 10/01/2002 Qual. Ag.		2021 Est TCV 212,636		
Comments/Influences		Improved		X Vacant		Land Value Estimates for Land Table MATWP.MAO TWP LAND TABLE		
Public Improvements		Dirt Road		Gravel Road		Paved Road		
		Storm Sewer		Sidewalk		Water Sewer		
		Electric		Gas		Curb		
		Street Lights		Standard Utilities		Underground Utils.		
		Topography of Site		Level		Rolling		
				Low		High		
				Landscaped		Swamp		
				Wooded		Pond		
				Waterfront		Ravine		
				Wetland		Flood Plain		
		Who		When		What		
		DD		05/12/2017		INSPECTED		
		DD		05/05/2017		OB REVIEW		
		CS		04/19/2013		PICTOMETRY		
		Year		Land Value		Building Value		Assessed Value
		2021		106,300		0		106,300
		2020		106,300		0		106,300
		2019		104,500		0		104,500
		2018		97,300		0		97,300
								Board of Review
								Tribunal/Other
								Taxable Value
								57,341C
								56,550C
								55,496C
								54,196C

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Parcel #: MA0-114-4260-00  
Tax Year: 2020

LA GORE, JAMES L & SHERRI JO

8908 FIKE RD  
BLISSFIELD MI 49228

-----SUMMER-----		-----WINTER-----	
6.0000	STATE ED 339.30	0.7500	DEPT AGING 42.41
5.4000	COUNTY OPER 305.37	0.1896	MED CARE 10.72
			VETERANS' REL 0.00
		7.3233	LENAAWEE INT S 414.13
		2.0000	SCH SINKING F 113.10
		2.9000	SCHOOL BOND 163.99
		18.0000	SCHOOL OPER 0.00
		1.0000	TWP TAX 56.55
		1.4861	ROADS 84.03
		0.4953	FIRE 28.00
		18.0000	SCHOOL OPER F 0.00
		0.6000	DISTRICT LIBR 33.93
			BEAR SWAMP JC 22.95
			MACON CENT. 252.78
-----		-----	
11.4000	TOTAL TAXES 644.67	34.7443	TOTAL TAXES 1,222.59
	ADMIN FEE 6.44		ADMIN FEE 0.00
	TOTAL W/ADMIN 651.11		TOTAL W/ADMIN 1,222.59
	INTEREST/PEN 0.00		INTEREST/PEN 0.00
	GRAND TOTAL 651.11		GRAND TOTAL 1,222.59
	TOTAL PAID 651.11		TOTAL PAID 0.00
	DATE PAID 08/28/2020		DATE PAID
	BALANCE 0.00		BALANCE 1,222.59

GRAND TOTAL BALANCE: 1,222.59

(PRE/MBT: 100.0000)  
(TAXABLE: 56,550)  
(ASSESSED: 106,300)  
(SEV: 106,300)

NE

2950-00  
83.28 Ac.

NW

1000-00  
283.17 Ac.

204.6'

372.63'

2325-00  
1.75 Ac.

372.63'

Macon Central Drain

*Excluded*

204.6'

Shaw Hwy

3100-00  
41.07 Ac.

SW

**MAO-114**  
T5S-R5E

4260-00  
38.8 Ac.

SE

4800-00  
40.57 Ac.

3500-00  
81.98 Ac.

2200-00  
51.37 Ac.

3382.31'

662.84'

4500-00  
40.47 Ac.

## Lenawee County G.I.S

301 N. MAIN ST  
OLD COURTHOUSE 4TH FLOOR ADRIAN, MI. 49221  
PHONE: (517) 264-4522  
FAX: (517) 264-4529



1 inch = 200 feet

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



## 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

### Master Plan Report | #21-01

**To:** County Planning Commissioners

**From:** Grant E. Bauman

**Date:** May 13, 2021

**Proposal:** **Proposed 2021 edition of the Raisin Charter Township Master Plan**

#### Purpose

Section 41 (3) of the Michigan Planning Enabling Act (PA 33 of 2008) states that “if the county planning commission . . . that receives a copy of a proposed [municipal] master plan . . . submits comments, the comments shall include, but need not be limited to, both of the following, as applicable:

- (a) A statement whether the county planning commission . . . considers the proposed master plan to be inconsistent with the master plan of any municipality or region described in subsection (2). . . .
- (b) If the county has a county master plan, a statement whether the county planning commission considers the proposed master plan to be inconsistent with the county master plan”(MCL 125.3841(3)).

#### Staff Analysis

##### Is the proposed master plan inconsistent with the master plan of any adjacent municipality?

Six townships and one city surround Raisin Township. The comparison of their proposed land use patterns with Raisin Township’s future land use (FLU) map are discussed along the cardinal points of the compass:

- **North.** The *Tecumseh Township Master Plan* recommends residential uses along the majority of the common boundary, with the exception of a commercial node along the City of Tecumseh’s western border (see Map 2). The Raisin Township FLU map proposes a mix of residential and agricultural uses, and a commercial area adjoining the one in Tecumseh Township (see Map 1). The *City of Tecumseh Master Plan* proposes a mix of industrial, commercial, and residential uses along the common border, which reflects existing development (see Map 3). The Raisin Township FLU map proposes a similar pattern (see Map 1).
- **East.** Staff could not locate FLU maps for the Townships of Ridgeway and Blissfield.
- **South.** The *Palmyra Township Master Plan* identifies agricultural uses along the majority of the common border, with an industrial area proposed along Parr Highway on the western border of the Township (see Map 4). The Raisin Township FLU map recommends agricultural uses for most of the border too; a few nodes of residential development are located along existing roads (see Map 1).
- **West.** The *Adrian Township Master Plan* proposes a mixed-use corridor and hospital complex along much of Adrian Highway (M-52) (see Map 5). The Raisin Township FLU map mirrors this with a mix of commercial and residential areas along that corridor (see Map 1). A mix of industrial, residential, and agricultural areas are proposed along the Adrian Township border further to the south. The Raisin Township FLU map simply recommends agricultural uses along that portion of

the shared border. The *Franklin Township Master Plan* proposes agricultural uses in its southeast corner (see Map 6). Similarly, the Raisin Township FLU map proposes agricultural uses in its north-east corner (see Map 1).

#### **Is the proposed master plan inconsistent with Lenawee County's master plan?**

The *Lenawee County Comprehensive Land Use Plan* includes much of the township in its intensive development and low intensity development areas, leaving the area south of Ridge Road in its intensive agricultural area (see Map 7). A greenway is proposed along the River Raisin. The land use pattern proposed in the Raisin Township FLU map generally compliments this pattern (see Map 1).

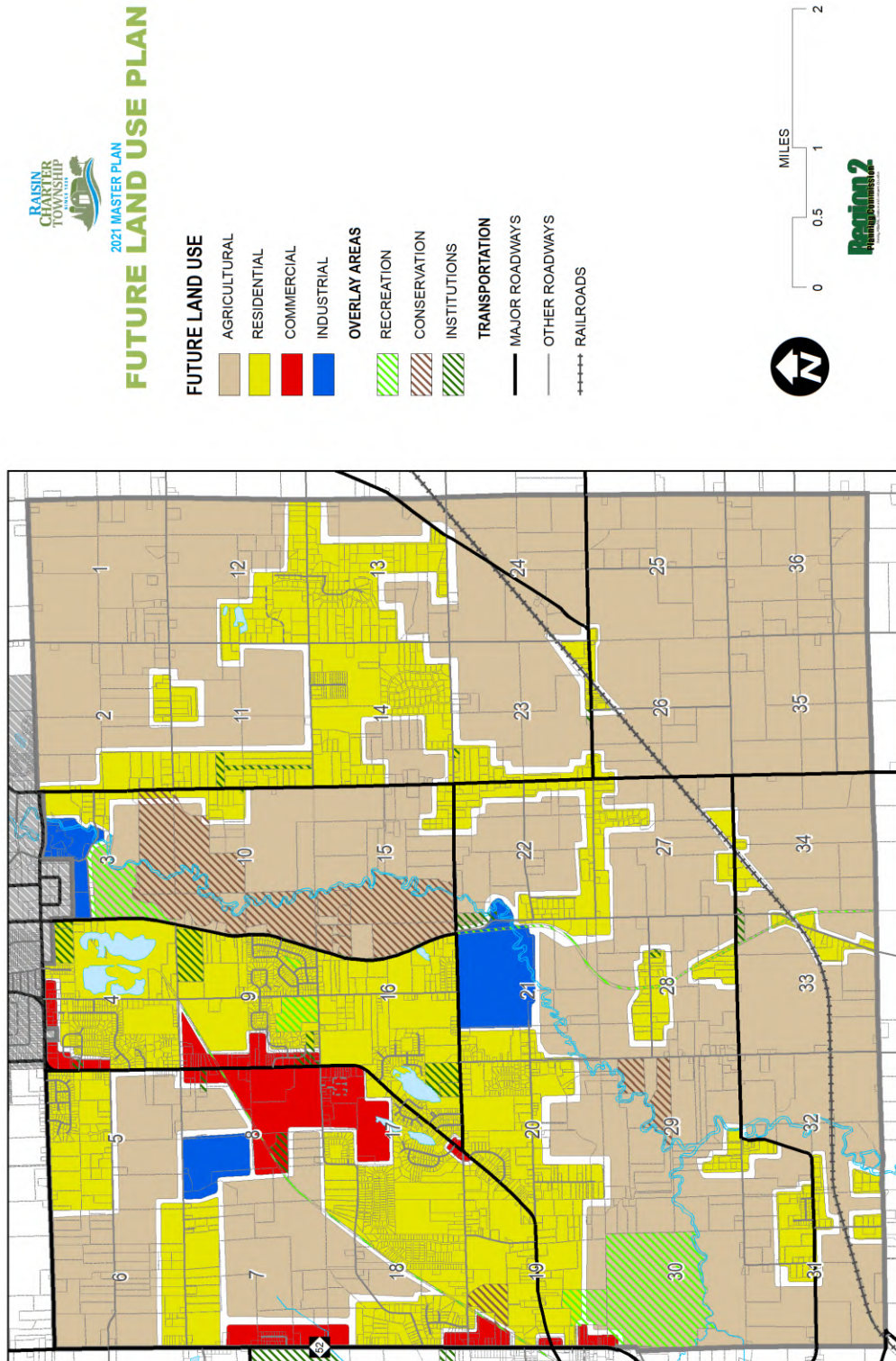
#### **Staff Recommendation**

Based upon the above analysis, staff advises the Lenawee County Planning Commission (LCPC) to state that, in its opinion, the future land use map contained in the proposed edition of the *Raisin Township Master Plan* is:

- generally consistent with the *Lenawee County Comprehensive Land Use Plan*,
- generally compliments the master plans of adjacent townships,

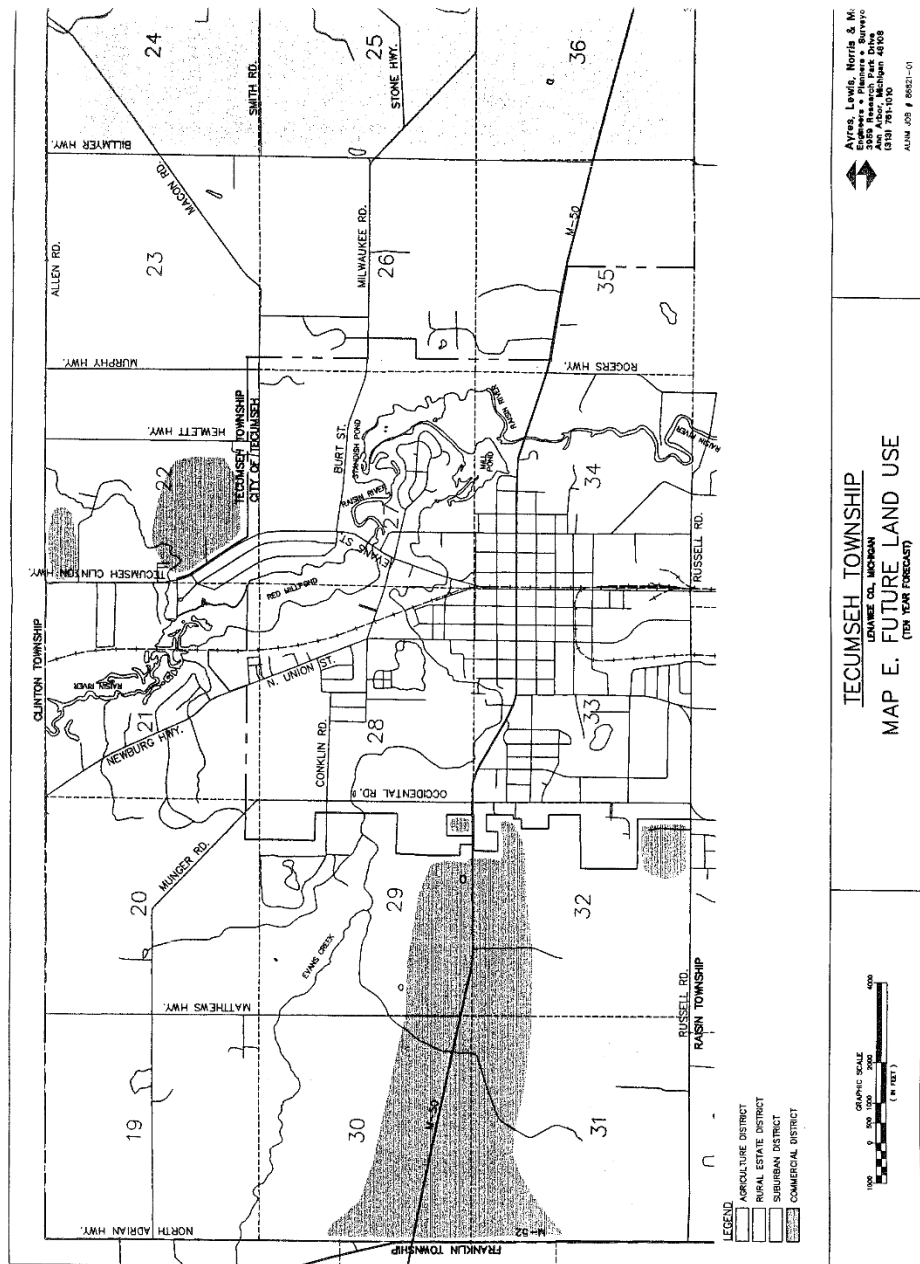


**Map 1**  
**Raisin Charter Township Proposed Future Land Use Map**

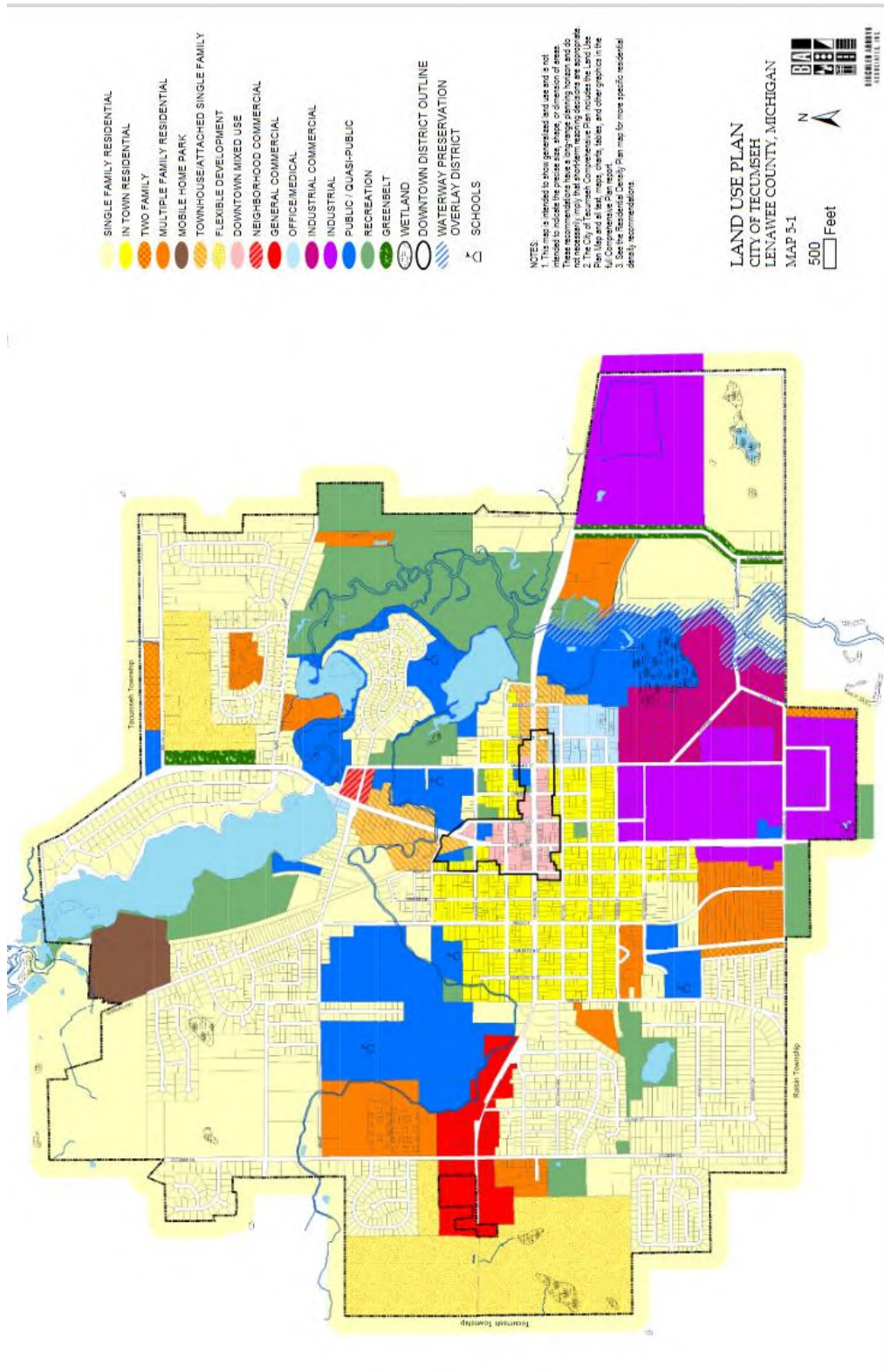




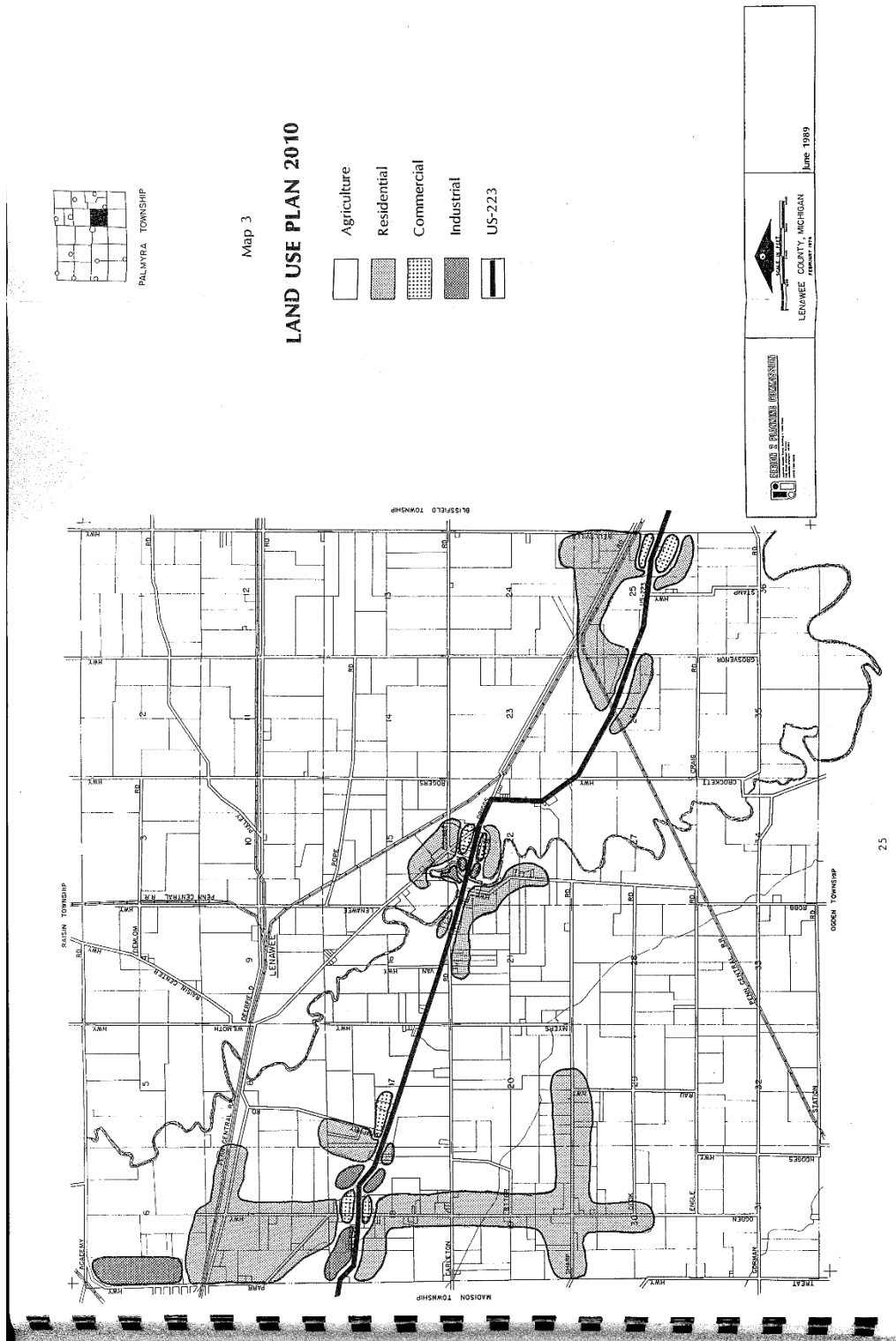
## Map 2 Tecumseh Township Future Land Use Map



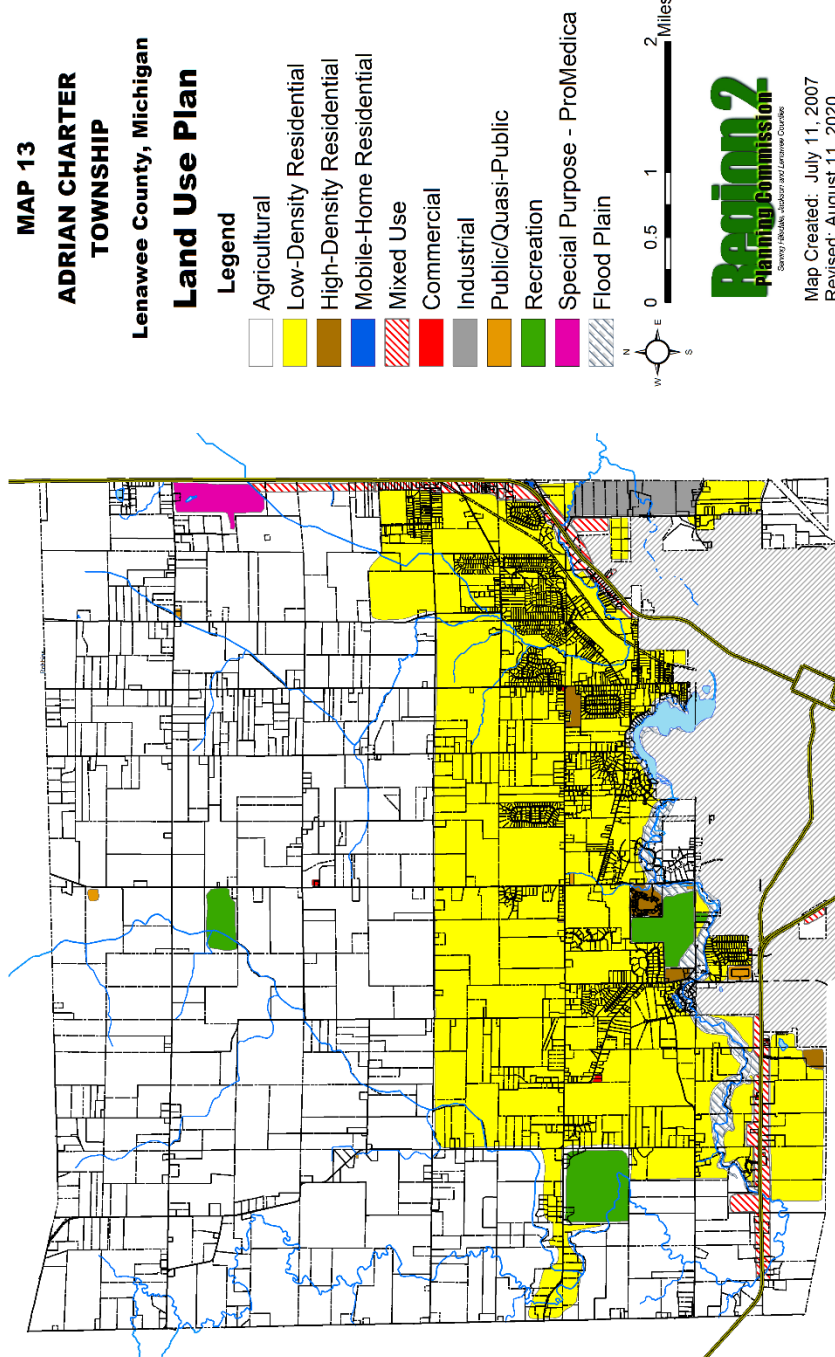
### Map 3 City of Tecumseh Future Land Use Map



# Map 4 Palmyra Township Future Land Use Map

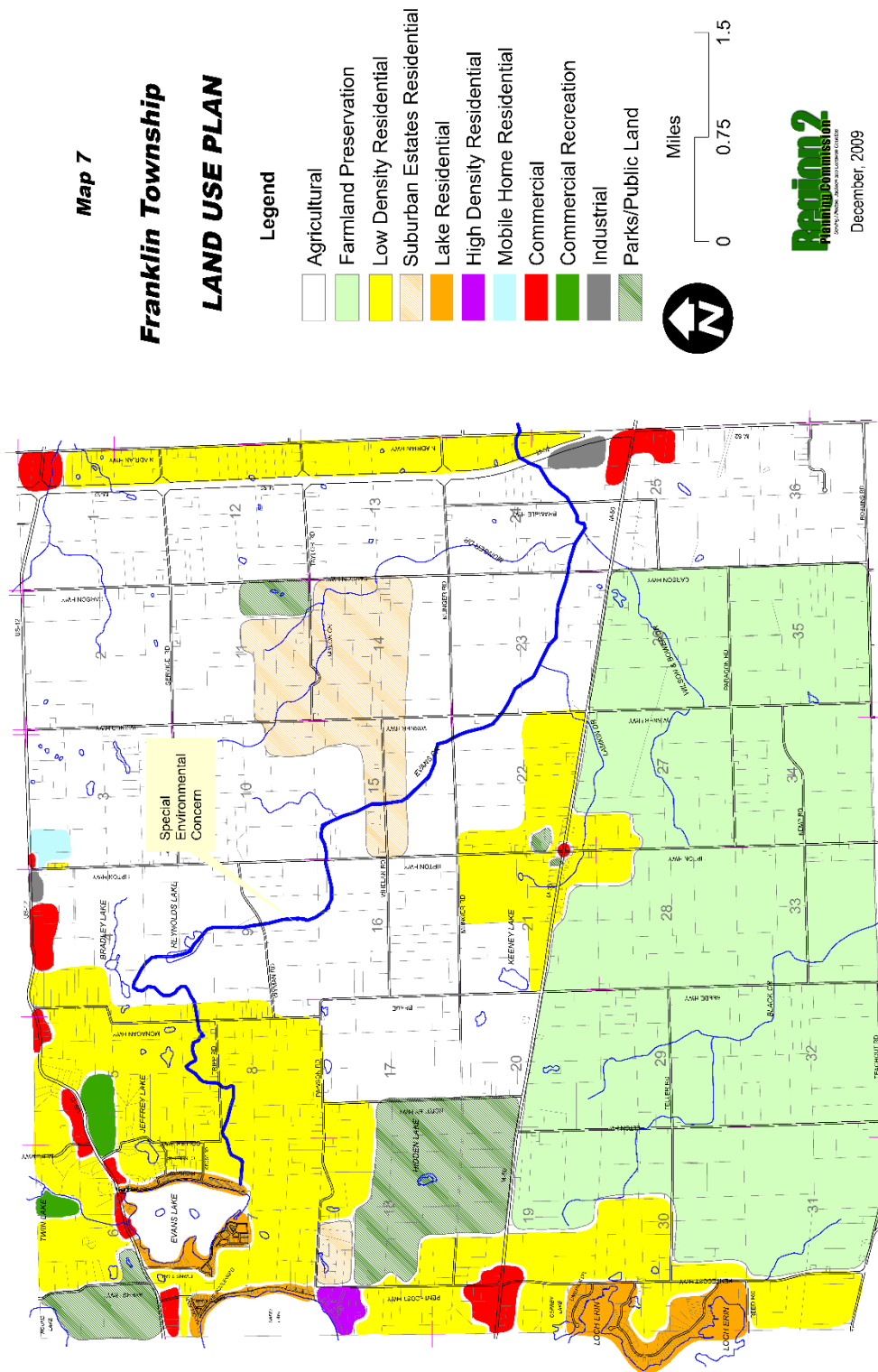


# **Map 5** **Adrian Township Future Land Use Map**



## Map 6

### Franklin Township Future Land Use Map





# Map 7 Lenawee County Future Land Use Map

