



# 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: June 17, 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 May 20, 2021, Meeting *[ACTION]* ..... 3
5. Request(s) for Review, Comment, and Recommendation
  - a. Consideration of Township Zoning Amendment(s) — None
    - (1) #21-02 — Palmyra Township *[ACTION]* ..... 5
    - (2) #21-03 — Raisin Township *[ACTION]* ..... 21
    - (3) #21-04 — Cambridge Township *[ACTION]* ..... 47
  - b. Consideration of PA 116 Farmland Agreement(s)
    - (1) #21-07 — Macon Township *[ACTION]* ..... 73
  - c. Consideration of Master Plan(s) — None
6. Other Business
  - a. Old Business — Macon Township Solar Farm zoning ordinance amendments FOIA request
  - 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 July 15, 2021*

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



Join Zoom Meeting

<https://zoom.us/j/98141114072?pwd=VXpVZ21laHBZaDM2OEdUUUVdnRzFZZz09>

Meeting ID: 981 4111 4072

Passcode: 881469

One tap mobile

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Meeting ID: 981 4111 4072

Passcode: 881469

Find your local number: <https://zoom.us/j/98141114072?pwd=VXpVZ21laHBZaDM2OEdUUUVdnRzFZZz09>



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## MEETING MINUTES

Thursday, May 20, 2021

zoom • Meeting ID: 926 7204 9592 • Passcode: 800073

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

Members Absent: Mr. Bob Behnke, Education Representative, and 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 6:31 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 05/20/2021 meeting agenda for approval, with the addition of a PA 116 application in Blissfield Township as item #5b(3).

Comm. Nickel made a motion, seconded by Comm. Witt, to approve the May 20, 2021, meeting agenda as presented as amended. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 02/18/2021 meeting minutes for approval.

Comm. Witt made a motion, seconded by Comm. Nickel, to approve the February 18, 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.

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

- (1) **#21-04 | Adrian Township.** Commissioners reviewed an application for a 63.6-acre parcel (ID #AD0-130-1200-00) located in Section 30 (T6S-R3E) of the Township. Staff summarized his memo and advised them to recommend approval with comments of the agreement (see the staff report).

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

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- (2) **#21-05 | Macon Township.** Commissioners reviewed an application for a 38.8-acre parcel (ID #MA0-114-4260-00) located in Section 14 (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. 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 Macon Township Board (see the staff report). *The motion passed unanimously.*

- (3) **#21-06 | Blissfield Township.** Commissioners reviewed an application for a 55.53-acre parcel (ID #BL0-222-1525-00) located in Section 22 (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. Dersham made a motion, seconded by Comm. Nickel, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Blissfield Township Board (see the staff report). *The motion passed unanimously.*

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

- (1) **#21-01 | Raisin Township.** Commissioners reviewed the proposed 2021 edition of the *Raisin Charter Township Master Plan* per Section 41(3) of the Michigan Planning Enabling Act. Staff summarized his memo and advised the Commission to state that, in its opinion, the future land use map contained in the proposed edition of the *Raisin Charter Township Master Plan* is (see the staff report):

- generally consistent with the *Lenawee County Comprehensive Land Use Plan* and
- generally compliments the master plans of adjacent municipalities.

Comm. Tillotson made a motion, seconded by Comm. Dersham, to concur with the staff advisement that the *Raisin Charter Township Master Plan* is generally consistent with the *Lenawee County Comprehensive Land Use Plan* and generally compliments the master plans of adjacent municipalities (see the staff report). *The motion passed by majority vote, with Comm. Witt abstaining.*

Item 6 **Other Business.**

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

Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.** Comm. Tillotson stated that the renovation of the old courthouse is coming along and should be ready in October. Comm. Witt thanked Mr. Bauman for his assistance with the *Raisin Charter Township Master Plan*.

Item 9 **Adjournment.** The meeting adjourned at 6:50 pm.

Respectfully submitted,



Grant E. Bauman, LCPC Recording Secretary





## Lenawee County Planning Commission

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### COORDINATED ZONING REPORT | #20-02

**To:** County Planning Commissioners

**From:** Grant E. Bauman, Principal Planner

**Date:** June 9, 2021

**Proposal:** Text Amendments to the *Palmyra Township Ordinance* regarding 'Solar Energy Systems (SES)'

The Palmyra Township Planning Commission developed various text amendments to allow and regulate 'Solar Energy Systems (SES)', specifically 'Level 3 SES as a special approval use in specified districts.

### Analysis and Advisement

**CZC Staff Analysis** – The Zoning Ordinance already contains the following:

- A broad definition for Solar Energy Systems (SES) in Sec. 2.62.
- 'Level 3 Solar Energy Systems (SES)' in the listings of 'special use approvals' in the 'Agricultural (AG)' district (Sec. 4.1.3T) and the 'AG Residential (AR)' district (Sec. 4.2.3M).
- Notes 1-5 pertaining to 'Solar Energy Systems (SES)' in Sec. 4.8.1 (Area Height, Bulk and Placement Requirements).
- Regulations pertaining to a 'performance guarantee' in Sec. 6.9.

The proposed amendments would do the following:

- Add the proposed regulations for 'Solar Energy Systems (SES)' as Sec.8.13 (Art. VIII, General Provisions)
- Add Note 6 pertaining to 'Solar Energy Systems (SES)' in Sec. 4.8.1 (Area Height, Bulk and Placement Requirements).

Staff lists his concerns pertaining to the proposed amendments here:

- **Definitions.** The proposed Sec. 8.13 and the listings of 'special use approvals' in the 'Agricultural (AG)' district (Sec. 4.1.3T) and the 'AG Residential (AR)' district (Sec. 4.2.3M) refer to specifically to a 'Level 3 SES', which has no specific definition. The broad definition for Solar Energy Systems (SES) in Sec. 2.62 should be expanded to include a 'Level 3 SES' and any other pertinent 'SES' levels. For example, where are the regulations for small 'SES' facilities intended as an accessory use?
- **Organization.** The proposed 'SES' regulations are proposed for addition at the end of Art. VIII (General Provisions). However, given that the Zoning Ordinance already has a listing of 'Required Standards and Finding for Making Recommendations' (Sec. 6.6 of Article VI (Special Approval Uses)), staff recommends appending the proposed regulations as Sec. 6.6.18.
- **Performance Guarantee.** Staff could not find any proposed changes to the performance guarantees listed in Sec. 6.9. Consequently, the section did not need to be included in the proposed amendments.

Staff also had the following corrections/suggestions pertaining to the currently proposed Sec. 8.13 (proposed amendments are displayed in this color and staff comments are provided in 'bubbles' located in

the right-hand margin of the page.):

Commented [GB21]: Example.

#### SECTION 8.13- SOLAR ENERGY SYSTEMS (SES)

##### A. Purpose:

To promote the use of Solar Energy within Palmyra Township as a clean alternative energy source and to provide for the land development, installation and construction regulations for Level 3 Solar Energy Systems (SES) facilities subject to reasonable conditions that will protect the public health, safety and welfare. These regulations establish minimum requirements and standards for the placement, construction and modification of Level 3 SES facilities, while promoting a renewable energy source for our community in a safe, effective and efficient manner.

1. The owner of a solar farm (Level 3) SES shall provide the Planning Commission with an operations agreement, which shall set forth the operations parameters, the name and contact information of the certified operator, inspection protocol, emergency procedures and general safety documentation.

##### B. Criteria for the use of All Solar Energy Equipment:

1. Solar energy equipment shall be located in the least visibly obtrusive location where panels would be functional, as determined on the site plan.
2. Each system shall conform to applicable industry standards including those of the American National Standards Institute (ANSI).

##### C. Application for Site Plan Review for Level 3 SES:

An applicant who seeks to install a Level 3 SES shall submit an application for Site Plan Review to the Township Clerk, before being sent to the Planning Commission for their recommendation to the Township Board. The application shall include the following:

1. Photographs of the property's existing condition.
2. Renderings of catalogue cuts of the proposed solar energy equipment.
3. Certificate of compliance demonstration that the system has been tested and approved by Underwriter laboratories (UL) or another approved independent testing agency.
4. Prior to installation of a ground mounted Solar Energy System, the property owner or representative shall submit a descriptive site drawing-plan to the Zoning Administrator. This drawing-plan shall include setbacks, panel size, and the location of the property lines; buildings, fences, greenbelts, road right-of-waysrights-of-way and a detailed decommissioning plan for restoration after the SES ceases operation (See Section 8.13E). This site drawing plan must be drawn to scale.
5. Description of the screening to be provided for the ground or wall mounted solar energy equipment.
6. When authorizing a Special Land Use for a Solar Energy System (SES) in Level 3 SES's in districts where a Special Land Use is required, the Palmyra Township Board "shall" require a "surety in the form of a bond or irrevocable letter of credit" to ensure compliance with Special Land Use requirements for decommissioning the SES after operation ceases. The detailed decommissioning plan for restoration shall be set forth in the Application for Site Plan Review and the Special Land Use Application which shall be submitted to the Palmyra Township Planning Commission. The Palmyra Township Board shall fix the amount of the "surety". In fixing the amount of such "surety", the Palmyra Township Board shall limit the amount to reasonable improvements necessary for demolition, removal and restoration

similar to the site's condition before the Special Land Use was granted. The Palmyra Township Board shall determine which type "surety" is necessary. The "surety" shall be released upon written certification of the Zoning Administrator that the restoration is complete and in compliance with the restoration plan.

**Commented [GB22]:** Are there any conflicts/redundancies with Sec. 8.13E2?

D. Level 3 SES Solar Farms:

1. The owner of the solar farm shall provide the Planning Commission with an operations agreement, which shall set forth the operations parameters, the name and contact information of the certified operator, inspection protocol, emergency procedures and general safety documentation.
2. Minimum lot size: Level 3 SES facilities shall not be constructed on parcels less than one (1) acre.
3. Height Restrictions: All panels located in a solar farm shall be restricted to a height of fourteen (14) feet.
4. Setbacks: Must meet the requirements in Section 4.8.1 (See footnotes 3-6)
5. Maximum Lot Coverage: Maximum lot coverage restrictions shall not apply to solar panels. Any other regulated structures on the parcel are subject to maximum lot coverage restrictions. (See Section 4.8.1 footnotes 1 and 2)
6. Safety/Access: A security fence (height and material to be established through the special use permit process) shall be placed around the perimeter of the Level 3 SES power plant and electrical equipment shall be locked. Knox boxes and keys shall be provided at locked entrances for emergency personnel access.
7. Buffering Between Land Uses: Upon any improvement for which a Site plan is required, a landscape buffer shall be required to create a visual screen at least six (6) feet in height along all adjoining boundaries whenever a Level 3 SES use abuts a nonparticipating residential property. A landscape buffer shall consist of plant materials so as to maintain a minimum opacity of at least eighty (80) percent. Opacity shall be measured by observation of any (2) square yard area of landscape screen between one (1) foot above the established grade of the area to be concealed and the top or the highest point of the required screen. Provided the minimum size of the plant material to be at six (6) feet in three (3) years, the opacity standard shall be met based upon reasonably anticipated growth over a period of three (3) years. The applicant shall agree in writing to install additional plantings after the expiration of three (3) years, in the event that the landscaping has not screened the view of areas as required.
8. Local, State and Federal permits: Level 3 SES facilities shall be required to obtain all necessary permits from the U.S. Government, State of Michigan, Palmyra Township, and comply with standards of the State of Michigan adopted codes.
9. Electrical Interconnections: All electrical interconnections or distribution lines shall comply with all applicable codes and standard commercial large-scale utility requirements and be underground.
10. Performance Guarantee: See Section 6.9
11. Additional Special Use Land Criteria: The following topics shall be addressed in a Special Use Land Permit application for Level 3 SESs in addition to the Special Use Land Review Criteria:

**Commented [GB23]:** What about the use of other elements for screening (e.g., fences/walls, berms)?

- a. Project description and rationale: Identify the type, size, rated power output, performance, safety and noise characteristics of the system, including the name and address of the manufacturer, and model. Identify time frame, project life, development phases, likely markets for the generated energy, and possible future expansions.
  - b. Analysis of onsite traffic: Estimated construction jobs, estimated permanent jobs associated with the development.
  - c. Visual inspections: Review and demonstrate the visual impact using photos or ~~renderings~~ renderings of the project or similar projects with consideration given to tree plantings and setback requirements.
  - d. Environmental analysis: Identify impact analysis on the water quality and water supply in the area, and dust from the project activities.
  - e. Wildlife: Review potential impact on wildlife on the site.
  - f. Waste: Identify solid waste or hazardous waste generated by the project.
  - g. Lighting: Provide lighting plans showing all lighting within the facility. No light may adversely affect adjacent parcels. All lighting must be shielded from adjoining parcels, and light poles are restricted to eighteen (18) feet in height.
  - h. Transportation plan: Provide access plan during construction and operation phases. Show proposed project service road and egress access onto primary and secondary routes, layout of the plant service road system. Due to infrequent access to such facilities after construction is completed, it is not required to pave or curb solar panel access drives. It will be necessary to pave and curb any driveway and parking lots used for occupied offices that are located on site.
  - i. Public Safety: Identify emergency and normal shutdown procedures. Identify potential hazards to adjacent properties, public roadways, and to community in general that may be created.
  - j. Telecommunications interference: Identify electromagnetic fields and communications interference generated by the project.
- E. Abandonment and Decommissioning Plan:
- 1. Abandonment: A SES that ceases to produce energy on a continuous basis for a 12-month period will be considered abandoned unless the current responsible party (or parties) with ownership interest in the SES provides substantial evidence (updated every 6 months after a 12-month period of no energy production) to the Zoning Administrator of the intent to maintain and reinstate the operation of that facility. It is the responsibility of the responsible party (or parties) to remove all equipment and facilities and restore the Parcel to its condition prior to development of the SES.
    - a. Upon determination of abandonment, the Zoning Administrator shall notify the party (or parties) responsible that they must remove the SES and restore the site to its condition prior to development of the SES within one hundred and eighty (180) days of notice by the Zoning Administrator.
    - b. If the responsible party (or parties) fail to comply, the Zoning Administrator may remove the SES, sell any removed materials, and initiate judicial proceedings or take any other steps legally authorized against the responsible parties to recover the costs required to remove the SES and restore the site to a non-hazardous pre-development condition.

**Commented [GB24]:** What about describing how the waste will be disposed?

**Commented [GB25]:** What about describing how the interference will be addressed?

2. Decommissioning: A decommissioning plan signed by the party responsible for decommissioning and the landowner (if different) addressing the following shall be submitted prior to the issuance of the permit.
  - a. Defined conditions upon which decommissioning will be initiated (i.e., end of land lease, no power production for a 12-month period, abandonment etc.)
  - b. Removal of all non-utility owned equipment, conduit, structures, fencing, roads, solar panels and foundations.
  - c. Restoration of property to condition prior to development of the SES.
  - d. The timeframe for completion of decommissioning activities.
  - e. Description of any agreement (i.e., lease) with landowner regarding decommissioning.
  - f. The party currently responsible for decommissioning.
  - g. Plans for updating the decommissioning plan.
  - h. Anticipated life of the project.
  - i. The estimated decommissioning cost net of salvage value in current dollars.
  - j. A bond or irrevocable letter of credit as a surety tool is obtained and maintained in an amount sufficient enough to decommission the solar array and to return the property to agricultural purposes. The financial surety must be in place for the entire deferment period and reviewed and updated every four (4) years. The cost is passed on to the Solar Company. The amount of the financial surety shall be calculated by two (2) licensed engineers; one (1) chosen by the Solar Company and one (1) chosen by the Palmyra Township Board. The Palmyra Township Board shall choose which decommissioning and reclamation estimate to use. The surety shall be payable to Palmyra Township. Palmyra Township expects that this will be the Solar Project Company's responsibility under the commercial Solar Agreement.
  - k. The site will require a Knox box to be located at the main entrance and auxiliary entrances to the site.

**CZC Staff Advisement** – The preliminary analysis provide in this report reveals too many issues that need to be addressed. Consequently, based upon that preliminary analysis, staff advises the County Planning Commission to recommend **DISAPPROVAL** of the proposed text amendment to the Palmyra Township Board. Please note that a more thorough analysis may reveal other issues that should also be addressed.

**Attachment(s):**

- Background information provided by the Township.

**Recommended Actions:**

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

**Commented [GB26]:** Are there any conflicts/redundancies with Sec. 8.13.C6?

## 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 Palmira 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.)

1. The above described property has a proposed zoning change FROM \_\_\_\_\_ ZONE TO \_\_\_\_\_ ZONE.
2. PURPOSE OF PROPOSED CHANGE: \_\_\_\_\_

**B. ZONING ORDINANCE TEXT AMENDMENT:**

The following Article(s) and Section(s) is amended or altered: ARTICLE \_\_\_\_\_ SECTION 8.13 Solar Energy  
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) Sent separately Systems

- C. PUBLIC HEARING on the above amendment was held on: month May day 18 year 2021
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month April day 28 year 2021  
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: The Blissfield Advance

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.

Laurie Isley - Laurie Isley ☒ Chair or ☐ Secretary 6 / 2 / 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.

Township Clerk



## SECTION 8.13- SOLAR ENERGY SYSTEMS (SES)

### A. Purpose:

To promote the use of Solar Energy within Palmyra Township as a clean alternative energy source to provide for the land development, installation and construction regulations for Level 3 Solar Energy Systems (SES) facilities subject to reasonable conditions that will protect the public health, safety and welfare. These regulations establish minimum requirements and standards for the placement, construction and modification of Level 3 SES facilities, while promoting a renewable energy source for our community in a safe, effective and efficient manner.

1. The owner of a solar farm (Level3) SES shall provide the Planning Commission with an operations agreement, which shall set forth the operations parameters, the name and contact information of the certified operator, inspection protocol, emergency procedures and general safety documentation.

### B. Criteria for the use of All Solar Energy Equipment:

1. Solar energy equipment shall be located in the least visibly obtrusive location where panels would be functional, as determined on the site plan.
2. Each system shall conform to applicable industry standards including those of the American National Standards Institute (ANSI).

### C. Application for Site Plan Review for Level 3 SES:

An applicant who seeks to install a Level 3 SES shall submit an application for Site Plan Review to the Township Clerk, before being sent to the Planning Commission for their recommendation to the Township Board. The application shall include the following:

1. Photographs of the property's existing condition.
2. Renderings of catalogue cuts of the proposed solar energy equipment.
3. Certificate of compliance demonstration that the system has been tested and approved by Underwriter laboratories (UL) or another approved independent testing agency.
4. Prior to installation of a ground mounted Solar Energy System, the property owner or representative shall submit a descriptive site drawing to the Zoning Administrator. This drawing shall include setbacks, panel size, and the location of the property lines; buildings, fences, greenbelts, road right of ways and a detailed decommissioning plan

for restoration after the SES ceases operation (See Section 8.13E). This site drawing must be drawn to scale.

5. Description of the screening to be provided for the ground or wall mounted solar energy equipment.
6. When authorizing a Special Land Use for a Solar Energy System (SES) in Level 3 SES's in districts where a Special Land Use is required, the Palmyra Township Board "shall" require a "surety in the form of a bond or irrevocable letter of credit" to ensure compliance with Special Land Use requirements for decommissioning the SES after operation ceases. The detailed decommissioning plan for restoration shall be set forth in the Application for Site Plan Review and the Special Land Use Application which shall be submitted to the Palmyra Township Planning Commission. The Palmyra Township Board shall fix the amount of the "surety". In fixing the amount of such "surety", the Palmyra Township Board shall limit the amount to reasonable improvements necessary for demolition, removal and restoration similar to the site's condition before the Special Land Use was granted. The Palmyra Township Board shall determine which type "surety" is necessary. The "surety" shall be released upon written certification of the Zoning Administrator that the restoration is complete and in compliance with the restoration plan.

D. Level 3 SES Solar Farms:

1. The owner of the solar farm shall provide the Planning Commission with an operations agreement, which shall set forth the operations parameters, the name and contact information of the certified operator, inspection protocol, emergency procedures and general safety documentation.
2. Minimum lot size: Level 3 SES facilities shall not be constructed on parcels less than one (1) acre.
3. Height Restrictions: All panels located in a solar farm shall be restricted to a height of fourteen (14) feet.
4. Setbacks: Must meet the requirements in Section 4.8.1 (See footnotes 3-6)
5. Maximum Lot Coverage: Maximum lot coverage restrictions shall not apply to solar panels. Any other regulated structures on the parcel are subject to maximum lot coverage restrictions. (See Section 4.8.1 footnotes 1 and 2)
6. Safety/Access: A security fence (height and material to be established through the special use permit process) shall be placed around the perimeter of the Level 3 SES



power plant and electrical equipment shall be locked. Knox boxes and keys shall be provided at locked entrances for emergency personnel access.

7. **Buffering Between Land Uses:** Upon any improvement for which a Site plan is required, a landscape buffer shall be required to create a visual screen at least six (6) feet in height along all adjoining boundaries whenever a Level 3 SES use abuts a nonparticipating residential property. A landscape buffer shall consist of plant materials so as to maintain a minimum opacity of at least eighty (80) percent. Opacity shall be measured by observation of any (2) square yard area of landscape screen between one (1) foot above the established grade of the area to be concealed and the top or the highest point of the required screen. Provided the minimum size of the plant material to be at six (6) feet in three (3) years, the opacity standard shall be met based upon reasonably anticipated growth over a period of three (3) years. The applicant shall agree in writing to install additional plantings after the expiration of three (3) years, in the event that the landscaping has not screened the view of areas as required.
8. **Local, State and Federal permits:** Level 3 SES facilities shall be required to obtain all necessary permits from the U.S. Government, State of Michigan, Palmyra Township, and comply with standards of the State of Michigan adopted codes.
9. **Electrical Interconnections:** All electrical interconnections or distribution lines shall comply with all applicable codes and standard commercial large-scale utility requirements and be underground.
10. **Performance Guarantee:** See Section 6.9
11. **Additional Special Use Land Criteria:** The following topics shall be addressed in a Special Use Land Permit application for Level 3 SESs in addition to the Special Use Land Review Criteria:
  - a. **Project description and rationale:** Identify the type, size, rated power output, performance, safety and noise characteristics of the system, including the name and address of the manufacturer, and model. Identify time frame, project life, development phases, likely markets for the generated energy, and possible future expansions.
  - b. **Analysis of onsite traffic:** Estimated construction jobs, estimated permanent jobs associated with the development.

- c. Visual inspections: Review and demonstrate the visual impact using photos or renditions of the project or similar projects with consideration given to tree plantings and setback requirements.
- d. Environmental analysis: Identify impact analysis on the water quality and water supply in the area, and dust from the project activities.
- e. Wildlife: Review potential impact on wildlife on the site.
- f. Waste: Identify solid waste or hazardous waste generated by the project.
- g. Lighting: Provide lighting plans showing all lighting within the facility. No light may adversely affect adjacent parcels. All lighting must be shielded from adjoining parcels, and light poles are restricted to eighteen (18) feet in height.
- h. Transportation plan: Provide access plan during construction and operation phases. Show proposed project service road and egress access onto primary and secondary routes, layout of the plant service road system. Due to infrequent access to such facilities after construction is completed, it is not required to pave or curb solar panel access drives. It will be necessary to pave and curb any driveway and parking lots used for occupied offices that are located on site.
- i. Public Safety: Identify emergency and normal shutdown procedures. Identify potential hazards to adjacent properties, public roadways, and to community in general that may be created.
- j. Telecommunications interference: Identify electromagnetic fields and communications interference generated by the project.

E. Abandonment and Decommissioning Plan:

- 1. Abandonment: A SES that ceases to produce energy on a continuous basis for a 12-month period will be considered abandoned unless the current responsible party (or parties) with ownership interest in the SES provides substantial evidence (updated every 6 months after a 12-month period of no energy production) to the Zoning Administrator of the intent to maintain and reinstate the operation of that facility. It is the responsibility of the responsible party (or parties) to remove all equipment and facilities and restore the Parcel to its condition prior to development of the SES.
  - a. Upon determination of abandonment, the Zoning Administrator shall notify the party (or parties) responsible that they must remove the SES and restore the site to

its condition prior to development of the SES within one hundred and eighty (180) days of notice by the Zoning Administrator.

- b. If the responsible party (or parties) fail to comply, the Zoning Administrator may remove the SES, sell any removed materials, and initiate judicial proceedings or take any other steps legally authorized against the responsible parties to recover the costs required to remove the SES and restore the site to a non-hazardous pre-development condition.
2. Decommissioning: A decommissioning plan signed by the party responsible for decommissioning and the landowner (if different) addressing the following shall be submitted prior to the issuance of the permit.
- a. Defined conditions upon which decommissioning will be initiated (i.e., end of land lease, no power production for a 12-month-period, abandonment etc.)
  - b. Removal of all non-utility owned equipment, conduit, structures, fencing, roads, solar panels and foundations.
  - c. Restoration of property to condition prior to development of the SES.
  - d. The timeframe for completion of decommissioning activities.
  - e. Description of any agreement (i.e., lease) with landowner regarding decommissioning.
  - f. The party currently responsible for decommissioning.
  - g. Plans for updating the decommissioning plan.
  - h. Anticipated life of the project.
  - i. The estimated decommissioning cost net of salvage value in current dollars.
  - j. A bond or irrevocable letter of credit as a surety tool is obtained and maintained in an amount sufficient enough to decommission the solar array and to return the property to agricultural purposes. The financial surety must be in place for the entire deferment period and reviewed and updated every four (4) years. The cost is passed on to the Solar Company. The amount of the financial surety shall be calculated by two (2) licensed engineers; one (1) chosen by the Solar Company and one (1) chosen by the Palmyra Township Board. The Palmyra Township Board

shall choose which decommissioning and reclamation estimate to use. The surety shall be payable to Palmyra Township. Palmyra Township expects that this will be the Solar Project Company's responsibility under the commercial Solar Agreement.

- k. The site will require a Knox box to be located at the main entrance and auxiliary entrances to the site.

DRAFT - April 2021

### SECTION 4.8.1 – AREA; HEIGHT, BULK, AND PLACEMENT REQUIREMENTS

Zoning Districts	Lot Requirements			Minimum Yard			Maximum Building		Type of use
	Minimum Lot Area	Minimum Lot Width	Minimum Lot Coverage	Requirements (C)			Height (B)		
				Front	Side	Rear	Principal	Accessory	
Agricultural [AG] see note 1	2 Acres	400'	30%	70'	50'	50'	2-1/2 Story or 35'	100'	Single family [A]
	5 Acres								All other uses
Agricultural Residential [AR] see note 2,3,4,5	1 Acre	200'	30%	35'	25'	25'	2-1/2 Story or 35'	100'	Single family [A]
	5 Acres				35'*				All other uses
Mobile Home Park [MH]	10 Acers 4000 Sq. Ft			In accordance with the Michigan Mobil Home Commission Act, PA 96 of 1987, as amended					Mobile Home Park Sit Within a MH Park
Office [O]	0.5 Acre	100'	50%	35'	10'-25' Total 35'*	25'	2-1/2 Story or 35'	35'	All other uses
Commercial [C]	1 Acre	100'	50%	35'	20'	25'	2-1/2 Story or 35'	35'	All other uses
Light Industrial [LI]	3 Acres	300'	50%	50'	20'	25'	2-1/2 Story or 35'	35'	All other uses

General Industrial [GI]	3 Acres	300'	50%	50'	20'	25'	2-1/2 Story or 35'	35'	All other uses

\*Corner Lot

Footnote 1. In the AG District the Maximum Lot Coverage restriction shall not apply to Level 3 SES Solar Farms.

Footnote 2. In the AG Residential District, the Maximum Lot Coverage restriction shall not apply to Level 3 SES Solar Farms.

Footnote 3. A fifty (50) foot setback is required for the rear yard for Level 3 SESs in the AG Residential District.

Footnote 4. A fifty (50) foot setback is required for the side yard for Level 3 SESs in the AG Residential District.

Footnote 5. A seventy (70) foot setback is required for the front yard for Level 3 SESs in the AG Residential District.

Footnote 6. The setbacks to adjoining properties in the same project do not apply.

## SECTION 6.9 – PERFORMANCE GUARANTEE

In authorizing a conditional use permit, the Palmyra Township Board may require that a cash deposit, certified check, irrevocable bank letter of credit, or surety bond be furnished by the developer to insure compliance with an approved site plan and special approval use permit requirements. Such guarantee shall be deposited with the Palmyra Township Clerk at the time of the issuance of the conditional use permit. In fixing the amount of such performance guarantee, the Palmyra Township Board shall limit the amount to reasonable improvements required to meet the standards of this Ordinance and to protect the natural resources or the health, safety, and welfare of the residents of the township and future users or inhabitants of the proposed project or project area. These improvements may include, but are not limited to roadways, lighting, utilities, sewer, water, sidewalks, screening and drainage. The Palmyra Township Board and the project developer shall establish an agreeable procedure for the rebate of any cash deposits required under this section, in reasonable proportion to the ratio of the work completed on the required improvements as work progresses. Said agreement shall be written as an element of the conditions contained in the special approval use permit.

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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

## Coordinated Zoning Report | #21-03

**To:** County Planning Commissioners

**From:** Grant E. Bauman

**Date:** June 9, 2021

**Proposal:** **The rezoning of property in Raisin Township**

### Request

The subject property is proposed for rezoning to a 'general service commercial (C-2)' district, from a 'residential (R-1)' district.

### Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to "develop [the] lot for outside storage".<sup>1</sup> The subject property is associated with an adjoining parcel located to the west (see Figure 1).

### Location and Size of the Property

The subject property (RA0-104-1370-00) is located in Section 4 (T6S-R4E) of Raisin Township, south of the City of Tecumseh (see Figure 1). Russell Road is located to the north and Green Highway is located to the east of the landlocked parcel. The subject parcel has an area of approximately 0.63 acres.

### Land Use and Zoning

- **Current Land Use** – The vacant parcel is currently assessed for 'residential' uses according to property records (see Figure 2). Properties to the north, east, and west are assessed for 'commercial' uses. Properties to the south and southwest are assessed for 'residential' uses.
- **Future Land Use** – Rollin Township's draft Future Land Use Map recommends 'commercial' uses for the subject property and parcels located to the north, east, and west (see Figure 3).
- **Current Zoning** – The subject parcel is currently zoned 'residential (R-1)', as are properties to the east, south, and southwest (see Figure 4). Parcels located to the north and west are zoned 'general service commercial (C-2)'

### Public Facilities and Environmental Constraints

- **Public Road/Street Access** – The subject property is landlocked. The associated parcel located to the west has access to Russell Road, a city major street.
- **Public Water and Sewer** – Municipal sewer and water services are not available according to the Township (see the background information).

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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.

- **Environmental Constraints** – The Township is unaware of any environmental constraints (see the background information).

### Analysis and Recommendation

**Township Planning Commission Recommendation** – The Raisin Township Planning Commission recommends approval of the rezoning, “conditioned on the parcel [being] combined with neighboring parcel RAO-104-1290-00” (see the background information).

**Staff Analysis** – Raisin Township has a draft Zoning Plan that includes the following criteria upon which a rezoning request should be considered:

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

**Yes.** The draft Future Land Use Plan recommends ‘commercial’ uses for the subject property and the general area (see Figure 3).

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

**Yes.** A ‘general service commercial (C-2)’ district already exists to the north and west of the subject property (see Figure 4).

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

**No.** 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 proposed combination of the subject property with the associated parcel to the west will eliminate a legally nonconforming lot.

**Staff Advisement** – Staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** (see the staff report) of the proposed rezoning to ‘general service commercial (C-2)’ to the Raisin Township Board. Comments pertain to the condition placed on the recommendation for approval by the Township Planning Commission. Conditions cannot be placed on a rezoning. Rather, site plan approval can be conditioned upon the combination of the two properties.

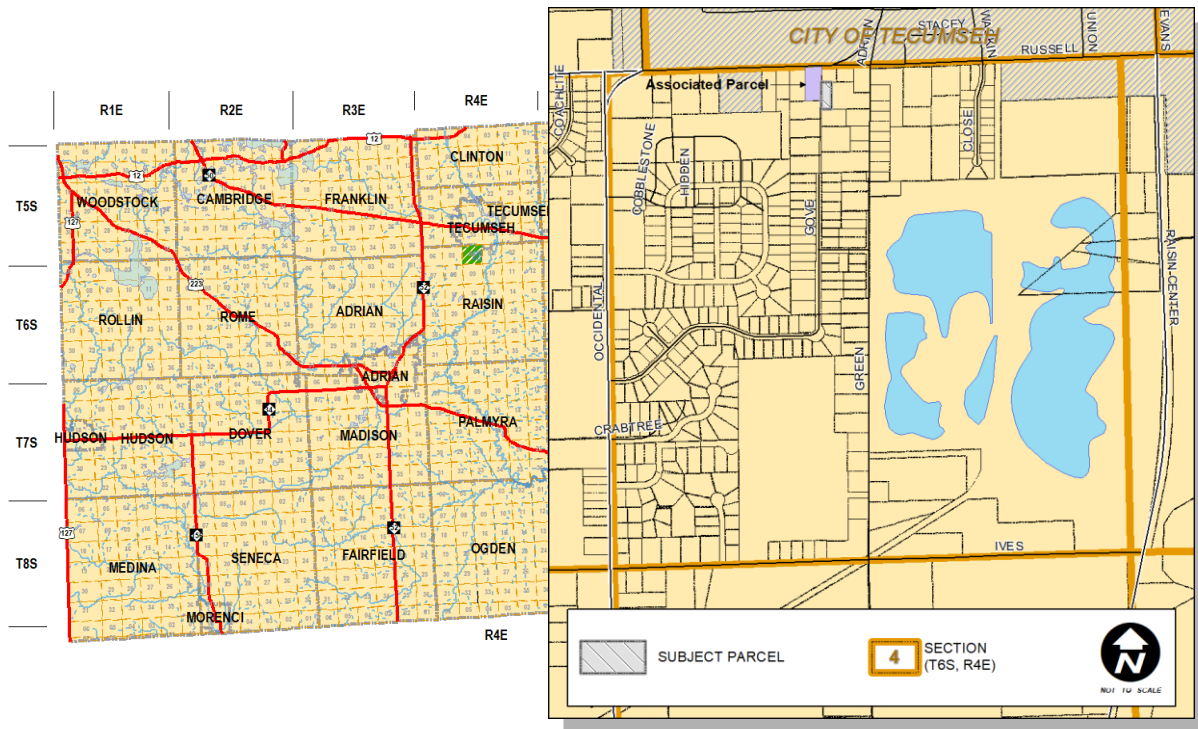
#### Attachment(s):

- Background information provided by Rollin Township.

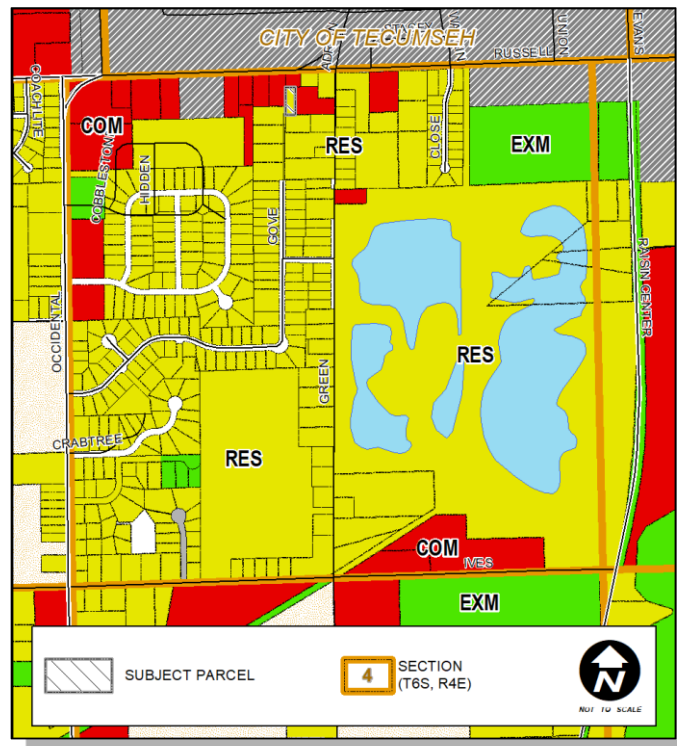
#### Recommended Actions:

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

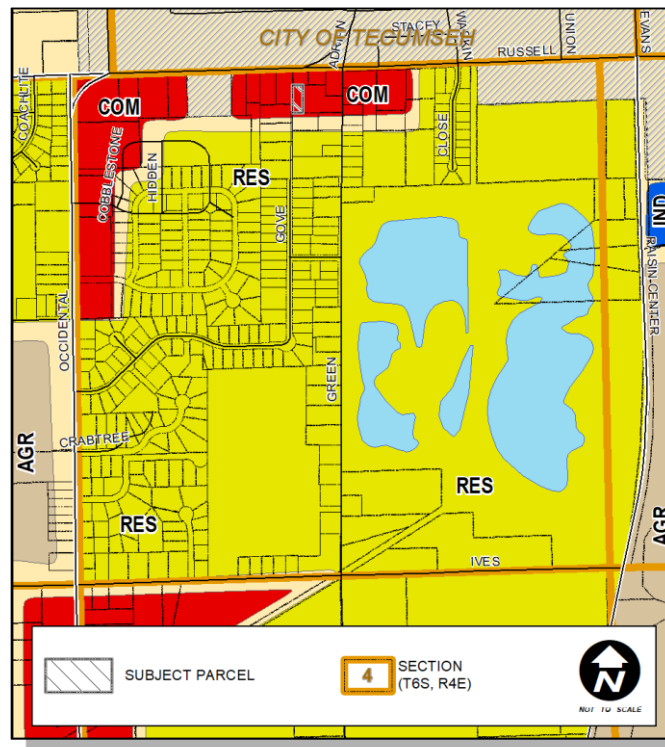
**Figure 1  
Location**



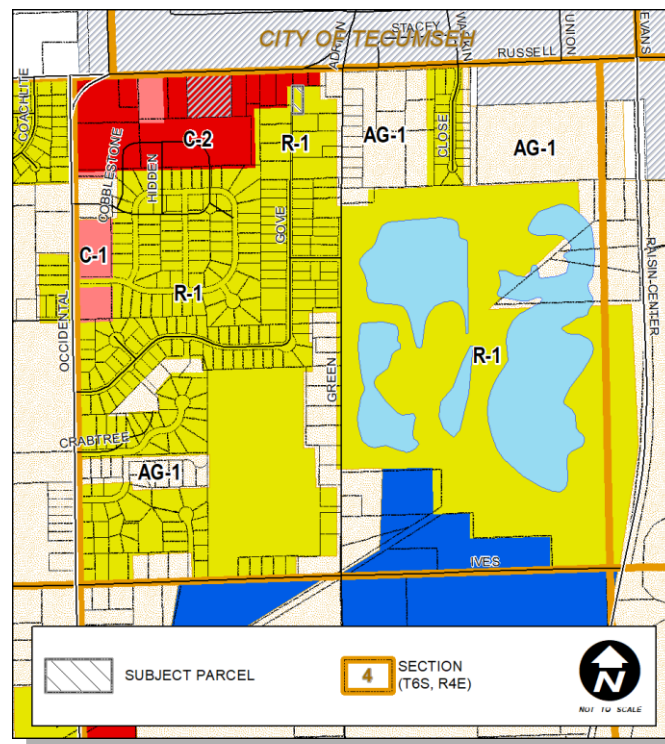
**Figure 2  
Property Assessment**



**Figure 3  
Municipal Future Land Use**

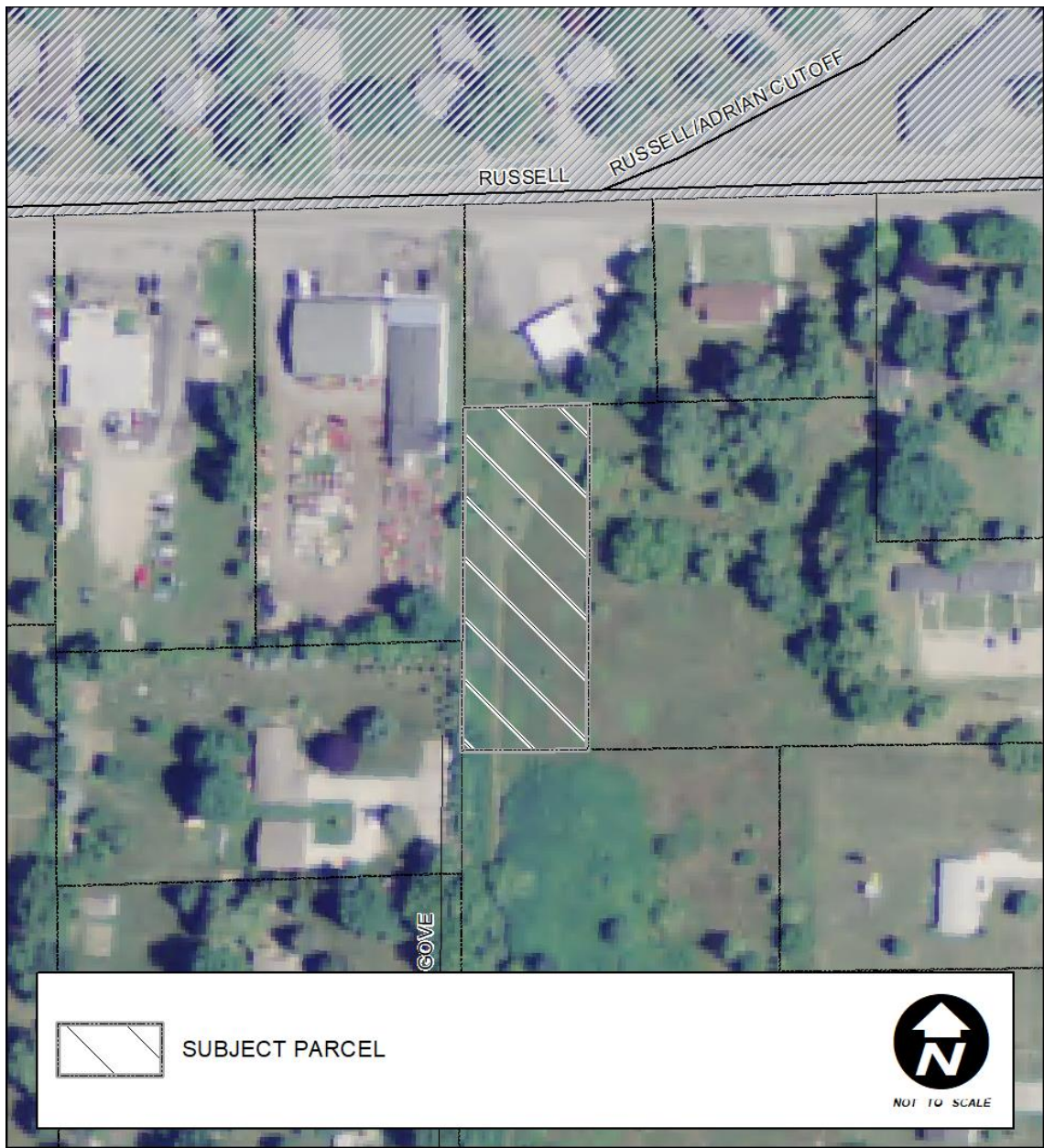


**Figure 4  
Municipal Zoning**





**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 RAISIN CHARLETT 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.)

RAO-104-1370-00. SECTION 4. PARCEL SIZE: .63AC

LEGAL + PROPERTY DESCRIPTION INCLUDED WITH REZONING WORKSHEET.

1. The above described property has a proposed zoning change FROM AGRICULTURAL ZONE TO COMMERCIAL ZONE.
2. PURPOSE OF PROPOSED CHANGE: POSSIBLE DEVELOP OUTSIDE STORAGE.

**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 APRIL day 27 year 2021  
D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month APRIL day 12 year 2021  
(Notice must be provided at least fifteen days prior to the public hearing.)  
E. **THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: ADRIAN 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.

\_\_\_\_\_, ☐ Chair or ☐ Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (enter date)

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

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

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

**TOWNSHIP BOARD ACTION:**

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

Township Clerk

## REZONING WORKSHEET FORM



### 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: RAISIN CHARTER Township Case #: \_\_\_\_\_  
Township official we may contact: DALE WITT Phone #: (517) 423 - 3162  
Applicant: DANIEL + CHARLES STAHL Phone #: (734) 260 - 0391  
Rezoning Request: From: AGRICULTURAL (AG1) To: COMMERCIAL (C2)  
Property Location: Section(s): 4 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"): APPROX. 0.63 ACRE

Please attach location map ☒ Yes ☐ No  
What is the existing use of the site? CURRENTLY CLASSIFIED AS RESIDENTIAL. NO STRUCTURES ON THIS PARCEL.  
What is the proposed use of the site? APPLICANT WOULD LIKE TO DEVELOP LOT FOR OUTSIDE STORAGE. (ASSOCIATED WITH ADJOINING PARCEL)

What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?  
North: RESIDENTIAL / COMMERCIAL South: RESIDENTIAL  
East: COMMERCIAL West: COMMERCIAL

What are the surrounding Zoning Districts?  
North: COMMERCIAL (C2) South: RESIDENTIAL (R1)  
East: RESIDENTIAL (R1) West: COMMERCIAL (C2)

What is the suggested use of the site on the Township's Land Use Plan map? (PROPOSED) COMMERCIAL  
Is municipal water currently available? ☐ Yes ☒ No Will it be made available? ☐ Yes ☒ No If yes, when? \_\_\_\_\_  
Is municipal sewer currently available? ☐ Yes ☒ No Will it be made available? ☐ Yes ☒ No If yes, when? \_\_\_\_\_  
Does the site have access to a public street or road? ☐ Yes ☒ No If yes, name \_\_\_\_\_  
Are there any known environmental constraints on the site? ☐ Yes ☒ No  
☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s) ☐ Other (please specify) \_\_\_\_\_

Please attach the minutes of the Planning Commission.

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

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

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

Please attach any public comments, letters, or petitions.

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

(PC MINUTES ONLY)

Please include any additional information or comments as an attachment.



**NOTICE OF PUBLIC HEARING  
RAISIN CHARTER TOWNSHIP PLANNING COMMISSION**

**The Raisin Charter Township Planning Commission will be holding a Public Hearing on April 27, 2021 at 6:30 P.M. for a Rezone request for property owned by Daniel and Charles Stahl, 611 Hickory Ridge Drive, Tecumseh, MI 49286. Parcel # RA0-104-1370-00. The request is for a rezone of the parcel to Commercial (C-2) for development of storage facilities. Property is currently zoned Agricultural (A-1).**

**Anyone wishing to make comment may do so by attending the meeting at the Raisin Community Center located at 3266 Gady Rd., Adrian, MI 49221, or by sending a letter to the Raisin Charter Township Planning Commission, 5525 Occidental Hwy., Tecumseh, MI 49286. Telephone: 517-423-3162**

**Dale Witt, Treasurer  
Raisin Charter Township  
1T**



Application for Rezoning/Land Use Plan Amendment

CHARTER TOWNSHIP OF RAISIN

5525 OCCIDENTAL HWY

TECUMSEH, MI 49286

Phone: 517-423-3162 Fax: 517-423-6732

Date Received:

By:

Fee Paid:

3/23/2021

C. Versante

\$1600.00

CK# 1925

1 Petitioner:

Daniel Stahl / Charles Stahl

Mailing Address:

611 Hickory Ridge Dr

Tecumseh, MI 49286

Phone Number:

734-260-0391

Fax Number:

2 Are you the Owner of the property involved:

Yes:

✓

No:

3 State your interest in the property (land contract, purchase agreement, etc.)

Owner

4 State briefly the proposed Zoning Amendment or Change:

Change to Commercial if necessary

5 State the reasons for seeking the Amendment or Change and the proposed use and/or structures to be placed on the property:

lot for outside storage

would like to develop

6 Briefly describe the property being considered and give the general location:

Vacant lot corner W. Russell & Green Hwy.  
6000 Green Hwy Block

7 List the parcel numbers (RAO Number) involved in this request:

RAO-104-1370-00

8 Attach the legal property description:

Attached

✓

9 Attach a sketch plan of the area involved showing adjoining streets:

Attached

✓

10 The applicant shall submit or attach any other information requested or may include any additional information that will assist in reaching an equitable decision.

Attached

✓

I, the undersigned, acknowledge that approval of this Rezoning Application by the Raisin Charter Township Board constitutes an agreement to comply with Raisin Charter Township ordinances.

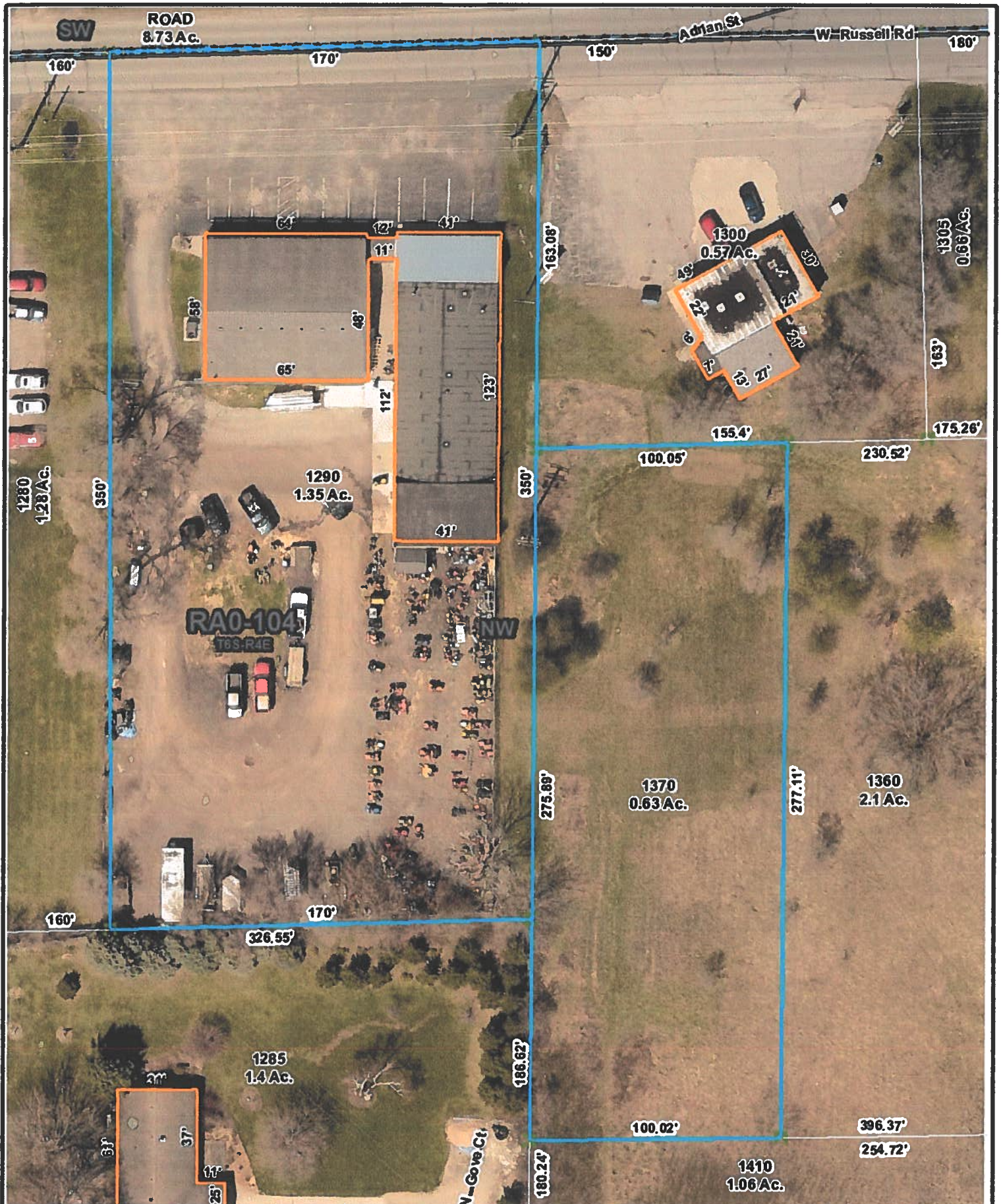
Applicant's Signature:

D. N. Stahl

Date

3-9-21





**Lenawee County G.I.S**  
 301 N. MAIN ST  
 OLD COURTHOUSE 1ST FLOOR PHONE (517)264-4522  
 ADRIAN, MI. 49221 FAX (517)264-4529

**RA0-104-1290-00**  
**RA0-104-1370-00**



1 inch = 48 89424 feet  
 NOTE: THIS MAP IS INTENDED FOR ILLUSTRATION  
 REFERENCE ONLY. LENAWEE COUNTY  
 DOES NOT WARRANT THE ACCURACY OF  
 THIS MAP AND IT IS NOT INTENDED AS A  
 REPLACEMENT FOR A SURVEY.  
 Page # 30



**WARRANTY DEED**

File No. 10007466

**KNOW ALL MEN BY THESE PRESENTS:** That Allen T. Schneider, a married man  
whose address is 5800 Allen Rd., Tecumseh, MI 49286  
convey(s) and warrant(s) to Daniel James Stahl, a married man and Charles Thomas Stahl, a  
single man  
whose address is 611 Hickory Ridge Dr., Tecumseh, MI 49286

Land situated in the Township of Raisin, County of Lenawee, State of Michigan

**SEE ATTACHED EXHIBIT A FOR COMPLETE LEGAL DESCRIPTION**

Commonly known as 6000 Green Hwy., Tecumseh, MI 49286  
Tax ID No. RAO-104-1370-00

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 to farm act; and the grantor grants to the grantee the right to make \_\_\_\_\_ division(s) under section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

For the sum of Ten Thousand and 00/100 Dollars (\$10,000.00)

Subject to easements and building and use restrictions of record.

Dated this 14th day of January, 2021

Allen T. Schneider

State of Michigan  
County of Wayne

The foregoing instrument was acknowledged before me this 14th day of January, 2021, by Allen T. Schneider, a married man.

Katherine E. Hayes  
Notary Public, Oakland County MI  
My Commission Expires 1/22/2024  
Acting in County of Wayne

  
Notary Public, \_\_\_\_\_ County, \_\_\_\_\_

My commission expires \_\_\_\_\_

Acting in the County of \_\_\_\_\_

Drafted by:  
Devon Title Agency  
Under the direction of Allen T. Schneider  
5800 Allen Rd.  
Tecumseh, MI 49286

When recorded return to:  
Daniel James Stahl  
6000 Green Hwy.  
Tecumseh, MI 49286

CLF

## EXHIBIT A

---

File No. 10007466

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

Land described as commencing at the North 1/4 corner of Section 4, T6S, R4E; thence South 445 feet along the North-South 1/4 line of said Section and the centerline of Green Highway; thence S89°55'00"W 396.37 feet to the point of beginning; thence continuing S89°55'00"W 100.02 feet; thence N01°05'00"E 275.89 feet; thence N89°13'00"E 100.05 feet; thence S01°05'00"W 277.11 feet to the point of beginning.

Commonly known as: 6000 Green Hwy., Tecumseh, MI 49286  
Tax ID No. RAO-104-1370-00







## ***Owner Name List with Mailing Address***

<b><i>TaxID</i></b>	<b><i>Owner Information</i></b>
RA0-104-1280-00	<b>SUPERIOR ACQUISITIONS, LLC</b>  1749 S EDGAR RD MASON MI 48854
RA0-104-1285-00	<b>KASTANIS, GLORIA J &amp; MICHAEL J</b>  6924 N GOVE CT TECUMSEH MI 49286
RA0-104-1286-00	<b>GILBERT, THOMAS R &amp; LISA A, JR</b>  6888 N GOVE CT TECUMSEH MI 49286
RA0-104-1287-00	<b>MALERBI, BRADLEY M</b>  6852 N GOVE CT TECUMSEH MI 49286
RA0-104-1290-00	<b>INTEGRITY CONSTRUCTION PROS LLC</b> <b>ITEGRITY PAINTING PROS LLC</b> 3421 W RUSSELL RD TECUMSEH MI 49286
RA0-104-1300-00	<b>JJSINGH LLC</b>  3441 W RUSSELL RD TECUMSEH MI 49286
RA0-104-1305-00	<b>PILOT MARKET LLC</b>  2848 DAYTON DR ANN ARBOR MI 48108
RA0-104-1310-00	<b>WALSH FAMILY LIVING TRUST</b>  6988 GREEN HWY TECUMSEH MI 49286
RA0-104-1360-00	<b>ELROD, SHIRLEY</b>  6960 GREEN HWY TECUMSEH MI 49286
RA0-104-1370-00	<b>STAHL, DANIEL JAMES</b> <b>CHARLES THOMAS STAHL</b> 611 HICKORY RIDGE DR TECUMSEH MI 49286
RA0-104-1410-00	<b>GARNER, KIMBERLY, TRUST</b>  6930 GREEN HWY TECUMSEH MI 49286
RA0-104-1415-00	<b>GREEN RAISIN PROPERTIES LLC</b>  4040 WEBSTER WAY BRITTON MI 49229

***Tuesday, April 06, 2021***

***Page 1 of 2***

<b><i>TaxID</i></b>	<b><i>Owner Information</i></b>
RA0-104-1420-00	<b>GARNER, KIMBERLY, TRUST</b>
	6930 GREEN HWY TECUMSEH MI 49286
RA0-104-1435-00	<b>GOEDERT, MARK H &amp; REBECA M</b>
	3164 BIRCH RUN ADRIAN MI 49221
XT0-133-ROAD-00	
XT0-760-0970-00	<b>RUTHERFORD, EDITH E</b>
	905 W RUSSELL RD TECUMSEH MI 49286
XT0-760-0980-00	<b>COMFORT, ALBERT R</b>
	903 W RUSSELL RD TECUMSEH MI 49286
XT0-760-0990-00	<b>WATTERS, NICKLAS G</b>
	901 W RUSSELL RD TECUMSEH MI 49286
XT0-760-1000-00	<b>DE JONGHE TRUST, TROY S</b>
	811 ADRIAN ST TECUMSEH MI 49286
XT0-760-1010-00	<b>SPERNOCK, MICHAEL A &amp; CLAUDIA</b>
	809 ADRIAN ST TECUMSEH MI 49286
XT0-760-8020-00	<b>GOLDMANN, KIM K</b>
	11637 WISNER HWY TECUMSEH MI 49286
XT0-760-ROAD-00	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
UAC LLC	SCHNEIDER, ALLEN T	0	03/23/2019	QC	QUIT CLAIM	2577-689	EQUALIZATION	100.0
SCHNEIDER, ALLEN & ELIZAB	UAC LLC	1	08/16/2017	QC	QUIT CLAIM	2551-926	EQUALIZATION	100.0
MOORE FAMILY LIVING TRUST	SCHNEIDER, ALLEN	0	08/15/2017	WD	MULTI PARCEL - REF	2550-385	EQUALIZATION	100.0
Property Address	Class: 401 Residential Zoning: AG-1 Building Permit(s)							
600 GREEN HWY BLK	School: 46140 Tecumseh Schools							
Owner's Name/Address	P.R.E. 0%							
SCHNEIDER, ALLEN T	2020 Est TCV 16,380							
5800 ALLEN RD	Land Value Estimates for Land Table 40100.40100 #1 TILLABLE							
TECUMSEH MI 49286	Improved X Vacant							
Tax Description	Public							
LD DES AS COMM AT THE N1/4 COR OF SEC 4	Improvements							
T6S R4E TH S 445 FT ALG THE N-S 1/4 LI OF	Dirt Road							
SD SEC & THE CNTRLI OF GREEN HWY TH	Gravel Road							
S89^55'00"W 396.37 FT TO THE POB TH CONT	Paved Road							
S89^55'00"W 100.02 FT TH N01^05'00"E	Storm Sewer							
275.89 FT TH N89^13'00"E 100.05 FT TH	Sidewalk							
S01^05'00"W 277.11 FT TO THE POB - CONT	Water							
0.63 AC	Sewer							
SPLIT ON 03/05/2008 FROM	Electric							
RA0-104-1400-00;	Gas							
Comments/Influences	Curb							
Split/Comb. on 03/05/2008 completed /	Street Lights							
STUBLIB ;	Standard Utilities							
Parent Parcel(s): RA0-104-1400-00;	Underground Utils.							
Child Parcel(s): RA0-104-1360-00,	Topography of							
RA0-104-1370-00;	Site							
-----	Level							
Split/Comb. on 03/05/2008 completed /	Rolling							
STUBLIB ;	Low							
Parent Parcel(s): RA0-104-1400-00;	High							
Child Parcel(s): RA0-104-1360-00,	Landscaped							
RA0-104-1370-00;	Swamp							
-----	Wooded							
Split/Comb. on 03/05/2008 completed /	Pond							
STUBLIB ;	Waterfront							
Parent Parcel(s): RA0-104-1400-00;	Ravine							
Child Parcel(s): RA0-104-1360-00,	Wetland							
RA0-104-1370-00;	Flood Plain							
Who	When	What	Year					
EC	07/29/2019	INSPECTED	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
CS	06/12/2018	INSPECTED	8,200	0	8,200			8,200S
			7,900	0	7,900			7,900S
			7,900	0	7,900			7,900S
			7,900	0	7,900			4,878C

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



McNamara called the Raisin Charter Township Planning Commission meeting to order at 6:30pm.

**Members Present:** Marcus McNamara, Raisin Township; Laura VanSickle, Raisin Township; Dale Witt, at Raisin Township Office; Mike Bartolo, Raisin Township;

**Members Absent:** Tim Simpson, Raisin Township, excused

**Others Present:** Daniel Stahl, Resident; Ben Haggard, Scott Leach, Torch Clean Energy; Tom Hawkins, Township Supervisor

#### **Approval of Agenda**

**Motion to: Approve agenda as presented by Bartolo, Witt support.** Motion Unanimously Carried.

#### **Minutes**

**Motion to: Approve the March 23, 2021 minutes by McNamara, Bartolo support.** McNamara suggested we add “unanimously carried” on the voting to motion carried. Ben Haggard’s email address should be [bhaggard@torchcleanenergy.com](mailto:bhaggard@torchcleanenergy.com).

**Motion Unanimously Carried.**

#### **Public Comments – None**

**Public Hearing – Re-Zoning request Daniel and Charles Stahl Property.** Re-Zoning application packet has been sent out to members for review and surrounding properties were notified.

**Motion to: Open Public Hearing for Re-Zoning Request for Daniel and Charles Stahl Property by Witt, Bartolo support at 6:37pm.**

**Motion Unanimously Carried**

Public Hearing Discussion – Daniel Stahl gave an overview of the project. Daniel mentioned that the main reason for re-zoning request is for future improvements with the current business, Integrity Construction they own and the purchased property next to their property. Daniel indicated that this property is contiguous to the property that we currently own. Hoping to have outdoor parking of campers and other trailers. No current plans to put any buildings up right now. There is an easement that is not shown at the lower part that goes out to Green Highway and could grant them access through that with the approval of the neighbor. It is bumpy and would have to be graded, or they could come thru the Russell Road entrance and have a gate put up.

Public comment of the intent for the rezoning. Witt commented that the township has sent out all of the required notices and have not received any responses regarding the re-zoning request.

**Motion to: Close the Public Hearing by Bartolo, Witt support at 6:43pm.**

**Motion Unanimously Carried.**

#### **Communications –**

1. Township Board – Witt reported out from Township Board on April 12, 2021. Discussed 14 different road contracts were discussed, approved 5 with culverts only. On April 26, the

Township met jointly with Lenawee County Road Commission and looked at other projects for a total of 9 projects and unanimously approved the 9 projects. The 2021 road contract work comes to total of \$424, 000 for road projects. Discussed some Building Department transportation options. Applied for two DNR grant resolutions. Passed resolutions for Recreational Passport and Michigan Trust Fund and approved resolution for these two grants. Passed resolution for the Deputy Treasurer and was approved for signature authority to sign checks in Dales absence. Couple land splits approved. Construction Board of Appeals policy and application process approved. Looking for part time seasonal worker. Trustee Palmer gave solid waste report from the county.

2. Board of Appeals – none
3. Other – none

## **Old Business**

**I. Blue Elk Solar I Project** – The Township has received some revised information they was submitted. Haggard gave a summary of the submitted revised information. Revised site plan was reviewed. Haggard mentioned they have met in person with Mr. Anderson and Mr./Mrs. Albright, Ms. Wilson and Ms. Bross on the phone and they are now not objecting of the project. Changes: Clarification on the increased vegetated barrier was reviewed. There will be 2 rows of Evergreen Trees, off-set from each other, spaced 10 feet apart on center, to completely surround the entire perimeter where there is vegetated screening. No additional barrier on the Southern and Eastern boundaries, there is already agricultural or existing barriers. Moved site access to North Wilmouth Highway from Laberdee Road due to Laberdee Road having low visibility and a large amount of high speed traffic. Currently updating our Transportation Plan with the Lenawee County Road Commission. The residents were in favor of the 7 foot deer fence when he talked with them.

Witt inquired on the set-backs. Haggard indicated there originally was a 30 set back off of Laberdee, now there is 220 feet to the NE corner and goes to 350 feet off of the road right- a-way.

Witt inquired about the drain tile protection. Haggard indicated a Tile Survey will be completed before the construction begins. Witt inquired if is there going to be a video on the inspection to be able to compare in the future? Is there going to be a survey report on file? Haggard indicated they will be hiring a national firm that is fully licensed to do the Drain Tile survey and will be professionally done. Lerch indicated that during the survey process of the location of lateral tiles and where the important tiles are, if tiles that are broken in the process, they will be repaired 20 years from now. Witt making sure that there is no flooding issues on adjoining properties. If you are doing a survey up front, that it would protect everyone's interest with knowing what the condition is of the lateral tiles and the main tiles. If the tile is in bad shape before we started, we would have to repair it even if we didn't cause the problem. Witt all of the tiles are going to have to be workable. Down the road, projects do change hands and partnerships. We have to look at all the ways to protect the land owners.

Bartolo indicated that the Management Team heard a lot of issues from the land owners from the first meeting and glad to see that you have met with the residents. Learch went and sat in their homes and observed their views. (Andersons and Albrights.)

McNamara indicted that at a glance you have made an effort to address the concerns that were raised and moving into the right direction. Would be preference to table it for action at our next meeting. Doesn't see anything that sticks out that would need changes.

Presentation from last meeting and the plan received yesterday. April 15, 2021 Haggard submitted the changes. Witt indicated that the power point presentation was received at 5pm Monday and not enough time to send out to PC to review.

**Changes to the site plan were:**

- Site being moved
- Increase in the set-back off Laberdee Road
- Access change from Laberdee to Wilmouth
- Increase in the set-back of the SW corner, the Ramos resident to have 150 feet from every angle around his house
- 2 rows of Evergreen Trees off-set from each other, 10 feet apart.

Lerch showed an engineering drawing of the modules panels that are going to be used and gave a demonstration of the panel layout and the equipment to be used. This is Tier One equipment approved by independent engineers and financial institutions.

Haggard sent out on 4/15/2021 the buffer vegetated requirement changing from shrubs to 2 rows of Evergreen Trees off-set from each other, 10 feet apart. No other changes made to site plan from 4/15/2021.

Approve the 4/15/2021 Site Plan with the condition of approval for the changes in the 2 rows of Evergreen Trees spaced 10 feet apart from each other off center. Haggard would like to get approval of the 4/15/2021 Site Plan with the condition. We are under a time deadline to get this approved by McGard and other State requirements to start the project.

Witt indicated that the Decommission Bond and the PA116 Program are 2 separate entities. The Township will require the full amount of the Decommission Escrow Bond to be paid in the full amount up front. In a 5-year period, we could review and make changes at that time.

Learnch indicated with the PA116, we will have an insurance requirement on the project for the financial institutions that would require a full replacement of the project in the first 20 years. This is a healthy amount. The other security is the warranties of all of the equipment that is being used. Witt is confident from legal advice that we have gotten and with the Board, it is a full payment. There is a lot of variables and there could be options for doing this. Others have worked very well. We are trying to protect our residents. PA116 and the Township has no involvement with that and have their own set of requirements. McGard does give different ways to get out of a PA116 agreement. Learnch indicated that if that is the requirement of the Board, we can work with it. We want to work with you all in a constructive manner. McNamara it is our job to protect the Township, there are several bonds that you are working with. We need a bond for protect the Township. Encouraged Lerch to inquire about Assurity Bonds. Haggard indicated we would be obligated to accept the full amount of the bond so that we can get this project moving.

McNamara, we are referencing the current Site Plan is 4/27/2021 with the vegetated buffer which Haggard sent to Witt. This Site Plan needs to be updated with the correct Title Block Date to show changes. Bartolo, does the original April plan and the number of panels change due to the new set-backs? Haggard, we had to purchase additional 10 acres to from the Sielers to accommodate the changes. No change in the number of panels but had to acquire additional land to meet those changes.

**Motion to:** Approve the Site Plan dated 4/12/2021 received 4/15/2021 by Bartolo, Witt support.

- Site plan approval 4/27/2021 date listed on the Site Plan in the Title Block.
- Vegetation - 2 rows of Evergreen Trees off-set from each other, 10 feet apart
- 7-foot deer fence
- Change in access point
- Full amount in Decommission Bond at the time permits are issued
- Set-back changes on Laberdee Road.

**Roll Call vote:**

McNamara – yes

Bartolo - yes

Witt – yes

VanSickle – yes

**Motion Unanimously carried.**

Witt indicated that is a pleasure to have worked with you. You listening to the residents and working with the Planning Commission members.

**New Business -**

- I. **Daniel and Charles Stahl Property Discussion.** No public comment or letters received at this time. McNamara opened the discussion to Planning Commission members for any questions.

Bartolo addressed the Easement concern or access point. Contiguous and it is going to be gated access from the other property. The easement part is not the standard size. Stahl indicated he has not spoken to the new owner yet but is planning on to do so. McNamara inquired about the subject parcel falls short of the dimensional requirements for the C2 zoning, if the rezone to be approved of a lot combination. With the C2 Ordinance, you are not in compliance with the ordinance. Legal non-conforming lot, doesn't meet residential size, but it is zoned agricultural which is a minimal of one acre. It would benefit Stahl to combine the two lots. Concern with the easement. Easement would be coming thru his existing own property. C2 Ordinance opens us to new uses for larger property. Is there an issue with doing a lot combination? Zoning goes with the land. Whatever your intent is to go with the rezone is good to know. Once it is rezoned, then the uses go with that land use now. Stahl entry off of the current property, combination lock would be used. It is presently gated and locked. There is a combination lock currently on the Russell Road side. McNamara discussion on the C2 Ordinance is a more intense zoning classification than ag. Not to allow more intense uses than are currently allowed on a small site.

Witt mentioned the Master Plan, which is currently out for revision, has this property included as commercial all the way to Green Highway. Currently zoned Ag and going to Commercial with permit and conditional uses. Stahl indicated he was approached with the opportunity to buy the property and to grow his business with the current property next to us. Plus, we want to figure out a way to generate revenue in the meantime. McNamara, you gain from a lot combination, but you have set-back requirements and you need to meet them, you would have to pursue variances once you determine the use. Stahl, discussion with the lot combination. McNamara, you take the legal description of this parcel and the legal description of that parcel, they are redescribing the outer boundary, become one parcel and the property lines goes. There are a lot of developmental options. Hire a legal surveyor to do the new draw up of the documents, take to register of deeds, the two separate properties become one property. To rezone it stand alone, we are opening up the



types of uses allowed by right but by zoning ordinances is too small for those uses. By doing the lot combination, those issues go away. Witt gave explanation on combining the two lots. It is a stand-alone lot, depending on the type of use, there could be set-backs for those lots, with the legal non-conforming may inhibit the type of activities. There could also be some tax benefits by combining the two lots. McNamara indicated there are other residential parcels that butt-up against this, that you need to think about when you lay out what you are going to do with this.

Stahl sees both sides of this and this process is all new to him with the zoning and planning. Stahl would like to minimize his costs. Stahl paid for a Plot Survey over there. Stahl is open to suggestions. Would like to be zoned commercial and will benefit the current business. Can he do that without surveying the property? Bartolo, if you combine the two descriptions and you don't need a survey. It looks like he has legal descriptions of the two properties. This would have to be the applicant's proposal. Witt all the concerns with a rezone, and look at what happens if you get a new owner. Zoning runs with the land forever. Depending on the types of uses and to keep issues from going to the Zoning Board of Appeals, if the two lots were combined. McNamara indicated this also takes away the issues of access. Without combining the properties, you would be rezoning to a more intense use and you would have negative impact and have more traffic. But when combine of the lots, you eliminate that. Witt, you also have close proximity to Green Highway.

Stahl inquired about what is the process for the combination lot? Is there any application & fees involved? Witt indicated that Stahl would need to take the two property descriptions and create a new Deed combining the two property descriptions and file with Register-of-Deeds. Also the Accessor will pick that up as well. You can do that with a Title Company or lawyer. We are suggesting this and it might be in the best interest to do this in order to get a Rezone. The Master Plan shows this area as Commercial. Behind Pilot Market which is zoned Commercial. All the pieces are fitting together. Combining the property takes a legal non-conforming lot into a formed lot in almost two acres in size. Outdoor storage without a principal structure could be problematic.

Stahl inquired about what the Rezone Process is. Witt indicated that the Planning Commission will make a Rezone determination. The determination will be sent to Region II and they give their opinion. The Township Board will make final approval for the Re-zone Request. ~~recommendation for or against sending the it to the Township Board. The Township Board then sends this determination to Region II and they give their opinion, then it comes back to the Township Board for final approval, and it is part of the Master Plan and Land Use Plan, and the Township Board has final review of that.~~

Witt inquired from everything you heard would it be your intent to combine these two parcels? Stahl indicated yes and he would like to review what the tax benefits are with combining them. What would it be for me on a tax benefits with what the taxes are now and what the taxes would be if changed to combined? Lining in the direction of combining. Would like to review with his brother. Where would he get information on the tax benefits? Witt going from agricultural tax basis to commercial basis will probably be an increase. The Lenawee County Equalization Department could help you with that.

Witt recommends that we Table this Rezoning Application to see that we have all of the pieces going in the right direction. Stahl if you do vote on it, could we make this conditional? Stahl would like to move forward with this, but needs to get the numbers straight. Has to talk with his partner but wants to move forward. How long before you meet again to address this? Witt indicated this would be our May 11<sup>th</sup> meeting. Witt if we do this motion and we approve it, then you change your mind, and then we have to undue it. Two weeks is not a lot of time.

Bartolo, you have 2 parcels now. There are two parcel ID numbers, you are getting two different tax bills. Combining you would get one tax bill. You would have to meet with the County Assessor. They can tell you what you pay now and what you would pay when you combine. They can help you understand. You will need to go to the Equalization Department to get this information before the next meeting.

**Motion to: Table the Rezoning Request by Mr. Stahl to the May 11 Planning Commission meeting by Bartolo, Witt support.**

**Roll Call vote:**

McNamara Yes

Witt Yes

Bartolo Yes

VanSickle Yes

**Motion Unanimously Carried.**

Hawkins indicated great job with working with Blue Elk Solar Project and making it clear with the requirements of the Township on this project.

**Motion to adjourn at 8:04pm by McNamara, Witt support.**

**Motion Unanimously carried.**

McNamara called the Raisin Charter Township Planning Commission meeting to order at 6:30pm.

**Members Present:** Marcus McNamara, Village of Dundee, Monroe, County; Laura VanSickle, Raisin Township; Dale Witt, at Raisin Township Office; Mike Bartolo, Raisin Township; Tim Simpson, City of Tecumseh

**Members Absent:** None

**Others Present:** Daniel Stahl, Resident;

### **Approval of Agenda**

**Motion to: Approve agenda as presented by Witt, Bartolo support.** Motion Unanimously Carried.

### **Minutes**

**Motion to: Approve the April 27, 2021 minutes with correction by Witt, Bartolo support.**

Correction: Witt, under new business, re-zone property process, paragraph 5, process is: The Planning Commission will make a Re-zone Determination. The Determination will be sent to Region II and they give their opinion. The Township Board will make final approval for the Re-zone Request.

**Motion Unanimously Carried**

**Public Comments** – Kim Gardner, 6930 Green Highway. I am opposed to this re-zoning due to the driveway being next to her property, her side yard is where her grandchildren play and this is a safety concern. The entrance is not a wide driveway, only room for one vehicle to come thru at a time. Safety concern if two vehicles meet to enter or exit, then they would be coming onto her property trying to get around each other. Not comfortable with people being in the back during the evening hours. This brings a concern with the noise level. Trailers/campers, decrease the value of her property, directly in front on Green Highway and behind her home. Decrease the value with a commercial business next to it. I have lived here for 30 years. Likes the privacy and not having noise in my backyard. If there is a commercial business behind us, we wouldn't have the privacy with this business behind us.

Bartolo, Mr. Stahl, are you planning on using that entrance from Green Highway? Stahl, no. Kim isn't aware of this. Stahl, this is technically an easement, owned by property owners who owns the apartments. It's not a driveway and I haven't spoken to her yet. It is not the intention to use it. Kim spoke with a person mowing the lawn back there, and they indicated it was going to be used. Stahl, they weren't the owners. Last meeting, we discussed combining our property with it and coming thru the Integrity Construction Pros entrance and not using the entrance off Green Highway. Kim, concern with the noise level and this would add to it. Stahl, this would be outside storage. Kim, outside vehicles coming thru creates noise. McNamara, we can continue this discussion under unfinished business item. We hear your concerns, and lot of these concerns were discussed and addressed with the client at the previous meeting.

**Public Hearing – None**

### **Communications –**

1. Township Board – Witt reported out from Township Board on May 10, 2021 met in-person since Covid rules are changing. Looking at an ordinance enforcement officer position to be

developed to provide zoning and code enforcement in Township. Budget amendments approved. Cemeteries to be improved in their condition and appearance and advising of the cemetery fees schedule.

2. Board of Appeals – none
3. Other – none

### **Unfinished Business**

#### **I. Re-zone Request – Daniel & Charles Stahl Property**

McNamara, gave a summary of the process, we discussed this re-zoning application at the Public Hearing at the April Planning Commission meeting. We tabled the action on this re-zoning application until the May 11 Planning Commission based primarily on the concerns expressed at the April Planning Commission meeting for combining of the two adjoining properties under the same ownership and resolution about what the access for the parcel was and the easement whether it is ingress or egress easement for the subject parcel.

Re-zoning, if approved, would allow additional use by right that are available under the C2 Zoning Ordinance. There is no Site Plan associated with this re-zone application. Ideas have been discussed but the applicant needs to come forward with a Site Plan in order to develop this property. With Commercial Properties that butt up to residential properties, there are increased set-back requirements associated with those shared boundaries. Concerns about views, noise and activities that is built into the ordinance to protect residents that have to be met according to the Ordinance. Consideration for re-zoning the parcel from A1 to C2 is appropriate and the specific use and location as it relates to the neighbors.

Stahl, I have talked with the Equalization Department regarding the taxes and found out that the taxes are not going to increase that much. I am able to combine the two properties and the taxes would incur until January, 2022. He would be in compliance with that. We bought the property because it would be adjoining to current property and we could grow the current business. Do some storage on there to generate some revenue.

McNamara, the application is to re-zone from A1 to C2 proposing to combine subject parcel **RA0-104-1370-00 with neighboring parcel RA0-104-1290-00 to the West.**

Witt, we covered a lot of the concerns that Ms. Gardner brought up regarding the easement and drives. Future Land Use Map lists this as Commercial to Green Highway. Presently, this is a legal non-conforming lot. Combining would be the right way to go. The is presented in the Master Plan as Commercial Property to Green Highway and is already Commercial to the North side of the parcel. Whatever he does as an activity, there will have to be a Site Plan submitted to the Planning Commission. There are transition strips that protect the neighboring parcels and provides a buffer. Taxes, you can combine the properties. From an accessing point of view, evaluations don't change until the first part of the year. You will receive two separate tax bills for the remaining part of the year. It does bring a legal non-conforming property more conforming property to our current zoning. This would be a good thing for the Township.

McNamara, it brings it completely conforming with the combination it meets the required acreage and frontage requirements and this does meet the current zoning requirements. McNamara, even if there is a cross access easement on the neighboring parcel, whether or not that should or could be used to access this property, would also be part of the subsequent Site Plan submittal. Even if they do have a



legal right, we may find that whatever use they are proposing, it won't be too intense and disruptive to the neighbors to have access to Green Highway. There are conditions that the combined parcels access off Russell Road. That be the access to property and not permit a secondary access adjacent to the neighbor's property. Zoning runs with the land, not the owners. Once the change is made, don't want anybody to misunderstand that whatever the applicant's intentions are now, they could change regardless of who owns it. This is the next step regardless who own it, it serves to protect the interest of the neighbors. Want Ms. Gardner to understand it. This is reclassifying the property. If it would remain Ag, you could have a house set back to almost on the property line with no landscaping. Kim, the neighbors and I would much rather view a house than a building.

Bartolo, what type of building is going up? Stahl, we are just discussing outside storage, no buildings planned. Simpson, doesn't see where C2 allow this? Witt, open-air type business is a conditional use on C2. We have permitted and conditional or special uses permits. They will have to develop a Site Plan at that point, showing driveways ingress and egress, all the planning, and set-backs. We are discussing the re-zoning of the land from Ag to C2. Haven't established type of permitted uses. At this point, just re-zoning is being discussed. Witt, driveway access and getting the rights for an easement is a process in itself. Have to contact the Road Commission. There are all kinds of variables that still come in and are reviewed for a specific use of this property. Some uses have certain set-backs that have to be met and may not be practical. It is open storage and no buildings going up. That is proposed, and no Site Plan has been submitted. This is just a re-zoning proposal.

Witt, Mr. Stahl, it is still your intent to combine these properties? Stahl, Yes. Witt, no issues if we make that part of the motion? Stahl, no problem.

**Motion: To approve by McNamara, Witt support the Findings of fact:**

- 1. Parcel is included in current draft master plan a planned for C-2 zoning**
- 2. Use is compatible with adjacent C-2 zonings and uses**
- 3. The parcel is capable of supporting the uses allowed by right in the C-2 district once combined with the neighboring parcel.**

**Resolution:**

**Recommendation to approve rezone parcel RA0-104-1370-00 to Commercial (C-2) from Agricultural (A-1) conditioned on the parcel be combined with neighboring parcel RA0-104-1290-00.**

**Roll Call Vote:**

McNamara - yes

Witt - yes

Bartolo - yes

Simpson - yes

VanSickle - yes

**Motion Unanimously Carried.**

McNamara asked Ms. Gardner to please continue to be involved if and when a Site Plan comes in and looking for any input. There are conditional uses that have to meet the requirements. Kim mentioned that they will probably be moving after 29 years living here because she doesn't want this in her backyard.

### **New Business -**

- Bartolo, the Township Board met in-person last night, does that indicate Planning Commission will meet in-person? Witt, we have the option to meet in-person or by Zoom to late October. When meeting in-person, that allows up to 25 individuals to attend indoor. Zoom is still permissible but we can certainly meet in-person. We want everyone safe. McNamara, by meeting via Zoom, this helped me out a lot tonight due to my work schedule and location. I would not have made it back in time for the meeting tonight if we didn't have the option for a Zoom meeting. We could continue to meet via Zoom for the next couple meetings, and review this in September.
- Witt, will start preparing the paperwork for this Re-zoning request that is to be sent to Region II. Laura to send the draft minutes to Dale.
- Witt, we are coming up on our 63rd day for public comment on our Master Plan. After May 19th, a schedule our public meeting will be set to review Master Plan for approval. To date, not heard any negative comments.
- Witt, Macon Township has been talking solar. Consumers Power is coming in and taking over the project. With that said, hopefully we will be getting some ideas and comments together to update our ordinance based on what we learned over the last several months. This new ordinance work will be coming to the Planning Commission to review.
- Simpson, only been on a couple of meetings, Ms. Gardner brings up some good points. As a Township, we should educate our residents more when it comes to re-zoning. When we send out the notices, we should include a more thorough definition on what the zoning is and what could be in there so we are more educated on what it is zoned now, to what it could be re-zoned too.

**Motion to adjourn at Witt, Bartolo at 7:05pm.**

**Motion Unanimously carried.**



# 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

## Coordinated Zoning Report | #21-04

**To:** County Planning Commissioners

**From:** Grant E. Bauman

**Date:** June 9, 2021

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

### Request

An approximately 18.75 acre portion of the subject property is proposed for rezoning to 'lake residential (RL-1)' from 'agricultural (AG-1)'. The remaining approximately 3.19 acres—along the lakeshore—is proposed for rezoning to 'general commercial (C-2)' from 'lake residential (RL-1)'.

### Purpose

A 73-unit condominium development and support facilities, a restaurant/bar, a 75-dock marina, and a boat launch are proposed.<sup>1</sup>

### Location and Size of the Property

The subject property (RA0-126-1105-00) is located in Section 26 (T5S-R2E) of Cambridge Township, on the western shore of Lock Erin (see Figure 1). The parcel has an area of approximately 21.94 acres.

### Land Use and Zoning

- **Current Land Use** – The vacant parcel is currently assessed for 'residential' uses according to property records (see Figure 2). Properties to the north and south are assessed for 'residential' uses. Properties to the west are assessed for 'agricultural' uses. Loch Erin is located to the east.
- **Future Land Use** – Cambridge Township's draft Future Land Use Map recommends 'lake residential' uses for the subject property along the shoreline and 'low-density residential' uses for the majority of the parcel (see Figure 3).
- **Current Zoning** – The approximately eastern half of the subject parcel is currently zoned 'lake residential (RL-1)' and the approximately western half of the parcel is zoned 'agricultural (AG-1)' (see Figure 4).

### Public Facilities and Environmental Constraints

- **Public Road/Street Access** – The subject property has direct access to Springville Highway, a county local roadway. There is also the possibility of access onto Irish Mist Drive, a local subdivision street.
- **Public Water and Sewer** – Municipal sewer service is available, but municipal water service is not available according to the Township (see the background information).

<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.

- **Environmental Constraints** – The Township is unaware of any environmental constraints (see the background information).

### Analysis and Recommendation

**Township Planning Commission Recommendation** – The Cambridge Township Planning Commission failed to secure motions to recommend approval of either rezoning and were advised not to entertain motions recommending disapproval by their Township Attorney. Accordingly, the Township Planning Commission made no recommendation on either rezoning request (see the background information).

There was also significant opposition to the proposed rezonings. This includes a petition with hundreds of signatures (476 by one count as of 5/26/21). It also include at least 30 letters/emails sent to the Township Planning Commission. The Lenawee County Planning Commission has also received numerous letters/emails in opposition to the rezonings. Due to its large size, that information is organized as a separate document available for download.

**Staff Analysis** – Cambridge 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 the majority of the subject property and 'lake residential' by the lakeshore of Loch Erin (see Figure 3).
2. **Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?**  
**No.** There is currently no 'general commercial (C-2)' zoning in the general area. The Future Land Use map recommends 'low-density residential' uses for most of the subject property, not 'lake residential' (see Figure 4).
3. **Will public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?**  
**Yes.** The introduction of 73 condominiums, a restaurant/bar, and 75 docking spaces could have an effect on Springville Hwy. and Irish Mist Dr. The existing septic system does not have enough capacity to serve 73 condominiums and existing vacant lots; the applicant wants to tap into the Village of Onsted's system.
4. **Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning district?**  
**No.** The introduction of 'general commercial (C-2)' district in this area would result in an unplanned 'spot zone'.

**Staff Advisement** – Staff advises the Lenawee County Planning Commission to recommend **DISAPPROVAL** (see the staff report) of the proposed rezonings to 'lake residential (RS-1)' and 'general commercial (C-2)' for the property known as RA0-126-1105-00 to the Cambridge Township Board.

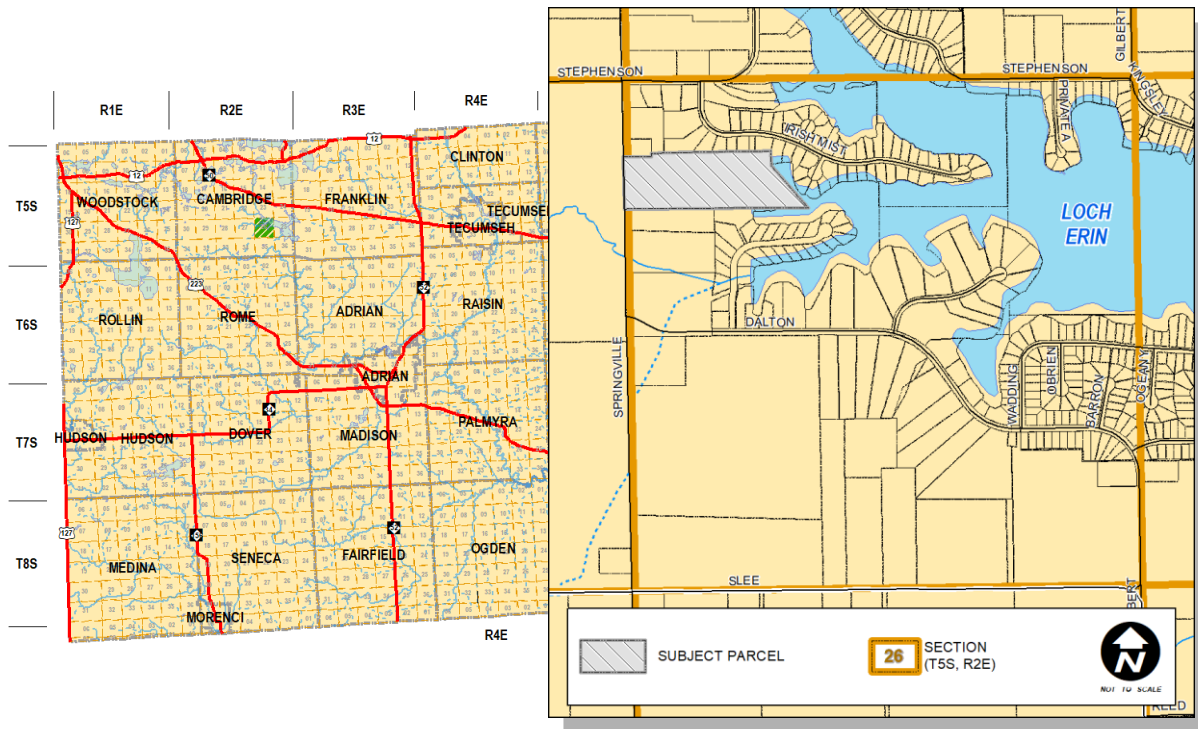
**Attachment(s):**

- Background information provided by Cambridge Township.

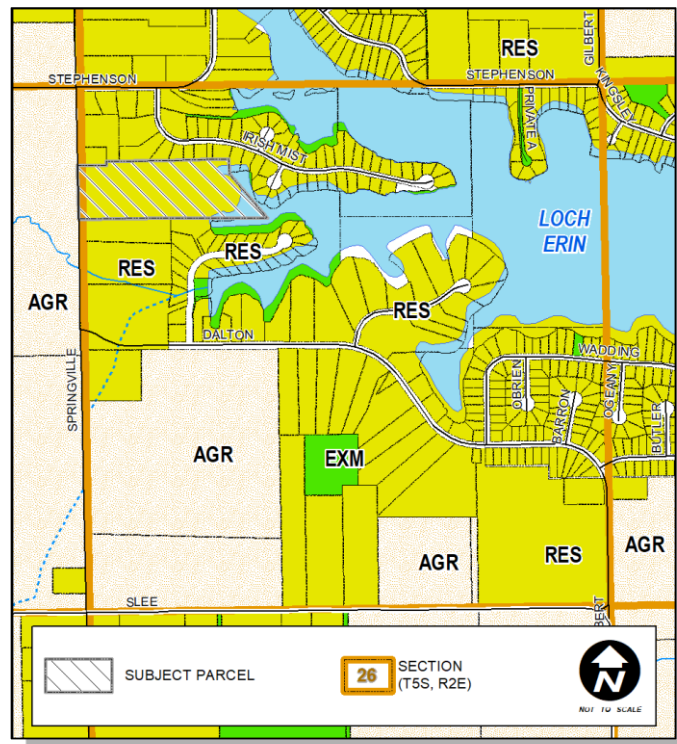
**Recommended Actions:**

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

**Figure 1  
Location**

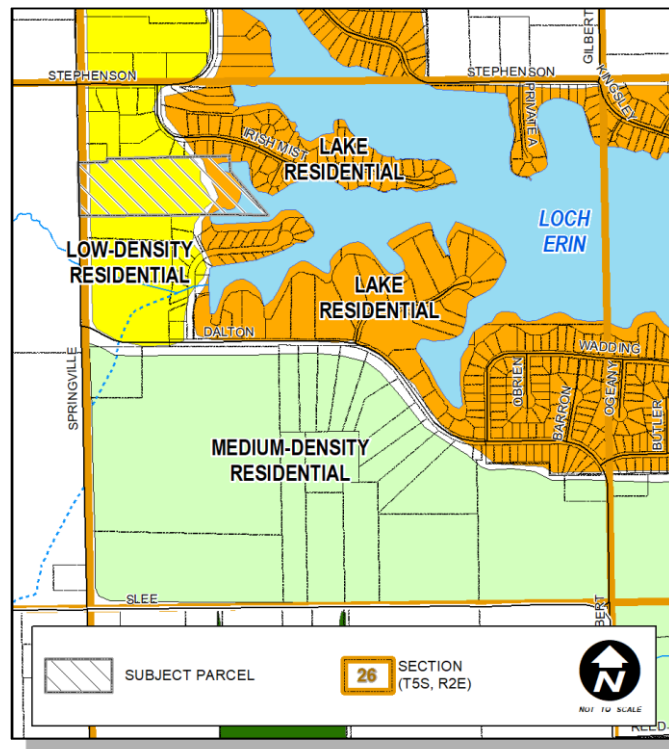


**Figure 2  
Property Assessment**

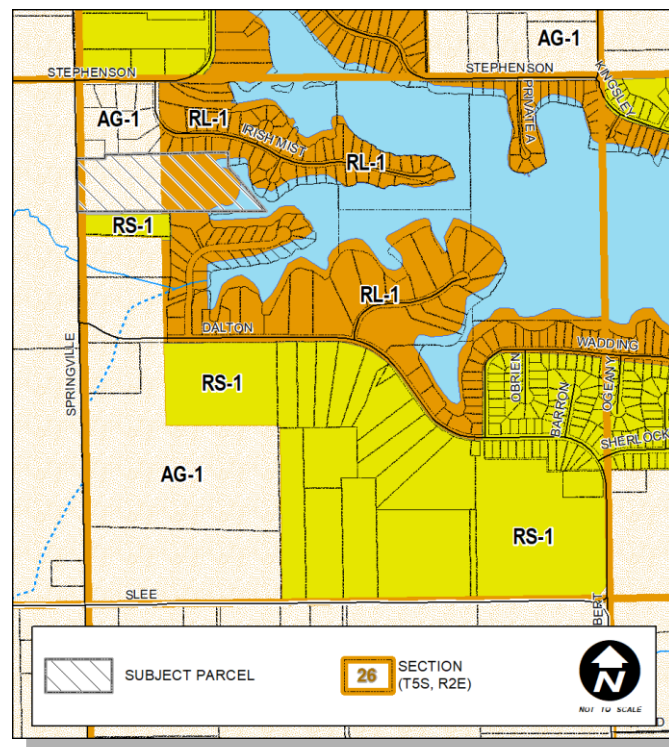




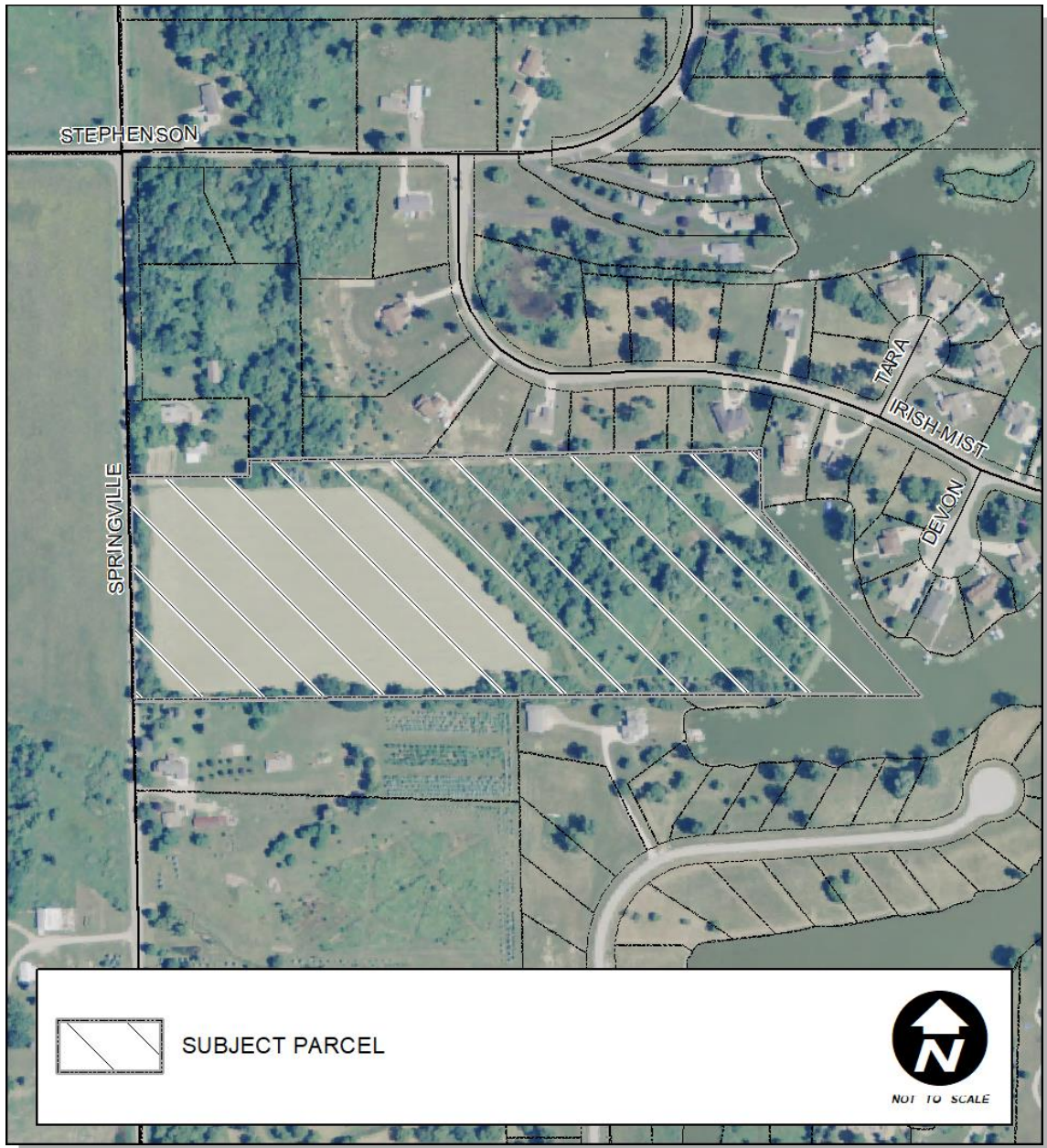
**Figure 3  
Municipal Future Land Use**



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

**(ANSWER EITHER A or B)**

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

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

attached

CAO-126-1105-00

1. The above described property has a proposed zoning change FROM Agriculture ZONE TO Lake Residential ZONE.
2. PURPOSE OF PROPOSED CHANGE: moderate density residential

**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 May day 26 year 2021
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month May day 11 year 2021  
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. **THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: The Exponent

The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be forwarded to the Township Board with a recommendation to ☐ APPROVE or ☐ DISAPPROVE. \*No recommendation  
☐ Chair or ☐ Secretary 6/7/21 (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.

\_\_\_\_\_  
Township Clerk



## REZONING WORKSHEET FORM



### LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Cambridge Township Case #: 2021-01  
Township official we may contact: \_\_\_\_\_ Phone #: ( 517 ) 467-2104  
Applicant: Pete Burdy - Baber Development LLC Phone #: ( 517 ) 403-1062  
Rezoning Request: From: Agriculture ( \_\_\_\_\_ ) To: Lake Res ( \_\_\_\_\_ )  
Property Location: Section(s): 26 Quarter Section(s): ☒ NW ☐ NE ☐ SW ☐ SE  
Legal Description and/or Survey Map/Tax Map (please attach) ☒ Yes ☐ No (Please do not use only the Parcel ID Number)  
Parcel Size (if more than one parcel, label "A" - "Z"): See attached 18.75 acres

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? ~~Lake Res~~ Agriculture

What is the proposed use of the site? Moderate Density Residential

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

North: Single Family Residential South: Single Family Residential  
East: Single Family Residential West: Agriculture

What are the surrounding Zoning Districts?

North: Agriculture ( \_\_\_\_\_ ) South: Agriculture ( \_\_\_\_\_ )  
East: Lake Residential ( \_\_\_\_\_ ) West: Agriculture ( \_\_\_\_\_ )

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? 2021

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

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.



## ZONING AMENDMENT FORM



### LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

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

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

attached

C40-126-1105-00

1. The above described property has a proposed zoning change FROM Lake Residential ZONE TO General Commercial ZONE.
2. PURPOSE OF PROPOSED CHANGE: Restaurant / Bar

**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 May day 26 year 2021
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month May day 11 year 2021  
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: The Exponent

The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be forwarded to the Township Board with a recommendation to ☐ APPROVE or ☐ DISAPPROVE. \* No Recommendation  
☐ Chair or ☐ Secretary 6 / 7 / 21 (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.

\_\_\_\_\_  
Township Clerk



## REZONING WORKSHEET FORM



### LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of Cambridge Township Case #: 2021-02  
Township official we may contact: Annette Reesch Phone #: (517) 467-2164  
Applicant: Dele Buzby - Babar Development LLC Phone #: (517) 403-1062  
Rezoning Request: From: Lake ( ) To: C-2 ( )  
Property Location: Section(s): 26 Quarter Section(s): ☒ NW ☐ NE ☐ SW ☐ SE  
Legal Description and/or Survey Map/Tax Map (please attach) ☒ Yes ☐ No (Please do not use only the Parcel ID Number)  
Parcel Size (if more than one parcel, label "A" - "Z"): See attached 3.19 acres

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Lake Res

What is the proposed use of the site? Restaurant / Bar

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

North: Single Family Residential

South: Single Family Residential

East: Single Family Residential

West: Agriculture

What are the surrounding Zoning Districts?

North: Agriculture ( )

South: Agriculture ( )

East: Lake Residential ( )

West: Agriculture ( )

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? 2021

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

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.

Cambridge Township  
Date 05/10/2021 11:29:12 AM  
Ref PLAT COND. & REZONE PERM & SIT  
Receipt 97165  
Amount \$600.00

## Cambridge Township Planning Commission

Public Hearing Meeting #1 Minutes – Wednesday, 26 May 2021

*Note: A Zoom meeting link is available for any others wanting to join.*

### Public Hearing Meeting #1:

1). Meeting called to order at 6:30 pm by Chairman Kissel, with the Pledge of Allegiance to the flag.

2). Roll Call:	R. Streams	Present	K. Gidner	Absent - excused
	R. Kurowski	Present	N. Gentner	Present
	K. Kelley	Present	C. Shanks	Present
	B. Matejewski	Present	D. Horner	Present
	T. Kissel	Present		

- Plus one hundred ninety seven (197) attendees (on-site that signed in), more were outside listening in and nineteen (19) that listened on Zoom.

3). Public Hearing – Proposal to rezone 18.75 acres of CAO-126-1105-00 from Agricultural (AG-1) to Lake Residential (RL-1). Chairman Kissel reminded those on-site and on-line that the hearing is a Hybrid Zoom hearing and for those participating on Zoom, it will be viewing only, no public comment. Also, that the Committee will vote on the proposal during the regular meeting portion and not during the public hearing portion. There will also be a two (2) minute time limit per person for any comments made from those on-site.

A. Following up on the application and supporting documents submitted for the rezoning request, details of the rezoning request were verbally presented to the Commission by Pete Buzby for Baloor Development, LLC. This was followed by comments from sixteen (16) attendees, none of which supported the rezoning request, with reasons ranging from declining property values, violations of the Township Master Plan and current zoning ordinances, reduction in water quality from an environmental standpoint, to, and including, that Loch Erin should stay a private lake. Also, more than one thousand (1000) signatures were gathered on petitions and submitted to the Commission to be included in the record and the originals will be on file at the Township office.

B). Chairman Kissel closed the comment portion of this public hearing at 7:03 pm after no one else in attendance came forward to speak.

Submitted by D. Horner, Secretary



## Cambridge Township Planning Commission

### Public Hearing Meeting #2 Minutes – Wednesday, 26 May 2021

*Note: Calling the meeting to order, the Pledge of Allegiance, and the roll call was detailed in the minutes from the first Public Hearing Meeting. Also, a Zoom meeting link is available for others wanting to join.*

#### Public Hearing Meeting #2 (began at 7:03 pm):

1). Public Hearing – Proposal to rezone 3.19 acres of CAO-126-1105-00 from Lake Residential (RL-1) to General Commercial (C-2). Chairman Kissel again reminded those on-site and on-line that the hearing is a Hybrid Zoom hearing and for those participating on Zoom, it will be viewing only, no public comment. Also, that the Committee will vote on the proposal during the regular meeting portion and not during the public hearing portion. There will also be a two (2) minute time limit per person for any comments made from those on-site.

A. Following up on the application and supporting documents submitted for the rezoning request, details of the rezoning request were verbally presented to the Commission by Pete Buzby for Baloor Development, LLC. This was followed by comments from thirteen (13) attendees, none of which supported the rezoning request, with reasons ranging from declining property values, violations of the Township Master Plan and current zoning ordinances, reduction in water quality from an environmental standpoint, possible invasive species contamination, to, and including, that Loch Erin should stay a private lake. Also, more than one thousand (1000) signatures were gathered on petitions and submitted to the commission to be included in the record and the originals will be on file in the Township office. Secretary Horner mentioned the letters received from the public, all against the rezoning request. Horner also asked for clarification on a number of items from the initial presentation last month. Commissioners Streams and Gentner also asked for clarification on a couple items.

B). After no one else in attendance came forward to speak, **MSC (Kurowski, Matejewski)** to close the Public Hearings. ***passed unanimous***. Chairman Kissel then closed the Public Hearing portion of this meeting at 7:38 pm.

Submitted by D. Horner, Secretary



## Cambridge Township Planning Commission

Regular Meeting Minutes – Wednesday, 26 May 2021

*Note: Calling the meeting to order, the Pledge of Allegiance, and the roll call are detailed in the minutes from the first Public Hearing Meeting. Also, a Zoom meeting link is available for others wanting to join.*

### Regular Meeting (began at 7:38 pm):

1). Moving into the regular meeting, Chairman Kissel again reminded participants that this meeting is a hybrid Zoom meeting and for those on Zoom, there will be viewing only, no comments.

A. Chairman Kissel moved the Township Master Plan discussion on Lake Overlay Districts to next month's meeting.

B. Chairman Kissel also advised there have been no applications received by the Township regarding the Wamplers Lake / Judson Collins property.

2). Report of the Secretary: **MSC (Kurowski, Kelly)** to approve the PC minutes of 28 April 2021 meeting. ***Passed unanimous.***

3). Old Business:

A. Wedding Barn Sub Committee – review / discussion of updated version from 31 March 2021 meeting. **MSC (Matejewski, Streams)** to accept latest updates and move it to the next step in the process. ***passed unanimous.***

4). New Business:

A. Chairman Kissel called for a motion to approve the rezoning of 18.75 acres of CAO-126-1105-00 from Agricultural (AG-1) to Lake Residential (RL-1) per the previous discussions and public hearing. Commissioner Kelly made a motion to decline the rezoning of the parcel with a second from Commissioner Matejewski. After discussion on the proper format of the motion (that is a motion needed to be made approving the rezoning request, not denying it) Commissioner Kelly withdrew her motion to decline and Commissioner Matejewski withdrew his second to that motion. Chairman Kissel once again called for a motion to approve the request. No motion was offered.

B. Chairman Kissel called for a motion to approve the rezoning of 3.19 acres of CAO-126-1105-00 from Lake Residential (RL-1) to General Commercial (C-2) per the previous discussions and public hearing. No motion was offered.

C. Discussion regarding the development of a Firework Restriction Ordinance. Based on a letter from, and discussion with, Cambridge Township Police Chief Paterson, enforcing a new ordinance would be complicated because of the different law enforcement agencies that could possibly respond to a complaint. **MSC (Kurowski, Streams)** to not implement any additional ordinances regarding fireworks and to continue following the current state law. ***passed unanimous.***

5). Public Comments: Reminder of a two (2) minute limit per person. Four (4) attendees commented, one (1) thanking the Planning Commission for the recommendation to reject the rezoning proposals and three (3) asking questions or commenting on the next steps in the process regarding the rezoning proposals.

6). Adjourn Meeting: **MSC (Kurowski, Streams)**, to adjourn meeting. ***passed unanimous – 7:50 pm.***

Submitted by D. Horner, Secretary





**CAMBRIDGE TOWNSHIP  
NOTICE OF PUBLIC HEARING**

5/11/21 41

The Cambridge Township Planning Commission will conduct a public hearing on Wednesday, May 26 at 6:30 P.M. at the Cambridge Township Hall located at 9990 W. M-50, Onsted, Michigan for the purpose of hearing any comments or objections from the residents of Cambridge Township or any other interested persons on the request of Baloor Development LLC to rezone an 18.75 acre section of the 21.75-acre parcel of land in the 8000 block of Springville Hwy (parcel ID# CA0-126-1105-00) from Agricultural (AG-1) to Lake Residential (RL-1). This parcel is more particularly described as: All that part of the North 1/2 of the Northwest 1/4 of Section 26, Town 5 South, Range 2 East, described as beginning on the west line of Section 26 aforesaid 804.43 feet South 01° 16' 40" West from the Northwest corner of said Section 26; thence South 88° 43' 20" East 290.00 feet; thence North 1° 16' 40" East 60.00 feet; thence South 88° 45' 11" East 1065.20 feet; thence South 88° 46' 03" East 166.61 feet along the south line of Lot 43 of the Plat of Irish Mist as recorded in Liber 20 of Plats, pages 14 thru 18, Lenawee County Records; thence South 01° 12' 04" West 125.14 feet along the west line of Lot 42 of said Plat of Irish Mist; thence South 71° 11' 51" West 71.52 feet; thence North 88° 27' 26" West 137.37 feet; thence 47.98 feet along the arc of a 47.00 feet radius curve left 47.98 feet (chord bearing South 30° 31' 12" West and distance being 45.92 feet); thence South 01° 16' 40" West 184.02'; thence 29.84 feet along the arc of a 19.00 feet radius curve left 29.84 feet (chord bearing South 43° 43' 20" East and distance being 26.87 feet); thence South 88° 43' 20" East 206.39'; thence South 01° 16' 40" West 202.88 feet; thence North 87° 58' 20" West 204.02 feet along the south line of said North 1/2 of the Northwest 1/4 of Section 26 as monumented; thence North 87° 59' 29" West 392.58 feet along the north line of Lot 21 of the Plat of Castlebar as recorded in Liber 25 of Plats, pages 25 & 26, Lenawee County Records; thence North 87° 59' 04" West 923.92 feet along the south line of said North 1/2 of the Northwest 1/4 of Section 26 as monumented; thence North 01° 16' 40" East 514.73 feet along said west line of Section 26 to the point of beginning. Containing 18.75 acres.

The purpose of the rezoning is to allow moderate density residential housing. The Cambridge Township Land Use Plan designates this area as Low-Density Residential, which would allow the area to be developed at densities ranging from 1-2 dwelling units per acre.

The application and map may be examined at the Cambridge Township office during regular business hours from the date of publication of this notice up to and including the day and time of the public hearing. Written comments or objections to the requested rezoning may be submitted to the Cambridge Township Planning Commission by mailing to: Cambridge Township Clerk, P.O. Box 417, Onsted, MI 49265, or by personal delivery to the township office at the address noted above.

This meeting will be held in person at the Cambridge Township Hall, 9990 W. M-50,

The public may view/listen only through electronic remote access via Zoom access by computer, smart phone/device using the following link:

Zoom information is as follows:

Topic: Cambridge Township Planning Commission

Join Zoom Meeting

shorturl.at/ivHS7

Dial by your location

(646) 558-8656 EST

Meeting ID: 974 6215 4264

Passcode: 617618

Find your local number: <https://zoom.us/j/abGuV64Kbp>

6/17/21 LCPC Agenda Packet

Annette M. Roesch  
Cambridge Township Clerk



**CAMBRIDGE TOWNSHIP  
NOTICE OF PUBLIC HEARING**

41

*5/11/21*  
The Cambridge Township Planning Commission will conduct a public hearing on Wednesday, May 26 at 6:45 P.M. at the Cambridge Township Hall located at 9990 W. M-50, Onsted, Michigan for the purpose of hearing any comments or objections from the residents of Cambridge Township or any other interested persons on the request of Baloor Development LLC to rezone a 3.19 acre section of the 21.75-acre parcel of land in the 8000 block of Springville Hwy (parcel ID# CA0-126-1105-00) from Lake Residential (RL-1) to General Commercial District (C-2).

This parcel is more particularly described as: All that part of the North 1/2 of the Northwest 1/4 of Section 26, Town 5 South, Range 2 East, described as beginning at the Northwest Corner of said Section 26 thence 804.43 feet South 1° 16' 40" West along the West line of said Section 26; thence 290.00 feet South 88° 43' 20" East; thence 60.00 feet North 1° 16' 40" East; thence 1065.20 feet South 88° 45' 11" East; thence 166.61 feet South 88° 46' 03" East along the south line of Lot 43 of the Plat of Irish Mist as recorded in Liber 20 of Plats, pages 14 thru 18, Lenawee County Records; thence 125.14' South 01° 12' 04" West along the west line of Lot 42 of said Plat of Irish Mist and the southerly extension thereof to a further point of beginning thence south 01° 12' 04" West 24.87 feet; thence South 38° 22' 07" East 584.32 feet; thence North 87° 58' 20" West 374.47 feet along the south line of said North 1/2 of the Northwest 1/4 of Section 26 as monumented; thence North 01° 16' 40" East 202.88 feet; thence North 88° 43' 20" West 206.39 feet; thence 29.84 feet along the arc of a 19.00 feet radius curve right 29.84 feet (chord bearing North 43° 43' 20" West and distance being 26.87 feet); thence North 01° 16' 40" East 184.02 feet; thence along the arc of a 47.00 feet radius curve right 47.98 feet (chord bearing North 30° 31' 12" East and distance being 45.92 feet); thence South 88° 27' 26" East 137.37'; thence North 71° 11' 51" East 71.52 feet to the point of beginning. Containing 3.19 acres.

The purpose of the rezoning is to allow a restaurant and bar on the site. The Cambridge Township Land Use Plan designates this area Lake Residential, which takes in the moderate-density residential areas around the lakes and recognizes the unique characteristics and densities found in the areas of the lakes.

The application and map may be examined at the Cambridge Township office during regular business hours from the date of publication of this notice up to and including the day and time of the public hearing. Written comments or objections to the requested rezoning may be submitted to the Cambridge Township Planning Commission by mailing to: Cambridge Township Clerk, P.O. Box 417, Onsted, MI 49265, or by personal delivery to the township office at the address noted above.

This meeting will be held in person at the Cambridge Township Hall, 9990 W. M-50.

The public may view/listen only through electronic remote access via Zoom access by computer, smart phone/device using the following link:

Zoom information is as follows:

Topic: Cambridge Township Planning Commission

Join Zoom Meeting

shorturl.at/ivHS7

Dial by your location

(646) 558-8656 EST

Meeting ID: 974 6215 4264

Passcode: 617618

Find your local number: <https://zoom.us/j/abGuV64Kbp>

6/17/21 LCPC Agenda Packet

**Annette M. Roesch  
Cambridge Township Clerk**



**Description**  
**Cambridge Township, Lenawee County, Michigan**

**Proposed Lake Residential District Area**

All that part of the North 1/2 of the Northwest 1/4 of Section 26, Town 5 South, Range 2 East, described as beginning on the west line of Section 26 aforesaid 804.43 feet South 01° 16' 40" West from the Northwest corner of said Section 26; thence South 88° 43' 20" East 290.00 feet; thence North 1° 16' 40" East 60.00 feet; thence South 88° 45' 11" East 1065.20 feet; thence South 88° 46' 03" East 166.61 feet along the south line of Lot 43 of the Plat of Irish Mist as recorded in Liber 20 of Plats, pages 14 thru 18, Lenawee County Records; thence South 01° 12' 04" West 125.14 feet along the west line of Lot 42 of said Plat of Irish Mist; thence South 71° 11' 51" West 71.52 feet; thence North 88° 27' 26" West 137.37 feet; thence 47.98 feet along the arc of a 47.00 feet radius curve left 47.98 feet (chord bearing South 30° 31' 12" West and distance being 45.92 feet); thence South 01° 16' 40" West 184.02'; thence 29.84 feet along the arc of a 19.00 feet radius curve left 29.84 feet (chord bearing South 43° 43' 20" East and distance being 26.87 feet); thence South 88° 43' 20" East 206.39'; thence South 01° 16' 40" West 202.88 feet; thence North 87° 58' 20" West 204.02 feet along the south line of said North 1/2 of the Northwest 1/4 of Section 26 as monumented; thence North 87° 59' 29" West 392.58 feet along the north line of Lot 21 of the Plat of Castlebar as recorded in Liber 25 of Plats, pages 25 & 26, Lenawee County Records; thence North 87° 59' 04" West 923.92 feet along the south line of said North 1/2 of the Northwest 1/4 of Section 26 as monumented; thence North 01° 16' 40" East 514.73 feet along said west line of Section 26 to the point of beginning. Containing 18.75 acres.

Subject to highway easements and all other easements and restrictions of record, if any.

Bearings are referenced to the plat of Kingsley No. 2 as recorded in Liber 16, Page 41, Lenawee County Records.



Description  
Cambridge Township, Lenawee County, Michigan

Proposed General Commercial District (C-2) Area

All that part of the North 1/2 of the Northwest 1/4 of Section 26, Town 5 South, Range 2 East, described as beginning at the Northwest Corner of said Section 26 thence 804.43 feet South 1° 16' 40" West along the West line of said Section 26; thence 290.00 feet South 88° 43' 20" East; thence 60.00 feet North 1° 16' 40" East; thence 1065.20 feet South 88° 45' 11" East; thence 166.61 feet South 88° 46' 03" East along the south line of Lot 43 of the Plat of Irish Mist as recorded in Liber 20 of Plats, pages 14 thru 18, Lenawee County Records; thence 125.14' South 01° 12' 04" West along the west line of Lot 42 of said Plat of Irish Mist and the southerly extension thereof to a further point of beginning thence south 01° 12' 04" West 24.87 feet; thence South 38° 22' 07" East 584.32 feet; thence North 87° 58' 20" West 374.47 feet along the south line of said North 1/2 of the Northwest 1/4 of Section 26 as monumented; thence North 01° 16' 40" East 202.88 feet; thence North 88° 43' 20" West 206.39 feet; thence 29.84 feet along the arc of a 19.00 foot radius curve right 29.84 feet (chord bearing North 43° 43' 20" West and distance being 26.87 feet); thence North 01° 16' 40" East 184.02 feet; thence along the arc of a 47.00 foot radius curve right 47.98 feet (chord bearing North 30° 31' 12" East and distance being 45.92 feet); thence South 88° 27' 26" East 137.37'; thence North 71° 11' 51" East 71.52 feet to the point of beginning. Containing 3.19 acres.

Subject to highway easements and all other easements and restrictions of record, if any.

Bearings are referenced to the plat of Kingsley No. 2 as recorded in Liber 16, Page 41, Lenawee County Records.



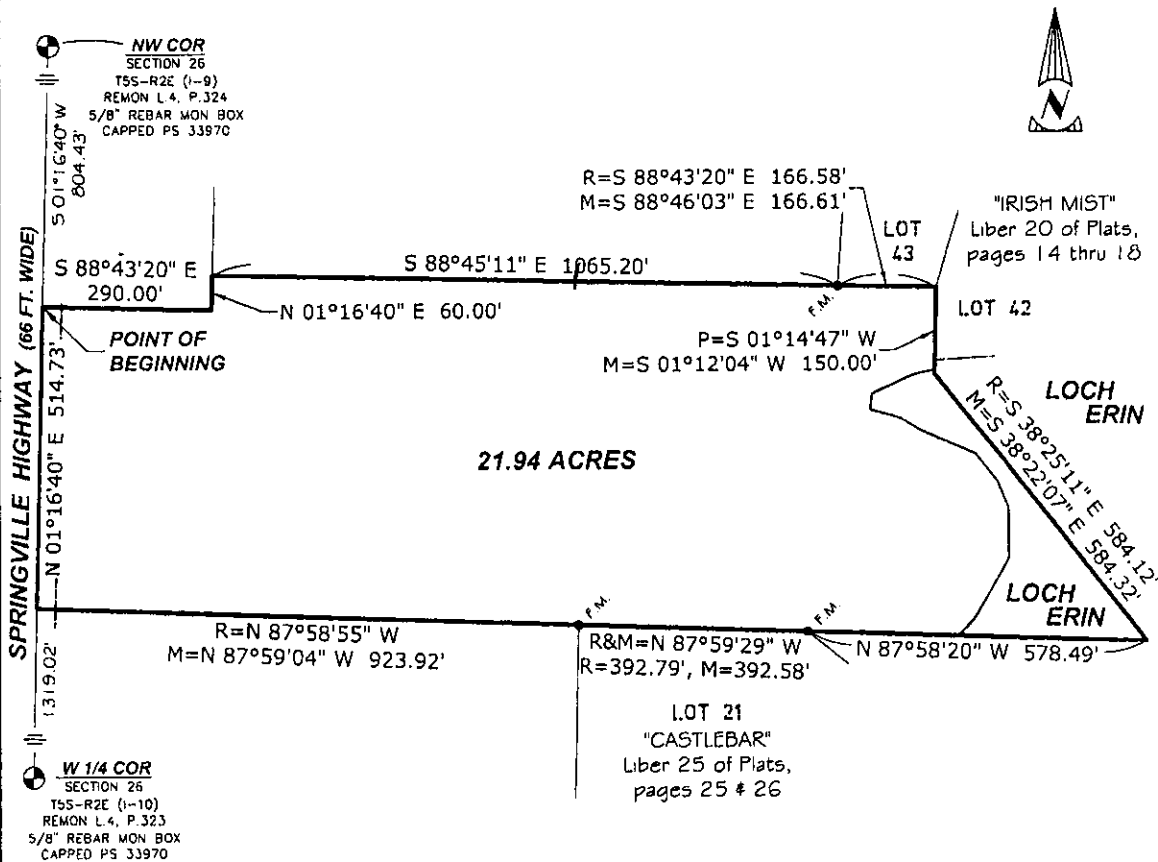
# SKETCH OF DESCRIPTION

Description  
Cambridge Township, Lenawee County, Michigan

All that part of the North 1/2 of the Northwest 1/4 of Section 26, Town 5 South, Range 2 East, described as beginning on the west line of Section 26 aforesaid 804.43 feet South 1° 16' 40" West from the Northwest corner of said Section 26; thence South 88° 43' 20" East 290.00 feet; thence North 1° 16' 40" East 60.00 feet; thence South 88° 45' 11" East 1065.20 feet; thence South 88° 46' 03" East 166.61 feet along the south line of Lot 43 of the Plat of Irish Mist as recorded in Liber 20 of Plats, pages 14 thru 18, Lenawee County Records; thence South 01° 12' 04" West 150.00 feet along the west line of Lot 42 of said Plat of Irish Mist and the southerly extension thereof; thence South 38° 22' 07" East 584.32 feet; thence North 87° 58' 20" West 578.49 feet along the south line of said North 1/2 of the Northwest 1/4 of Section 26 as monumented; thence North 87° 59' 29" West 392.58 feet along the north line of Lot 21 of the Plat of Castlebar as recorded in Liber 25 of Plats, pages 25 & 26, Lenawee County Records; thence North 87° 59' 04" West 923.92 feet along the south line of said North 1/2 of the Northwest 1/4 of Section 26 as monumented; thence North 01° 16' 40" East 514.73 feet along said west line of Section 26 to the point of beginning. Containing 21.94 acres.

Subject to highway easements and all other easements and restrictions of record, if any.

Bearings are referenced to the plat of Kingsley No. 2 as recorded in Liber 16, Page 41, Lenawee County Records.



## LEGEND

F.I.P. - Found Iron Pipe  
F.M. - Found Monument  
F.R.R. - Found Re-rod  
S.R.R. - Set Re-rod  
R - Record  
M - Measured

\*REVISED: December 11, 2020

W:\Projects\Projects A-E\B5450001\CAD\SURVEY\B5450001\_BOUNDARY.dwg

GRAPHIC SCALE  
0 125 250

Drawn By	Checked By
JK	KP

FOR: Baloor Development	JOB No.: B5450001
SCALE: 1 inch = 250 feet	DATE: August 17, 2020

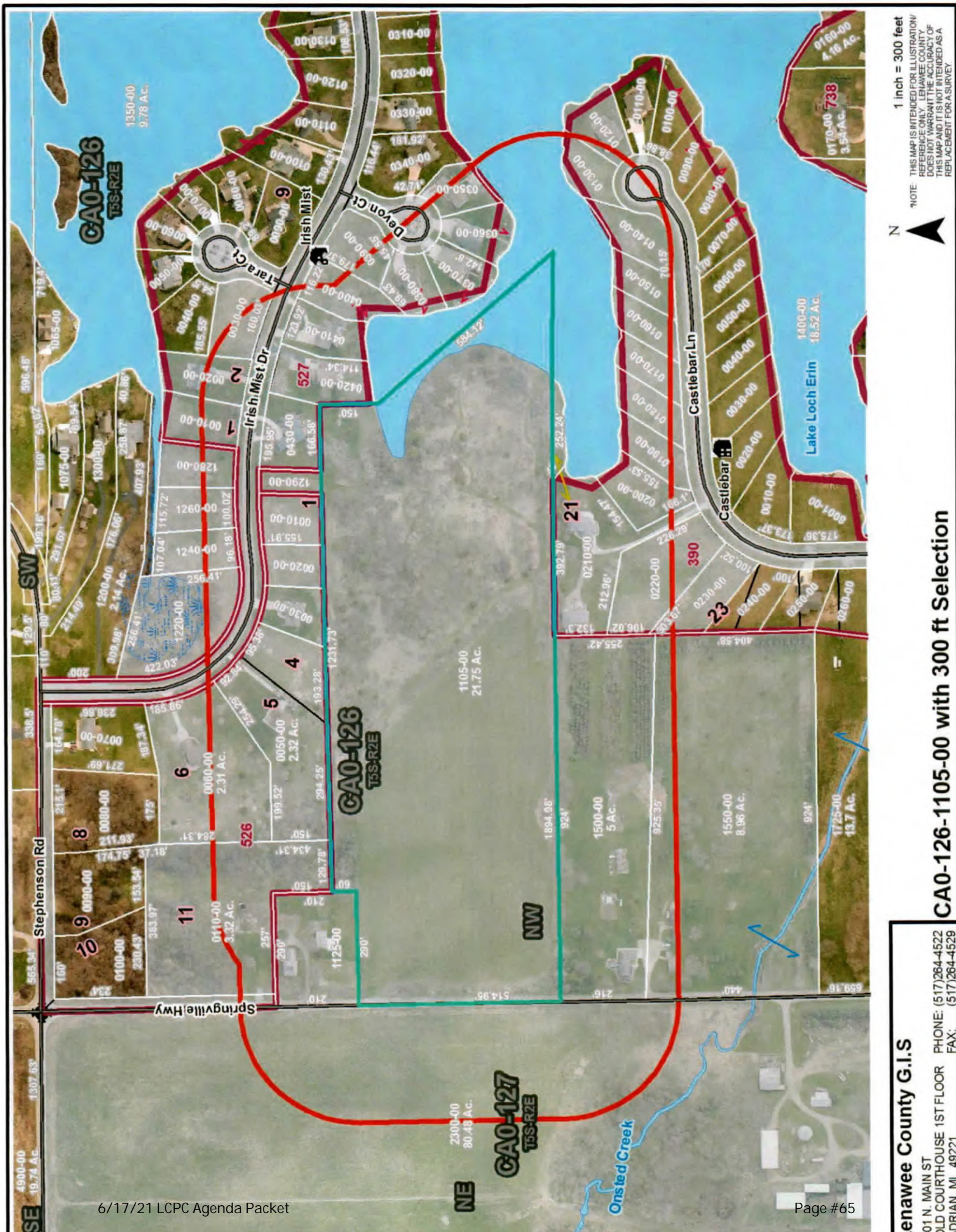


237 NORTH MAIN STREET  
ADRIAN, MI 49221  
TEL: 517.263.4515  
FAX: 517.263.4535



Kevin L. Pickford  
Professional Surveyor No. 46682





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

1 inch = 300 feet



# CAO-126-1105-00 with 300 ft Selection

**Lenawee County G.I.S**

301 N. MAIN ST  
 OLD COURTHOUSE 1ST FLOOR  
 ADRIAN, MI. 49221

PHONE: (517)264-4522  
 FAX: (517)264-4529



# Sign In

OTIS GARRISON

Rick Richard

John Bougie

Joan Hallen

Linda Copen

Dean Hallen

John Yach

Petrich Conlton

SANDRA CLINE

JACK CLINE

Jennifer Malcolm

Christian Malcolm

Kathy Zmijewski

Maurie Johnson

Mickey Conlton

John BRADLEY

AL Zmijewski

Juliet Lisle

Karen Sigler

Joe Rainer

Joe Richard

Bruce Nickel

Dr. Boody

Alie Poczurski

Joan Weaver

JOSEPH S. MARYAN

EARL HAMMOND

Dennis Tonia Brown

313 Dewey Lake Ab.

8495 O'Dowling

8417 CROWLING

8495 O'Dowling

8417 O'Dowling Ct

8447 O'Dowling

8480 O'Dowling

8640 STEPHENSON

8501 O'DOWLING

8304 O'Dowling Dr

8304 O'Dowling Dr

8973 CORK LN

Lot 15 Irish Mist  
9987-M-50 Onsted

517-260-1834

9987 M-50

8923 CORK LN

7778 Wexford Court

7683 Kingsley

8333 O'Dowling Dr.

7541 O'Brien Court

4150 S. HANE

8315 DOWEN

8466 Stephenson

8409 Roscommon Ct

8085 Wadding Drive

7963 WADDING DR.

8932 TARA CT (IRISH MIST)



Gerald & Jennifer Branch	7525 O'Felan Ct.
Robert & Kris Ann Berger	6943 Limerick
Tiffany & David Diep	8207 Odowling Dr.
Teri Eggenberger	8207 Odowling Dr.
MATT SEITZ	7675 Kingsley Dr.
Mike Blaney	7373 Kingsley Dr.
Doug & Tracy Rogowski	7316 Donegal
Rachel & Chris Kirchner	8974 Kent Ct
Michael & LaWanda Seyroid, Jr.	7043 DONEGAL
Rick & Cindy Compean	Castlebar
Rick & Patty Wulkens	Wexford Ct.
Harv & Shyllis McCormick	7760 Wexford Ct.
Les & Ann Atson	8941 PRIVATE DR A. ONSTED
Bill & Diane Linsen	7440 Reed Rd
Jeremy & Patricia Miller	7449 Reed Rd.
Erica Eberly & Todd Oakley	6903 Limerick
Bob & Sandy MacDonald	8845 Clare Ct
MARTY & DEBBIE BIEK	7128 DONEGAL
RON WRUBLEWSKI	8616 DALTON CT.
Marvin J Raymond	8000 Tern Ct
Andrew Raymond	8377 IRISH MIST
Jeff & Kathy Anderson	9159 Kingsley Dr.
Diane Carter	7798 Kingsley Dr.
Kevin & Lisa Ackerman	8897 Tara Ct.
Jerry & Karen Sigler	1683 Kingsley Dr.
Robert & Lynne Hesser	8489 O'Dowling
Glenn & Mary Gilchrist	9239 Donegal
Kathleen Hagan	8524 Dalton Ct.



Bill Helwer  
Dianne Helwer  
Kathy + Keith Clark  
Bob + Shy Noval  
Terry Dreyon  
Phillip Lawrence  
Jeff Christoffers  
Jules Roberts  
Debby Schult  
Pek Schulte

DAVE + LYNN PUSKARZ  
JACK WOLF

BERT mannion

Keren Mannion

Kevin Taylor

Marilyn Rancour

Tom Ciepichal

Ken + Cadie Coe

Erica Cadie Coe

Barbara Marker

Dave Marker

Mary Ellen McLean

Paul Ganz

TINA FAWAZ

LAWRENCE & MARY Gillikin

Mike + Jane Randolph

Todd + Linda Setlock

8175 Wadding

8175 Wadding

8586 Odawling

8609 Dalton Ct

8297 O'Dawling

8381 O'Dawling Dr.

7569 Kingsley Dr.

8146 Shoreline

8860 Clare Ct.

8860 Clare Ct.

7251 DONEGAL DR

7751 O'GEANY CT.

7761 O'GEANY CT.

7761 O'Geany Ct.

8929 Tara Ct

8929 Tara Ct

8223 IRISH MIST

7777 Wexford CT

7779 Wexford Ct

8606 Dalton Rd.

8606 Dalton Rd

8941 Kingsley Dr

8941 Kingsley Dr.

8843 Kingsley Dr.

7400 Kingsley Dr

7403 Kingsley Dr

7391 Kingsley Dr



Jerry Robinson 7543 Kingsley Dr  
 Mary Thibert "  
 James Hall 8820 CLARE CT.  
 Janice Hall 8820 CLARE CT.  
 Robert Nage 8838 Clare Ct.  
 Rhonda Nage 8838 Clare Ct  
 Juli Humphreys 7591 Kingsley Dr.  
 Randy Humphreys 7591 Kingsley Dr.  
 JAMES FLOWERS 8880 MAYO Ct.  
 Mark E. Salemba 7166 Donegal Dr.  
 Matt Salemba 7166 Donegal Dr  
 Tracy Ann Lorenzen 7686 Wadding Dr.  
 James Lorenzen 7686 Wadding  
 Randolph Alan Lane 7040 & 7060 Reed Rd., Orsted  
 Sonja Matejewski 8070 Wadding Dr.  
 Brian + Bridget McKeon 8945 Tara Court  
 Randy & Julie Coleman 6847 Limerick  
 Bob Minoff + Emily 8561 Rose of Sharon  
 Pam + Chris Malcolm 9051 Kingsley  
 Debra Bokatzian 8504 O'Dowling Drive  
 Tim Sylvia 8504 O'Dowling Dr  
 LYNNE HESSLER 8489 O'DOWLING DR  
 Donna Craft Gobins 1741 Wampers Ln Rd  
 Neph Williams 8620 Castle Bar Ln.  
 John Osborn 8577 Irish Mist Dr  
 Randel Coleman 6847 Limerick Dr.  
 Michael Byrne 8670 Wadding Dr.  
 SHAWN MUEER 9024 Kerry Ct.



ROBERT GIESKE 7347 Dunesy  
 Mary J. Baugh 8320 Stephenson Rd.  
 Patrick Muldoon 8234 Irish Mist  
 Bobbie Muldoon 8234 Irish Mist  
 Paul Knapp 7610 Stonehedge  
 Mark Rygle Lot 27 Limerick  
 CHRIS DENUNZIO 7609 Stonehedge  
 LEXI SPARK 7603 Stonehedge  
 Jeff Goetz 7603 Stonehedge

Tamara Goetz 7603 Stonehedge  
 Whitney Hite 8387 Odowling Dr.  
 Angie Hite 8387 Odowling Dr.  
 Chris Norton 8237 Odowling Dr.  
 Cathy Norton 8237 Odowling Dr.  
 Donald Beneweth 8248 Dalton Rd.  
~~Wm Lee~~ 8055 Devon Ct

Diane Pawlowski 8115 Wadding Dr.  
 Donna Armstrong 8294 Walton Rd.  
 Leven Armstrong 8294 Dalton Rd.  
 Sue & Steve Barney 8055 Stephenson  
 Sam & Tracy Hill 8327 Odowling  
 Wm & Betty FANABLE 8837 Devon Ct  
 Luella Rosencrans & David Ginn 7295 Donegal Dr.

RICK ARNOLD

POSE GRANTIN 9015 KINGSLAY  
 Linda Kittredge 8349 Stephenson  
 Mark Hauer 7656 Wadding  
 Mark Rodan 8746 Castlesham  
 Lee Bethman



GARY + LISA HUMBERGER  
GREG & MARIE BONKOWSKI  
Robert & Stephanie Andrews  
Sam Steinmetz

Rebecca Meledy  
Margaret Hooper

Dianne Dykstra  
Robert Dykstra

Robert Kott

Laura Kott

Dana Pringle  
Shirley Barnes

Michael Barnes

Terrie Houck

Robert L. Houck

Mitzi Castelli

Jim Kimerling

Rhonda Kimerling

Terry Smith

8654 DALTON RD

7763 KINGSLEY DRIVE

8761 Castlebar Lane  
8500 DALTON CT.

8422 IRISH Mist DR

8443 Irish Mist

7380 North IR Dr.

7380 NORFOLK DR.

7409 SURREY DR

7409 SURREY DR

8750 Dalton Road

8190 Wadding DR

8190 Wadding DR

7691 Kingsley St. Dr.

7691 Kingsley Dr.

7461 Donegal DR.

7546 O'FOLAN Ct

7546 O'Folan Ct.

8269 IRISH MIST

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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 #21-07

**Applicant(s):** The David L Squires Trust  
11191 Mills-Macon Highway  
Tecumseh, MI 49286

**Date:** June 9, 2021

**Local Government:** Macon Township

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

**Location:** The subject property (ID #MA0-108-1400-00) is located on the south side of Clinton-Macon Road, east of Macon Highway, in Section 8 of the Township (T5S, R5E) (see Figure 1).

**Description:** The subject property has an area of approximately 102 acres according to the applicant, all of which is cultivated for cash crops. However, the identified parcel only has an area of 69.25 acres, of which the house and 6.85 acres are excluded. If the adjacent parcel to the east were included in the application, the acreage would equal the 102 acres cited in the application. It does not appear that any other buildings are located on the property (see Figure 3).

**Term:** 90 years.

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

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

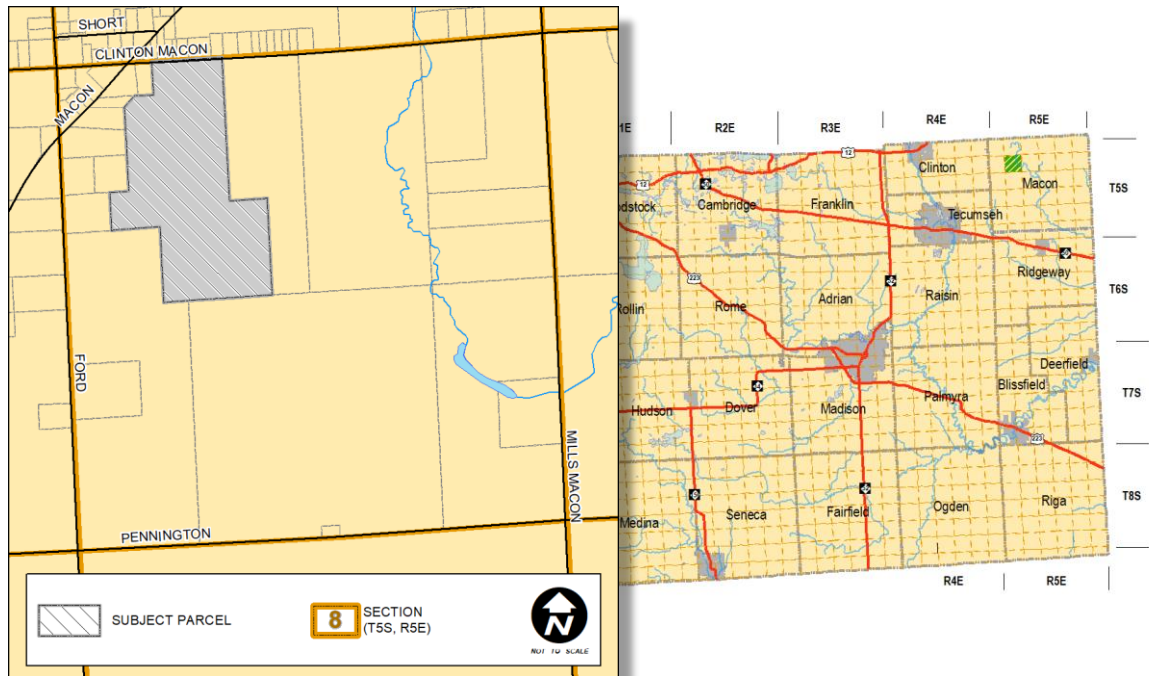
- *Question #12.* The second part of the question, regarding the lease of mineral rights, should be answered.
- *Question #15.* The Real Estate Summary Sheet submitted with the application indicates that a trust is the owner of the property. That should be checked off on this question.
- *Item IV.* The size of the property (e.g., '40 acres or more') is not checked off.
- *Tax Bills.* Tax Bills for all of the properties included in the application must be submitted with the application. The applicant only provided a Real Estate Summary Sheet for one parcel.

**Staff Advisement:** Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **DISAPPROVAL** of the PA 116 application to the Macon Township Board until the discrepancies in the application are addressed.

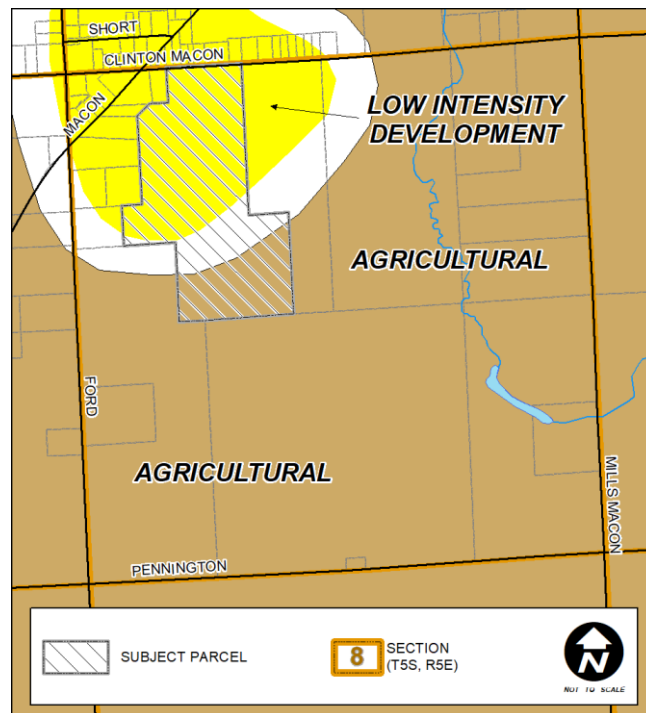
**Attachment(s):**

- 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: SQUIRES DAVID L  
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: 11191 MILLS-MACON HWY Tecumseh MI 49286  
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 423-7961

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (517) 403-4515

5. E-mail address: DSQUIRES52@GMAIL.COM

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

6. County: LENAWEE 7. Township, City or Village: MACON

8. Section No. 8 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 (seller): \_\_\_\_\_

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

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

Street City State Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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

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

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

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

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

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

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

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

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

This application is for:

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

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

Cash Crops

b. Total number of acres on this farm 102.031

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

d. Acreage in cultivation: 102

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

f. All other acres (swamp, woods, etc.) \_\_\_\_\_

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

No. of Buildings 0 Residence: \_\_\_\_\_ Barn: \_\_\_\_\_ Tool Shed: \_\_\_\_\_

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

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

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

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

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

\$ 53550 : 102 = \$ 525.00 (per acre)  
 total income total acres of tillable land

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

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



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

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

(Date)

(Title)

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

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

I. Date Application Received: \_\_\_\_\_ (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: \_\_\_\_\_

☐ County ☐ Township ☐ City ☐ Village

This application is ☐ approved, ☐ rejected

Date of approval or rejection: \_\_\_\_\_

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

Clerk's Signature: \_\_\_\_\_

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

II. Please verify the following:

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

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

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

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

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

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

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

**COPY SENT TO:**

\_\_\_\_ County or Regional Planning Commission

\_\_\_\_ Conservation District

\_\_\_\_ Township (if county has zoning authority)

\_\_\_\_ City (if land is within 3 miles of city boundary)

\_\_\_\_ Village (if land is within 1 mile of village boundary)

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

☒ Copy of Deed or Land Contract (most recent showing current ownership)

☒ Copy of most recent Tax Bill (must include tax description of property)

\_\_\_\_ Map of Farm

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

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

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

**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.

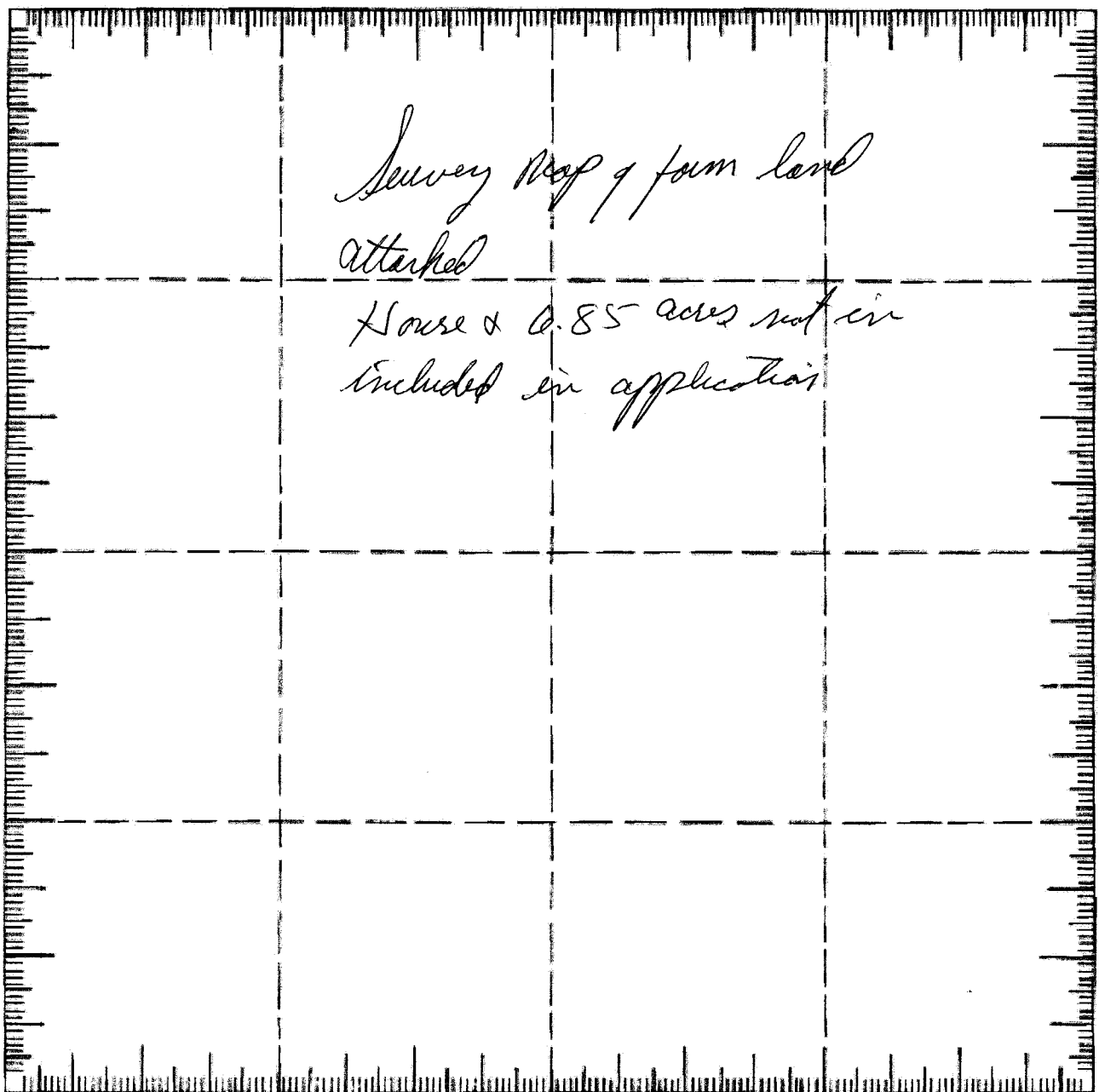
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County \_\_\_\_\_

Township \_\_\_\_\_

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

↑ North





02-17-2021

Erin Vandyke AS  
ERIN VANDYKE



LENAWEE COUNTY  
FEBRUARY 17, 2021  
RECEIPT # 958156



STATE OF MICHIGAN  
REAL ESTATE  
TRANSFER TAX Stamp # 37376

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That The Estate of Donald K. Breseke\*, deceased whose address is 8389 Seneca Pte., Eden Prairie, MN 55347 convey(s) and warrant(s) to The David L. Squires Trust u/a/d April 3, 1998, whose address is 11191 Mills Macon, Tecumseh, MI 49286, the following described premises:

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

Legal description attached hereto and made a part hereof marked Exhibit "A"

Commonly known as: 11000 Macon Hwy. Blk., 8000 Clinton-Macon Rd. Blk. & 8281 Clinton-Macon Rd., Clinton, MI 49236  
Parcel ID No(s): MA0-108-1090-00, MA0-108-1300-00 and MA0-108-1400-00

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 Five Hundred Ten Thousand And No/100 Dollar(s) (\$510,000.00) 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 February, 2021.

\*whose Death Certificate is  
recorded on Liber 2611, Page  
0425, in Lenawee County  
Register of Deeds.

The Estate of Donald K. Breseke, deceased

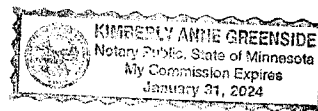
BY:

Amy Breseke  
Amy Breseke  
Personal Representative

STATE OF Minnesota,  
COUNTY OF Carver

On this 10 day of February, 2021, before me personally appeared Amy Breseke, Personal Representative of The Estate of Donald K. Breseke, deceased, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged the same.

Notary Public: Kim Greenside  
Printed Name: Kim Greenside  
Carver County, mn  
My Commission Expires: 1-31-24  
Acting in the County of Carver



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

File No.:  
AT-4522



## EXHIBIT "A"

All that part of the Northwest 1/4 of Section 8, Town 5 South, Range 5 East, described as commencing at the North 1/4 corner of Section 8, aforesaid; and running thence Westerly along the North line of said Section 8 to a point located 1046.10 feet, more or less, Easterly from the Northwest corner of said Section 8; thence Southerly at right angles to the North line of said Section 8, 358.89 feet; thence Westerly parallel with the North line of said Section 8, 206.74 feet; thence South 46°57'00" West parallel with the center line of Macon Highway (Tecumseh-Saline Road) 175.0 feet; thence South 00°12'00" West 242.11 feet; thence North 84°12'00" West 619.12 feet to the center line of Macon Highway (Tecumseh-Saline Road); thence Southwesterly along the center line of Macon Highway (Tecumseh-Saline Road) to the West line of said Section 8; thence South along the West line of said Section 8 to a point located 50 rods North from the Southwest corner of the Northwest 1/4 of said Section 8; thence East 64 rods; thence South 50 rods to the East and West 1/4 line of said Section 8; thence East on said East and West 1/4 line 96 rods to the center post of said Section 8; thence North along the North and South 1/4 line of said Section 8, 160 rods to the place of beginning;

EXCEPTING THEREFROM, part of the Northwest 1/4 of Section 8, Town 5 South, Range 5 East, beginning at a point on the West line of said Section 8, being also the center line of Ford Highway North 01°47'50" East 1242.83 feet from the West 1/4 corner of said Section 8; thence continuing along said West line North 01°47'50" East 400.00 feet; thence South 89°20' 28" East 366.56 feet; thence South 01°47'50" West 400.00 feet; thence North 89°20'28" West 366.56 feet to the point of beginning, subject to and including the use of a 66 foot wide private road easement.

ALSO EXCEPTING THEREFROM part of the Northwest 1/4 of Section 8, Town 5 South, Range 5 East, beginning at a point North 01°47'50" East 1242.83 feet along the West line of said Section 8 and South 89°20'28" East 366.56 feet from the West 1/4 corner of said Section 8; thence North 01°47'50" East 400.00 feet; thence South 89°20'28" East 358.97 feet; thence South 00°42'34" West 399.92 feet; thence North 89°20'28" West 366.56 feet to the point of beginning, subject to and including the use of a 66 foot wide private road easement;

ALSO EXCEPTING THEREFROM all that part of the Northwest 1/4 of Section 8, Town 5 South, Range 5 East, described as beginning on the West line of Section 8, aforesaid, 825.00 feet North 01°47'50" East from the West 1/4 corner of said Section 8; thence North 01°47'50" East 417.83 feet along the said West line of Section 8; thence South 89°20'28" East 522.22 feet; thence South 01°47'50" West 416.47 feet; thence North 89°29'25" West 522.25 feet to the point of beginning, subject to and including the use of a 66 foot wide private road easement for purposes of ingress and egress of all contiguous parcels, the center line of which is described as follows: A part of the Northwest 1/4 of Section 8, Town 5 South, Range 5 East, beginning on the West line of said Section 8, being also the center line of Ford Highway distant North 01°47'50" East 1242.83 feet from the West 1/4 corner of said Section 8; thence South 89°20'28" East 732.12 feet to the point of ending.

# Real Estate Summary Sheet

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

06/07/2021 12:21 PM

<b>Parcel:</b>	MA0-108-1400-00	<b>Current Class:</b>	101.AGRICULTURAL-IMPROVED
<b>Owner's Name:</b>	SQUIRES, DAVID L, TRUST	<b>Previous Class:</b>	101.AGRICULTURAL-IMPROVED
<b>Property Address:</b>	8281 CLINTON-MACON RD CLINTON, MI 49236	<b>Gov. Unit:</b>	MA0 MACON TOWNSHIP
<b>Liber/Page:</b>	2612-878	<b>School:</b>	46140 TECUMSEH PUBLIC SCHOOLS
<b>Split:</b>	/ /	<b>Neighborhood:</b>	MAN01 SECTION 1-6 NORTH SECT 7-12 ON CLI
<b>Public Impr.:</b>	None		
<b>Topography:</b>	None		

## Mailing Address:

SQUIRES, DAVID L, TRUST  
11191 MILLS MACON  
TECUMSEH MI 49286

## Description:

LD BEG 50 RDS W OF N 1/4 POST SEC 8 RUNN TH S 96 RDS TH E 25 RDS TH S 64 RDS TO E AND W 1/4 LI TH W 71 RDS TH N 50 RDS TH W 64 RDS TO W LI SEC TH N TO CTR TEC-SALINE RD TH NE 'LY ALG CTR SD RD TO N LI SEC 8 TH E TO POB EX LD BEG AT INTERSEC OF TEC-SALINE RD AND N LI SEC 8 SD PT BEING 796.83 FT E FROM NW COR SEC 8 RUNN TH E 248.50 FT TH S 358.89 FT TH W 206.74 FT TH S 46°57'W 175 FT TH S 945.98 FT TH W 733.75 FT TO W SEC LI TH N TO CTR LI OF MACON HWY TH NE'LY ALG CTR OF HWY TO POB SEC 8, ALSO EXC LD BEG 825 FT N01°47'50"E FROM W1/4 COR TH N01°47'50"E 417.83 FT TH S89°20'28"E 522.22 FT TH S01°47'50"W 416.47 FT TH N89°29'25"W 522.25 FT TO POB.

## Most Recent Sale Information

Sold on 02/15/2021 for 510,000 by BRESEKE, DONALD K, ESTATE.

**Terms of Sale:** 19-MULTI PARCEL ARM'S LENGTH

**Liber/Page:** 2612-877

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	311,000	<b>2022 Taxable:</b>	192,450	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	312,300	<b>2021 Taxable:</b>	192,450	<b>Acreage:</b>	69.25
<b>Zoning:</b>		<b>Land Value:</b>	319,746	<b>Frontage:</b>	0.0
<b>PRE:</b>	65.000 (Qual. Ag.)	<b>Land Impr. Value:</b>	11,147	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 1850

Occupancy: Single Family

Class: CD

Style: TWO STORY

Exterior:

% Good (Physical): 65

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

# of Bedrooms: 6

Full Baths: 4 Half Baths: 0

Floor Area: 3,272

Ground Area: 2,357

Garage Area: 936

Basement Area: 1,410

Basement Walls:

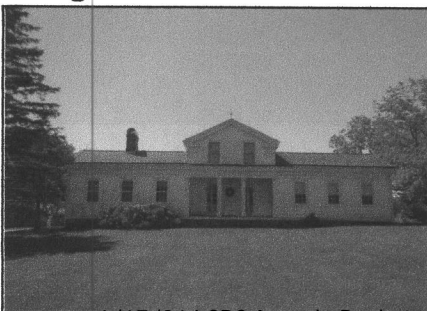
Estimated TCV: 217,483

# of Agricultural Buildings: 6

Estimated TCV: 73,708

Cmts:

## Image







# ***CERTIFIED BOUNDARY SURVEY***

New Description of a 102.031 Acre Parcel of Land  
Land situated in Macon Township, Lenawee County, Michigan, being a part of the Northwest 1/4 of Section 8, Town 5 South, Range 5 East, further described by Michael J. Bartolo, Professional Surveyor, as beginning at the North 1/4 Corner of Section 8; thence South 00°13'11" East, 2615.12 feet along the North-South 1/4 line of Section 8 to the Center of Section 8; thence South 88°42'48" West, 1601.09 feet along the East-West 1/4 line of Section 8; thence North 00°00'06" East, 825.15 feet (Recorded as 825.00 feet); thence South 88°41'49" West, 533.78 feet (Recorded as 533.75 feet); thence North, 416.47 feet; thence North 88°51'39" East, 210.64 feet; thence North 00°55'47" West, 913.29 feet; thence North 46°08'05" East, 174.74 feet (Recorded as North 46°57'00" East, 175.00 feet); thence North 89°29'55" East, 206.51 feet (Recorded as East, 206.74 feet); thence South 00°49'21" East, 564.60 feet; thence North 89°12'10" East, 334.34 feet; thence North 00°13'11" West, 243.00 feet; thence South 87°10'29" West, 24.18 feet; thence North 00°09'37" East, 681.62 feet to the North line of Section 8; thence North 89°12'10" East, 1276.90 feet along said line (centerline of Clinton Macon Road) to the point of beginning. Contains 102.031 Acres, more or less. Subject to highway, easements, and restrictions of record.