



# 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: September 16, 2021

TIME: 6:30 p.m.

PLACE: Lenawee Room | Human Services Bldg.

1040 S. Winter Street

Adrian, Michigan

## 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 August 19, 2021, Meeting *[ACTION]* ..... 3
5. Request(s) for Review, Comment, and Recommendation
  - a. Consideration of Township Zoning Amendment(s)
    - (1) #21-12 — Madison Township *[ACTION]* ..... 7
    - (2) #21-13 — Deerfield Township *[ACTION]* ..... 19
    - (3) #21-14 — Cambridge Township *[ACTION]* ..... 23
  - b. Consideration of PA 116 Farmland Agreement(s)
    - (1) #21-17 — Blissfield Township *[ACTION]* ..... 35
  - c. Consideration of Master Plan(s) — None
6. Other Business
  - a. Old Business — None
  - b. New Business — None
7. Public Comment *[2 MINUTE LIMIT]*
8. Commissioner Comment
9. Adjournment

*Please note that the meeting will take place in person.*

*The location is the Lenawee Room of the Human Services Building (1040 S. Winter Street).*

*The next meeting of the Lenawee County Planning Commission is scheduled for October 21, 2021*

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

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120 W. Michigan Avenue • Jackson, MI 49201

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

## MEETING MINUTES

Thursday, August 19, 2021

Lenawee Room • Lenawee County Human Services Building • Adrian, Michigan

Members Present: Ms. Karol (KZ) Bolton, Lenawee County Commission; Mr. Keith Dersham, LCPC Secretary; Mr. Bruce Nickel; Mr. Ralph Tillotson, Lenawee County Commission; and Mr. Dale Witt

Members Absent: Ms. Rebecca Liedel, LCPC Chair

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

Item 1 **Call to order.** Secretary Dersham called the meeting to order at 6:30 pm. Those in attendance joined in the Pledge of Allegiance.

Item 2 **Public comment.** None.

Item 3 **Approval of Agenda.** Staff submitted the 08/19/2021 meeting agenda for approval.

Comm. Tillotson made a motion, seconded by Comm. Nickel, to approve the July 15, 2021, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 07/15/2021 meeting minutes for approval.

Comm. Bolton made a motion, seconded by Comm. Witt, to approve the July 15, 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).**

(1) **#21-07 | Madison Township.** Commissioners reviewed the proposed zoning ordinance text amendments artisan, farmers, and flea markets. Staff summarized his report advising Commissioners to recommend approval with comments of the proposed text amendments (see the staff report).

Comm. Bolton made a motion, seconded by Comm. Witt, to concur with the staff advisement to recommend approval with comments of the proposed text amendments regarding artisan, farmers, and flea markets to the Madison Township Board (see the staff report). *The motion passed unanimously.*

(2) **#21-08 | Madison Township.** Commissioners reviewed the proposed zoning ordinance text amendments regarding temporary uses. Staff summarized his report advising Commissioners to recommend approval with comments of the proposed text amendments (see the staff report).

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Comm. Nickel made a motion, seconded by Comm. Bolton, to recommend approval with comments of the proposed text amendment regarding temporary uses to the Madison Township Board (see the staff report). *The motion passed unanimously.*

- (3) **#21-09 | Rollin Township.** Commissioners reviewed the proposed rezoning of a portion of the subject property (RLO-104-2650-00) from Commercial Recreation (CR) back to Manufactured Housing Park (MHP). Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning (see the staff report).

Comm. Bolton made a motion, seconded by Comm. Witt, to concur with the staff advisement to recommend approval of the proposed rezoning of a portion of the subject property (RLO-104-2650-00) back to Manufactured Housing Park (MHP) to the Rollin Township Board. *The motion passed by majority vote with Comm. Nickel abstaining (he is employed by Rollin Township).*

- (4) **#21-10 | Woodstock Township.** Commissioners reviewed the proposed rezoning of a portion of the subject property (WD0-117-3600-00) from Commercial Recreation (CR) back to Manufactured Housing Park (MHP). Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning (see the staff report).

Comm. Tillotson made a motion, seconded by Comm. Nickel, to concur with the staff advisement to recommend approval of the proposed rezoning of a portion of the subject property (WD0-117-3600-00) back to Manufactured Housing Park (MHP) to the Woodstock Township Board. *The motion passed unanimously.*

- (5) **#21-11 | Raisin Township.** Commissioners reviewed the proposed rezoning of the subject property (RA0-104-1500-00) from Agricultural (A-1) to Local Commercial (C-1). Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning (see the staff report).

Comm. Nickel made a motion, seconded by Comm. Bolton, to concur with the staff advisement to recommend approval of the proposed rezoning of the subject property (RA0-104-1500-00) to Local Commercial (C-1) to the Raisin Township Board. *The motion passed by majority vote with Comm. Witt abstaining (he serves on the Raisin Township Planning Commission).*

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

- (1) **#21-08 | Franklin Township.** Commissioners reviewed an application for a 40.3-acre parcel (ID #FR0-135-4800-00) located in Section 35 (T5S-R3E) of the Township. Staff summarized his memo and advised them to recommend approval with comments of the agreement (see the staff report).

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

- (2) **#21-09 | Franklin Township.** Commissioners reviewed an application for a 70-acre parcel (ID #FR0-131-3555-00) located in Section 31 (T5S-R3E) of the Township. Staff summarized his memo and advised them to recommend approval with comments of the agreement (see the staff report).

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

- (3) **#21-10 | Franklin Township.** Commissioners reviewed an application for a 113-acre parcel (ID #FRO-131-4700-00) located in Section 31 (T5S-R3E) of the Township. Staff summarized his memo and advised them to recommend approval with comments of the agreement (see the staff report).

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

- (4) **#21-11 | Seneca Township.** Commissioners reviewed an application for 378.6 acres on 5 parcels (ID #SEO-128-1350-00, #SEO-128-2280-00, #SEO-128-2780-00, #SEO-128-4600-00, and #SEO-129-4280-00) located in Sections 28 and 29 (T8S-R2E) of the Township. Staff summarized his memo and advised them to recommend approval with comments of the agreement (see the staff report).

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

- (5) **#21-12 | Seneca Township.** Commissioners reviewed an application for 22.9 acres on 1 parcel (ID #SEO-109-4780-00) located in Section 9 (T8S-R2E) of the Township. Staff summarized his memo and advised them to recommend approval with comments of the agreement (see the staff report).

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

- (6) **#21-13 | Seneca Township.** Commissioners reviewed an application for 138.3 acres on 3 parcels (ID #SEO-133-2050-00, #SEO-133-2310-00, and #SEO-133-3250-00) located in Section 33 (T8S-R2E) 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 Seneca Township Board (see the staff report). *The motion passed unanimously.*

- (7) **#21-14 | Seneca Township.** Commissioners reviewed an application for 93.4 acres on 1 parcel (ID #SEO-117-3780-00) located in Section 17 (T8S-R2E) 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 Seneca Township Board (see the staff report). *The motion passed unanimously.*

- (8) **#21-15 | Seneca Township.** Commissioners reviewed an application for 89.8 acres on 2 parcels (ID #SEO-135-2055-00 and #SEO-135-2280-00) located in Section 35 (T8S-R2E) of the Township. Staff summarized his memo and advised them to recommend approval with comments of the agreement (see the staff report).

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

- (9) **#21-16 | Seneca Township.** Commissioners reviewed an application for 376.6 acres on 3 parcels (ID #SEO-121-2280-00, #SEO-121-4750-00, and #SEO-122-1050-00) located in Sections 21 and 22 (T8S-R2E) 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 Seneca Township Board (see the staff report). *The motion passed unanimously.*

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

Item 6 **Other Business.**

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

Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.** None.

Item 9 **Adjournment.** The meeting adjourned at 7:40 pm.

Respectfully submitted,



Grant E. Bauman, LCPC Recording Secretary



# 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 | #21-12

**To:** County Planning Commissioners

**From:** Grant E. Bauman

**Date:** September 8, 2021

**Proposal:** **The overlay rezoning of a property in Madison Charter Township**

### Request

The subject property is proposed for rezoning to a 'medical marihuana facility overlay (MMFO)' district, remaining in the 'light industrial (I-1)' district.

### Purpose

The request will allow the applicant to grow medical marihuana.

### Location and Size of the Property

**Location** – The subject property (MD0-101-4100-00) is located in Section 1 (T7S-R3E) of Madison Charter Township, east of Adrian (see Figure 1).

**Size** – The subject parcel has an area of approximately 5 acres.

### Land Use and Zoning

**Current Land Use** – The subject property is assessed for 'industrial' uses according to property records. Adjacent properties to the east along Taylor Avenue are assessed for 'residential' uses.

**Future Land Use** – Madison Charter Township's future land use map recommends 'industrial' uses in the general area (see Figure 2).

**Current Zoning** – The subject parcel is already zoned 'light industrial (I-1)' (see Figure 3).

### Public Facilities and Environmental Constraints

**Public Road/Street Access** – Maumee Street, a county primary roadway, provides access to the subject property.

**Public Water and Sewer** – N/A.

**Environmental Constraints** – N/A.

### Analysis and Recommendation

**Township Planning Commission Recommendation** – The Madison Township Planning Commission passed a motion to recommend denial of the zoning request; the proposed setback of 39 feet does not comply with the 50-foot setback requirement of the medical marihuana facility overlay district.



**LCPC Staff Analysis** – The subject property is already zoned ‘light industrial (I-1)’ and an adjacent ‘medical marihuana facility overlay (MMFO)’ district exists to the west. However, the Township pointed out that the 50-foot setback requirement in the ‘MMFO’ district will not be met. Rezoning the property would simply create a non-conforming property. Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **DISAPPROVAL** of the proposed rezoning to ‘medical marihuana facility overlay (MMFO)’ of the subject property to the Madison Charter Township Board.

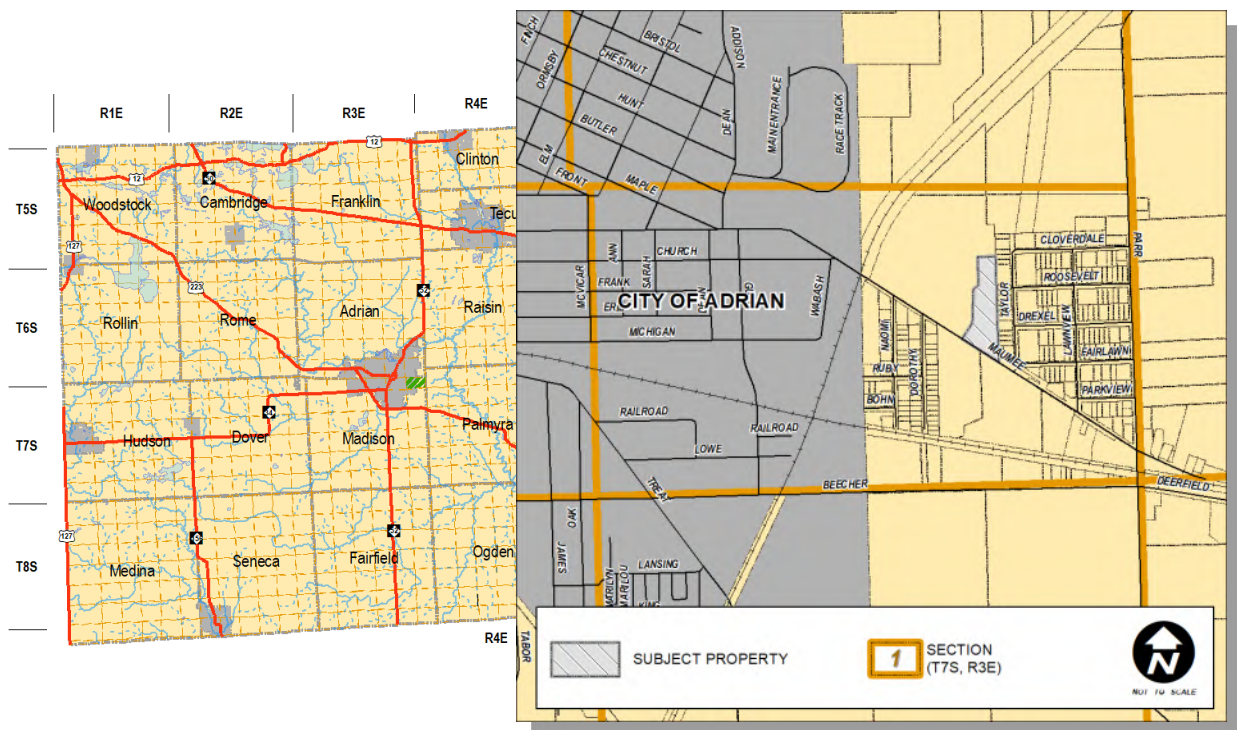
**Recommended Actions:**

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

**Attachment(s):**

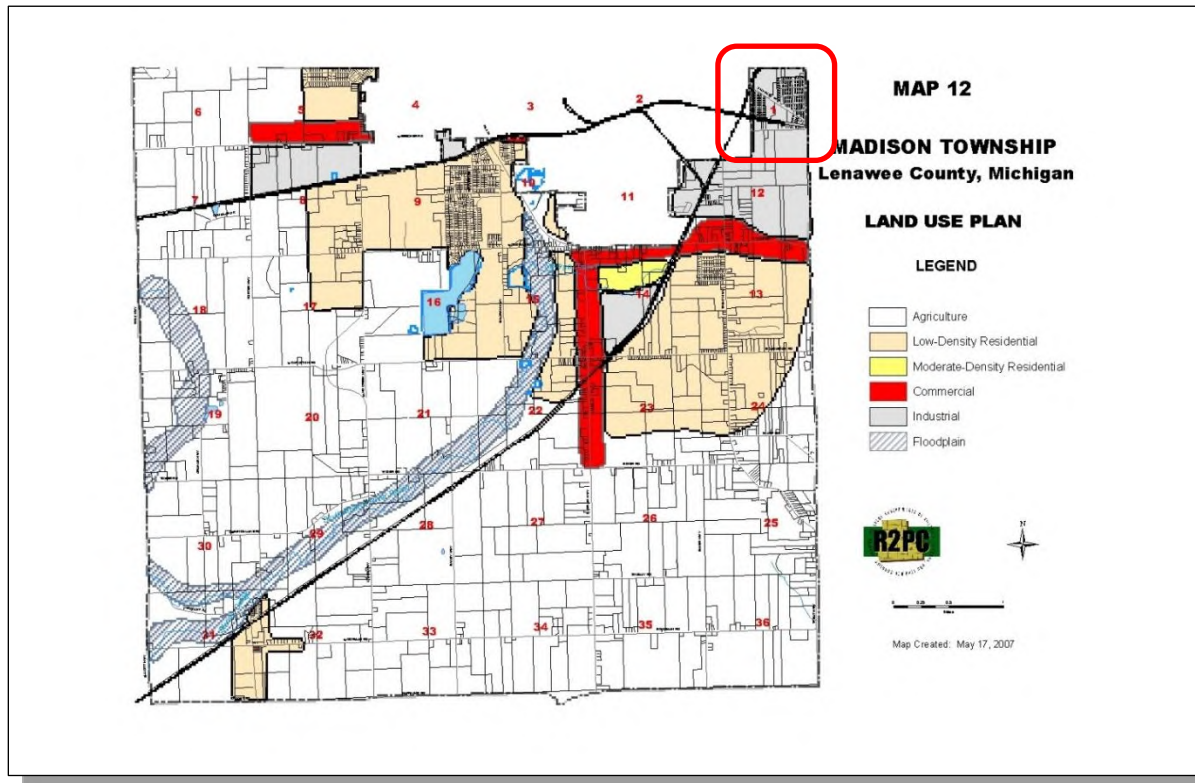
- Background information provided by Madison Charter Township.

**Figure 1  
Location**

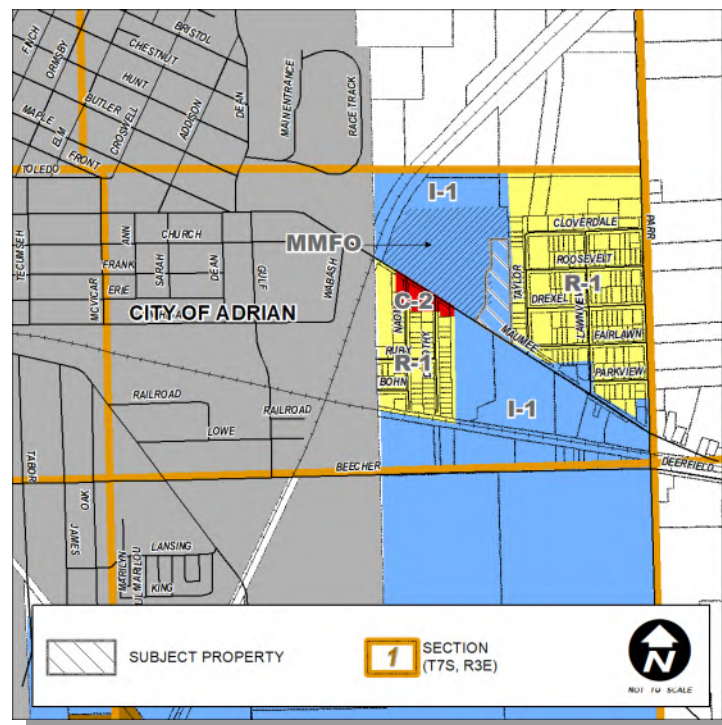




**Figure 2**  
**Municipal Future Land Use**



**Figure 3**  
**Municipal Zoning**



**Figure 4**  
**USDA 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 \_\_\_\_\_ Madison Charter \_\_\_\_\_ 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.)

\_\_\_\_\_ 2600 E. Maumee St. Adrian MI (ACE DRILL) property \_\_\_\_\_

1. The above described property has a proposed zoning change FROM \_\_\_\_\_ Industrial 1 (I-1) \_\_\_\_\_  
ZONE TO \_\_\_\_\_ Marijuana Overlay Dist. \_\_\_\_\_ ZONE.

2. PURPOSE OF PROPOSED CHANGE: \_\_\_\_\_ Requested by land owner to be able to grow marijuana \_\_\_\_\_

**B. ZONING ORDINANCE TEXT AMENDMENT:**

The following Article(s) and Section(s) is amended or altered: ARTICLE II; IV; V \_\_\_\_\_ SECTION 2.2; 4.1 and 4.7;  
5.5.5.b and 5.16 \_\_\_\_\_ The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.)

\_\_\_\_\_ See Attached Amendments \_\_\_\_\_

C. **PUBLIC HEARING** on the above amendment was held on: month \_\_\_\_\_ 8 \_\_\_\_\_ day \_\_\_\_\_ 3 \_\_\_\_\_ year \_\_\_\_\_ 2021 \_\_\_\_\_

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month \_\_\_\_\_ 7 \_\_\_\_\_ day \_\_\_\_\_ 14 \_\_\_\_\_ 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: \_\_\_\_\_ Two Website \_\_\_\_\_

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. \_\_\_\_\_ Ted Dusseau

\_\_\_\_\_ Chair ☒ Secretary ☐ \_\_\_\_\_ 8 / 3 / 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

## CHARTER TOWNSHIP OF MADISON

3804 S. ADRIAN HIGHWAY

ADRIAN, MI 49221

### Planning Commission

#### Regular Meeting

August 3, 2021

The meeting was called to order by Chairman Dusseau at 7:00 pm

Dusseau led the Pledge of Allegiance to the flag

**Commissioners present:** Chairperson Dusseau; Secretary Johnson; Trustee Benschoter; Brazee; Holtz; Loveland; Meeks; and Demlow.

**Commissioner(s) Absent:** None

**Others present:** Township Supervisor, Griewahn; Township Clerk, Moden; Al Brown

#### New Business:

- Rezone 2600 E Maumee (Ace Drill)

Chairman Dusseau said the property is located next to the Bohn property, a 33 acre parcel, currently the only parcel in the marihuana overlay district, and across the street from the township 'well property' and is zoned Light Industrial (I-1). The east boundary line of the proposed request abuts multiple residential homes along Taylor Avenue in Drexel Park.

Al Brown, representing property owner AJ Brown, said he is requesting the property to be added to the marihuana overlay district. He noted the building would be leased for a marihuana grow facility, which would create local jobs paying a minimum wage of \$15 per hour. The current occupant, Ace Drill, employs two people.

The commissioners questioned the setback of the east property line abutting residential properties on Taylor Avenue. The zoning ordinance requires a minimum setback of 50 feet for marihuana facilities. Greiwahn said it was approximately 39' from the property line to the building. Brown stated his family owns four of the vacant lots along Taylor Avenue (approximately 15 lots align the with the Ace Drill property along Taylor Avenue).

The Commissioners agreed the setback of 39' does not comply with the requirements of the marihuana overlay district ordinance of 50', therefore could not be approved.

**Motion** Meeks to deny the request to include 2600 E Maumee Street into the marihuana overlay district **Seconded** Benschoter

**Roll Call:** Loveland-yes; Meeks-yes, Brazee-yes, Holtz, -yes, Johnson-yes, Demlow-yes  
Benschoter-yes, and Dusseau-yes. **Motion Carried unanimously 8-0.**

**Other Business:**

Supervisor Griewahn noted the property at 2850 E US-223 is zoned C2 in the front and R5 in the rear. He suggested the commission consider rezoning the entire property at a future meeting.

The Commission also discussed updating the zoning ordinance books and zoning maps.

Meeting adjourned at 7:29.

Recorded by Secretary Johnson

**PLANNING COMMISSION MEETING  
CHARTER TOWNSHIP OF MADISON  
3804 S. ADRIAN HIGHWAY  
ADRIAN, MI 49221  
517-263-9313  
August 3, 2021  
7:00 PM**

**CALL TO ORDER: Cell Phone Reminder-Silent Prayer-Pledge**

**ROLL CALL:**

**AMENDMENTS TO THE AGENDA:**

**LIMITED PUBLIC COMMENT: {any agenda item-3 minutes}**

**OLD BUSINESS/UNFINISHED BUSINESS:**

**NEW BUSINESS:**

- **Rezoning 2600 E. Maumee St. Ace Drill, owner A.J. Brown, property to become part of the Marijuana Overlay District.**
- **Change Zoning Behind Sky Drive from R-5 to C-2.**  
**No Action Required**

**PUBLIC COMMENT: {any topic-3 minutes}**

**ANNOUNCEMENTS:**

**ADJOURNMENT/RECESS**



Madison Charter Township  
Rezoning Application

Application Number: PR221-001

Business/Organization: <u>ACE Drill Corp (2600 E Maumee LLC)</u>			
Applicant Name: <u>AT Brown</u>		Phone Number: <u>517-265-5184</u>	
Address: <u>2600 E Maumee St</u>		City, State, Zip: <u>49221</u>	
Email: <u>atbrown3@gmail.com</u>			
Site Address: <u>2600 E Maumee St.</u>			
Legal Description: <u>MDD-101-4100-00 p. Modern</u>			
Current Zoning: <u>Light Industrial I1</u>		Current Use: <u>Manufacturing</u>	
Proposed Zoning: <u>Marijuana Overlay</u>			
Proposed Use: <u>Grow Marijuana</u>			
Do you own this Property: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Lease			
If you lease, please provide a copy of statement of agreement and lease from property owner with this application or have section below completed.			
Owner's Name: <u>A. J. Brown (2600 E Maumee LLC)</u>			
Owner's Address: <u>706 W Chicago Blvd</u>			
City, State, Zip: <u>Tecumseh MI 49286</u>		Owner's Phone Number: <u>517-263-6500</u>	
Owner's Signature: <u>[Signature]</u>			
Applicant Signature: <u>[Signature]</u>		Date: <u>7-14-21</u>	
Fee Received: \$ <u>350.00</u>			
I hereby grant permission for members of Madison Charter Township (Planning Commission/Staff) to enter the property described below (or as described in the attached) for the purpose of gathering information related to this application. (Note to applicant: This is optional and will not affect any decision on your application)			
For Official Use ONLY			
Planning Commission Meeting Date: <u>8/3/21</u>		Date Adjoining Property Owners Notified: <u>8/3/21</u>	
Date Plot Plan or Certified Survey Map Received: <u>7/14/21</u>		Date Notices Posted: <u>7/21/21</u>	
Date sent to County Planning Commission:		Date County PC recommendation received: <u>N/A</u>	
Approved: <input type="checkbox"/> Denied: <input checked="" type="checkbox"/>			
Reason: <u>Doesn't meet set back requirements of 50' from Residential</u>			
Official Signature: <u>Janet M. Modern</u>		Date: <u>8/4/21</u>	



## Summer Tax Bill

Lenawee County Treasurer  
Erin Van Dyke  
301 N Main St Old Courthouse  
Adrian, MI 49221-2714  
TEMP-RETURN SERVICE REQUESTED

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

Property Addr:

2600 E MAUMEE ST

2600 E MAUMEE, LLC  
343 LAWRENCE AVE  
ADRIAN, MI 49221-3340



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

**THIS TAX IS PAYABLE JULY 1, 2021 THRU SEPT. 14, 2021**  
After 09/14/2021, additional interest and fees apply.

2021 Summer Tax for Property Number: MD0-101-4100-00

Tax for Prop#: MD0 101 4100 00

Make Check Payable To: Lenawee County Treasurer

**TOTAL AMOUNT DUE: \$3,575.78**

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

**MADISON CHARTER TOWNSHIP 2021 SUMMER TAX BILL****MESSAGE TO TAXPAYER**

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

FOR YOUR CONVENIENCE THERE IS A DROPBOX IN THE ANNEX PARKING LOT BY THE GENERATOR LOCATED AT 113 W FRONT ST, ADRIAN

**PROPERTY INFORMATION**

Property Assessed To:

2600 E MAUMEE, LLC  
343 LAWRENCE AVE  
ADRIAN, MI 49221

School:

Property #: MD0-101-4100-00

Property Addr: 2600 E MAUMEE ST

**Legal Description:**

LD COMM IN E LI OF W1/2 OF SE1/4 SEC 1 T 7S R3E AT A PT 319.1 FT S 0 40'E FROM NE COR OF W1/2 OF SE1/4 SEC 1 RUNN TH S 103 8.44 FT TO CTR LI OF E MAUMEE ST TH N 56 DEG 20'W ALG SD CTR LI 423.78 FT TH N 33 DEG 44'E 149.23 FT (RECORD 154 FT) TH CURVE LEFT CHD BRG N 21 DEG E 55.75 FT T H S 54 DEG 53'E 70.97 FT (RECORD 72 FT) TH CURVE LEFT CHD BRG N 8 DEG 34'E 62.70 FT TH N 604 FT TH E 179 FT TO POB ALSO LD DES AS COMM AT THE NE COR OF THE W1/2 OF THE SE1/4 OF SD SEC 1 TH S00 40'00"E 319.10 FT TH S89 20'00"W 179 FT TH S00 4 0'00"E 279.54 FT FOR A POB TH CONT S00 40'00"E 324.50 FT TH 62.27 FT ALG TH E ARC OF A CUR TO THE RIGHT HAVING A

**OPERATING FISCAL YEARS**

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

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

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

**PAYMENT INFORMATION**

This tax is payable 7/1/2021 thru 9/14/2021

Pay by mail to: LENAWE COUNTY TREASURER  
ERIN VAN DYKE  
301 N MAIN ST OLD COURTHOUSE  
ADRIAN, MI 49221-2714

**TAX DETAIL**

Taxable Value:	139,222	Class: 301
State Equalized Value:	153,600	
Assessed Value:	153,600	
P.R.E. %:	0	

Taxes are based upon Taxable Value.  
1 mill equals \$1.00 per \$1,000 of Taxable Value.  
Amounts with no millage are either Special Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	835.33
COUNTY OPER	5.40000	751.79
LENAWE INT SCH	3.65500	508.85
SCHOOL DEBT	0.62500	87.01
SCH SINKING FUND	0.75000	104.41
SCHOOL OPER	9.00000	1252.99

Total Tax: \$3,540.38

Administration Fee: \$35.40

**Total Amount Due: \$3,575.78**

Buy Rent Sell Home Loans Agent finder



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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 | #21-13

**To:** County Planning Commissioners

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

**Date:** September 8, 2021

**Proposal:** **Text Amendments to the Deerfield Township Interim Zoning Ordinance regarding fire-arms dealers as a home occupation**

### Analysis and Advisement

**Background** – Section 10.02(9) currently allows customary home occupations (e.g. hairdressing, millinery, dressmaking, bookkeeping and accounting services, real estate and insurance sales, professional offices, etc.) as a permitted use in the Township's Agricultural (AA) district. Those occupations must be incidental to the primary residential use of the property and are subject to other conditions. The proposed amendment of Subsection (d) would expand the use to allow for the sale and transfer of guns by a licensed dealer as a type of home occupation in the AA district.

**LCPC Staff Analysis** – The proposed amendment limits the number of on-site patrons to not more than 15 per day. It also requires a Type 01 Federal Firearms License (FFL) and prohibits the sale of fully automatic weapons, suppressors, silencers, etc. A copy of the FFL must be submitted to the Township Clerk.

**LCPC Staff Advisement** – Based upon the above analysis, staff advises the County Planning Commission to recommend **APPROVAL** of the proposed text amendments to the Deerfield Township Board.

**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**

## 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 Deerfield 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 10.02(9)  
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) See attached

- C. **PUBLIC HEARING** on the above amendment was held on: month N/A day \_\_\_\_\_ year (Interim Zoning Ord)
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_  
(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 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 8 / 23 / 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.

**DEERFIELD TOWNSHIP  
LENAWEE COUNTY, MICHIGAN**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AMEND INTERIM ZONING ORDINANCE REGARDING  
FIREARMS DEALERS**

**THE TOWNSHIP OF DEERFIELD ORDAINS:**

Section 1. \_\_\_\_\_ Amendment of Section 10.02(9).

The Deerfield Township Interim Zoning Ordinance is hereby amended by adding regulations for firearms dealers as a home occupation in the AA district. Section 10.02(9) shall read, in its entirety, as follows:

9. Home Occupations: Customary home occupations such as hairdressing, millinery, dressmaking, bookkeeping and accounting services, real estate and insurance sales, professional offices for not more than one (1) physician, surgeon, dentist, attorney, architect, engineer, or similar professional practitioner provided that such home occupation shall satisfy the following conditions:
  - a. The non-residential use shall be only incidental to the primary residential use of the property.
  - b. No home occupation shall be permitted which is injurious to the general character of the agricultural district and which creates a hazardous or unhealthy condition.
  - c. For the purpose of this provision, principal and accessory farm operations shall not be considered home occupations.
  - d. **Retail gun sales and transfers shall be permitted as a Home Occupation in the AA district provided that such sales/transfers do not include weapons and/or accessories regulated under the National Firearm Act, 26 USC Chapter 53 (fully automatic weapons, suppressors, silencers, etc), do not involve more than fifteen (15) on-site patrons per day, and the homeowner has received and is maintaining a Type 01 Federal Firearms License (FFL) pursuant to the Gun Control Act of 1968. Prior to commencing retail sales and transfers as a Home Occupation, the homeowner shall furnish a copy of their FFL to the Deerfield Township Clerk and shall immediately inform the Township Clerk of any change in license status.**

Section 2. Severability. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the ordinance shall not be affected thereby.

Section 3. Effective Date. The Township Clerk shall cause a notice of adoption of this Ordinance to be published. This Ordinance shall become effective immediately upon publication.

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

#### CERTIFICATION

This true and complete copy of Ordinance No. \_\_\_\_ was declared adopted at a Meeting of the Deerfield Township Board held on \_\_\_\_\_, 2021, public notice of said meeting was given pursuant to MCL 125.3401(2) of the Zoning Enabling Act, Public Act 110 of 2006, as the same may be amended.

\_\_\_\_\_  
Township Supervisor

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

86308:00001:5679740-1





# 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 | #21-14

**To:** County Planning Commissioners

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

**Date:** September 8, 2021

**Proposal:** **Text Amendments to the Cambridge Township Zoning Ordinance regarding Barn Event Venues**

### Analysis and Advisement

**Background** – Cambridge Township proposes to allow barn event venues (i.e., wedding barns). A definition for the new use is provided and the new use would be allowed as a conditional use in the Township's Agricultural (AG-1) District. Regulations pertaining to the operation of barn event venues are also proposed.

The regulations allow for events in an existing building on a minimum 10-acre parcel. The business owners must live on the property (with some exceptions). Food and beverage services must be catered (no commercial kitchens). Events can only occur April through October (with some exceptions) on Fridays, Saturdays, and Sundays, with limited hours. Attendance is limited to not more than 200 attendees.

The number of required parking spaces is established by the existing parking regulations. Event parking can take place on grass as long as it is dust and mud free (with some exceptions). Regulations are codified for lighting, temporary structures, signage, toilets and lavatory facilities, and trash and refuse.

A responsible party must be named as a contact for the Township in case there are complaints. Auxiliary structures are limited to a total of 1,200 square feet. Compliance with building codes, health codes, etc. is required. Insurance is also required, indemnifying the Township.

**LCPC Staff Analysis** – The proposed amendments appear to be very comprehensive. LCPC staff had the opportunity to discuss his concerns with the Township Attorney, resulting in various corrections.

**LCPC Staff Advisement** – Based upon the above analysis, staff advises the County Planning Commission to recommend **APPROVAL** of the proposed text amendments to the Cambridge Township Board.

#### 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**

## 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.)

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 I, III, IV SECTION 35-5, 36-99(2)w, 36-420

The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.)

see attached

- C. **PUBLIC HEARING** on the above amendment was held on: month July day 28 year 2021
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month July day 13 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.

[Signature] ☒ 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 of Cambridge  
County of Lenawee, State of Michigan  
Ordinance No. \_\_\_\_

An Ordinance to amend the Cambridge Township Zoning Ordinance and the Code of Ordinances, Chapter 36 to add the definition of a Barn Event Venue, to provide for Barn Event Venue as a conditional use in an Agricultural (AG-1) District and to specify the minimum standards by which an application for such Conditional use will be evaluated by the Cambridge Township Planning Commission and the Township Board

## **SECTION 1. DEFINITIONS**

Chapter 36, Article I Sec 35-5, Sec. 36-5. - Definitions.

Barn Event Venue means the use of an existing building originally constructed for agricultural uses, and made available on a lease or rental basis as a venue for events which are open on an invitation only basis, such as weddings, receptions, birthday or anniversary parties, graduation open houses, or bridal or baby showers. And which shall be a conditional use in the AG-1 Districts subject to the standards set forth in Chapter 36, Article IV, Division 5 and Division 7

## **SECTION 2. CONDITIONAL USE IN AGRICULTURAL DISTRICT**

Chapter 36, Article III, Division 2, Section 36-99. – Agricultural District (AG).

(2) Conditional Uses.

w. Barn Event Venue subject to the provisions of Ch. 36, Art. IV, Div. 5, Sub II, Sec. 36-420.

## **SECTION 3. SUPPLEMENTAL REGULATIONS**

Chapter 36, Article IV, Division 5, Sec. 36-420. Barn Event Venues

Purpose. The purpose of this section is to allow for productive and desirable use of buildings which were originally constructed for agricultural purposes, but are no longer being used for those purposes. The preservation of such buildings has a public benefit to the Township in maintaining rural character and the agricultural tradition of the Township. In addition, while location on an operating farm is not required, adaptation of farm buildings can enhance and financially support existing farm operations for the benefit of the rural character and promotion of agriculture within the Township.

(A) Application. In addition to a site plan as required in Article IV-Supplemental Regulations, Div.7-Site Plan Review and Approval, and other application materials required by this ordinance, an application for a barn event venue shall include the following:

(1) A narrative describing the plan for the operation of the business, including types of

events, catering, alcohol service, proposed days and hours of operation, supervision by responsible parties, and other information necessary or useful to demonstrate compliance with the intent and purposes of this conditional use and the requirements imposed herein.

- (2) A written report by a qualified engineer, architect or builder stating at least a preliminary conclusion that the building proposed is in compliance with all applicable building, electrical, mechanical and structural requirements applicable to a place of public assembly.
- (3) Written confirmation from the Lenawee County Road Commission that a commercial driveway permit can be issued to provide access to the venue and parking area.
- (4) Requirements. In addition to the general requirements for conditional use approval, the following specific requirements apply to a barn event venue:
  - (a) Existing Building. The building proposed as the barn event venue shall have originally been constructed for farming or agricultural purposes. This does not prevent remodeling or reinforcement of an existing building, or the construction of accessory buildings in support of the main venue, as permitted herein.
  - (b) Minimum Parcel Size. The barn event venue shall be located on a parcel of no less than 10 acres. The Planning Commission may modify the minimum acreage requirement for a particular use upon a finding that the use is compatible with adjacent or nearby properties and may be conducted in compliance with the other standards in the ordinance on less than 10 acres. The size and capacity of the buildings, parking area, and sanitation facilities shall be capable of safely handling the events on the property.
  - (c) Operation by Occupants. The person who operates the barn event venue shall have a primary residence on the property. This is not intended to prevent the use of caterers or others to perform functions under the supervision of the operator of the business. The Planning Commission may modify this requirement in cases where it determines that the applicant/operator lives in the vicinity and the applicant establishes that the property will be closely monitored during all events, in a manner substantially the equivalent as oversight by a person living on the property. To assure continued compliance with this provision, notification of all transfers of property associated with a barn event venue conditional use shall be given to the Township zoning administrator 30 days prior to any such land transfer.
  - (d) Food and Beverage Service. Food and beverage service shall be provided by caterers, and not at a full-scale kitchen on the premises. Alcohol service is permitted by licensed caterers in compliance with the Michigan Liquor Control Code. This is not intended to prevent installation of warming, storage, cooling or other equipment to assist the caterers in their operation.
  - (e) Seasons and Timing of Events. Events shall conform to the following



schedule:

- (i) Events shall be held only during the months of April through October.
  - (ii) Events shall be held only on Fridays, Saturdays and Sundays.
  - (iii) All events on Fridays and Saturdays shall be completed by 11:00 p.m., and guests shall vacate the premises by that time. Any cleanup activity shall be completed no later than 48 hours after an event. Alcohol service shall be concluded not later than 10:00 p.m. Any events held on Sundays shall conclude by 5:00 p.m. The Planning Commission may impose more restrictive days and hours of operation if appropriate to protect neighboring properties or land use.
  - (iv) With prior approval of the zoning administrator (who may defer to the Planning Commission), and subject any additional reasonable restrictions as may be imposed, up to three additional events per year may be permitted at an approved barn event venue outside the period identified in (A)(4)(e)(i) above.
- (5) Attendees. The maximum number of attendees shall be not more than 200, or such lesser number specified by the Planning Commission, subject to the further limitation of the maximum capacity of the buildings as permitted by the Michigan Building Code, the Cambridge Township Fire Department, and available parking. The Planning Commission may also impose supplemental restrictions, such as a limit prohibiting more than one event with an attendance greater than a specified number of persons in any weekend, or limiting the number of events in a weekend.
- (6) Amplified Music. Any speakers for amplified music or announcements shall be permitted only inside a fully enclosed building or structure. Amplified music may not be played later than 10:00 p.m. and shall comply with Township noise requirements (Chapter 36, Article IV, Division 9, Sec. 36-548 (1).
- (7) Parking. Off-street parking shall be provided as shown on the site plan submitted with the conditional use application. The minimum number of spaces shall be as provided in Chapter 36, Article IV, Division 3 for places of assembly without fixed seats. The Planning Commission may impose a maximum number of permitted vehicles, and shall require appropriate screening, fencing or other landscaping, and shall prohibit the parking of vehicles within a specified distance from the right-of-way line of adjacent streets and provide other regulations to assure that vehicles are arranged in a safe manner, consistent with neighboring lands and uses. Any temporary banners, sawhorses, cones or other devices used to mark parking areas and direct traffic will be installed no more than 48 hours before an event and removed no later than 48 hours after an event. No parking whatsoever shall occur on public roads, even if permitted by Road Commission regulations, and violation of this requirement shall constitute grounds for revocation of the conditional use

permit.

- (8) **Parking Surface.** Barn event venue parking areas may have a grass surface if maintained in a dust and mud free condition. For more permanent parking, Chapter 36, Article IV, Division 3 shall control, except that the Planning Commission may grant a parking modification with respect to the amount of parking area required to be paved, and allow (or require) parking on gravel, crushed concrete, grass, and similar areas, upon finding that paved parking would result in unnecessary amounts of paved parking area for the particular needs of the proposed use and that adequate parking for the business on non-paved areas as clearly designated on the site plan, is safe, and is compatible with adjacent or nearby properties. Dust and mud conditions shall, in all events, be controlled and avoided.
- (9) **Lighting.** Small lantern lights not over eight feet above ground may be used to supplement existing lights. Additional exterior lighting shall only be in compliance with the zoning ordinance and shall require the approval of the Township zoning administrator. No lighting shall shine onto adjacent properties. Supplemental exterior lighting shall only be used during scheduled events.
- (10) **Temporary Structures.** Any tent or other temporary structure which is constructed in addition to the existing buildings and structures, so as to accommodate an event, shall be installed no more than 48 hours before an event and shall be dismantled and removed no more than 48 hours after an event.
- (11) **Signage.** One permanent sign shall be permitted in the same manner as allowed for permitted non-residential uses in the district. Temporary signage providing additional identification of the location and parking areas may be used on the day of the scheduled event.
- (12) **Toilets and Lavatory facilities.** Toilets and lavatory facilities shall be provided in accordance with the Michigan Building Code and applicable health department regulations, including handicap accessibility when required, but in no event shall less than two separate toilets and lavatory facilities be provided. The applicant may use portable facilities which, if used, shall be located as shown on the site plan.
- (13) **Trash and Refuse.** All trash and refuse resulting from events will be removed by the event sponsor or caterer no later than 48 hours after an event. A dumpster or similar commercial trash receptacle may be located on the property as long as it is concealed from view from the road.
- (14) **Responsible Party.** The property owner shall maintain responsibility for operations at the site. The applicant shall designate to the Township a responsible party, with cellular and other phone contact, who is one of the owners or residents of the property, as a contact in case there are problems during the course of an event. The contact person shall at all times be available on the property during an event or shall designate to the Township the person who shall be at the site, available by phone and responsible (in addition to the named property owner) during an event. As a

condition of conditional land use approval, the property owner shall be responsible for compliance with the conditions of this conditional land use approval, regardless of whether violations are actually committed by employees, contractors, guests or others.

- (15) **Setback Requirements.** All buildings and structures on the site shall conform to the minimum setback requirements of the district in which it is located, unless the Planning Commission imposes a greater setback requirement.
- (16) **Traffic Control and Security.** If necessary to ensure that traffic entering or exiting the property moves promptly and safely into and out of the parking area, personnel shall be supplied by the property owner to direct traffic. Also, security personnel shall be provided by the property owner to the extent necessary to ensure good order and safety are maintained during all events.
- (17) **Auxiliary Structures.** It is the intention of this section that significant additional buildings generally not be constructed to support the barn event venue. Auxiliary structures connected with the barn event venue, such as gazebos, pavilions and restroom facilities, may be constructed as shown on the site plan. Auxiliary structures constructed to support the barn event venue shall not exceed a total area of 1,200 square feet.
- (18) **Noise.** A barn event venue business, and all uses, events, programs or activities connected with the business, shall not create, assist in creating, continue or permit the continuation of any excessive or unnecessarily loud disturbances.
- (19) **Compliance with Laws and Regulations; Permits and Insurance.** All required federal, state, county and local permits for each use, event, program or activity, shall be secured and maintained by the applicant, including but not limited to the following:
  - (a) Buildings, including but not limited to barns, shall not be used in the business until documentation is provided to the Township from a certified architect or engineer that the building so used is structurally sound and safe for the proposed activity. In addition, all buildings used in the business shall be inspected by and shall pass inspection by the Township building and electrical inspectors for all proposed uses of the building for the business.
  - (b) Food provided for the business shall be prepared offsite by a licensed caterer in accordance with Lenawee County Health Department. Alcoholic beverages shall not be provided unless the provider secures and maintains an appropriate license from the Michigan Liquor Control Commission.
  - (d) Lenawee County Road Commission driveway permits are necessary for ingress and egress from the site.
  - (e) All buildings and structures shall be kept in compliance with applicable building and construction codes.



- 20) Insurance Coverage. A valid certificate of public liability and property damage insurance covering all barn venue activities shall be provided with minimum liability limits of \$1,000,000.00 per occurrence and \$3,000,000.00 aggregate. Such policy shall name as additional insured Cambridge Township (the “Indemnified Parties”).
- (21) Additional Requirements. The Township zoning administrator shall be expressly authorized to impose additional conditions and limitations upon the operation of the business concerning traffic, traffic patterns, parking arrangements, noises and disturbances and other operational aspects based on experience with the operation.
- (22) Violations. Violation of the conditions of an approving resolution for a conditional land use under this subpart shall constitute a violation of the Township Zoning Ordinance. Repeated or serious violations of the conditions of the approving resolution are grounds for revocation of the conditional land use, following notice and public hearing by the Planning Commission. The requirements of this section shall be incorporated into the approving resolution for the conditional land use and compliance herewith shall be a continued requirement for operation of the conditional land use.

#### **SECTION 4: SEVERABILITY**

The provisions of this Ordinance are hereby declared to be severable and if any part is declared invalid for any reason by a court of competent jurisdiction it shall not affect the remainder of the Ordinance which shall continue in full force and effect.

#### **SECTION 5: REPEAL**

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

#### **SECTION 6: EFFECTIVE DATE**

This Ordinance shall take effect immediately upon publication as required by law following adoption by the Cambridge Township Board.

This ordinance was offered for adoption by the Township Board Member \_\_\_\_\_ and was seconded by Township Board Member \_\_\_\_\_, the vote being as follows:

YEAS:        ( )

NAYS:        ( )

ABSENT:     ( )

**ORDINANCE DECLARED ADOPTED ON \_\_\_\_\_.**

\_\_\_\_\_  
William Gentner  
Township Supervisor for  
Cambridge Township

**CERTIFICATION OF ADOPTION AND PUBLICATION**

I, Annette Roesch, the duly elected Township Clerk, certify that the foregoing ordinance was properly enacted by the township board of the Cambridge Township, Lenawee County, Michigan on \_\_\_\_\_, 2021, and that it was published in the \_\_\_\_\_ on \_\_\_\_\_, 2021.

\_\_\_\_\_  
Annette Roesch  
Township Clerk for  
Cambridge Township

## Cambridge Township Planning Commission

Regular Meeting Minutes – Wednesday, 28 July 2021

### Regular Meeting:

1). Meeting called to order at 7:00 pm by Chairman Kissel, with the Pledge of Allegiance to the flag.

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

- Plus nine (9) attendees (on-site) zero (0) participants on Zoom.

Chairman Kissel reminded everyone in attendance that the meeting would be held as a Hybrid Zoom meeting and as such, those joining via Zoom will be viewing only, no comments.

3). Report of the Secretary: - **MSC (Kurowski, Streams)** to approve the PC Regular Meeting minutes of 30 June 2021. ***Passed unanimous.***

4). PUBLIC HEARING: Barn Event Venue Ordinance. - Chairman Kissel provided directions and next steps in the process for the ordinance. No public comments made by anyone. Chairman Kissel then closed the public hearing portion of the meeting for comments / questions by the commission members. Based on prior work to the ordinance, no comments were made by the commission members, so Chairman Kissel then closed the commission comment portion and re-opened the regular meeting.

5). Old Business: Planning Commission Review of the Cambridge Township Master Plan.

A. Additional discussion on section 36-217 (specifically 36-221) regarding reducing the rear and side yard setback requirements for Accessory Structures. Chairman Kissel appointed R. Streams to form a sub-committee to determine if there are any conflicts with other ordinances, and report back to the commission for review at the next meeting.

B. Additional discussion on chapters five (5) & six (6) of the Cambridge Township Master Plan. Chairman Kissel advised the commission to continue the review of chapter 5 & 6 but postponed the discussion until a future meeting where Grant Bauman from Region 2 will be in attendance and can discuss his comments/questions from an email sent 20 July 2021 to the Township.

6). New Business: Commission vote on the Barn Event Venue Ordinance.

- **MSC (Kurowski, Matejewski)** to move the ordinance along to the next step in the process to Region 2. A roll call vote was taken, ***passed unanimous.***

7). Public Comments: Reminder of a two (2) minute limit per person. One person asked for clarification on the possible Township Master Plan changes. Chairman Kissel stated there were discussion points only at this time and Annette provided a copy of the questions from Region 2 that will be discussed in a future meeting.

8). Adjourn Meeting: **MSC (Kurowski, Gentner)**, to adjourn meeting. ***passed unanimous*** – 7:12 pm.

Submitted by D. Horner, Secretary



**AFFIDAVIT OF PUBLICATION**

In the Matter of:

Matthew B. Schepeler, being first duly sworn, says that he is the publisher of The Exponent, a newspaper published in the English language for the dissemination of local or transmitted news and intelligence of a general character and legal news, which is a duly qualified newspaper, and that annexed hereto is a copy of a certain order taken from said newspaper, in which the order was published.

July 13 A.D. 2021 \_\_\_\_\_ A.D. 20\_\_\_\_  
\_\_\_\_\_ A.D. 20\_\_\_\_ \_\_\_\_\_ A.D. 20\_\_\_\_  
\_\_\_\_\_ A.D. 20\_\_\_\_ \_\_\_\_\_ A.D. 20\_\_\_\_  
\_\_\_\_\_ A.D. 20\_\_\_\_ \_\_\_\_\_ A.D. 20\_\_\_\_  
\_\_\_\_\_ A.D. 20\_\_\_\_ \_\_\_\_\_ A.D. 20\_\_\_\_  
\_\_\_\_\_ A.D. 20\_\_\_\_ \_\_\_\_\_ A.D. 20\_\_\_\_  
\_\_\_\_\_ A.D. 20\_\_\_\_ \_\_\_\_\_ A.D. 20\_\_\_\_  
\_\_\_\_\_ A.D. 20\_\_\_\_ \_\_\_\_\_ A.D. 20\_\_\_\_

(Signed) \_\_\_\_\_

Subscribed and Sworn to before me this 13th day  
of July A.D. 2021.

Phyllis E. Pittman  
Notary Public, Jackson County, Michigan

My Commission expires \_\_\_\_\_ A.D. 20\_\_\_\_

**PHYLLIS E. PITTMAN**  
NOTARY PUBLIC, Jackson County, MI  
My Commission Expires Mar. 9, 2022

**PRINTING BILL**

\_\_\_\_ Folios, \_\_\_\_ Times \$ 60.00  
Affidavit \$ 2.00  
Total Cost \$ 62.00

Received payment: \_\_\_\_\_

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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 #21-17

**Applicant(s):** Maurice J. Denecker Living Trust and  
Jean A. Denecker Living Trust  
12792 East US-223  
Riga, MI 49276

**Date:** September 8, 2021

**Local Government:** Blissfield Township

**Purpose:** Enrollment application

**Location:** The subject property (ID #BL0-234-3775-00) is located on the north side of Stadler Road, between Riga and Tagsold Highways, in Section 34 of the Township (T7S, R5E) (see Figure 1).

**Description:** The subject property has an area of approximately 14.44 acres. The average gross annual income is approximately \$600, well above the minimum \$200/acre required by MDARD (the Michigan Department of Agriculture and Rural Development) for parcels under 40 acres. The property contains no buildings.

**Term:** 29 years.

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

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

- *Question #15.* Indicate that the applicant is a trust.
- *Appraisal Record.* A copy of the most recent appraisal record for the property should be attached to the application.

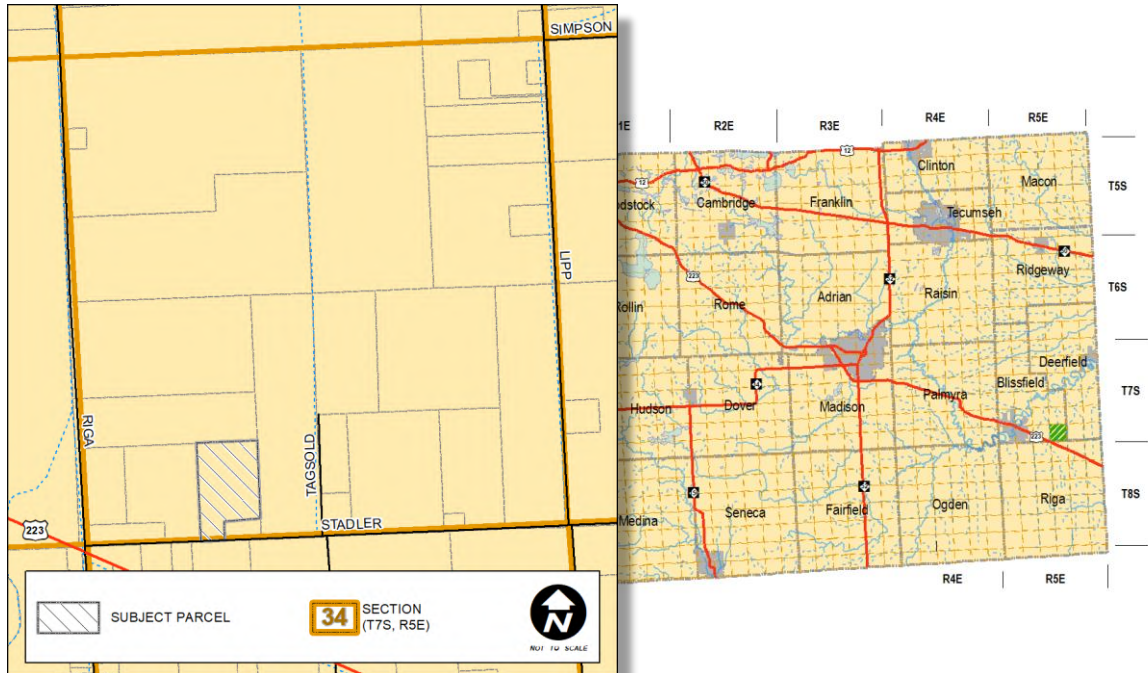
**Staff Advisement:** Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the PA 116 application to the Blissfield Township Board, provided the applicant considers the comments/suggestions listed in the staff report.

*It should be noted that this is a resubmittal of an application (FA#21-02) for 30 years already recommended for approval with comments by the Lenawee County Planning Commission on January 21, 2021.*

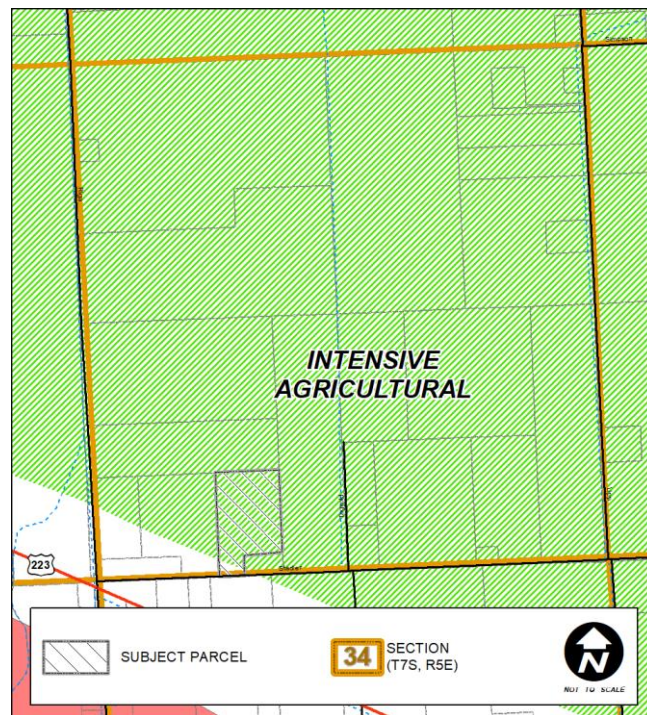
**Attachment(s):**

- Background information provided by the applicant/township.

**Figure 1  
Location**



**Figure 2  
County Future Land Use**





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



**RECEIVED**  
AUG 17 2021



**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.**

<b>OFFICIAL USE ONLY</b>	
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: Maurice J. Denecker Living Trust

Last		First	Initial
(If more than two see #15) <u>Jean A. Denecker</u>	<u>Living Trust</u>		
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: 12792 East US 223 Riga MI 49276

Street	City	State	Zip Code
--------	------	-------	----------

3. Telephone Number: (Area Code) (    ) (517) 673-4949

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (    ) (517) 486-2571

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

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

6. County: Lenawee    7. Township, City or Village: Township of Blissfield

8. Section No. 34    Town No. 7 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: \_\_\_\_\_

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: Maurice J. Denecker (Maurice J. Denecker Living Trust) Title: Trustee

Name: Jean A. Denecker (Jean A. Denecker Living Trust) Title: Trustee

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

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

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

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

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

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

cash crops

- b. Total number of acres on this farm 14.44  
 c. Total number of acres being applied for (if different than above): \_\_\_\_\_  
 d. Acreage in cultivation: 14 acres  
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: \_\_\_\_\_  
 f. All other acres (swamp, woods, etc.): \_\_\_\_\_  
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

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

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):

\$8,664.00 (Projected) : 14.44 = \$ 600 (Estimated) (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); 29 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.

Maurice Dencker (Trustee)  
(Signature of Applicant) \_\_\_\_\_ (Corporate Name, If Applicable)  
Janet Dencker (Trustee)  
(Co-owner, If Applicable) \_\_\_\_\_ (Signature of Corporate Officer)  
7/25/21  
(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.**

<p>Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):</p> <p><b>COPY SENT TO:</b></p> <p>____ County or Regional Planning Commission</p> <p>____ Conservation District</p> <p>____ Township (if county has zoning authority)</p>	<p><b>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</b></p> <p>____ Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p>____ Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p>____ Map of Farm</p> <p>____ Copy of most recent appraisal record</p> <p>____ Copy of letters from review agencies (if available)</p> <p>____ Any other applicable documents</p>
--	--

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

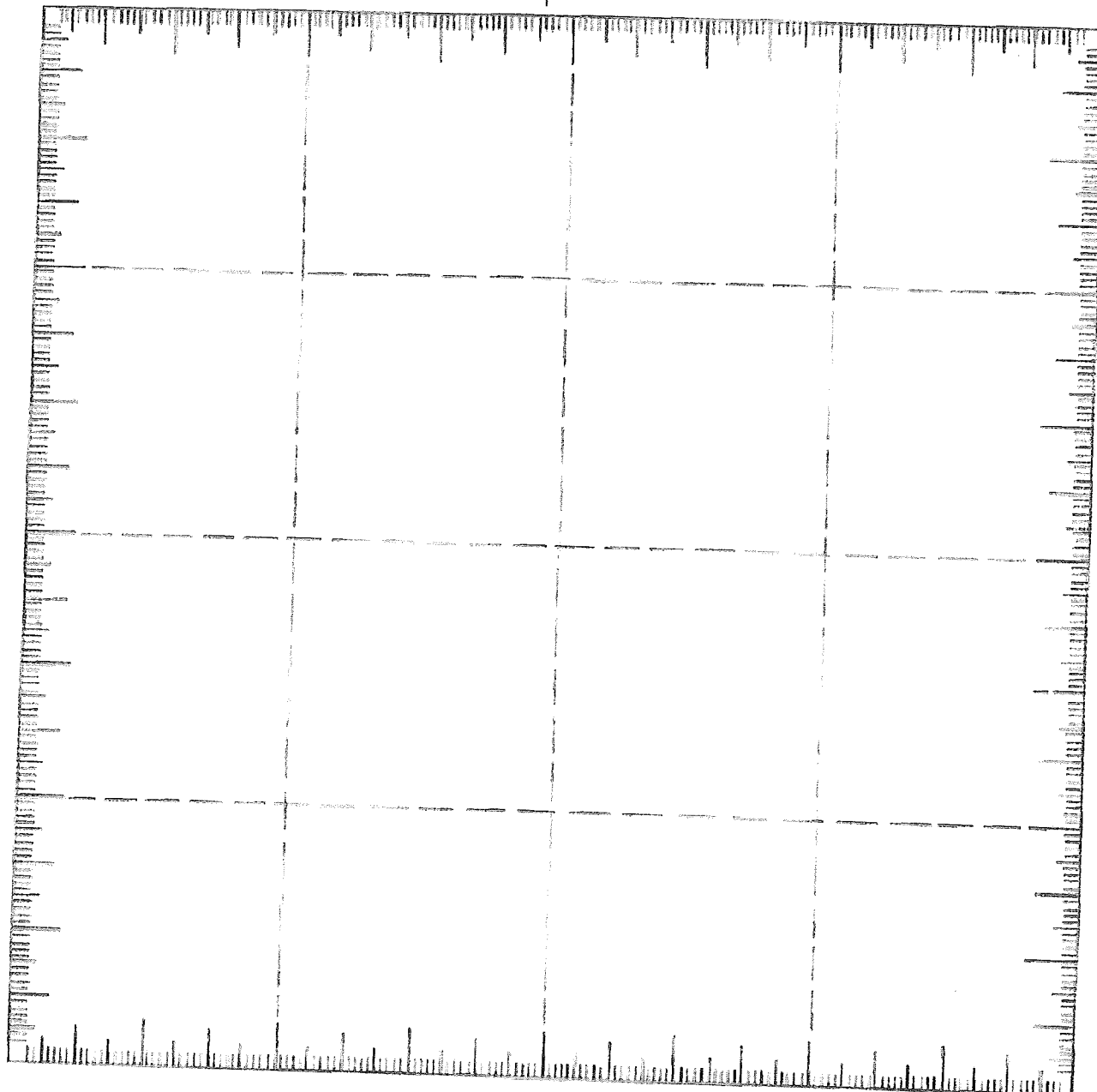
Map of Farm with Structures and Natural Features:

- 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)
- Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

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

County Lenawee  
 Township Blissfield  
 T 7 South R 5 East Section 34

↑ North



Pay this tax to:

BLISSFIELD TOWNSHIP TREASURER  
120 S. LANE STREET  
PO BOX 58  
BLISSFIELD, MI 49228

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.

This tax is due by: 09/14/2021

After 09/14/2021 additional interest and fees apply

2021 Summer Tax for Prop #: BL0-234-3775-00

Make Check Payable To: BLISSFIELD TOWNSHIP TREASURER

Property Addr: 12000 STADLER RD BLK

TOTAL AMOUNT DUE: 270.59

Amount Remitted: \_\_\_\_\_

To: DENECKER, MAURICE J & JEAN A TRUST  
12792 E US 223  
RIGA MI 49276



Please detach along perforation. Keep the bottom portion.

## BLISSFIELD TOWNSHIP

2021 Summer

Bill #: 00486

## MESSAGE TO TAXPAYER

OPEN MON, TUES, THURS, FRI 9AM - NOON  
CLOSED WEDNESDAYS  
OPEN SEPT 14TH 9 AM TO NOON AND 1 PM TO 5 PM  
MAIL SLOT IN FRONT DOOR  
ADD PENALTY AFTER 5 PM SEPT 14TH 2021  
POST MARKS NOT ACCEPTED  
\*\*\*CASH PAYMENTS MUST BE EXACT AMOUNT OF TAX BILL  
NO CHANGE WILL BE GIVEN\*\*\*

## PAYMENT INFORMATION

This tax is due by: 09/14/2021

Pay by mail to: BLISSFIELD TOWNSHIP TREASURER  
120 S. LANE STREET  
PO BOX 58  
BLISSFIELD, MI 49228

## PROPERTY INFORMATION

Property Assessed To:  
DENECKER, MAURICE J & JEAN A TRUST  
12792 E US 223  
RIGA, MI 49276

BLISSFIELD COMMUNIT  
School: 46040

Prop #: BL0-234-3775-00  
Prop Addr: 12000 STADLER RD BLK

## Legal Description:

LD DES AS BEG ON THE S LI OF SEC 34 T7S R5E 1063.02 FT S88°16'30"W FROM  
THE S1/4 COR OF SD SEC TH S88°16'30"W 263.03 FT CONT ALG SD S LI OF SD  
SEC TO THE W LI OF E1/2 OF THE SW1/4 OF SD SEC TH N01°45'03"W 1079.40  
FT ALG SD W LI OF THE E1/2 OF SW1/4 OF SD SEC TH N88°25'42"E 663.03 FT  
TO THE E LI OF THE W1/2 OF THE E1/2 OF THE SW1/4 OF SD SEC TH  
S01°45'03"E 853.63 FT TH S86°01'21"W 398.50 FT TH S01°15'30"E 208.34 FT  
TO THE POB (SURVEY 14.44 AC) SPLIT ON 05/10/2019 FROM BL0-234-3750-00

\*BALANCE OF DESCRIPTION ON FILE\*

## OPERATING FISCAL YEARS

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

County: JAN 1 - DEC 31  
Twn/Cty: JULY 1 - JUNE 30  
School: JULY 1 - JUNE 30  
State: OCT 1 - SEPT 30  
Does NOT affect when the tax is due or its amount

## TAX DETAIL

Taxable Value:	23,502	AGRICULTURAL-VACAN
State Equalized Value:	42,700	Class: 102
Homestead %:	100.0000	

Mort Code:

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

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	141.01
COUNTY OPER	5.40000	126.91

Total Tax	11.40000	267.92
Administration Fee		2.67
<b>TOTAL AMOUNT DUE</b>		<b>270.59</b>

<p align="center"><b>MESSAGE TO TAXPAYER</b></p> <p>OPEN MON, TUES, THURS, FRI 9AM - NOON          CLOSED WEDNESDAYS          OPEN SEPT 14TH 9 AM TO NOON AND 1 PM TO 5 PM          MAIL SLOT IN FRONT DOOR          ADD PENALTY AFTER 5 PM SEPT 14TH 2020          POST MARKS NOT ACCEPTED</p> <p>***CASH PAYMENTS MUST BE EXACT AMOUNT OF TAX BILL          NO CHANGE WILL BE GIVEN***</p>	<p align="center"><b>PAYMENT INFORMATION</b></p> <p>This tax is due by: 09/14/2020</p> <p>Pay by mail to: BLISSFIELD TOWNSHIP TREASURER          120 S. LANE STREET          PO BOX 58          BLISSFIELD, MI 49228</p>																		
<p align="center"><b>PROPERTY INFORMATION</b></p> <p>Property Assessed To:          DENECKER, MAURICE J &amp; JEAN A TRUST          12792 E US 223          NICH, MI 49276</p> <p align="right">46040 BLISSFIELD          School: 46040</p> <p>Prop #: BL0-234-3775-00          Prop Addr: 12000 STADLER RD BLK</p> <p><b>Legal Description:</b>          LD DES AS REG ON THE S 1/4 OF SEC 14 T7S R5E 1063.02 FT S88°16'30"W FROM          THE S1/4 COR OF SD SEC TH S88°16'30"W 263.03 FT CONT ALG SD S 1/4 OF SD          SEC TO THE N 1/4 OF THE E1/2 OF THE SW1/4 OF SD SEC TH N01°45'03"W 1019.40          FT ALG SD W 1/4 OF THE E1/2 OF THE SW1/4 OF SD SEC TH N88°25'42"E 663.03 FT          TO THE E 1/4 OF THE N1/2 OF THE E1/2 OF THE SW1/4 OF SD SEC TH          S01°45'03"E 833.63 FT TH S86°01'23"W 398.50 FT TH S01°15'30"E 208.34 FT          TO THE PGB (SURVEY 14.44 AC) SPLIT ON 05/10/2019 FROM BL0-234-3750-00</p>	<p align="center"><b>TAX DETAIL</b></p> <table style="width: 100%;"> <tr> <td>Taxable Value:</td> <td align="right">23,178</td> <td>101 AGRICULTURAL</td> </tr> <tr> <td>State Equalized Value:</td> <td align="right">42,000</td> <td>Class: 101</td> </tr> <tr> <td>Homestead %:</td> <td align="right">100.0000</td> <td></td> </tr> </table> <p align="right">Mort Code:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>Taxes are based upon Taxable Value.          1 mill equals \$1.00 per \$1000 of Taxable Value.          Amounts with no millage are either Special          Assessments or other charges added to this bill.</p> </div> <table style="width: 100%; margin-top: 5px;"> <thead> <tr> <th style="text-align: left;">DESCRIPTION</th> <th style="text-align: right;">MILLAGE</th> <th style="text-align: right;">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>STATE ED</td> <td align="right">6.00000</td> <td align="right">139.06</td> </tr> <tr> <td>COUNTY OPER</td> <td align="right">5.40000</td> <td align="right">125.16</td> </tr> </tbody> </table>	Taxable Value:	23,178	101 AGRICULTURAL	State Equalized Value:	42,000	Class: 101	Homestead %:	100.0000		DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	139.06	COUNTY OPER	5.40000	125.16
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Administration Fee		2.64																	
<b>TOTAL AMOUNT DUE</b>		<b>266.86</b>																	





LENAWEE COUNTY TREASURER  
 CERTIFICATE NO. 1100

STATE OF MICHIGAN - LENAWEE COUNTY  
 RECORDED 06/26/2019 02:38:45 PM D.W.A.  
 Carolyn S. Baler, REGISTER OF DEEDS \$30.00

JUN 26 2019



LENAWEE COUNTY  
 JUNE 26, 2019  
 RECEIPT # 884878

STATE OF MICHIGAN  
 REAL ESTATE  
 TRANSFER TAX Stamp # 33314

MARILYN J. WOODS

## WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS: That

MICHAEL DEEN ZANDER, whose address is 12348 Stadler Road, Blissfield, MI 49228,

Conveys and Warrants to

MAURICE J. DENECKER, Trustee, of the MAURICE J. DENECKER LIVING TRUST, dated August 13, 2007, as to an undivided One-Half (1/2) interest, and JEAN A. DENECKER, Trustee of the JEAN A. DENECKER LIVING TRUST, dated August 13, 2007, as to an undivided One-Half (1/2) interest, whose address is 12792 East US-223, Riga, MI 49276,

the following described premises situated in the Township of Blissfield, County of Lenawee, and State of Michigan, to-wit:

All that part of the West 1/4 of the East 1/4 of the Southwest 1/4 of Section 34, Town 7 South, Range 5 East, Blissfield Township, Lenawee County, Michigan, described as beginning on the South line of Section 34 aforesaid, 1063.02 feet South 88 degrees 16' 30" West from the South 1/4 Corner of said Section 34; thence South 88 degrees 16' 30" West 263.03 feet continuing along said South line of Section 34 to the West line of the East 1/4 of the Southwest 1/4 of said Section 34; thence North 01 degrees 45' 03" West 1079.40 feet along said West line of the East 1/4 of the Southwest 1/4 of Section 34; thence North 88 degrees 25' 42" East 663.03 feet to the East line of the West 1/4 of the East 1/4 of the Southwest 1/4 of said Section 34; thence South 01 degree 45' 03" East 853.63 feet; thence South 86 degrees 01' 21" West 398.50 feet; thence South 01 degrees 15' 30" East 208.34 feet to the point beginning.

for the full consideration of EIGHTY THOUSAND (\$80,000.00) Dollars,

The Grantor grants to the Grantee the right to make all possible division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967.

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.

subject to easements and restrictions of record,

Dated this 25<sup>TH</sup> day of June, 2019,

Signed and Sealed:

Michael Deen Zander

2pgs - Douglas Hartung  
 (inter-office)



State of Michigan }  
                              } ss  
County of Lenawee }

he foregoing instrument was acknowledged before me this 25<sup>th</sup> day of June, 2019, by Michael  
een Zander.

My Commission expires  
February 12, 2023

Douglas Hartung  
Notary Public, Lenawee County, Michigan  
Acting in Lenawee County, Michigan

Instrument drafted by Douglas Hartung, Attorney at Law, 102 West Maumee, Adrian, MI 49221.

Former Tax Property No.: BL0-234-3750-00  
New Tax Property No.: BL0-234-3775-00

After recording, return to: Douglas Hartung, Attorney at Law, 102 West Maumee, Adrian, MI 49221.

LIBER 2581 PAGE 0952 2 of 2

# CERTIFICATE



**CERTIFICATE OF SURVEY**  
Part of the Southwest 1/4 of Section 34, Town 7 South, Range 5 East,  
Blissfield Township, Lenawee County, Michigan

**PARCEL "A"**

**DESCRIPTION**

All that part of the West 1/2 of East 1/2 of the Southwest 1/4 of Section 34, Town 7 South, Range 5 East, Blissfield Township, Lenawee County, Michigan, described as beginning on the South line of Section 34 aforesaid, 1063.02 feet South 88°16'30" West from the South 1/4 Corner of said Section 34; thence South 88°16'30" West 263.03 feet continuing along said South line of Section 34 to the West line of the East 1/2 of the Southwest 1/4 of said Section 34; thence North 01°45'03" West 1079.40 feet along said West line of the East 1/2 of the Southwest 1/4 of Section 34; thence North 88°25'42" East 663.03 feet to the East line of the West 1/2 of the East 1/2 of the Southwest 1/4 of said Section 34; thence South 01°45'03" East 853.63 feet; thence South 86°01'21" West 398.50 feet; thence South 01°15'30" East 208.34 feet to the point of beginning.

*Containing 14.44 acres.*

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

The bearings are referenced to a survey recorded in Liber 774 of deeds on Page 882 and 883 of Lenawee County Records.



**PARCEL "B"**

**DESCRIPTION**

All that part of the West 1/2 of East 1/2 of the Southwest 1/4 of Section 34, Town 7 South, Range 5 East, Blissfield Township, Lenawee County, Michigan, described as beginning on the South line of Section 34 aforesaid, 663.02 feet South 88°16'30" West from the South 1/4 Corner of said Section 34; thence South 88°16'30" West 400.00 feet continuing along said South line of Section 34; thence North 01°15'30" West 208.34 feet; thence North 86°01'21" East 398.50 feet to the East line of the West 1/2 of the East 1/2 of the Southwest 1/4 of said Section 34; thence South 01°45'03" East 224.00 feet along said East line of the West 1/2 of the East 1/2 of the Southwest 1/4 of Section 34 to the point of beginning.

*Containing 1.98 acres.*

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

The bearings are referenced to a survey recorded in Liber 774 of deeds on Page 882 and 883 of Lenawee County Records.

Drawn By	Checked By
sy	kp

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FOR. ZANDER / DENECKER

JOB No.: 181103

DATE: December 12, 2018



**Associated Engineers & Surveyors, Inc.**

237 N. Main Street, Adrian, Michigan 49221  
Civil Engineers - Land Surveyors

Phone: (517) 263-4515 Fax: (517) 263-4535

SHEET 2 OF 2

I hereby certify that I have surveyed the parcel of land described and delineated hereon; that the relative positional precision of each corner is within the accepted standards of professional surveying; that all the requirements of P.A. 132, 1970, as amended, have been complied with. This certificate of survey is for the exclusive use of the person (s) or entity named on this certificate and this certification does not extend to any unnamed third party.

