



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@mijackson.org

DATE: June 16, 2022

TIME: 6:00 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 April 21, 2022, Meeting [ACTION] 3
5. Request(s) for Review, Comment, and Recommendation
 - a. Consideration of Township Zoning Amendment(s)
 - (1) #22-06A and -06B — Rollin Township text amendments [ACTION] 5
 - (2) #22-07 — Rollin Township text amendments [ACTION] 27
 - (3) #22-08 — Madison Township text amendments [ACTION] 39
 - b. Consideration of PA 116 Farmland Agreement(s)
 - (1) #22-01 — Adrian Township [ACTION] 57
 - (2) #22-02 — Franklin Township [ACTION] 69
 - 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 at the new time of 6:00 pm.
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 July 21, 2022.

www.region2planning.com/lenawee-county-planning-commission

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MEETING MINUTES

Thursday, April 21, 2021

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

Members Present: Ms. Karol (KZ) Bolton, Lenawee County Commission; Ms. Rebecca Liedel, LCPC Chair; Mr. Bruce Nickel; and Mr. Dale Witt

Members Absent: Ms. Carrie Dillon, Education Representative; Mr. Keith Dersham, LCPC Secretary; and Mr. Ralph Tillotson, Lenawee County Commission

Others Present: Mr. Grant Bauman, LCPC Staff/Recording Secretary; and Stephen Bezold, R2PC Associate Planner

Item 1 **Call to order.** Chair Liedel called the meeting to order at 6:02 pm. Those in attendance joined in the Pledge of Allegiance.

Item 2 **Public comment.** None.

Item 3 **Approval of Agenda.** Staff submitted the 04/21/2022 meeting agenda for approval.

Comm. Nickel made a motion, seconded by Comm. Bolton, to approve the April 21, 2022, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 03/17/2022 meeting minutes for approval.

Comm. Bolton made a motion, seconded by Comm. Nickel, to approve the March 17, 2022, meeting minutes as presented. *The motion passed by majority vote with Comm. Witt abstaining.*

Item 5 **Request(s) for Review, Comment, and Recommendation**

a. **Consideration of Township Zoning Amendment(s).**

- (1) **#22-04 | Franklin Township.** Commissioners reviewed the proposed text amendments to the Franklin Township Zoning Ordinance regarding agriculture. Staff summarized his report advising Commissioners to recommend approval of the proposed amendments (see the staff report). There was some discussion regarding community supported agriculture and agricultural tourism. Comm. Nickel answered the questions of his fellow commissioners.

Comm. Bolton made a motion, seconded by Comm. Witt, to concur with the staff advisement to recommend approval of the proposed text amendments to the Franklin Township Board (see the staff report). *The motion passed by majority vote with Comm. Nickel abstaining.*

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- (2) **#22-05 | Franklin Township.** Commissioners reviewed the proposed text amendments to the Franklin Township Zoning Ordinance regarding setbacks. Staff summarized his report advising Commissioners to recommend approval of the proposed amendments (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 text amendments to the Franklin Township Board (see the staff report). *The motion passed by majority vote with Comm. Nickel abstaining.*

- b. **Consideration of PA 116 Farmland Agreement(s).** None.
c. **Consideration of Master Plan(s).** None.

Item 6 **Other Business.**

- a. **Old Business.** None.
b. **New Business.** – Annual Dinner.

It was decided to plan for the next Annual Dinner in June of 2023. Staff asked Commissioners to start thinking about a speaker for the event. The use of ARPA (American Rescue Plan Act) funds and broadband were suggested.

Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.** None.

Item 9 **Adjournment.** The meeting adjourned at 6:35 pm.

Respectfully submitted,



Grant E. Bauman, LCPC Recording Secretary



Lenawee County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201

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

Coordinated Zoning Report | #22-06A and -06B

To: County Planning Commissioners

From: Grant E. Bauman

Date: June 7, 2022

Proposal: **The rezoning of portions of a property in Section 12 of Rollin Township**

Request

The subject property—6775 Hallenbeck Highway—is a large 'Agriculturally (AG)' zoned parcel abutting Round Lake. The applicant wishes to split off two lakeside residential lots from the parent property and rezone them 'Lake Residential (LR)' (see Figure 1):

- **#22-06A.** Parcel #1 is located along the southern property line (see Figure 1 and the Certified Boundary Survey for Parcel #1). 6719 Hallenbeck Highway is located directly to the south. The applicant proposes to add the 1.048-acre lot to that property.
- **#22-06B.** Parcel #2 is located along the northern property line (see Figure 1 and the Certified Boundary Survey for Parcel #2). The 0.610-acre lot is proposed directly south of 6815 Hallenbeck Highway.

Location and Size of the Property

The subject property (ID #RL0-112-1745-10) is located along the border of Sections 11 and 12 (T6S-R1E) of Rollin Township, on the eastern shore of Round Lake (see Figure 1). The entire parcel has an area of approximately 98.847 acres. The portions of the property proposed for rezoning have a combined area of 1.658 acres.

Land Use and Zoning

- **Current Land Use** – The subject property is currently assessed for 'Residential' uses (see Figure 2), although the Township listed the existing use of the parcel as 'Agriculture' (see the Rezoning Worksheet Forms). Figure 5 reveals that the property is substantially forested.
- **Future Land Use** – Rollin Township's future land use map places the lakeshore portion of the subject property in a 'Medium Density Residential' area. Parcel #1 and Parcel #2 are both located within that band, which is adjacent to Round Lake (see Figure 3).
- **Current Zoning** – The subject property is zoned 'Agricultural (AG)' (see Figure 4). However, lakeshore properties to the north and south are zoned 'Lake Residential (LR)' or 'Single Family Residential (R-1 and R-2)'.

Public Facilities and Environmental Constraints

- **Public Road/Street Access** – Hallenbeck Highway, a county primary roadway maintained by the Lenawee County Road Commission, provides direct access to the subject property, including Parcel #1 and Parcel #2.

- **Public Water and Sewer** – Public sanitary sewer currently serves the lakeshore portion of the subject property. Public water service is not available (see the Rezoning Worksheet Forms).
- **Environmental Constraints** – Rollin Township indicated that the subject property has no environmental constraints (see the Rezoning Worksheet Forms).

Analysis and Recommendation

Township Planning Commission Recommendation – The Rollin Township Planning Commission recommends approval of the proposed rezoning of Parcel #1 (CZ #22-06A) and Parcel #2 (CZ #22-06B) (see the Zoning Amendment Forms).

Staff Analysis – Rollin Township has a Zoning Plan that includes the following criteria upon which a rezoning request must be considered:

1. **Is the proposed rezoning consistent with the policies and uses proposed for that area in the Master Plan?**
Yes. The Future Land Use element of the Master Plan places Parcel #1 and Parcel #2 in a 'Medium Density Residential' area located along Round Lake (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. Other residentially zoned properties are already located along the shore of Round Lake.
3. **Will public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?**
No. Rezoning Parcel #1 and Parcel #2 as 'Lake Residential (LR)' should not adversely impact public services and facilities.
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 shore of Round Lake is proposed for 'Medium Density Residential' uses.

Staff Advisement – Staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the proposed rezoning to 'Lake Residential (LR)' of Parcel #1 (CZ #22-06A) and Parcel #2 (CZ #22-06B) of the subject property known as ID #RLO-112-1745-10 to the Rollin Township Board.

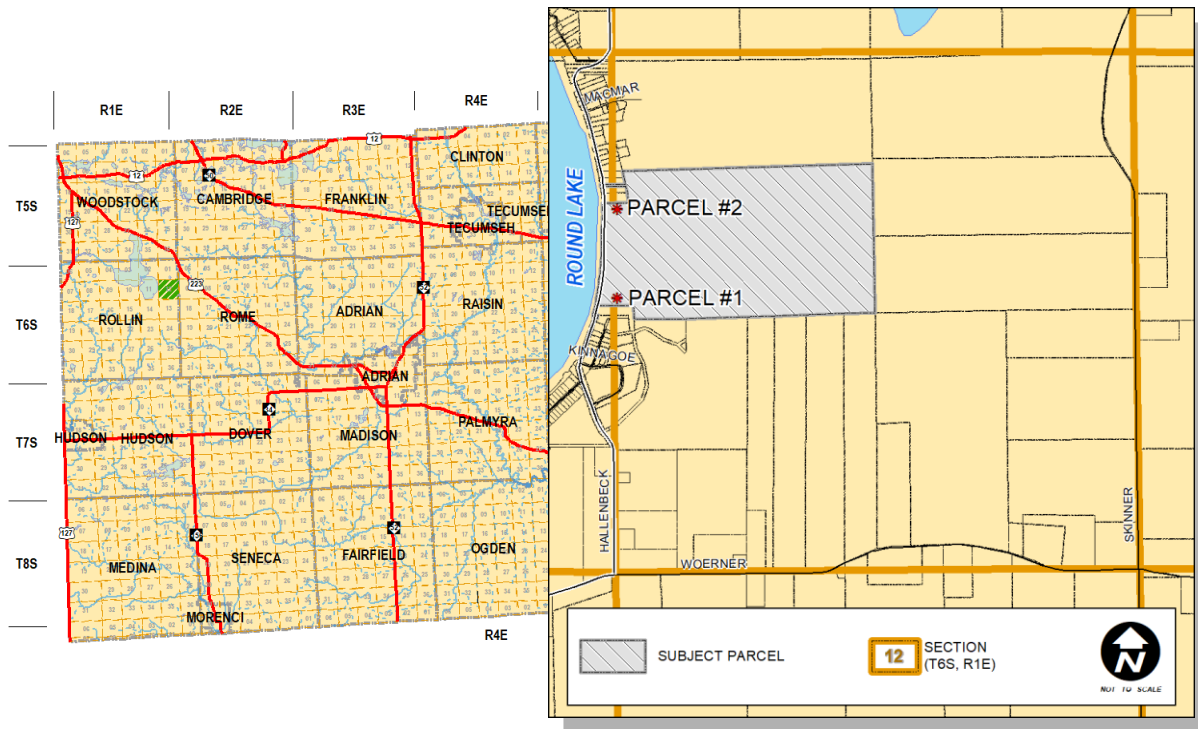
Attachment(s):

- Background information provided by Rollin Township.

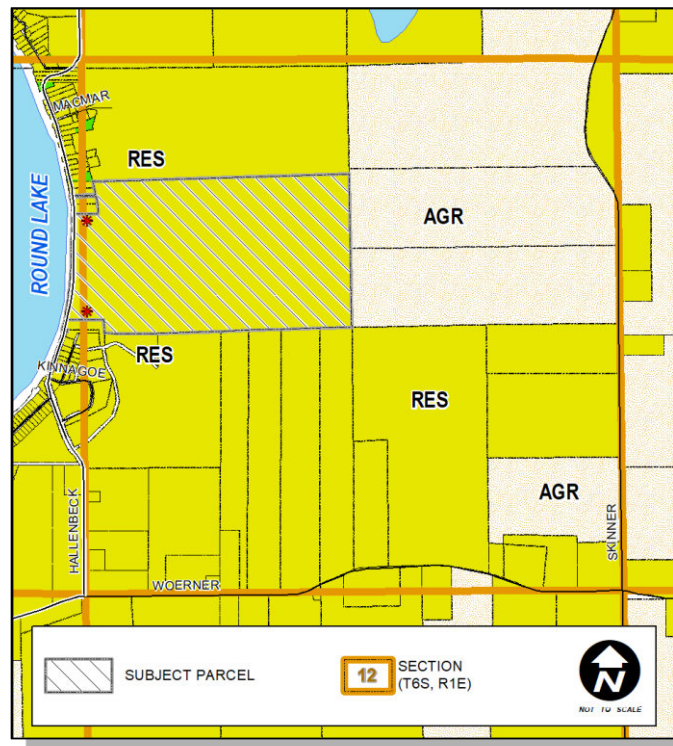
Recommended Actions:

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

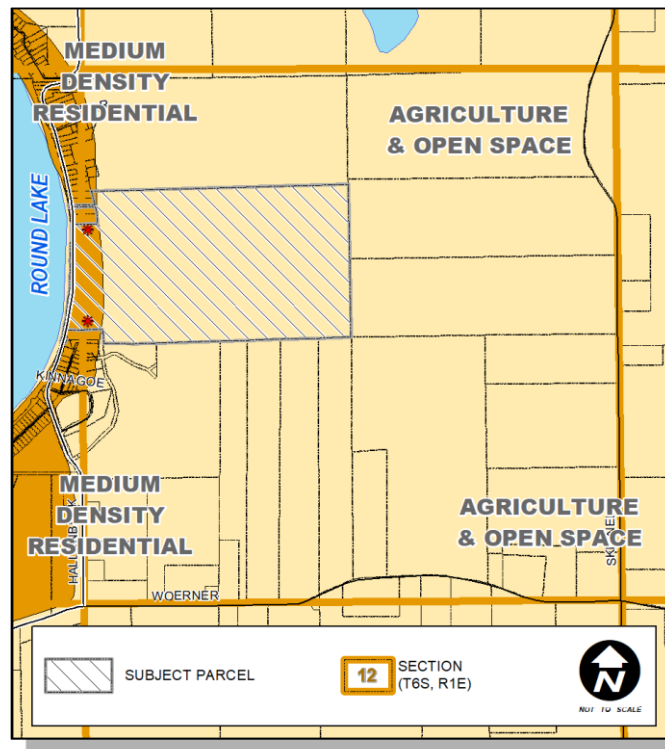
**Figure 1
Location**



**Figure 2
Property Assessment**



**Figure 3
Municipal Future Land Use**



**Figure 4
Municipal Zoning**

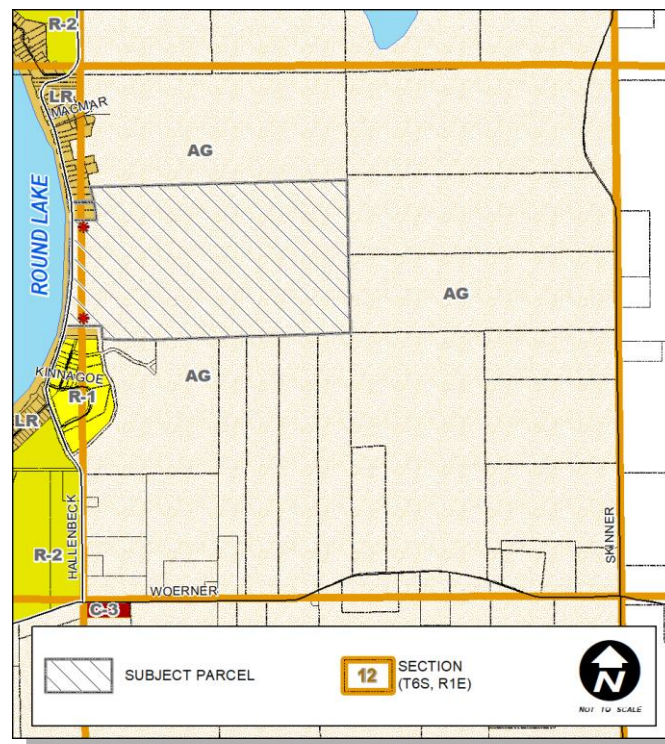
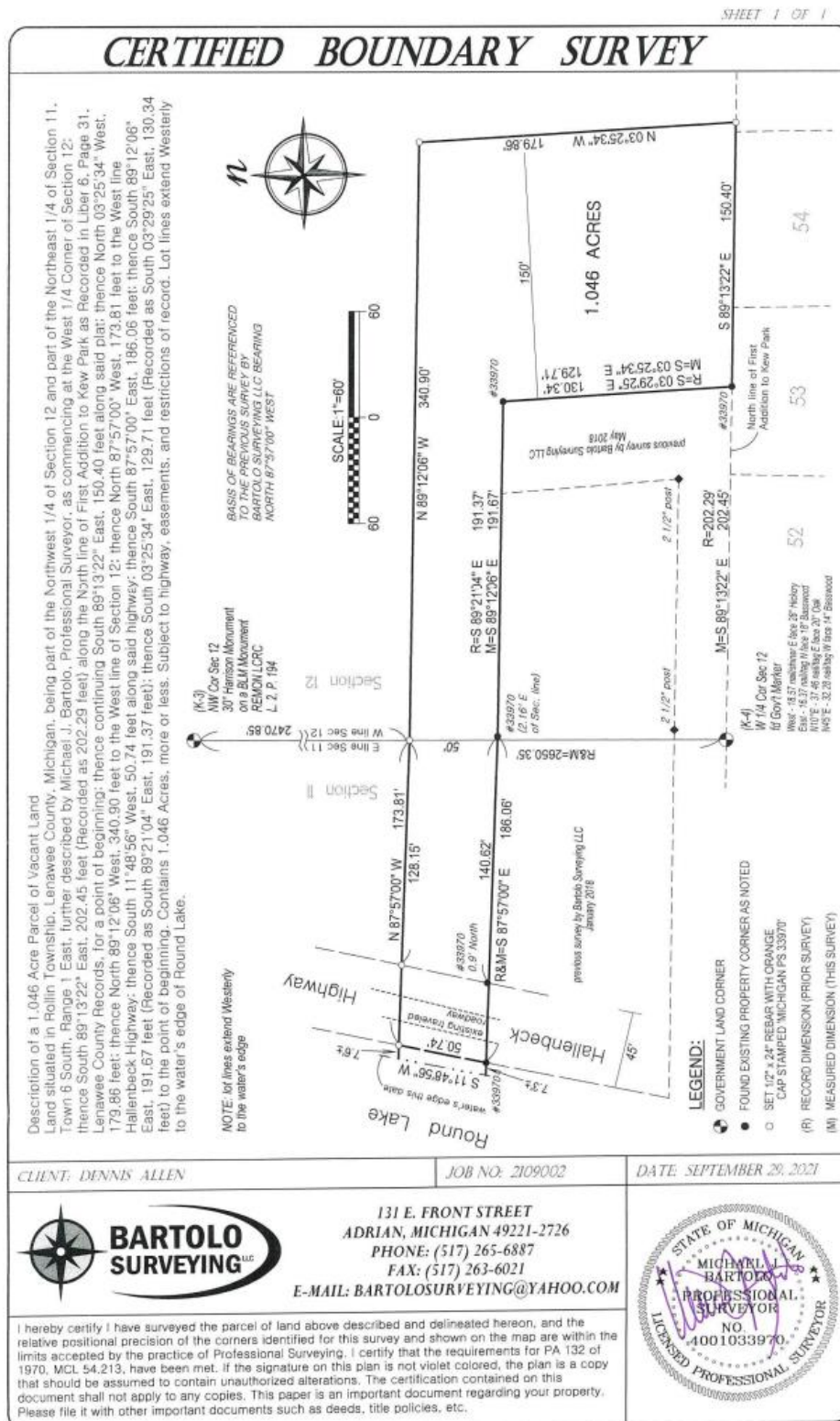


Figure 5
Aerial Photograph



Certified Boundary Survey Parcel #1



SHEET 1 OF 1



ZONING AMENDMENT FORM



LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

ATTACHED - PARCEL #1

1. The above described property has a proposed zoning change FROM Agricultural District (AG) ZONE TO Lake Residential District (LR) ZONE.
2. PURPOSE OF PROPOSED CHANGE: Single Family 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 05 year 2022
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month April day 19 year 2022
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. **THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: 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.

Debra K. Kugel ☒ 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

Page #12

REZONING WORKSHEET FORM



LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Rollin Township Case #: _____
Township official we may contact: Douglas Kapnick Phone #: (517) 260 - 6353
Applicant: DENNIS ALLEN Phone #: (517) 403 - 4754
Rezoning Request: From: Agriculture District (AG) To: Lake Residential (LR)
Property Location: Section(s): SEE ATTACHED Quarter Section(s): ☐ NW ☐ NE ☐ SW ☐ SE
Legal Description and/or Survey Map/Tax Map (please attach) ☒ Yes ☐ No (Please do not use only the Parcel ID Number)
Parcel Size (if more than one parcel, label "A" - "Z"): ATTACHED - PARCELS 1

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Agriculture

What is the proposed use of the site? Single Family Dwelling

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

North: Agriculture

South: Lake Residential

East: Agriculture

West: ROUND LAKE

What are the surrounding Zoning Districts?

North: Agriculture District (AG)

South: Lake Residential (LR)

East: Agriculture District (AG)

West: ROUND LAKE (N/A)

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

Is municipal water currently available? ☐ Yes ☒ No Will it be made available? ☐ Yes ☐ No If yes, when? _____

Is municipal sewer currently available? ☒ Yes ☐ No Will it be made available? ☐ Yes ☐ No If yes, when? _____

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

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.

Dennis Allen Rezoning Request - May 2022

Rezone two (2) parcels of his property on Hallenbeck Hwy from Agricultural District (AG) to Lake Residential District (LR)

Parcel #1: On the south side abutting 6775 Hallenbeck Hwy (Ben Leonard – House), west side abutting Round Lake. The parcel has 50.74 feet abutting Round Lake. The parcel continues east 570 feet and adds 150 feet to the east side of the land or the existing Ben Leonard's house.

Parcel #2: Abutting 6775 Hallenbeck Hwy, this parcel is south of 6775 Hallenbeck Hwy. The parcel has 100.05 feet abutting Round Lake. The parcel continues east 268.47 feet. The east boundary of the parcel is 100.35 feet. The parcel is .610 acres

322
①

Bartolo Surveying L.L.C

Professional Surveyors

131 E. Front Street Adrian, Michigan 49221-2726

Phone (517)265-6887 Fax (517)263-6021

Description of the Remainder of Property for Allen

Land situated in Rollin Township, Lenawee County, Michigan, being a part of the Northwest $\frac{1}{4}$ of Section 12 and the Northeast $\frac{1}{4}$ of Section 11, Town 6 South, Range 1 East, described as commencing at the Center of Section 12 and running thence Westerly along the East-West $\frac{1}{4}$ line of said Section 44 chains and 5 links to the shore of Round Lake; thence Northerly along the shore of Round Lake 23 chains and 11.3 links; thence Easterly and parallel with first course 43 chains and 20 links to the North and South $\frac{1}{4}$ line of said Section 12; thence Southerly along said North and South $\frac{1}{4}$ line to the place of beginning.

EXCEPTING THEREFROM:

Land situated in Rollin Township, Lenawee County, Michigan, being a part of the Northwest $\frac{1}{4}$ of Section 12, and all that part of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 11, Town 6 South, Range 1 East, further described by Walter E. Frazier and Associates, Inc. survey as:
Commencing at the Southwest corner of Lot 1, Plat of Lookout Beach, as Recorded in Liber 5 of Plats, Page 7, Lenawee County Records, thence South 12°20'00" East 10.25 feet for a further point of beginning, and running thence South 89°36'49" East 204.80 feet; thence South 12°14'00" East 71.01 feet; thence North 89°36'49" West 257.39 feet; thence North 7°45'47" West 70.0 feet along the shore of Round Lake; thence South 89°36'49" East 47.0 feet to the further point of beginning. Subject to an 18-foot easement for a public highway over the roadway as presently traveled. Lot extends Westerly to the water's edge of Round Lake.

ALSO EXCEPTING THEREFROM:

Land situated in Rollin Township, Lenawee County, Michigan, being a part of the Northwest $\frac{1}{4}$ of Section 12, and part of the Northeast $\frac{1}{4}$ of Section 11, Town 6 South, Range 1 East, further described by Michael J. Bartolo, Professional Surveyor, as commencing at the West $\frac{1}{4}$ Corner of Section 12; thence North 00°17'25" East, 1092.38 feet along the West line of Section 12 for a point of beginning; thence South 89°36'49" East, 175.79 feet; thence North 04°24'09" West, 100.35 feet; thence North 89°36'49" West, 263.09 feet (Recorded as 263.70 feet) to an intermediate traverse line; thence South 01°19'55" East, 100.05 feet along said intermediate traverse line; thence South 89°36'49" East, 92.68 feet to the point of beginning. Contains 0.610 Acres, more or less. Subject to highway, easements, and restrictions of record. Lot lines extend Westerly to the water's edge of Round Lake.

ALSO EXCEPTING THEREFROM:

Land situated in Rollin Township, Lenawee County, Michigan, being part of the Northwest 1/4 of Section 12 and part of the Northeast 1/4 of Section 11, Town 6 South, Range 1 East, further described by Michael J. Bartolo, Professional Surveyor, as commencing at the West 1/4 Corner of Section 12; thence South 89°13'22" East, 202.45 feet (Recorded as 202.29 feet) along the North line of First Addition to Kew Park as Recorded in Liber 6, Page 31, Lenawee County Records, for a point of beginning; thence continuing South 89°13'22" East, 150.40 feet along said plat; thence North 03°25'34" West, 179.86 feet; thence North 89°12'06" West, 340.90 feet to the West line of Section 12; thence North 87°57'00" West, 173.81 feet to the West line Hallenbeck Highway; thence South 11°48'56" West, 50.74 feet along said highway; thence South 87°57'00" East, 186.06 feet; thence South 89°12'06" East, 191.67 feet (Recorded as South 89°21'04" East, 191.37 feet); thence South 03°25'34" East, 129.71 feet (Recorded as South 03°29'25" East, 130.34 feet) to the point of beginning. Contains 1.046 Acres, more or less. Subject to highway, easements, and restrictions of record. Lot lines extend Westerly to the water's edge of Round Lake.

ALSO EXCEPTING THEREFROM:

Land situated in Rollin Township, Lenawee County, Michigan, being a part of the Northwest 1/4 of Section 12, and all that part of the East 1/2 of the Northeast 1/4 of Section 11, Town 6 South, Range 1 East, further described as commencing at the Southeast corner of Lot 1, Plat of Lookout Beach, as Recorded in Liber 5 of Plats, Page 7, Lenawee County Records, thence South 12°20'00" East 10.25 feet; thence South 7°45'47" East 70.0 feet for a further point of beginning, and running thence South 89°36'49" East 210.39 feet; thence South 12°14'00" East 91.51 feet; thence North 89°36'49" West 264.59 feet; thence North 7°45'47" West along the shore of Round Lake 90.21 feet; thence South 89°36'49" East 47.0 feet to the further point of beginning. Subject to an 18-foot easement for a public highway over the roadway as presently traveled. Lot extends Westerly to the water's edge of Round Lake.

ALSO EXCEPTING THEREFROM:

Land situated in Rollin Township, Lenawee County, Michigan, being a part of the Northwest 1/4 of Section 12, and all that part of the East 1/2 of the Northeast 1/4 of Section 11, Town 6 South, Range 1 East, further described as commencing at the West 1/4 corner of Section 12; thence North 00°22'10" East, 1291.85 feet along the West line of Section 12 for a point of beginning; thence South 89°36'49" East, 159.54 feet; thence North 08°34'18" West, 70.15 feet; thence North 89°36'49" West, 263.70 feet to an intermediate traverse line; thence South 08°34'18" East, 70.15 feet along said line; thence South 89°36'49" East, 104.16 feet to the point of beginning. Contains 0.420 Acres, more or less. Subject to highway, easements, and restrictions of record. Lot extends Westerly to the water's edge of Round Lake.

ALSO EXCEPTING THEREFROM:

Land situated in Rollin Township, Lenawee County, Michigan, being a part of the Northwest $\frac{1}{4}$ of Section 12, and all that part of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 11, Town 6 South, Range 1 East, further described as commencing at the West $\frac{1}{4}$ corner of Section 12; thence North $00^{\circ}22'10''$ East, 1192.77 feet along the West line of Section 12 for a point of beginning; thence South $89^{\circ}36'49''$ East, 167.899.491 feet; thence North $04^{\circ}24'09''$ West, 99.49 feet; thence North $89^{\circ}36'49''$ West, 263.70 feet to an intermediate traverse line; thence South $04^{\circ}24'09''$ East, 99.49 feet along said line; thence South $89^{\circ}36'49''$ East, 95.89 feet to the point of beginning. Contains 0.600 Acres, more or less. Subject to highway, easements, and restrictions of record. Lot extends Westerly to the water's edge of Round Lake.

Note: This description was prepared from records. No survey has been performed, nor any property corners set on the above-described parcel by Bartolo Surveying, LLC. as of November 23, 2021.

CLIENT: Dennis Allen

JOB NO: 2110028

DATE: November 23, 2021

NOTE: lot lines extend Westerly to the water's edge

(K-3)
NW Cor Sec 12
30" Harrison Monument
on a BLM Monument
REMON LCRC
L. 2, P. 194

BASIS OF BEARINGS ARE REFERENCED
TO THE PREVIOUS SURVEY BY
BARTOLO SURVEYING LLC BEARING
NORTH 87°57'00" WEST



A graphic scale bar is located at the bottom of the page. It consists of a horizontal line with alternating black and white segments. Below the line, the text "SCALE: 1" = 60'" is written. The bar is marked with "60" at the left end, "0" in the middle, and "60" at the right end.

Section 12

2470.85

Section 1

 $\lambda \in$

2

Water

5

Figure 1

cel of land

Authorized a

131 E. FRONT STREET
ADRIAN, MICHIGAN 49221-2726
PHONE: (517) 265-6887
FAX: (517) 263-6021
L: BARTOLOSURVEYING@YAHOO.COM

I hereby certify I have surveyed the parcel of land above described and delineated hereon, and the relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of Professional Surveying. I certify that the requirements for PA 132 of 1970, MCL 54.213, have been met. If the signature on this plan is not violet colored, the plan is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies. This paper is an important document regarding your property. Please file it with other important documents such as deeds, title policies, etc.

6/16/22 LCPC Agenda Packet

JOB NO: 2109002

DATE: SEPTEMBER 29, 2021

BARTOLO
SURVEYING LLC

E-MAIL: BARTOLOSURVEYING@YAHOO.COM

131 E. FRONT STREET
ADRIAN, MICHIGAN 49221-2726
PHONE: (517) 265-6887
FAX: (517) 263-6021

A circular professional seal for the State of Michigan. The outer ring contains the text "STATE OF MICHIGAN" at the top and "LICENSED PROFESSIONAL SURVEYOR" at the bottom, separated by two stars on each side. The inner circle contains the name "MICHAEL L. BARTOLO" in the center, followed by "PROFESSIONAL SURVEYOR" and "NO. 4001033970" below it. A purple ink signature is written across the seal, overlapping the name and the license number.

Page #18

ZONING AMENDMENT FORM



LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

ATTACHED - PARCEL #2

1. The above described property has a proposed zoning change FROM AGRICULTURAL DISTRICT (AG)
ZONE TO LAKE RESIDENTIAL DISTRICT (LR) ZONE.
2. PURPOSE OF PROPOSED CHANGE: SINGLE FAMILY 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 05 year 2022
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month APRIL day 19 year 2022
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. **THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: 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.

Matthew Rapp ☒ 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: Rollin Township Case #: _____

Township official we may contact: Douglas Karpinski Phone #: (517) 260 - 6353

Applicant: DENNIS ALLEN Phone #: (517) 403 - 4754

Rezoning Request: From: Agricultural District (AG) To: Lake Residential District (LR)

Property Location: Section(s): see attached Quarter Section(s): ☐ NW ☐ NE ☐ SW ☐ SE

Legal Description and/or Survey Map/Tax Map (please attach) ☒ Yes ☐ No (Please do not use only the Parcel ID Number)

Parcel Size (if more than one parcel, label "A" - "Z"): ATTACHED - Parcel #2

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Agricultural

What is the proposed use of the site? Single Family Dwelling

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

North: Lake Residential South: Agriculture

East: Agriculture West: Round Lake

What are the surrounding Zoning Districts?

North: Lake Residential (LR) South: Agricultural District (AG)

East: Agriculture District (AG) West: Round Lake ()

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

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 Hallauback Highway

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.

MARY
2

Bartolo Surveying L.L.C

Professional Surveyors

131 E. Front Street Adrian, Michigan 49221-2726

Phone (517)265-6887 Fax (517)263-6021

Description of the Remainder of Property for Allen

Land situated in Rollin Township, Lenawee County, Michigan, being a part of the Northwest $\frac{1}{4}$ of Section 12 and the Northeast $\frac{1}{4}$ of Section 11, Town 6 South, Range 1 East, described as commencing at the Center of Section 12 and running thence Westerly along the East-West $\frac{1}{4}$ line of said Section 44 chains and 5 links to the shore of Round Lake; thence Northerly along the shore of Round Lake 23 chains and 11.3 links; thence Easterly and parallel with first course 43 chains and 20 links to the North and South $\frac{1}{4}$ line of said Section 12; thence Southerly along said North and South $\frac{1}{4}$ line to the place of beginning.

EXCEPTING THEREFROM:

Land situated in Rollin Township, Lenawee County, Michigan, being a part of the Northwest $\frac{1}{4}$ of Section 12, and all that part of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 11, Town 6 South, Range 1 East, further described by Walter E. Frazier and Associates, Inc. survey as: Commencing at the Southwest corner of Lot 1, Plat of Lookout Beach, as Recorded in Liber 5 of Plats, Page 7, Lenawee County Records, thence South $12^{\circ}20'00''$ East 10.25 feet for a further point of beginning, and running thence South $89^{\circ}36'49''$ East 204.80 feet; thence South $12^{\circ}14'00''$ East 71.01 feet; thence North $89^{\circ}36'49''$ West 257.39 feet; thence North $7^{\circ}45'47''$ West 70.0 feet along the shore of Round Lake; thence South $89^{\circ}36'49''$ East 47.0 feet to the further point of beginning. Subject to an 18-foot easement for a public highway over the roadway as presently traveled. Lot extends Westerly to the water's edge of Round Lake.

ALSO EXCEPTING THEREFROM:

Land situated in Rollin Township, Lenawee County, Michigan, being a part of the Northwest $\frac{1}{4}$ of Section 12, and part of the Northeast $\frac{1}{4}$ of Section 11, Town 6 South, Range 1 East, further described by Michael J. Bartolo, Professional Surveyor, as commencing at the West $\frac{1}{4}$ Corner of Section 12; thence North $00^{\circ}17'25''$ East, 1092.38 feet along the West line of Section 12 for a point of beginning; thence South $89^{\circ}36'49''$ East, 175.79 feet; thence North $04^{\circ}24'09''$ West, 100.35 feet; thence North $89^{\circ}36'49''$ West, 263.09 feet (Recorded as 263.70 feet) to an intermediate traverse line; thence South $01^{\circ}19'55''$ East, 100.05 feet along said intermediate traverse line; thence South $89^{\circ}36'49''$ East, 92.68 feet to the point of beginning. Contains 0.610 Acres, more or less. Subject to highway, easements, and restrictions of record. Lot lines extend Westerly to the water's edge of Round Lake.

ALSO EXCEPTING THEREFROM:

Land situated in Rollin Township, Lenawee County, Michigan, being part of the Northwest 1/4 of Section 12 and part of the Northeast 1/4 of Section 11, Town 6 South, Range 1 East, further described by Michael J. Bartolo, Professional Surveyor, as commencing at the West 1/4 Corner of Section 12; thence South 89°13'22" East, 202.45 feet (Recorded as 202.29 feet) along the North line of First Addition to Kew Park as Recorded in Liber 6, Page 31, Lenawee County Records, for a point of beginning; thence continuing South 89°13'22" East, 150.40 feet along said plat; thence North 03°25'34" West, 179.86 feet; thence North 89°12'06" West, 340.90 feet to the West line of Section 12; thence North 87°57'00" West, 173.81 feet to the West line Hallenbeck Highway; thence South 11°48'56" West, 50.74 feet along said highway; thence South 87°57'00" East, 186.06 feet; thence South 89°12'06" East, 191.67 feet (Recorded as South 89°21'04" East, 191.37 feet); thence South 03°25'34" East, 129.71 feet (Recorded as South 03°29'25" East, 130.34 feet) to the point of beginning. Contains 1.046 Acres, more or less. Subject to highway, easements, and restrictions of record. Lot lines extend Westerly to the water's edge of Round Lake.

ALSO EXCEPTING THEREFROM:

Land situated in Rollin Township, Lenawee County, Michigan, being a part of the Northwest 1/4 of Section 12, and all that part of the East 1/2 of the Northeast 1/4 of Section 11, Town 6 South, Range 1 East, further described as commencing at the Southeast corner of Lot 1, Plat of Lookout Beach, as Recorded in Liber 5 of Plats, Page 7, Lenawee County Records, thence South 12°20'00" East 10.25 feet; thence South 7°45'47" East 70.0 feet for a further point of beginning, and running thence South 89°36'49" East 210.39 feet; thence South 12°14'00" East 91.51 feet; thence North 89°36'49" West 264.59 feet; thence North 7°45'47" West along the shore of Round Lake 90.21 feet; thence South 89°36'49" East 47.0 feet to the further point of beginning. Subject to an 18-foot easement for a public highway over the roadway as presently traveled. Lot extends Westerly to the water's edge of Round Lake.

ALSO EXCEPTING THEREFROM:

Land situated in Rollin Township, Lenawee County, Michigan, being a part of the Northwest 1/4 of Section 12, and all that part of the East 1/2 of the Northeast 1/4 of Section 11, Town 6 South, Range 1 East, further described as commencing at the West 1/4 corner of Section 12; thence North 00°22'10" East, 1291.85 feet along the West line of Section 12 for a point of beginning; thence South 89°36'49" East, 159.54 feet; thence North 08°34'18" West, 70.15 feet; thence North 89°36'49" West, 263.70 feet to an intermediate traverse line; thence South 08°34'18" East, 70.15 feet along said line; thence South 89°36'49" East, 104.16 feet to the point of beginning. Contains 0.420 Acres, more or less. Subject to highway, easements, and restrictions of record. Lot extends Westerly to the water's edge of Round Lake.

ALSO EXCEPTING THEREFROM:

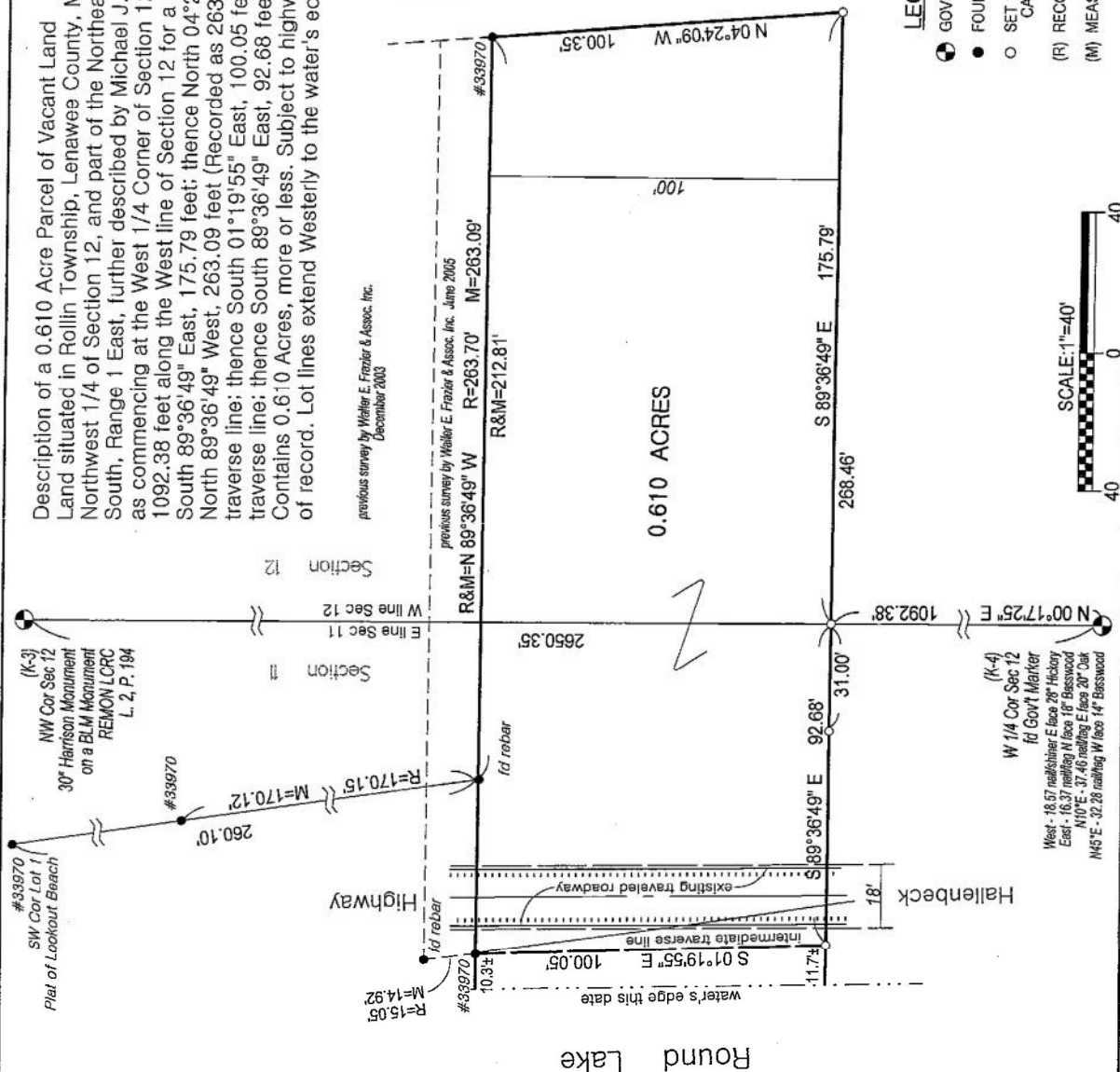
Land situated in Rollin Township, Lenawee County, Michigan, being a part of the Northwest $\frac{1}{4}$ of Section 12, and all that part of the East $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 11, Town 6 South, Range 1 East, further described as commencing at the West $\frac{1}{4}$ corner of Section 12; thence North $00^{\circ}22'10''$ East, 1192.77 feet along the West line of Section 12 for a point of beginning; thence South $89^{\circ}36'49''$ East, 167.899.491 feet; thence North $04^{\circ}24'09''$ West, 99.49 feet; thence North $89^{\circ}36'49''$ West, 263.70 feet to an intermediate traverse line; thence South $04^{\circ}24'09''$ East, 99.49 feet along said line; thence South $89^{\circ}36'49''$ East, 95.89 feet to the point of beginning. Contains 0.600 Acres, more or less. Subject to highway, easements, and restrictions of record. Lot extends Westerly to the water's edge of Round Lake.

Note: This description was prepared from records. No survey has been performed, nor any property corners set on the above-described parcel by Bartolo Surveying, LLC. as of November 23, 2021.

CLIENT: Dennis Allen

JOB NO: 2110028

DATE: November 23, 2021



DATE: OCTOBER 13, 2021



131 E. FRONT STREET
ADRIAN, MICHIGAN 49221-2726
PHONE: (517) 265-6887
FAX: (517) 263-6021
E-MAIL: BARTOLOSURVEYING@YAHOO.COM



I hereby certify I have surveyed the parcel of land above described and delineated hereon, and the relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of Professional Surveying. I certify that the requirements for PA 132 of 1970, MCL 54.213, have been met. If the signature on this plan is not violet colored, the plan is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies. This paper is an important document regarding your property. Please file it with other important documents such as deeds, title policies, etc.

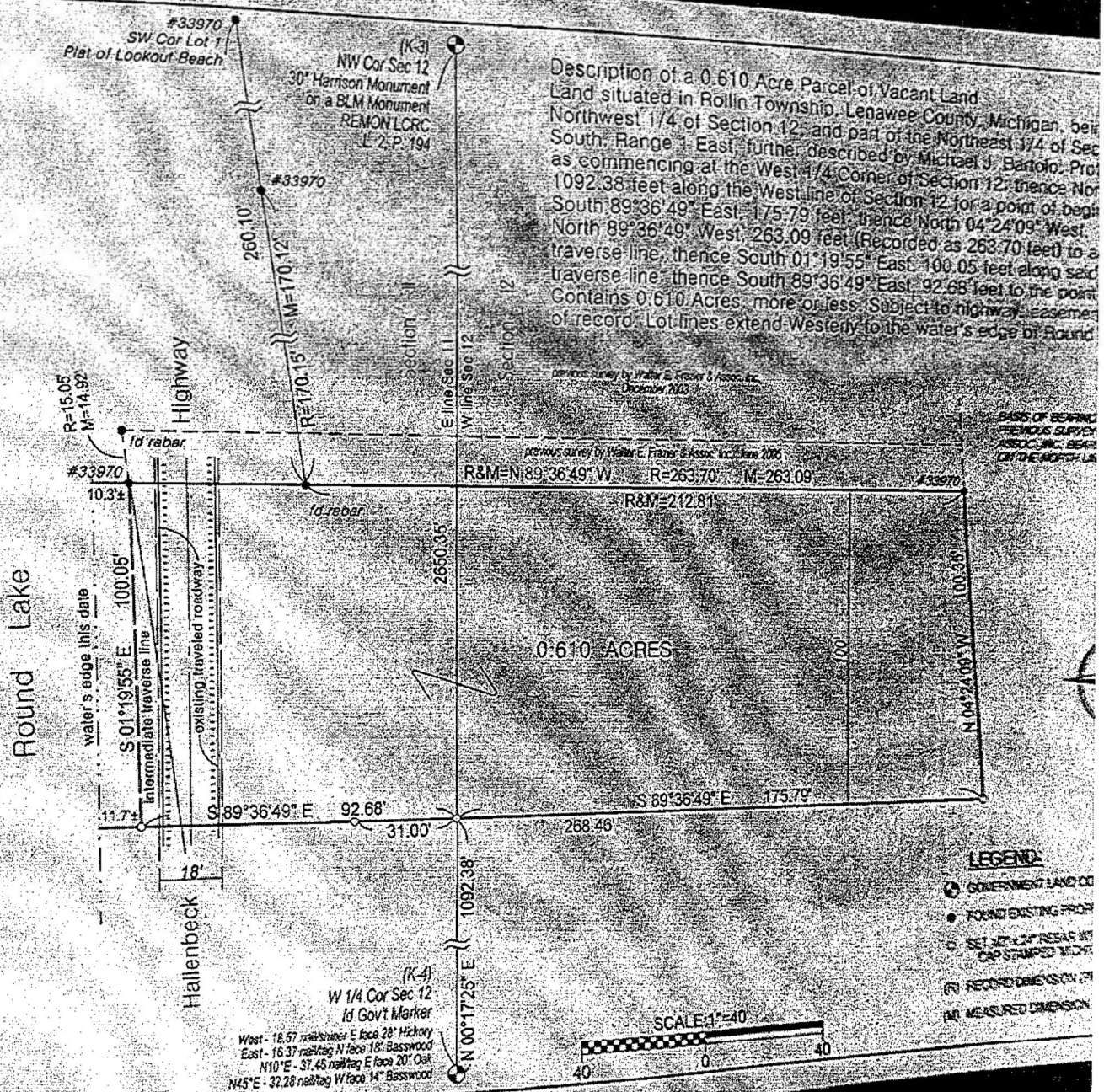


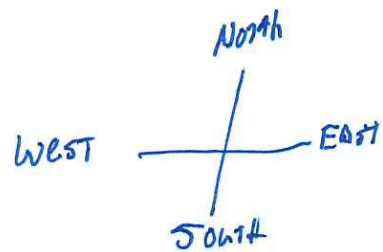
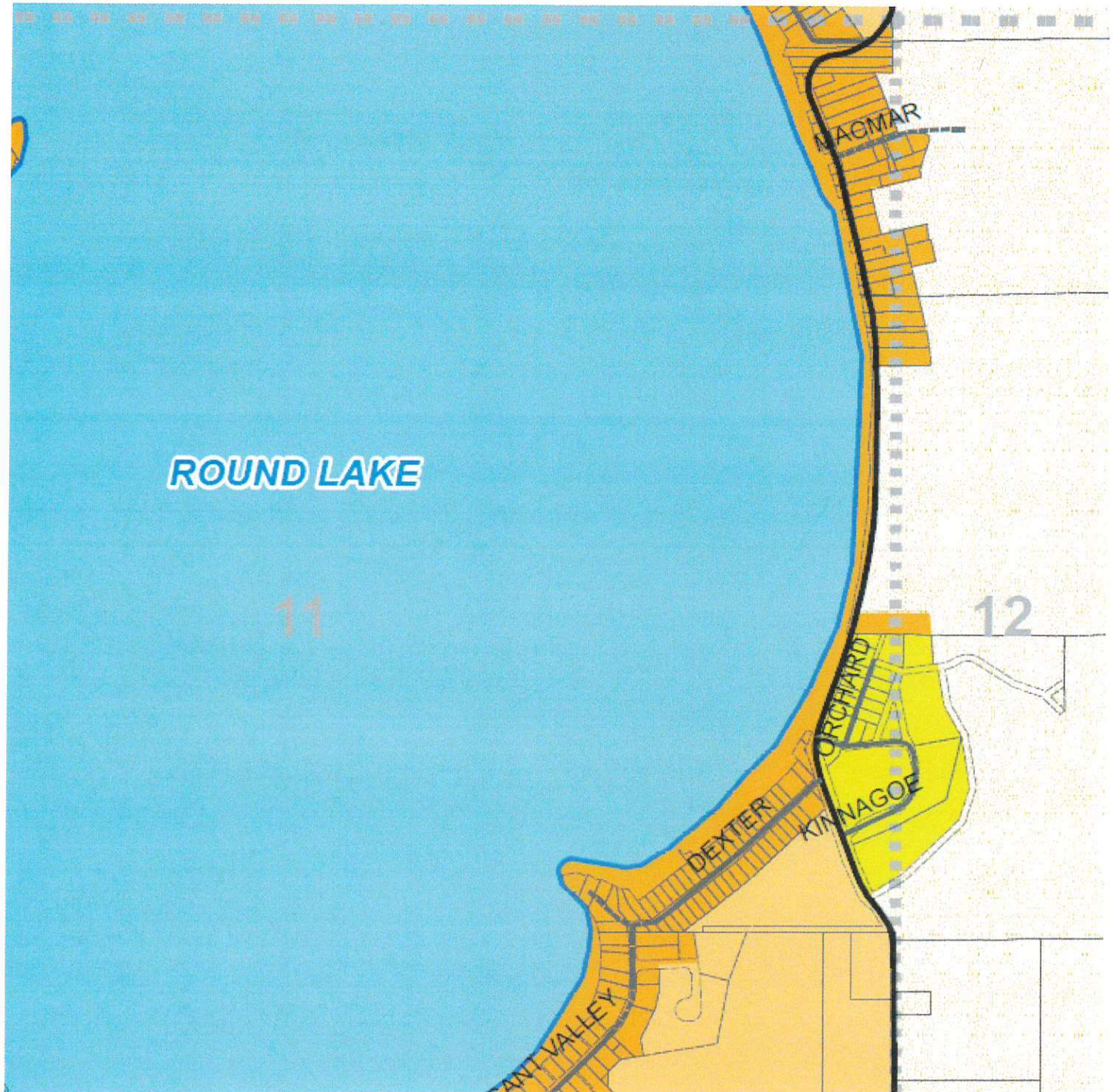
131 E. FRONT STREET
ADRIAN, MICHIGAN 49221-2726
PHONE: (517) 265-6887
FAX: (517) 263-6021
E-MAIL: BARTOLOSURVEYING@YAHOO.COM

CLIENT: DENNIS ALLEN

JOB NO: 2108013

DATE: OCTOBER 13, 2021







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 | #22-07

To: County Planning Commissioners

From: Grant E. Bauman

Date: June 7, 2022

Proposal: **The rezoning of property in Section 10 of Rollin Township**

Request

The applicant proposes to rezone the subject property—15000 Manitou Road Block—from 'Local Commercial (C-1)' to 'Single Family Residential (R-1)' (see Figure 1):

Location and Size of the Property

The subject property (ID #RL0-110-1725-00) is located in Section 10 (T6S-R1E) of Rollin Township (see Figure 1). The 4.45-acre parcel fronts Manitou Road to the south, Orchard Beach Road to the east, and Main Street to the west.

Land Use and Zoning

- **Current Land Use** – The subject property is currently vacant and assessed for 'Residential' uses (see Figure 2). Single Family residences are located to the north, east, and south (see the Rezoning Worksheet Form). Multiple Family residences are located to the west.
- **Future Land Use** – Rollin Township's future land use map places the subject property and surrounding parcels in a 'Low Density Residential' area (see Figure 3).
- **Current Zoning** – The subject property is zoned 'Local Commercial (C-1)' (see Figure 4). Parcels to the north, east, and south are zoned 'Single Family Residential (R-2)'. Properties to the west are zoned 'Multiple Family Residential (RM)'.

Public Facilities and Environmental Constraints

- **Public Road/Street Access** – Manitou Road, a county primary roadway maintained by the Lenawee County Road Commission (LCRC), borders the property to the south. Orchard Beach Road and Main Street, county local roadways maintained by the LCRC, border the property to the east and west, respectively.
- **Public Water and Sewer** – Public sanitary sewer currently serves the subject property. Public water service is not available (see the Rezoning Worksheet Form).
- **Environmental Constraints** – Rollin Township indicated that the subject property has no environmental constraints (see the Rezoning Worksheet Form).

Analysis and Recommendation

Township Planning Commission Recommendation – The Rollin Township Planning Commission recommends approval of the proposed rezoning (see the Zoning Amendment Forms).

Staff Analysis – Rollin Township has a Zoning Plan that includes the following criteria upon which a rezoning request must be considered:

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

Yes. The Future Land Use element of the Master Plan places the subject property in a 'Low Density Residential' 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. Other residentially zoned parcels are adjacent to the property.

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

No. Rezoning the parcel as 'Single Family Residential (R-1)' should not adversely impact public services and facilities.

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. Single Family residences are located to the north, east, and south.

Staff Advisement – Staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the proposed rezoning to 'Single Family Residential (R-1)' of the subject property known as ID #RLO-110-1725-00 to the Rollin Township Board.

Attachment(s):

- Background information provided by Rollin Township.

Recommended Actions:

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

Figure 1
Location

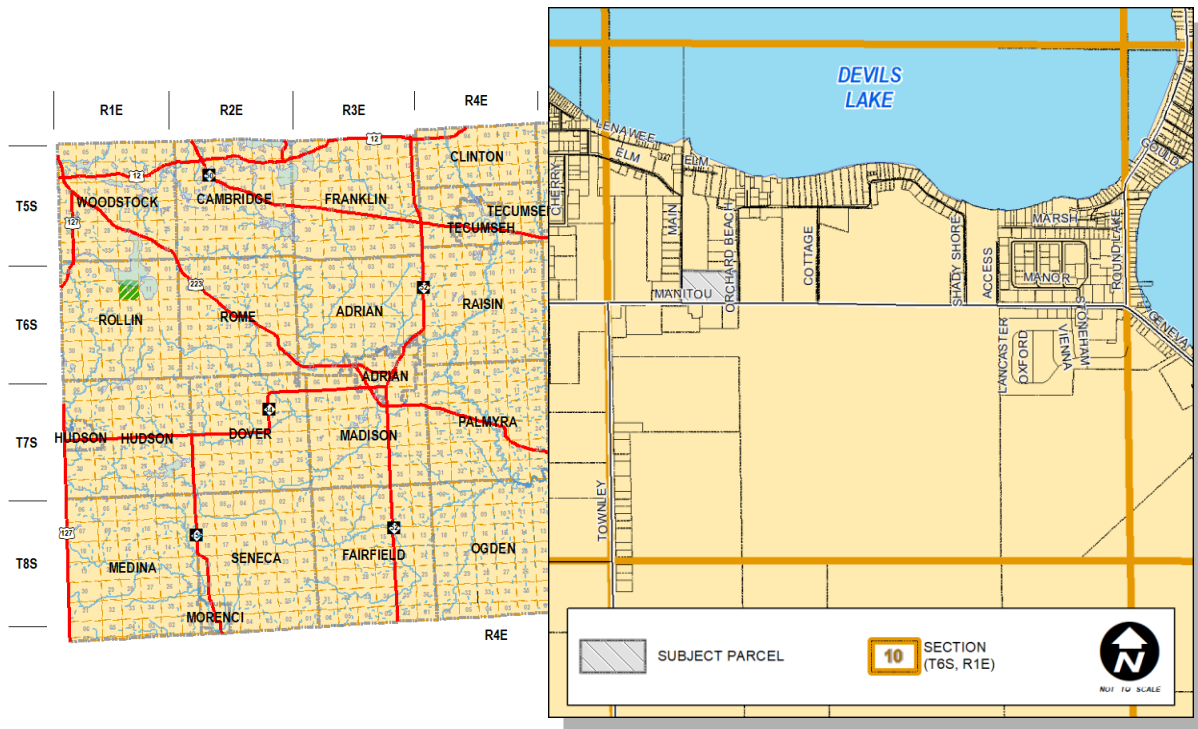
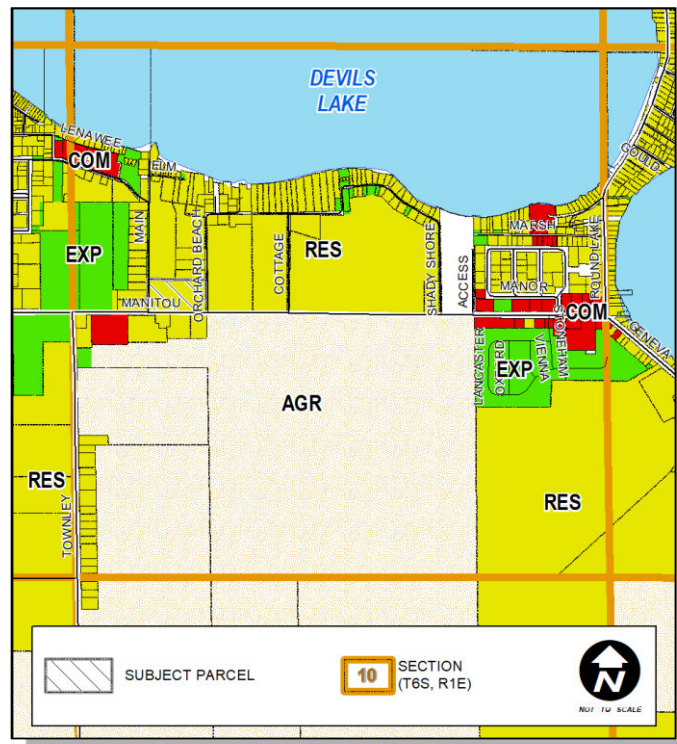
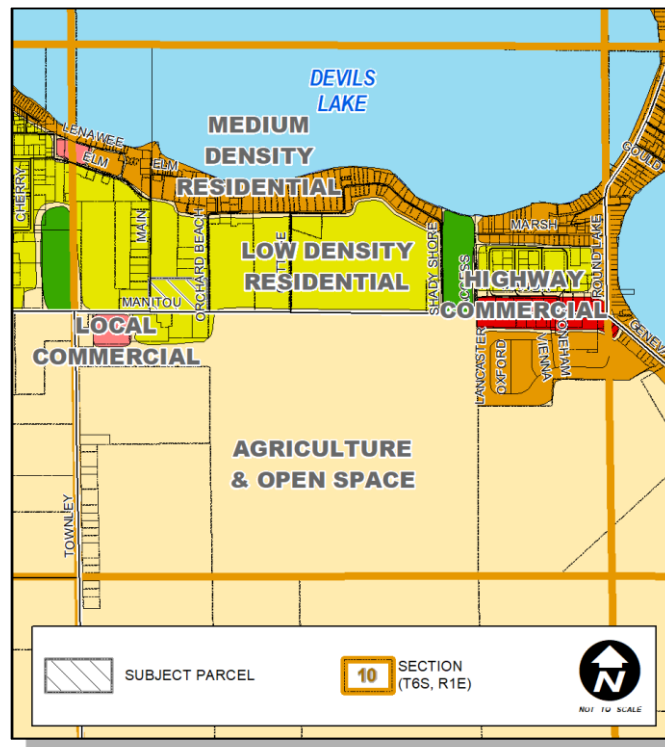


Figure 2
Property Assessment



**Figure 3
Municipal Future Land Use**



**Figure 4
Municipal Zoning**

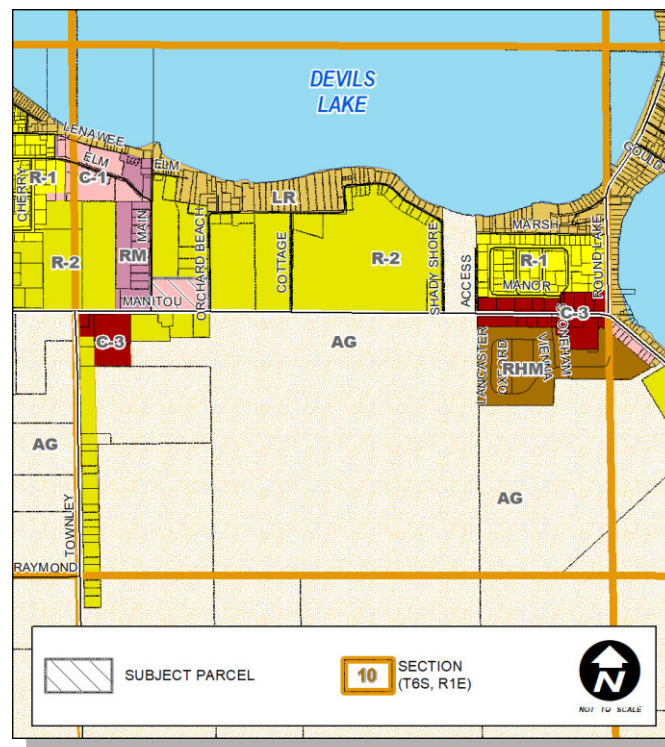


Figure 5
Aerial Photograph



ZONING AMENDMENT FORM



LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

RLD-110-1725-00

4.45 ACRES ON MONITOR ROAD

CROSS STREETS = ORCHARD BENCH ROAD & MAIN

1. The above described property has a proposed zoning change FROM LOCAL COMMERCIAL DISTRICT (C-1)
ZONE TO SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) ZONE.

2. PURPOSE OF PROPOSED CHANGE: SINGLE FAMILY RESIDENT

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 05 year 2022

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month April day 19 year 2022

(Notice must be provided at least fifteen days prior to the public hearing.)

E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: 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.

Charles K. Kopp ☒ 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.

REZONING WORKSHEET FORM



LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Rollin Township Case #: _____
Township official we may contact: Douglas Kapnick Phone #: (517) 360 - 6353
Applicant: MB LOT VENTURE LLC Phone #: (847) 502 - 3966
Rezoning Request: From: Local Commercial District (C-1) To: Single Family Residential (R-1)
Property Location: Section(s): RLO-110-1725-00 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"): 4.45 ACRES - 594 Feet by 326 Feet

Please attach location map ☒ Yes ☐ No
What is the existing use of the site? VACANT LAND

What is the proposed use of the site? SINGLE FAMILY 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: Multiple Family Residential

What are the surrounding Zoning Districts?
North: Single Family Residential District (R-2) South: Single Family Residential District (R-2)
East: Single Family Residential District (R-2) West: Multiple Family Residential District (RM)

What is the suggested use of the site on the Township's Land Use Plan map? Low Density Residential

Is municipal water currently available? ☐ Yes ☒ No Will it be made available? ☐ Yes ☐ No If yes, when? _____

Is municipal sewer currently available? ☒ Yes ☐ No Will it be made available? ☐ Yes ☐ No If yes, when? _____

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

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.

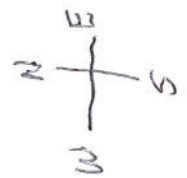
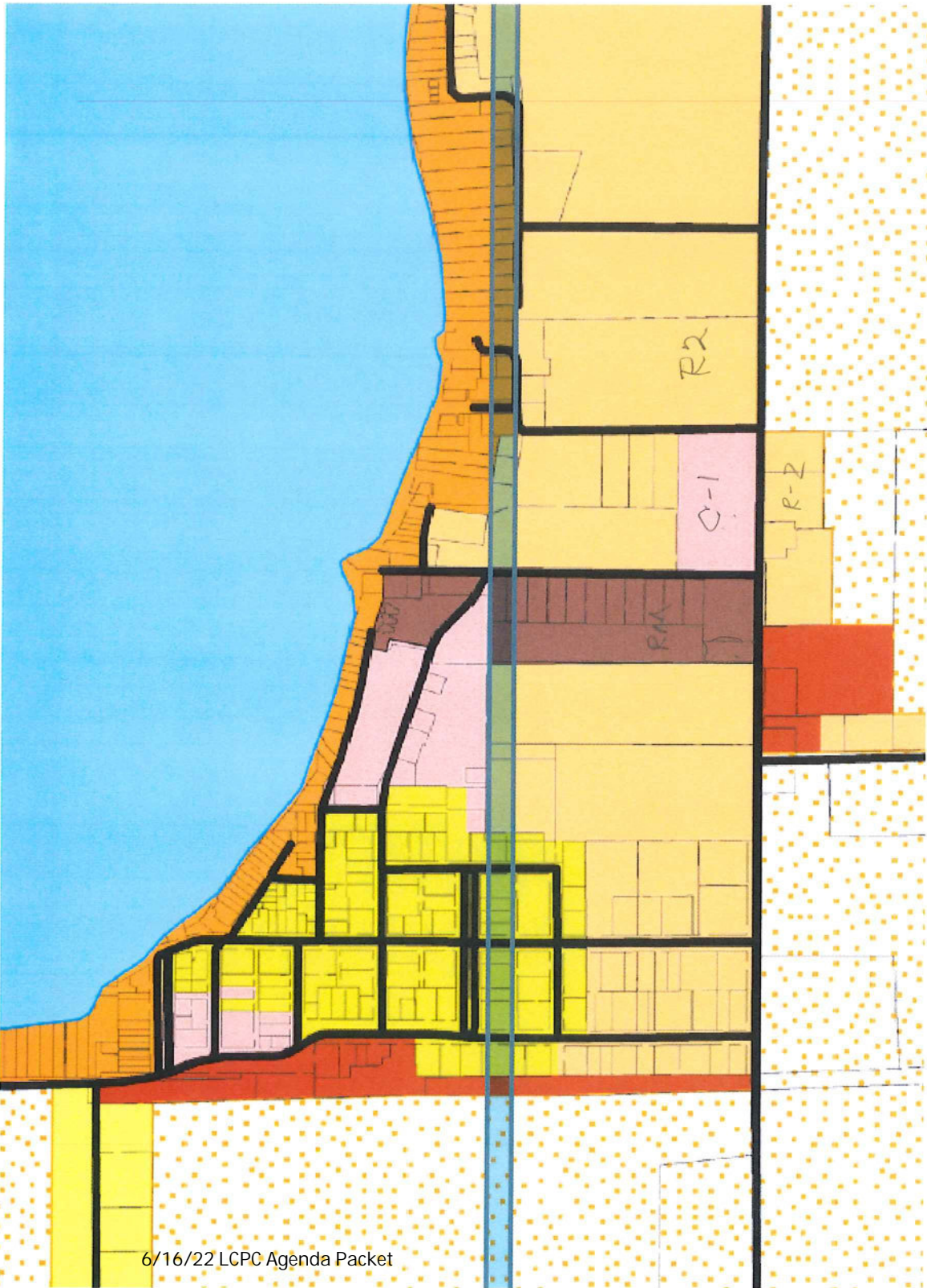
☐ Yes, the minutes are attached. ☐ No, the minutes are not attached.

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

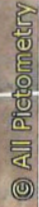
☐ Yes, copies of documentation are attached. ☐ No, copies of documentation are not attached.

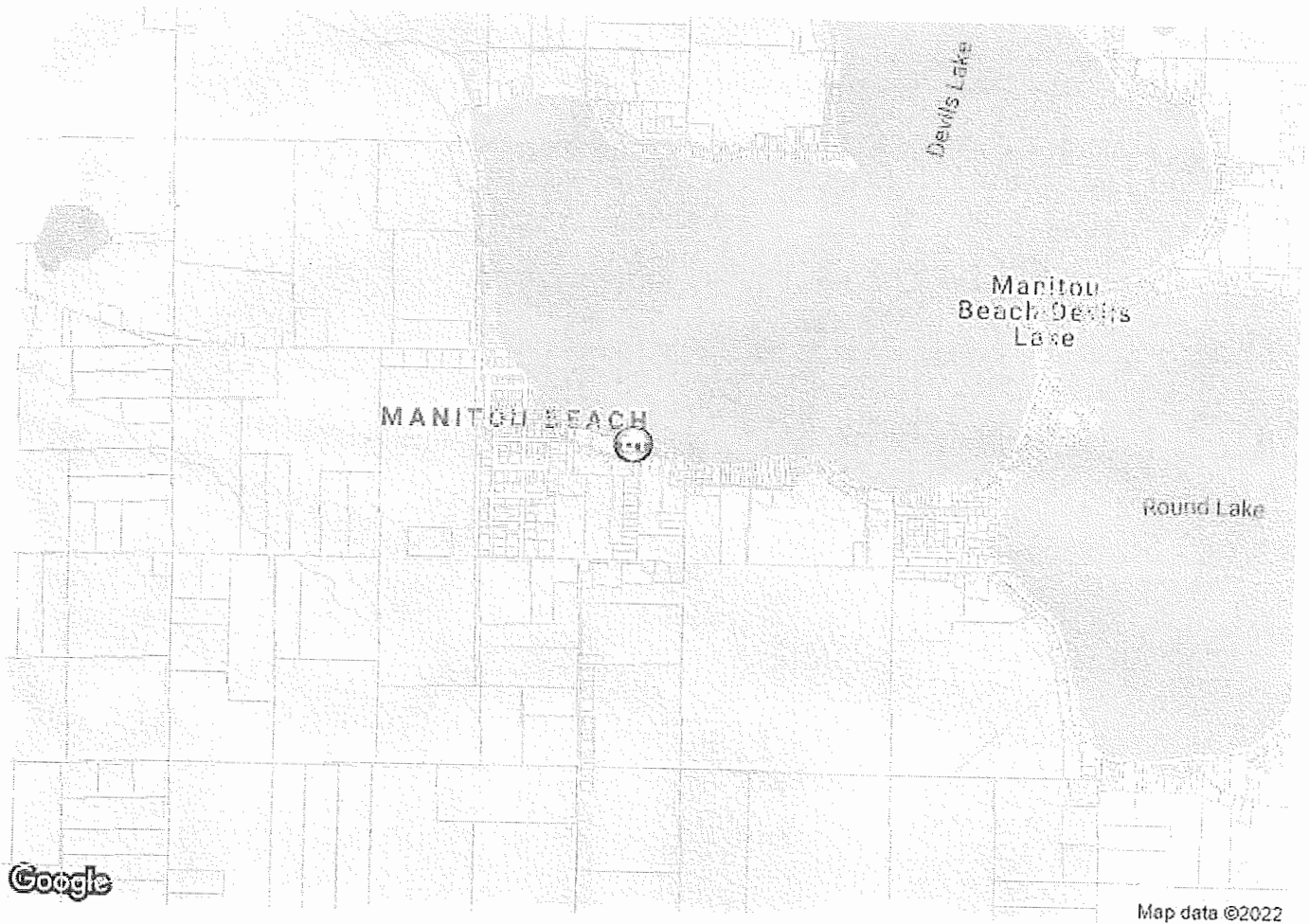
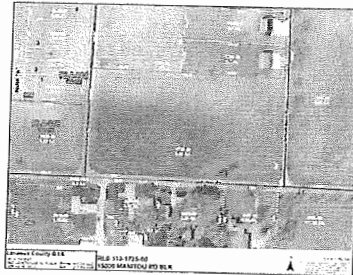
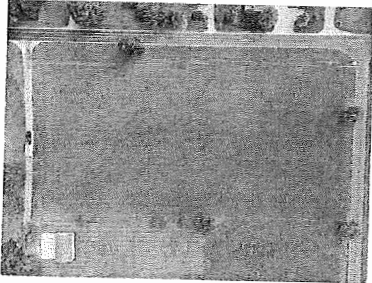
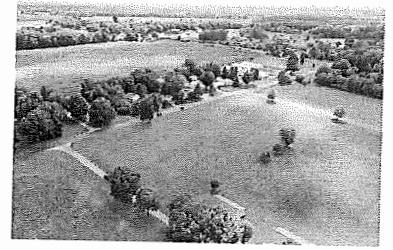
Please attach any public comments, letters, or petitions.

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



04/11/2020



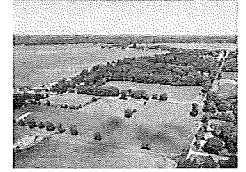
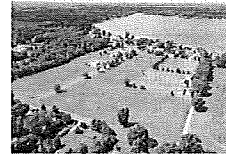
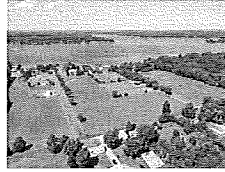




CLIENT PACKAGE REPORT

MLS #	50018601	Price	\$125,000
Originating MLS	LCAR	Status	Active
Type	Vacant Land	Style	Vacant Land
Area	Rollin Twp (46018)		
Address	15000 Manitou Road		
City	Manitou Beach		
Municipality	Rollin Twp		
Zip	49253		

ADDITIONAL PHOTOS



GENERAL

Listing Date 7/27/2020
Activation Date
DOM 566
County Lenawee
Elementary School
Middle School
High School
HOA Fee Amt
Assessments Amt
Summer Tax Amt 358.08
Winter Tax Amt 1007.64
Total Tax Amount 1365.72
Total Tax Year 2018
Ownership Private
Subdivision
Township
Cross Street 1 Orchard Beach Rd.
Cross Street 2 Main St.
Directions Devils Lake Hwy. or Round Lake Hwy. East to Manitou Rd.

Property ID RL0 110 1725 00
Acreage 4.45
Lot Size 594x326
Frontage
Site Condo No
Map
Lake Name None

Principal Res Exempt No
Signed Disclosure Yes
Survey on File No
Lease No
Contract Exclusive Right to Sell
Listing Exception No
Insp Cmpl Well/Septic
Certification Date

REMARKS

Commercial 4.45 acres within minutes of Devils Lake and Round Lake! Prime location for a grocery store, watercraft sales, restaurant, etc. Close to Manitou Beach shopping district, farmers market, public boat launch, marina, restaurants and art gallery. Location is 30 minutes to Jackson and Adrian, 60 minutes to Metro Detroit and Toledo.

FEATURES

LOCATION	Main Street	WATER	Public Water at Street
LOT DESCRIPTION	Cleared	WATER FEATURES	None
FINANCIAL TERMS	Cash, Conventional	ZONING	Commercial
ROADS	City/County, Paved Street		
SEWER SEPTIC	Public At Street		



Holly Griewahn
 cell: 517-403-3413
 hollygriewahn@gmail.com
 Foundation Realty, LLC - Manitou Beach
 100 Walnut St.
 Manitou Beach MI 49253
 Office: 517-252-5523

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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 | #22-08

To: County Planning Commissioners
From: Grant E. Bauman, Principal Planner
Date: June 9, 2022

Proposal: Text Amendments to the *Madison Township Zoning Ordinance* regarding solar farms

Analysis and Advisement

Background – The Madison Township Planning Commission wishes to regulate solar farms, what they are calling a “Utility Grid, Large Solar Energy Facility (Solar Farm)”. The Township Planning Commission used pertinent regulations found in the *Summit Township (Jackson County) Zoning Code* as a template, limiting the facility as a conditional use in the Primary Agricultural (AG-1), Light Industrial (I-1), and General Industrial (1-2) Zoning Districts. The Township Planning Commission further proposed the standards as a standalone ordinance (Ordinance #46) rather than as part of the *Madison Township Zoning Ordinance*.

LCPC staff has no issue with using the Summit Township regulations as a template. However, staff does not recommend that the standards be adopted as a standalone ordinance. The proposed regulations regulate a “Utility Grid, Large Solar Energy Facility (Solar Farm)” as a conditional use in various Zoning Districts and consistently refer to other sections of the Zoning Ordinance. Consequently, the standards should be adopted as part of the *Madison Township Zoning Ordinance*.

There are various other issues that need to be addressed before the regulations are adopted, including:

- The proposed regulations should be organized as Sec. 5.5.5.b.28 in Article V of the Zoning Ordinance. Article V addresses “Supplemental Regulations”. Section 5.5 addresses “Conditional Uses”. Section 5.5.5 addresses “Required Standards and Findings for Making Determinations”. Sec. 5.5.5.b addresses “Development standards applying to specific proposed conditional uses”. Sec. 5.5.5.b.28 is the next available slot in that subsection. The proposed subsections should also be renumbered to match the organization of similar sections in the Zoning Ordinance.
- *Summit Township Zoning Code* section citations should be changed to the pertinent sections located in the *Madison Township Zoning Ordinance*.
- References to Summit Township Zoning Districts should be changed to the corresponding Madison Township Zoning Districts.
- References to “Summit Township” and the “Jackson County Department of Transportation” should be changed to “Madison Township” and the “Lenawee County Road Commission”. Other references particular to Summit Township should also be changed.
- No regulations are provided for a “Small Solar Energy Facility”.

Many of these suggested changes are included in the marked-up version of the regulations that follow

this advisement.

LCPC Staff Advisement – Based upon the above analysis, staff advises the County Planning Commission to recommend **DISAPPROVAL** of the proposed text amendments to the Madison Township Board, as currently written.

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**

28. Utility Grid, Large Solar Energy Facility (Solar Farm)

The purpose of this subsection is to establish minimum requirements and regulations for the siting, installation, operation, repair, decommissioning, and removal of utility grid, large solar energy facilities (hereafter referred to as solar farms), as defined in ~~§ 150.006~~ **Sec. 2.2**, while promoting the safe, effective, and efficient use of such energy facilities as a conditional use in specified zoning districts. The following requirements shall apply to all solar farms:

~~(1)~~**A.** Location

All solar farms are limited to the **Primary** Agricultural (AG-1), Light Industrial (~~L-1~~**1**), and General Industrial (1-2) districts, as a conditional use.

~~(2)~~**B.** Regulations and design standards.

All solar farms shall comply with the following minimum regulations and design standards.

~~(a)~~**1.** Design standards

~~1a.~~ Minimum lot size.

No solar farm shall be erected on any zoning lot less than 20 acres in size (as defined in ~~§ 150.006~~ **Sec. 2.2**).

~~2b.~~ Maximum height

The maximum height for a solar panel shall be 14 feet. The maximum height of a power switchyard (as defined in ~~§ 150.006~~ **Sec. 2.2**) shall not exceed the minimum height needed to tie into electric transmission lines. The height of all other buildings and accessory structures shall comply with the maximum building height requirements of the applicable zoning district in which the solar farm is located, as listed in ~~§ 150.146~~ **Article IV**. The height of required lightning rods attached to the power switchyard or solar farm related equipment shall not be subject to the foregoing height limitations. The height of lightning rods shall be limited to that height necessary to protect the power switchyard and solar farm equipment from lightning.

~~3c.~~ Setbacks

Solar farm facilities and related structures and components shall be set back a minimum of 50 feet from all lot lines. In addition, solar farm solar

Commented [GB1]: Organize this as Sec. 5.5.5.b.28 of the *Madison Township Zoning Ordinance*. Renumber the various subsections to match the format of the rest of the Zoning Ordinance (as noted).

Commented [GB2]: Need to add the definition to Sec. 2.2.

Commented [GB3]: Need to add "Utility Grid, Large Solar Energy Facility (Solar Farm)" to the listings of Conditional Uses in the AG-1 (Sec. 4.1.b.21), I-1 (Sec. 4.9.b.7), and I-2 (Sec. 4.10.b.9) zoning districts.

Commented [GB4]: Need to add the definition to Sec. 2.2.

Commented [GB5]: Need to add the definition to Sec. 2.2.

arrays and other structures must be located at least 300 feet from the road right-of-way along State highways (i.e., US-223, M-34, and M-52); 150 feet from the road right-of-way along all other roadways, public and private; and 150 feet from any lot line adjacent to all existing ~~Rural Non-Farm Residential (RNF-1)~~ Low Density Single-Family (R-1), ~~Suburban Residential (RS-1 and RS-2)~~ High Density Single-Family (R-2), ~~Urban Residential (RU-1 and RU-2)~~ Two-Family, Townhouse (R-3), ~~Multiple-Family Residential (RM-1 and RM-2)~~ Multiple-Family (R-4), and Mobile Home Residential (~~MH-1~~ R-5) district land; and any lot line adjacent to an existing residence at the time the solar farm is granted conditional use approval, unless the zoning lot is comprised of a portion of the lot containing the residence. Additional setbacks may be required to mitigate noise and glare impacts or to provide for designated road or utility corridors, as identified through the review process.

4d. Safety/access

a1. Security fencing shall be installed around the solar farm as follows: fencing to be a minimum of 6 feet and a maximum of 8 feet in height; fencing to be located inside the perimeter of screening, if any. Knox boxes and keys shall be provided at locked entrances for emergency personnel access.

b2. Appropriate warning signage shall be placed at the entrance and perimeter of the solar farm.

5e. Noise

No component of any solar farm shall produce noise that exceeds any of the following limitations. Adequate setbacks shall be provided to comply with these limitations:

a1. 50 dBA, as measured at the property line of any adjacent Low Density Single-Family (R-1) ~~Rural Non-Farm Residential (RNF-1)~~, High Density Single-Family (R-2) ~~Suburban Residential (RS-1 and RS-2)~~, Two-Family, Townhouse (R-3) ~~Urban Residential (RU-1 and RU-2)~~, Multiple-Family (R-4) ~~Multiple-Family Residential (RM-1 and RM-2)~~, and Mobile Home Residential (~~R-5~~ MH-1) district zoned land in existence at the time the solar farm is granted conditional use approval;

b2. 45 dBA, as measured at any neighboring residence in existence at the time the solar farm is granted conditional use approval, between the hours of 9:00 p.m. and 7:00 a.m.; and

c3. 60 dBA, as measured at the lot lines of the project boundary.

6f. Visual appearance

a1. Solar farm buildings and accessory structures shall, to the extent reasonably possible, use materials, colors, and textures that will blend the solar farm into the existing environment.

- ~~b~~2. The perimeter of solar farm facilities shall also be screened and buffered by installing evergreen vegetative plantings whenever existing natural forest vegetation does not otherwise continuously obscure the solar farm's entire lot perimeter from adjacent parcels, subject to the following requirements:
- ~~i~~a. Unless screened and buffered at all times by natural forest vegetation having a substantially similar obscuring effect of an evergreen vegetative buffer installed pursuant to this subsection, a continuous evergreen vegetative buffer shall be installed and maintained at all times at the perimeter of all solar farms.
 - ~~ii~~b. The evergreen vegetative buffer shall be composed of evergreen trees or shrubs that at planting shall be a minimum of 6 feet in height. The evergreen trees or shrubs shall be spaced no more than 10 feet apart on center (from the central trunk of 1 plant to the central trunk of the next plant). Within 5 years of planting, required evergreen vegetative screening shall be no less than 15 feet tall.
 - ~~iii~~c. Failure to continuously maintain the required evergreen vegetative buffer shall constitute a violation of this ~~code~~ ordinance and sufficient grounds for revocation of any conditional use permit previously granted.
 - ~~iv~~d. An alternate screening method may be considered for approval by the Planning Commission as long as it has a substantially similar obscuring effect of an evergreen buffer.
 - ~~v~~e. If the solar farm is not visible from any road and if the solar farm is not visible from any existing residence, the screening requirements may be modified at the discretion of the Planning Commission.
- ~~e~~3. Lighting of the solar farm shall be limited to the minimum necessary, supplied with down lighting, and in no case shall any illumination from such lighting extend beyond the perimeter of the solar farm. A photometric study may be used to make this determination.
- ~~d~~4. No solar farm shall produce glare that would constitute a nuisance to occupants of neighboring properties or to persons traveling neighboring roads. Upon written notice from the ~~Zoning Administrator~~ Building Inspector or such other person designated by the Township Board to the owners of the solar farm that glare from the solar farm is causing a nuisance to occupants of neighboring property or to persons traveling neighboring roads, the owner of the solar farm shall have a reasonable

Commented [GB6]: Sec. 6.2 of the Zoning Ordinance states that its provisions will be administered by the "Building Inspector", not a "Zoning Administrator".

time (not to exceed 180 consecutive days) from the date of such notice to remediate such glare.

~~7g.~~ Medium voltage cable

All medium voltage cable (as defined in ~~§ 150.006~~Sec. 2.2) within the project boundary shall be installed underground unless determined otherwise by the Planning Commission because of severe environmental constraints (e.g. wetlands, cliffs, hard bedrock), and except for power switchyards (as defined in ~~§ 150.006~~Sec. 2.2) or area within a substation. All electrical interconnections and distribution components must comply with all applicable codes and public utility requirements.

Commented [GB7]: Need to add the definition to Sec. 2.2.

Commented [GB8]: Need to add the definition to Sec. 2.2.

~~(b)2.~~ Local, state and federal permits

A solar farm shall be required to obtain all necessary permits from the Michigan Department of ~~Environmental Quality~~Environment, Great Lakes, and Energy (see ~~§ 150.257(L)(4)(b)~~Sec. 5.5.5.b.28.D.2) and any applicable municipal, county, state, or federal permits.

~~(c)3.~~ Agreements/easements

If the zoning lot (as defined in ~~§ 150.006~~Sec. 2.2) on which the project is proposed is to be leased, rather than owned, by the owner of the solar farm, all property within the project boundary must be included in a recorded easement(s), lease(s), or consent agreement(s) specifying the applicable uses for the duration of the project. All necessary leases, easements, or other agreements between the owner of the solar farm and property owners must be in place prior to commencing construction, unless specified otherwise by the conditional use permit.

Commented [GB9]: Need to add the definition to Sec. 2.2.

~~84.~~ Other regulations

On-site Solar energy facilities shall comply with all applicable state construction and electrical codes, regulations contained in the ~~Lenawee County Airport - Zoning Manual~~, Federal Aviation Administration requirements, Michigan Aeronautics Commission requirements, and the Michigan Public Service Commission and Federal Energy Regulatory Commission standards.

Commented [GB10]: This subsection was added by Madison Township. Seems to be duplicative of Sec. 5.5.5.b.28.G.

Commented [GB11]: Why are these aviation-related regulations cited for solar farms?

~~(2)C.~~ Permit applications

~~(a)1.~~ An application for a conditional use permit to establish a solar farm must include a complete description of the project and documentation to sufficiently demonstrate that the requirements set forth in ~~§ 150.257(L)(2)(a)~~Sec. 5.5.5.b.28.B.1 will be met. Supporting documentation for addressing the review criteria of ~~§ 150.257(L)(4)~~Sec. 5.5.5.b.28.D is also to be provided. The Planning Commission and Township Board may require any information reasonably necessary to determine compliance with this code. The application must also be accompanied by detailed site plans drawn to scale and dimensioned and certified by a registered engineer licensed in the State of Michigan, displaying the following information:

~~4a.~~ All lot lines and dimensions, including a legal description of each lot or

parcel comprising the solar farm;

- ~~2b.~~ Names of owners of each lot or parcel within Summit-Madison Charter Township that is proposed to be within the solar farm;
- ~~3c.~~ Vicinity map showing the location of all surrounding land uses;
- ~~4d.~~ Location and height of all proposed solar array(s), buildings, structures, electrical tie lines and transmission lines, security fencing, and all above-ground structures and utilities associated with a solar farm;
- ~~5e.~~ Horizontal and vertical (elevation) to scale drawings with dimensions that show the location of the proposed solar array(s), buildings, structures, electrical tie lines and transmission lines, security fencing and all above ground structures and utilities on the property;
- ~~6f.~~ Location of all existing and proposed overhead and underground electrical transmission or distribution lines within the solar farm and within 1,000 feet of the outside perimeter of the solar farm;
- ~~7g.~~ Proposed setbacks from the solar array(s) to all existing and proposed structures within the solar farm;
- ~~8h.~~ Land elevations for the solar array(s) location and the relationship to the land elevations of all existing and proposed structures within the solar farm;
- ~~9i.~~ Access driveways within and to the solar farm, together with a detailed narrative regarding dimensions, composition, and maintenance of each proposed driveway. All access drives shall be subject to Jackson County Department of Transportation Lenawee County Road Commission or Michigan Department of Transportation (if applicable) approval, and shall be planned so as to minimize the use of lands for that purpose;
- ~~10j.~~ Planned security measures to prevent unauthorized trespass and access and to warn of potential dangers during the construction, operation, removal, maintenance or repair of the solar farm;
- ~~11k.~~ A written description of the maintenance program to be used for the solar array(s) and other components of the solar farm, including decommissioning and removal when determined by the township to be obsolete, uneconomic, or abandoned. The description shall include maintenance schedules, types of maintenance to be performed, and decommissioning and removal procedures and schedules if the solar farm becomes obsolete, uneconomic or abandoned;
- ~~12l.~~ A copy of the manufacturer's safety measures;
- ~~13m.~~ Planned lighting protection measures; and
- ~~14n.~~ Additional detail(s) and information as required by the conditional use permit requirements of the Zoning Code Ordinance, or as required by the Planning Commission.

(b)2. It is preferred that any related conditional use permit applications for substations or new transmission lines be considered in conjunction with the conditional use permit application for the solar farm; however, if the details of those improvements are not available at the time of application for the solar farm, they may be considered later, through subsequent conditional use permit review. At a minimum, the intended route for connecting to the power grid and the alternative locations of any substation shall be disclosed with the application for the solar farm.

Commented [GB12]: Verify that substations and transmission lines need conditional use permit approval.

(b)3. Due to the complexity of solar farm projects, the township may require a development agreement or other appropriate instrument to address taxing, property assessment, decommissioning bond, and other related issues not addressed by this subsection. A development agreement may be required as a condition of the permit, and must be approved by the Township Board prior to commencing construction.

(4)D. Provisions for conditional use permit review

In addition to the standards set forth for conditional use approval in ~~§ 150.253~~Sec. 5.5.5.a, additional consideration shall be given to the following:

(a)1. Project rationale

Project rationale, including estimated construction schedule, project life, phasing, and likely buyers or markets for the generated energy.

(b)2. Siting considerations

Siting considerations, such as avoiding areas/locations with a high potential for biological conflict such as areas of environmental concern, parks, trails, special management areas or important wildlife habitat or corridors; avoiding visual corridors that are prominent scenic view sheds; avoiding areas of erodible slopes and soils, where concerns for water quality, landslide, severe erosion, or high storm runoff potential have been identified; and, avoiding known sensitive historical, cultural or archeological resources.

(c)3. Wildlife habitat areas and migration patterns

Specifically include information on any use of the site by endangered or threatened species and whether the project is in a biologically significant area. If threatened or endangered species exist in the area, consultation with the Michigan Departments of Natural Resources and ~~Environmental Quality~~Environment, Great Lakes, and Energy will be necessary.

(d)4. Environmental analysis

The Planning Commission may require an analysis of impacts to historic, cultural and archaeological resources; soil erosion (water and wind); flora; and water quality and water supply in the area when there is reason to believe that adverse impacts to such may occur.

(e)5. Hazardous waste

As applicable, the application must include plans for the spill prevention, clean-

up, and disposal of fuels, oils, and hazardous wastes.

~~(4)6.~~ Transportation plan for construction and operation phases

Proof of an agreement with the Lenawee County Road Commission and Michigan Department of Transportation (if applicable) regarding any construction phase of the project is required.

~~(6)7.~~ Public safety

Identify and address any known or suspected potential hazards to adjacent properties, public roadways, communities, aviation, and the like that may be created by the project.

~~(4)8.~~ Decommissioning plan

Describe the decommissioning and final land reclamation plan to be followed after the anticipated useful life, or abandonment, or termination of the project, including evidence of proposed commitments with affected parties (i.e., township, any lessor or property owner, etc.) that ensure proper final reclamation of the solar farm. Among other things, revegetation and road repair activities should be addressed in the plan. Under this plan, all structures and facilities shall be removed, including any structures below-grade, and removed offsite for disposal. No concrete, piping and other materials may be left in place. The ground must be restored to its original condition within 180 consecutive days.

~~(5)E.~~ Application escrow account

An escrow account shall be deposited with the township by the applicant when the applicant applies for a conditional use permit for a solar farm. The monetary amount deposited by the applicant in escrow with the township shall be the amount estimated by the township to cover all reasonable costs and expenses associated with the conditional use permit review and approval process, which costs shall include, but are not limited to, reasonable fees of the Township Attorney, Township Planner and Township Engineer, as well as costs for any reports or studies that are reasonably related to the zoning review process for the application. Such escrow amount shall be in addition to any filing or application fees established by resolution. At any point during the review process, the township may require that the applicant place additional funds into escrow with the township if the existing escrow amount deposited by the applicant is deemed insufficient by the township. If the escrow account needs replenishing and the applicant refuses to do so promptly, the review process shall cease unless and until the applicant makes the required additional escrow deposit.

~~(6)F.~~ Decommissioning escrow account

If a conditional use permit is approved pursuant to this subsection, the township shall require security in the form of a cash deposit, or surety bond acceptable to the township, which will be furnished to the township in order to ensure full compliance with this subsection and all conditions of approval. When determining the amount of each required security, the township may also require an annual escalator or increase based on the Consumer Price Index (or the equivalent or its successor). Such financial guarantee shall be deposited or filed with the Township Clerk after a conditional use permit has been approved but before construction commences on the solar farm. At a minimum,

the financial security shall be in an amount determined by the township to be reasonably sufficient to restore the property to its previous condition prior to construction and operation of the solar farm. Such financial security shall be kept in full force and effect during the entire time that the solar farm exists or is in place, and such financial security shall be irrevocable and non-cancelable.

~~(7)G.~~ Code compliance

Construction of a solar farm shall comply with the National Electric Safety Code and any applicable Michigan construction codes as a condition of any conditional use permit under this subsection.

~~(8)H.~~ Certified solar array components

Components of a solar farm shall be approved by the Institute of Electrical and Electronics Engineers (IEEE), Solar Rating and Certification Corporation (SRCC), Electronic Testing Laboratories (ETL), or other similar certification organization acceptable to the township.

~~(9)I.~~ Solar access

The township makes no assurance of solar access other than the provisions contained within this subsection. The applicant may provide evidence of covenants, easements, or similar documentation for abutting property owners providing access to solar energy for the operation of a solar farm.

Commented [GB13]: This subsection was part of the original Summit Township regulations, but deleted by Madison Township. Put it back in.

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.)

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 Ordinance # 46 SECTION _____
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) Conditional Use - Special Land
New Ordinance for Madison Charter Twp. regulating Solar Energy Facilities in the township

- C. **PUBLIC HEARING** on the above amendment was held on: month _____ day _____ year _____
- 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.

Michalle Johnson ☒ Chair or ☐ Secretary May / 2 / 2022 (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.

Janet M. Moden

Township Clerk

Ordinance #46

Madison Township Lenawee County, Michigan Zoning Ordinance Conditional (Special Land) Use Provisions for Solar Energy Facilities

Utility grid, large solar energy facility (solar farm). The purpose of this subsection is to establish minimum requirements and regulations for the siting, installation, operation, repair, decommissioning, and removal of utility grid, large solar energy facilities (hereafter referred to as solar farms), as defined in § 150.006, while promoting the safe, effective, and efficient use of such energy facilities as a conditional use in specified zoning districts. The following requirements shall apply to all solar farms:

(1) *Location.* All solar farms are limited to the Agricultural (AG-1), Light Industrial (L-I), and General Industrial (I-2) districts.

(2) *Regulations and design standards.* All solar farms shall comply with the following minimum regulations and design standards.

(a) *Design standards.*

1. *Minimum lot size.* No solar farm shall be erected on any zoning lot less than 20 acres in size (as defined in § 150.006).

2. *Maximum height.* The maximum height for a solar panel shall be 14 feet. The maximum height of a power switchyard (as defined in § 150.006) shall not exceed the minimum height needed to tie into electric transmission lines. The height of all other buildings and accessory structures shall comply with the maximum building height requirements of the applicable zoning district in which the solar farm is located, as listed in § 150.146. The height of required lightning rods attached to the power switchyard or solar farm related equipment shall not be subject to the foregoing height limitations. The height of lightning rods shall be limited to that height necessary to protect the power switchyard and solar farm equipment from lightning.

3. *Setbacks.* Solar farm facilities and related structures and components shall be set back a minimum of 50 feet from all lot lines. In addition, solar farm solar arrays and other structures must be located at least 300 feet from the road right-of-way along State highways; 150 feet from the road right-of-way along all other roadways, public and private; and 150 feet from any lot line adjacent to all existing Rural Non-Farm Residential (RNF-1), Suburban Residential (RS-1 and RS-2), Urban Residential (RU-1 and RU-2), Multiple-Family Residential (RM-1 and RM-2), and Mobile Home Residential (MH-1) district land; and any lot line adjacent to an existing residence at the time the solar farm is granted conditional use approval, unless the zoning lot is comprised of a portion of the lot containing the residence. Additional setbacks may be required to mitigate noise and glare impacts or to provide for designated road or utility corridors, as identified through the review process.

4. *Safety/access.*

a. Security fencing shall be installed around the solar farm as follows: fencing to be a minimum of 6 feet and a maximum of 8 feet in height; fencing to be located inside the perimeter of screening, if any. Knox boxes and keys shall be provided at locked entrances for emergency personnel access.

b. Appropriate warning signage shall be placed at the entrance and perimeter of the solar farm.

5. *Noise.* No component of any solar farm shall produce noise that exceeds any of the following limitations. Adequate setbacks shall be provided to comply with these limitations:

a. 50 dBA, as measured at the property line of any adjacent Rural Non-Farm Residential (RNF-1), Suburban Residential (RS-1 and RS-2), Urban Residential (RU-1 and RU-2), Multiple-Family Residential (RM-1 and RM-2), and Mobile Home Residential (MH-1) district zoned land in existence at the time the solar farm is granted conditional use approval;

b. 45 dBA, as measured at any neighboring residence in existence at the time the solar farm is granted conditional use approval, between the hours of 9:00 p.m. and 7:00 a.m.; and

c. 60 dBA, as measured at the lot lines of the project boundary.

6. *Visual appearance.*

a. Solar farm buildings and accessory structures shall, to the extent reasonably possible, use materials, colors, and textures that will blend the solar farm into the existing environment.

b. The perimeter of solar farm facilities shall also be screened and buffered by installing evergreen vegetative plantings whenever existing natural forest vegetation does not otherwise continuously obscure the solar farm's entire lot perimeter from adjacent parcels, subject to the following requirements:

i. Unless screened and buffered at all times by natural forest vegetation having a substantially similar obscuring effect of an evergreen vegetative buffer installed pursuant to this subsection, a continuous evergreen vegetative buffer shall be installed and maintained at all times at the perimeter of all solar farms.

ii. The evergreen vegetative buffer shall be composed of evergreen trees or shrubs that at planting shall be a minimum of 6 feet in height. The evergreen trees or shrubs shall be spaced no more than 10 feet apart on center (from the central trunk of 1 plant to the central trunk of the next plant). Within 5 years of planting, required evergreen vegetative screening shall be no less than 15 feet tall.

iii. Failure to continuously maintain the required evergreen vegetative buffer shall constitute a violation of this code and sufficient grounds for revocation of any conditional use permit previously granted.

iv. An alternate screening method may be considered for approval by the Planning Commission as long as it has a substantially similar obscuring effect of an evergreen buffer.

v. If the solar farm is not visible from any road and if the solar farm is not visible from any existing residence, the screening requirements may be modified at the discretion of the Planning Commission.

c. Lighting of the solar farm shall be limited to the minimum necessary, supplied with down lighting, and in no case shall any illumination from such lighting extend beyond the perimeter of the solar farm. A photometric study may be used to make this determination.

d. No solar farm shall produce glare that would constitute a nuisance to occupants of neighboring properties or to persons traveling neighboring roads. Upon written notice from the Zoning Administrator or such other person designated by the Township Board to the owners of the solar farm that glare from the solar farm is causing a nuisance to occupants of neighboring property or to persons traveling neighboring roads, the owner of the solar farm shall have a reasonable time (not to exceed 180 consecutive days) from the date of such notice to remediate such glare.

7. *Medium voltage cable.* All medium voltage cable (as defined in § 150.006) within the project boundary shall be installed underground unless determined otherwise by the Planning Commission because of severe environmental constraints (e.g. wetlands, cliffs, hard bedrock), and except for power switchyards (as defined in § 150.006) or area within a substation. All

electrical interconnections and distribution components must comply with all applicable codes and public utility requirements.

(b) *Local, state and federal permits.* A solar farm shall be required to obtain all necessary permits from the Michigan Department of Environmental Quality (see § 150.257(L)(4)(b)) and any applicable municipal, county, state, or federal permits.

(c) *Agreements/easements.* If the zoning lot (as defined in § 150.006) on which the project is proposed is to be leased, rather than owned, by the owner of the solar farm, all property within the project boundary must be included in a recorded easement(s), lease(s), or consent agreement(s) specifying the applicable uses for the duration of the project. All necessary leases, easements, or other agreements between the owner of the solar farm and property owners must be in place prior to commencing construction, unless specified otherwise by the conditional use permit.

8. *Other regulations.* On-site Solar energy facilities shall comply with all applicable state construction and electrical codes, regulations contained in the Lenawee County Airport Zoning Manual, Federal Aviation Administration requirements, Michigan Aeronautics Commission requirements, and the Michigan Public Service Commission and Federal Energy Regulatory Commission standards.

(3) *Permit applications.*

(a) An application for a conditional use permit to establish a solar farm must include a complete description of the project and documentation to sufficiently demonstrate that the requirements set forth in § 150.257(L)(2)(a) will be met. Supporting documentation for addressing the review criteria of § 150.257(L)(4) is also to be provided. The Planning Commission and Township Board may require any information reasonably necessary to determine compliance with this code. The application must also be accompanied by detailed site plans drawn to scale and dimensioned and certified by a registered engineer licensed in the State of Michigan, displaying the following information:

1. All lot lines and dimensions, including a legal description of each lot or parcel comprising the solar farm;
2. Names of owners of each lot or parcel within Summit Township that is proposed to be within the solar farm;
3. Vicinity map showing the location of all surrounding land uses;
4. Location and height of all proposed solar array(s), buildings, structures, electrical tie lines and transmission lines, security fencing, and all above-ground structures and utilities associated with a solar farm;
5. Horizontal and vertical (elevation) to scale drawings with dimensions that show the location of the proposed solar array(s), buildings, structures, electrical tie lines and transmission lines, security fencing and all above ground structures and utilities on the property;
6. Location of all existing and proposed overhead and underground electrical transmission or distribution lines within the solar farm and within 1,000 feet of the outside perimeter of the solar farm;
7. Proposed setbacks from the solar array(s) to all existing and proposed structures within the solar farm;
8. Land elevations for the solar array(s) location and the relationship to the land elevations of all existing and proposed structures within the solar farm;
9. Access driveways within and to the solar farm, together with a detailed narrative regarding dimensions, composition, and maintenance of each proposed driveway. All access

drives shall be subject to Jackson County Department of Transportation approval, and shall be planned so as to minimize the use of lands for that purpose;

10. Planned security measures to prevent unauthorized trespass and access and to warn of potential dangers during the construction, operation, removal, maintenance or repair of the solar farm;

11. A written description of the maintenance program to be used for the solar array(s) and other components of the solar farm, including decommissioning and removal when determined by the township to be obsolete, uneconomic, or abandoned. The description shall include maintenance schedules, types of maintenance to be performed, and decommissioning and removal procedures and schedules if the solar farm becomes obsolete, uneconomic or abandoned;

12. A copy of the manufacturer's safety measures;

13. Planned lighting protection measures; and

14. Additional detail(s) and information as required by the conditional use permit requirements of the Zoning Code, or as required by the Planning Commission.

(b) It is preferred that any related conditional use permit applications for substations or new transmission lines be considered in conjunction with the conditional use permit application for the solar farm; however, if the details of those improvements are not available at the time of application for the solar farm, they may be considered later, through subsequent conditional use permit review. At a minimum, the intended route for connecting to the power grid and the alternative locations of any substation shall be disclosed with the application for the solar farm.

(c) Due to the complexity of solar farm projects, the township may require a development agreement or other appropriate instrument to address taxing, property assessment, decommissioning bond, and other related issues not addressed by this subsection. A development agreement may be required as a condition of the permit, and must be approved by the Township Board prior to commencing construction.

(4) *Provisions for conditional use permit review.* In addition to the standards set forth for conditional use approval in § 150.253, additional consideration shall be given to the following:

(a) *Project rationale.* Project rationale, including estimated construction schedule, project life, phasing, and likely buyers or markets for the generated energy.

(b) *Siting considerations.* Siting considerations, such as avoiding areas/locations with a high potential for biological conflict such as areas of environmental concern, parks, trails, special management areas or important wildlife habitat or corridors; avoiding visual corridors that are prominent scenic view sheds; avoiding areas of erodible slopes and soils, where concerns for water quality, landslide, severe erosion, or high storm runoff potential have been identified; and, avoiding known sensitive historical, cultural or archeological resources.

(c) *Wildlife habitat areas and migration patterns.* Specifically include information on any use of the site by endangered or threatened species and whether the project is in a biologically significant area. If threatened or endangered species exist in the area, consultation with the Michigan Departments of Natural Resources and Environmental Quality will be necessary.

(d) *Environmental analysis.* The Planning Commission may require an analysis of impacts to historic, cultural and archaeological resources; soil erosion (water and wind); flora; and water quality and water supply in the area when there is reason to believe that adverse impacts to such may occur.

(e) *Hazardous waste.* As applicable, the application must include plans for the spill prevention, clean-up, and disposal of fuels, oils, and hazardous wastes.

(f) *Transportation plan for construction and operation phases.* Proof of an agreement with the Michigan Department of Transportation (if applicable) regarding any construction phase of the project is required.

(g) *Public safety.* Identify and address any known or suspected potential hazards to adjacent properties, public roadways, communities, aviation, and the like that may be created by the project.

(h) *Decommissioning plan.* Describe the decommissioning and final land reclamation plan to be followed after the anticipated useful life, or abandonment, or termination of the project, including evidence of proposed commitments with affected parties (i.e., township, any lessor or property owner, etc.) that ensure proper final reclamation of the solar farm. Among other things, revegetation and road repair activities should be addressed in the plan. Under this plan, all structures and facilities shall be removed, including any structures below-grade, and removed offsite for disposal. No concrete, piping and other materials may be left in place. The ground must be restored to its original condition within 180 consecutive days.

(5) *Application escrow account.* An escrow account shall be deposited with the township by the applicant when the applicant applies for a conditional use permit for a solar farm. The monetary amount deposited by the applicant in escrow with the township shall be the amount estimated by the township to cover all reasonable costs and expenses associated with the conditional use permit review and approval process, which costs shall include, but are not limited to, reasonable fees of the Township Attorney, Township Planner and Township Engineer, as well as costs for any reports or studies that are reasonably related to the zoning review process for the application. Such escrow amount shall be in addition to any filing or application fees established by resolution. At any point during the review process, the township may require that the applicant place additional funds into escrow with the township if the existing escrow amount deposited by the applicant is deemed insufficient by the township. If the escrow account needs replenishing and the applicant refuses to do so promptly, the review process shall cease unless and until the applicant makes the required additional escrow deposit.

(6) *Decommissioning escrow account.* If a conditional use permit is approved pursuant to this subsection, the township shall require security in the form of a cash deposit, or surety bond acceptable to the township, which will be furnished to the township in order to ensure full compliance with this subsection and all conditions of approval. When determining the amount of each required security, the township may also require an annual escalator or increase based on the Consumer Price Index (or the equivalent or its successor). Such financial guarantee shall be deposited or filed with the Township Clerk after a conditional use permit has been approved but before construction commences on the solar farm. At a minimum, the financial security shall be in an amount determined by the township to be reasonably sufficient to restore the property to its previous condition prior to construction and operation of the solar farm. Such financial security shall be kept in full force and effect during the entire time that the solar farm exists or is in place, and such financial security shall be irrevocable and non-cancelable.

(7) *Code compliance.* Construction of a solar farm shall comply with the National Electric Safety Code and any applicable Michigan construction codes as a condition of any conditional use permit under this subsection.

(8) *Certified solar array components.* Components of a solar farm shall be approved by the Institute of Electrical and Electronics Engineers (IEEE), Solar Rating and Certification Corporation (SRCC), Electronic Testing Laboratories (EIL), or other similar certification organization acceptable to the township.

Charter Township of Madison
Township Hall
3804 South Adrian Hwy.
Planning Commission Regular Meeting
May 2, 2022
5:30 p.m.

5:30pm Planning commission meeting called to order and pledge of Allegiance said by all.

Roll Call

Planning commission members present in person: Amy Hepker-Wilson, Michelle Johnson, Joyce Holtz, Rusty Benschoter, Dale Thielan, and Norm Schutte present.

Not present at Roll call: Lou Ann Bluntschly-Brazee, Rodney Meeks

Also in attendance: David Rincon, Gary Griewahn

Approval of the regular meeting minutes from 4/4/22: Motion by Benschoter, seconded by Thielan to approve minutes.

Public comment: Dave Rincon commented that Fire and building approvals will be needed at all sites of solar energy facilities. Also brought up is the possibility of Energy farms having to obtain a license from the township, which the marijuana facilities renew yearly.

Planning commission member joined: Lou Ann Bluntschly-Brazee

Unfinished business:

- Wind/Solar Energy Workshop Discussion

Discussion continued from last meeting between committee members about wanting to follow Summit Townships Solar energy ordinance with a few minor revisions we vote to adapt. Johnson requested to add from page 5 of Summits wind energy plan: Other regulations section including Lenawee County Airport. Minimum lot size was decided by all that, 20 acres was good as minimum lot size, discussion was had about allowing industrial sections smaller lot sizes but determined this was not wanted by the committee to be added.

Increasing Setbacks was the biggest desire of members to increase, it was decided that solar farms would be setback a minimum of 50 feet from all lot lines. 300 feet was agreed to be best for state highways such as M-52 and 223 and 150 from all other roadways.

Fencing height of 6-8 feet was agreed upon following discussion. Glare would be controlled with the fencing and landscaping in ordinance. Schutte spoke of how the solar panels have come a long way and are less reflective with less glaring.

We all agreed on all other aspects of the Summit Township ordinance with little discussion. A motion by Benschoter to follow the Summit twp. ordinance with revisions was made, supported by Hepker-Wilson

Roll Call

Planning commission members present in person: Michelle Johnson, Amy Hepker-Wilson, Joyce Holtz, Rusty Benschoter, Dale Thielan, Lou Ann Bluntschly-Brazee and Norm Schutte, Ordinance plan approved 7-0

Wind energy workshop to be a separate ordinance and to be discussed at later meeting.

New Business: Planning commission regular meeting schedule for 2022

At the regular Planning Commission meeting, March 7, 2022, on a motion made by Benschoter and seconded by Thielan, it was moved that regular meetings of the Madison Township Planning Commission be scheduled for the first Monday of each month, beginning at 5:30pm. Motion was approved by a 6-2 vote.

The July and September meetings will be affected by holidays, we rescheduled these meetings, May 2, 2022, on a motion made by Benschoter and seconded by Bluntschly-Brazee, motion was approved 7-0

The following are the dates of the regular meetings for the rest of the 2022 year:

- April 4
- May 2
- June 6
- July 4 (Independence Day) **Rescheduled** Tuesday, July 5
- August 1
- September 5 (Labor Day) **Rescheduled** Tuesday, September 6
- October 3
- November 7
- December 5

Public Comment Re: Items not on the agenda: NONE

Reports: None

Adjournment: Motion by Benschoter, seconded Holtz to adjourn the meeting. Motion Carried 7-0.
Meeting adjourned at 6:30 pm

Submitted by

Amy Hepker-Wilson

Planning commission secretary

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Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

PA 116 FARMLAND AGREEMENT | FA #22-01

Applicant(s): Chad, Kelley, David, and Shanon Whelan
3450 Whelan Road
Tipton, MI 49287

Date: June 7, 2022

Local Government: Adrian Township

Purpose: Enrollment application

Location: The subject properties (ID #AD0-107-3550-00 and ID #AD0-118-1150-00) are located on the east side of Townline Highway and the west side of Wolf Creek Highway, in Sections 7 and 18 of the Township (T6S, R3E) (see Figure 1).

Description: The subject properties have an area of approximately 243 acres, of which 190 are cultivated for cash crops and livestock. Wolf Creek flows through the parcels. No buildings are located on the properties (see Figure 3).

Term: 10 years.

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

Staff Comments: The applicant should consider/address the following comment(s)/suggestion(s) included in the application:

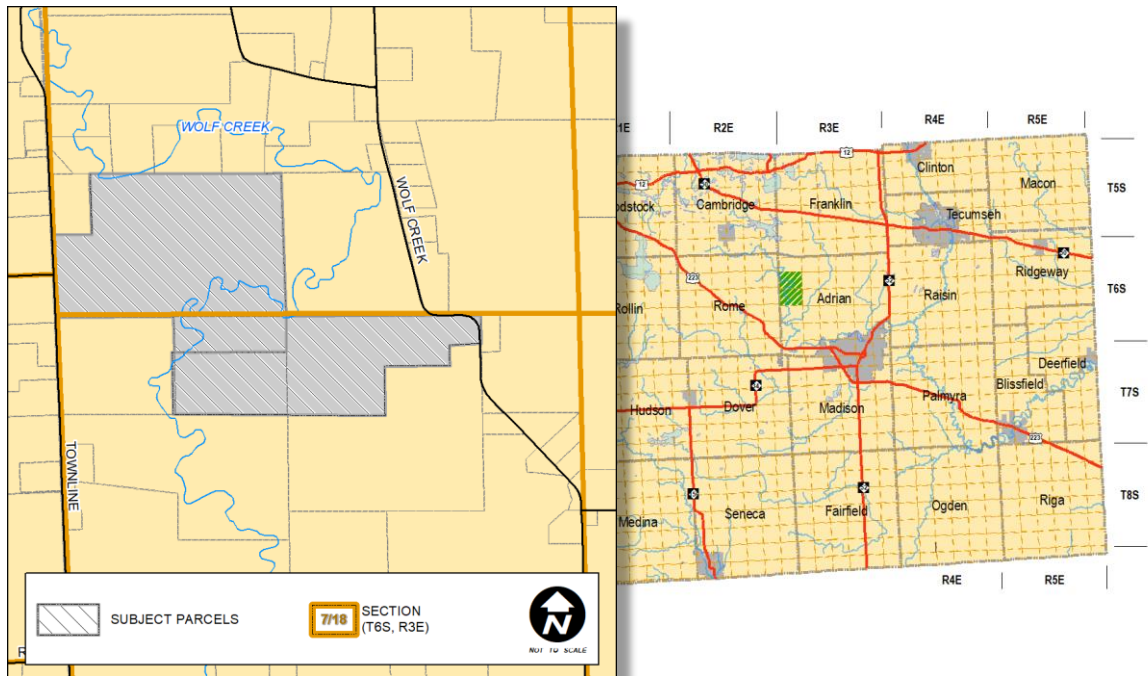
- *Question #16g.* The number of buildings should be identified as zero (0).

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

Attachment(s):

- Background information provided by the applicant/township.

**Figure 1
Location**



**Figure 2
County Future Land Use**

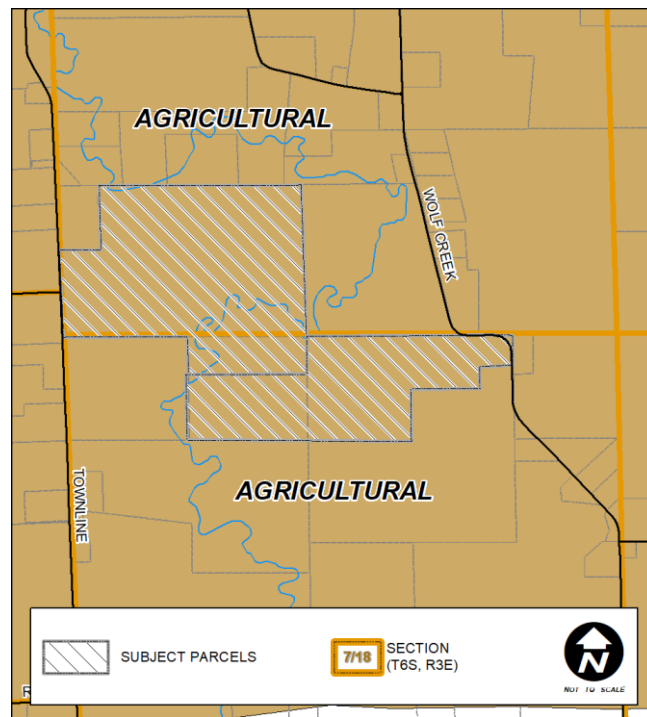
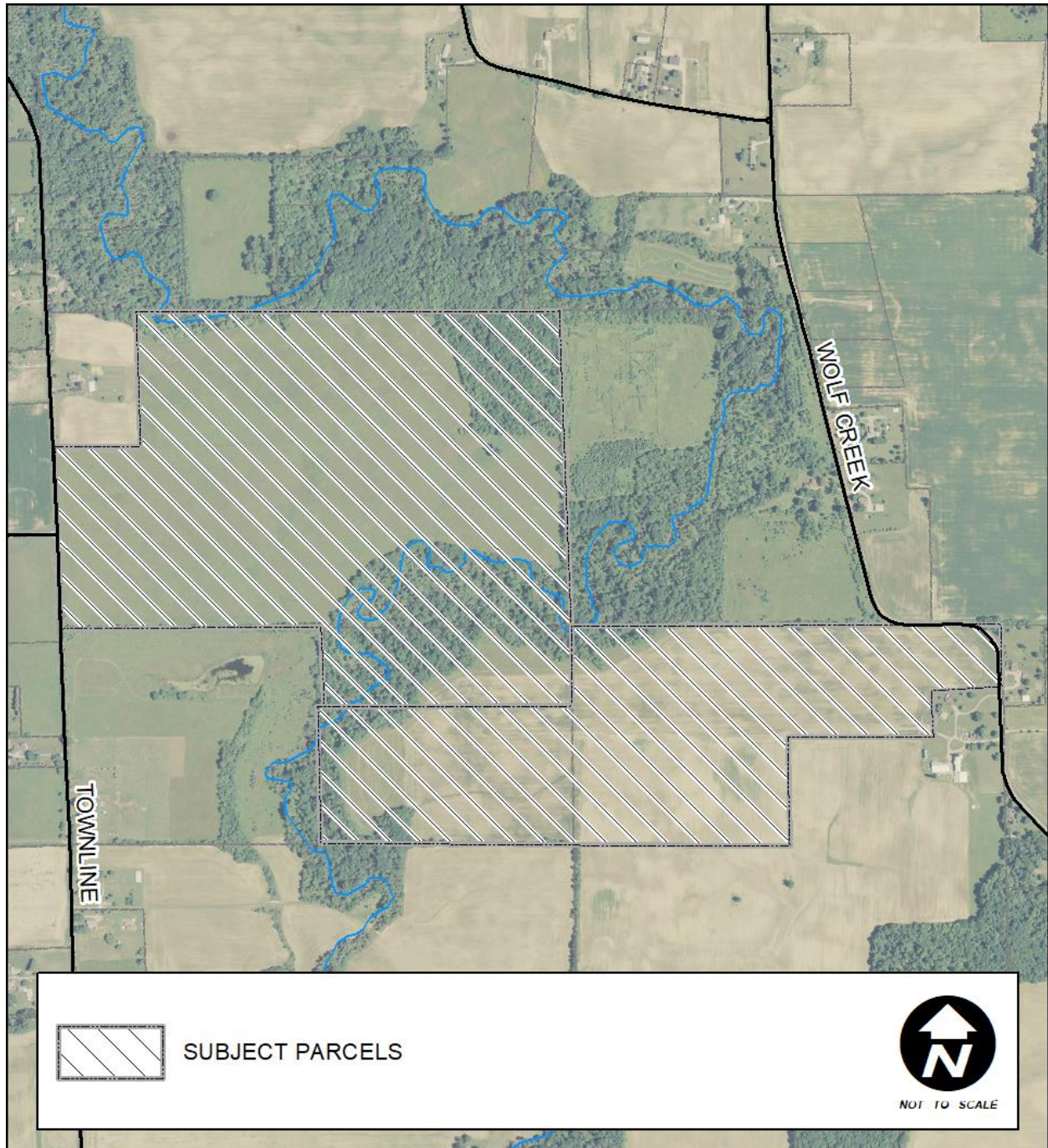


Figure 3
USDA Aerial Photograph





**FARMLAND AND OPEN SPACE
PRESERVATION PROGRAM**

Application for Farmland Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. **Please read the Eligibility and Instructions document before filling out this form.**

RECEIVED
MAY 17 2022

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: Whelan Chad W.

Last

First

Initial

(If more than two see #15)

Last

First

Initial

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

☒ Married

☐ Single

2. Mailing Address: 3450 Whelan Rd. Tipton MI 49287

Street

City

State

Zip Code

3. Telephone Number: (Area Code) (517) 403-9497

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (517) 442-2704

5. E-mail address: chadwhelan19@gmail.com

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

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

8. Section No. 7 and 18 Town No. 6 Range No. 3

III. Legal Information:

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

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

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

If "Yes", please explain circumstances: _____

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

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

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

Name the types of mineral(s) involved: _____

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

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

Name: _____

Address: _____

Street

City

State

Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

rev. 12/2019

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: Chad W. Whelan Title: co-owner
 Name: Kelly S. Whelan Title: co-owner
 Name: David W. Whelan Title: co-owner
 Name: Shanon J. Whelan Title: co-owner

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

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

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

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

livestock, cash crop
 b. Total number of acres on this farm 243
 c. Total number of acres being applied for (if different than above): _____
 d. Acreage in cultivation: 190
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0
 f. All other acres (swamp, woods, etc.) 53
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

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

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

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

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

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

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

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

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

Chad W. White Kelly S. Whelan

(Signature of Applicant)

(Corporate Name, If Applicable)

Donal W. Whelan Sharon J. Whelan

(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)

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

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

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

_____ Map of Farm

_____ Copy of most recent appraisal record

_____ Copy of letters from review agencies (if available)

_____ Any other applicable documents

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



United States
Department of
Agriculture

Lenawee County, Michigan

Name: _____ Share: _____
Name: _____ Share: _____
Name: _____ Share: _____



Common Land Unit

- ☐ Common Land Unit*
- ☐ Non-Cropland
- ☐ Tract Boundary
- ☐ Section Lines

☐ Cropland vs ☐ Noncropland

Wetland Determination Identifiers

- ☐ Restricted Use
- ☐ Limited Restrictions
- ☐ Exempt from Conservation Compliance Provisions
- ☐ Areas of Concern as of 3/15/21

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

- ☐ Shares - 100% OP
- ☐ Certified Organic
- ☐ CORN - YEL/GR
- ☐ SOYS - COM/GR
- ☐ DRY BEANS - DE
- ☐ All Crops - NI
- ☐ WHEAT - GR (SRW or SWW)
- ☐ ALFALFA - FG or GZ
- ☐ MIXFG - FG or GZ

2021 Program Year

CLU Date: April 9, 2021
2020 NAIP Imagery

Farm 16768
Tract 17855

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Areas of Concern represent potential wetland violations (CW, CW+Yr, CWNA, CWTE, MIW, MWM, WX) included in the NRCS Certified Wetland Determination dataset. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). Alternate year NAIP imagery may be displayed for tracts located in other states or along state borders.

Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) 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.

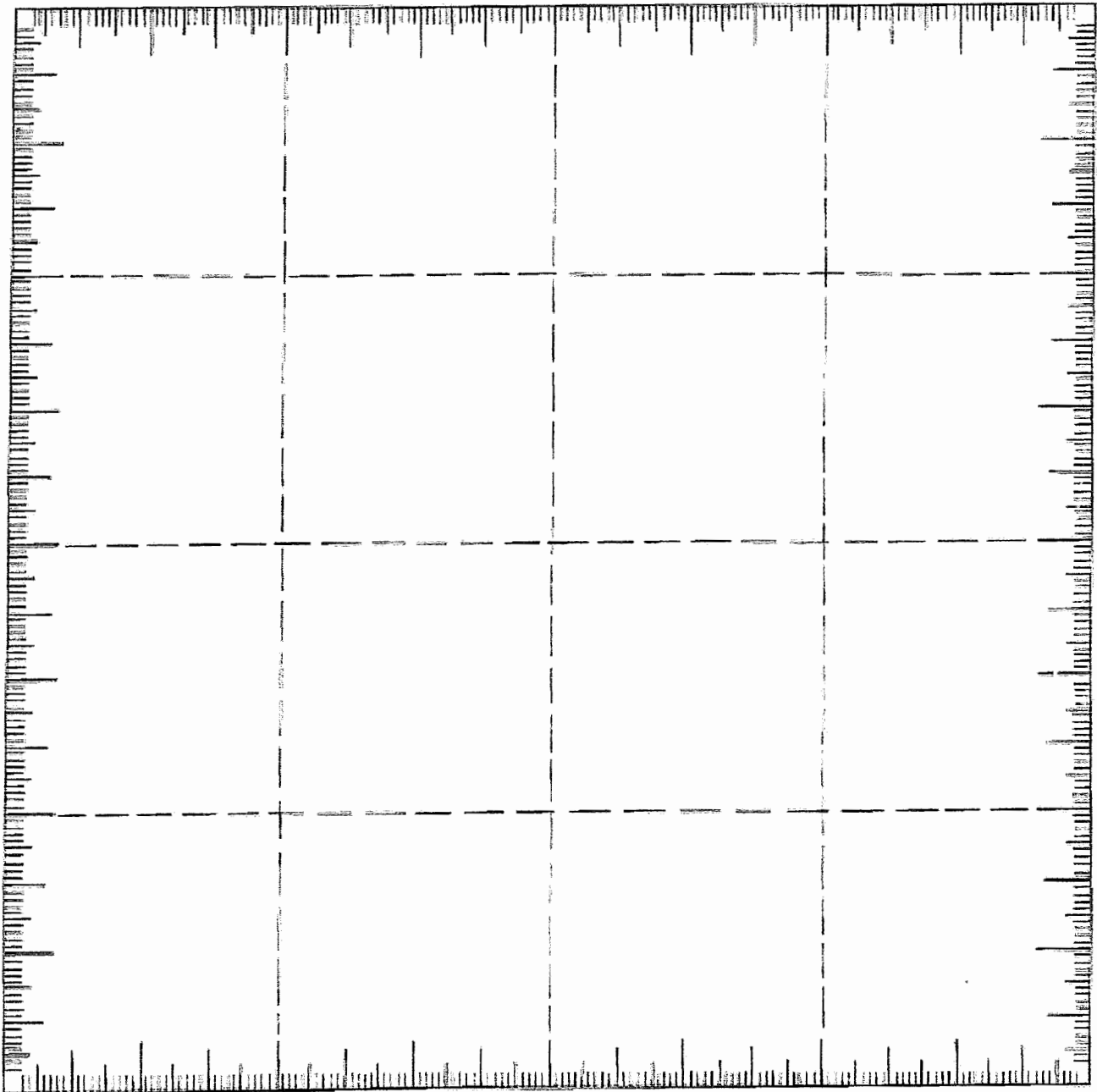
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County _____

Township _____

T _____ R _____ Section _____

↑ North





06-16-2021

Chris VanDyke AS
CHRIS VANDYKE



LENAWEE COUNTY
JUNE 16, 2021
RECEIPT # 974268

STATE OF MICHIGAN
REAL ESTATE
TRANSFER TAX

\$455.40- CO
\$3,105.00- ST
Stamp # 38193

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That John Diersen and Karyl Diersen, husband and wife whose address is 8245 County 3, Caldonia, MN 55921 convey(s) and warrant(s) to Chad Whelan AKA Chad W. Whelan and Kelly Whelan AKA Kelly S. Whelan, husband and wife a 1/2 undivided interest, whose address is 3450 Whelan Rd., Tipton, MI 49287, the following described premises:

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

All that part of the North 1/2 of Fractional Section 18, also, part of the Southwest Fractional 1/4 of Section 7, Town 6 South, Range 3 East, further described by Michael J. Bartolo, Professional Surveyor, as beginning at the North 1/4 corner of Section 18; thence North 89°11'18" West, 1325.60 feet along the North line of Section 18; thence North 00°56'08" West, 1948.34 feet (Recorded as 1969.07 feet); thence North 89°02'14" West, 2620.64 feet (Recorded as 2612.94 feet); thence South 00°38'39" East, 830.00 feet; thence North 89°02'11" West, 529.81 feet (Recorded as 530.00 feet) to the centerline of Townline Highway; thence South 00°40'56" East, 540.88 feet (Recorded as 540.80 feet) along said highway to the Northeast corner of Section 13, Town 6 South, Range 2 East; thence South 01°12'32" East, 585.70 feet along the West line of Section 7 and along said highway to the Northwest corner of Section 18; thence South 89°11'12" East, 1604.68 feet (Recorded as 1611.50 feet) along the North line of Section 18; thence South 00°58'45" East, 488.51 feet; thence North 89°12'29" West, 39.14 feet; thence South 00°09'55" East, 840.89 feet; thence South 88°32'26" East, 2903.38 feet to the North-South 1/4 line of Section 18; thence North 00°01'25" East, 668.69 feet along said line; thence South 89°05'08" East, 898.28 feet; thence North 01°08'02" West, 283.28 feet; thence North 87°59'59" East, 436.30 feet to the East line of the West 1/2 of the Northeast 1/4 of Section 18; thence North 00°09'47" West, 387.96 feet to the Northeast corner of the West 1/2 of the Northeast 1/4 of Section 18; thence North 89°05'08" West, 1329.58 feet along the North line of Section 18 to the point of beginning.

Commonly known as: 5000 Townline Hwy Blk. and 4818 Wolf Creek Hwy., Adrian, MI 49221
Parcel ID No(s): AD0-107-3550-00 and AD0-118-1150-00

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 Four Hundred and Fourteen Thousand Dollars And No/100 Dollar(s) (\$414,000.00) 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.

ADRIAN CHARTER TOWNSHIP 2021 WINTER TAX BILL

MESSAGE TO TAXPAYER

COLLECTION DATES & HOURS: (AT TOWNSHIP HALL) MON-FRI DURING REGULAR OFFICE HOURS EXCEPT HOLIDAYS. OFFICE WILL BE CLOSED DEC 24, 25, 31 & JAN 1, 17. NIGHT DEPOSIT BESIDE FRONT DOOR. AFTER FEB 14 ADD 3 % PENALTY.

MAKE CHECKS PAYABLE TO ADRIAN CHARTER TOWNSHIP TREASURER. AFTER FEBRUARY 28TH PAY LENAWEE COUNTY TREASURER.

PHONE # TWP HALL 517-263-7920

IF YOU REQUIRE A DOG LICENSE PLEASE SEND SEPARATE CHECK WITH STAMPED SELF-ADDRESSED ENVELOPE FOR RETURN.

PROPERTY INFORMATION

Property Assessed To:

WHELAN, DAVID & SHANON
CHAD & KELLY WHELAN
3450 WHELAN RD
TIPTON, MI 49287

School: ONSTED COMMUNITY SCHOOLS

Property #: ADO-107-3550-00

Property Addr: 5000 TOWNLINE HWY BLK

Legal Description:

THAT PART OF W PART OF SW FRL 1/4 SEC 7 T6S-R3E COMM AT SW COR SEC 7 RUNN TH N ALG W LI OF SD SEC 1126.55 FT TH S 88 DEG 22' E 530 FT TH N PAR WITH W LI OF SD SEC 830 FT TH S 88 DEG 22' E 2612.94 FT TO W LI OF E 1/2 OF SW FRL 1/4 TH S'LY ALG SD LI 1956 FT TO S LI OF SEC 7 TH W'LY ALG SEC LI 3154.5 FT TO BEG ALSO DES AS THAT PART OF W 1/2 OF NW FRL 1/4 SEC 18 T6S-R3E COMM ON N LI OF SEC AT A PT LOC 1611.50 FT E'LY FROM NW COR SEC 18 RUNN TH E'LY ALG N LI OF SEC 1532.52 FT TO W LI OF E 1/2 OF NW FRL 1/4 TH S ALG SD LI 483.12 FT TH W'LY 1532.52 FT TH N'LY 483.12 FT TO PL OF BEG 4/29/2021 NOW COMBINED FROM ADO-118-1100-00 PER

OPERATING FISCAL YEARS

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

County: JANUARY 1 - DECEMBER 31

Twn/Cty: JANUARY 1 - DECEMBER 31

School: JULY 1 - JUNE 30

State: OCTOBER 1 - SEPTEMBER 30

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

PAYMENT INFORMATION

This Tax is Payable: Dec. 1, 2021 Thru Feb. 14, 2022

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

TAX DETAIL

Taxable Value:	68,004	Class:	102
State Equalized Value:	293,100		
Assessed Value:	293,100		
P.R.E. %:	100		

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

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.74900	50.93
MED CARE	0.18930	12.87
LENAWEE INT SCH	7.30920	497.05
SCHOOL DEBT	1.80000	122.40
SCHOOL BOND	1.60000	108.80
SCH BOND	1.30000	88.40
SCHOOL OPER	18.00000	0.00
TWP TAX	1.00000	68.00
FIRE OPER	0.94280	64.11
PUBLIC SAFETY	0.24960	16.97
DISTRICT LIBRARY	0.59980	40.78
FAUTY	0.00000	28.95

PAID
JAN 19 2022
BY: 2860

Total Tax:	\$1,099.26
Administration Fee:	\$0.00
Total Amount Due:	\$1,099.26

MESSAGE TO TAXPAYER

COLLECTION DATES & HOURS: (AT TOWNSHIP HALL) MON-FRI DURING REGULAR OFFICE HOURS EXCEPT HOLIDAYS. OFFICE WILL BE CLOSED DEC 24, 25, 31 & JAN 1, 17. NIGHT DEPOSIT BESIDE FRONT DOOR. AFTER FEB 14 ADD 3 % PENALTY.
MAKE CHECKS PAYABLE TO ADRIAN CHARTER TOWNSHIP TREASURER. AFTER FEBRUARY 28TH PAY LENAWEE COUNTY TREASURER.
PHONE # TWP HALL 517-263-7920
IF YOU REQUIRE A DOG LICENSE PLEASE SEND SEPARATE CHECK WITH STAMPED SELF-ADDRESSED ENVELOPE FOR RETURN.

PROPERTY INFORMATION

Property Assessed To:
WHELAN, DAVID & SHANON
CHAD & KELLY WHELAN
3450 WHELAN RD
TIPTON, MI 49287

School: ADRIAN PUBLIC SCHOOLS

Property #: ADO-118-1150-00

Property Addr: 4818 WOLF CREEK HWY

Legal Description:

S 30 AC OF E 47 AC OF W 94 AC OF N1/2 OF NW FRL 1/4 SEC 18 T6S R3E ALSO W1/2 OF NE1/4 AND E 80 AC OF NW FRL 1/4 SEC 18 T 6S R3E EXC LD DES AS COMM AT THE N1/4 COR OF SEC 18 T6S R3E TH S89 05'08"E 132 9.58 FT ALG THE N LI OF SD SEC TO THE NE COR OF THE W1/2 OF THE NE1/4 OF SD SEC T H S00 09'47"W 397.98 FT ALG THE E LI OF THE W1/2 OF THE NE1/4 OF SD SEC FOR A PO B TH CONT S00 09'47"W 199.94 FT ALG SD LI TH S86 55'52"W 288 FT TH S00 25'52"W 85.35 FT TH N89 05'09"W 141.65 FT TH N01 08'02"W 283.28 FT TH N87 59'59"E 436 .30 FT TO THE POB (EXC - SURVEY 2.294 AC) ALSO EXC LD DES AS COMM AT THE N1/4 COR OF SEC 18 T6S R3E TH S00 01'25"W

OPERATING FISCAL YEARS

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

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

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

PAYMENT INFORMATION

This Tax is Payable: Dec. 1, 2021 Thru Feb. 14, 2022

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

TAX DETAIL

Taxable Value:	77,572	Class:	102
State Equalized Value:	203,500		
Assessed Value:	203,500		
P.R.E. %:	100		

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

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.74900	58.10
MED CARE	0.18930	14.68
LENAWEE INT SCH	3.65420	283.46
SCHOOL DEBT	1.95000	151.26
SCHOOL BOND	1.15000	89.20
SCHOOL OPER	9.00000	0.00
TWP TAX	1.00000	77.57
FIRE OPER	0.94280	73.13
PUBLIC SAFETY	0.24960	19.36
DISTRICT LIBRARY	0.59980	46.52
BLACK CREEK	0.00000	46.59

PAID
JAN 19 2022
BY: 2860

Total Tax: \$859.87

Administration Fee: \$0.00

Total Amount Due: \$859.87

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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 #22-02

Applicant(s): Chad, Kelley, David, and Shanon Whelan
3450 Whelan Road
Tipton, MI 49287

Date: June 7, 2022

Local Government: Franklin Township

Purpose: **Enrollment application**

Location: The subject property (ID #FR0-109-2400-00) is located on the west side of Tipton Highway, north of Wyman Road, in Section 9 of the Township (T5S, R3E) (see Figure 1).

Description: The subject property has an area of approximately 100.6 acres, of which 70.6 are cultivated for cash crops and livestock. Evans Creek flows through the parcel and the eastern end of Frenches Lake extends into the property. No buildings are located on the parcel (see Figure 3).

Term: 10 years.

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

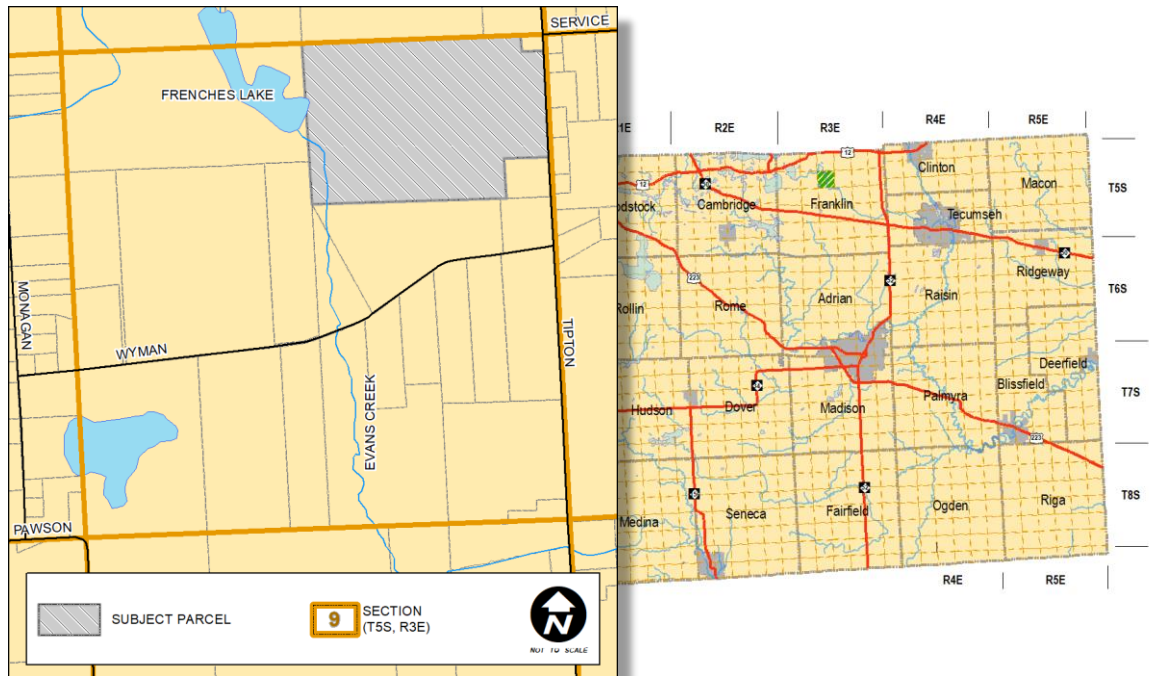
Staff Comments: Staff found no application errors/omissions.

Staff Advisement: Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the PA 116 application to the Franklin Township Board.

Attachment(s):

- Background information provided by the applicant/township.

**Figure 1
Location**



**Figure 2
County Future Land Use**

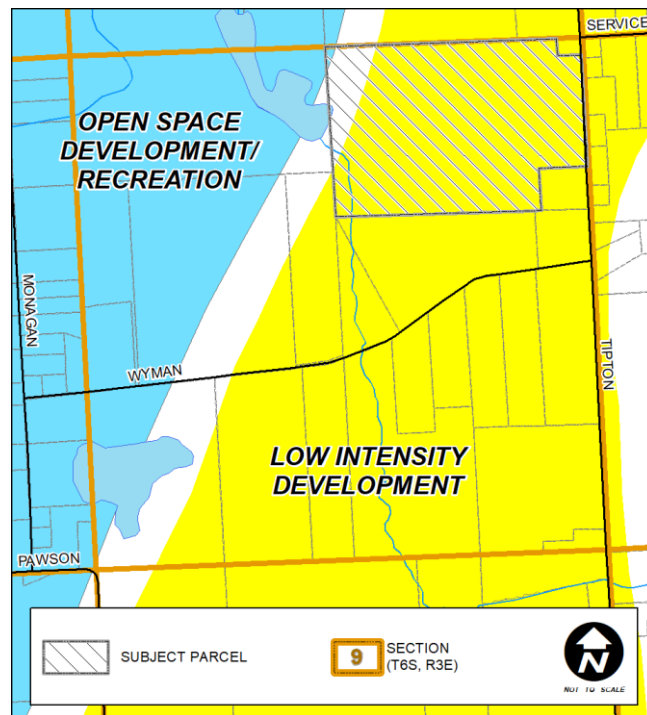


Figure 3
USDA Aerial Photograph



FRANKLIN TOWNSHIP
3922 Monroe Road
P.O. Box 101
Tipton, Michigan 49287
Phone (517) 431-2320
Fax (517) 431-2720
www.franklintownship.net



May 17, 2022

Lenawee Co. Planning Commission
Attn: Grant Bauman, Rec. Sec. (Region 2)
120 W. Michigan Ave., 9th Floor
Jackson, MI 49201

Re: Chad & Kelly Whelan – P.A. 116 Application

Dear County Planning Commission,

Please find enclosed a Farmland and Open Space Preservation Program (P.A. 116) application from Chad & Kelly Whelan that has been received by Franklin Township and is now being forwarded for the Commission's review. The application is for #FR0-109-2400-00 located at 11450 Tipton Hwy, with 100.6 acres in total. Please respond within 30 days to:

Franklin Township Clerk
Sue Whitehead
7935 Beebe Hwy
Tipton, MI 49287

Please feel free to contact me with any questions at 431-2848 or
sue@franklintownship.net

Sincerely,

Sue Whitehead

Sue Whitehead
Franklin Township Clerk



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 5-17-2022

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: Whelan Chad W.

Last

First

Initial

(If more than two see #15)

Whelan

Kelly

S.

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: 3450 Whelan Rd. Tipton MI 49287

Street

City

State

Zip Code

3. Telephone Number: (Area Code) (517) 403-9497

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (517) 442-2704

5. E-mail address: chadwhelan19@gmail.com

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

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

8. Section No. 9 Town No. 5 South Range No. 3 East

III. Legal Information:

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

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

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

If "Yes", please explain circumstances: _____

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

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

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

Name the types of mineral(s) involved: _____

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

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

Name: _____

Address: _____

Street

City

State

Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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

☒ 2 or more persons having a joint or common interest in the land
☐ Corporation ☐ 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: Chad W. Whelan Title: Co-owner

Name: Kelly S. Whelan Title: Co-owner

Name: David W. Whelan Title: Co-owner

Name: Shanon J. Whelan Title: Co-owner

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

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

This application is for:

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

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

- livestock, cash crop
 b. Total number of acres on this farm 100.6
 c. Total number of acres being applied for (if different than above): _____
 d. Acreage in cultivation: 70.6
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: φ
 f. All other acres (swamp, woods, etc.) 30
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

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

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

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

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

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

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

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

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

David W. Whelan
(Signature of Applicant)

(Corporate Name, If Applicable)

David W. Whelan & Mary J. Whelan
(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: 5-17-2022 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Franklin

☐ 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: \$ 412,800 is the current fair market value of the real property in this application.

II. Please verify the following:

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

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

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

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

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

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

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

COPY SENT TO:

☒ County or Regional Planning Commission

☒ Conservation District

____ Township (if county has zoning authority)

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

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

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

☒ Map of Farm

☒ Copy of most recent appraisal record

____ Copy of letters from review agencies (if available)

____ Any other applicable documents

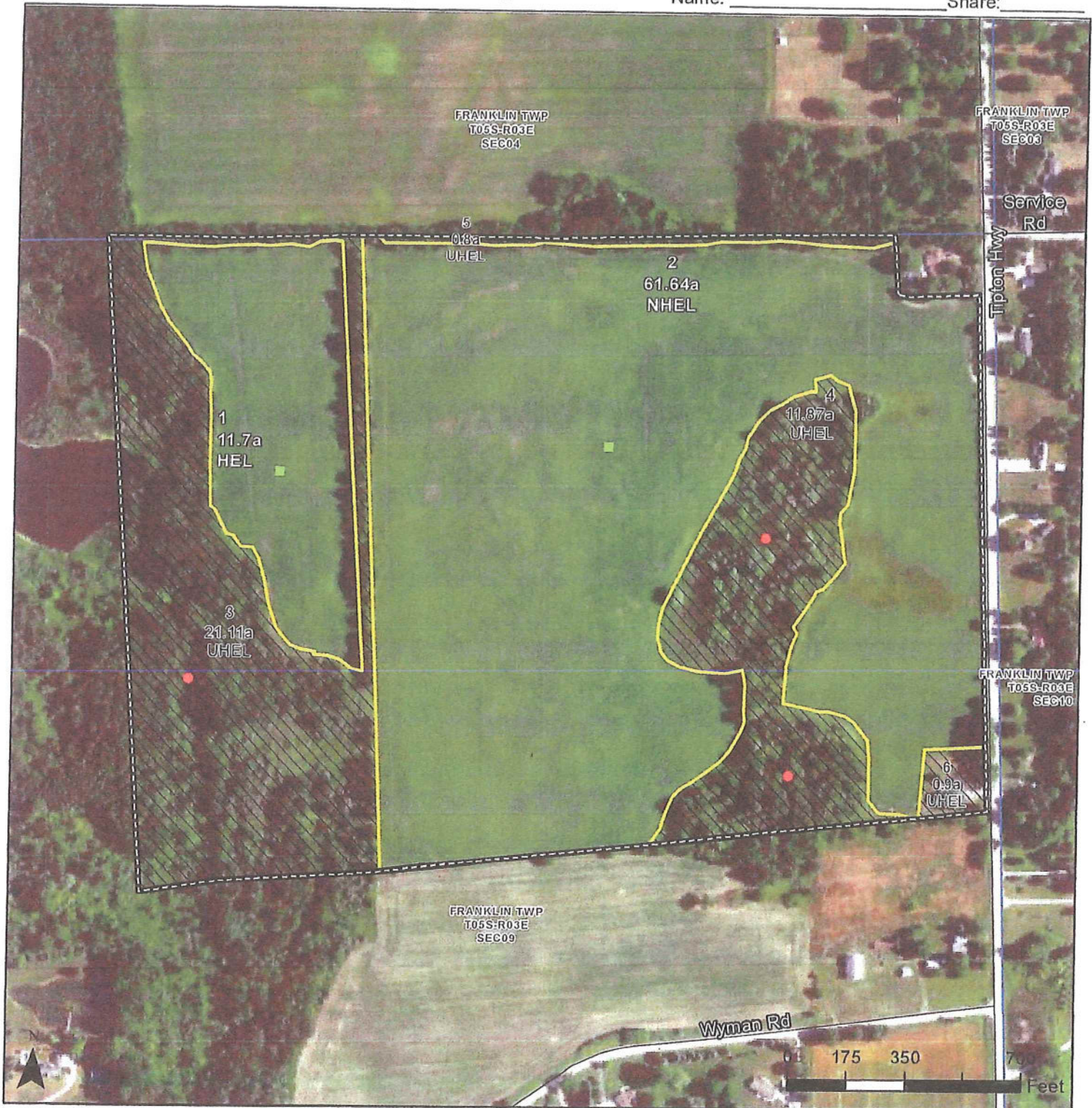
Questions? Please call Farmland Preservation at 517-284-5663



United States
Department of
Agriculture

Lenawee County, Michigan

Name: _____ Share: _____
Name: _____ Share: _____
Name: _____ Share: _____



Common Land Unit

Common Land Unit*

Non-Cropland

Tract Boundary

Section Lines

Cropland vs Noncropland

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

Areas of Concern
as of 3/15/21

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

☐ Shares - 100% OP

☐ Certified Organic

☐ All Crops - NI

☐ CORN - YEL/GR

☐ WHEAT - GR (SRW or SWW)

☐ SOYS - COM/GR

☐ ALFALFA - FG or GZ

☐ DRY BEANS - DE

☐ MIXFG - FG or GZ

2021 Program Year

CLU Date: April 9, 2021

2020 NAIP Imagery

Farm 16351

Tract 4719

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Areas of Concern represent potential wetland violations (CW, CW+Yr, CWNA, CWTE, MIW, MWM, WX) included in the NRCS Certified Wetland Determination dataset. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). Alternate year NAIP imagery may be displayed for tracts located in other states at state borders.

Parcel Number: FR0-109-2400-00 Jurisdiction: FRANKLIN TOWNSHIP County: LENAWEE Printed on: 05/11/2022

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pront. Trans.
WHELAN, CHAD W & KELLY S, MI DEPT OF TREASURY		0	08/27/2021	APF	13-GOVERNMENT	2624-917	DEED	0.0
WHELAN, DAVID W & SHANON WHELAN, DAVID W & SHANON		1	08/26/2021	WD	09-FAMILY	2624-915	DEED	0.0
WHELAN, DAVID W & SHANON WHELAN, CHAD W & KELLY S,		1	08/26/2021	WD	09-FAMILY	2624-916	DEED	0.0
WHELAN, DAVID W & SHANON MI DEPT OF TREASURY		0	12/27/2012	OTH	21-NOT USED/OTHER	2464-999	DEED	0.0

Property Address: 1450 TIPTON HWY
 Owner's Name/Address: WHELAN, CHAD W & KELLY S, TRUST
 1450 WHELAN RD
 TIPTON MI 49287

Class: AGRICULTURAL-IMPR Zoning: Building Permit(s)
 School: TECUMSEH PUBLIC SCHOOLS
 P.R.E. 100% 09/22/2021 Qual. Ag.

2022 Est TCV 412,706

Improved	X	Vacant	Land Value Estimates for Land Table 40401-RESIDENTIAL/AGRICULTURAL
Public			
Improvements	Description	Frontage	Depth
Dirt Road			
Gravel Road			
Paved Road			
Storm Sewer			
Sidewalk			
Water			
Sewer			
Electric			
Gas			
Curb			
Street Lights			
Standard Utilities			
Underground Utils.			

* Factors *

Rate	%Adj.	Reason	Value
100.660	Acres	4,100	100
100.66	Total Acres	Total Est. Land Value =	412,706

Tax Description
 N 1/3 OF E 1/2 OF SEC 9 EXCEPT LOT BEG AT
 NE COR RUNN TH S 175 FT W 244.65 FT N
 180.9 FT E 244.72 FT TO POB ALSO EX S 435
 FT OF E 500.84 FT OF N-1/3 OF E-1/2 CONT
 5 ACRES SEC 9
 Comments/Influences



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2022	206,400	0	206,400			47,167C
2021	203,800	0	203,800	193,200M		45,661C
2020	193,200	0	193,200			45,031C
2019	191,300	0	191,300			44,192C

The Equalizer. Copyright (c) 1999 - 2009.
 Licensed To: County of Lenawee, Michigan

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

FRANKLIN TOWNSHIP 2021 WINTER TAX BILL

MESSAGE TO TAXPAYER

WINTER 2021 TAXES ARE DUE FEB. 14, 2022;

TAX PAYMENTS MAY BE MAILED TO THE ABOVE ADDRESS OR PAID AT THE TWP HALL (THERE IS A DROP-BOX NEAR THE ENTRANCE DOOR) OR IN-PERSON ON MONDAYS 9AM - 5PM, TUESDAYS 9AM - NOON AND WEDNESDAYS 9AM - 6PM.

THE LAST DAY YOU MAY PAY YOUR 2021 TAXES OR PURCHASE DOG TAGS AT THE TWP HALL IS MONDAY, FEBRUARY 28, 2022 - 9AM - 5PM

IF YOU REQUEST A RECEIPT, PLEASE INCLUDE A SELF-ADDRESSED, STAMPED ENVELOPE.

POSTMARK IS NO LONGER HONORED DUE TO DELAYS IN MAIL DELIVERY

FRANKLIN TOWNSHIP PHONE # (517) 431 2320

PROPERTY INFORMATION

Property Assessed To:

WHELAN, CHAD W & KELLY S, TRUST
3450 WHELAN RD
TIPTON, MI 49287

School: TECUMSEH PUBLIC SCHOOLS

Property #: FR0-109-2400-00

Property Addr: 11450 TIPTON HWY

Legal Description:

N 1/3 OF E 1/2 OF SEC 9 EXCEPT LOT BEG A
T NE COR RUNN TH S 175 FT W 244.65 FT N
180.9 FT E 244.72 FT TO POB ALSO EX S 43
5 FT OF E 500.84 FT OF N-1/3 OF E-1/2
CONT 5 ACRES SEC 9

OPERATING FISCAL YEARS

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

County: JANUARY 1 - DECEMBER 31

Twn/Cty: JULY 1 - JUNE 30

School: JULY 1 - JUNE 30

State: OCTOBER 1 - SEPTEMBER 30

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

PAYMENT INFORMATION

This tax is payable: Dec. 1, 2021 Thru Feb. 14, 2022

Pay by mail to: FRANKLIN TOWNSHIP
TERRI MOORE, TREASURER
3922 MONROE RD, BOX 101
TIPTON, MI 49287

TAX DETAIL

Taxable Value:	45,661	Class:	101
State Equalized Value:	193,200		
Assessed Value:	193,200		
P.R.E. %:	100		

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

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.74900	34.20
MED CARE	0.18930	8.64
LENAWEE INT SCH	3.65420	166.85
TWP TAX	0.73690	33.64
TECUMSEH LIBRARY	1.32720	60.60
FIRE OPERATING	2.50000	114.15

Franklin Twp.
PAID

Date: 1-19-2022
ck 2864
Terri G. Moore

Total Tax:	\$418.08
Administration Fee:	\$0.00
Total Amount Due:	\$418.08

WARRANTY DEED

Know all Men by these Presents, That on AUGUST 26, 2021, for the sum of One Dollar (\$1.00), David W. Whelan and Shanon J. Whelan, husband and wife, whose address is 11470 Tipton Highway, Tipton, Michigan 49287, Convey and Warrant a one-half (1/2) undivided interest to David W. Whelan and Shanon J. Whelan, husband and wife, whose address is 11470 Tipton Highway, Tipton, Michigan 49287, and a one-half (1/2) undivided interest to Chad W. Whelan and Kelly S. Whelan, Trustees of the Chad W. Whelan and Kelly S. Whelan Trust dated March 23, 2015, whose address is 3450 Whelan Road, Tipton, Michigan 49287, the following property situated in the Township of Franklin, County of Lenawee, and State of Michigan:

See Exhibit A

Tax I.D. Nos.: FR0-109-2400-00

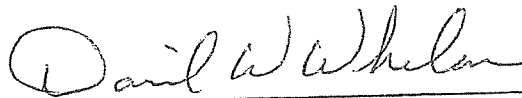
Subject to zoning ordinances, restrictions and easements of record, and taxes and assessments due and payable after date hereof. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

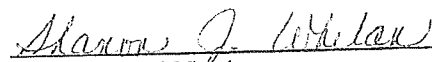
The Grantor also grants to the Grantees the right to make all divisions under Section 108 of the Land Division Act, No. 288 of Public Acts of 1967.

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

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

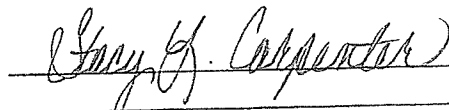
Signed by:


David W. Whelan


Shanon J. Whelan

STATE OF MICHIGAN)
) ss:
COUNTY OF LENAWEЕ)

The foregoing instrument was signed and sworn to before me in Lenawee County, Michigan, this 26TH day of AUGUST, 2021, by David W. Whelan and Shanon J. Whelan, husband and wife.


Notary Public, _____ County, MI
Acting in _____ County, MI
My commission expires: _____

Prepared By and Return To:
Kathryn M. Mohr
Mohr Budds Law, PLLC
7251 Ford Highway
Tecumseh, MI 49286
(517) 815-1948
Send subsequent tax bills to the Grantee.

EXHIBIT A

Property situated in the Township of Franklin, County of Lenawee, and State of Michigan:

The North Third (1/3) of the East Half (1/2) of Section Nine (9) Town Five (5) South, Range Three (3) East; EXCEPTING AND RESERVING all that part of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Nine (9) described as commencing at the Northeast corner of said Section; thence South along the East line of said Section One Hundred Seventy-five (175) feet; thence West at right angles to the East line of said Section Two Hundred Forty-four and Sixty-five Hundredths (244.65) feet; thence North parallel with the first course One Hundred Eighty and Nine tenths (180.9) feet more or less to the North line of said Section; thence Easterly along said Section line Two Hundred Forty-four and Seventy-two Hundredths (244.72) feet to the place of beginning, containing in said exception One (1) acre more or less.

EXCEPTING AND RESERVING all that part of the North 1/3 of the East 1/2 of Section 9, T5S-R3E, described as commencing on the East line of Section 9, aforesaid, at a point located 890.14 feet North from the East 1/4 corner of said Section 9, and running thence N 88° 37' 46" W along the South line of the North 1/3 of the East 1/2 of said Section 9 500.84 feet; thence due North parallel with the East line of Section 9 435.00 feet; thence S 88° 37' 46" E 500.84 feet to the East line of Section 9; thence South along said line 435.00 feet to the place of beginning. Containing 5.00 acres, more or less, and subject to easements.

Tax I.D. No.: FR0-109-2400-00