



# 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:

Stephen Bezold

R2PC Associate Planner

(517) 768-6708

[sbezold@mijackson.org](mailto:sbezold@mijackson.org)

DATE: July 14, 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 June 16, 2022, Meeting [ACTION] ..... 3
5. Request(s) for Review, Comment, and Recommendation
  - a. Consideration of Township Zoning Amendment(s)
    - (1) #22-09 – Rollin Township rezoning [ACTION] ..... 5
    - (2) #22-10 – Riga Township text amendments [ACTION] ..... 14
    - (3) #22-11(a)(b)(c) – Seneca Township text amendments [ACTION] ..... 31
  - b. Consideration of PA 116 Farmland Agreement(s)
    - (1) #22-03 – Seneca Township [ACTION] ..... 43
    - (2) #22-04 – Blissfield Township [ACTION] ..... 55
    - (3) #22-05 – Fairfield Township [ACTION] ..... 71
  - 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 August 18, 2022.*

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





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## MEETING MINUTES

Thursday, June 16, 2021

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

Members Present: Ms. Karol (KZ) Bolton, Lenawee County Commission; Mr. Keith Dersham, LCPC Secretary; Ms. Carrie Dillon, Education Representative; Ms. Rebecca Liedel, LCPC Chair; and Mr. Bruce Nickel

Members Absent: Mr. Ralph Tillotson, Lenawee County Commission; and Mr. Dale Witt

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 6:00 pm. Those in attendance joined in the Pledge of Allegiance.

Item 2 **Public comment.** None.

Item 3 **Approval of Agenda.** Staff submitted the 06/16/2022 meeting agenda for approval. Comm. Bolton made a motion, seconded by Comm. Nickel, to approve the June 16, 2022, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 04/21/2022 meeting minutes for approval. Comm. Dillon made a motion, seconded by Comm. Bolton, to approve the April 21, 2022, meeting minutes as presented. *The motion passed unanimously.*

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

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

- (1) **#22-06A and -06B | Rollin Township.** Commissioners reviewed the proposed rezoning of portions of a property (#RL0-112-1745-10) abutting Round Lake to 'Lake Residential (LR)'. Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning of Parcel #1 (#22-06A) and Parcel #2 (#22-06B) (see the staff report).

Comm. Dersham made a motion, seconded by Comm. Dillon, to concur with the staff advisement to recommend approval of the proposed rezonings of Parcel #1 (#22-06A) and Parcel #2 (#22-06B), currently part of the subject property (#RL0-112-1745-10), to the Rollin Township Board (see the staff report). *The motion passed unanimously.*

- (2) **#22-07 | Rollin Township.** Commissioners reviewed the proposed rezoning of a property (#RL0-110-1725-00) located on Manitou Road in Manitou Beach to 'Single-Family Residential (R-1)'. Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning (see the staff report).

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Comm. Bolton made a motion, seconded by Comm. Nickel, to concur with the staff advisement to recommend approval of the proposed rezoning of the subject property (#RLO-110-1725-00), to the Rollin Township Board (see the staff report). *The motion passed unanimously.*

- (3) **#22-08 | Madison Township.** Commissioners reviewed the proposed text amendments to the Madison Township Zoning Ordinance regarding 'Utility Grid, Large Solar Energy Facilities (Solar Farms)'. Staff summarized his report advising Commissioners to recommend disapproval of the proposed amendments as currently written (see the staff report).

Comm. Dersham made a motion, seconded by Comm. Dillon, to concur with the staff advisement to recommend disapproval of the proposed text amendments regarding 'Utility Grid, Large Solar Energy Facilities (Solar Farms)' as currently written to the Madison Township Board (see the staff report). *The motion passed unanimously.*

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

- (1) **#22-01 | Adrian Township.** Commissioners reviewed an application for parcels (ID #AD0-107-3550-00 and ID #AD0-118-1150-00) totaling 243 acres and located in Sections 7 and 18 (T6S-R3E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval with comments of the agreement (see the staff report).

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

- (1) **#22-02 | Franklin Township.** Commissioners reviewed an application for a parcel (ID #FR0-109-2400-00) totaling 100.6 acres and located in Section 9 (T5S-R3E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

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

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

Item 6 **Other Business.**

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

Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.** None.

Item 9 **Adjournment.** The meeting adjourned at 6:30 pm.

Respectfully submitted,



Grant E. Bauman, LCPC Recording Secretary





# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

## Coordinated Zoning Report | #22-09

**To:** County Planning Commissioners

**From:** Stephen Bezold

**Date:** July 21, 2022

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

### Request

The subject properties are proposed for rezoning to a 'Single Family Residential (R-1)' district, from a 'Local Commercial (C-1)' district. The applicant wishes to rezone six commercial parcels:

- **#22-09A.** Parcel #1 is located at 1253 Elm Street, approximately 0.964 acres (see Figure 1).
- **#22-09B.** Parcel #2 is located at 1165 Elm Street, approximately 0.165 acres (see Figure 1).
- **#22-09C.** Parcel #3 is located at 1109 Elm Street, approximately 0.254 acres (see Figure 1).
- **#22-09D.** Parcel #4 is located at 1051 Elm Street, approximately 0.217 acres (see Figure 1).
- **#22-09E.** Parcel #5 is located at 495 Cherry Street (a portion of this parcel), approximately 0.64 acres (see Figure 1).
- **#22-09F.** Parcel #6 is located at PO Box 244, Manitou Beach MI.

### Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to bring the zoning in line with the current land use. According to the Township Official and the applicants, the property was rezoned Local Commercial in the 1960s when an IGA (Independent Growers Alliance) planned to put a store there. The IGA store was built on another site. The site was sold and single family homes were built on the site. The zoning was never changed.

### Location and Size of the Property

The subject properties (RLO-685-0444-00, RLO-685-0480-00, RLO-685-0510-00, RLO-685-0540-00, RLO-660-9150-00, and RLO-685-0443-00) are located within two sections of Rollin Township, Section 9 (T6S-R1E) and Section 10 (T6S-R1E), south of Devils Lake in Manitou Beach Village (see Figure 1). The subject parcels have an area of approximately 2.24 acres.

### Land Use and Zoning

- **Current Land Use** – The subject parcels are currently assessed for 'Residential' uses with single family residential houses built on them (see Figures 2).
- **Future Land Use** – Rollin Township's future land use map identifies the area these parcels are located in as low density residential (see Figure 3). There is local commercial to the north of Elm Street and parks and institutions to the south on Cherry Street.
- **Current Zoning** – The subject parcels are currently zoned 'Local Commercial (C-1)'. However,

there is 'R-1' to the west and 'R-2' to the south.

### Public Facilities and Environmental Constraints

- **Public Road/Street Access** – Four of the parcels (RL0-685-0540-00, RL0-685-0510-00, RL0-685-0480-00, and RL0-685-0444-00) are located on the south side of Elm Street, with a portion of one parcel (RL0-660-9150-00) on the east side of Cherry Street.
- **Public Water and Sewer** – Municipal water services are not available according to the Township (see the background information). Municipal sewer services are available according to the Township (see the background information).
- **Environmental Constraints** – The Township is unaware of any environmental constraints (see the background information).

### Analysis and Recommendation

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

**LCPC Staff Analysis and Advisement** – 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 parcels in a 'Low Density Residential' area located in Manitou Beach Village (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 to the west on Elm Street.
3. **Will public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?**  
**No.** Rezoning the subject parcels should not adversely impact public services and facilities as the current uses are already in line with the proposed rezoning.
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.** This area of Manitou Beach Village is proposed for 'Low Density Residential' uses.

**Staff Advisement** – Staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the proposed rezoning to 'Single Family Residential (R-1)' of parcels of the subject property known as ID #s RL0-685-0444-00, RL0-685-0480-00, RL0-685-0510-00, RL0-685-0540-00, RL0-660-9150-00, and RL0-685-0443-00 to the Rollin Township Board.

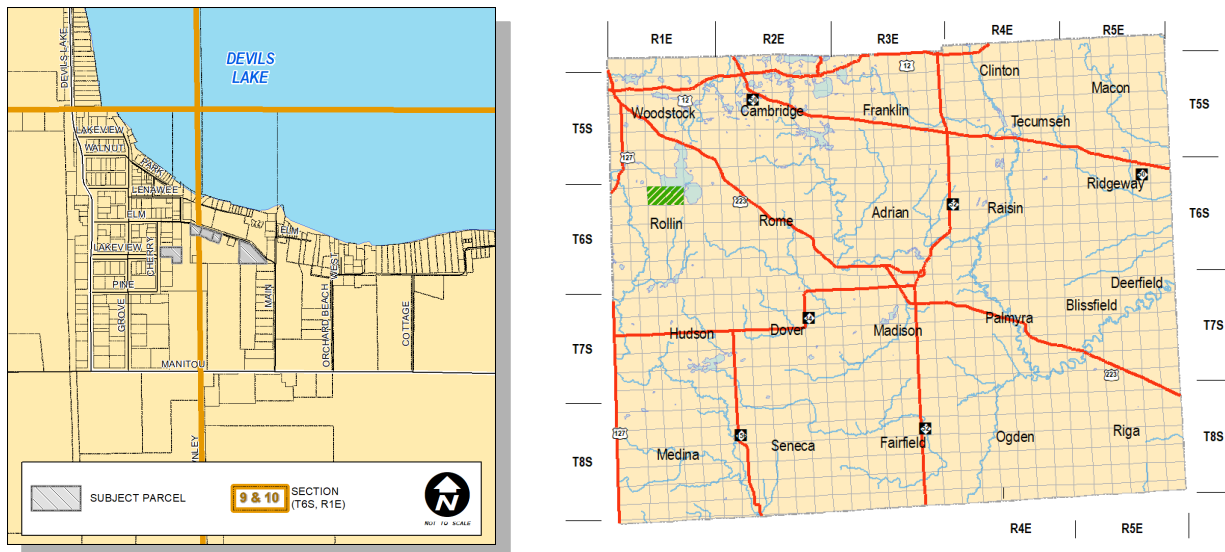
#### Attachment(s):

- Background information provided by Rollin Township and LCPC Staff.

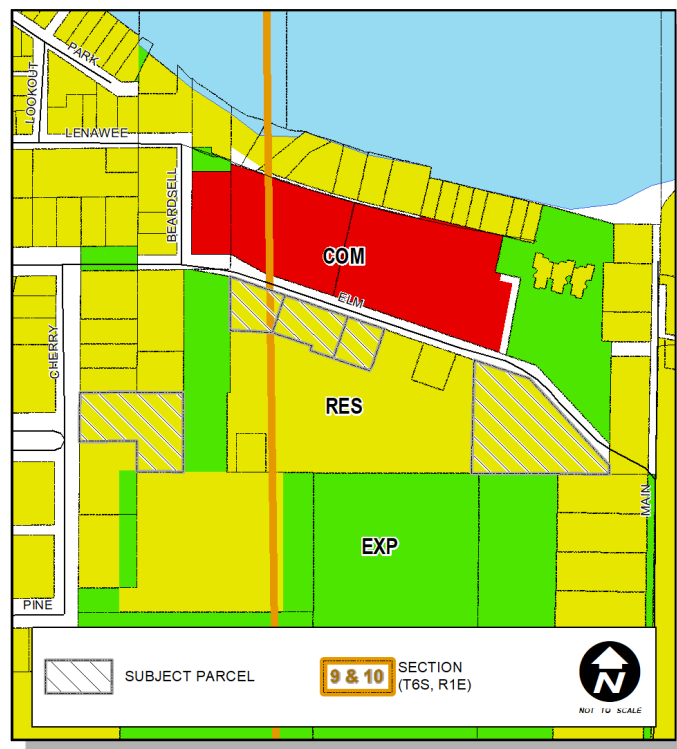
#### Recommended Actions:

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

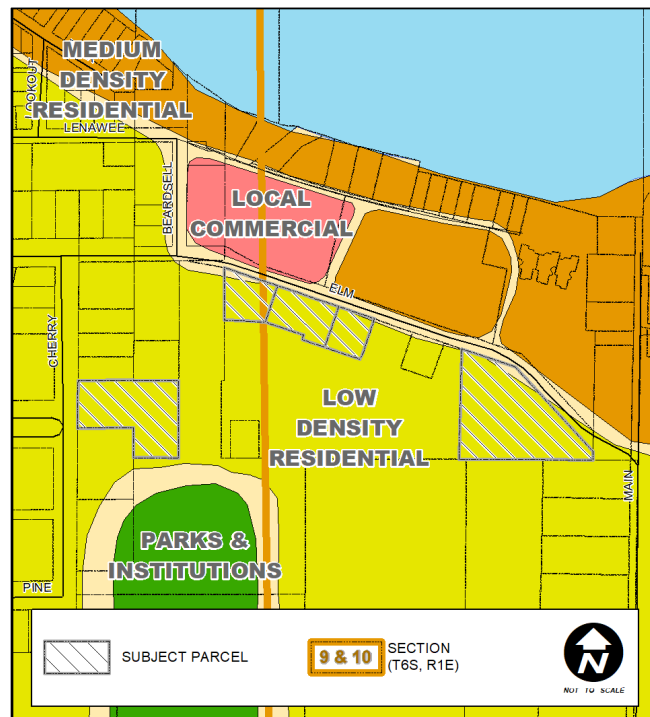
**Figure 1  
Location**



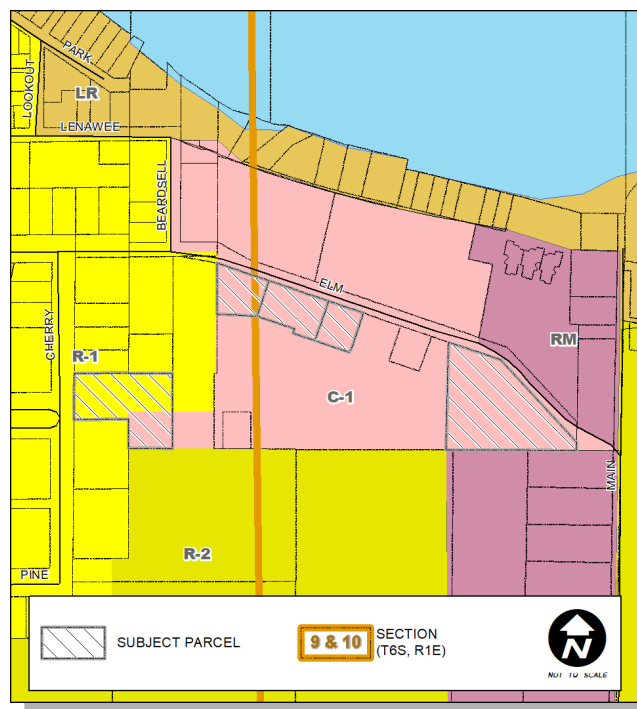
**Figure 2  
Property Assessment**



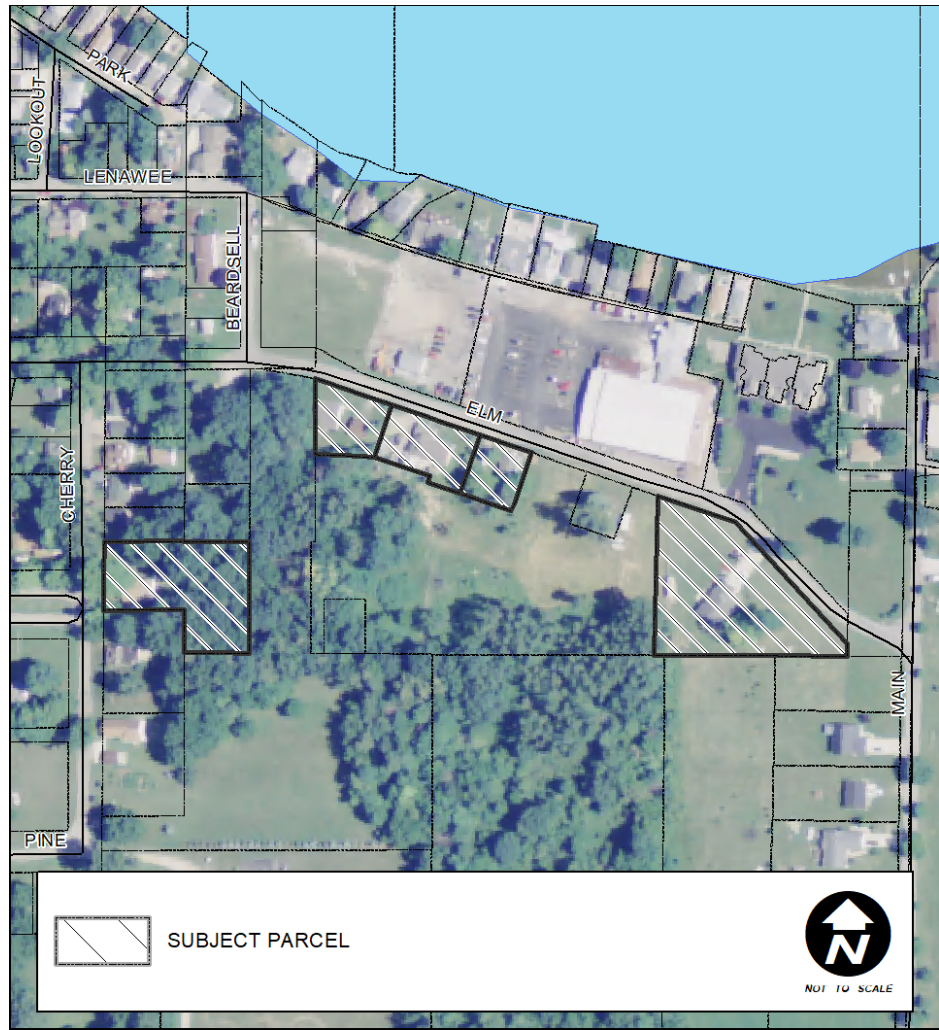
**Figure 3  
Municipal Future Land Use**



**Figure 4  
Municipal Zoning**



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



LCPC Case #: \_\_\_\_\_  
(For LCPC Use Only)

## 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.)

SEE ATTACHED

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: \_\_\_\_\_

**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 JUNE day 02 year 2022
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month MAY day 17 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.

Douglas Kapnick ☒ 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

LCPC Case #: \_\_\_\_\_  
(For LCPC Use Only)

## 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 Kapwick Phone #: ( 517 ) 260 - 6359  
Applicant: See Attached Phone #: ( ) - \_\_\_\_\_  
Rezoning Request: From: Local Commercial District (C-1) To: Single Family Residential (R-1)  
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"): \_\_\_\_\_

Please attach location map ☒ Yes ☐ No

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

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: Multiple Family Residential & Local Commercial

South: Single Family Residential

East: Single Family Residential (R-1)

West: Single Family Residential

What are the surrounding Zoning Districts?

North: \_\_\_\_\_ ( )

South: \_\_\_\_\_ ( )

East: \_\_\_\_\_ ( )

West: \_\_\_\_\_ ( )

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

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 ELM STREET

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.

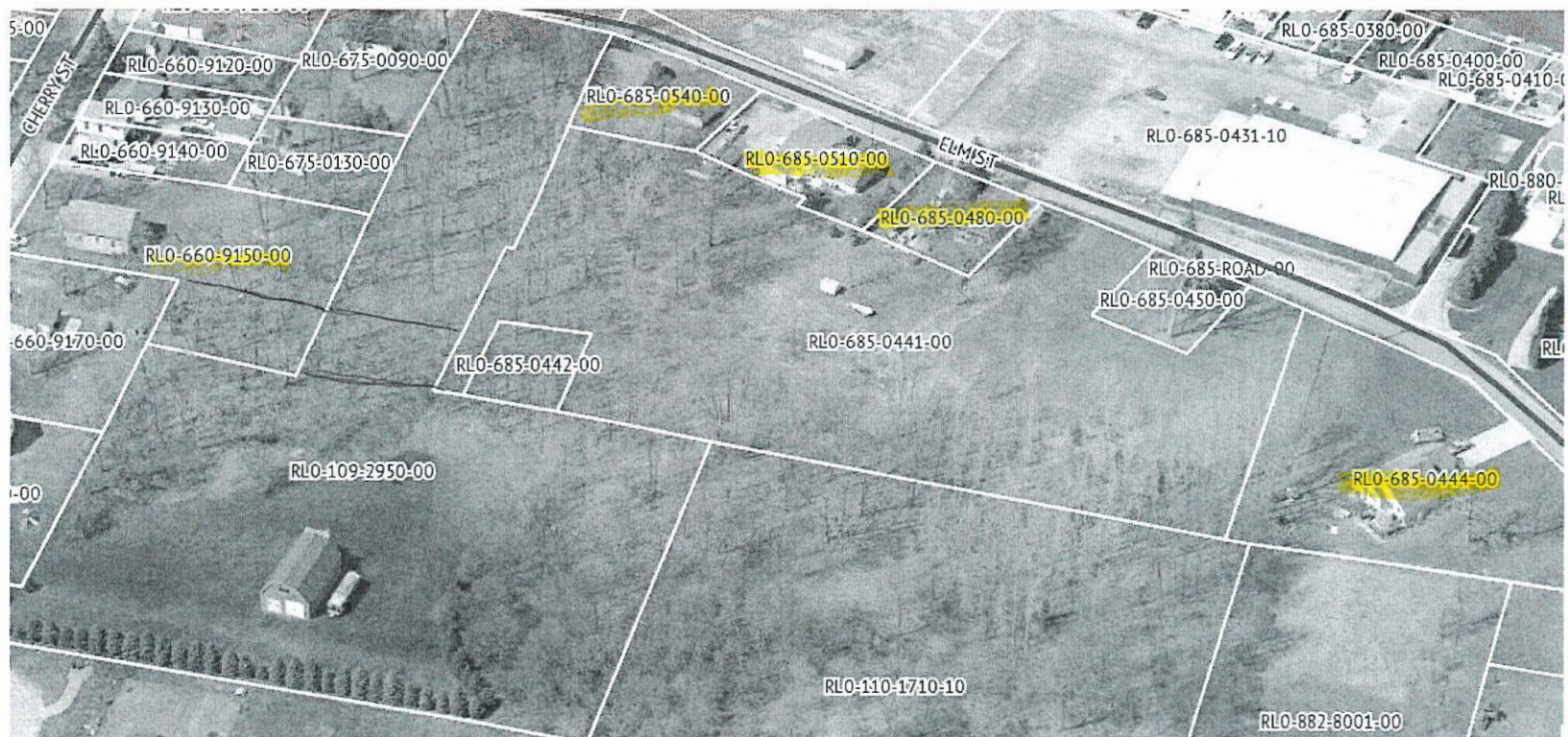


Recommended Motion:

Motion to tentative recommend rezoning six (6) parcels of property on Elm Street, Manitou Beach from Local Commercial District (C-1) to Single Family Residential District (R-1).  
Property to be rezoned:

- 1: RLO-685-0444-00 – Samuel & Amber Davis: 1253 Elm Street
- 2: RLO-685-0480-00 – Denice Simon: 1165 Elm Street
- 3: RLO-685-0510-00 – William Hunter: 1109 Elm Street
- 4: RLO-685-0540-00 – Thomas & Kelly Snyder: 1051 Elm Street
- 5: RLO-660-9150-00 – Gail Ann Owens: 495 Cherry Street (a portion of this parcel)
- 6: RLO-685-0443-00 - Bill Morlock: PO Box 244, Manitou Beach MI







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## Coordinated Zoning Report | #22-10

**To:** County Planning Commissioners

**From:** Stephen Bezold, Associate Planner

**Date:** July 21, 2022

**Proposal:** **Text Amendments to the Riga Township Zoning Ordinance regarding Qualified Fuel Power Generation Facilities**

### Analysis and Advisement

**Background** – The Riga Township Planning Commission wishes to amend the Zoning Ordinance to allow for the designation of suitable locations and zoning districts for the construction and operation of qualified fuel power generation facilities in the Township. Specifically, the Planning Commission intends to:

- Add “16. Qualified Fuel Power Generation Facilities” to the listing of conditional uses in the “I Industrial District” – Section 13.03.
- Add “Qualified Fuel Power Generation Facilities” to the listed definitions in Section 16.01.
- Add a Section 7.28 to Article VII “Supplemental Regulations” (see attached).

Section 7.28 provides:

- A purpose statement.
- A listing of application requirements and permitted standards of review and approval, including:
  - Escrow agreement, conditional land use permits, required studies, and all off-street parking areas, exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures.

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

**Attachment(s):**

- Background information provided by the Township.

#### Recommended Actions:

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

## ZONING AMENDMENT FORM



### LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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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 Riga 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 XIII.11 Ind. Dist. SECTION 13.03

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

Article XVI. Definitions, Section 16.01:

C. **PUBLIC HEARING** on the above amendment was held on: month Aug day 1 year 2022 Qualified Fuel Power co. (see attached).

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month July day 13 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: Blissfield Advance

The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be forwarded to the Township Board with a recommendation to ☐ APPROVE or ☐ DISAPPROVE.

☐ 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

**PROPOSED ORDINANCE NO. 59**

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**AN ORDINANCE TO AMEND THE TOWNSHIP ZONING ORDINANCE  
REGARDING QUALIFIED FUEL POWER GENERATION FACILITIES**

**THE TOWNSHIP OF RIGA ORDAINS:**

**Section 1. Purpose.**

The purpose of this Ordinance is to provide a regulatory scheme for the designation of suitable locations and zoning districts for the construction and operation of qualified fuel power generation facilities in the Township, to protect the health, safety and welfare of the general public and to ensure compatible land uses in the vicinity of the areas affected by qualified fuel power generation facilities. The Township has determined that qualified fuel power generation facilities are appropriate as a special-conditional land use in the I-Industrial zoning district, subject to the requirements and regulations set forth in this Ordinance and in addition to those otherwise cited in Chapter 16 of the Township's Zoning Ordinance.

**Section 2. Amendment of ~~Chapter 20~~Section 13.03 "RD Research and Development/  
Industrial District," Section ~~20.36.05~~.**

The Township Zoning Ordinance is hereby amended by revising Chapter 20, Section 20.313.03 regarding Special-Conditional Land Uses in the RD-I zoning district to add a new subsection-B-16 as follows:

B-16. Qualified Fuel Power Generation Facilities.

**Section 3. Amendment of ~~Chapter~~Section 16.01, "Definitions."**

The Township Zoning Ordinance is hereby amended to add the following definitions to Section 4-216.01:

**QUALIFIED FUEL POWER GENERATION FACILITIES** - an electric generation facility which utilizes petroleum or any fraction thereof, natural gas, natural gas liquids, liquefied natural gas or synthetic gas to generate electricity, and related accessory uses, including, but not limited to, fuel and water storage, cooling systems, substations, switchyards, and transmission and control facilities.

**Section 4. The Township Zoning Ordinance is hereby amended by ~~revising~~adding a ~~Chapter 16~~, Section ~~16.67.28~~ to Article VII "Supplemental Regulations" "~~Special Land Use Specific Design Standards~~" to add a new subsection-AAA as follows:**

AAA7.28. **QUALIFIED FUEL POWER GENERATION FACILITIES ("QF Power Plant")** shall be permitted as a Special-Conditional Land Use in the I Industrial District subject to the standards and conditions set forth in this Chapter-Ordinance and the following:

**1. Application Requirements.**

- A. In addition to any established fee for an application for a special-conditional use permit and site plan review, an

escrow account shall be established when the applicant applies for a [Special Conditional](#) Use Permit for a QF Power Plant. The amount of the required escrow shall be a good faith estimate by the Zoning Administrator to cover all reasonable costs and expenses associated with the [special conditional](#) use permit review and approval process, which costs and expenses may include, but are not limited to, fees of the Township Attorney, Township Planner, and Township Engineer, or other consultant as the Township deems necessary, including, but not limited to, any reports or studies which the Township anticipates are reasonably necessary for reviewing the application. At any point during the review process, the applicant may be required to place additional funds into escrow with the Township if the existing escrow amount is deemed by the Zoning Administrator to be insufficient to cover any remaining anticipated or actual costs and expenses of completing the review. If the applicant fails or refuses to deposit additional funds in escrow within thirty (30) days after receiving notice, the review and approval process shall cease until and unless the applicant makes the required escrow deposit. Escrow funds remaining after payment of all costs and expenses shall be returned to the applicant within a reasonable time. An itemized billing of all costs and expenses shall be provided to the applicant upon request. The Township may enter into a separate escrow agreement meeting the requirements of this section.

- B. An application for [special conditional](#) land use permit approval of a QF Power Plant shall also include a site plan meeting all of the following requirements and the requirements of [Chapter 15section 7.21](#), except to the extent of any conflicts or inconsistency with the terms and conditions of this section:
1. A map of the property subject to the application and all existing and proposed buildings, improvements, uses, parking, access roads, existing and proposed utilities, interconnection locations with the power grid, and any other intended structures or facilities.
  2. The project area boundaries within the Township ("project boundary"). If the project boundary is part of a larger project area that extends outside of the Township's jurisdictional boundaries, the overall boundaries of the project area shall also be indicated on a separate sheet of the site plan.



3. Approximate location and height of all major, proposed permanent buildings, structures, and other above-ground structures which are designed and intended to be permanently affixed to the real property within project boundary (e.g., turbines, stacks, boilers, administration and control structures and facilities, condensers, steam generators, and the like), provided, however, that there may be other, less significant improvements located on site which are not depicted.
4. Approximate locations and height of all existing permanent buildings, structures, and above ground utilities located upon property located within 300' of the project boundary.
5. Approximate elevations of all major, proposed permanent buildings, structures, and other above-ground structures which are designed and intended to be permanently affixed to the real property within the project boundary (e.g., turbines, stacks, boilers, administration and control structures and facilities, condensers, steam generators, and the like) and the relationship to the elevation of all existing and proposed structures within 300 feet of the project boundary. This part of the plan must include visual simulations of how the completed project will look from the public roadway in at least four different viewable directions; north, south, east and west, from ¼ of a mile from the project boundary.
6. Access roads and driveways to the QF Power Plant within the project boundary, together with a detailed narrative regarding dimensions, composition, and maintenance of the proposed roads and driveways. Construction of access roads and driveways to serve a QF Power Plant shall comply with all existing Township ordinances regarding construction of the same. Private roads and driveways shall be inspected by an engineer chosen by the Township. Any costs and expenses for inspections shall be paid by the applicant.
7. Proposed security measures to prevent unauthorized trespass and access.
8. A lighting plan shall be provided as part of the site plan. The lighting plan must describe all lighting that will be utilized, including any lighting that may be required by the FAA. The plan shall include the planned number and location of lights, light color and whether any lights will be flashing. Strobe lights are discouraged and must be shielded from the ground. All exterior lighting shall be

baffled so that the light source, i.e. filament, LED array or similar light source, is not visible from beyond the property line of the project.

9. A landscaping and buffering plan ~~depicting the landscaping and buffering described in Section 16.6.AAA.1.D~~ shall be provided in connection with the site plan application submitted with the ~~special conditional~~ use permit application.
10. The site plan shall depict the fencing ~~described in Section 16.6.AAA.1.E~~.
11. The improvements depicted on the site plan shall satisfy the bulk and dimensional requirements of this Ordinance described in Section 16.6.AAA.1.F.
12. The parking improvements depicted on the site plan shall satisfy the parking requirements of this Ordinance described in Section 16.6.AAA.1.G.
13. The applicant shall also submit a written statement confirming that all permanent structures and improvements shall comply with all applicable laws, codes, rules, regulations, and ordinances pertaining to design and engineering of the same.
14. The applicant shall also submit a written statement confirming that the applicant shall secure and comply with all licenses, permits, consents, approvals, and similar authorizations required by applicable laws, codes, rules, regulations, and ordinances pertaining to applicant's construction, installation, maintenance, repair, replacement, and operation of the QF Power Plant (the "Applicant Licensing").
15. The applicant shall provide a process to resolve complaints from nearby residents concerning the construction or operation of the project. The proposed process must be satisfactory to the Planning Commission.
16. The applicant shall provide a narrative on the useful life of the QF Power Plant including a description of potential decommissioning of the QF Power Plant. Prior to placing a QF Power Plant into operation and during construction, the Planning Commission shall determine whether Performance Security (defined by this subsection) will be required to ensure either the completion of the QF Power Plant or removal and restoration of the property on which it is located if the QF

Power Plant is not completed and placed into operation within three and one half (3 ½) years after commencing construction. If construction of a QF Power Plant is completed and the QF Power Plant placed into operation, the required Performance Security for construction, removal and restoration shall be returned or terminated. After a QF Power Plant has been in operation for 15 years, the then current owner shall review potential decommissioning with the Planning Commission. At owner's expense, owner will engage a recognized industry professional or company having expertise in the decommissioning of power generation facilities like the QF Power Plant ("Decommissioning Consultant"). Such Decommissioning Consultant must be reasonably acceptable to the Township. The Decommissioning Consultant will prepare a study ("Decommissioning Study") which estimates the cost to decommission the QF Power Plant ("Decommissioning Cost") as well as the total salvage and scrap value of the QF Power Plant equipment and materials ("Salvage Value"). If the Decommissioning Cost is greater than the Salvage Value, then the Township may require the owner of the QF Power Plant to provide a Performance Security in an amount equal to 125% of the net of the Decommissioning Cost less the Salvage Value (the "Performance Security"). The owner shall provide a Decommissioning Study performed by the Decommissioning Consultant (or such other Decommissioning Consultant as may be reasonably acceptable to the Township) every 5 years thereafter or until the QF Power Plant has been decommissioned, and following each such Decommissioning Study, the Performance Security shall be updated in accordance therewith.

If the Performance Security is required as provided above, it shall be in the form of 1) cash, or 2) an irrevocable letter of credit, or 3) a surety bond, or 4) other form mutually agreeable to the Township and QF Power Plant owner. Except for a cash deposit, Performance Security shall be in a form and condition reasonably acceptable to the Township establishing the right of the Township to draw upon the Performance Security if, for a period of three (3) continuous years one or more of the following events occur, (i) the QF Power Plant is not operated, (ii) the QF Power Plant is not maintained in operable condition, and/or (iii) the QF Power Plant is in a state of general disrepair (the "Decommissioning Condition"). Prior to drawing on the Performance Security, the Township shall provide 180 days' notice to the owner of the QF Power Plant that the



Township believes the Decommissioning Condition has occurred (the "Decommissioning Notice"). Performance Security in the form of an irrevocable letter of credit or bond issued by a surety shall be issued by a bank or surety which is a United States commercial bank(s) or financial institution(s) or a United States branch or subsidiary of a foreign commercial bank(s) or financial institution(s) having, or guaranteed or confirmed by an entity having, a long-term unsecured senior debt rating of at least A3 or better by Moody's and A- or better by S&P, or equivalent ratings by their nationally-recognized successor(s), and licensed to do business in the State of Michigan. The duration of any irrevocable bank letter of credit or bond issued by a surety shall be either for a term of (i) one (1) year with an auto-renewal provision, or (ii) not less than five (5) years and shall be renewed as necessary as may be required by this subsection, so that either is valid and effective at all times following the date upon which the owner of the QF Power Plant is first required to post Performance Security until the QF Power Plant is decommissioned and removed. The Performance Security shall be irrevocable and non-cancelable, except upon written consent of the Township; notwithstanding any other provision of this Section to the contrary, in the event the Performance Security is issued in accordance with subsection-(i) of the immediately preceding sentence and the Performance Security is not automatically renewed, the Township shall be provided no less than thirty (30) days' written notice prior to such expiration and upon receipt thereof, the Township may require owner to provide replacement Performance Security on terms and conditions reasonably acceptable to Township no less than ten (10) days prior to such expiration, failing which, Township may immediately draw against the Performance Security regardless of whether the Decommissioning Condition has occurred and without delivering the Decommissioning Notice or Default Notice (defined below). Failure to keep a Performance Security in full force and effect in an amount required by this subsection if and when the same is required by this subsection for longer than ninety (90) days following the date upon which the owner has received written notice from the Township of such failure (the "Default Notice") shall constitute a material and significant violation of ~~special-conditional~~ use approval and this Ordinance, is a nuisance per se, and will subject the owner (including its successors and assigns) to all remedies available to the Township at law or in equity, including revocation of the ~~special-conditional~~ use approval and possible

enforcement action, including abatement of the nuisance.

17. Insurance. Prior to commencing construction, the applicant shall provide proof of liability insurance at all times for at least \$5,000,000 and shall name the Township as an additional insured. The applicant shall agree to hold the Township harmless and indemnify, but not defend, the Township against all claims, losses, liabilities, causes of action, demands, judgments, decrees, and costs and expenses of any nature (including without limitation reasonable attorney fees and expert witness fees) resulting solely from the negligent acts or omissions or willful misconduct of the applicant or the applicant's officers, agents, employees, contractors, successors, or assigns in connection with the construction, operation, maintenance, or decommissioning of the QF Power Plant; however, provided the Township diligently defends itself utilizing claims, counterclaims, third party claims, and defenses available to it, in its sole discretion. Applicant shall reimburse the Township on a monthly basis its reasonable defense costs and expenses (including any reasonable costs and expenses on appeal) of any nature (including without limitation reasonable attorney fees and expert witness fees) for such defense. Applicant shall not be permitted to withhold or setoff any of the foregoing costs and expenses to be reimbursed to the Township, even if the applicant asserts the costs and expenses incurred were unreasonable. The applicant's obligation to indemnify the Township against all claims, losses, liabilities, causes of action, demands, judgments, and decrees (other than the reimbursement of defense costs and expenses as stated above) shall only arise upon entry of a final judgment of a court of competent jurisdiction and after the Township has exhausted its ability to appeal the final judgment. The Township may enter into a separate indemnification agreement meeting the requirements of this section.
18. The applicant shall submit a written narrative, estimating of the applicant's anticipated and estimated economic impact of the QF Power Plant upon the Township and the County. The narrative shall include the applicant's estimate of financial impact regarding temporary and permanent jobs, tax revenue anticipated to the Township, the County and local schools.

19. Any and all additional information reasonably requested by the Planning Commission related to the application for ~~special conditional~~ land use or site plan approval.

C. Required Studies.

1. The applicant, at its sole cost and expense, shall deliver to Township copies of all environmental assessments, impact studies, and/or other relevant report(s) or studies (including, but not limited to, assessing the potential adverse effects or impacts on the public, endangered species, and/or other wildlife), which applicant is required to undertake or secure in connection with the Applicant Licensing. These materials shall be submitted with the site plan application if available at the time of application. If the environmental assessments, impact studies, and/or other relevant report(s) or studies required by this subsection are not available at the time of application, such assessments, studies and/or report(s) shall be provided immediately upon completion. The site plan may be conditionally approved ~~pursuant to Section 15.1.C.4~~, but such condition shall not be deemed satisfied and such approval shall not be deemed final until and unless the Zoning Administrator notifies the Planning Commission that all of the conditions have been satisfied by the applicant in connection with the Applicant Licensing.
2. A Sound Pressure Level study showing the ambient sound and modeling and analysis report of sound expected to be produced from within the project boundary, including sound generated cumulatively from all of the activities in the project boundary during full operation of the QF Power Plant (i.e. excluding such sound produced during construction, transient conditions and startup). The sound pressure level study shall, at a minimum, show the expected maximum sound pressure level measured at the nearest point on the nearest property line of any property located adjacent to the project boundary.
3. The traffic study pertaining to permanent operations (i.e. excluding construction and startup) ~~described under Section 15.1.D.1.c (2)~~ of the Ordinance shall be required.
4. The applicant shall submit a detailed description of information and training that applicant will provide to local fire departments in the vicinity of the QF Power Plant to address capability and preparedness, or lack thereof, of first responders to an emergency, including

the release of natural gas, fire or explosion, as a result of the operation of the QF Power Plant. Such summary shall include the following:

- a. Training. The applicant shall offer an emergency response training program for local enforcement, fire, and hazardous material response personnel of the authority having jurisdiction. The applicant shall offer, at applicant's cost, relevant training prior to commencing operation of the facility and annually thereafter using an appropriate training program.
- b. Equipment. The applicant may offer to provide any additional equipment, structures and/or real property to ensure a timely and adequate response to emergencies at the facility.
- c. The applicant shall provide the contact information of the individual or individuals responsible for the operation and activities at the QF Power Plant. Such information shall include a phone number where such individual or individuals can be contacted twenty-four hours per day, three-hundred sixty-five days a year. Annually, or upon any change of relevant circumstances, the applicant shall update such information and provide it to the Township and all emergency service providers.
- d. The applicant shall provide unredacted copies of operation and safety manuals relating to the QF Power Plant and the same shall address the potential for and response to emergency conditions, including fire, explosion and collapse of any structures as well as safety perimeters required or recommended. The summary must also explain notification and emergency action plans for adjacent landowners, residents and the Township. The application shall also include a detailed evacuation plan for the QF Power Plant and how the applicant intends to implement such a plan in the case of an

emergency. These materials shall be submitted with the site plan application to the extent the same are available at that time. To the extent the same are not available at the time of the site plan application, the site plan shall be approved with a condition requiring applicant to submit such materials when the same become available.

- e. The applicant shall commit to providing Manufacturers' Material Safety Data Sheet(s), when the same are determined by applicant (which may be after site plan review), detailing type and quantity of all materials used in the operation of all equipment including, but not limited to, all lubricants and coolants. These materials shall be submitted with the site plan application to the extent the same are available at that time. To the extent the same are not available at the time of the site plan application, the site plan shall be approved with a condition requiring applicant to submit such materials when the same become available.

- D. In satisfaction of any greenbelt and buffer requirements ~~of Sections 2.17, 15.1.D.1.g and 15.2~~ of this Zoning Ordinance, all off-street parking areas, exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures including all QF Power Plant bases and related equipment shall contain landscaping and buffering designed and intended to minimize visual impact to the extent practicable from adjacent public roads and the boundary of adjacent properties zoned for single-family residential use as a permitted use, provided, however, that any required screening may be satisfied by the use of topography. In addition, open space or undeveloped land, including tillable acreage which may be used for agricultural purposes, shall be considered in satisfaction of any required screening.
- E. All QF Power Plant bases and related equipment shall be surrounded by a full perimeter fence to prevent unauthorized access which shall surround the area of the vertical improvements constructed upon the project site. The fence shall have lockable gates and shall be a chain-link fence at least eight (8) feet in height but not more than ten (10) feet in height, inclusive of any security features

on the fence, but excluding any security cameras. The applicant may propose alternate means of access control which may be approved at the discretion of the Planning Commission. Warning signs shall be placed on the fence providing notice of the potential dangers and the contact information in case of an emergency.

- F. Project sites for QF Power Plants and all buildings thereon shall comply with [Chapter 14 Article XIII](#) of the Zoning Ordinance, including all height and setback requirements, except as follows:

1. Minimum Area: 10 acres
2. Minimum Road Frontage: 200 feet
3. Maximum Height and Setback: Structures, towers, stacks and appurtenances that would otherwise be exempt from height restrictions [under Section 2-8](#) of this Zoning Ordinance and condensers and heat recovery steam generators, shall be permitted on project sites but shall not exceed 100 feet in height and any such items which exceed 80 feet in height shall be set back at least 500 feet from the project boundary.
4. Parking & Drives: Parking areas and drives may be located within the side and rear yard setbacks provided that such drives and parking areas shall be no closer than 10 feet from a property line.
5. Access & Utilities: The foregoing setbacks do not apply to structures located completely underground and do not apply to structures, such as pipelines, electric transmission and telecommunication poles, towers, and lines, walkways and roadways above ground, provided such above ground structures are immediately and entirely adjacent to property owned by an electrical transmission company, natural gas transmission company or public utility and where such structures are necessary in order to provide access, interconnection and/or service from the subject property to the property owned by an electrical transmission company, natural gas transmission company or public utility.
6. Buffering in Setbacks: All required buffering, greenbelts, and screening shall be permitted within the foregoing setbacks. In addition, open space or undeveloped land, including tillable acreage which may be used for agricultural purposes, shall be considered in satisfaction of any required screening.

- G. All parking requirements shall be in compliance with [Section 15.2 Article IX](#) of the Zoning Ordinance, ~~except that Section 15.2.B.5 shall be satisfied pursuant to Section 16.6.A.AA.1.D.~~
- H. Any damage to a public road located within the Township resulting from the construction, maintenance, or operation of a QF Power Plant shall be repaired at the applicant's or owner's sole cost and expense.
- I. Applicant shall arrange for proper permitting and agreements with the Lenawee County Road Commission concerning the applicant's use of the county roads.
- J. Regulatory Compliance:
  - 1. Any combustible or flammable liquids, solids, or gasses shall be stored in a manner in compliance with all federal and state laws, rules, regulations, ordinances, and orders that are properly applied to the QF Power Plant.
  - 2. All Occupational Safety and Health Administration regulations that are properly applied to the QF Power Plant shall be met.
  - 3. All requirements and regulations that are properly applied to the QF Power Plant of any and all regulatory bodies having jurisdiction, including the Michigan Department of Environmental Quality ("MDEQ") shall be met.
  - 4. The storage and management of any fuels, raw materials, byproducts, or wastes shall comply with all MDEQ regulations that are properly applied to the QF Power Plant.
  - 5. All materials or wastes which might cause fumes or dust or which constitute a fire hazard shall be stored and managed in compliance with all Michigan laws, rules, regulations, and orders that are properly applied to the QF Power Plant.
- K. Any emissions of air pollutants shall comply with all applicable state and federal laws and regulations applicable to the QF Power Plant.
- L. During construction and startup of the QF Power Plant, prior to full operation, the conditions herein relating to screening and fencing shall not apply, such conditions being intended to apply to the permanent facilities, improvements, and operations. Similarly, during the construction and startup

phases, the typical work period will be from 6:00 AM to 9:00 PM, Monday through Friday, except various construction activities may be performed outside of the typical work period (i.e. nights and weekends) to the extent required by the contractor.

- M. If the provisions of this Section ~~16.6.AAA conflict~~ with any other provision of the Township Zoning Ordinance, then the provisions of Section ~~16.6.AAA~~ shall control to the extent of such conflict.

## 2. Standards of Review and Approval.

The Planning Commission shall not approve any QF Power Plant unless it finds, based on the information provided by the applicant, that the application requirements set forth in paragraph 1, above (including all of its subparts), have been met and all of the following:

- A. The QF Power Plant will not pose a safety hazard or unreasonable risk to the public health, safety or welfare and will not have any unreasonable harmful effects on any other persons, property or the environment, including any wildlife.
- B. The QF Power Plant complies with ~~Section 16.6.AAA.1.D~~ this Ordinance regarding greenbelts/buffers.
- C. The QF Power Plant complies with the setbacks and other regulations set forth in this Ordinance Section 16.6.AAA.1.F, except as provided below:
  - 1. Exemption from the setbacks and other regulations set forth in this Ordinance ~~Section 16.6.AAA.1.F~~, including maximum building height, may be approved by the Planning Commission upon a showing by the applicant that it is not feasible to meet the requirements and that adequate safeguards have or will be provided to justify the exemption.
- D. Sound from the QF Power Plant operations as shown by the Sound Pressure Level Study is no greater than 35 dba when measured at the nearest point on the nearest property line of any property located adjacent to the project boundary which is located in a zoning district wherein single-family residential use is permitted as a permitted use. A waiver to said levels may be approved, provided that the following has been accomplished:
  - 1. Written consent from the affected property owner(s) has been obtained stating that they are aware of the QF Power Plant and the noise limitations imposed by this



Section, and that consent is granted to allow noise levels to exceed the maximum limits otherwise allowed.

2. The written consent obtained under paragraph 1, above, shall be in the form of a permanent sound impact easement and shall be recorded in the Lenawee County Register of Deeds office. The easement shall describe the benefited and burdened properties and shall advise all subsequent owners of the burdened property that sound levels in excess of those otherwise permitted by the ordinance may exist on or at the burdened property.
- E. The applicant has committed to provide adequate additional training, information, personnel or equipment necessary for local fire response services to effectively respond to an emergency as a result of the operation of the QF Power Plant.
  - F. The QF Power Plant otherwise complies with all of the requirements listed in Subsection (1) "Application Requirements" above.
  - G. The facility shall not require significant fuel or electricity transmission upgrades outside the (I) Industrial district, particularly those that would involve eminent domain or would impact agricultural ground. Significant in this case shall mean any upgrade that requires the addition or upsizing of gas or electrical transmission infrastructure already in place to the industrial district. The purpose is to minimize impact on agriculture ground.

Section 5. Severability. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the ordinance shall not be affected thereby.

Section 6. Effective Date. The Township Clerk shall cause a notice of adoption of this Ordinance to be published in a newspaper of general circulation in the Township within 15 days after adoption and this Ordinance shall take effect upon the expiration of 7 days after such publication.

YEAS: \_\_\_\_\_  
—  
NAYS: \_\_\_\_\_  
—  
ABSTAIN: \_\_\_\_\_  
—  
ABSENT: \_\_\_\_\_  
—

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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 | #22-11A, -11B, and -11C

**To:** County Planning Commissioners

**From:** Stephen Bezold, Associate Planner

**Date:** July 21, 2022

**Proposal:** **Text Amendments to the Seneca Township Zoning Ordinance and Health, Safety and Nuisance Ordinance regarding Zoning Ordinance Penalties, Health, Safety and Nuisance Ordinance Penalties, and Municipal Infractions Ordinance.**

### Analysis and Advisement

**Background** – The Seneca Township Planning Commission wishes to amend the Zoning Ordinance and Health, Safety and Nuisance Ordinance to replace existing criminal penalties for violations with civil penalties.

- **#22-11A (Amendment to Section 18.04 of the Township Zoning Ordinance):** The existing language found in Section 18.04 of the Seneca Township Zoning Ordinance is repealed and replaced with the following:
  - The owner of any building, structure, or premises or part thereof, or any firm, corporation, or individual violating any of the provisions of this Ordinance shall be guilty of civil infraction. Any individual, firm or corporation having been found responsible for the violation of this Ordinance shall be assessed fines in accordance with Seneca Township Civil Infraction Ordinance, as amended.
  - In addition to pursuing a municipal civil infraction proceeding, the Township may also initiate an appropriate action in a court of competent jurisdiction seeking injunctive, declaratory, or other equitable relief to enforce or interpret this Ordinance or any provision of the Ordinance.
  - All remedies available to the Township under this Ordinance and Michigan law shall be deemed to be cumulative and not exclusive.
  - Any use of land that is commenced or conducted, any activity, or any building, item or structure that is erected, moved, used, place, reconstructed, razed, extended, enlarged, altered, maintained, or changed, in violation of any provision of this Ordinance is also hereby declared to be a nuisance per se.
  - Each and every day during which a violation of this Ordinance shall exist shall be deemed to be a separate offense.
  - Any person, firm or entity that assists with or enables the violation of this ordinance shall be responsible for aiding and abetting, and shall be considered to have violated the provision of this Ordinance involved for which such aiding and abetting occurred. Furthermore, any attempt to violate this Ordinance shall be deemed a violation of the provision of this Ordinance involved as if the violation had been successfully completed.

- **#22-11B (Amendment to Section 15.4 of the Nuisance and Junk Ordinance):** An ordinance the Seneca Township, the Health, Safety and Nuisance Ordinance, by repealing the existing Section 15.4 of the ordinance which specifies penalties for violations and replacing it with a new Section 15.4. Section 15.4 of the Seneca Township Health, Safety and Nuisance Ordinance, is amended in its entirety to read as follows:
  - A violation of this Ordinance is a municipal civil infraction.
  - The fines for a civil infraction are as indicated in Township Civil Infraction Ordinance, as amended.
  - In addition to pursuing a municipal civil infraction proceeding, the Township may also initiate an appropriate action in a court of competent jurisdiction seeking injunctive, declaratory, or other equitable relief to enforce or interpret this Ordinance or any provision of the Ordinance.
  - All remedies available to the Township under this Ordinance and Michigan law shall be deemed to be cumulative and not exclusive.
  - Any use of land that is commenced or conducted, any activity, or any building, item or structure that is erected, moved, used, place, reconstructed, razed, extended, enlarged, altered, maintained, or changed, in violation of any provision of this Ordinance is also hereby declared to be a nuisance per se.
  - Each and every day during which a violation of this Ordinance shall exist shall be deemed to be a separate offense.
- **#22-11C (Introduction of Municipal Infractions Ordinance):**
  - An ordinance providing for municipal civil infractions of certain Township ordinances and penalties pursuant thereto; establishing procedures relating thereto; authorization of which Township officials can issue civil infraction tickets and misdemeanor tickets; establishing penalties for violations of misdemeanors and civil infractions; and procedures relating to such matters.
  - (See attached).

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

**Attachment(s):**

- Background information provided by the Township.

**Recommended Actions:**

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

Ordinance No. \_\_\_\_\_

## Township of Seneca

### **Amendment to the Township Zoning Ordinance**

*An ordinance to replace existing criminal penalty provisions with civil penalty provisions in the Zoning Ordinance of the Township of Seneca.*

#### **THE TOWNSHIP OF SENECA, LENAWEE COUNTY, MICHIGAN, ORDAINS:**

##### **Section 1. Amendment to Section 18.04 of the Township Zoning Ordinance**

The existing language found in Section 18.04 of the Seneca Township Zoning Ordinance is repealed and replaced with the following:

##### **Section 18.04–Violation-Penalty.**

1. The owner of any building, structure, or premises or part thereof, or any firm, corporation, or individual violating any of the provisions of this Ordinance shall be guilty of civil infraction. Any individual, firm or corporation having been found responsible for the violation of this Ordinance shall be assessed fines in accordance with Seneca Township Civil Infraction Ordinance, as amended.
2. In addition to pursuing a municipal civil infraction proceeding, the Township may also initiate an appropriate action in a court of competent jurisdiction seeking injunctive, declaratory, or other equitable relief to enforce or interpret this Ordinance or any provision of the Ordinance.
3. All remedies available to the Township under this Ordinance and Michigan law shall be deemed to be cumulative and not exclusive.
4. Any use of land that is commenced or conducted, any activity, or any building, item or structure that is erected, moved, used, place, reconstructed, razed, extended, enlarged, altered, maintained, or changed, in violation of any provision of this Ordinance is also hereby declared to be a nuisance per se.
5. Each and every day during which a violation of this Ordinance shall exist shall be deemed to be a separate offense.
6. Any person, firm or entity that assists with or enables the violation of this ordinance shall be responsible for aiding and abetting, and shall be considered to have violated the provision of this Ordinance involved for which such aiding and abetting occurred. Furthermore, any attempt to

violate this Ordinance shall be deemed a violation of the provision of this Ordinance involved as if the violation had been successfully completed.

**Section 2.     Saving Provision.**

All other provisions of the Zoning Ordinance shall remain in effect.

**Section 3.     Effective Date**

This Ordinance shall become effective thirty (30) days after its adoption.

YEAS:            (    ) \_\_\_\_\_  
NAYS:            (    ) \_\_\_\_\_  
ABSENT:        (    ) \_\_\_\_\_

**Ordinance declared adopted on \_\_\_\_\_, 2022.**

\_\_\_\_\_  
John L. Gould, Supervisor  
Township of Seneca

**CERTIFICATE OF ADOPTION AND PUBLICATION**

I, Allison Ott, the duly elected Clerk of the Seneca Township certify that the foregoing ordinance is a true and correct copy of the ordinance enacted by the Township Board of Seneca Township on \_\_\_\_\_, 2022 and published in the \_\_\_\_\_ a newspaper circulated in the Seneca Township on \_\_\_\_\_, 2022.

\_\_\_\_\_  
Allison Ott, Clerk  
Seneca Township

Ordinance No. \_\_\_\_\_

## Township of Seneca

### **Amendment to Health, Safety and Nuisance Ordinance**

An ordinance the Seneca Township, the Health, Safety and Nuisance Ordinance, by repealing the existing Section 15.4 of the ordinance which specifies penalties for violations and replacing it with a new Section 15.4.

#### **THE TOWNSHP OF SENECA, LENAWE COUNTY, MICHIGAN, ORDAINS:**

##### **Section 1. Amendment to Section 15.4 of the Nuisance and Junk Ordinance**

Section 15.4 of the Seneca Township Health, Safety and Nuisance Ordinance, is amended in its entirety to read as follows:

##### **Section 15.4 Penalties and Remedies for Violations**

1. A violation of this Ordinance is a municipal civil infraction.
2. The fines for a civil infraction are as indicated in Township Civil Infraction Ordinance, as amended.
3. In addition to pursuing a municipal civil infraction proceeding, the Township may also initiate an appropriate action in a court of competent jurisdiction seeking injunctive, declaratory, or other equitable relief to enforce or interpret this Ordinance or any provision of the Ordinance.
4. All remedies available to the Township under this Ordinance and Michigan law shall be deemed to be cumulative and not exclusive.
5. Any use of land that is commenced or conducted, any activity, or any building, item or structure that is erected, moved, used, place, reconstructed, razed, extended, enlarged, altered, maintained, or changed, in violation of any provision of this Ordinance is also hereby declared to be a nuisance per se.
6. Each and every day during which a violation of this Ordinance shall exist shall be deemed to be a separate offense.

##### **Section 2. Saving Provision.**

All other provisions of the Health, Safety and Nuisance Ordinance shall remain in effect.

**Section 3. Effective Date**

This Ordinance shall become effective thirty (30) days after its publication (or publication of a summary thereof) in a newspaper in general circulation within Seneca Township.

**Section 4. Repealer**

Upon the effective date of this Ordinance, all prior ordinances in conflict with the provisions of this ordinance are repealed in their entirety.

YEAS: \_\_\_\_\_  
NAYS: \_\_\_\_\_  
ABSENT: \_\_\_\_\_

Ordinance Declared Adopted on \_\_\_\_\_, 2022.

\_\_\_\_\_  
John L. Gould, Supervisor  
Seneca Township

**CERTIFICATE OF ADOPTION AND PUBLICATION**

I, Allison Ott, the duly elected Clerk of the Seneca Township certify that the foregoing ordinance is a true and correct copy of the ordinance enacted by the Township Board of Seneca Township on \_\_\_\_\_, 2022 and published in the \_\_\_\_\_ a newspaper circulated in the Seneca Township on \_\_\_\_\_, 2022.

\_\_\_\_\_  
Allison Ott, Clerk  
Seneca Township



Ordinance No. \_\_\_\_\_

## Township of Seneca

### Municipal Infractions Ordinance

An ordinance providing for municipal civil infractions of certain Township ordinances and penalties pursuant thereto; establishing procedures relating thereto; authorization of which Township officials can issue civil infraction tickets and misdemeanor tickets; establishing penalties for violations of misdemeanors and civil infractions; and procedures relating to such matters.

#### **THE TOWNSHIP OF SENECA, LENAWE COUNTY, MICHIGAN, ORDAINS:**

##### **Section 1. Title**

This Ordinance shall be known as the "Seneca Township Municipal Infractions Ordinance."

##### **Section 2. Definitions**

As used in this Chapter:

- 2.1. "Act" means Act No. 236 of the Public Acts of 1961, as amended, and Public Acts 1226 of 1994, as amended.
- 2.2. "Authorized Township official" means a person authorized by this Ordinance or any ordinance to issue municipal civil infraction citations.
- 2.3. "Municipal civil infraction action" means a civil action in which the defendant is alleged to be responsible for a municipal civil infraction.
- 2.4. "Municipal civil infraction citation" means a written complaint or notice prepared by an authorized Township official, directing a person to appear in court regarding the occurrence or existence of a municipal civil infraction violation by the person cited.
- 2.5. "Township" means Seneca Township.

##### **Section 3. Municipal Civil Infraction Action; Commencement**

A municipal civil infraction action may be commenced upon the issuance by an authorized Township official of a municipal civil infraction citation directing the alleged violator to appear in court.

##### **Section 4. Municipal Civil Infraction Citations; Issuance and Service**

Municipal civil infraction citations shall be issued and served by an authorized Township official as follows:

- 4.1. The time for appearance specified in a citation shall be within a reasonable time after the citation is issued.
- 4.2. The place for appearance specified in a citation shall be Lenawee County District Court.
- 4.3. Each citation shall be numbered consecutively and shall be in a form approved by the state court administrator. The original citation shall be filed with the District Court. Copies of the citation shall be retained by the Township and issued to the alleged violator as provided by Section 8705 of the Act.
- 4.4. A citation for a municipal civil infraction signed by an authorized Township official shall be treated as made under oath if the violation alleged in the citation occurred in the presence of the official signing the complaint and if the citation contains the following statement immediately above the date and signature to the official: "I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief."
- 4.5. An authorized Township official who witnesses a person commit a municipal civil infraction shall prepare and subscribe, as soon as possible and as completely as possible, an original and required copies of a citation.
- 4.6. An authorized Township official may issue a citation to a person if:
  - A. Based upon investigation, the official has reasonable cause to believe that the person is responsible for a municipal civil infraction; or
  - B. Based upon investigation of a complaint by someone who allegedly witnessed the person commit a municipal civil infraction, the official has reasonable cause to believe that the person is responsible for an infraction and if the Township attorney approves in writing the issuance of the citation.
- 4.7. Municipal civil infraction citations shall be served by an authorized Township official as follows:
  - A. Except as otherwise provided below, an authorized Township official shall personally serve a copy of the citation upon the alleged violator.
  - B. If the municipal civil infraction action involves the use or occupancy of land, a building or other structure, a copy of the citation does not need to be personally served upon the alleged violator but may be served upon an owner or occupant of the land, building or structure by posting a copy on the land or attaching the copy to the building or structure. In addition, a copy of the citation shall be sent by first-class mail to the owner of the land, building or structure at the owner's last known address.

## **Section 5. Municipal Civil Infraction Citations; Contents**

- 5.1. A municipal ordinance citation shall contain the name and address of the alleged violator, the municipal civil infraction alleged, the place where the alleged violator shall appear in court, the telephone number of the court, and the time at or by which the appearance shall be made.
- 5.2. Further, the citation shall inform the alleged violator that he or she may do one of the following:
  - A. Admit responsibility for the municipal civil infraction by mail, in person, or by representation, at or by the time specified for appearance.
  - B. Admit responsibility for the municipal civil infraction "with explanation" by mail by the time specified for appearance or, in person, or by representation.
  - C. Deny responsibility for the municipal civil infraction by doing either of the following:
    - (1) Appearing in person for an informal hearing before a judge or district court magistrate, without the opportunity of being represented by an attorney, unless a formal hearing before a judge is requested by the Township.
    - (2) Appearing in court for a formal hearing before a judge, with the opportunity of being represented by an attorney.
- 5.3. The citation shall also inform the alleged violator of all of the following:
  - A. That if the alleged violator desires to admit responsibility "with explanation" in person or by representation, the alleged violator must apply to the court in person, by mail, by telephone or by representation within the time specified for appearance and obtain a scheduled date and time for an appearance.
  - B. That if the alleged violator desires to deny responsibility, the alleged violator must apply to the court in person, by mail, by telephone or by representation within the time specified for appearance and obtain a scheduled date and time to appear for a hearing unless a hearing date is specified on the citation.
  - C. That a hearing shall be an informal hearing unless a formal hearing is requested by the alleged violator or the Township.
  - D. That at an informal hearing the alleged violator must appear in person before a judge or district court magistrate, without the opportunity of being represented by an attorney.
  - E. That at a formal hearing the alleged violator must appear in person before a judge with the opportunity of being represented by an attorney.

- 5.4. The citation shall contain a notice in boldfaced type that the failure of the alleged violator to appear within the time specified in the citation or at the time scheduled for a hearing or appearance is a misdemeanor and will result in entry of a default judgment against the alleged violator on the municipal civil infraction.

**Section 6. General Penalties and Sanctions for Violations of Township Ordinances; Continuing Violations, Injunctive Relief**

- 6.1. Unless a violation of an ordinance of the Seneca Township is specifically designated in the ordinance as a criminal misdemeanor, the violation shall be deemed to be a municipal civil infraction.
- 6.2. The sanction for a violation, which is a municipal civil infraction, shall be a civil fine in the amount as provided by the ordinances involved, plus any costs, damages, expenses and other sanctions, as authorized under Chapter 87 of the Michigan Revised Judicature Act, as amended, MCL 600.8701 et seq. and other applicable laws.
- 6.3. If amount of the civil is not specifically provided for a particular municipal civil infraction violation by an ordinance the civil fine for a municipal civil infraction violation shall be as follows:
- A. First offense.....\$100.00, plus costs
  - B. Second offense.....\$250.00 plus costs
  - C. Third and subsequent offenses....\$500 plus costs
- 6.4. Pursuant to MCL 600.8727(3), the term "costs" as used in this Section includes all expenses, direct and indirect, to which the plaintiff has been put in connection with the municipal civil infraction , up to the entry of judgment. Costs of not more than \$500.00 shall be ordered.
- 6.5. A "violation" includes any act which is prohibited or made or declared to be unlawful or an offense by an ordinance, and any omission or failure to act where the act is required by an ordinance.
- 6.6. Each day on which any violation of an ordinance continues constitutes a separate offense and shall be subject to penalties or sanctions as a separate offense.
- 6.7. In addition to any remedies available at law, the Township may bring an action for an injunction or other process against a person to restrain, prevent or abate any violation of any Township ordinance.

**Section 7. Authorized Township Officials - Civil Infractions Tickets**

Unless prohibited by state law or unless otherwise provided by specific provisions of a particular Seneca Township ordinance to the contrary, the following officials are hereby designated as the

authorized Township officials to issue and serve municipal civil infraction citations for violations of Township ordinances which provide for a municipal civil infraction for a violation thereof:

- The Township ordinance enforcement officer.
- The Township building inspector.
- The Lenawee County Sheriff and all other deputy county sheriffs of said county.
- The Township Supervisor or the Supervisor's designee.
- Any certified officers of a private company or companies contracted with the Township for enforcement purposes.

#### **Section 8. Applicability of the Act**

If this Ordinance is silent as to given procedural requirements or in any way conflicts with the Act, the Act shall govern. This Ordinance shall apply to all Township ordinances that provide for civil infractions as a penalty for violations.

#### **Section 9. Severability**

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

#### **Section 10. Effective Date**

This Ordinance shall become effective thirty (30) days after its publication (or publication of a summary thereof) in a newspaper in general circulation within Seneca Township.

#### **Section 11. Repealer**

Upon the effective date of this Ordinance, all prior ordinances in conflict with the provisions of this ordinance are repealed in their entirety.

YEAS: \_\_\_\_\_  
NAYS: \_\_\_\_\_  
ABSENT: \_\_\_\_\_

Ordinance Declared Adopted on \_\_\_\_\_, 2022.

\_\_\_\_\_  
John L. Gould, Supervisor  
Seneca Township

### **CERTIFICATE OF ADOPTION AND PUBLICATION**

I, Allison Ott, the duly elected Clerk of the Seneca Township certify that the foregoing ordinance is a true and correct copy of the ordinance enacted by the Township Board of the Seneca Township on \_\_\_\_\_, 2022 and published in the \_\_\_\_\_ a newspaper circulated in the Seneca Township on \_\_\_\_\_, 2022.

---

Allison Ott, Clerk  
Seneca Township



# 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 #22-03

**Applicant(s):** Anderson Family Trust  
4496 Bryant Road  
Sand Creek, MI 49279

**Date:** June 21, 2022

**Local Government:** Seneca Township

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

**Location:** The subject property (ID #SE0-108-2780-00) is located on the west side of Whaley Highway in Section 8 of the Township (T8S, R2E). Brown Road bisects the southern end of the parcel (see Figure 1).

**Description:** The subject property has an area of approximately 70 acres, of which 60 are cultivated for cash crops. Bear Creek is the northern boundary of the parcel. No buildings are located on the property (see Figure 3).

**Term:** 90 years.

**Future Land Use:** The *Lenawee County Comprehensive Land Use Plan* places the subject property at the edge of an area recommended for 'agriculture' uses (see Figure 2). Areas recommended as 'greenway' and 'low intensity development' are located to the north and south, respectively

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

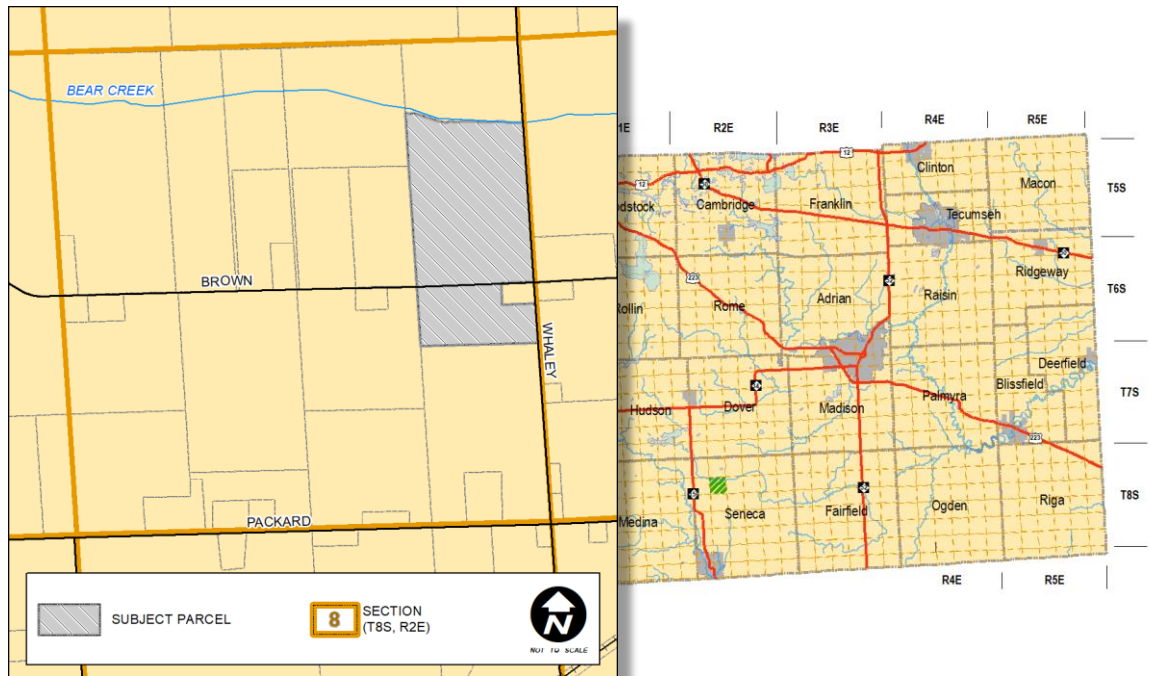
- *Question #12.* The second part (and possibly the third part) of question #12 must be answered.
- *Question #15.* 'Trust' should be selected as the type of applicant.
- *Question #16g.* The number of buildings should be identified as zero (0).
- *Question #17.* As the subject parcel has an area of at least 40 acres, this question did not need to be answered.

**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 Seneca Township Board, provided the applicant considers the comment(s)/suggestion(s) listed in the staff report.

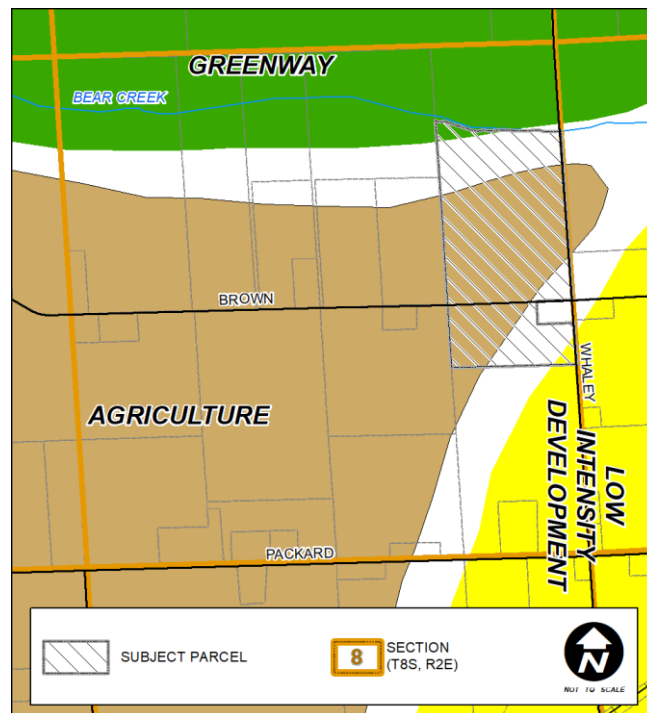
**Attachment(s):**

- Background information provided by the applicant/township.

**Figure 1  
Location**



**Figure 2  
County Future Land Use**





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



**BRUGGEMAN LAW OFFICES, P.C.**

126 EAST CHURCH STREET  
Adrian, Michigan 49221-2780

Dan R. Bruggeman  
Mark A. Bruggeman

TELEPHONE: (517) 263-7897  
FAX: (517) 263-2567

June 14, 2022

Seneca Township  
5732 W. Ridgeville Road  
Sand Creek, MI 49279

*Re: PA116 Application*

Dear Seneca Township,

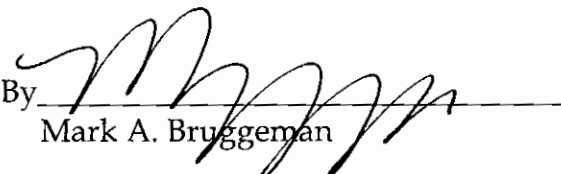
This office represents Michael & Patricia Anderson in relation to the enclosed PA116 application. Please add this PA116 Application to your next agenda.

Should you have any questions concerning the matter as discussed above, please do not hesitate to contact me. Should the PA116 Application be approved please forward on to the State of Michigan, along with the Conservation District and the Regional Planning Commission. Thank you for cooperation in this matter.

Yours very truly,

BRUGGEMAN LAW OFFICES, P.C.

By

  
Mark A. Bruggeman

MAB/eh  
Encl



# FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

## Application for Farmland Agreement

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

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

### OFFICIAL USE ONLY

Local Governing Body: \_\_\_\_\_

Date Received \_\_\_\_\_

Application No: \_\_\_\_\_

State: \_\_\_\_\_

Date Received \_\_\_\_\_

Application No: \_\_\_\_\_

Approved: \_\_\_\_\_ Rejected \_\_\_\_\_

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

### I. Personal Information:

1. Name(s) of Applicant: Anderson Family Trust

Last

First

Initial

(If more than two see #15)

Last

First

Initial

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

☐ Married

☐ Single

2. Mailing Address: 4496 Bryant Rd Sand Creek MI, 49279  
Street City State Zip Code

3. Telephone Number: (Area Code) ( ) 517 436 6336

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

5. E-mail address: patty.a.anderson@hotmail.com

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

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

8. Section No. 08 Town No. 85 Range No. 2E

### III. Legal Information:

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

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

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

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

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

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

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

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

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

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

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

Address: \_\_\_\_\_  
Street City State Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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

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

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

Name: Michael R. Anderson Title: Trustee

Name: Patricia A. Anderson Title: Trustee

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

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

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

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

This application is for:

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

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

Cash crops

- b. Total number of acres on this farm 70  
 c. Total number of acres being applied for (if different than above): 70  
 d. Acreage in cultivation: 60  
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 10  
 f. All other acres (swamp, woods, etc.) \_\_\_\_\_  
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings \_\_\_\_\_ Residence: \_\_\_\_\_ Barn: \_\_\_\_\_ Tool Shed: \_\_\_\_\_  
 Silo: \_\_\_\_\_ Grain Storage Facility: \_\_\_\_\_ Grain Drying Facility: \_\_\_\_\_  
 Poultry House: \_\_\_\_\_ Milking Parlor: \_\_\_\_\_ Milk House: \_\_\_\_\_  
 Other: (Indicate) NONE

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):**

\$ 150,000.00 : 60 = \$ 2,500.00 (per acre)  
 total income total acres of tillable land

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

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

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

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.

Michael R. Carlson, Trustee  
(Signature of Applicant)

Anderson Family Trust  
(Corporate Name, if Applicable)

Patricia Anderson, Trustee  
(Co-owner, if Applicable)

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

6/14/22  
(Date)

Trustee  
(Title)

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

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

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

Action by Local Governing Body: Jurisdiction: \_\_\_\_\_  
☐ County ☐ Township ☐ City ☐ Village

This application is ☐ approved, ☐ rejected Date of approval or rejection: \_\_\_\_\_

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

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

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

II. Please verify the following:

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

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

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

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

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

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

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

**COPY SENT TO:**

\_\_\_\_ County or Regional Planning Commission  
\_\_\_\_ Conservation District  
\_\_\_\_ Township (if county has zoning authority)

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

\_\_\_\_ Copy of Deed or Land Contract (most recent showing current ownership)  
\_\_\_\_ Copy of most recent Tax Bill (must include tax description of property)  
\_\_\_\_ Map of Farm  
\_\_\_\_ Copy of most recent appraisal record  
\_\_\_\_ Copy of letters from review agencies (if available)  
\_\_\_\_ Any other applicable documents

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

**Map of Farm with Structures and Natural Features:**

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

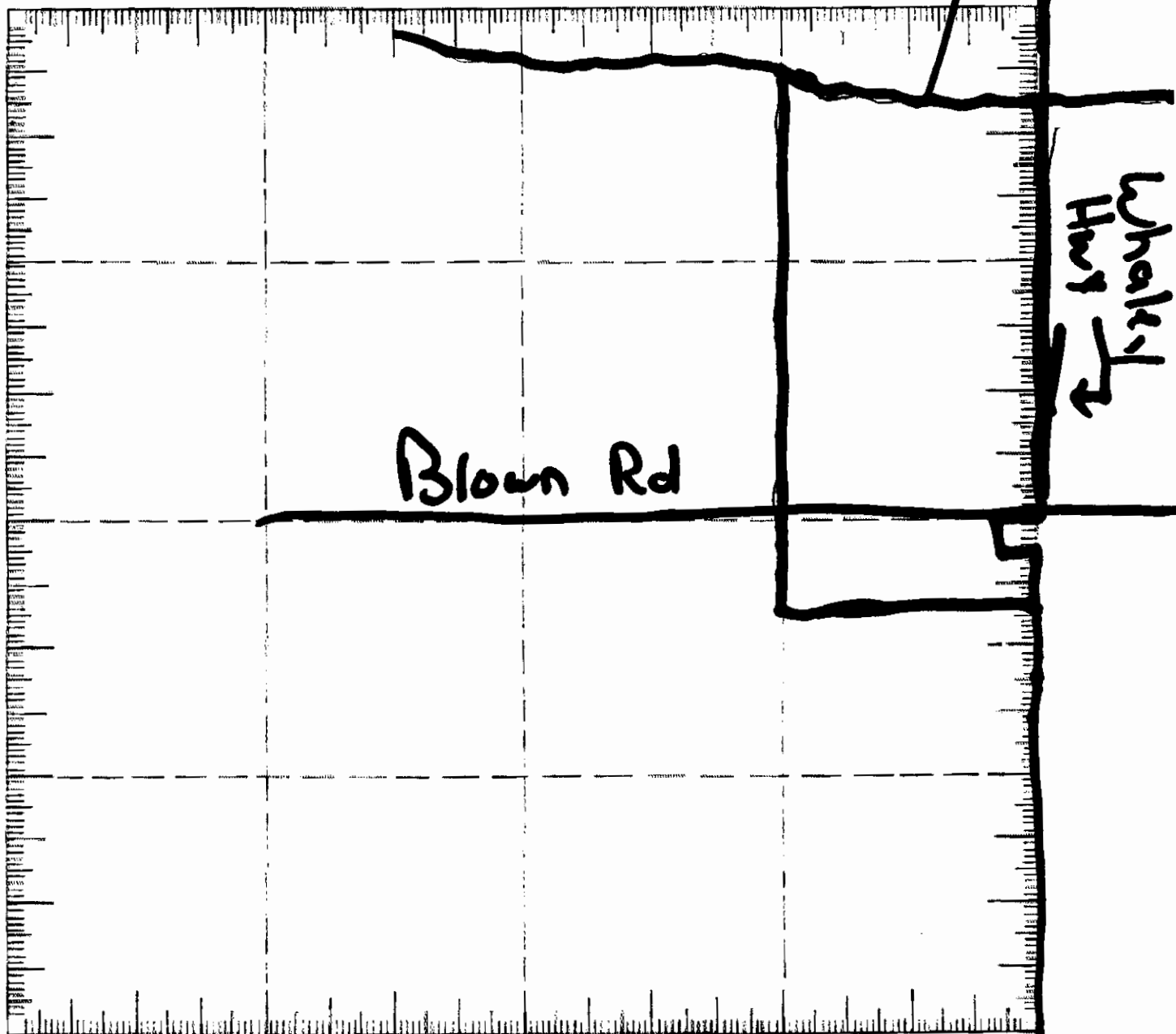
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County Lenape

Township Seneca

T 85 R 2E Section 8

↑ North



LIBER 2525 PAGE 0600 1 of 2

STATE OF MICHIGAN - LENAWEE COUNTY  
RECORDED 04/25/2016 02:58:02 PM D QU  
Carolyn S. Bator REGISTER OF DEEDS \$17.00



### QUIT CLAIM DEED

This Deed made 1-20-16

WITNESSETH That **MICHAEL R. ANDERSON, SR. AND PATRICIA A. ANDERSON**, husband and wife, 7446 Awkerman Highway Sand Creek, MI 49279

IN CONSIDERATION OF ONE DOLLAR (\$1.00) -----

CONVEY AND QUIT CLAIMS TO **THE ANDERSON FAMILY TRUST DATED NOVEMBER 16, 2015**, 7446 Awkerman Highway, Sand Creek, MI 49279

Land and premises in the Township of Seneca, County of Lenawee, and State of Michigan described on page 2 attached hereto and made a part hereof

Michael R. Anderson, Sr.  
Michael R. Anderson, Sr.

Patricia A. Anderson  
Patricia A. Anderson

STATE OF MICHIGAN,  
COUNTY OF LENAWEE)

Dated and signed 1-20-16 before me, a Notary Public in and for said County, by Michael R. Anderson, Sr. and Patricia A. Anderson who I identified and verified and who acknowledged this instrument to be their free act and deed

Dan R. Bruggeman  
Dan R. Bruggeman, Notary Public  
Lenawee County, Michigan  
My Commission Expires 07/26/2017

THIS INSTRUMENT DRAFTED BY:  
BRUGGEMAN LAW OFFICES, P.C.  
Dan R. Bruggeman (P11321)  
126 East Church Street  
Adrian, MI 49221-2780

AFTER RECORDING RETURN TO:  
Dan R. Bruggeman  
126 East Church Street  
Adrian, MI 49221-2780

**This Deed is exempt from County Transfer Tax pursuant to MCL 207.505(a) and exempt from State Transfer Tax pursuant to MCL 207.526(a).**



LIBER 2525 PAGE 0600 2 of 2

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

PARCEL I

The East 1/2 of the Northeast 1/4 of Section 8, Town 8 South, Range 2 East, EXCEPTING THEREFROM all that portion of said parcel which lies North of the center of Bear Creek.

PARCEL II

The North 20 acres of the East 1/2 of the Southeast 1/4 of Section 8, Town 8 South, Range 2 East, EXCEPTING THEREFROM a parcel described as commencing at the East quarter corner of Section 8, aforesaid, and running thence South  $3^{\circ} 24' 45''$  East along the East line of said Section 8, 236.00 feet; thence South  $88^{\circ} 59' 25''$  West 374.36 feet; thence North  $1^{\circ} 51' 40''$  West 236.28 feet to the North line of Section 8; thence North  $89^{\circ} 02' 00''$  East along said line 365.00 feet to the Place of Beginning.



**MESSAGE TO TAXPAYER**

TAXES DUE AND PAYABLE ON OR BEFORE FEB 14. TO  
RECEIVE A RECEIPT MARKED PAID INCLUDE A STAMPED  
SELF-ADDRESSED ENVELOPE.

TAXES CAN BE PAID IN PERSON AT SENECA TWP HALL:

FRIDAY DEC 30; - 9AM TO 5PM

MONDAY FEB 14; - 9AM TO 5PM

MONDAY FEB 28; - 9AM TO 5PM

OTHER TIMES BY APPOINTMENT, CALL 517-436-3524

MAKE CHECKS PAYABLE TO SENECA TOWNSHIP

**PROPERTY INFORMATION**

Property Assessed To:

ANDERSON FAMILY TRUST  
4496 BRYANT RD  
SAND CREEK, MI 49279

School: MORENCI AREA SCHOOLS

Property #: SE0-108-2780-00

Property Addr: 9000 BROWN RD BLK

**Legal Description:**

E 1/2 OF NE 1/4 LYING S OF CTR OF BEAR C  
REEK N 1/2 OF NE 1/4 OF SE 1/4 EX LD BEG  
AT E 1/4 POST SEC 8 RUNN TH S 236 FT TH  
W 374.38 FT TH N 236.28 FT TH E 368 FT  
TO POB CONT 2 ACRES SEC 8

**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: SENECA TOWNSHIP  
ANNA SIMPKINS, TREASURER  
PO BOX 139  
SAND CREEK, MI 49279

**TAX DETAIL**

Taxable Value:	41,465	Class:	101
State Equalized Value:	159,500		
Assessed Value:	159,500		
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	31.05
MED CARE	0.18930	7.84
LENAWEE INT SCH	7.30920	303.07
SCHOOL DEBT	7.96000	330.06
SCHOOL OPER	18.00000	0.00
TWP TAX	0.99830	41.39
ROADS/BRIDGES	1.99660	82.78
STAIR DIST LIB	1.24730	51.71
SENECA #2 TILE	0.00000	68.80

Total Tax: \$916.70

Administration Fee: \$9.16

**Total Amount Due: \$925.86**

**NOTICE OF ASSESSMENT ENCLOSED**

CAROL GARCIA, ASSESSOR  
 SENECA TOWNSHIP  
 6440 CENTENNIAL RD  
 TECUMSEH, MI 49286  
 TEMP-RETURN SERVICE REQUESTED

**NOTICE OF ASSESSMENT, TAXABLE VALUATION  
AND PROPERTY CLASSIFICATION****THIS IS NOT A TAX BILL**

NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL:

ANDERSON FAMILY TRUST  
 4496 BRYANT RD  
 SAND CREEK, MI 49279-9719

 00596
**PARCEL IDENTIFICATION**

PARCEL CODE NUMBER:

**SE0-108-2780-00**

PROPERTY ADDRESS:

**9000 BROWN RD BLK****PRINCIPAL RESIDENCE EXEMPTION**

% Exempt As "Homeowners Principal Residence":

% Exempt As "Qualified Agricultural Property": 100.0000

% Exempt As "MBT Industrial Personal":

% Exempt As "MBT Commercial Personal":

Exempt As "Qualified Forest Property": ☐ Yes ☒ NoExempt As "Development Property": ☐ Yes ☒ No**ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 101 AGRICULTURAL-IMPROVED****PRIOR YEAR'S CLASSIFICATION: 101 AGRICULTURAL-IMPROVED**

	PRIOR AMOUNT YEAR: 2021	CURRENT TENTATIVE AMOUNT YEAR: 2022	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	41,465	42,833	1,368
2. ASSESSED VALUE:	159,500	162,600	3,100
3. TENTATIVE EQUALIZATION FACTOR: 1.00000			
4. STATE EQUALIZED VALUE (SEV):	159,500	162,600	3,100
5. There <b>Was Not</b> a Transfer of Ownership on this property in 2021.			

The 2022 Inflation Rate Multiplier is: 1.033

**March Board of Review Appeal Information:**

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the State Tax Commission's website at [www.michigan.gov/taxes](http://www.michigan.gov/taxes). Click on the "Property Taxes" box, select "Forms and Instructions", then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

BOARD OF REVIEW FOR SENECA TOWNSHIP WILL MEET ON THE FOLLOWING DAYS AND TIMES AT THE TOWNSHIP HALL:

MARCH 14TH 9:00 AM - 12:00 PM AND 1:00 PM - 4:00 PM

MARCH 15TH 2:00 PM - 5:00 PM AND 6:00 PM - 9:00 PM

PHONE NUMBER FOR THE ASSESSOR, (517) 759-6228 OR EMAIL AT CGRMM3@AOL.COM

PLEASE REMEMBER TO PRACTICE SOCIAL DISTANCING AND WEAR FACE COVERINGS.

APPEALS ALSO ACCEPTED BY MAIL IF RECEIVED BY MONDAY, MARCH 14, 2022 AT THE FOLLOWING ADDRESS:

SENECA TOWNSHIP  
 ATTN: ASSESSOR  
 P.O. BOX 139  
 SAND CREEK, MI 49279

PLEASE INCLUDE NAME, PROPERTY ADDRESS, PROPERTY NUMBER, AND REASON FOR PROTEST.

Not less than 14 days before the meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated on the Taxable Value (see line 1 above). The Taxable Value number entered in the "Change from Prior Year to Current Year" column, does not indicate a change in your taxes. This number indicates the change in the Taxable Value.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2021, your 2022 Taxable Value will be the same as your 2022 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2021, your 2022 Taxable Value is calculated by multiplying your 2021 Taxable Value by 1.033 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2022 Taxable Value cannot be higher than your 2022 State Equalized Value.

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at [www.michigan.gov/taxtrib](http://www.michigan.gov/taxtrib).

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at [www.michigan.gov/taxtrib](http://www.michigan.gov/taxtrib).

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.



# 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 #22-04

**Applicant(s):** Judith A. Schmidt Trust  
1623 Blissfield Highway  
Deerfield, MI 49238

**Date:** June 29, 2022

**Local Government:** Blissfield Township

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

**Location:** The subject property (ID #BL0-132-3075-00) is located in the southeast corner of the intersection of Blissfield Highway and Garno Road, in Section 32 of the Township (T6S, R5E) (see Figure 1).

**Description:** The subject property has an area of approximately 21 acres, of which 20 are cultivated for cash crops. No buildings are located on the property (see Figure 3). The average gross annual income of \$900.00 per acre is reported for the farm, more than the \$200.00 per acre required of a property with an area of less than 40 acres.

**Term:** 50 years.

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

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

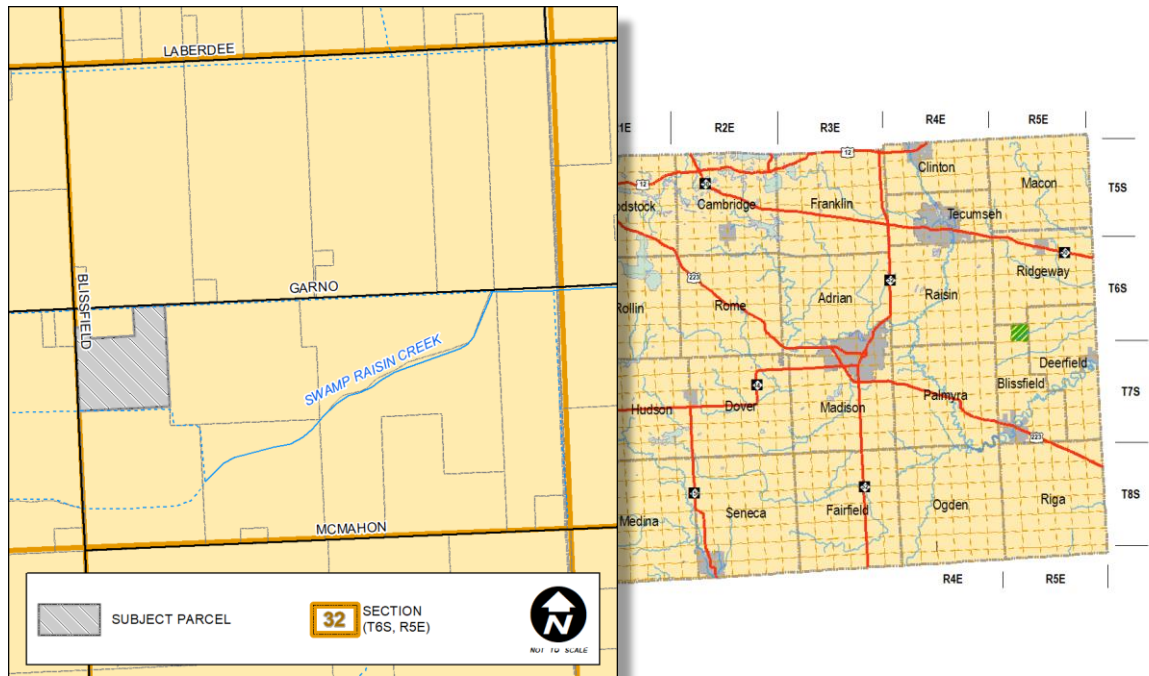
- *Question #1.* The name of the applicant should be the Judith A. Schmidt Trust, as indicated on the deed to the property.
- *Question #15.* Judith A. Schmidt should be listed as a Trustee of the trust, as indicated on the deed to the property.
- *Question #16g.* The number of buildings should be identified 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 Blissfield Township Board, provided the applicant considers the comment(s)/ suggestion(s) listed in the staff report.

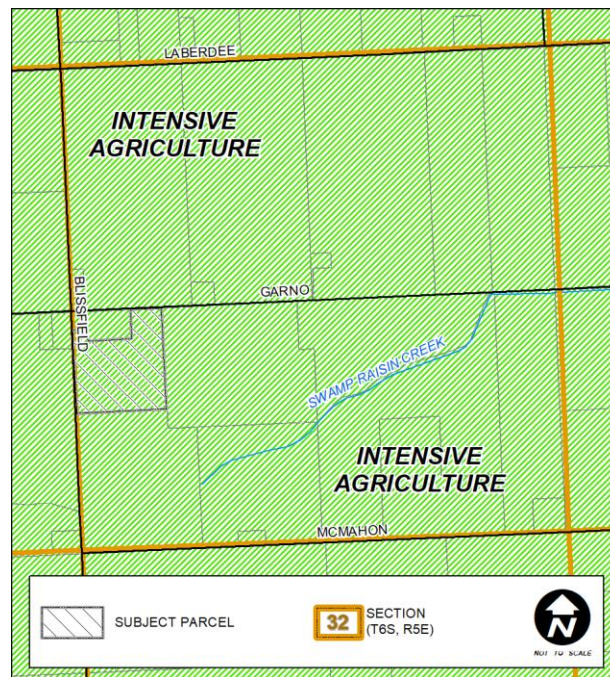
**Attachment(s):**

- 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.**

<b>OFFICIAL USE ONLY</b>	
Local Governing Body:	
Date Received:	7-10-2022 By
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: SCHMIDT JUDITH A.  
Last First Initial

(If more than two see #15)

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

2. Mailing Address: 1623 BLISSFIELD HWY DEERFIELD MICH 49238  
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 442-3275

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (517) 442-7105

5. E-mail address: AJMAC@CASS.NET

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

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

8. Section No. 32 Town No. 6 SOUTH Range No. 5 EAST

### III. Legal Information:

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

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

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

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

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

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

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

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

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

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

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

Address: \_\_\_\_\_  
Street City State Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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

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

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

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

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

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

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

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

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

This application is for:

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

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

CASH CROPS

- b. Total number of acres on this farm: 21  
 c. Total number of acres being applied for (if different than above): \_\_\_\_\_  
 d. Acreage in cultivation: 20  
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: \_\_\_\_\_  
 f. All other acres (swamp, woods, etc.): \_\_\_\_\_  
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

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

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

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

\$ 18000.00 : 20 = \$ 900.00 (per acre)  
 total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by the Michigan Department of Agriculture, 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 MDA staff person.



19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 50

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.

Judith A. Schmidt-Livingston  
(Signature of Applicant)

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

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

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

6-10-22  
(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: 6-10-2022 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Blissfield  
☐ 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: Dennis Paul Warner

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

Note: Review Agencies have 30 days in which to respond before local governing body can proceed.

☐ 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:

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

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

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

**COPY SENT TO:**

- ☒ County or Regional Planning Commission  
☐ Conservation District  
☐ Township (if county has zoning authority)  
☐ City (if land is within 3 miles of city boundary)  
☐ Village (if land is within 1 mile of village boundary)

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

- ☒ Copy of Deed or Land Contract (most recent showing current ownership)  
☒ Copy of most recent Tax Bill (must include tax description of property)  
☒ Map of Farm  
☒ Copy of most recent appraisal record  
☐ Copy of letters from review agencies (if available)  
☐ Any other applicable documents

**Questions? Please call Farmland Preservation at (517) 373-3328**



**Map of Farm with Structures and Natural Features:**

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

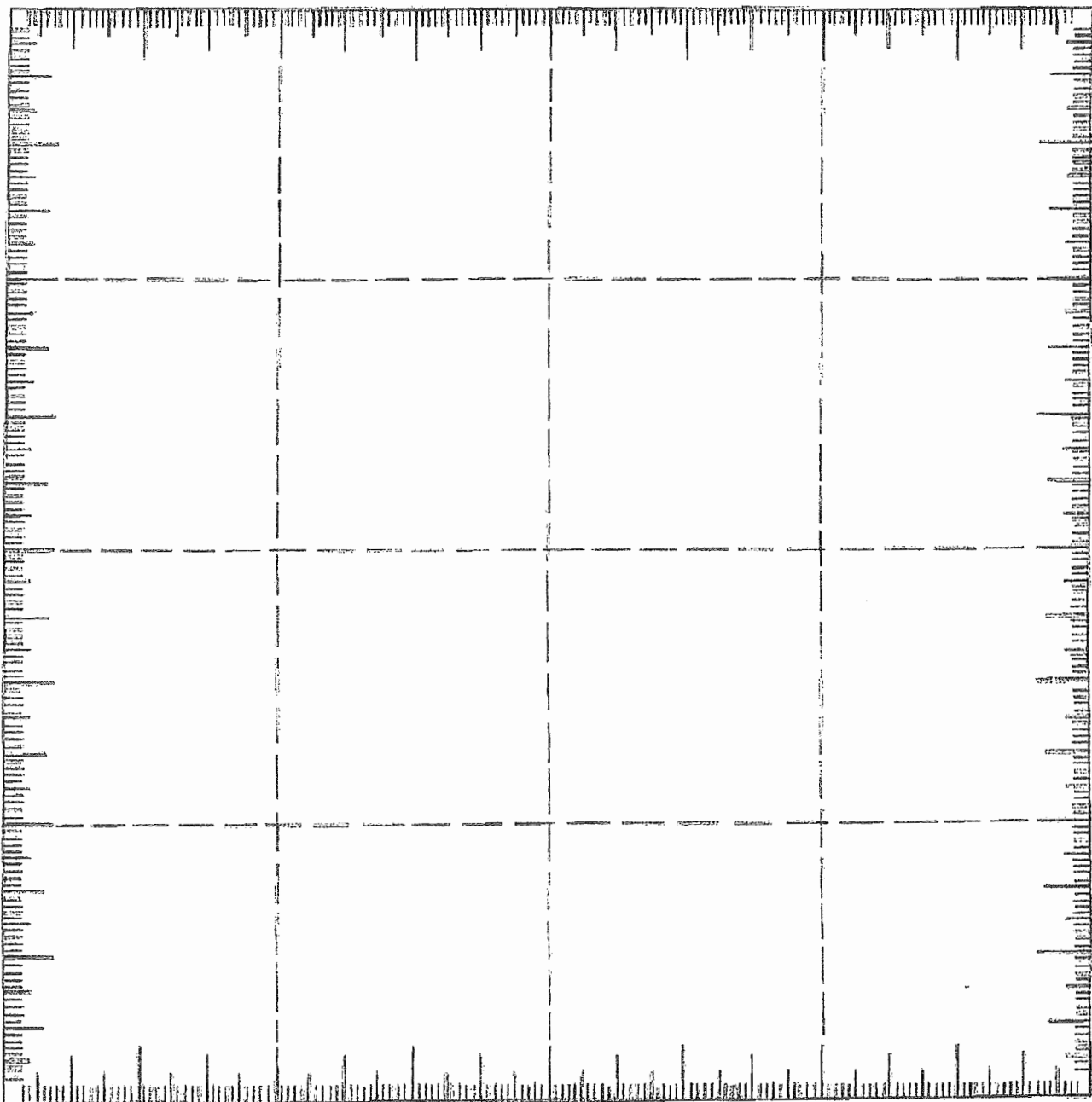
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County \_\_\_\_\_

Township \_\_\_\_\_

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

↑ North



## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That

JUDITH A. SCHMIDT, Trustee of the JUDITH A. SCHMIDT LIVING TRUST, dated February 11, 2000, whose address is 1623 Blissfield Highway, Deerfield, MI 49238,

Conveys and Warrants to

RICHARD PASIWK, a single man and DANA NICHOL PASIWK, a single woman, as Joint Tenants With Full Rights of Survivorship, whose address is 500 Nieman Road, Monroe, MI 48161,

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

Land situated in Blissfield Township, Lenawee County, Michigan, being a part of the Southwest ¼ of Section 32, Town 6 South, Range 5 East, further described by Michael J. Bartolo, Professional Surveyor, as commencing at the West ¼ Corner of Section 32; thence North 90 degrees 00' 00" East, 165.00 feet along the East-West ¼ line of Section 32 (centerline of Garno Road) for a point of beginning; thence continuing North 90 degrees 00' 00" East, 476.98 feet along said line and said road; thence South 00 degrees 03' 03" East, 319.64 feet; thence South 90 degrees 00' 00" West, 476.98 feet; thence North 00 degrees 03' 03" West, 319.64 feet to the point of beginning. Contains 3.500 acres, more or less. ✓

for the full consideration of TWO HUNDRED FORTY SEVEN THOUSAND (\$247,000.00) Dollars,

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

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.

subject to easements and restrictions of record,

3.5A HOUSE AND BUILDINGS SOLD OFF FARM

**WARRANTY DEED**

THIS INDENTURE, Made this 10th day of November, 2020, between LINDA M. GUBBE and THERESA S. BECKTELL AS SUCCESSOR CO-TRUSTEES OF THE GUBBE FAMILY LIVING TRUST DATED 12/16/1999, as Grantors, residing at 5247 Clover, Toledo, OH 43623 and 810 N. Prospect Rd, Ypsilanti, MI 48198 and JUDITH A. SCHMIDT, TRUSTEE OF THE JUDITH A. SCHMIDT LIVING TRUST DATED 2/11/2000, as Grantee, residing at 1623 Blissfield Hwy., Deerfield, MI 49238.

WITNESSETH, that the Grantors, in consideration of the sum of Three Hundred Forty-Three Thousand (\$343,000.00) Dollars, receipt of which is hereby acknowledged, do hereby CONVEY and WARRANT to Grantee the following described land situate in the Township of Blissfield, County of Lenawee, State of Michigan, described as:

Beginning at the 1/4 post on the West side of Section 32, Town 6 South, Range 5 East; thence East 60 rods; thence South 67 rods; thence West 60 rods; thence North on the section line to the place of beginning; excepting 3/4 of an acre in the Northwest corner deeded to the School District Number 7, being 12 rods North and South and 10 rods East and West.

Tax Parcel Number: BL0-132-3080-00  
Commonly known as: 8197 Garno Rd

Subject to easements and restrictions of record, if any.

The Grantors also grant to the Grantee the right to make all lawful divisions under Section 108 of the Land Division Act, Act No. 288 of Public Acts of 1967. The Grantors acknowledges the drafter of this deed made no inquiry as to the allowable number of lot divisions and waive any claim against drafter related to the number of allowable divisions.

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.

IN WITNESS WHEREOF, said Grantors hereunto set their hands and seals the day and year first above written.

THE GUBBE FAMILY LIVING TRUST DATED  
12/16/1999

By: Linda M. Gubbe  
LINDA M. GUBBE  
Successor Trustee

By: Theresa S. Becktell  
THERESA S. BECKTELL  
Successor Trustee

STATE OF MICHIGAN)  
  )ss.  
County of Lenawee )

On this 10th day of November, 2020, before a Notary Public in and for said County, personally appeared, LINDA M. GUBBE and THERESA S. BECKTELL AS SUCCESSOR CO-TRUSTEES OF THE GUBBE FAMILY LIVING TRUST DATED 12/16/1999, the same persons described in and who executed the foregoing instrument, who acknowledged the same to be their free act and deed.

Amy Wright  
Amy Wright - Notary Public  
Appointed and Acting in Lenawee  
County, Michigan  
My Commission Expires: 11/21/2024

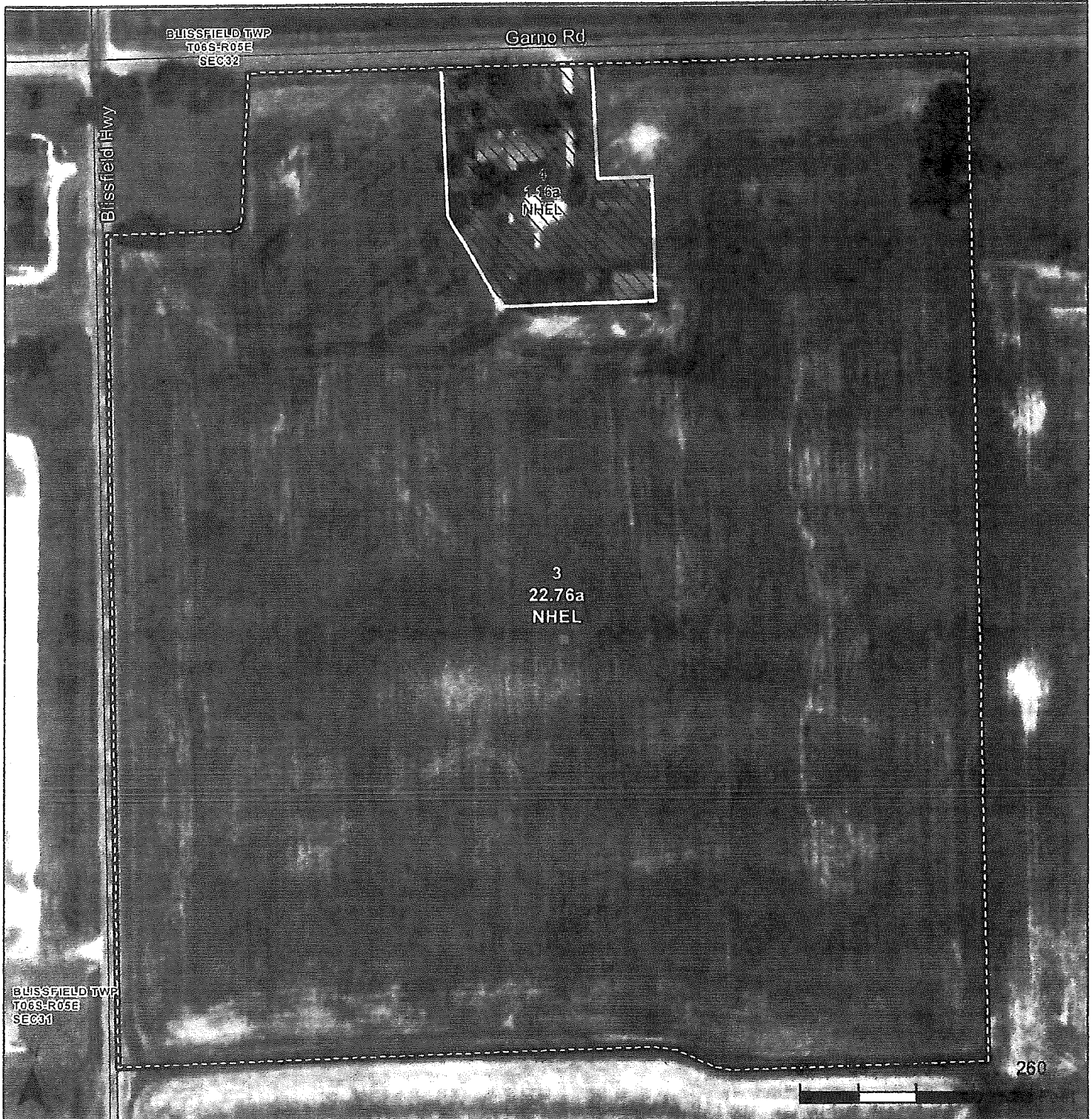
Prepared By: Mark A. Jackson, 160 N. Winter St. Adrian, MI 49221 (517) 265-8138



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 3/14/22

This box is applicable ONLY for certification maps.

Options only valid if checked.

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


2022 Program Year

CLU Date: March 15, 2022  
2020 NAIP Imagery

**Farm 11613**  
**Tract 3680**

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, MW, MW+Yr, CP, CP+Yr, NPS, etc.). 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.



<b>FROM</b> BLISSFIELD TOWNSHIP CHRIS RENIUS, ASSESSOR 120 S LANE ST BLISSFIELD, MI 49228 <i>CARL</i>	<b>PARCEL IDENTIFICATION</b> PARCEL CODE NUMBER: <b>BL0-132-3075-00</b> PROPERTY ADDRESS: <b>8000 GARNO RD BLK          DEERFIELD, MI 49238</b>
<b>NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL:</b>  *****AUTO**5-DIGIT 49267 SCHMIDT JUDITH ANN TRUST 1623 BLISSFIELD HWY DEERFIELD, MI 49238-9768 	<b>PRINCIPAL RESIDENCE EXEMPTION</b> % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 (AGRICULTURAL-VACANT)

PRIOR YEAR'S CLASSIFICATION: 002 (NEW SPLIT/COMBINE)

The change in taxable value will increase/decrease your tax bill for this year by approximately: <b>\$1,567</b>	PRIOR AMOUNT YEAR: 2021	CURRENT TENTATIVE AMOUNT YEAR: 2022	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):	0	61,773	61,773
2. ASSESSED VALUE:	0	65,800	65,800
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	0	65,800	65,800
5. There WAS/WAS NOT a transfer of ownership on this property in 2021. <b>WAS NOT</b>			

The 2022 Inflation rate Multiplier is: 1.033

**Legal Description:** W 60 RDS OF N 67 RDS OF SW 1/4 SEC 32 T6S R5E EX LD BEG AT NW COR OF SW 1/4 RUNN E 10 RDS S 12 RDS W 10 RDS N 12 RDS TO POB EXC LD DES AS COMM AT THE W1/4 COR OF SEC 32 T6S R5E TH N90°00'00"E 165 FT ALG THE E-W 1/4 LI OF SD SEC (CNTRLI OF GARNO RD) FOR A POB TH CONT N90°00'00"E 476.98 FT ALG SD LI & SD RD TH S00°03'03"E 319.64 FT TH S90°00'00"W 476.98 FT TH N00°03'03"W 319.64 FT TO THE POB (EXC - SURVEY 3.50 AC) SPLIT ON 04/12/2021 FROM BL0-132-3080-00

#### March Board of Review Appeal Information:

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the State Tax Commission's website at [www.michigan.gov/taxes](http://www.michigan.gov/taxes). Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

THE BOARD OF REVIEW WILL MEET AT THE BLISSFIELD TOWNSHIP HALL LOCATED AT 120 S. LANE STREET, BLISSFIELD MI. APPOINTMENTS ARE NECESSARY BY CALLING 517-486-2626. WRITTEN APPEALS MUST BE IN THE OFFICE BY FRIDAY, MARCH 11, 2022. THE DATES AND TIMES OF THE MEETING ARE MONDAY MARCH 14, 2022 FROM 1 PM TO 4 PM AND 6 PM TO 9 PM AND TUESDAY MARCH 15, 2022 FROM 9 AM TO NOON AND 2 PM TO 5 PM. FOR QUESTIONS CALL OR EMAIL THE ASSESSOR 517-486-2626 OR RRASSESSING@GMAIL.COM  
 THE REASON FOR CHANGE: MARKET ADJUSTMENT SPLIT

NOT LESS THAN 14 DAYS before the meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes were calculated on the Taxable Value (see line 1 above). The Taxable Value number entered in the "Change from Prior Year to Current Year" column, does not indicate a change in your taxes. This number indicates the change in Taxable Value.

State Equalized Value is the Assessed Value multiplied by the Equalized Factor, if any. State Equalized Value must approximate 50% of the market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2021, your 2022 Taxable Value will be the same as your 2022 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2021, your 2022 Taxable Value is calculated by multiplying your 2021 Taxable Value by 1.033 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2022 Taxable Value cannot be higher than your 2022 State Equalized Value.

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at [www.michigan.gov/taxtrib](http://www.michigan.gov/taxtrib).

Filing a protest at the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at [www.michigan.gov/taxtrib](http://www.michigan.gov/taxtrib).

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

BL0-132-3075-00 Map #:  
8000 GARNO RD BLK 06/14/2022  
SCHMIDT JUDITH ANN TRUST  
1623 BLISSFIELD HWY  
DEERFIELD MI 49238

Class: 102 School: 46040

W 60 RDS OF N 67 RDS OF SW 1/4 SEC 32 T6S R5E EX LD BEG AT NW COR OF SW 1/4  
RUNN E 10 RDS S 12 RDS W 10 RDS N 12 RDS TO POB EXC LD DES AS COMM AT THE W1/4  
COR OF SEC 32 T6S R5E TH N90°00'00"E 165 FT ALG THE E-W 1/4 LI OF SD SEC  
(CNTRLI OF GARNO RD) FOR A POB TH CONT N90°00'00"E 476.98 FT ALG SD LI & SD RD  
TH S00°03'03"E 319.64 FT TH S90°00'00"W 476.98 FT TH N00°03'03"W 319.64 FT TO  
THE POB (EXC - SURVEY 3.50 AC)  
SPLIT ON 04/12/2021 FROM BL0-132-3080-00

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.

Pay this tax to:

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

This tax is due by: 09/14/2022

After 09/14/2022 additional interest and fees apply

2022 Summer Tax for Prop #: BL0-132-3075-00

Make Check Payable To: BLISSFIELD TOWNSHIP TREASURE

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

TOTAL AMOUNT DUE: 711.24

Property Addr: 8000 GARNO RD BLK

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

To: SCHMIDT JUDITH ANN TRUST  
1623 BLISSFIELD HWY  
DEERFIELD MI 49238



Please detach along perforation. Keep the bottom portion.

## BLISSFIELD TOWNSHIP

2022 Summer

Bill #:

<p><b>MESSAGE TO TAXPAYER</b></p> <p>OPEN MON, TUES, THURS, FRI 9AM - NOON CLOSED WEDNESDAYS OPEN SEPT 14TH 9 AM TO NOON AND 1 PM TO 5 PM MAIL SLOT IN FRONT DOOR</p> <p>ADD 1% PENALTY AFTER 5 PM SEPT 14TH 2022</p> <p>POST MARKS NOT ACCEPTED ***CASH PAYMENTS MUST BE EXACT AMOUNT OF TAX BILL</p>	<p><b>PAYMENT INFORMATION</b></p> <p>This tax is due by: 09/14/2022</p> <p>Pay by mail to: BLISSFIELD TOWNSHIP TREASURER 120 S. LANE STREET PO BOX 58 BLISSFIELD, MI 49228</p>																		
<p><b>PROPERTY INFORMATION</b></p> <p>Property Assessed To: SCHMIDT JUDITH ANN TRUST 1623 BLISSFIELD HWY DEERFIELD, MI 49238</p> <p>Prop #: BL0-132-3075-00      BLISSFIELD COMMUNIT School: 46040</p> <p>Prop Addr: 8000 GARNO RD BLK</p> <p><b>Legal Description:</b> W 60 RDS OF N 67 RDS OF SW 1/4 SEC 32 T6S R5E EX LD BEG AT NW COR OF SW 1/4 RUNN E 10 RDS S 12 RDS W 10 RDS N 12 RDS TO POB EXC LD DES AS COMM AT THE W 1/4 COR OF SEC 32 T6S R5E TH N90°00'00"E 165 FT ALG THE E-W 1/4 LI OF 3D SEC (CNTRLI OF GARNO RD) FOR A POB TH CONT N90°00'00"E 476.98 FT ALG SP LI &amp; SD RD TH S90°03'03"E 319.64 FT TH S90°00'00"W 476.98 FT TH N00°03'03"W 319.64 FT TO THE POB (EXC - SURVEY 3.50 AC) SPLIT ON 04/12/2021 FROM BL0-132-3080-00</p> <p>*BALANCE OF DESCRIPTION ON FILE*</p>	<p><b>TAX DETAIL</b></p> <table> <tr> <td>Taxable Value:</td> <td>61,773</td> <td>AGRICULTURAL-VACAN</td> </tr> <tr> <td>State Equalized Value:</td> <td>65,800</td> <td>Class: 102</td> </tr> <tr> <td>Homestead %:</td> <td>100.0000</td> <td></td> </tr> </table> <p>Mort Code:</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges added to this bill.</p> </div> <table> <thead> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>STATE ED</td> <td>6.00000</td> <td>370.63</td> </tr> <tr> <td>COUNTY OPER</td> <td>5.40000</td> <td>333.57</td> </tr> </tbody> </table>	Taxable Value:	61,773	AGRICULTURAL-VACAN	State Equalized Value:	65,800	Class: 102	Homestead %:	100.0000		DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	370.63	COUNTY OPER	5.40000	333.57
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<p><b>OPERATING FISCAL YEARS</b></p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <p>County: JAN 1 - DEC 31 Twn/Cty: JULY 1 - JUNE 30 School: JULY 1 - JUNE 30 State: OCT 1 - SEPT 30</p> <p>Does NOT affect when the tax is due or its amount</p>	<table> <tr> <td>Total Tax</td> <td>11.40000</td> <td>704.20</td> </tr> <tr> <td>Administration Fee</td> <td></td> <td>7.04</td> </tr> <tr> <td><b>TOTAL AMOUNT DUE</b></td> <td></td> <td><b>711.24</b></td> </tr> </table>	Total Tax	11.40000	704.20	Administration Fee		7.04	<b>TOTAL AMOUNT DUE</b>		<b>711.24</b>									
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## Blissfield Township Assessing Department

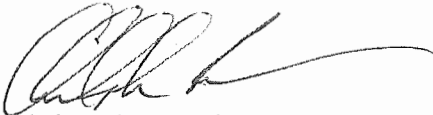
120 S. Lane St.  
P.O. Box 58  
Blissfield, MI 49228-0058  
Office: 517-486-2626

June 21, 2022

To Whom it May Concern,

This letter is to confirm that the subject parcel, parcel BL0-132-3075-00, that is requesting a PA 116 agreement is new to the 2022 assessment and tax rolls. Attached is the 2022 summer tax bill, however the 2022 winter tax bill won't be available until December 1, 2022.

Regards,

A handwritten signature in black ink, appearing to read 'Chris Renius', with a long horizontal flourish extending to the right.

Christopher Renius, MAAO  
Blissfield Township Assessor

BLO-132-3080-00 Map #:  
8000 GARNO RD BLK 06/14/2022  
SCHMIDT JUDITH ANN TRUST  
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W 60 RDS OF N 67 RDS OF SW 1/4 SEC 32 T6S R5E EX LD BEG AT NW COR OF SW 1/4  
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THE POB (EXC - SURVEY 3.50 AC)  
SPLIT ON 04/12/2021 FROM BLO-132-3080-00



# 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 #22-05

**Applicant(s):** Joseph W. Ott

Allison R. Ott  
5732 W. Ridgeville  
Sand Creek, MI 49279

**Date:** July 5, 2022

**Local Government:** Fairfield Township

**Purpose:** Enrollment application

**Location:** The subject property (ID #FA0-130-3875-00) is located off of West Mulberry Road between Terry Highway and Sand Creek Highway, in Section 30 of the Township (T8S, R3E) (see Figure 1).

**Description:** The subject property has an area of approximately 26.66 acres, of which 24.2 are cultivated for cash crops. No buildings are located on the property (see Figure 3). The average gross annual income of \$833.33 per acre is reported for the farm, more than the \$200.00 per acre required of a property with an area of less than 40 acres.

**Term:** 20 years.

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

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

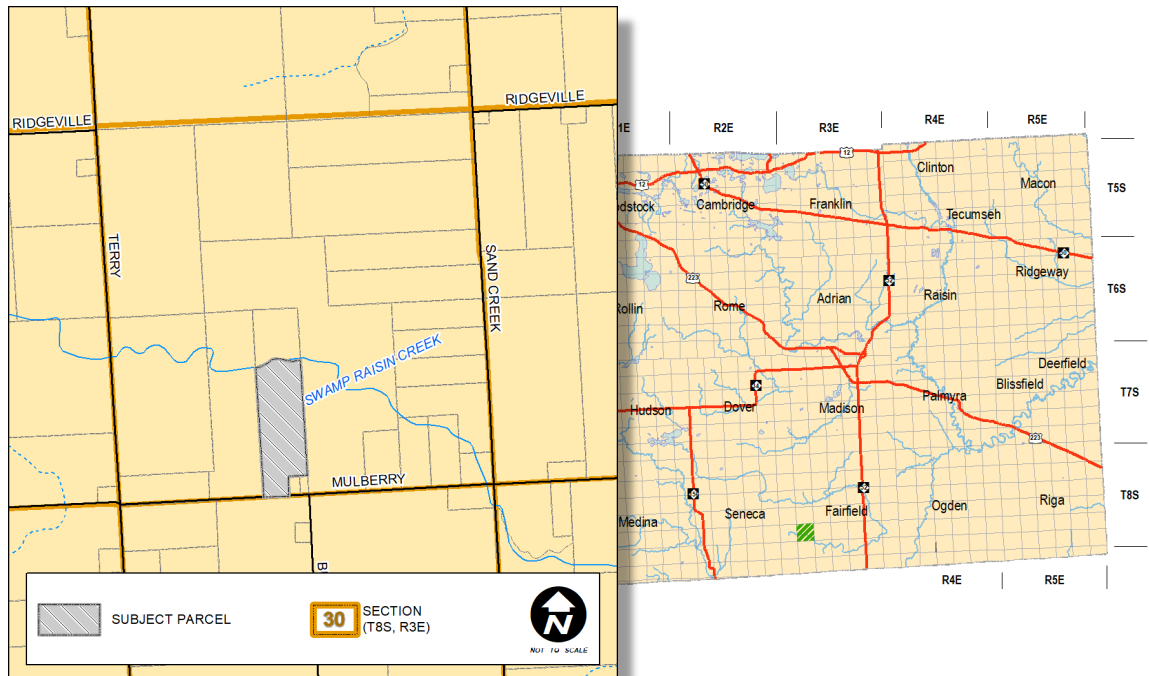
- *Question #16g.* The number of buildings should be identified as zero (0).

**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 Fairfield Township Board, provided the applicant considers the comment(s)/suggestion(s) listed in the staff report.

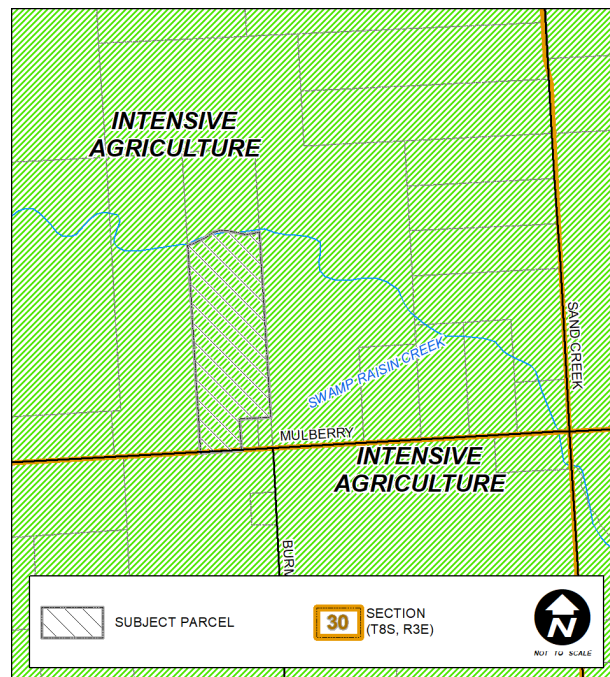
**Attachment(s):**

- 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.**

### OFFICIAL USE ONLY

Local Governing Body:

Date Received 7-5-2022

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: Ott Joseph W  
Last First Initial

(If more than two see #15) Ott Allison R  
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: 5732 W. Ridgeville Sand Creek MI 49279  
Street City State Zip Code

3. Telephone Number: (Area Code) ( ) 419-583-6122

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

5. E-mail address: joeott@fulton-net.com

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

6. County: Lenawee 7. Township, City or Village: Seneca Fairfield

8. Section No. 30 Town No. 8 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: \_\_\_\_\_ Title: \_\_\_\_\_

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

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

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

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

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

This application is for:

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

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

Cash Crop

b. Total number of acres on this farm 26.66

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

d. Acreage in cultivation: 24.2

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

f. All other acres (swamp, woods, etc.) woods / creek bank

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):**

\$ 20,000 : 24 = \$ 833.33 (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); 20

## V. Signature(s):

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

[Signature]  
(Signature of Applicant)

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

[Signature]  
(Co-owner, If Applicable)

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

6-14-2022  
(Date)

\_\_\_\_\_  
(Title)

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

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

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

Action by Local Governing Body: Jurisdiction: \_\_\_\_\_  
☐ County ☐ Township ☐ City ☐ Village

This application is ☐ approved, ☐ rejected Date of approval or rejection: \_\_\_\_\_

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

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

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

## II. Please verify the following:

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

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

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

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

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

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

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

## COPY SENT TO:

\_\_\_\_ County or Regional Planning Commission  
\_\_\_\_ Conservation District  
\_\_\_\_ Township (if county has zoning authority)  
\_\_\_\_ City (if land is within 3 miles of city boundary)  
\_\_\_\_ Village (if land is within 1 mile of village boundary)

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

\_\_\_\_ Copy of Deed or Land Contract (most recent showing current ownership)  
\_\_\_\_ Copy of most recent Tax Bill (must include tax description of property)  
\_\_\_\_ Map of Farm  
\_\_\_\_ Copy of most recent appraisal record  
\_\_\_\_ Copy of letters from review agencies (if available)  
\_\_\_\_ Any other applicable documents

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



**Map of Farm with Structures and Natural Features:**

- A.** Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)  
**B.** Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).  
**C.** Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).  
**D.** Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

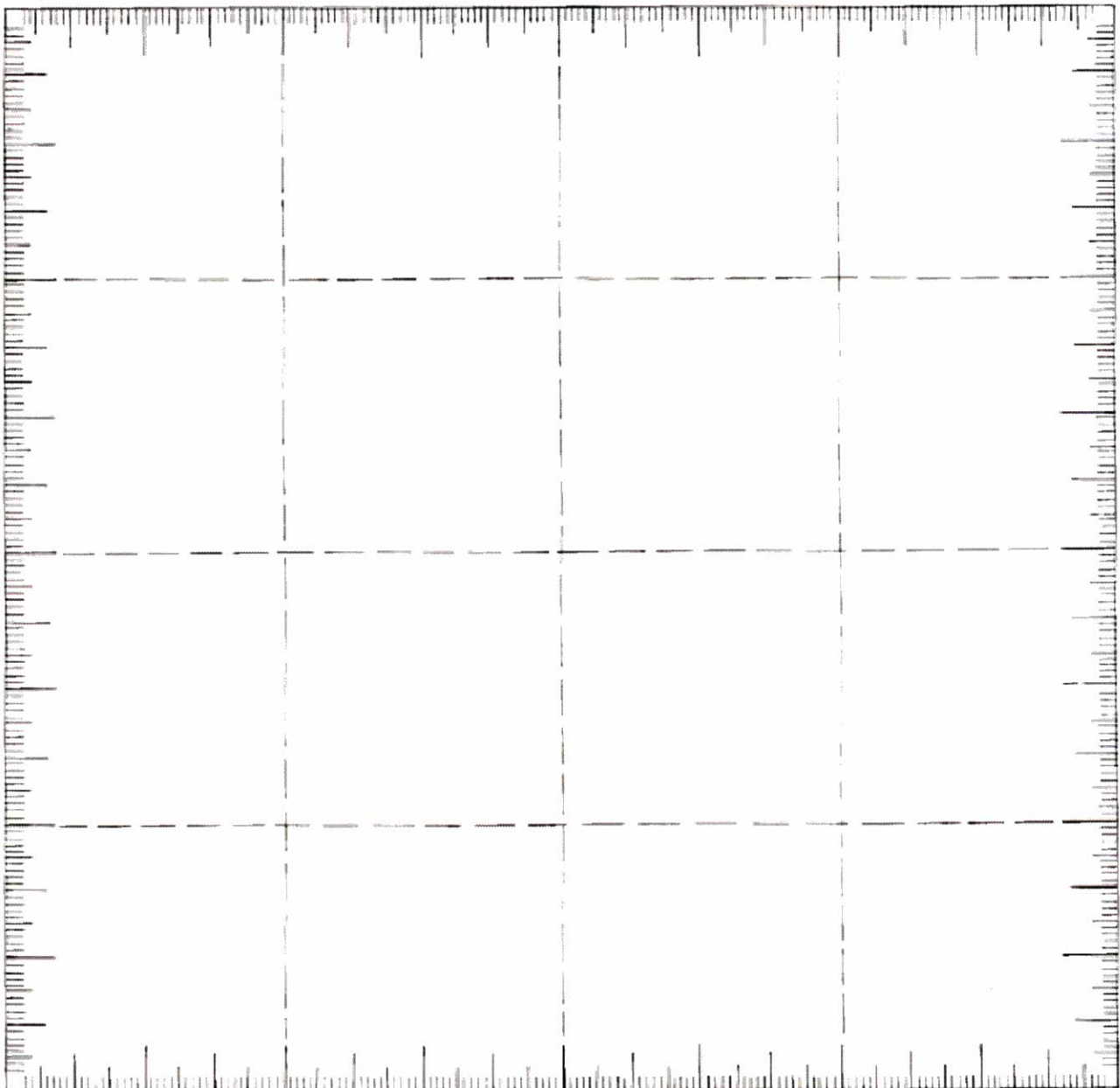
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County \_\_\_\_\_

Township \_\_\_\_\_

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

↑ North







United States  
Department of  
Agriculture

## Lenawee County, Michigan



### Common Land Unit

- Cropland CLU
- Non-Cropland CLU
- Tract Boundary
- Section Lines

### Wetland Determination Identifiers

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

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

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

2019 Program Year

CLU Date: January 25, 2019  
2018 NAIP Production Imagery

**Farm 11394**  
**Tract 4148**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations. 7/21/22 LCP Agenda Packet



OFFICIAL TAX STATEMENT  
**Summer Tax Bill**

FAIRFIELD TOWNSHIP  
DAWN COMAR, TREASURER  
P O BOX 286  
JASPER, MI 49248



18339

PLEASE RETURN THIS PORTION WITH PAYMENT		THANK YOU.
<b>THIS TAX IS PAYABLE JULY 1, 2022 THRU SEPT 14, 2022</b>		
After 9/14/2022, additional interest and fees apply		
2022	Summer	Tax for Prop #: FA0-130-3875-00

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

Property Addr: 4000 W MULBERRY RD BLK

\*\*\*\*\*AUTO\*\*5-DIGIT 49267  
OTT, JOSEPH W & ALLISON R  
5732 W RIDGEVILLE RD  
SAND CREEK, MI 49279-9784



**Tax for Prop#: FA0-130-3875-00**

**Make Check Payable To: FAIRFIELD TOWNSHIP**

**TOTAL AMOUNT DUE: 617.05**

Please detach along perforation. Keep the bottom portion.

**FAIRFIELD TOWNSHIP**

**2022**

**Summer**

**Tax Bill**

**MESSAGE TO TAXPAYER**

TAXES MAY BE DROPPED OFF ANY TIME IN THE LOCKED DROP BOX OUTSIDE THE TWP OFFICE DOOR. IF YOU WOULD LIKE A RECEIPT, SEND A SELF-ADDRESSED STAMPED ENVELOPE ALONG WITH THE ENTIRE BILL; THE BOTTOM HALF, MARKED PAID, WILL BE RETURNED TO YOU. ANY QUESTIONS, PLEASE CALL 517-436-6400 OR EMAIL FAIRFIELDMITREASURER@GMAIL.COM  
IN PERSON PAYMENTS WILL BE ACCEPTED AT TOWNSHIP OFFICE-1023 PINE ST, JASPER:  
JULY 12TH - 3:30 PM - 5:30 PM;  
AUG 13TH - 8:00 AM - 10:00 AM;  
SEPT 14TH 9:00 AM - 5:00 PM;

IF PAYING BY CASH, YOU MUST HAVE EXACT CHANGE.

**PROPERTY INFORMATION**

Property Assessed To:  
OTT, JOSEPH W & ALLISON R  
  
5732 W RIDGEVILLE RD  
SAND CREEK, MI 49279  
School: MORENCI AREA SCHOOLS  
Prop #: FA0-130-3875-00  
Prop Addr: 4000 W MULBERRY RD BLK

**Legal Description:**

LD DES AS BEG ON THE S LI OF SEC 30 T8S R3E 280 FT N89°36'29"W FROM THE S1/4 COR OF SD SEC TH N89°36'29"W 366.62 FT ALG SD S LI OF SD SEC TH N00°01'12"W 1846.45 FT TH ALG THE CNTRLI OF THE NILE CREEK DRAIN THE FOLLOWING COURSES: N79°21'24"E 54.24 FT & N68°37'20"E 105.23 FT & N58°09'25"E 103.74 FT & N78°05'17"E 46.83 FT & S80°31'01"E 101.02 FT & S75°53'30"E 135.89 FT & N84°46'59"E 130.06 FT TO THE N-S 1/4 LI OF SD SEC TH S00°01'52"E 1644.66 FT ALG SD N-S 1/4 LI TH N89°36'29"W 277.92 FT TH S00°23'31"W 281.04 FT TO THE POB (SURVEY 26.66 AC)  
SPLIT ON 10/11/2017 FROM FA0-130-3850-00

\*BALANCE OF DESCRIPTION ON FILE\*

**OPERATING FISCAL YEARS**

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

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

Does NOT affect when the tax is due or its amount

**PAYMENT INFORMATION**

This tax is payable 7/01/2022 thru 9/14/2022

Pay by mail to: FAIRFIELD TOWNSHIP  
DAWN COMAR, TREASURER  
P O BOX 286  
JASPER, MI 49248

**TAX DETAIL**

Taxable Value:	53,593	AGRICULTURAL-VACAN
State Equalized Value:	79,500	
Assessed Value:	79,500	Class: 102
P.R.E. %:	94.0000	

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

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	321.55
COUNTY OPER	5.40000	289.40

Total Tax	610.95
Administration Fee	6.10

**TOTAL AMOUNT DUE 617.05**



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STATE OF MICHIGAN - LENA WEE COUNTY  
RECORDED 09/28/2018 01:15:00 PM D.WA  
Carolyn S. Bater, REGISTER OF DEEDS \$30.00



LENAWEE COUNTY TREASURER  
TAX CERTIFICATE NO. 2027

SEP 28 2018

**MARILYN J. WOODS**



LENAWEE COUNTY  
SEPTEMBER 28, 2018  
RECEIPT # 857012

**M** STATE OF  
MICHIGAN  
REAL ESTATE  
TRANSFER TAX

\$101.20- CO  
\$690.00- ST  
Stamp # 31814

## WARRANTY DEED

Know all Men by these Presents, That on Sept 25, 2018, for the sum of Ninety-One Thousand Six Hundred Thirty-Nine Dollars (\$91,639.00), Lee Dyar, a single man, whose address is 1063 Main Street, Duke Center, Pennsylvania 16729 and Christy J. Dyar, a single woman, whose address is 17 Willow Tree Lane, Dover, Pennsylvania 17315, Conveys and Warrants to Joseph <sup>\*W.</sup>Ott and Allison <sup>\*R.</sup>Ott, husband and wife, whose address is 5732 West Ridgeville Road, Sand Creek, Michigan 49279, the following property situated in the Township of Fairfield, County of Lenawee, State of Michigan:

All that part of the Southwest ¼ of Section 30, Town 8 South, Range 3 East, Fairfield Township, Lenawee County, Michigan, described as beginning on the South line of Section 30, aforesaid, 280.00 feet North 89° 36' 29" West from the South ¼ Corner of said Section 30; thence North 89° 36' 29" West 366.62 feet along said South line of Section 30; thence North 00° 01' 12" West 1846.45 feet; thence along the centerline of the Nile Creek Drain the following courses; North 79° 21' 24" East 54.24 feet and North 68° 37' 20" East 105.23 feet and North 58° 09' 25" East 103.74 feet and North 78° 05' 17" East 46.83 feet and South 80° 31' 01" East 101.02 feet and South 75° 53' 30" East 135.89 feet and North 84° 46' 59" East 130.06 feet to the North-South ¼ line of said Section 30; thence South 00° 01' 52" East 1644.66 feet along said North-South ¼ line; thence North 89° 36' 29" West 277.92 feet; thence South 00° 23' 31" West 281.04 feet to the point of beginning.

Tax I.D. No.: FA0-130-3875-00

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.

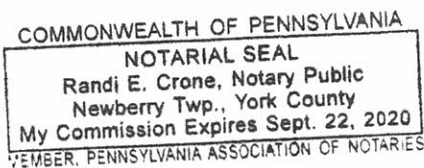
Signed by:

Lee Dyar  
Lee Dyar

n/a  
Christy J. Dyar

STATE OF PA )  
COUNTY OF York ) ss:

The foregoing instrument was signed and sworn to before me in York County, Pa, this 25 day of September, 2018, by Lee Dyar.



Randi E Crone  
Randi E Crone  
Notary Public, York County, PA  
Acting in York County, PA  
My commission expires: 9/22/20

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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.

Signed by:

\_\_\_\_\_  
Lee Dyar

\_\_\_\_\_  
*Christy J. Dyar*  
Christy J. Dyar

STATE OF \_\_\_\_\_ )  
 ) ss:  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was signed and sworn to before me in \_\_\_\_\_ County, \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Lee Dyar.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
Acting in \_\_\_\_\_ County, \_\_\_\_\_  
My commission expires: \_\_\_\_\_

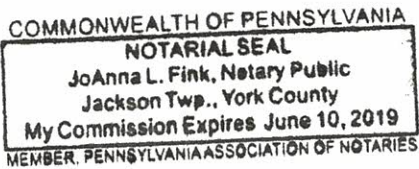
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STATE OF PA )  
COUNTY OF YONK ) ss:

The foregoing instrument was signed and sworn to before me in  
YONK County, PA, this 25<sup>th</sup> day of  
September, 2018, by Christy J. Dyar.



[Signature]  
Notary Public, YONK County, PA  
Acting in YONK County, PA  
My commission expires: 6/10/19

Prepared By:  
Kathryn M. Mohr  
Robison, Curphey & O'Connell  
105 Brown St., Suite 100  
Tecumseh, MI 49286  
(517) 423-5404

Send subsequent tax bills to the Grantee.

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