



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

DATE: August 18, 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 July 14, 2022, Meeting [ACTION] 3
5. Request(s) for Review, Comment, and Recommendation
 - a. Consideration of Township Zoning Amendment(s)
 - (1) #22-12 — Madison Township [ACTION] 6
 - b. Consideration of PA 116 Farmland Agreement(s)
 - (1) #22-06 — Ridgeway Township [ACTION] 22
 - 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 September 20, 2022.

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MEETING MINUTES

Thursday, July 21, 2022

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

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

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

Others Present: Mr. Stephen Bezold, LCPC Staff/Recording Secretary

Item 1 **Call to order.** Chair Liedel called the meeting to order at 6:19 pm. Those in attendance joined in the Pledge of Allegiance.

Item 2 **Public comment.** None.

Item 3 **Approval of Agenda.** Staff submitted the 07/21/2022 meeting agenda for approval. Comm. Bolton made a motion, seconded by Comm. Nickel, to approve the July 21, 2022, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the 06/16/2022 meeting minutes for approval. Comm. Nickel made a motion, seconded by Comm. Bolton, to approve the June 16, 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) **#22-09 | Rollin Township.** Commissioners reviewed the proposed rezoning of six properties (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) south of Devils Lake from 'Local Commercial (C-1)' to 'Single Family Residential (R-1)'. Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning of subject parcels (see the staff report).

Comm. Bolton made a motion, seconded by Comm. Dillon, to concur with the staff advisement to recommend approval with comments of the proposed rezoning of subject parcels, noting that parcel (RL0-685-0443-00) is identified as a PO Box rather than a physical property, to the Rollin Township Board (see the staff report). *The motion passed unanimously.*

- (2) **#22-10 | Riga Township.** Commissioners reviewed the proposed text amendments to the Riga Township Zoning Ordinance regarding 'Qualified Fuel Generation Facilities'. Staff summarized his report advising Commissioners to recommend approval of the

proposed amendments (see the staff report).

Comm. Bolton made a motion, seconded by Comm. Nickel, to concur with the staff advisement to recommend approval of the proposed text amendments regarding 'Qualified Fuel Generation Facilities' to the Riga Township Board (see the staff report). *The motion passed unanimously.*

- (3) **#22-08 | Seneca Township.** Commissioners reviewed the proposed text amendments to the Seneca Township Zoning Ordinance regarding 'Zoning Ordinance Penalties, Health, Safety and Nuisance Ordinance Penalties, and Municipal Infractions Ordinance'. Staff summarized his report advising Commissioners to recommend approval of the proposed amendments (see the staff report).

Comm. Dillon made a motion, seconded by Comm. Bruce, to concur with the staff advisement to recommend approval of the proposed text amendments regarding 'Zoning Ordinance Penalties, Health, Safety and Nuisance Ordinance Penalties, and Municipal Infractions Ordinance' to the Seneca Township Board (see the staff report). *The motion passed unanimously.*

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

- (1) **#22-03 | Seneca Township.** Commissioners reviewed an application for parcels (ID #SE0-108-2780-00) totaling 70 acres and located in Sections 8 (T8S-R2E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval with comments of the agreement (see the staff report).

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

- (2) **#22-04 | Blissfield Township.** Commissioners reviewed an application for a parcel (ID #BL0-132-3075-00) totaling 21 acres and located in Section 32 (T6S-R5E) 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. Dillon, 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.*

- (3) **#22-05 | Fairfield Township.** Commissioners reviewed an application for a parcel (ID #FA0-130-3875-00) totaling 26.6 acres and located in Section 30 (T8S-R3E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval 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 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.** Comm. Bolton discussed the annual Lenawee County Planning Commission dinner and the planning process involved with it. Mr. Bezold will look into possibilities as he assumes the role of LCPC Staff.

Item 9 **Adjournment.** The meeting adjourned at 6:46 pm.

Respectfully submitted,

Stephen Bezold, LCPC Recording Secretary



Lenawee County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201

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

Coordinated Zoning Report | #22-12

To: County Planning Commissioners
From: Stephen Bezold, Associate Planner
Date: August 11, 2022

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

Analysis and Advisement

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

LCPC staff has no issue with using the Summit Township regulations as a template. The proposed regulations regulate a “Utility Grid, Large Solar Energy Facility (Solar Farm)” and “Small Solar Energy Facility” as conditional uses in various Zoning Districts and consistently refer to other sections of the Zoning Ordinance. Consequently, the standards should be adopted as part of the *Madison Township Zoning Ordinance*.

There are various other issues that were addressed following the previous text amendment proposal.

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

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

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE See Attached SECTION _____
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.)
See Attached Amendment

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

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

_____, ☐ Chair or ☐ Secretary _____ / _____ / _____ (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

1. Date of Meeting: month 8 day 18 year 2022
2. The LCPC herewith certifies receipt of the proposed amendment on the above date and:
- ☐ Recommends APPROVAL of the zoning change
- ☐ Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.
- ☐ Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.
- ☐ Takes NO ACTION.

_____, Recording Secretary _____ / _____ / _____ (enter date)

TOWNSHIP BOARD ACTION:

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

Township Clerk

Charter Township of Madison
Township Hall
3804 South Adrian Hwy.
Planning Commission Regular Meeting

July 11, 2022

5:30 p.m.

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

Roll Call

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

Not present at Roll call: Lou Ann Bluntschly-Brazee

Motion by Thielan made to excuse Bluntchly- Brazee from the meeting, seconded by Benschoter.

Also in attendance: David Rincon, Gary Griewahn, & Nic Wilson

Approval of the regular meeting minutes from 6/6/22: Motion by Schutte to correct minutes changing FFA to FAA, seconded by Meeks to approve minutes with corrected abbreviation.

Public comment: NONE pertaining to items on the agenda

Unfinished business:

• Solar Energy Workshop Discussion

The committee was sent an amendment of ordinance regarding solar energy and was reviewed prior to tonight's meeting. Discussion was suggested by Johnson regarding page 7 section 6 amendment to section 5.5.5b of article V to subsection 29 for regulations applicable to small solar energy facilities. This section was read aloud by Johnson and discussed with the committee requesting Rincon (building/zoning official) read over the section for any questions or concern he may have.

• Wind Energy Workshop Discussion

An ordinance for Riga township was given to each member of the committee. There were no concerns besides the setback, discussion over setback being 40 feet for 2 acres was a concern. Committee will read through Riga Twp ordinance and return with questions and concerns for August meeting.

• Solar Energy Workshop Discussion continued

Rincon has had time to read over the amendment and believes it to be written properly for his department with no concerns. Johnson discussed making August a public hearing for solar energy ordinance.

New business:

- Land Use Plan

Discussion about Masterplan needing reviewed. Both master and Land use plan should be approved every five years. The committee members reviewed the Land use plan from February 2008, and it was expressed to the committee that Region 2 will be going through zoning and making necessary changes updates to the land use plan. Johnson spoke about where the money would come from for region 2 to make changes to master plan, no further discussion had. It was determined that a motion could be made to approve the plan as is, knowing that updates will come soon from Region 2.

Motion by Benschoter to approve that no changes would be made to the Land Use Plan from February 2008, seconded by Meeks.

Public Comment Re: Items not on the agenda: none

Reports:

Chairperson- Johnson announced planning commission public hearing August 1st, this meeting will include Parking in residential areas and Solar energy ordinance with amendments.

Zoning Official- When building a home in Madison township, the homeowners have 6 months to complete the build. In that time property owner is given a special use to live in a manufactured home on the property where they are building for the 6-months. Mr. Rincon is asking for the planning committee to clarify if RV's fall under being a manufactured home? Discussion was had between the commission members.

Motion made by Meeks that an RV that meets certain regulations with required facilities is a manufactured home and covered under a special use permit for temporary use to be lived in during the 6 months on their property while their home is being built. Seconded by Benschoter, Roll Call: Motion carried 7-0.

Township official-none

Adjournment: Motion by Holtz, seconded Benschoter to adjourn the meeting. Motion Carried 7-0.
Meeting adjourned at 6:22 pm

Submitted by

Amy Hepker-Wilson

Planning commission secretary

Charter Township of Madison

Township Hall

3804 South Adrian Hwy.

Planning Commission Regular Meeting

June 6, 2022

5:30 p.m.

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

Roll Call

Planning commission members present in person: Michelle Johnson, Rusty Benschoter, Amy Hepker-Wilson, Lou Ann Bluntschly-Brazee, Rodney Meeks, Dale Thielan, and Norm Schutte present.

Not present at Roll call: Joyce Holtz

Also in attendance: David Rincon, Gary Griewahn, Gary Nickelson, Bob Slusher, Duke Perez, Prince Perez, Catalina Perez, Kristin Perez, Nic Wilson

Approval of the regular meeting minutes from 5/2/22: Motion by Johnson, seconded by Benschoter to approve minutes.

Public comment: NONE pertaining to items on the agenda

Unfinished business:

- Wind Energy Workshop Discussion

A handout was created by Benschoter which outlines steps to get wind energy grid, guidelines, what the township will need, costs, etc. Discussion was had on flickering and noise and how it has affected people who live close to windmills in locations that currently have them. Concerns include how much land would qualify for windmills, due to FFA restrictions of 8 miles from airport.

Noise being a concern it is said the wind energy produces a max of 55 decibels of sound, according to the Michigan land use guidelines most indoor conversation is the range of 55-60 decibels. Decommissioning is also a concern for the committee, and we would want decommissioning account to cover expenses, we would also want it evaluated and reviewed to increase as needed due to increasing decommissioning costs. Commonly other township ordinances state this is reviewed every 1-5 year. Adrian Township is currently working on a Bond to cover expenses, Dave Rincon will obtain bond specifics and email them for committee to look at. Committee decided to hold off on any more discussion over wind energy until we reconvene in July after doing more research on our own.

New business:

- Short Term Rental Ordinance

Discussion began about needing an ordinance for short term rentals such as VRBO's, room rentals during races and then campgrounds were brought up. Benschoter discussed campsites and how

they must have permits, water supply policies, construction permits, license fees and campground rules for campers. It was stated that a campground is anywhere there are 5 or more sites. Some committee members wanted clarification and asked Mr. Rincon to help differentiate rentals vs campgrounds. He explained they were two different categories and that we are looking at implementing a rental program.

Discussion was made about what we are combatting and what our need is as a township. We have parking and noise ordinances already in place, Apps such as VRBO and airbnb have regulations to make sure rentals are kept up and well maintained so no ordinance would be needed for those. Due to ordinances that are already in place, lack of rental needs in the area and regulations on many rentals that will occur, the committee recommends no program or ordinance be made at this time.

Motion by Benschoter that we don't need ordinance on rentals at this time, seconded by Bluntschly-Brazee. Passed 7-0

Public Comment Re: Items not on the agenda: Bob Slusher asking for ordinance about campers being able to be parked in driveways be reviewed.

Committee took time to review ordinance in place and asked Mr. Rincon to help us understand the concerns of township residence. The current ordinance specifically 5.3.3.b only allows for recreational vehicles, boats, campers, trailers, motor homes, etc. to be parked in front yard or driveway for 48 hours, violations would occur and be patrolled by local law enforcement, tickets starting at \$100 up to \$500. While during discussion we found that if this ordinance was enforced for every violation, it would take a lot of man hours that are better served addressing life safety issues not where someone wants to park their trailer on their property, so only complaints are getting violations. The ordinances in place will control parking to close to the road and having run down campers, trailers, etc. in the front yard.

Motion to change 5.3.3.b to allow for parking in driveway and front of home between the months of April 1st and November 1st made by Thielan. Seconded by Benschoter

Roll Call

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

Motion to have a Moratorium on 5.3.3.b until resolved made by Benschoter, seconded by Meeks. Passed 7-0

Reports: None

Adjournment: Motion by Benschoter, seconded Johnson to adjourn the meeting. Motion Carried 7-0. Meeting adjourned at 6:40 pm

Submitted by

Amy Hepker-Wilson

Planning commission secretary

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

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

Roll Call

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

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

Also in attendance: David Rincon, Gary Griewahn

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

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

Planning commission member joined: Lou Ann Bluntschly-Brazee

Unfinished business:

• Wind/Solar Energy Workshop Discussion

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

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

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

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

Roll Call

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

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

New Business: Planning commission regular meeting schedule for 2022

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

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

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

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

Public Comment Re: Items not on the agenda: NONE

Reports: None

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

Submitted by

Amy Hepker-Wilson

Planning commission secretary

Ordinance No. ____

AMENDMENT TO OF ORDINANCE 1 ZONING ORDINANCE REGARDING SOLAR ENERGY

CHARTER OF MADISON LENAWEE COUNTY

An Ordinance to amend Ordinance 1, the Township Zoning Ordinance by adding provisions regulating solar energy installations.

THE CHARTER TOWNSHIP OF MADISON, LENAWE COUNTY, MICHIGAN ORDAINS:

Section 1. Amendment to Section 2.2 of Article II.

Section 2.2 of Article II of the Charter Township of Madison Zoning Ordinance is amended to add the following definitions:

2.2.59 SOLAR ENERGY FACILITY: The following terms apply to an energy generating facility consisting of one or more solar panels and associated equipment:

- a. LARGE SOLAR ENERGY FACILITY (SOLAR FARM). A utility-scale commercial facility that converts sunlight into electricity, whether by photovoltaics (PV) or various experimental solar technologies, for the primary purpose of wholesale or retail sales of generated electricity.
- b. SMALL SOLAR ENERGY FACILITY. Any photovoltaic or solar hot water devices that are accessory to and incorporated into the development of an authorized use of the property, and which are designed for the purpose of reducing or meeting on-site energy needs.
- c. MEDIUM VOLTAGE CABLE. 34.5 kV lines which provide electricity to homes.
- d. PHOTOVOLTAICS (PV). A technology that converts light directly into electricity.
- e. POWER SWITCHYARD. The structure needed to tie the solar energy facility to electric transmission lines.
- f. ZONING LOT. The owner(s) of any number of contiguous lots or contiguous portions of lots may have as many of said contiguous lots or contiguous portions of lots considered as a single Zoning Lot for the purpose of this Ordinance as the owner(s) so elects, and in such case the outside perimeter of said group of lots or portions of lots shall constitute the front, rear, and side lot lines thereof.

Section 2. Amendment to Section 4.1.b. of Article IV to Add Solar Energy Facilities as a Conditional Use in the AG-1 District

Section 4.1.b. of Article IV is amended as to add subsection u. follows:

- 21. Large Solar Energy Facility.

Section 3. Amendment to Section 4.9.b. of Article IV to Add Solar Energy Facilities as a Conditional Use in the I-1 District

Section 4.9.b. of Article IV is amended as to add subsection e. as follows:

7. Large Solar Energy Facility.

Section 4. Amendment to Section 4.10.b. of Article IV to Add Solar Energy Facilities as a Conditional Use in the I-2 District

Section 4.10.2 of Article IV is amended as to add subsection e. as follows:

7. Large Solar Energy Facility.

Section 5. Amendment to Section 5.5.5.b. of Article V to Add Subsection 28 for Regulations Applicable to Large Solar Energy Facilities

Section 5.5.5.b. of Article V is amended to add subsection 28 as follows:

28. **LARGE SOLAR ENERGY FACILITY (SOLAR FARM).** The purpose of this Subsection is to establish minimum requirements and regulations for the placement, construction and modification of large solar energy facilities (Solar Farms), as defined in Section 2.2, while promoting the safe, effective, and efficient use of such energy facilities as a special land use in specified zoning districts.

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

B. Regulations and Design Standards. All solar farms shall comply with the following minimum regulations and design standards.

(1) Design standards

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

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

(c) *Setbacks.* Solar farm facilities and related structures and components shall be set back a minimum of 50 feet from all lot lines. In addition, solar farm solar arrays and other structures must be located at least 300 feet from the road right-of-way along State highways; 150 feet from the road right-of-way along all other roadways, public and private; and 150 feet from any lot line adjacent to all existing Low Density Single-Family (R-1), High Density Single-Family (R-2), Two-Family, Townhouse (R-3), Multiple-Family (R-4), and Mobile Home Residential (R-5) district land; and any lot line adjacent to an existing residence at the time the solar farm is

granted conditional use approval, unless the zoning lot is comprised of a portion of the lot containing the residence. Additional setbacks may be required to mitigate noise and glare impacts or to provide for designated road or utility corridors, as identified through the review process.

(d) Safety/access.

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

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

1. 50 dBA, as measured at the property line of any adjacent Low Density Single-Family (R-1), High Density Single-Family (R-2), Two-Family, Townhouse (R-3), Multiple-Family (R-4), and Mobile Home Residential (R-5) district zoned land in existence at the time the solar farm is granted conditional use approval;
2. 45 dBA, as measured at any neighboring residence in existence at the time the solar farm is granted conditional use approval, between the hours of 9:00 p.m. and 7:00 a.m.; and
3. 60 dBA, as measured at the lot lines of the project boundary.

(f) Visual appearance.

1. Solar farm buildings and accessory structures shall, to the extent reasonably possible, use materials, colors, and textures that will blend the solar farm into the existing environment.
2. The perimeter of solar farm facilities shall also be screened and buffered by installing evergreen vegetative plantings whenever existing natural forest vegetation does not otherwise continuously obscure the solar farm's entire lot perimeter from adjacent parcels, subject to the following requirements:
 - i. Unless screened and buffered at all times by natural forest vegetation having a substantially similar obscuring effect of an evergreen vegetative buffer installed pursuant to this subsection, a continuous evergreen vegetative buffer shall be installed and maintained at all times at the perimeter of all solar farms.
 - ii. The evergreen vegetative buffer shall be composed of evergreen trees or shrubs that at planting shall be a minimum of 6 feet in height. The evergreen trees or shrubs shall be spaced no more than 10 feet apart on center (from the central trunk of 1 plant to the central trunk of the next plant). Within 5 years of planting, required evergreen vegetative screening shall be no less than 15 feet tall.
 - iii. Failure to continuously maintain the required evergreen vegetative buffer shall constitute a violation of this ordinance and sufficient grounds for revocation of any conditional use permit previously granted.

- iv. An alternate screening method may be considered for approval by the Planning Commission as long as it has a substantially similar obscuring effect of an evergreen buffer.
 - v. If the solar farm is not visible from any road and if the solar farm is not visible from any existing residence, the screening requirements may be modified at the discretion of the Planning Commission.
3. Lighting of the solar farm shall be limited to the minimum necessary, supplied with down lighting, and in no case shall any illumination from such lighting extend beyond the perimeter of the solar farm. A photometric study may be used to make this determination.
 4. No solar farm shall produce glare that would constitute a nuisance to occupants of neighboring properties or to persons traveling neighboring roads. Upon written notice from the Building Inspector or such other person designated by the Township Board to the owners of the solar farm that glare from the solar farm is causing a nuisance to occupants of neighboring property or to persons traveling neighboring roads, the owner of the solar farm shall have a reasonable time (not to exceed 180 consecutive days) from the date of such notice to remediate such glare.
- (g) *Medium voltage cable.* All medium voltage cable within the project boundary shall be installed underground unless determined otherwise by the Planning Commission because of severe environmental constraints (e.g. wetlands, cliffs, hard bedrock), and except for power switchyards or area within a substation. All electrical interconnections and distribution components must comply with all applicable codes and public utility requirements.
- (2) *Local, state and federal permits.* A solar farm shall be required to obtain all necessary permits from the Michigan Department of Environment, Great Lakes and Energy (see Sec. 5.5.5.b.28.D.2) and any applicable municipal, county, state, or federal permits.
 - (3) *Agreements/easements.* If the zoning lot (as defined in Sec. 2.2) on which the project is proposed is to be leased, rather than owned, by the owner of the solar farm, all property within the project boundary must be included in a recorded easement(s), lease(s), or consent agreement(s) specifying the applicable uses for the duration of the project. All necessary leases, easements, or other agreements between the owner of the solar farm and property owners must be in place prior to commencing construction, unless specified otherwise by the conditional use permit.
 - (4) *Other regulations.* On-site Solar energy facilities shall comply with all applicable state construction and electrical codes, regulations contained in the Lenawee County Airport -Zoning Manual, Federal Aviation Administration requirements, Michigan Aeronautics Commission requirements, and the Michigan Public Service Commission and Federal Energy Regulatory Commission standards.

C. Permit applications.

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

- (a) All lot lines and dimensions, including a legal description of each lot or parcel comprising the solar farm;
 - (b) Names of owners of each lot or parcel within Madison Charter Township that is proposed to be within the solar farm;
 - (c) Vicinity map showing the location of all surrounding land uses;
 - (d) Location and height of all proposed solar array(s), buildings, structures, electrical tie lines and transmission lines, security fencing, and all above-ground structures and utilities associated with a solar farm;
 - (e) Horizontal and vertical (elevation) to scale drawings with dimensions that show the location of the proposed solar array(s), buildings, structures, electrical tie lines and transmission lines, security fencing and all above ground structures and utilities on the property;
 - (f) Location of all existing and proposed overhead and underground electrical transmission or distribution lines within the solar farm and within 1,000 feet of the outside perimeter of the solar farm;
 - (g) Proposed setbacks from the solar array(s) to all existing and proposed structures within the solar farm;
 - (h) Land elevations for the solar array(s) location and the relationship to the land elevations of all existing and proposed structures within the solar farm;
 - (i) Access driveways within and to the solar farm, together with a detailed narrative regarding dimensions, composition, and maintenance of each proposed driveway. All access drives shall be subject to Lenawee County Road Commission or Michigan Department of Transportation (if applicable) approval, and shall be planned so as to minimize the use of lands for that purpose;
 - (j) Planned security measures to prevent unauthorized trespass and access and to warn of potential dangers during the construction, operation, removal, maintenance or repair of the solar farm;
 - (k) A written description of the maintenance program to be used for the solar array(s) and other components of the solar farm, including decommissioning and removal when determined by the township to be obsolete, uneconomic, or abandoned. The description shall include maintenance schedules, types of maintenance to be performed, and decommissioning and removal procedures and schedules if the solar farm becomes obsolete, uneconomic or abandoned;
 - (l) A copy of the manufacturer's safety measures;
 - (m) Planned lighting protection measures; and
 - (n) Additional detail(s) and information as required by the conditional use permit requirements of the Zoning Ordinance, or as required by the Planning Commission.
- (2) It is preferred that any related conditional use permit applications for substations or new transmission lines, if needed, be considered in conjunction with the conditional use permit application for the solar farm; however, if the details of those improvements are not available at

the time of application for the solar farm, they may be considered later, through subsequent conditional use permit review. At a minimum, the intended route for connecting to the power grid and the alternative locations of any substation shall be disclosed with the application for the solar farm.

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

D. Provisions for Conditional Use Permit Review.

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

- (1) *Project rationale.* Project rationale, including estimated construction schedule, project life, phasing, and likely buyers or markets for the generated energy.
- (2) *Siting considerations.* Siting considerations, such as avoiding areas/locations with a high potential for biological conflict such as areas of environmental concern, parks, trails, special management areas or important wildlife habitat or corridors; avoiding visual corridors that are prominent scenic view sheds; avoiding areas of erodible slopes and soils, where concerns for water quality, landslide, severe erosion, or high storm runoff potential have been identified; and, avoiding known sensitive historical, cultural or archeological resources.
- (3) *Wildlife habitat areas and migration patterns.* Specifically include information on any use of the site by endangered or threatened species and whether the project is in a biologically significant area. If threatened or endangered species exist in the area, consultation with the Michigan Department of Environment, Great Lakes, and Energy will be necessary.
- (4) *Environmental analysis.* The Planning Commission may require an analysis of impacts to historic, cultural and archaeological resources; soil erosion (water and wind); flora; and water quality and water supply in the area when there is reason to believe that adverse impacts to such may occur.
- (5) *Hazardous waste.* As applicable, the application must include plans for the spill prevention, clean-up, and disposal of fuels, oils, and hazardous wastes.
- (6) *Transportation plan for construction and operation phases.* Proof of an agreement with the Lenawee County Road Commission and Michigan Department of Transportation (if applicable) regarding any construction phase of the project is required.
- (7) *Public safety.* Identify and address any known or suspected potential hazards to adjacent properties, public roadways, communities, aviation, and the like that may be created by the project.
- (8) *Decommissioning plan.* Describe the decommissioning and final land reclamation plan to be followed after the anticipated useful life, or abandonment, or termination of the project, including evidence of proposed commitments with affected parties (i.e., township, any lessor or property owner, etc.) that ensure proper final reclamation of the solar farm. Among other things, revegetation and road repair activities should be addressed in the plan. Under this plan, all structures and facilities shall be removed, including any structures below-grade, and removed offsite for disposal. No concrete, piping and other materials may be left in place. The ground must

be restored to its original condition within 180 consecutive days.

- E. **Application Escrow Account.** An escrow account shall be deposited with the township by the applicant when the applicant applies for a conditional use permit for a solar farm. The monetary amount deposited by the applicant in escrow with the township shall be the amount estimated by the township to cover all reasonable costs and expenses associated with the conditional use permit review and approval process, which costs shall include, but are not limited to, reasonable fees of the Township Attorney, Township Planner and Township Engineer, as well as costs for any reports or studies that are reasonably related to the zoning review process for the application. Such escrow amount shall be in addition to any filing or application fees established by resolution. At any point during the review process, the township may require that the applicant place additional funds into escrow with the township if the existing escrow amount deposited by the applicant is deemed insufficient by the township. If the escrow account needs replenishing and the applicant refuses to do so promptly, the review process shall cease unless and until the applicant makes the required additional escrow deposit.
- F. **Decommissioning Escrow Account.** If a conditional use permit is approved pursuant to this subsection, the township shall require security in the form of a cash deposit, or surety bond acceptable to the township, which will be furnished to the township in order to ensure full compliance with this subsection and all conditions of approval. When determining the amount of each required security, the township may also require an annual escalator or increase based on the Consumer Price Index (or the equivalent or its successor). Such financial guarantee shall be deposited or filed with the Township Clerk after a conditional use permit has been approved but before construction commences on the solar farm. At a minimum, the financial security shall be in an amount determined by the township to be reasonably sufficient to restore the property to its previous condition prior to construction and operation of the solar farm. Such financial security shall be kept in full force and effect during the entire time that the solar farm exists or is in place, and such financial security shall be irrevocable and non-cancelable.
- G. **Code Compliance.** Construction of a solar farm shall comply with the National Electric Safety Code and any applicable Michigan construction codes as a condition of any conditional use permit under this subsection.
- H. **Certified Solar Array Components.** Components of a solar farm shall be approved by the Institute of Electrical and Electronics Engineers (IEEE), Solar Rating and Certification Corporation (SRCC), Electronic Testing Laboratories (EIL), or other similar certification organization acceptable to the township.
- I. **Solar Access.** The township makes no assurance of solar access other than the provisions contained within this subsection. The applicant may provide evidence of covenants, easements, or similar documentation for abutting property owners providing access to solar energy for the operation of a solar farm.

Section 6. Amendment to Section 5.5.5b. of Article V to Subsection 29 for Regulations Applicable to Small Solar Energy Facilities

Section 5.5.5b. of Article V is amended to add subsection 29 as follows:

- 29. **SMALL SOLAR ENERGY FACILITY.** Notwithstanding other provisions of this Section of the Ordinance, Small Roof-Mounted or Ground-Mounted Solar Energy Facilities shall be considered a permitted use in all zoning districts as an accessory to a principal use. A Small Solar Energy Facility (as defined in Section 2.2.59) shall be required to have appropriate building permits.

- A. **Minimum Requirements.** All Small Solar Energy Facilities are subject to the following minimum

requirements:

- (1) A small solar energy facility shall provide power for the principal use and/or accessory use of the property on which the small solar energy facility is located and shall not be used for the generation of power for the sale of energy to other users, although this provision shall not be interpreted to prohibit the sale of excess power generated from time to time to the local utility company.
- (2) A small solar energy facility connected to the utility grid shall provide written authorization from the local utility company to Madison Charter Township acknowledging and approving such connection.
- (3) A roof-mounted facility may be mounted on a principal building or accessory building. A roof mounted facility, whether mounted on the principal building or accessory building, may not exceed the maximum principal building height or accessory building height specified for the building type in the underlying zoning district. In no instance shall any part of the small solar energy facility extend beyond the edge of the roof.
- (4) A ground mounted facility shall not exceed a height of fourteen (14) feet.
- (5) The surface area of a ground mounted facility, regardless of the mounted angle, shall be calculated as part of the overall lot coverage.
- (6) A ground mounted facility or facility attached to an accessory building shall not be located within the required front yard setback.
- (7) The minimum ground-mounted small solar energy facility setback distance from the property lines shall be equivalent to the principal building setback of the underlying zoning district.
- (8) All mechanical equipment associated with and necessary for the operation of the small solar energy facility shall comply with the following:
 - (a) Mechanical equipment shall be screened from any adjacent property that is residentially zoned or used for residential purposes. The screen shall consist of shrubbery, trees, or other non-invasive plant species which provides a visual screen. At least fifty percent (50%) of plants must be evergreen. In lieu of a planting screen, a decorative fence meeting the requirements of Section 4.12 and that is at least fifty percent (50%) opaque may be used.
 - (b) Mechanical equipment shall not be located within the minimum front yard setback of the underlying zoning district.
 - (c) Mechanical equipment for ground-mounted facilities shall comply with the setbacks specified for principal structures in the underlying zoning district.
- (9) Solar panels shall be placed such that concentrated solar radiation or glare shall not be directed onto nearby properties or roadways.
- (10) All power transmission lines from a ground mounted small solar energy facility to any building or other structure shall be located underground.
- (11) A small solar energy facility shall not be used to display advertising, including signage, streamers, pennants, spinners, reflectors, ribbons, tinsel, balloons, flags, banners or similar materials. The manufacturers and equipment information, warning, or indication of ownership shall be allowed on any equipment of the solar energy facility provided they comply with the prevailing sign



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 #22-06

Applicant(s): Daniel Prielipp
Andrew Prielipp
4651 Downing Highway
Britton, MI 49229

Date: August 11, 2022

Local Government: Ridgeway Township

Purpose: Enrollment application

Location: The subject property (ID #RD0-216-2210-00) is located off of Pocklington Road between Britton Highway and Exelby Highway, in Section 16 of the Township (T6S, R5E) (see Figure 1).

Description: The subject property has an area of approximately 20.92 acres, of which 20.92 are cultivated for cash crops. No buildings are located on the property (see Figure 3). The average gross annual income of \$500 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).

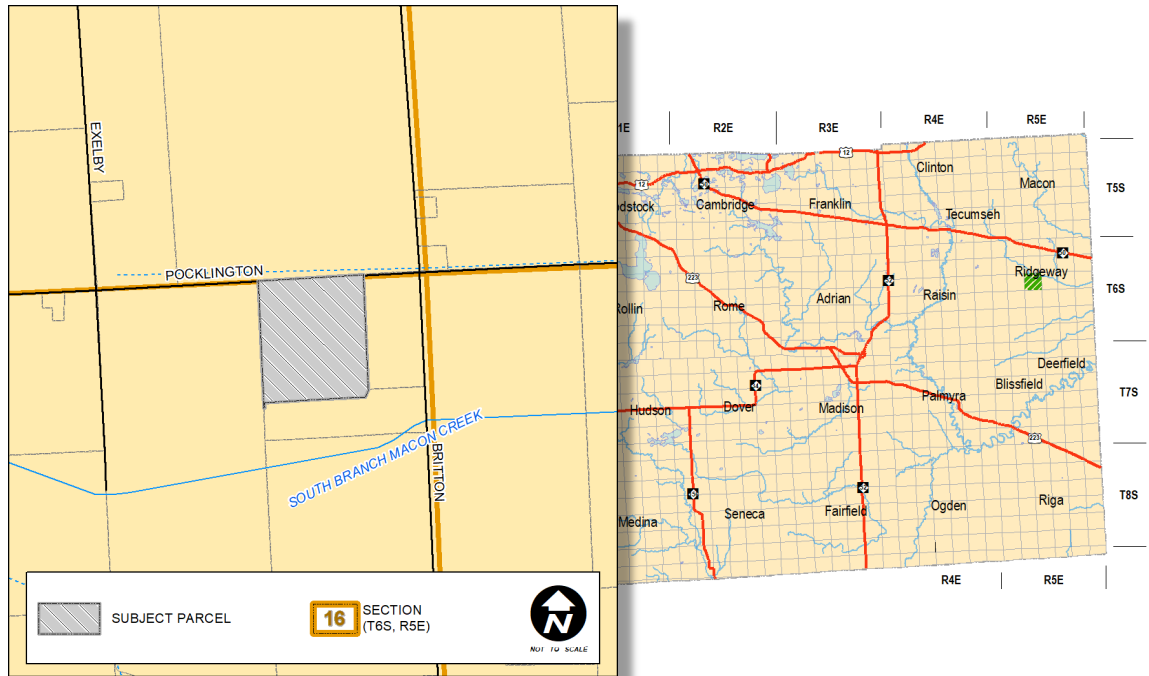
Staff Comments: The application is consistent with the requirements provided by the Farmland and Open Space Preservation Program for PA 116 Farmland Agreements.

Staff Advisement: Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL** 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**

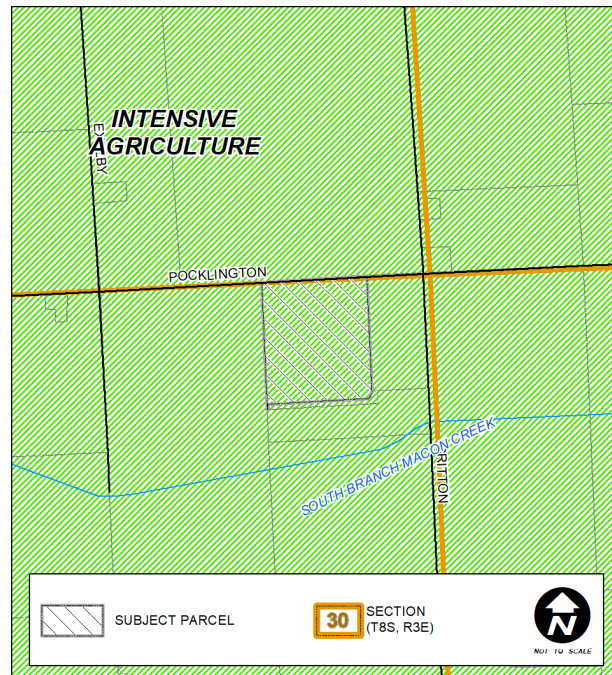


Figure 3
USDA Aerial Photograph





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: 7/20/2022

Application No: 07202022

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: Prielipp Daniel
Last First Initial

(If more than two see #15) Prielipp Andrew
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: 4651 Downing Hwy Britton MI 49229
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 206-6063

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

5. E-mail address: dprielipp@icloud.com

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

6. County: Lenawee 7. Township, City or Village: Ridgeway Twp.

8. Section No. 16 Town No. 6 Range No. 5 East

III. Legal Information:

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

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

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

If "Yes", please explain circumstances: _____

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

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

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

Name the types of mineral(s) involved: _____

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

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

Name: _____

Address: _____
Street City State Zip Code

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

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

Date _____

Signature of Land Contract Vendor(s) (Seller) _____

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

☒ 2 or more persons having a joint or common interest in the land
☐ Corporation ☐ 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: Daniel Prielipp Title: Owner

Name: Andrew Prielipp Title: owner

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 20.92

c. Total number of acres being applied for (if different than above): 20.92

d. Acreage in cultivation: 20.92

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

f. All other acres (swamp, woods, etc.): _____

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

No. of Buildings 0 Residence: _____ Barn: _____ Tool Shed: _____

Silo: _____ Grain Storage Facility: _____ Grain Drying Facility: _____

Poultry House: _____ Milking Parlor: _____ Milk House: _____

Other: (Indicate) _____

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

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

\$ 10,460 - : 20.92 = \$ 500 (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); 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.

[Signature]
(Signature of Applicant)

(Corporate Name, If Applicable)

[Signature]
(Co-owner, If Applicable)

(Signature of Corporate Officer)

7/20/2022
(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: 7/20/2022 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Ridgeway
☐ County ☒ Township ☐ City ☐ Village

This application is ☒ approved, ☐ rejected

Date of approval or rejection: August 9, 2022

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

Clerk's Signature: Lora Feldkamp

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

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

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

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

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

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

COPY SENT TO:

☒ County or Regional Planning Commission

☒ Conservation District

_____ Township (if county has zoning authority)

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

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

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

☒ Map of Farm

_____ Copy of most recent appraisal record

_____ Copy of letters from review agencies (if available)

_____ Any other applicable documents

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

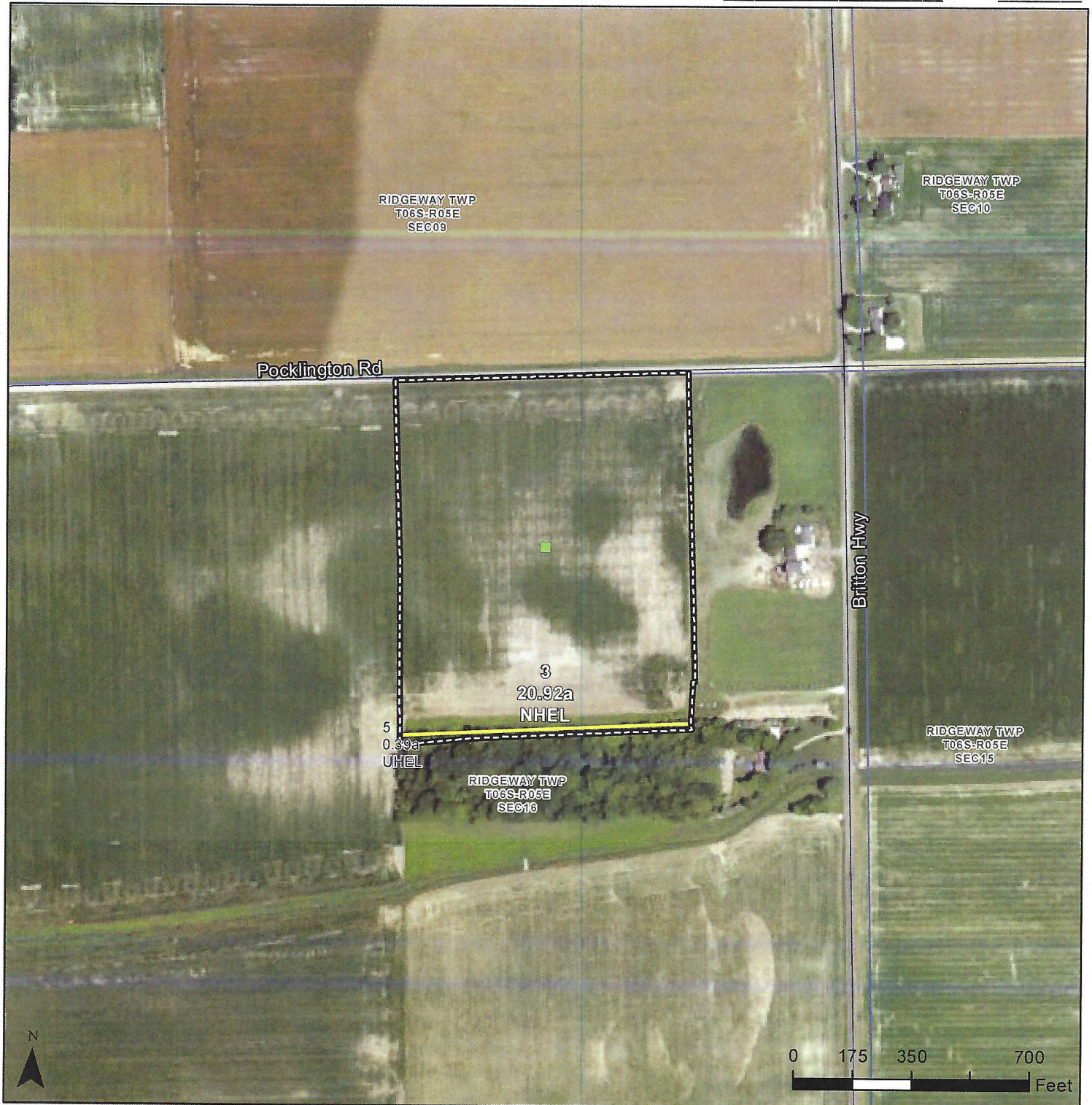


United States
Department of
Agriculture

Lenawee County, Michigan

Taylor's

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



Common Land Unit

Common Land Unit*

Non-Cropland

Tract Boundary

Section Lines

Cropland vs Noncropland

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation
Compliance Provisions

Areas of Concern
as of 3/15/21

This box is applicable ONLY for certification maps.

Options only valid if checked.

☐ Shares - 100% OP

☐ Certified Organic

☐ CORN - YEL/GR

☐ SOYS - COM/GR

☐ DRY BEANS - DE

☐ All Crops - NI

☐ WHEAT - GR (SRW or SWW)

☐ ALFALFA - FG or GZ

☐ MIXFG - FG or GZ

2021 Program Year

CLU Date: April 9, 2021
2020 NAIP Imagery

Farm 14176
Tract 14446

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

RIDGEWAY TOWNSHIP

2021

Winter

Tax Bill

MESSAGE TO TAXPAYER

PAY AT RIDGEWAY TOWNSHIP HALL:

SAT, DEC 4 10 AM - 1 PM
THUR, DEC 30 10 AM - 1 PM
SAT, JAN 8 10 AM - 1 PM
SAT, JAN 29 10 AM - 1 PM
MON, FEB 14 10 AM - 2 PM
MON, FEB 28 10 AM - 12 PM

WE ENCOURAGE PAYMENTS BY MAIL TO THE TOWNSHIP
TREASURER AT: 7290 LABERDEE RD, BRITTON, MI 49229
PHONE NUMBER 517-403-5605

ENCLOSE A SELF-ADDRESSED STAMPED ENVELOPE IF YOU
WISH TO RECEIVE A PAID RECEIPT.

PROPERTY INFORMATION

Property Assessed To:
FITCH, DANIEL & PATTI

4800 S BRITTON HWY
BRITTON, MI 49229

School: BRITTON SCHOOLS

Prop #: RD0-216-2210-00

Prop Addr: 9000 POCKLINGTON RD BLK

Legal Description:

NE-1/4 OF NE-1/4 EX LD BEG 1321.22 FT S FROM NE COR SEC 16 RUNN TH S
4.45 FT TH S 89 DEG 19'W ALG S LI OF NE-1/4 OF NE-1/4 1325.83 FT TH N
9.20 FT TH N 89 DEG 41'E 125.73 FT TH N 89 DEG 25'E 510 FT TH N 89 DEG
16'E 510 FT TH S 89 DEG 32'E 130.08 FT TO POB ALSO EX LD BEG 1325.67 FT
N FROM E-1/4 POST SEC 16 BEING 660 FT E & W BY 277 FT N & S CONT 4.1967
ACRES SEC 16 ALSO EXC LD DES AS BEG AT NE COR OF SEC 16 TH S 1048.66 FT
ALG E LI OF SD SEC (CNTRLI OF BRITTON HW) TH S89°19'55"W 416.22 FT TH N
1046.66 FT TO N LI OF SD SEC TH N89°03'25"E 416.25 FT ALG N LI OF SD SEC
(CNTRLI OF POCKLINGTON RD) TO POB (SURVEY 10.01 AC) ALSO EXC LD DES AS
COMM AT NE COR OF SD SEC TH S89°03'25"W 1324.58 FT ALG N LI OF SD SEC
(CNTRLI OF POCKLINGTON RD) TH S 1042.31 FT ALG W LI OF NE1/4 NE1/4 OF SD
SEC FOR A POB TH CONT S 267.80 FT ALG SD W LI TH N89°41'46"E 125.73 FT
TH N89°25'59"E 510 FT TH N89°16'33"E 30.08 FT TH N 269.47 FT TH
S89°19'55"W 655.55 FT TO POB (SURVEY 4.1092 AC) EXC LD DES AS COMM AT
THE NE COR OF SD SEC TH S89°02'54"W 416.25 FT ALG THE N LI OF SD SEC

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: JAN 1 - DEC 31
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: Dec 1, 2021 thru Feb 14, 2022

Pay by mail to: RIDGEWAY TOWNSHIP
DEBORAH A MARKS, TREASURER
7290 LABERDEE RD
BRITTON, MI 49229

TAX DETAIL

Taxable Value:	16,997	
State Equalized Value:	55,300	Class: 101
Assessed Value:	55,300	
P.R.E. %:	100.0000	

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
DEPT AGING	0.74900	12.73
MED CARE	0.18930	3.21
LENAAWEE INT SCH	7.30920	124.23
SCH SINKING FUND	2.00000	33.99
SCHOOL BOND	2.70000	45.89
SCHOOL OPER	18.00000	EXEMPT
TWP TAX	1.00000	16.99
FIRE OPER	1.49530	25.41
ROADS/BRIDGES	2.99690	50.93
DISTRICT LIBRARY	0.59980	10.19

Total Tax 323.57
Administration Fee 3.23

TOTAL AMOUNT DUE 326.80

pd 1-19-2022



02-16-2022

Erin Vandyke AS
ERIN VANDYKE



LENAWEE COUNTY
FEBRUARY 16, 2022
RECEIPT # 1005484

STATE OF MICHIGAN
REAL ESTATE
TRANSFER TAX

\$151.80- CO
\$1,035.00- ST
Stamp # 39990

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Daniel Fitch, also known as Daniel D. Fitch and Patti Fitch, formerly known as Patti Taylor and as Patti Grounds, husband and wife, whose address is 4800 S. Britton Highway, Britton, MI 49229 convey(s) and warrant(s) to Daniel Prielipp and Andrew Prielipp, whose address is 9000 Pocklington Rd. Blk., Britton, MI 49229, the following described premises:

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

Being a part of the Northeast 1/4 of Section 16, Town 6 South, Range 5 East, further described by Michael J. Bartolo, Professional Surveyor, as commencing at the Northeast corner of Section 16; thence South 89°03'13" West (Recorded as South 89°02'54" West), 462.51 feet along the North line of Section 16 (centerline of Pocklington Highway) for a point of beginning; thence continuing South 89°03'13" West (Recorded as South 89°02'54" West), 861.97 feet along said line and said highway to the West line of the Northeast 1/4 of the Northeast 1/4 of Section 16; thence South 00°29'27" East, 999.71 feet along said line; thence North 89°18'37" East, 825.22 feet; thence North 24°55'50" East, 68.48 feet; thence North 00°02'39" West, 941.88 feet (Recorded as North 00°03'06" West, 941.71 feet) to the point of beginning.

Commonly known as: 9000 Pocklington Rd. Blk., Britton, MI 49229
Parcel ID No(s): RD0-216-2210-00

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

The Grantors herein convey to Grantees all rights of division under Section 108 of the Michigan Land Division Act for the full consideration of One Hundred Thirty-Seven Thousand Nine Hundred Sixty And No/100 Dollar(s) (\$137,960.00) subject to easements and restrictions of record, if any, and further subject to liens, encumbrances and other matters subsequent to the date of this notice.

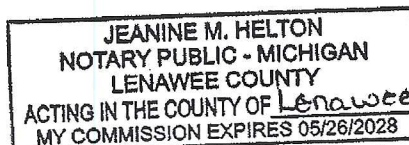
Dated this 8th day of February, 2022.

Daniel Fitch
Daniel Fitch AKA Daniel D. Fitch
Patti Fitch
Patti Fitch FKA Patti Taylor and Patti Grounds

STATE OF MICHIGAN }
 } ss
COUNTY OF Lenawee }

On this 8th day of February, 2022, before me personally appeared Daniel Fitch AKA Daniel D. Fitch and Patti Fitch FKA Patti Taylor and Patti Grounds, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged the same.

Notary Public: *Jeanine M Helton*
Printed Name: Jeanine M Helton
Lenawee County, Michigan
My Commission Expires: May 26, 2028
Acting in the County of Lenawee



Prepared by and return to:
E. Casselman, Esq.
Bruggeman Law Office, P.C.
126 E. Church St.
Adrian, MI 49221

File No.:
AT-5636

REC'D FEB 23 2007

Lenawee Co., MI ROD
Victoria J. Daniels
OFFICIAL SEAL



L-2340 P-710



Register of Deeds, Lenawee Co. D.GU 26.00

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02/23/2007 03:42P
L-2340 P-710

QUIT CLAIM DEED

**Daniel J. Prielipp, Mark S. Prielipp, IreneA. Prielipp,
And Pauline L. Prielipp, Grantors**

**Prielipp Farms, a Michigan Partnership,
Grantee**

#2600 Env