



Jackson 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:

Jacob Hurt
R2PC Executive Director
(517) 768-6705
jhurt@mijackson.org

DATE: February 9, 2023

TIME: 6:00 p.m.

PLACE: 5th Floor Commission Chambers
Jackson County Tower Building
120 W. Michigan Avenue
Jackson, Michigan 49201

MEETING AGENDA

1. Call to order and pledge of allegiance
2. Public comment [*3 MINUTE LIMIT*]
3. Approval of minutes
Approval of the December 8, 2022, meeting minutes [*ACTION*] 3
4. Approval of agenda
Approval of the February 9, 2023, meeting agenda [*ACTION*]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s) –
(1) CZ | #23-01 | Napoleon Township rezoning [*ACTION*] 7
 - b. Consideration of master plan(s) – *None*
 - c. Farmland and Open Space Preservation Program (PA 116) application(s) –
(1) FA #22-02 Pulaski 21
(2) FA #23-01 Concord 43
6. Other business
 - a. Unfinished business – *None*
 - b. New business – *None*
 - c. Notices
(1) Rives Township Planning Commission Notice of Intent to Prepare
Master Plan Amendment 65
7. Public comment [*2 MINUTE LIMIT*]
8. Commissioner comment
9. Adjournment

The next scheduled meeting of the Jackson County Planning Commission is March 9, 2023

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

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MEETING MINUTES

December 8, 2022

5th Floor Commission Chambers • Jackson County Tower Building • Jackson, Michigan

Members Present: Mr. Eric Beda, At Large; Ms. Pat Gallagher, At Large; Ms. Nancy Hawley, At Large; Mr. Ted Hilleary, Education; Mr. Timothy Burns, At Large; Mr. Corey Kennedy, Jackson County Board of Commissioners; and Mr. Jim Videto, Agriculture

Members Absent: Mr. Russ Jennings, At Large; Mr. Roger Gaede, Environment;

Liaisons Present: Mr. Stephen Bezold, Planner

Others Present: None

Item 1. **Call to Order and Pledge of Allegiance.** Chair Hawley called the meeting to order at 6:00 p.m. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2. **Public Comment.** None.

Item 3. **Approval of Minutes.** Comm. Kennedy made a motion, seconded by Comm. Hilleary, to **approve** the August 8, 2022, meeting minutes as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Mr. Bezold made a note to amend the agenda to reflect the 2023 Meeting Schedule and news of his departure from Region 2 in the New Business section. Comm. Kennedy made a motion, seconded by Comm. Hilleary, to **approve** the amended December 8, 2022, meeting agenda as presented. *The motion was approved unanimously.*

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

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

(1) **CZ | #22-14 | Henrietta Township**

Staff summarized his report regarding the proposed text amendments pertaining to the revisions to the General Provisions, Mobile Home Age Limitations, Automobile Services, Electric Vehicle Charging Stations, Size of Premises, and Site Plan and Approval. Staff advised County Planning Commissioners to recommend **approval** of the rezoning (please see the staff report).

Comm. Kennedy made a motion, seconded by Comm. Hilleary, to recommend **approval with comments** of the proposed text amendment to the Henrietta Township Board. *The motion was approved unanimously.*

(2) **CZ | #22-15 | Columbia Township**

Staff summarized his report regarding the proposed rezoning of a property (ID #38000-19-31-151-001-00) to 'Commercial Highway Services (C-3)'. Staff advised County Planning Commissioners to recommend **approval** of the rezoning (please see the staff report).

Comm. Hawley raised a concern regarding the reduction in prime soil area and active farmland in the area and that the township should consider splitting the parcel so that the frontage on US-127 is converted to 'Commercial Highway Services (C-3)' while the inner acreage remains for agricultural use.

Comm. Kennedy made a motion, seconded by Comm. Gallagher, to concur with the staff advisement to recommend **approval with comments** of the proposed 'RR' rezoning to the Columbia Township Board. *The motion was approved unanimously.*

(3) **CZ | #22-16 | Spring Arbor Township**

Staff summarized his report regarding the proposed rezoning of one property (ID #000-12-26-401-001-00), located off Horton Road, to 'Rural Non-Farm Residential (RNF-1)' from 'Agricultural (AG-1)'. Staff advised County Planning Commissioners to recommend **approval** of the rezoning (please see the staff report).

Comm. Videto made a motion, seconded by Comm. Hilleary, to concur with the staff advisement to recommend **approval** of the proposed 'Rural Non-Farm Residential (RNF-1)' rezoning to the Spring Arbor Township Board. *The motion was approved unanimously.*

(4) **CZ | #22-17 | Henrietta Township**

Staff summarized his report regarding the proposed rezoning of one property (ID #083-04-13-229-002-00), located off Plum Orchard Road and Main Street, to 'Commercial-2 (C-2)' from 'Commercial-1 (C-1)'. Staff advised County Planning Commissioners to recommend **approval** of the rezoning (please see the staff report).

Comm. Hilleary made a motion, seconded by Comm. Videto, to concur with the staff advisement to recommend **approval** of the proposed 'Commercial-2 (C-2)' rezoning to the Henrietta Township Board. *The motion was approved unanimously.*

b. **Consideration of Master Plan(s).** None.c. **Farmland & Open Space Preservation Program (PA 116) application(s).** None.Item 6. **Other Business.**a. **Unfinished Business – None.**a. **New Business –**i. **2023 Meeting Calendar**

Staff provided the Commissioners with an updated meeting schedule for 2023.

ii. **Staff Departure**

Staff explained that he was leaving the Region 2 Planning Commission and that

the December meeting was his last staffing the JCPC. R2PC Staff will handle JCPC responsibilities following his departure.

Item 7. **Public Comment.** None.

Item 8. **Commissioner Comment.**

Comm. Beda informed the PC that his term was ending and that he would not be resuming his appointment. The rest of the PC thank him and Mr. Bezold for their time with the JCPC.

Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 6:31 p.m.

Respectfully submitted by:
Stephen Bezold, Recording Secretary

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120 W. Michigan Avenue • Jackson, MI 49201

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COORDINATED ZONING REPORT | #23-01

To: County Planning Commissioners

From: Jacob Hurt, R2PC Executive Director

Date: February 2, 2023

Proposal: A rezoning of property off Ackerson Lake Road in Napoleon Township

Request

The subject property is proposed for rezoning to Residential (R-1) from Agricultural (A-1).

Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to allow for the development of two residential lots.

Location and Size of the Property

The subject property (parcel 000-14-29-301-001-01) is located in the SW ¼ of Section 29 (T3S-R1E) of Napoleon Township off Ackerson Lake Road. The subject parcel has an area of approximately 35.61 acres zoned AG-1 and the applicant wishes to rezone 2.66 acres to R-1 for two residential lots.

Land Use and Zoning

Current Land Use – The site is currently vacant. Parcels to the north and east are currently vacant, the parcel to the south is vacant. The subject parcel is also bordered on the south by Cranberry Lake. Residential uses are to the west of the subject.

Future Land Use Plan – The suggested future land use of the subject property is Residential on the Township's Land Use Map.

Current Zoning – The subject parcel is currently zoned Agricultural (A-1) as are the parcels to the east and south. The parcel to the north is currently zoned Rural Residential (RR), while the parcels to the south is zoned Residential (R-1). The subject parcel is also bordered to the south by Cranberry Lake.

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal sewer and water services are not available to the subject property. Nor does the Township plan to make them available.

Public Road/Street Access – Ackerson Lake Road, a county local roadway, provides direct access to the subject parcel.

Environmental Constraints – The condominium units have no known environmental constraints, according to the Township.

Analysis and Recommendation

Township Planning Commission Recommendation – The Napoleon Township Planning Commission unanimously approved the rezoning at their January 26, 2023 meeting.

JCPC Staff Analysis and Advisement – The proposed rezoning is compatible with other zones and uses in the surrounding area. Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL** to the Napoleon Township Board of the proposed rezoning to 'Residential (R1)'.

Staff Report Attachment(s):

- *Background information provided by Napoleon Township*

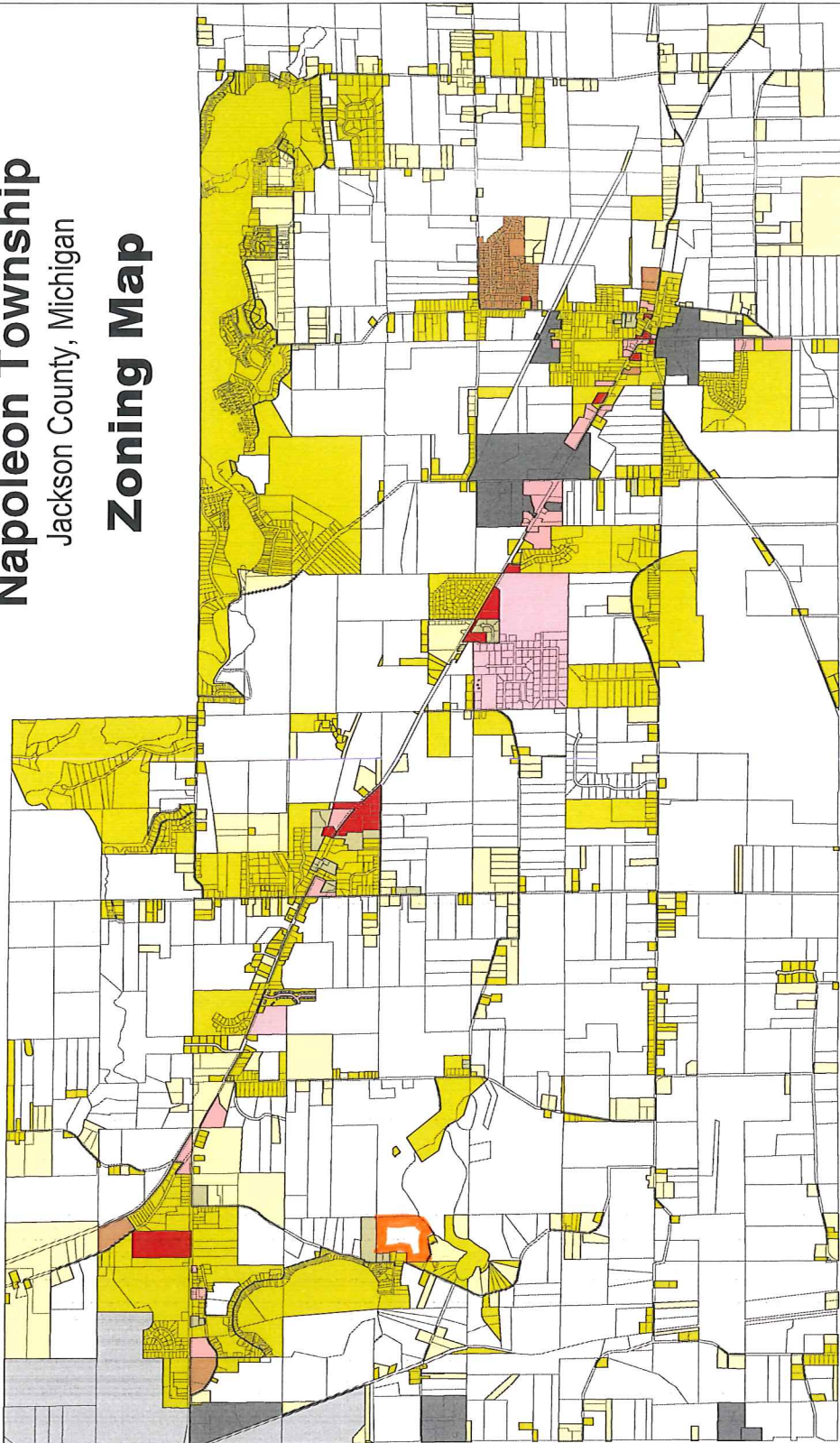
Suggested Actions:

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

Napoleon Township

Jackson County, Michigan

Zoning Map



Legend

AG Agricultural District	RM Multiple Family Residential District	LC Local Commercial District	R-1 Single Family Residential District
RR Rural Residential District	GC General Commercial District	MHP Mobile Home Park District	PUD Planned Unit Development
R-1.5 Single Family Residential District	R-2 Single Family Residential District	R-3 Single Family Residential District	R-4 Single Family Residential District
R-5 Single Family Residential District	R-6 Single Family Residential District	R-7 Single Family Residential District	R-8 Single Family Residential District
R-9 Single Family Residential District	R-10 Single Family Residential District	R-11 Single Family Residential District	R-12 Single Family Residential District
R-13 Single Family Residential District	R-14 Single Family Residential District	R-15 Single Family Residential District	R-16 Single Family Residential District
R-17 Single Family Residential District	R-18 Single Family Residential District	R-19 Single Family Residential District	R-20 Single Family Residential District
R-21 Single Family Residential District	R-22 Single Family Residential District	R-23 Single Family Residential District	R-24 Single Family Residential District
R-25 Single Family Residential District	R-26 Single Family Residential District	R-27 Single Family Residential District	R-28 Single Family Residential District
R-29 Single Family Residential District	R-30 Single Family Residential District	R-31 Single Family Residential District	R-32 Single Family Residential District
R-33 Single Family Residential District	R-34 Single Family Residential District	R-35 Single Family Residential District	R-36 Single Family Residential District
R-37 Single Family Residential District	R-38 Single Family Residential District	R-39 Single Family Residential District	R-40 Single Family Residential District
R-41 Single Family Residential District	R-42 Single Family Residential District	R-43 Single Family Residential District	R-44 Single Family Residential District
R-45 Single Family Residential District	R-46 Single Family Residential District	R-47 Single Family Residential District	R-48 Single Family Residential District
R-49 Single Family Residential District	R-50 Single Family Residential District	R-51 Single Family Residential District	R-52 Single Family Residential District
R-53 Single Family Residential District	R-54 Single Family Residential District	R-55 Single Family Residential District	R-56 Single Family Residential District
R-57 Single Family Residential District	R-58 Single Family Residential District	R-59 Single Family Residential District	R-60 Single Family Residential District
R-61 Single Family Residential District	R-62 Single Family Residential District	R-63 Single Family Residential District	R-64 Single Family Residential District
R-65 Single Family Residential District	R-66 Single Family Residential District	R-67 Single Family Residential District	R-68 Single Family Residential District
R-69 Single Family Residential District	R-70 Single Family Residential District	R-71 Single Family Residential District	R-72 Single Family Residential District
R-73 Single Family Residential District	R-74 Single Family Residential District	R-75 Single Family Residential District	R-76 Single Family Residential District
R-77 Single Family Residential District	R-78 Single Family Residential District	R-79 Single Family Residential District	R-80 Single Family Residential District
R-81 Single Family Residential District	R-82 Single Family Residential District	R-83 Single Family Residential District	R-84 Single Family Residential District
R-85 Single Family Residential District	R-86 Single Family Residential District	R-87 Single Family Residential District	R-88 Single Family Residential District
R-89 Single Family Residential District	R-90 Single Family Residential District	R-91 Single Family Residential District	R-92 Single Family Residential District
R-93 Single Family Residential District	R-94 Single Family Residential District	R-95 Single Family Residential District	R-96 Single Family Residential District
R-97 Single Family Residential District	R-98 Single Family Residential District	R-99 Single Family Residential District	R-100 Single Family Residential District

Scale

0 0.225 0.45 0.9 1.35 1.8 Miles

Compass

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W E
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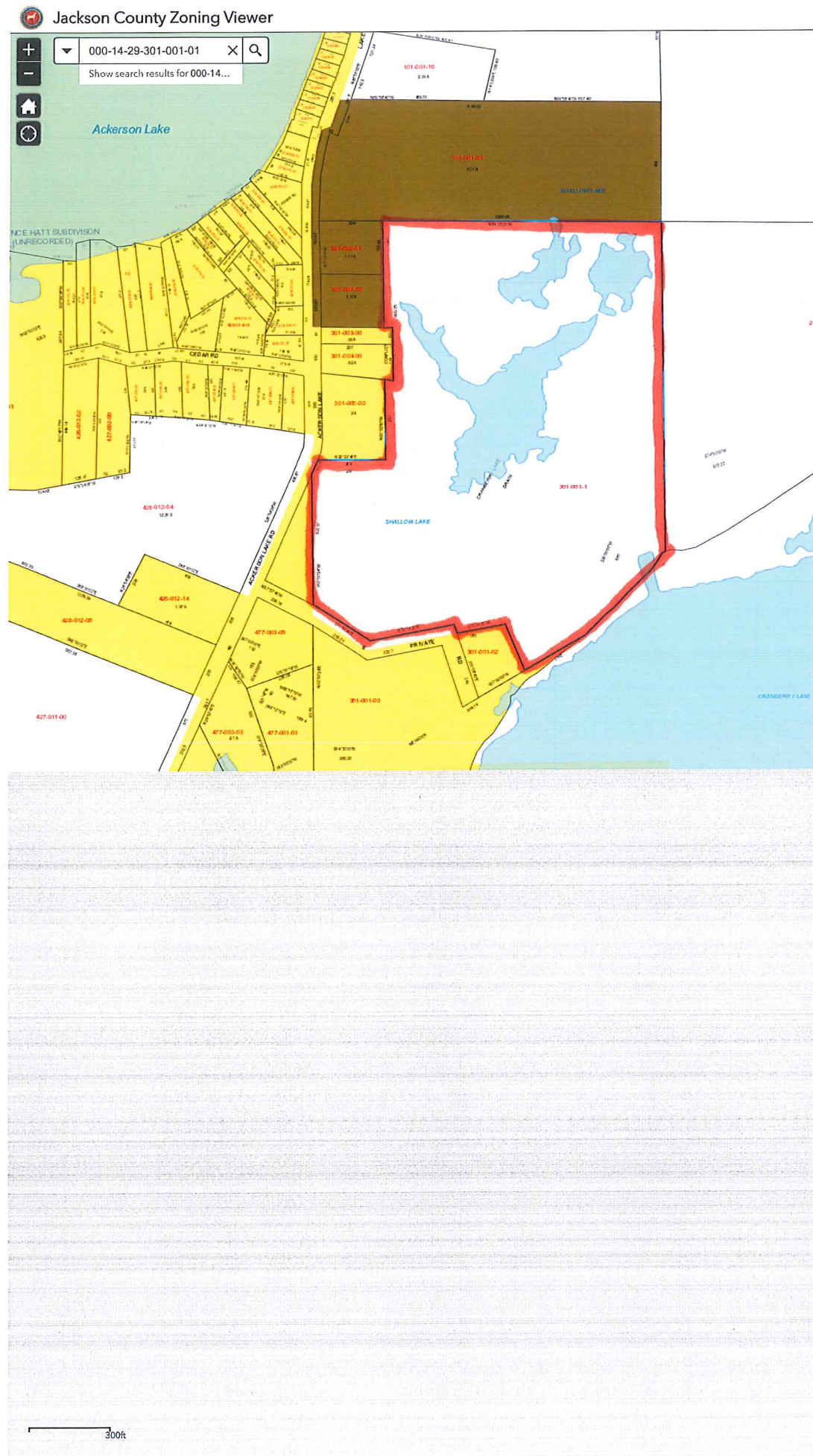
Logos

Signatures

Date of Last Zoning Revision: _____
Date of Map Revision: _____

This is to certify that this is the Official Zoning Map referred to in the Zoning Ordinance of _____
adopted on _____

Signature _____ Supervisor _____
Signature _____ Clerk _____



About

Jackson County, MI Zoning Information

Zoning Districts:

	Agricultural Districts
	Residential Districts
	High Density Residential Districts
	Commercial Districts
	Industrial Districts
	Public / Recreation Open Space Districts

Overlay Districts:

	Public Overlay
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About:

Colors on this map represent a simplified version of local zoning districts in Jackson County, MI. Each township and village has their own specific Zoning Ordinances.

To view a Local Zoning Ordinance, click on the desired area of the map. A popup appears that shows the Municipality and Local Zoning Class in bold, followed by the Zoning Description for that class and a link to respective ordinance information.

Note: Henrietta, Pulaski and the Villages of Hanover & Brooklyn Ordinance links are currently unavailable

Search for a location by entering a Parcel ID, Property Owner Name or Address in the top left bar. Type slowly for auto-fill to populate. Owner Names are formatted Last Name then First. Parcel IDs must include dashes.

To view Parcel outlines, zoom in closely. Please note that Parcel outlines are not survey grade.

City of Jackson Zoning courtesy of City of Jackson Engineering/GIS

Comments or Questions?

Jackson County Geographic Information Systems (GIS)
County Tower Building - 11th Floor
120 W Michigan Ave
Jackson, MI 49201
gis@mjackson.org
517-768-6691

Disclaimer:

The official and primary source for zoning information lies with each respective city, township, or village. Please contact your local municipality for more information. This map is for informational purposes ONLY. Although the county makes an effort to keep this map updated and accurate, errors can occur and there may be delays in map updates. Jackson County will not be liable for any damages whatsoever in connection with the use of this application.

NAPOLEON TOWNSHIP

PLANNING COMMISSION

Check the Township Website at www.napoleontownship.us prior to the meeting to see if the meeting is Live or Virtual

January 26, 2023 - 6:00 P.M.

Please Note: The Chairman may ask for public comment before a formal vote of the Planning Commission is taken. All comments are directed to the Planning Commission. Public comments are limited to a maximum of 3 minutes per person. After being recognized by the Chairman, please state your full name and residence address for the record before giving your public comment.

Pledge of Allegiance

1. Approval of the Agenda
2. Minutes of October 27, 2022
3. Election of Officers 2023
4. Case #22-12-0027-Rezoning 2.66 Acres off Ackerson Lake Road from Agricultural (AG-1) to Residential (R-1) Allowing the Development of two Residential Lots- Shawn DeMay Applicant/Owner
5. Case #22-12-0028 – Conditional Use Permit 6816 Brooklyn Rd. aka Napoleon Café Allowing for a Class C Liquor License- Steve Rose & Kristin J. Midena -Rose 6816 W. Brooklyn R./Applicants-KMK Investments, Inc. 6816 W. Brooklyn Rd./Owners
6. Public Comment/Commission – Non-Agenda Items
7. Discussion on an Amendment Allowing for Events (Wedding, Graduation, Birthdays and other similar events) in Agricultural and General Commercial Districts.
8. Adjourn

Attachments:

Napoleon Township Planning Commission
Minutes – January 26, 2023

Call to Order: 6:01 p.m.

Commission Members Present: Scott Miles, chair; Jeff Kirkpatrick; Mark LaRocque; Mindy Rice; Heidi Richardson.

Commission Members Absent: Pam McCown, John Hummer

Also Present: John Worden, Napoleon Township Zoning Administrator; Dan Wymer Napoleon Township Deputy Supervisor; Kevin Thomson, attorney representing K&K Investments; Steve Rose, 6816 W Brooklyn Rd, applicant, Case #22-12-0028; Shawn DeMay 5466 White Rd. Cement City, applicant, Case #22-12-0027; Bill Thompson, attorney representing Napoleon Township.

MOTION by H. Richardson, seconded by M. LaRocque, to appoint Mindy Rice substitute secretary for the meeting in the absence of John Hummer. All Ayes. Motion passed.

Approval of Agenda: MOTION by M. Rice, seconded by H. Richardson, to approve agenda as presented. All Ayes. Motion passed.
MOTION by J. Kirkpatrick, seconded by H. Richardson, to table the election of officers (item #3 on the agenda) until next meeting. All Ayes. Motion passed.

Minutes from October 27, 2022: MOTION by J. Kirkpatrick, seconded by H. Richardson. to approve the minutes from the October 27th meeting as presented. All Ayes. Motion passed.

Case #22-12-0027 Rezoning 2.66 acres off Ackerson Lake Road from Agricultural (AG-1) to Residential (R-1) allowing the development of two residential lots: Shawn DeMay of 5466 White Rd stated his family plans to use this property to split into two parcels to build homes. A split has not already been done. MOTION by J. Kirkpatrick, seconded by H. Richardson, to recommend rezoning 2.66 acres from Agricultural (AG-1) to Residential (R-1) and approve the splits as requested subject to the approval by the township board. All Ayes. Motion passed.

Case #22-12-0028 Conditional Use Permit 6816 Brooklyn Rd. aka Napoleon Café allowing for a class C liquor license: Kevin Thomson, attorney representing K&K Investments, stated that his client, Steve Rose (also present), is requesting a conditional use permit so that a liquor license can be obtained, and alcohol served at Napoleon Café. K. Thomson stated that this property has plenty of room inside the restaurant for construction of a bar area, good parking, and is about 1.5 acres. He also stated that S. Rose paid the 2021 property taxes yesterday (Jan. 25) by credit card via phone and does not yet have a receipt to show this was done. Bill Thompson, attorney representing Napoleon Township, stated that from his search he was told by the American Title Company that property taxes for 2020 were unpaid as well as 2022, which are currently due. He stated this demonstrates a pattern of ignoring a fundamental obligation of a business. He refers to Article 9.7.3 of the zoning ordinance, “.... the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such service.” B. Thompson stated that the applicant’s pattern of failure to pay past taxes on time may be cause for concern that there would be future compliance issues with a conditional use permit or other ordinances. J. Kirkpatrick stated there has been a history of past citations for zoning violations with minimal cooperation at this property in question. He suggested the planning commission consider tabling this request pending further examination of the current status of tax payments and ordinance violations. K. Thomson stated this is a “slippery slope” to go down and that the commission should not be following a “rabbit hole” like taxes and should rather stick to recommending approval of the conditional use permit or not. He suggested recommending a conditional use permit contingent upon proof that taxes have been paid. MOTION by J. Kirkpatrick, seconded by M. LaRocque, to table this case request until the February meeting. All Ayes. Motion passed. This will allow time for the township attorney to advise on what language the conditional use permit should include, proof to be brought forward on taxes paid, and ordinance violations corrected. Applicant attorney Thomson asked, in the absence of a decision, if the commission would state whether it was now inclined toward approval or denial of the request. The commission declined to make such a statement. Township attorney Thompson requested that the planning commission be provided with a copy of the lease between the legal entity owning the property and the legal entity which would receive the liquor license. Applicant attorney Thomson objected to the request, stating his opinion that the lease was not relevant. Township attorney Thompson asked Attorney Thomson if he refused to provide a copy of the lease. Attorney Thomson replied that he was not refusing.

Discussion on amendment for similar uses: The commission was given an example from another township of ordinance language referring to conditional land usage not specifically authorized as permitted or conditional uses which are similar in nature as other uses in the district may be authorized as conditional uses. MOTION by J. Kirkpatrick, seconded by H. Richardson, to have the zoning administrator move forward in the process to publish and adopt this same language into the Napoleon Township zoning ordinance. All Ayes, Motion passed.

Discussion on amendment allowing for events (weddings, graduation, birthdays, and other similar events) in agricultural and general commercial districts: J. Worden stated that frequent requests are made to allow for events in such zoning districts and an amendment may be needed in the ordinances to accommodate. There was consensus among commission members to further discuss this topic and potentially address it with new ordinance language.

Adjourned at 7:05 p.m.

Mindy Rice, Substitute Secretary_____

ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

Return to: Jackson 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 JCPC recommendation will be mailed back to the Clerk, who will return a copy to the JCPC with the Township Board Action.

THE Napoleon TOWNSHIP PLANNING COMMISSION submits the following proposed zoning change to the Jackson 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.)

000-14-29-301-001-01, 2.66 acres vacant land to be rezoned of 35.61 acres - see attached for the legal description, section 29

1. The above described property has a proposed zoning change FROM Agricultural (AG-1)
ZONE TO Residential (R-1) ZONE.

2. PURPOSE OF PROPOSED CHANGE: allow two building lots single family

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.)

allow two building lots single family

C. **PUBLIC HEARING** on the above amendment was held on: month January day 26 year 2023

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month January day 10 year 2023

(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.

Mindy Rice, Recording Secretary 01 / 26 / 2023 (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

1. Date of Meeting: month _____ day _____ year _____

2. The JCPC 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.

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

TOWNSHIP BOARD ACTION:

1. Date of Meeting: month 03 day 14 year 2023

2. The Napoleon Township Board herewith certifies that a legally constituted meeting held on the above date and that the proposed amendment () PASSED, () DID NOT PASS, or was () REFERRED ANEW to the Township Planning Commission.

Township Clerk

REZONING WORKSHEET FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

Return to: Jackson 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: Napoleon Township Case #: 22-12-0027

Township official we may contact: John Worden Phone #: (517) 536 - 8694

Applicant: Shawn Thomas De May Phone #: (517) 612 - 9312

Rezoning Request: From: Agricultural (AG-1) To: Residential (R-1)

Property Location: Section(s): 29 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"): 35.61 acres AG-1 to 2.66 R-1

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Vacant Land

What is the proposed use of the site? two residential lots

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

North: Vacant

South: Lake, Vacant

East: Vacant

West: Residential

What are the surrounding Zoning Districts?

North: Rural Residential (RR)

South: Agricultural (AG-1)

East: Agricultural (AG-1)

West: Residential (R-1)

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

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

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

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

Are there any known environmental constraints on the site? ☐ Yes ☒ No

☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s)

☐ Other (please specify) _____

Please attach the minutes of the Planning Commission.

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

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

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

Please attach any public comments, letters, or petitions.

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

Please include any additional information or comments as an attachment.

NAPOLEON TOWNSHIP ZONING APPLICATION

Print or Type

CASE # 22-12-0027

APPLICATION FOR

- ☒ Rezoning **
☐ Site Plan Review
☐ Planned Developments
☐ Special Land Use
☐ Amendments

- ☐ Variance ♦
☐ Conditional Use **
☐ Home Occupation **
☐ Site Plan Change/Renewal
☐ Administrative Site Plan
☐ Other

This application will not be processed if incomplete. **All required materials must be submitted at least thirty (30) days prior to the next Planning Commission meeting. Site Plans with all documentation thirty (30) days prior to the next Planning Commission meeting.

♦All required materials must be submitted at least thirty (30) days prior to the next Zoning Board of Appeals meeting.

APPLICANT INFORMATION (If different than owner, a letter of authorization from the owner must be attached)

Name(s) Shawn Thomas DeMay Phone 517 612-9312

Address 5466 White Rd

Cement City, MI 49233

OWNER INFORMATION

Name(s) Phyllis DeMay TRUST Phone 517 612-9312

Address 5466 White Rd

Cement City, MI 49233

PROPERTY INFORMATION

Address or Location ACKERSON LAKE Rd VACANT

Permanent Parcel # 38000-14-29-301-001-01

Zone District (Current) Agricultural (A6-1) Property Size 35.61 ACRES

Attach legal description-also a survey, site drawing and pictures may be required.

NARRATIVE DESCRIPTION OF PROPOSED USE/REQUEST (attach additional pages as needed)

Create two parcels from 38000-14-29-301-001-01
FOR FUTURE USE - PICNIC AREA, DOCK, ETC.

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.

Shawn DeMay

Signature of Applicant

12/5/22

Signature of Applicant

Date

I hereby grant permission for members of the Napoleon Township (Planning Commission) (Zoning Board of Appeals) (Township Board) to enter the above described property (or as described in the attached) for the purpose of gathering information related to this application. (Note to Applicant: This is optional and will not affect any decision on your application.)

Signature of Applicant

Signature of Applicant

Date

DO NOT WRITE BELOW THIS LINE

Date Received 12/14/22 Application ☐

Submitted Materials: Site plan ☐ # of copies 24 x 36 ☒ 11 x 17 ☒ CD/PDF ☒

Site plan checklist ☐ Environmental checklist ☐ Pictures/Video ☐

Survey: Stake ☐ Mortgage ☐

Letters: JCRC ☐ JCDC ☐ JCHD ☐ DPW ☐ JCAP ☐ DEQ ☐ FIRE ☐

Application Fee 350.00 Publication/Mailing Fee

APPLICATION ACCEPTED BY: John Worden

Meeting Dates: PC 1/26/23

ZBA X

CNTY 2/9/23

TWPBD 3/14/23

Publication Dates #1 1/10/23

WEB 1/10/23

NOTE: Please attach all documents as required for each type of request and as listed on the attached sheets.
 Publication and postage cost charged accordingly over and above filing fees.

NOTICE

The Napoleon Township Planning Commission will hold a public hearing January 26, 2023 at 6:00 p.m. in the Township Hall, 6775 Napoleon Road, Jackson, MI. 49201

At this time all interested parties will be heard on the request of Shawn DeMay to rezone 2.66 acres located off Ackerson Lake Road from Agricultural (AG-1) to Residential (R-1) allowing the property to be used for two residential lots. The property and request are more particularly described and on display at the Township Office.

Napoleon Township Office is open from 7:00 a.m. to 5:00 p.m. Monday – Thursday during which time the Zoning Ordinance/Zoning Map may be examined. Written comments regarding the above may be directed to the Township, or by calling (517) 536-8694 Extension 209. Napoleon Township will provide any necessary or reasonable auxiliary aids at the meeting for persons with disabilities, upon ten (10) days written notice to the Township. John Worden, Zoning Administrator

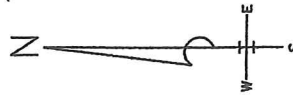
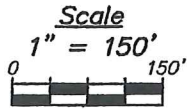
The Exponent
Insertion Date: January 10, 2023

Copy to John Hummer, Clerk

Proposed Land Division

For:
Shawn DeMay

Part of the SW 1/4 of
Sec. 29, T3S, R1E
Napoleon Twp., Jackson County, MI.



Note

Descriptions are Based on Tax
Information and Are Not for Conveyance.
A Boundary Survey is Required.

Basis of Bearings

West Line of Section 29
being South per Tax Description

Proposed Parcel 1:

A parcel of land in the Southwest 1/4 of Section 29, Town 3 South, Range 1 East, Napoleon Township, Jackson County, Michigan, more particularly described as:

Commencing at the West 1/4 Corner of said Section 29, thence South along the West Line of said section, 1433.32 feet; thence S57°57'40"E 243.04 feet; thence N79°39'20"E 560.70 feet to the Point of Beginning of this description; thence N70°19'11"E 253.75 feet; thence S19°40'49"E 211.40 feet to the shore of Cranberry Lake; thence S70°19'11"W along said shore, 255.75 feet; thence N19°08'40"W 211.41 feet to the Point of Beginning. Containing 1.24 acres, more or less.

Proposed Parcel 2:

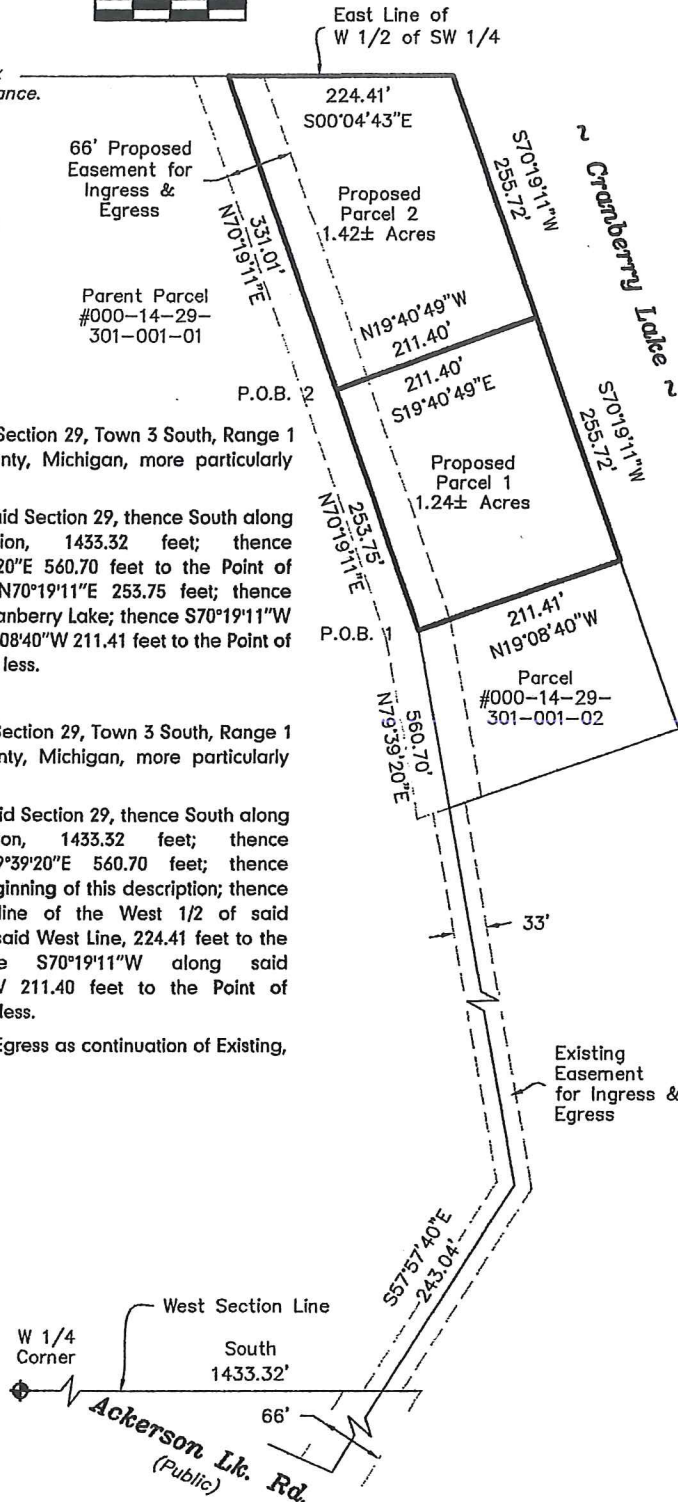
A parcel of land in the Southwest 1/4 of Section 29, Town 3 South, Range 1 East, Napoleon Township, Jackson County, Michigan, more particularly described as:

Commencing at the West 1/4 Corner of said Section 29, thence South along the West Line of said section, 1433.32 feet; thence S57°57'40"E 243.04 feet; thence N79°39'20"E 560.70 feet; thence N70°19'11"E 253.75 feet to the Point of Beginning of this description; thence N70°19'11"E 331.01 feet to the East line of the West 1/2 of said Southwest 1/4; thence S00°04'43"E along said West Line, 224.41 feet to the shore of Cranberry Lake; thence S70°19'11"W along said shore, 255.72 feet; thence N19°40'49"W 211.40 feet to the Point of Beginning. Containing 1.42 acres, more or less.

NOTE: Proposed Easement for Ingress & Egress as continuation of Existing, as shown.



David E. Erickson
PROFESSIONAL SURVEYOR #29245



JOB #: 2022.4928

DRAWN: RST

DATE: 11-8-22

SCALE: 1" = 150'

PAGE: 1 OF 1



SHERIDAN SURVEYING CO.

910 Fifth Street
517-764-0440

Michigan Center, MI 49254
sheridansurveying.com

Case#22-12-0027-Rezoning-Vacant Land
Agricultural to Residential Applicant Shawn DeMay





Parcel Report - Parcel ID: 000-14-29-301-001-01

12/15/2022



Owner Name DEMAY, PHYLLIS TRUST
Owner Address 5466 WHITE RD
CEMENT CITY, MI 49233-9537
Homestead 0
Parcel Address ACKERSON LAKE RD VACANT
JACKSON, MI 49201
Property Class 402 - RESIDENTIAL VACANT
Status Active
Acreage 35.61
Gov't Unit Napoleon
Tax Unit Napoleon
School District NAPOLEON SCHOOL
Liber/Page 1617-0651

	2020	2021	2022
Taxable Value	\$16,304	\$16,532	\$17,077
Assessed Value	\$59,900	\$54,700	\$72,200

Tax Description:

BEG IN E&W 1/4 LN OF SEC 29 AT A PT 297 FT E OF W 1/4 POST OF SD SEC TH S PAR WITH W SEC LN 900.75 FT TH W 297 FT TH S ALG W SEC LN 532.57 FT TO CEN OF PRIVATE RD (66 FT WIDE) TH S57DEG 57'40"E ALG CEN OF SD RD 243.04 FT TH N79DEG 39'20"E ALG CEN OF SD RD 330.7 FT TH S19DEG 08'40"E 244 FT TO NLY SHORE LN OF CRANBERRY LAKE TH NELY ALG SD SHORE LN TO W 1/8 LN OF SEC 29 TH N ALG SD 1/8 LN TO E&W 1/4 LN TH W ALG SD 1/4 LN TO BEG EXC BEG AT W 1/4 POST OF SEC 29 TH E ALG E&W 1/4 LN 297 FT TH S PAR WITH W SEC LN 900.75 FT TH W 297 FT TO W SEC LN TH S ALG W SEC LN 532.57 FT TO CEN LN OF PRIVATE DR (66 FT WIDE) TH S57DEG 57'40"E 243.04 FT ALG SD CEN LN TH N79DEG 39'20"E 560.7 FT TO APT FOR PL OF BEG OF THIS EXCN TH S79DEG 39'20"W 180 FT TH S19DEG 08'40"E 244 FT TO NLY SHORE LN OF CRANBERRY LAKE TH NELY ALG SD SHORE LN TO A PT S19DEG 08'40"E FROM BEG TH N19DEG 08'40"W TO BEG. SEC 29 T3S R1E 35.6100 A



WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description. The intent of this map is to allow easy access and visual display of government information and services. Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors may occur.





Jackson 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 | #22-02

Applicant: Mark P. Blossom and Lynne Chytilo
6182 Mann Rd.
Concord, MI 49237

Date: December 1, 2022

Proposal: **Application for Farmland Agreement in Pulaski Township**

Location: An application was filed for the subject property—Property ID #000-16-05-201-002-01—situated in Section 5 of Pulaski Township. (T4S, R3W). It is located on the south side of Homer Road (see Map 1).

Description: Applicants desire to add the subject property to existing PA 116 Agreement #38-63684-12312100. The subject property has an area of approximately 29.17 acres of which 5.91 acres (approximately) are cultivated for cash crops. The existing PA 116 #38-63684-12312100 has an area of approximately 28.00 acres of which 26.77 acres (approximately) are cultivated for cash crops. Combining the existing PA 116 with the subject property results in an area of approximately 57.17 total acres of which 32.68 acres approximately are cultivated for cash crops; 35.08 acres are woods and 1.23 acres are comprised of barns/buildings. There are no buildings on the subject property. Four total buildings consisting of one residence, one barn, one tool shed, and one garage are located on the existing PA 116 property. One house (empty), two barns, two silos, and two outdoor farm equipment storage are located on the property.

Term: A term length of 90 years, the maximum, is requested.

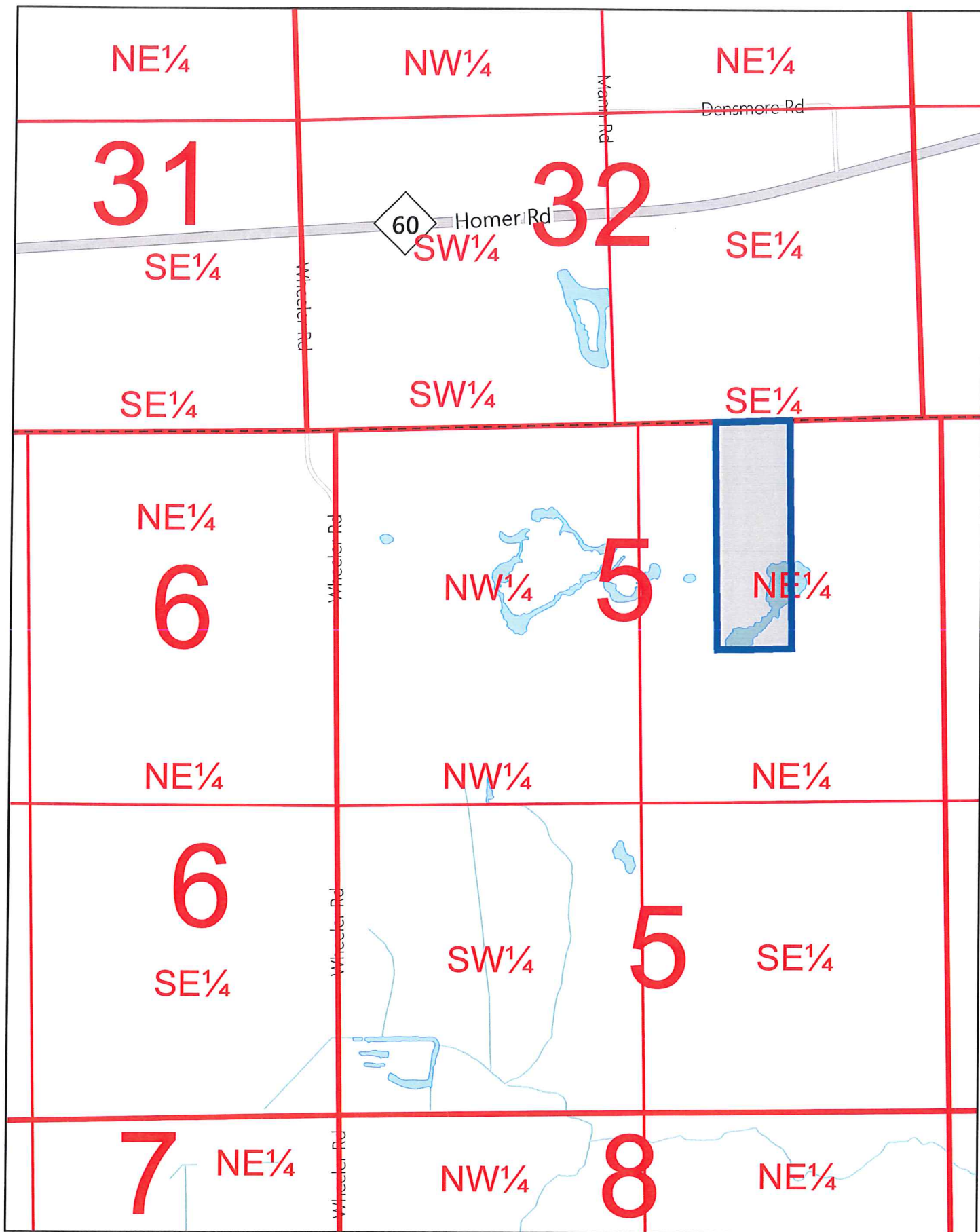
Future Land Use: The countywide future land use map for Pulaski Township places the property in an area designated as "Agricultural Preservation Area."

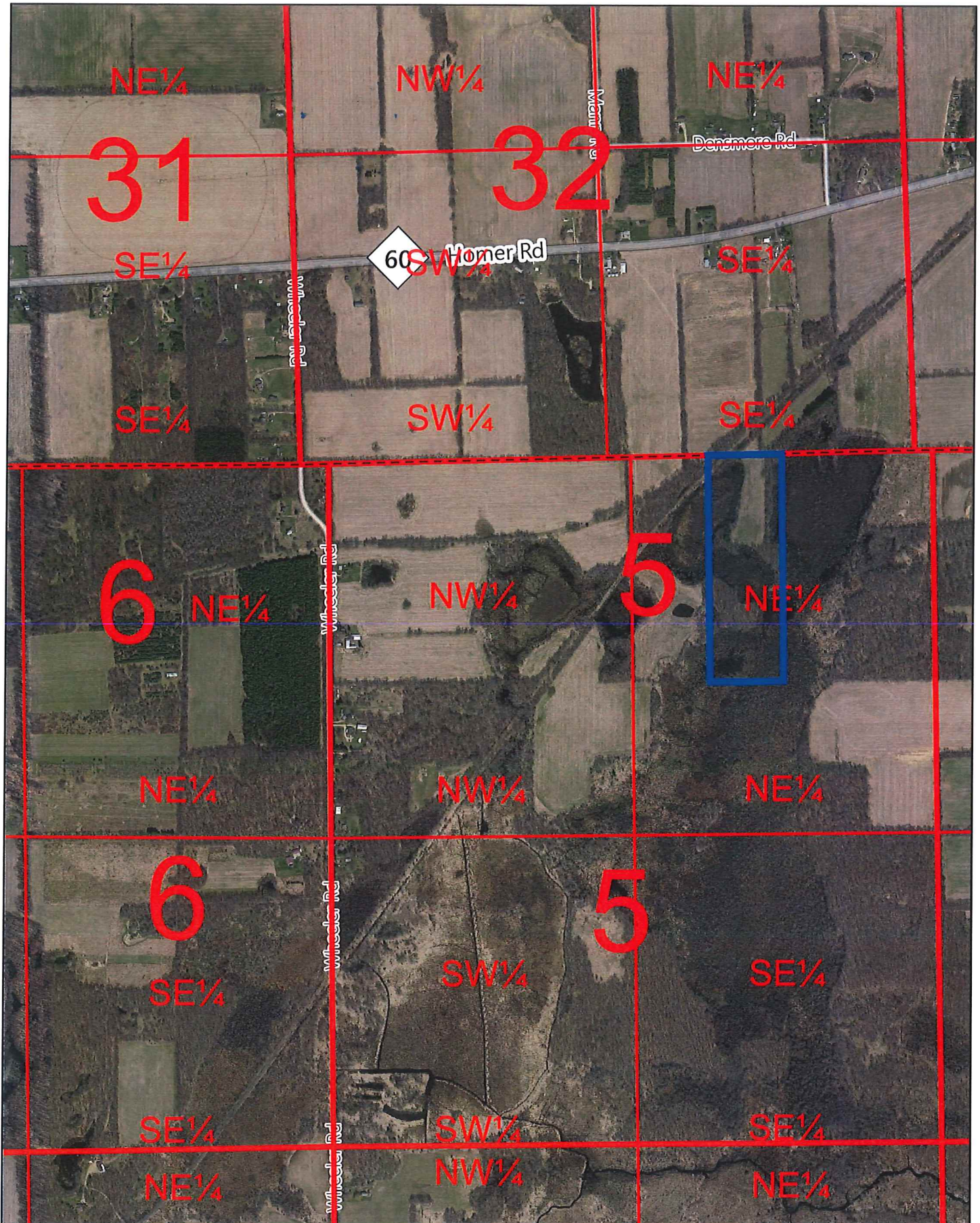
Staff Comments: The application contains an error which the applicant should consider addressing:

- *Question #7:* is answered as "Concord Township." The subject property is located in Pulaski Township.

Based upon this analysis staff advises the Jackson County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the application to the Pulaski Township Board, provided the applicant considers making the corrections/clarifications suggested in the staff report.

Map 1: Location Map



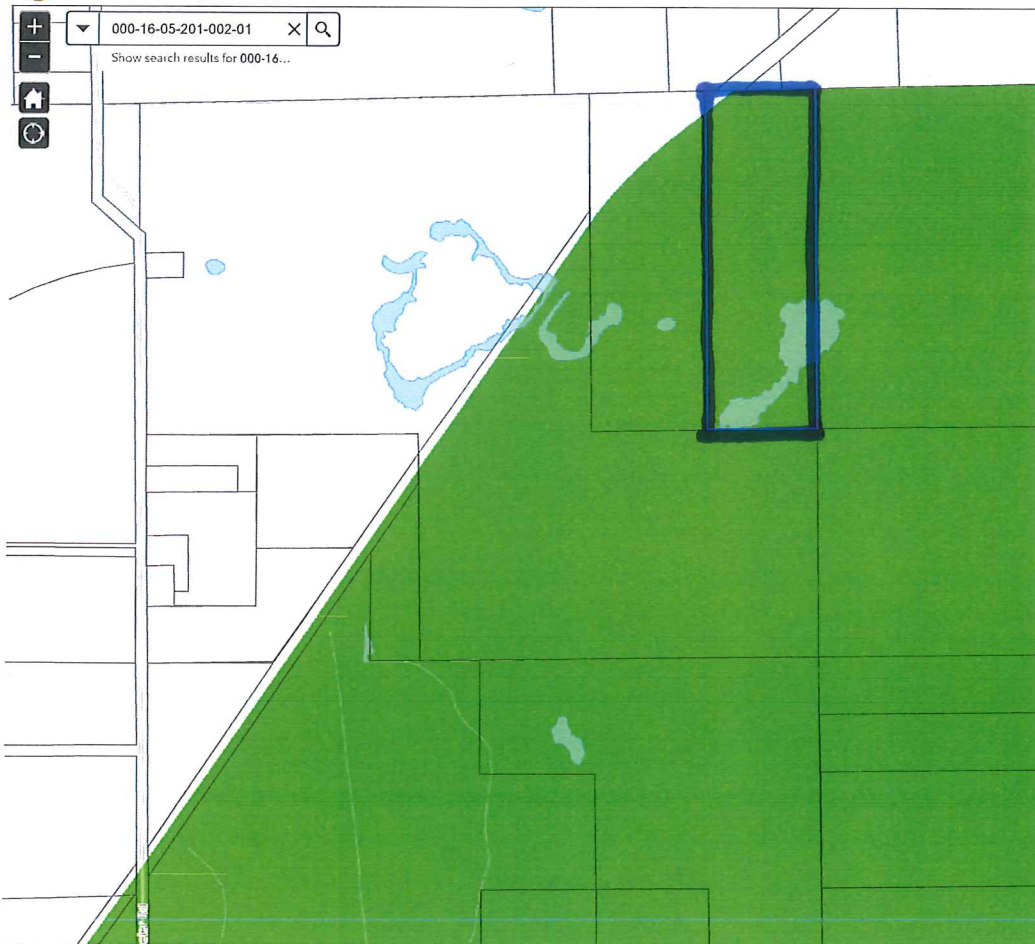


Map 2: County Land Use Map

Jackson County Zoning Viewer

000-16-05-201-002-01

Show search results for 000-16...



About

Jackson County, MI Zoning Information

Zoning Districts:

Agricultural Districts
Residential Districts
High Density Residential Districts
Commercial Districts
Industrial Districts
Public / Recreation Open Space Districts

Overlay Districts:

Public Overlay

About:

Colors on this map represent a simplified version of local zoning districts in Jackson County, MI. Each township and village has their own specific Zoning Ordinances.

To view a Local Zoning Ordinance, click on the desired area of the map. A popup appears that shows the Municipality and Local Zoning Class in bold, followed by the Zoning Description for that class and a link to respective ordinance information.

Note: Henrietta, Pulaski and the Villages of Hanover & Brooklyn Ordinance links are currently unavailable

Search for a location by entering a Parcel ID, Property Owner Name or Address in the top left bar. Type slowly for auto-fill to populate. Owner Names are formatted Last Name then First. Parcel IDs must include dashes.

To view Parcel outlines, zoom in closely. Please note that Parcel outlines are not survey grade.

City of Jackson Zoning courtesy of City of Jackson Engineering/GIS

Comments or Questions?

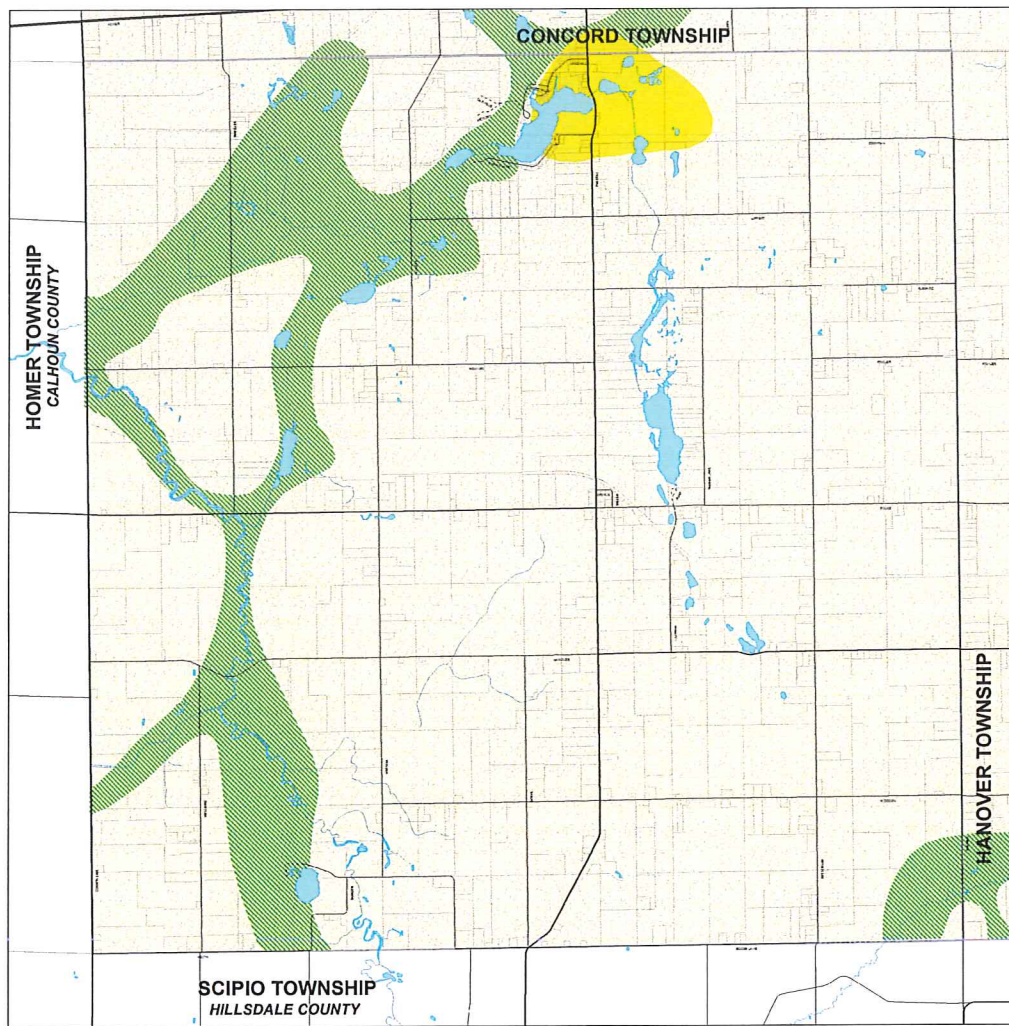
Jackson County Geographic Information Systems (GIS)
County Tower Building - 11th Floor
120 W Michigan Ave
Jackson, MI 49201
gis@mijackson.org
517-768-6691

Disclaimer:

The official and primary source for zoning information lies with each respective city, township, or village. Please contact your local municipality for more information. This map is for informational purposes ONLY. Although the county makes an effort to keep this map updated and accurate, errors can occur and there may be delays in map updates. Jackson County will not be liable for any damages whatsoever in connection with the use of this application.

200ft

Map 3: Future Land Use Map

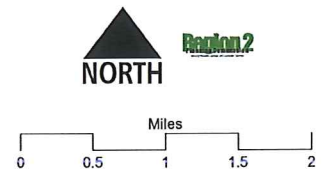


PULASKI TOWNSHIP

**COUNTYWIDE
FUTURE LAND USE**

LAND USE

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- GREENWAY
- AGRICULTURAL PRESERVATION AREA

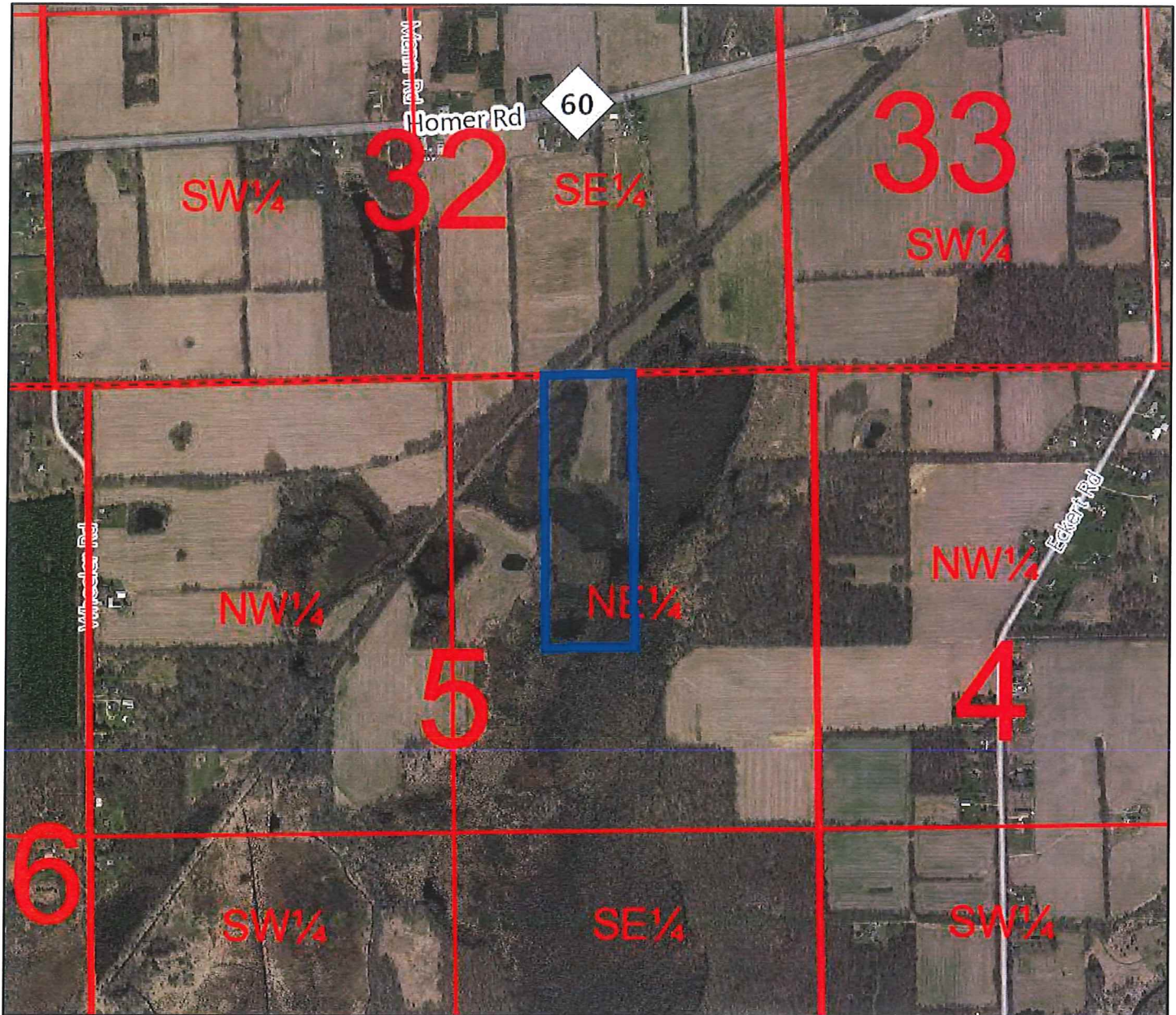


Map 4: Parcel Report



Parcel Report - Parcel ID: 000-16-05-201-002-01

1/10/2023



Owner Name BLOSSOM MARK & CHYTILO LUNNE
Owner Address 6182 MANN RD
CONCORD, MI 49237-9611
Homestead 100
Parcel Address REARLAND
Property Class 101 - AGRICULTURAL
Status Active
Acreage 29.17
Gov't Unit Pulaski
Tax Unit Pulaski
School District CONCORD SCHOOL
Liber/Page 2145-94

	2020	2021	2022
Taxable Value	\$9,273	\$9,402	\$9,712
Assessed Value	\$23,800	\$26,300	\$26,300

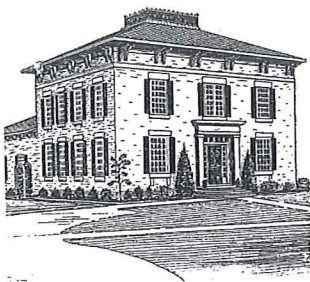
Tax Description:

E 1/2 OF THE W 1/2 OF THE N FRL 1/2 OF THE NE FRL 1/4 SEC 5 T4S R3W; COMBINED ON 03/10/2020 FROM 000-16-05-500-001-01, 000-16-05-201-002-00;



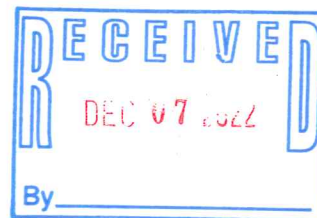
WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description.
The intent of this map is to allow easy access and visual display of government information and services.
Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors may occur.





JACKSON & JACKSON_{LLC}

December 2nd, 2022



Jackson County Planning Commission
C/o Mr. Jim Videto
120 W. Michigan Ave.
Jackson, Michigan 49201

RE: PA 116 Farmland and Open Space Program Applications
For: Mark P. Blossom and Lynne Chytilo

Dear Mr. Videto,

Please find the enclosed Farmland and Open Space Programs Applications for the above named individual(s). We ask that you please process this application and forward the paperwork onto the next step of the procedure to get these approved. I have delivered a copy of the signed applications to the Planning Commission of Jackson County as an advance notice to them. Should you desire, you may return them to me and I will deliver them to the Planning Department.

Sincerely,

Chad D. Jackson

PA116.letter



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:	DEC 07 2022
Date Received	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: BLOSSOM MARK P.
Last First Initial
(If more than two see #15) Chytalo Lynne
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: 6182 MANN ROAD CONCORD MICHIGAN 49237
Street City State Zip Code
3. Telephone Number: (Area Code) () 517 937-4781
4. Alternative Telephone Number (cell, work, etc.): (Area Code) () _____
5. E-mail address: _____

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

6. County: JACKSON 7. Township, City or Village: CONCORD TOWNSHIP
8. Section No. 5 Town No. 45 Range No. 3W

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: _____

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)

Client wishes to add this to existing PA 116 Agreement

rev. 12/2019

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

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

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

Name: MARK P. BLOSSOM Title: OWNER

Name: Lynne chytilo Title: Owner

Name: _____ Title: _____

Name: _____ Title: _____

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

* WANT TO ADD THIS LAND TO EXISTING PA 116 AGREEMENT #38-63684-12312100 *

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

This application is for:

- ☒ a. 40 acres or more +/- 29.17 → 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 +/- 29.17-NEW +/- 28.00-OLD = +/- 57.17-TOTAL
 c. Total number of acres being applied for (if different than above): +/- 29.17-NEW, 28.00-OLD, +/- 57.17-TOTAL
 d. Acreage in cultivation: +/- 5.91-NEW, +/- 26.77-OLD, +/- 32.68 - TOTAL
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____
 f. All other acres (swamp, woods, etc.) +/- 35.08 WOODS, +/- 1.23 BARNS/BUILDINGS
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

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

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. There are no structures on this property, All on other property

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

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

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

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

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

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.

(X) [Signature]
(Signature of Applicant)
(X) [Signature]
(Co-owner, If Applicable)
12/1/2022
(Date)

(Corporate Name, If Applicable)

(Signature of Corporate Officer)

(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:

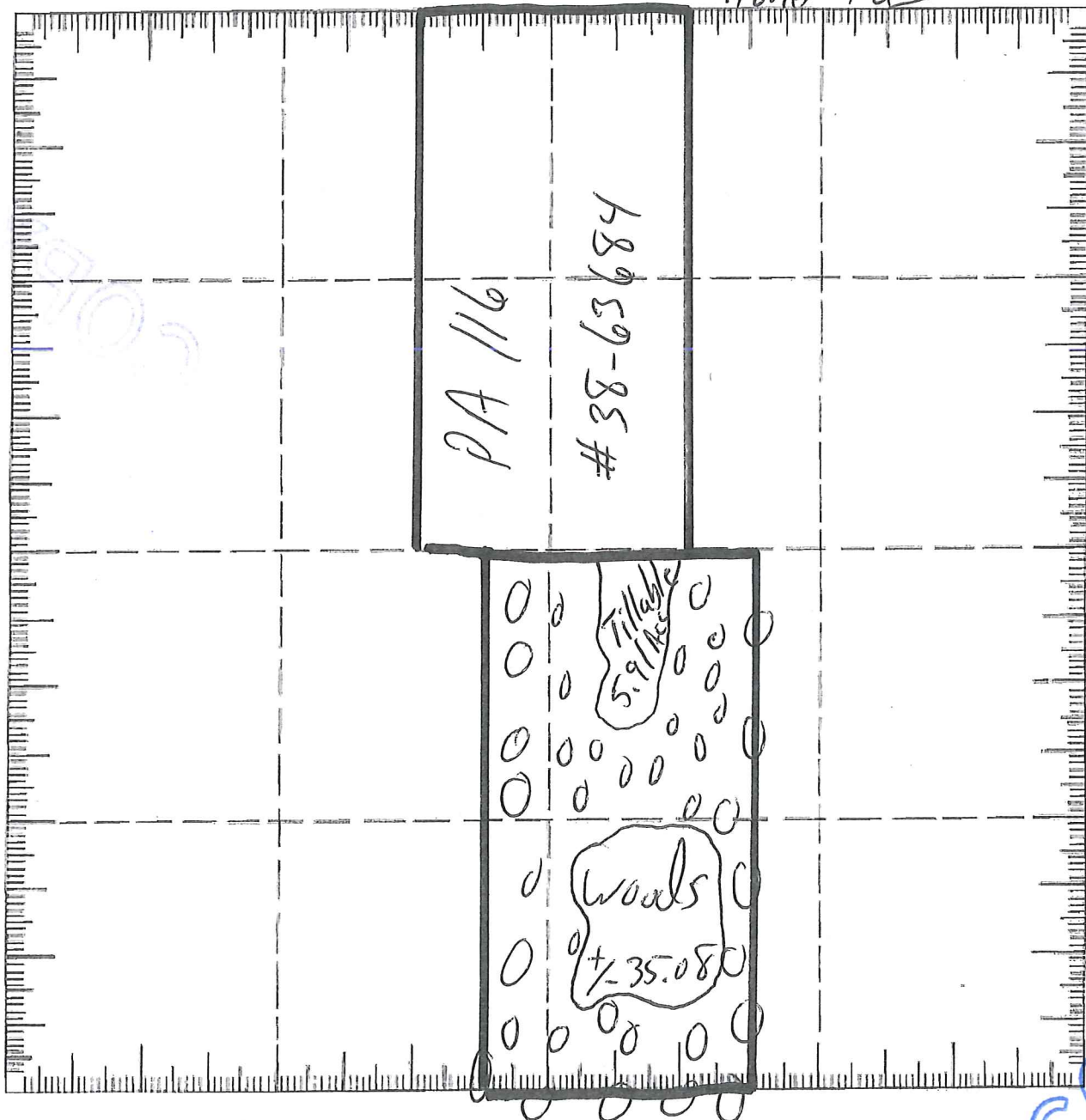
- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
 B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
 C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
 D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

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

County JACKSONTownship CONCORDT. 4S R. 3W Section 5

↑ North

Homer Rd





STATE OF MICHIGAN - JACKSON COUNTY
Received 11/01/2021 09:46 AM 2897858
Processed 11/01/2021 11:07:54 AM FDRA
Amanda L. Kirkpatrick, Clerk/Register of Deeds



STATE OF MICHIGAN - FARMLAND DEVELOPMENT RIGHTS AGREEMENT

PLEASE RECORD THIS DOCUMENT BEFORE 1/12/2022
AGREEMENT #38-63684-123100

THIS FARMLAND DEVELOPMENT RIGHTS AGREEMENT, MADE AND EXECUTED THIS 26th day of October AD 2021, by and between Mark P Blossom, A Married Man hereinafter referred to as the "Owner" and the Department of Agriculture and Rural Development for and on behalf of the State of Michigan (MDARD); WITNESSETH WHEREAS, the Owner owns real property in the County of Jackson, State of Michigan, hereinafter referred to as the "Subject Property", which is described as follows:
NE 1/4 of the NW 1/4, EXC the E 230.46 ft of the N 378 ft thereof, Section 32, T3S, R3W, Concord Township, Jackson County, Michigan. (38 m/l)

This Agreement shall serve notice of the removal and replacement of the property described above from a similar Agreement recorded in the Jackson County Register of Deeds Office in Liber 1980, Page 344, on March 19, 2012.

WHEREAS, Subject Property is now devoted to agricultural uses and uses compatible thereto; and WHEREAS, the Owner and MDARD desire to limit the use of Subject Property to agricultural uses and uses compatible thereto in order to preserve a maximum of agricultural land, to conserve Michigan's economic resources, to maintain the agricultural economy, to assure a supply of food and fiber for future residents of the State of Michigan and to discourage the premature and unnecessary conversion of agricultural land to more intensive uses, recognizing that such land has public value as agricultural land and constitutes an important physical, social, aesthetic and economic asset to the Owner and the State of Michigan; and WHEREAS, both the Owner and the MDARD intend that the terms, conditions and restrictions of this Agreement be consistent with those Agreements authorized by Part 361 of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994 (being Sections 324.36101 to 324.36117 of Michigan Compiled Laws annotated). NOW, THEREFORE, the parties hereto for and in consideration of benefits to each of them accruing by virtue hereof AGREE that:

1. This Agreement is made and entered into pursuant to the provisions of Part 361 of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994 and all of the provisions of said Act are incorporated herein by reference and made a part thereof.
2. A structure shall not be built on the Subject Property except for use consistent with farm operations, which includes a residence for an individual essential to the operation of the farm under section 36111(2)(b), or lines for utility transmission or distribution purposes or with the approval of the **Concord Township Board** and MDARD.
3. Land improvements shall not be made except for use consistent with farm operations or with the approval of the **Concord Township Board** and MDARD.
4. Any interest in the Subject Property shall not be sold except a scenic, access or utility easement which does not substantially hinder farm operations.
5. Public access is not permitted on the land unless agreed to by the Owner.
6. The exploration and extraction for natural gas and oil is hereby permitted provided MDARD be notified by the Owner when such activity takes place. The extraction of other surface and sub-surface minerals is hereby prohibited unless specifically approved by MDARD, and the **Concord Township Board**.
7. The term of this Agreement shall be for **ninety (90) years**, commencing on the 1st day of January, 2011, and ending on the 31st day of December, 2100.
8. This Agreement may be terminated subject to the same provisions and with like penalties as set forth in Part 361 of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994 for the termination of said Agreements.
9. If the Subject Property is sold to another party whose name does not appear on this Agreement, the seller must obtain a signed statement from the purchaser which declares that the purchaser will honor all conditions and restrictions contained in this Agreement and declares that the purchaser will assume responsibilities for all payback and/or penalty provisions provided by law. The Owner shall provide a copy of the signed statement and documentation of ownership change to MDARD and the **Concord Township Board** within 90 days of the change.
10. This Agreement shall constitute a covenant running with the land and shall be binding upon and inures to the benefit of the heirs, executors, administrators, successors, trustees and assigns to the parties.

COPY

11-32-451-001-00

Return to:
Mark Blossom Jackson and Jackson LLC
311 E Mansion St

Marshall MI 49068
AGREEMENT# 38-63684-123100
Extend Resend LJW

Prepared by:
Mark Swartz, Deputy Director
MDARD-ESD Farmland Program
PO Box 30449
Lansing, MI 48909

State of Michigan Use Only

Signed by:
Michigan Department of Agriculture and Rural Development
Environmental Stewardship Division
Farmland & Open Space Preservation Program

Forest Kraus
Forest Kraus, Program Manager

STATE OF MICHIGAN
COUNTY OF INGHAM

On this **October 14th** 2021 AD, before me, a Notary Public in and for said County personally appeared Forest Kraus, Program Manager, to me known to be the same person who executed the foregoing agreement, and who acknowledged the same to be his free act and deed and the free act of the Department of Agriculture and Rural Development for the State of Michigan in whose behalf he acts.

Lexava L. Smith
Lexava L. Smith, Notary Public
Eaton County, Michigan acting in Ingham County, Michigan
My Commission Expires: April 17, 2025

Do not write above this line - State of Michigan Use Only

IN WITNESSTHEREOF, the party(ies) have executed this Agreement as of the date notarized below.

(x) Mark P. Blossom
Mark P Blossom

STATE OF MICHIGAN
COUNTY OF Calhoun

On this 26th day of October AD 2021, before me, a Notary Public, personally appeared **Mark P Blossom** to me known to be the same person who executed the foregoing instrument, and who acknowledges the same to be his/her own free act and deed.

(x) Annette M. Taylor Notary Public
Calhoun County, MI acting in Calhoun County, MI
Comm. Exp: 4/26/2025



Return to:
Mark Blossom Jackson and Jackson LLC
311 E Mansion St

Marshall MI 49068
AGREEMENT# 38-63684-123100
Extend Resend LJW

Prepared by:
Mark Swartz, Deputy Director
MDARD-ESD Farmland Program
PO Box 30449
Lansing, MI 48909

MESSAGE TO TAXPAYER

TAXES ARE PAYABLE AT THE TOWNSHIP OFFICE OR BY MAIL. CREDIT CARDS ARE NOT ACCEPTED. A DROP BOX FOR NON-CASH PAYMENTS IS LOCATED AT THE OFFICE DOOR. TAX COLLECTION OFFICE HOURS:
 MONDAYS & TUESDAYS: 8:30 A.M.- 4:30 P.M.
 SEPTEMBER 14, 2020: 8:30 A.M.-5 P.M.
 CLOSED LABOR DAY, SEPTEMBER 7, 2020

PAYMENT INFORMATION

This tax is due by: 09/14/2020
 Pay by mail to: PULASKI TOWNSHIP TREASURER
 12363 FOLKS RD.
 HANOVER, MI 49241
 517-524-6061

See reverse side for additional information

PROPERTY INFORMATION

Property Assessed To:
 BLOSSOM MARK & CHYTILLO LUNNE
 6182 MANN ROAD
 CONCORD, MI 49237

QUALIFIED AGRICULTURAL PROPERTY EXEMPTION

Prop #: 000-16-05-201-002-01 School: CONCORD

Prop Addr: REARLAND

Legal Description:

E 1/2 OF W 1/2 OF NE1/4 SEC 5 T4S
 R3W 29.17 +/- ACRES SPLIT ON 10/29/2019 WITH 000-16-
 05-251-001-01, 000-16-05-500-001-01, 000-16-05-201-
 001-00 INTO 000-16-05-251-001-03, 000-16-05-251-001-
 04, 000-16-05-201-001-01, 000-16-05-201-002-01;

TAX DETAIL

Taxable Value: 9,273
 State Equalized Value: 23,800
 PRE/MBT %: 100.0000
 Class: 101

Bill # Mortgage Co:

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	55.63
COUNTY	5.09410	47.23

BALANCE OF DESCRIPTION ON FILE

	Total Tax	11.09410	102.86
Administration Fee			1.02
TOTAL AMOUNT DUE			103.88

COPY

14307

TO
FIXED

LIBER 2067 PAGE 1030 1 of 1
STATE OF MICHIGAN - JACKSON COUNTY
Received 12/15/2015 09:50:00 AM 2727318
Processed 12/15/2015 02:13:07 PM DW
Amanda L. Riska, Clerk/Register of Deed

JACKSON COUNTY TREASURER'S CERTIFICATE
No. 155209 Jackson, MI 12-15-2015
I HEREBY CERTIFY that there are no TAX LIENS or
TITLES held by the State or any individual against the
within description, and all TAXES on same are paid for
five years previous to the date of this instrument as
appears by the records in this office except as stated

Karen A. Coffman
KAREN A. COFFMAN, County Treasurer
SIN. 135, Act 206, 1993 As Am.

Received and Returned For Errors:
11/23/2015 9:02 AM Trans # 2721163
Jackson County, MI

WARRANTY DEED

Grantor, Kent L. Blossom, First Successor Trustee of the Leslie F. Blossom and Patricia A. Blossom Family Revocable Living Trust Dated September 18, 2000, whose address is 124 Walnut Street, Apt. 206, Wilmington, NC 28401 conveys and warrants to Grantees Mark Blossom and Lynne Chytilo, husband and wife, whose address is 6182 Mann Rd., Concord, Michigan 49237, the following real property: Located in the Townships of Concord and Pulaski, County of Jackson, State of Michigan: *MLC*

Parcel 1: Land situated in the Township of Concord, County of Jackson, State of Michigan described as follows:

The East half of the West half of the Southeast quarter of Section 32, Town 3 South, Range 3 West, lying South of Highway M-60.

Parcel 2: Land situated in the Township of Pulaski, County of Jackson, State of Michigan described as follows:

The East half of the West half of the North part of the Northeast fractional quarter of Section 5, Town 4 South, Range 3 West, excepting therefrom the railroad right of way.

Grantor grants to Grantees the right to make All divisions 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 that may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act. SEE REAL ESTATE TRANSFER AFFIDAVIT ON FILE.

Dated this 23 day of OCTOBER, 2015

Signed by:

Kent L. Blossom
Kent L. Blossom, First Successor Trustee of the Leslie F. Blossom and Patricia A. Blossom Family Revocable Living Trust dated September 18, 2000.

STATE OF North Carolina
COUNTY OF New Hanover

The foregoing instrument was acknowledged before me this 23rd day of October, 2015 by Kent L. Blossom, First Successor Trustee of the Leslie F. Blossom and Patricia A. Blossom Family Revocable Living Trust dated September 18, 2000.



Linda K. Solomon
Linda K. Solomon, Notary Public
New Hanover County, North Carolina
Acting in the County of New Hanover
My commission expires: 08-05-2020

When Recorded Return To:

Mark Blossom and Lynne Chytilo
6182 Mann Rd.
Concord, Michigan 49237

Send Subsequent Tax Bills To:

Mark Blossom and Lynne Chytilo
6182 Mann Rd.
Concord, Michigan 49237

Drafted By: (WITHOUT OPINION)

FLEMING & FLEMING, P.C.
James B. Fleming (P42856)
607 Wildwood Avenue
Jackson, MI 49201
517-782-9500
Jim@fleminglaw.com

890844

E DEVM TTR agency
800 E. Milham, Ste 201
POAage, MI 49002

Received and Returned For Errors:
12/04/2015 9:20 AM Trans # 2721163
Jackson County, MI

COPY

000-11-32-451-001-00 EQ
000-16-05-201-002-00 EQ

MESSAGE TO TAXPAYER

TAXES ARE PAYABLE AT THE TOWNSHIP OFFICE OR BY MAIL. A DROP BOX FOR PAYMENTS IS LOCATED AT THE OFFICE DOOR. CREDIT CARDS ARE NOT ACCEPTED. OFFICE HOURS: MONDAYS & TUESDAYS: 8:30AM-4:30PM HOLIDAY AND ADDITIONAL TAX COLLECTION HOURS: 12/29/20 & 3/1/21 8:30 AM-5 PM

MASKS ARE REQUIRED FOR ANYONE ENTERING THE TOWNSHIP OFFICE.

PAYMENT INFORMATION

This tax is due by: 02/16/2021

Pay by mail to: PULASKI TOWNSHIP TREASURER
12363 FOLKS RD.
HANOVER, MI 49241
517-524-6061

See reverse side for additional information

PROPERTY INFORMATION

Property Assessed To:

BLOSSOM MARK & CHYTILO LUNNE
6182 MANN ROAD
CONCORD, MI 49237

QUALIFIED AGRICULTURAL PROPERTY EXEMPTION

Prop #: 000-16-05-201-002-01 School: CONCORD

Prop Addr: REARLAND

Legal Description:

E 1/2 OF W 1/2 OF NEFL 1/2 OF NEFL 1/4. SEC 5 T4S
R3W 29.17 +/- ACRES SPLIT ON 10/29/2019 WITH 000-16-05-251-001-01, 000-16-05-500-001-01, 000-16-05-201-001-00 INTO 000-16-05-251-001-03, 000-16-05-251-001-04, 000-16-05-201-001-01, 000-16-05-201-002-01;

REARLANDS

BALANCE OF DESCRIPTION ON FILE



TAX DETAIL

Taxable Value: 9,273
State Equalized Value: 23,800 Class: 101
PRE/MBT %: 100.0000

Bill #

Mortgage Co:

DESCRIPTION	MILLAGE	AMOUNT
CONCORD OPER	18.00000	EXEMPT
CONCORD DEBT 10	2.95000	27.35
CONCORD DEBT 18	1.45000	13.44
CONCORD S F	1.95460	18.12
JACKSON ISD	8.74400	81.08
MED CARE	0.24910	2.30
LIBRARY	1.75080	16.23
JAIL	0.48270	4.47
SENIOR SERVICES	0.60000	5.56
LIFEWAYS	0.49750	4.61
PARKS	0.49820	4.61
ANIMAL CONTROL	0.24910	2.30
JACKSON COLLEGE	1.13900	10.56
PULASKI TOWNSHIP	0.70120	6.50
PULASKI FIRE 06	0.94070	8.72
PULASKI FIRE 18	0.48870	4.53
PULASKI FIRE EOP	0.48870	4.53
Total Tax	41.18430	214.91
Administration Fee		2.14

TOTAL AMOUNT DUE

217.05

OPERATING FISCAL YEARS

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

County: 01/01/2021 - 12/31/2021
Twn/Cty: 04/01/2020 - 03/31/2021
School: 07/01/2020 - 06/30/2021
State: 10/01/2020 - 09/30/2021

Does NOT affect when the tax is due or its amount

ALL TAXES MUST BE PAID AT THE TOWNSHIP OFFICE THROUGH MARCH 1, 2021. AS OF MARCH 2, 2021, ALL REAL ESTATE TAXES ARE PAYABLE TO THE JACKSON COUNTY TREASURER WITH A 4% ADMINISTRATIVE FEE AND A 1% PENALTY PER MONTH.
JACKSON COUNTY TREASURER 120 W. MICHIGAN AVE.
JACKSON, MI 49201 PHONE: 517-788-4418

Please detach along perforation. Keep the top portion.

COPY

MESSAGE TO TAXPAYER

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 CLOSED LABOR DAY, SEPTEMBER 7, 2020

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 R3W 29.17 +/- ACRES SPLIT ON 10/29/2019 WITH 000-16-
 05-251-001-01, 000-16-05-500-001-01, 000-16-05-201-
 001-00 INTO 000-16-05-251-001-03, 000-16-05-251-001-
 04, 000-16-05-201-001-01, 000-16-05-201-002-01;

REARLANDS

BALANCE OF DESCRIPTION ON FILE

TAX DETAIL

Taxable Value: 9,273
 State Equalized Value: 23,800 Class: 101
 PRE/MBT %: 100.0000

Bill #

Mortgage Co:

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	55.63
COUNTY	5.09410	47.23

Total Tax	11.09410	102.86
Administration Fee		1.02
TOTAL AMOUNT DUE		103.88

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County:	01/01/2020 - 12/31/2020
wn/Cty:	04/01/2020 - 03/31/2021
chool:	07/01/2020 - 06/30/2021
tate:	10/01/2019 - 09/30/2020

Does NOT affect when the tax is due or its amount

ALL 2020 PROPERTY TAXES MUST BE PAID AT THE TOWNSHIP OFFICE THROUGH MARCH 1, 2021. AS OF MARCH 2, 2021, ALL REAL ESTATE TAXES ARE PAYABLE TO THE JACKSON COUNTY TREASURER WITH A 4% ADMINISTRATIVE FEE AND A 1% PENALTY PER MONTH. JACKSON COUNTY TREASURER 120 W. MICHIGAN AVE. JACKSON, MI 49201 517-788-4418

Please detach along perforation. Keep the top portion.

COPY

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Jackson 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 | #23-01

Applicant: Mark P. Blossom and Lynne Chytilo
6182 Mann Rd.
Concord, MI 49237

Date: December 2, 2022

Proposal: **Application for Farmland Agreement in Concord Township**

Location: An application was filed for the subject property—Property ID #000-11-32-126-001-00—situated in Section 32 of Concord Township. (T3S, R3W). It is located on the south side of Allman Road and the west side of Mann Road (see Map 1).

Description: The subject property has an area of approximately 38.00 acres of which 33.05 acres (approximately) are cultivated for cash crops, and 2.31 acres are woods and 2.31 acres are comprised of barns/buildings. Eight buildings are located on the subject property, consisting of one residence, four barns, two tool sheds, and one garage.

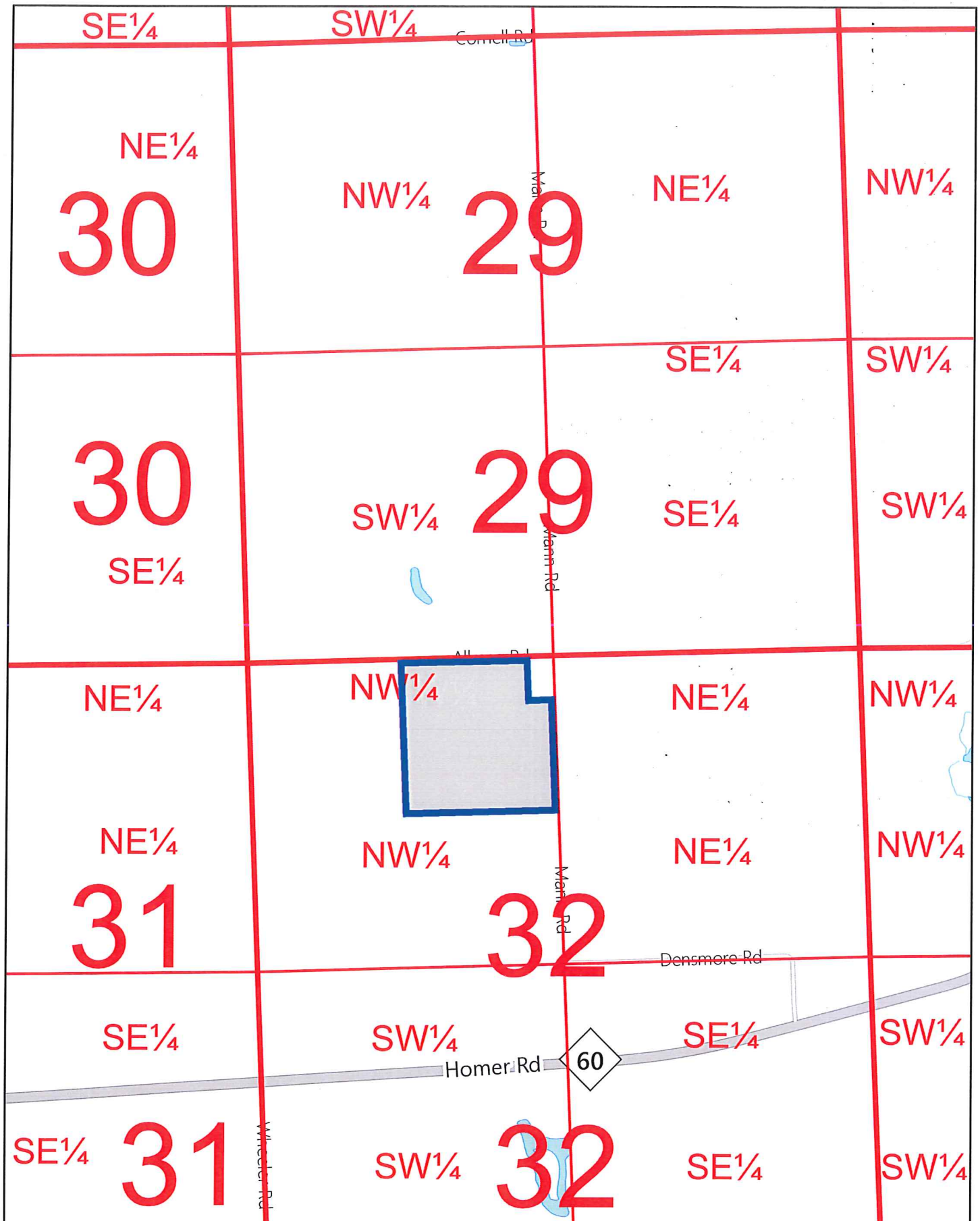
Term: A term length of 90 years, the maximum, is requested.

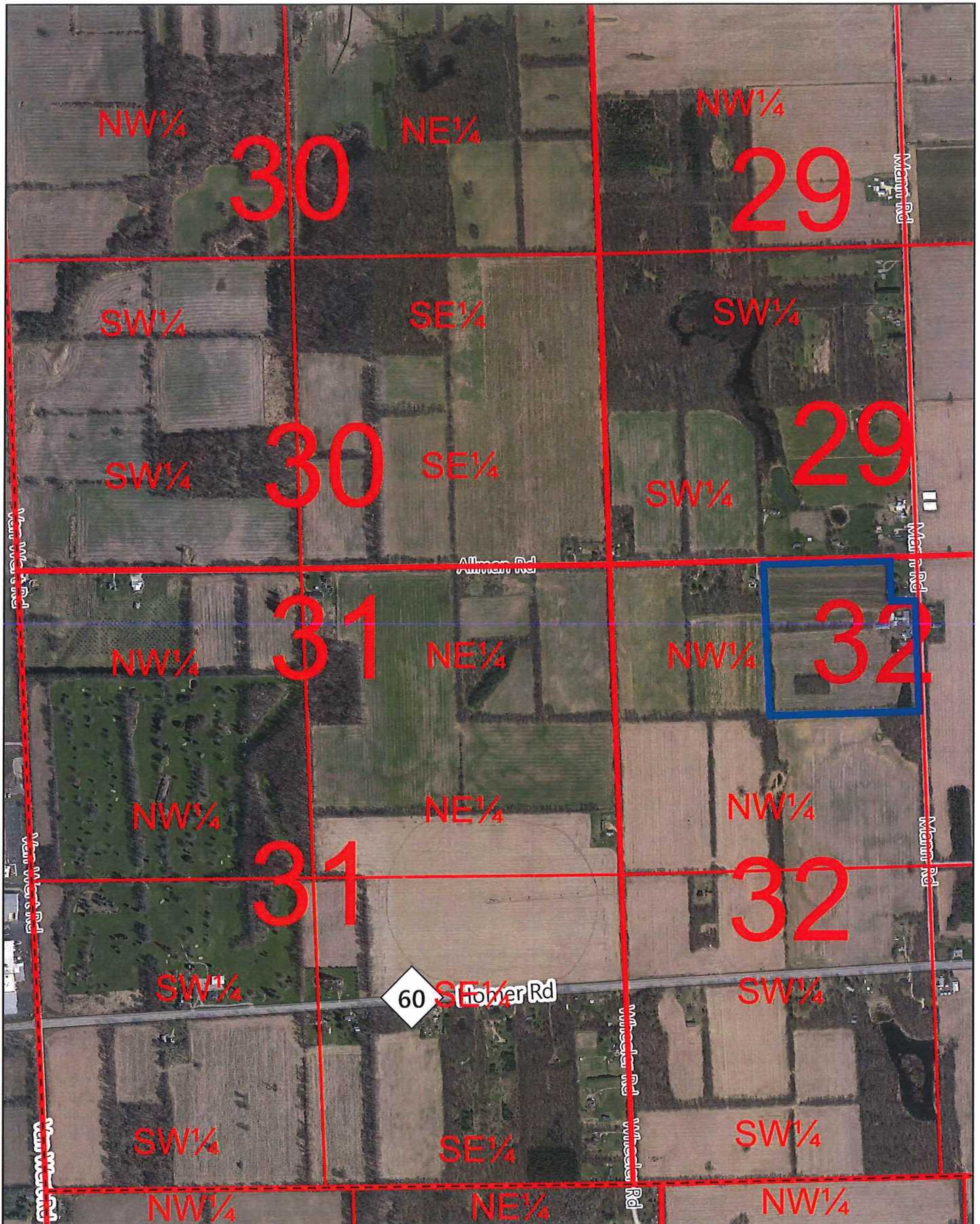
Future Land Use: The 2020 Concord Area 2020 Master Plan places the property in an area recommended for "Agricultural."

Staff Comments: Staff advises approval of the application.

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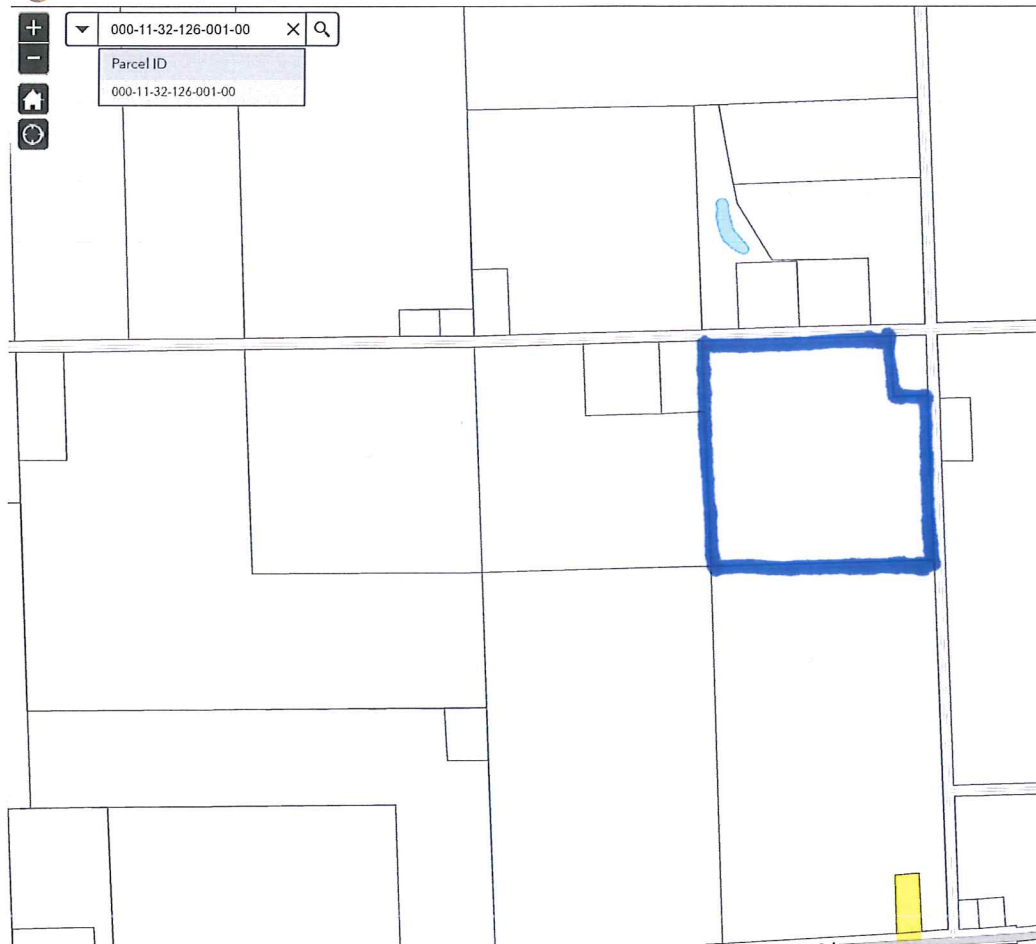
Map 1: Location Map





Map 2: County Land Use Map

Jackson County Zoning Viewer



About

Jackson County, MI Zoning Information

Zoning Districts:

Agricultural Districts
Residential Districts
High Density Residential Districts
Commercial Districts
Industrial Districts
Public / Recreation Open Space Districts

Overlay Districts:

Public Overlay

About:

Colors on this map represent a simplified version of local zoning districts in Jackson County, MI. Each township and village has their own specific Zoning Ordinances.

To view a Local Zoning Ordinance, click on the desired area of the map. A popup appears that shows the Municipality and Local Zoning Class in bold, followed by the Zoning Description for that class and a link to respective ordinance information.

Note: Henrietta, Pulaski and the Villages of Hanover & Brooklyn Ordinance links are currently unavailable

Search for a location by entering a Parcel ID, Property Owner Name or Address in the top left bar. Type slowly for auto-fill to populate. Owner Names are formatted Last Name then First. Parcel IDs must include dashes.

To view Parcel outlines, zoom in closely. Please note that Parcel outlines are not survey grade.

City of Jackson Zoning courtesy of City of Jackson Engineering/GIS

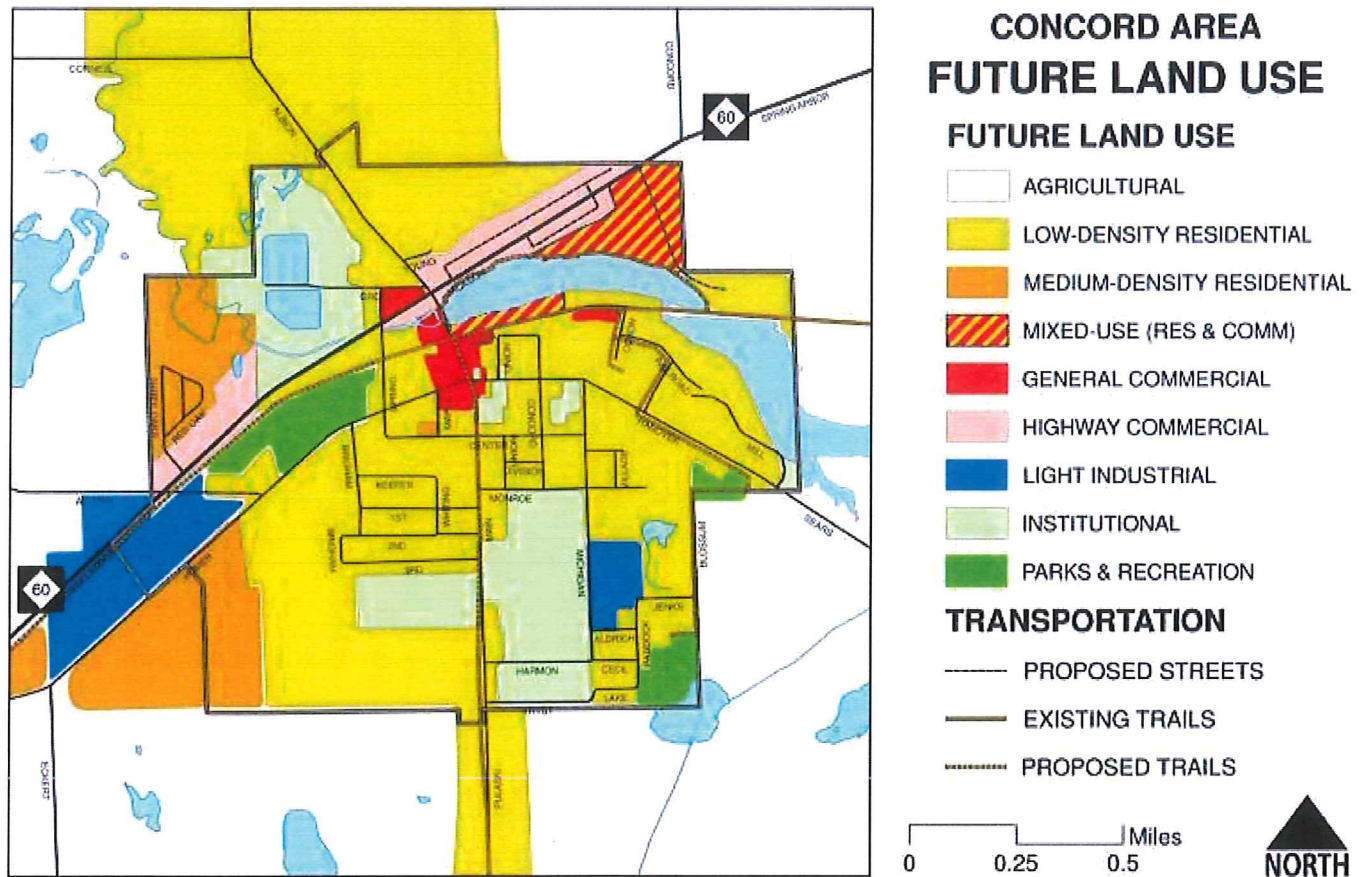
Comments or Questions?

Jackson County Geographic Information Systems (GIS)
County Tower Building - 11th Floor
120 W Michigan Ave
Jackson, MI 49201
gis@mjackson.org
517-768-6691

Disclaimer:

The official and primary source for zoning information lies with each respective city, township, or village. Please contact your local municipality for more information. This map is for informational purposes ONLY. Although the county makes an effort to keep this map updated and accurate, errors can occur and there may be delays in map updates. Jackson County will not be liable for any damages whatsoever in connection with the use of this application.

Map 3: Future Land Use Map

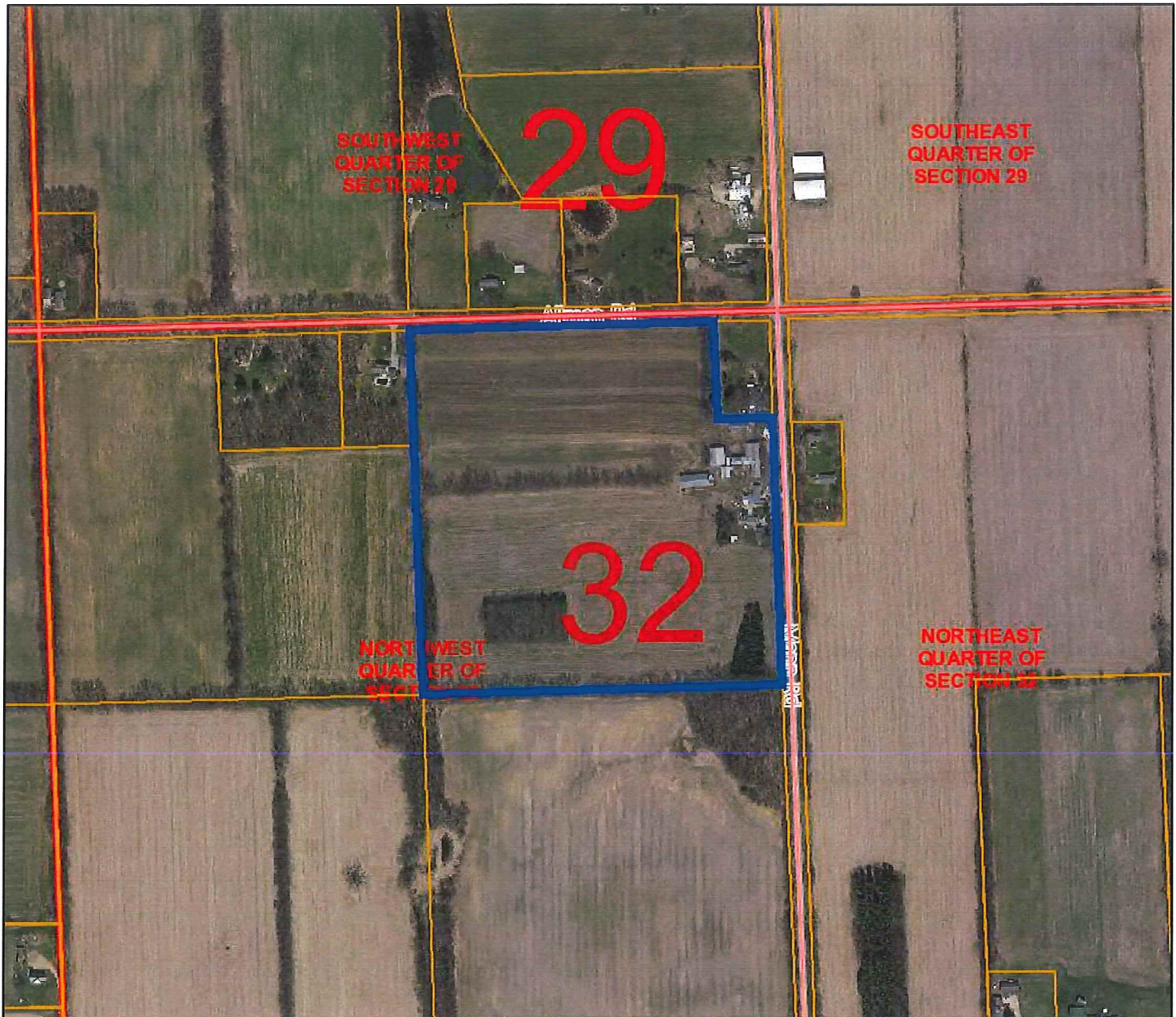


Map 4: Parcel Report



Parcel Report - Parcel ID: 000-11-32-126-001-00

1/10/2023



Owner Name BLOSSOM MARK P
Owner Address 6182 MANN RD
CONCORD, MI 49237
Homestead 100
Parcel Address 6182 MANN RD
CONCORD, MI 49237
Property Class 101 - AGRICULTURAL
Status Active
Acreage 38
Gov't Unit Concord
Tax Unit Concord
School District CONCORD SCHOOL
Liber/Page 1919-0206

	2020	2021	2022
Taxable Value	\$121,063	\$122,757	\$126,807
Assessed Value	\$200,100	\$208,400	\$207,900

Tax Description:

THE NE 1/4 OF NW 1/4 EXC THE E 230.46 FT OF N 378 FT
THEREOF SEC 32 T3S R3W 38.0000 A



WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description.
The intent of this map is to allow easy access and visual display of government information and services.
Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors may occur.



RESOLUTION

For Application for Farmland Agreement PA116



At a regular meeting of the Concord Township Board, Jackson County, Michigan, held at the Concord Township on the 12th day of December, 2022 at 5:30pm eastern standard time.

Present: Supervisor Saenz, Clerk Butts, Treasurer Judy Clark, Trustees Stephanie Finegan and Guthrie Colburn.

Absent: none

The following resolution was presented by Butts, motion to accept Clark and seconded by Guthrie.

Whereas, on December 2nd, 2022 the Township Board received a request from Mark P Blossom for approval to have

Partial 000-11-32-126-001-00

by submitting application of PA116 Farmland and Open Space Preservation Program/Farmland Agreement.

Whereas, the applicant provided documentation

Whereas, the township board find that the request for application acceptable;

NOW THEREFORE BE IT RESOLVED BY THE CONCORD TOWNSHIP BOARD AS FOLLOWS;

1. The township board approves the request.
2. That the township clerk is hereby directed to transmit certified and sealed copies of this resolution to the person making the request and forward to Planning Commission of Jackson County.

ADOPTED: Yeas: Saenz, Butts, Clark, Finegan and Guthrie

Nays: none

State of Michigan)

) ss.

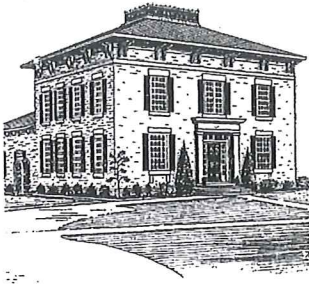
County of Jackson)

I, the undersigned, the duly qualified and acting Township Clerk for Concord Township, Jackson County, Michigan DO HEREBY CERTIFY that the foregoing is true and complete copy of certain proceedings taken by the Township Board of said Township at a regular meeting held on the 12th day of December 2022.

Signed:

Terri Butts 12/12/2022

Printed/typed; Terri Butts, Concord Township Clerk



JACKSON & JACKSON_{LLC}

December 2nd, 2022

Concord Township Clerk
C/o Ms. Terri Butts
121 Grove Street, PO BOX #236
Concord, Michigan 49237

RE: PA 116 Farmland and Open Space Program Applications
For: Mark P Blossom and Lynne Chytilo

Dear Ms. Butts,

Please find the enclosed Farmland and Open Space Programs Applications for the above named individual(s). We ask that you please process this application and forward the paperwork onto the next step of the procedure to get these approved. I have delivered a copy of the signed applications to the Planning Commission of Jackson County as an advance notice to them. Should you desire, you may return them to me and I will deliver them to the Planning Department.

Sincerely,

Chad D. Jackson

CC: Jackson County Planning Commission

PA116.letter



**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: BLOSSOM MARK P.
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: 6182 MANN ROAD CONCORD MICHIGAN 49237
Street City State Zip Code

3. Telephone Number: (Area Code) () 517 937-4781

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

5. E-mail address: _____

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

6. County: JACKSON 7. Township, City or Village: CONCORD TOWNSHIP

8. Section No. 32 Town No. 35 Range No. 3W

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)

000-11-32-126-001-00

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: MARK P. BLOSSOM Title: OWNER

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 +/- 38.00 → 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 +/- 38.00 ACRES
 c. Total number of acres being applied for (if different than above): +/- 38.00 ACRES
 d. Acreage in cultivation: +/- 33.05 ACRES
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____
 f. All other acres (swamp, woods, etc.) +/- 2.31 WOODS, +/- 2.31 BARNS/BUILDINGS
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings 8 Residence: ONE Barn: FOUR Tool Shed: TWO
 Silo: ZERO Grain Storage Facility: ZERO Grain Drying Facility: ZERO
 Poultry House: ZERO Milking Parlor: ZERO Milk House: ZERO
 Other: (Indicate) GARAGE-ONE

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):**

\$ 11,704 : 33.05 = \$ 354.13 (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); MAX

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.

(X)

[Signature]

(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

12/1/2022
(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)

**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 ft² (1 mile²) Section)
 B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
 C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
 D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

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

County JACKSON

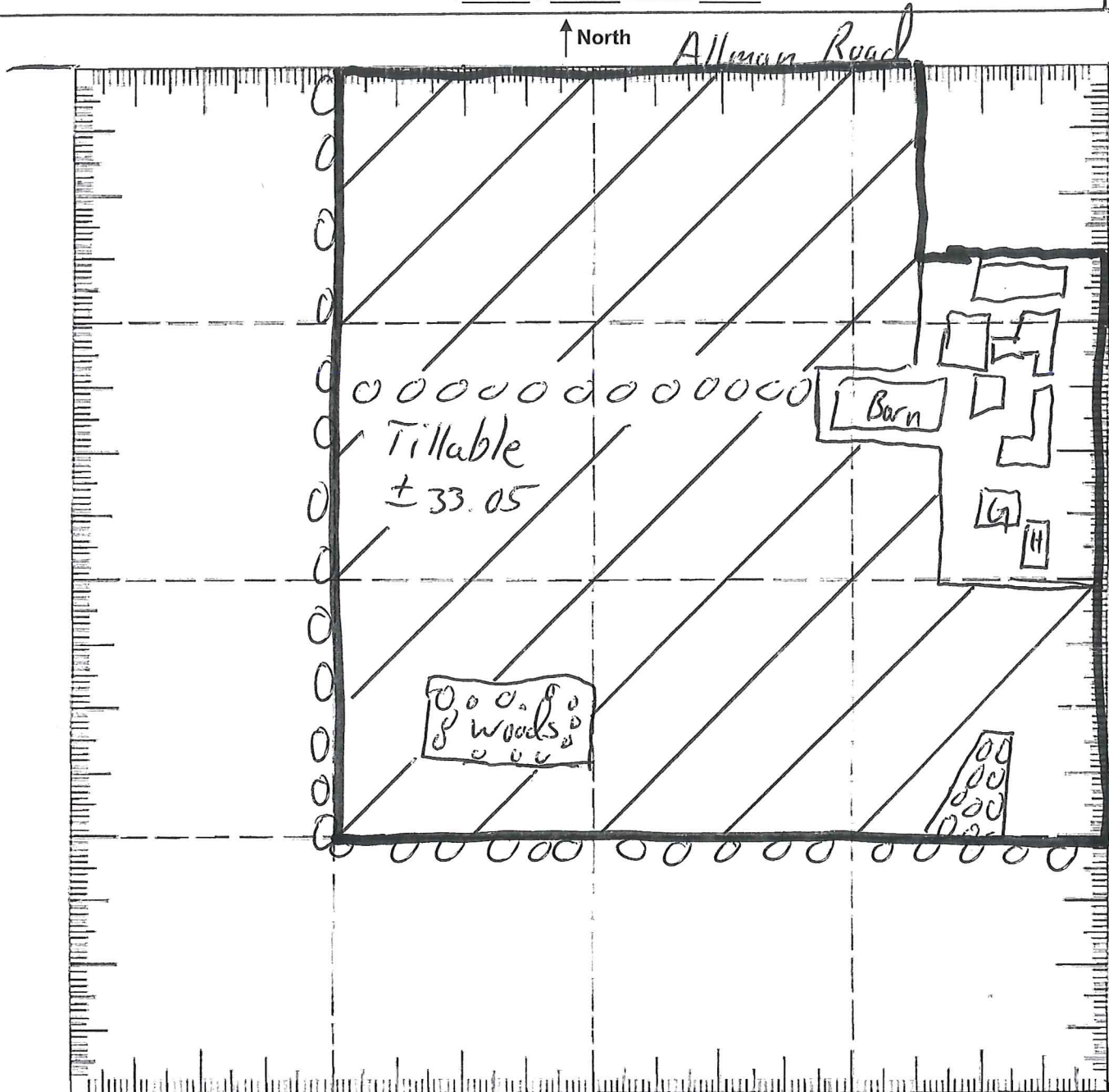
Township CONCORD

T 3S R 3W Section 32

↑ North

Allman Road

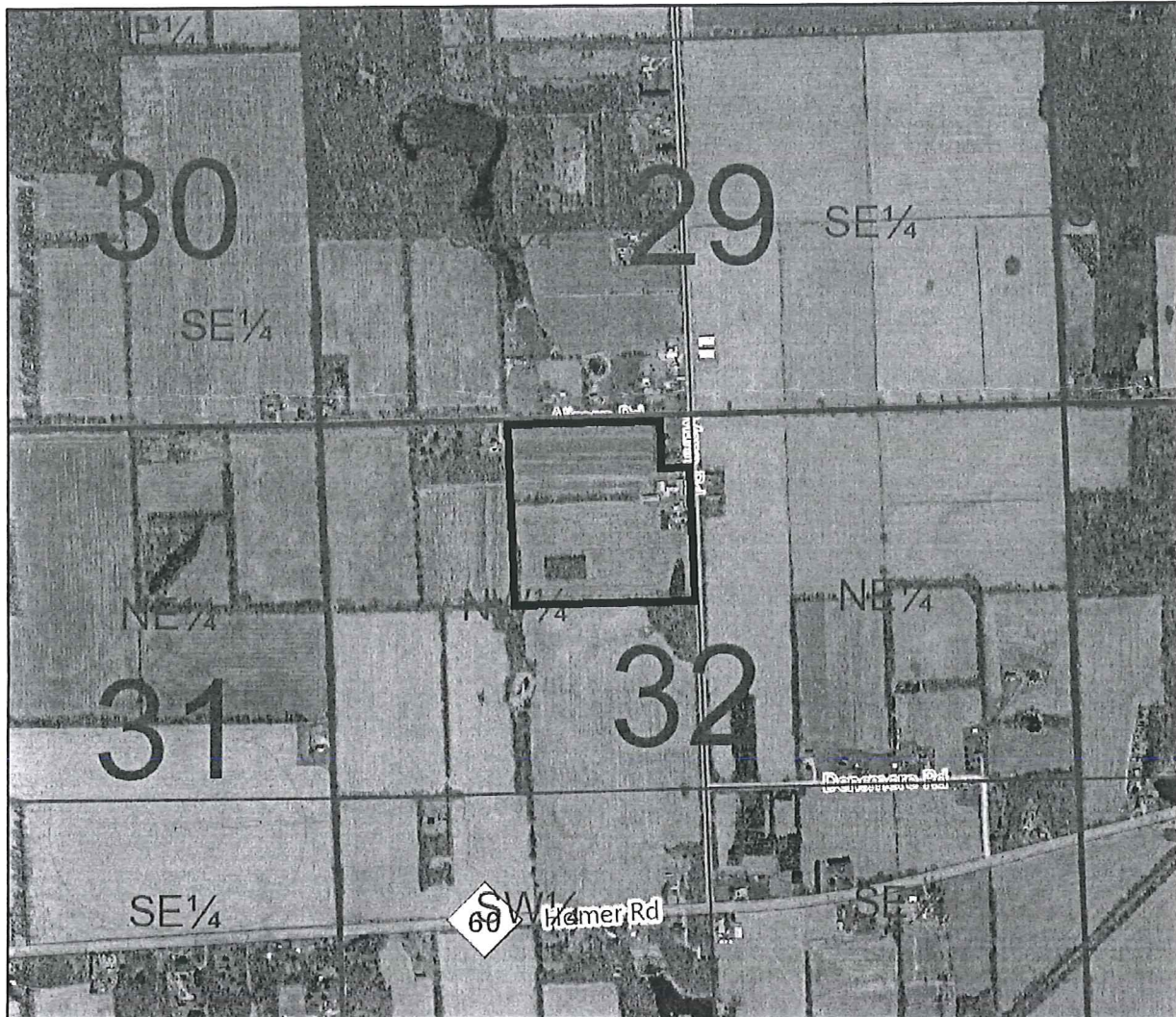
mean Road





Parcel Report - Parcel ID: 000-11-32-126-001-00

9/28/2022



Owner Name BLOSSOM MARK P
Owner Address 6182 MANN RD
CONCORD, MI 49237
Homestead 100
Parcel Address 6182 MANN RD
CONCORD, MI 49237
Property Class 101 - AGRICULTURAL
Status Active
Acreage 38
Gov't Unit Concord
Tax Unit Concord
School District CONCORD SCHOOL
Liber/Page 1919-0206

	2020	2021	2022
Taxable Value	\$121,063	\$122,757	\$126,807
Assessed Value	\$200,100	\$208,400	\$207,900

Tax Description:

THE NE 1/4 OF NW 1/4 EXC THE E 230.46 FT OF N 378 FT THEREOF SEC 32 T3S R3W 38.0000 A

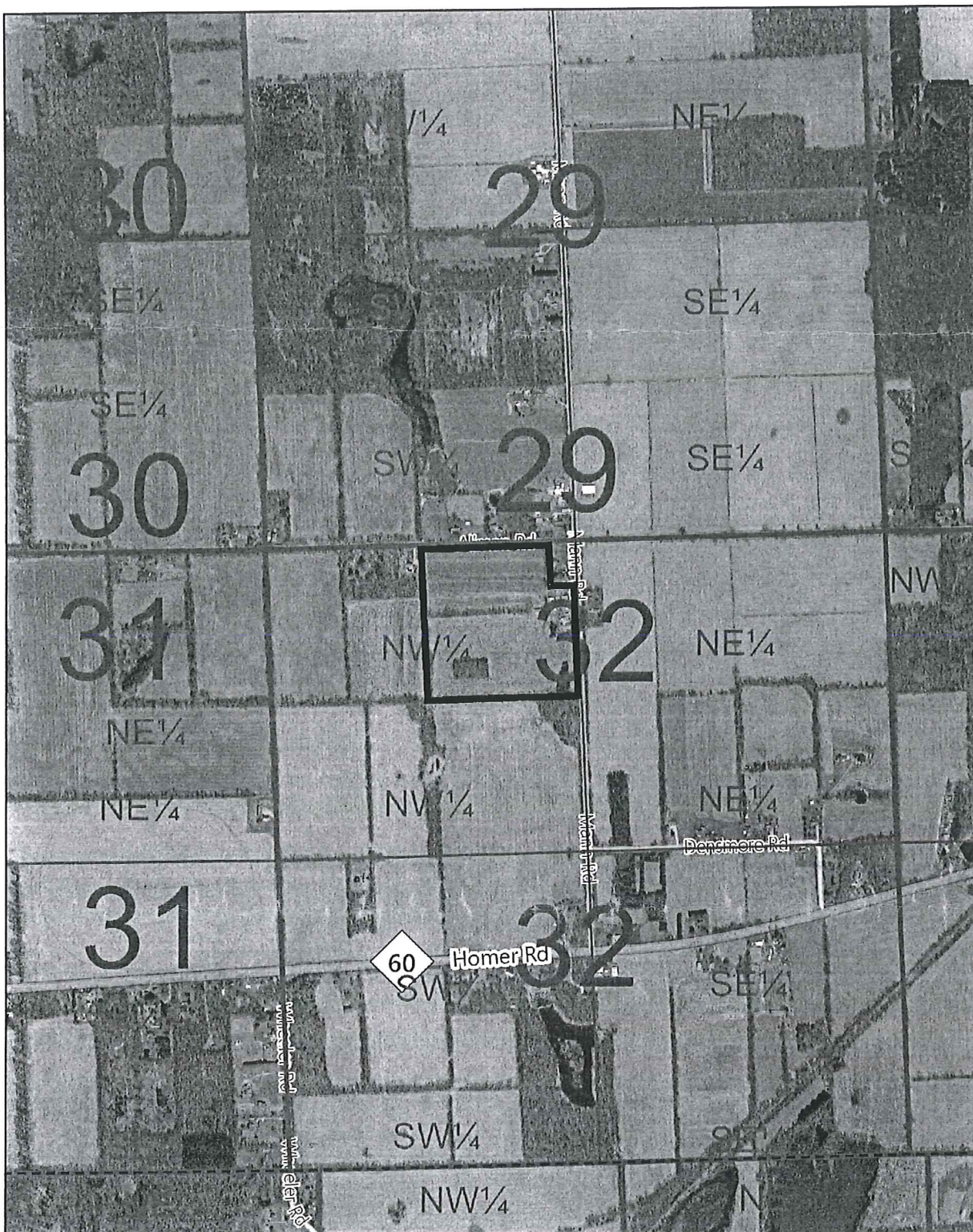


WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description. The intent of this map is to allow easy access and visual display of government information and services. Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors may occur.



This parcel data last updated: September 27, 2022

9/28/2022



The intent of this map is to allow easy access and visual display of government information and services. Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors may occur.



<p align="center">MESSAGE TO TAXPAYER</p> <p>TAXES ARE PAYABLE BY MAIL, OR AT THE CONCORD TWP OFFICE, 121 GROVE ST. MON, TUES, WED FROM 8:00 AM TO 4:00PM. MON DEC 28, 2020 FROM 8:00AM TO 5:00 PM AND TUESDAY, FEB 16, 2021 FROM 8:00AM TO 4:00PM ALSO MON, MARCH 1, 2021 FROM 8:00AM TO 5:00PM.</p> <p align="center">NOTE: POST MARKS ARE NOT ACCEPTED.</p> <p>*IF YOU WANT A PRINTED RECEIPT PLEASE INCLUDE A SELF ADDRESSED STAMPED ENVELOPE WITH YOUR PAYMENT.</p>	<p align="center">PAYMENT INFORMATION</p> <p align="center">This tax is due by: 02/16/2021</p> <p>Pay by mail to: CONCORD TOWNSHIP TREASURER JUDY CLARK TREAS 121 GROVE ST PO BOX 236 CONCORD, MI 49237-0236</p> <p align="center">**See reverse side for additional information**</p>																																																									
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Please detach along perforation. Keep the top portion.

Mortgage Co: CAPITAL REAL ESTATE SERVICE INC

Bill #

Pay this tax to:

CONCORD TOWNSHIP TREASURER
JUDY CLARK TREAS
121 GROVE ST
PO BOX 236
CONCORD, MI 49237-0236

PLEASE RETURN THIS PORTION WITH PAYMENT
OR ENTIRE BILL FOR A "STAMPED PAID" RECEIPT

This tax is due by: 02/16/2021

After 02/16/2021 additional interest and fees apply

2020 Winter Tax for Prop #: 000-11-32-126-001-00

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

Property Addr: 6182 MANN RD

Make Check Payable To: CONCORD TOWNSHIP TREASURER

TOTAL AMOUNT DUE: 2,729.55

Amount Remitted: _____

To: BLOSSOM MARK P
6182 MANN RD
CONCORD MI 49237

Ck# _____
Cash _____



<p align="center">MESSAGE TO TAXPAYER</p> <p>PLEASE PAY BY MAIL, OR I WILL BE AT THE CONCORD TOWNSHIP OFFICE: 121 GROVE ST, MON, TUES, AND WED FROM 8:00 AM UNTIL 4:00 PM DURING JULY, AUG, SEPT. I WILL BE IN THE OFFICE ON SEPT 14 FROM 8:00 AM TO 5 PM. 1% INTEREST PER CALENDAR MONTH ON ALL TAXES PAID AFTER SEPT 14, 2020. *IF YOU WANT A PRINTED RECEIPT PLEASE INCLUDE A SELF ADDRESSED STAMPED ENVELOPE WITH YOUR PAYMENT.*</p>	<p align="center">PAYMENT INFORMATION</p> <p align="center">This tax is due by: 09/14/2020</p> <p>Pay by mail to: CONCORD TOWNSHIP TREASURER JUDY CLARK TREAS 121 GROVE ST PO BOX 236 CONCORD, MI 49237-0236</p> <p align="center">**See reverse side for additional information**</p>																														
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Please detach along perforation. Keep the top portion.

Mortgage Co: CAPITAL REAL ESTATE SERVICE INC

Bill #

Pay this tax to:

CONCORD TOWNSHIP TREASURER
 JUDY CLARK TREAS
 121 GROVE ST
 PO BOX 236
 CONCORD, MI 49237-0236

This tax is due by: 09/14/2020 After 09/14/2020 additional interest and fees apply
2020 Summer Tax for Prop #: 000-11-32-126-001-00

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

Property Addr: 6182 MANN RD

Make Check Payable To: CONCORD TOWNSHIP TREASURER

TOTAL AMOUNT DUE: 1,358.69

Amount Remitted: _____

To: BLOSSOM MARK P
 6182 MANN RD
 CONCORD MI 49237

Ck# _____
 Cash _____





STATE OF MICHIGAN - JACKSON COUNTY
Received 04/08/2009 08:00:00 AM 2534084
Processed 04/08/2009 08:58:39 AM DQC
Mindy Reilly, REGISTER OF DEEDS

Received and Returned For Errors:
04/06/2009 08:00:00 AM
Jackson County, MI

6152 MANN
RD

QUIT-CLAIM DEED

WANDA F. BLOSSOM, a woman, 420 S. Jackson St., Hanover, Michigan 49241, former wife of grantee,
quit-claims to

MARK P. BLOSSOM, a married man, 6182 Mann Road, Concord, Michigan 49237, former husband of grantor,
premises in Concord Township, Jackson County, Michigan, described as:

The Northeast quarter of the Northwest quarter of Section 32, Town 3 South, Range 3
West, EXCEPT the East 230.46 feet of the North 378.0 feet.

for no consideration, this deed being given to disjoin a tenancy by the entirety pursuant to the terms of a
judgment of divorce entered March 17, 2006, in the Circuit Court for Jackson County in the matter of Wanda
Faye Blossom v Mark Patrick Blossom, docket No. 05-4782 DO, a certified copy of which is recorded in Liber
1887, on Page 524, Jackson County records.

CONVEYANCE EXEMPT FROM COUNTY AND STATE TRANSFER TAX: Consideration
less than \$100.00. MCLA 207.505 (a), MCLA 207.526 (a); deed given to disjoin a tenancy by
the entirety. MCLA 207.505 (i), MCLA 207.526 (i); deed given to confirm title already vested
in grantee. MCLA 207.505 (l), MCLA 207.526 (n).

This conveyance does not result in a division of land because it is a conveyance of an undivided
interest in an entire parcel or tract owned by the parties on March 31, 1997. Grantor intends that
all rights to make divisions under Section 108 of the Land Division Act, act No. 288 of the
Public Acts of 1967, as amended, vest solely in the grantee.

The property may be located within the vicinity of farm land 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.

April
Date: *March 3*, 2009

Wanda F. Blossom
Wanda F. Blossom

STATE OF MICHIGAN)
) SS
COUNTY OF CALHOUN)

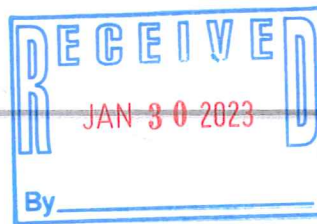
The foregoing instrument was acknowledged before me in Calhoun County, Michigan, *April 3*, 2009,
by Wanda F. Blossom.

Jennifer R. Wilber
Notary Public

This instrument prepared by:
TUCK, GARRISON & MOORE, P.L.L.C.
By: David G. Moore
403 S. Superior St.
P. O. Box 660
Albion, Michigan 49224

JENNIFER R. WILBER
Notary Public, Branch County, MI
My Commission Expires Feb. 23, 2014
Acting in Calhoun County

E #
Homestead Savings Bank
PO Box 420 Albion MI 49224



January 25, 2023

Notice of Intent to Prepare a Master Plan Amendment

A hearing change of date was required, and is now scheduled for February 27, 2023.

Rives Township, in Jackson County, Michigan, announces its intent to prepare an amendment of the Rives Township Master Plan and requests the cooperation of, and comments from, the recipients of this notice. The following local governments, commission/committees, utility, and transportation agencies/companies are receiving this notice of intent as required by Section 39 of the Michigan Planning Enabling Act (MCL 25.3839):

- Henrietta Township Planning Commission
- Blackman Township Planning Commission
- Sandstone Township Planning Commission
- Tompkins Township Planning Commission
- Onondaga Township Planning Commission
- Leslie Township Planning Commission
- Bunkerhill Township Planning Commission
- Jackson County Planning Commission
- Ingham County Planning Commission
- Region 2 Planning Commission
- Jackson County Department of Transportation
- Michigan Department of Transportation
- Consumers Energy
- Enbridge Energy Partners
- AT & T Corporate Office & Headquarters
- Jackson Lansing Railroad
- Comcast Cable
- Frontier Communications Corp.

Rives Township will utilize electronic mail and its website rivestownshipmi.com for future required submittals regarding the development and approval of the 2022 Amendment of the Rives Township Master Plan.

Sincerely,

Jim Lindstrom
Planning Commission, Chair