



# 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:

Stephen Bezold

R2PC Planner

(517) 768-6708

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

DATE: October 13, 2022

TIME: 6:00 p.m.

PLACE: 5<sup>th</sup> 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 August 8, 2022, meeting minutes [**ACTION**] ..... 3
4. Approval of agenda  
Approval of the October 13, 2022, meeting agenda [**ACTION**]
5. Request(s) for review, comment, and recommendation
  - a. Consideration of township zoning amendment(s)  
(1) CZ | #22-14 | Hernietta Township rezoning [**ACTION**] ..... 5
  - b. Consideration of master plan(s) –  
(1) NOA | Hanover Township [**ACTION**] ..... 16  
(2) NOA | Summit Township [**ACTION**] ..... 17
  - c. Farmland and Open Space Preservation Program (PA 116) application(s) –  
(1) FA | #22-01 | Pulaski Township PA 116 [**ACTION**] ..... 18
6. Other business
  - a. Unfinished business – *None*
  - b. New business – *None*
7. Public comment [**2 MINUTE LIMIT**]
8. Commissioner comment
9. Adjournment

*The next scheduled meeting of the Jackson County Planning Commission is November 10, 2022*



# Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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## MEETING MINUTES

August 11, 2022

17<sup>th</sup> 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. Russ Jennings, At Large; and Mr. Corey Kennedy, Jackson County Board of Commissioners

**Members Absent:** Mr. Timothy Burns, At Large; Mr. Roger Gaede, Environment; and Mr. Jim Videto, Agriculture

**Liaisons Present:** Mr. Stephen Bezold, Associate Planner, and Mr. Brett Gatz, Intern

**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 June 9, 2022, meeting minutes as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Kennedy made a motion, seconded by Comm. Hilleary, to **approve** the August 11, 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 | #22-10 | Leoni Township**

Staff summarized his report regarding the proposed text amendments pertaining to the authorization of Digital Billboards within Highway Business Districts for Off Site Signs. Staff advised County Planning Commissioners to recommend **approval** of the rezoning (please see the staff report).

Comm. Hilleary raised a question regarding what constitutes a nuisance to motor vehicles. Staff suggested that approval should include comments to clarify what constitutes a nuisance.

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

(2) **CZ | #22-11 | Napoleon Township**

Staff summarized his report regarding the proposed rezoning of a property (ID #000-14-16-301-001-00) to 'Rural Residential (RR)'. Staff advised County Planning Commissioners to recommend **approval** of the rezoning (please see the staff report).

Comm. Kennedy raised a concern regarding the proximity of the subject parcel to the waterline of Center Lake.

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

(3) **CZ | #22-12 | Napoleon Township**

Staff summarized his report regarding the proposed text amendment regarding accessory structure maximum heights and maintenance of animals conditional uses. If the text amendment is approved, the zoning ordinance would allow for increased heights for accessory structures and allow for the keeping of horses to be permitted as a conditional use. Staff advised County Planning Commissioners to recommend **approval** of the text amendment (please see the staff report).

Comm. Kennedy raised a concern regarding the number of horses to the acreage of the property.

Comm. Kennedy made a motion, seconded by Comm. Beda, to concur with the staff advisement to recommend **approval with comments** of the proposed text amendments to the Napoleon Township Board. *The motion was approved unanimously.*

(4) **CZ | #22-13 | Napoleon Township**

Staff summarized his report regarding the proposed rezoning of two properties (ID #000-14-18-327-001-02 & ID #000-14-19-327-001-01), located off Brooklyn Road, to 'general commercial (GC)' from 'mobile home park (MHP)'. Staff advised County Planning Commissioners to recommend **approval** of the rezonings (please see the staff report).

Comm. Jennings made a comment regarding a creek that is on the property that the applicant had not made note of. The planning commission would like the township to note any environmental constraints this would pose.

Comm. Jennings made a motion, seconded by Comm. Hilleary, to concur with the staff advisement to recommend **approval with comments** of the proposed 'GC' rezoning to the Napoleon 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** – *Jackson County Master Plan*

Commissioners reviewed the full draft of the Jackson County Master Plan prior to sending it to the County Board of Commissioners for adoption. Comm. Hilleary made a motion, seconded by Comm. Jennings, to **approve** the master plan. *The motion was approved unanimously.*

a. **New Business** – None.

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

Item 8. **Commissioner Comment.**

Chair Hawley reported on the efficacy and lifetime usability of solar panels following questions at the May 2022 planning commission meeting. She provided additional materials that provide more answers regarding the disposal, recycling, and repair of solar panels.

Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 6:45 p.m.

Respectfully submitted by:  
Stephen Bezold, Recording Secretary



# 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

## COORDINATED ZONING REPORT | #22-14

**To:** County Planning Commissioners  
**From:** Stephen Bezold  
**Date:** October 5, 2022

**Proposal:** **Proposed Text Amendments to the Henrietta Township Zoning Ordinance**

### Background Information

The Henrietta Township Planning Commission submitted Zoning Ordinance amendments to the JCPC for review and comment pertaining to General Provisions, Mobile Home Age Limitations, Automobile Services, Electric Vehicle Charging Stations, Size of Premises, and Site Plan Review and Approval:

#### GENERAL PROVISIONS

##### SECTION 106.1 – SUBSTITUTION OF ANY NONCONFORMING USE

A nonconforming use may be substituted for another nonconforming use subject to Planning Commission recommendation in accordance with the following standards:

- a. Such use is equally or more compatible with the district in which the existing nonconforming use is located.
- b. The use does not adversely impact the public health, safety, and welfare.
- c. No structural alterations are required to accommodate the substituted change.
- d. Any nonconforming land use which is a listed conditional use in the respective district shall be subject to planning commission recommendation and may require conditions to accomplish the purpose of the Zoning Ordinance

#### SECTION 115 – MOBILE HOME PLACEMENT

##### SECTION 115.1 – AGE LIMITATION

- a. Prior to the placement of any mobile home, as defined, that is sited outside of a mobile home park, the date of manufacture or completed construction must not be older than ten (10) years of age within the current year.
- b. The dwelling shall compare aesthetically to site-built housing in the area, and comply with the national manufactured housing construction and safety standards act of 1974, and other State and Local standards.
- c. Exception, if a mobile home is replacing an older existing mobile home (by at least one calendar year). A swap-out will be allowed after age has been verified that it is newer than the current one and has been inspected by a State licensed inspector and a copy of inspection is provided.

## SECTION 116 – TEMPORARY OCCUPANCY OF MOBILE HOMES

## SECTION 116.1 – TEMPORARY OCCUPANCY DURING CONSTRUCTION

A special temporary permit for occupancy of a mobile home for up to one hundred eighty (180) days while a dwelling house is being constructed on the same premises, provided that an approved water supply and an approved sewage disposal system are installed prior to such occupancy. The Zoning Administrator or designated Township staff may grant renewals of the permit for an additional one hundred eighty (180) days if construction is progressing on the dwelling house.

SECTION 201.52 **Automobile services** ~~Gasoline Filling Stations~~

A “gasoline filling station” is a space, structure, or building for the retail sale or supply of motor fuels, lubricants, air, water, and other customary facilities for the installation of such commodities in or on such motor vehicles, but not including special facilities for painting or bodywork.

SECTION 201.118 - Electric Vehicle Charging Station (EV) is a piece of equipment that supplies electrical power for charging plug-in electric vehicles (including electric cars, electric trucks, electric buses, and plug-in hybrids). Electric Vehicle Chargers are permitted in every zoning district, when accessory to the primary use.

## SECTION 403 – SIZE OF PREMISES

**Delete 1.** ~~All uses other than "R-2" uses permitted in "AG-1" and "R-1" district together with their accessory uses be located on a parcel with a minimum of 235 feet frontage by 940 feet depth.~~

**1.2.** Not more than one dwelling shall be erected on any one parcel of land. A dwelling erected on the parcel of land at the effective date of this ordinance shall be the one dwelling as provided in this Ordinance.

**2.3.** The minimum parcel size for residential use in Agricultural zoning districts shall be 120 feet frontage minimum by 200 feet depth minimum (24,000 square feet).

## SECTION 926 - PURPOSE

This District is composed of those areas of the Township whose principal use is general retail, service, and restricted repair business activities which serve the entire Township and surrounding area. This District has been located within the Township to permit the development of these business activities, to protect adjacent agricultural, residential, and industrial areas against the encroachment of incompatible uses. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this District, have been excluded.

## SECTION 927 - USES PERMITTED

1. All uses allowed in C-1 Commercial Districts as provided in Section 900 of this Ordinance.
2. Business and professional offices, including but not limited to legal, engineering, accounting, financial, insurance and business schools.
3. Agricultural services, farm supply stores, including machinery sales and repairs.
4. Automobile services, including gas/diesel vending, ~~service stations~~, parts sales, automobile sales and show ~~rooms~~ areas, and repair ~~garages~~ facilities, and electric vehicle (EV) charging stations.

**SECTION 1201 – BUILDINGS, STRUCTURES, AND USES REQUIRING SITE PLAN**

The Zoning Administrator shall not issue a zoning compliance permit for the construction of the buildings and structures identified in this section unless a site plan has been reviewed and approved by the Planning Commission and such approval is in effect.

1. Buildings, Structures and Uses Requiring Site Plans are as follows:
  - i. Automobile services ~~stations~~, and sales.
  - l. Automobile repair ~~garages~~ facilities.

**Staff Analysis**

The proposed amendments are in line with Zoning Ordinances for similar townships and meet the requirements of Michigan Enabling Act.

**Staff Advisement**

Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL** of the proposed amendments to the JCPC for review and comment pertaining to General Provisions, Mobile Home Age Limitations, Automobile Services, Electric Vehicle Charging Stations, Size of Premises, and Site Plan Review and Approval.

**Staff Report Attachments:**

- *Background information provided by Henrietta Township.*

**Suggested Actions:**

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

## 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 Henrietta 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.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

1. The above described property has a proposed zoning change FROM \_\_\_\_\_ ( \_\_\_\_\_ )  
ZONE TO \_\_\_\_\_ ( \_\_\_\_\_ ) ZONE.

2. PURPOSE OF PROPOSED CHANGE: \_\_\_\_\_  
\_\_\_\_\_

**B. ZONING ORDINANCE TEXT AMENDMENT:**

The following Article(s) and Section(s) is amended or altered: ARTICLE various SECTION various

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

C. **PUBLIC HEARING** on the above amendment was held on: month August 23 day 23 year 2022

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month August day 7 year 2022  
(Notice must be provided at least fifteen days prior to the public hearing.)

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

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.

Nancy Hawley ☒ Chair or ☐ Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (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.

\_\_\_\_\_, Recording Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (enter date)

**TOWNSHIP BOARD ACTION:**

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_

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

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



**NOTICE OF PUBLIC HEARING  
RESIDENTS OF HENRIETTA TOWNSHIP**

Amendments to the Zoning Ordinance

A Public Hearing has been scheduled for Tuesday August 23, 2022 at 7:00 p.m. at the Henrietta Township Offices, 11732 Bunkerhill Road, Pleasant Lake, MI 49272.

The purpose of the public hearing is to accept comments on Proposed Amendments to the Henrietta Township Zoning Ordinance pertaining to:

Article I, General Provisions, Section 106.1 Substitution of Any Nonconforming Use;  
Section 115.1 Mobile Home Placement - Age Limitation;  
Section 116 Temporary Occupancy of Mobile Homes;  
Section 116.1 Temporary Occupancy During Construction;

Article II, Definitions, Section 201.52 Automobile services ~~Gasoline Filling Stations~~

Article II, Definitions, Section 201.118 Electric Vehicle Charging Station;

Article IV, Agricultural, Section 403.1 Size of Premises – text deletion;

Article IX, Commercial District, Section 927.4 Automobile services;

Article XII Site Plan Review and Approval, Section 1201 – Building Structures, and Uses Requiring Site Plans;

1201.i Automobile services ~~stations~~, and sales;

1201. I. Automobile repair ~~garages~~ facilities.

Copies of the Proposed Amendments to the Henrietta Township Zoning Ordinance are available for public review at the Township Offices.

Henrietta Township will provide any necessary or reasonable auxiliary aids at the meeting for persons with disabilities, upon (10) days written notice to the township.

If you cannot attend this meeting and would like your views known, please mail comments to the Henrietta Township Planning Commission, 11732 Bunkerhill Road, Pleasant Lake, MI 49272 or phone 517-769-6925.

HENRIETTA TOWNSHIP PLANNING COMMISSION  
11732 Bunkerhill Road, Pleasant Lake, MI 49272  
Phone: 517-769-6925  
Website: henriettatownship.org

PUBLIC HEARING  
7:00 PM  
AUGUST 23, 2022

1. Call to Order  
-
2. Public Comment  
-
3. Review Proposed Text Amendments to the Henrietta Township Zoning Ordinance:
  - Article I, General Provisions, Section 106.1 Substitution of Any Nonconforming Use;  
  
Section 115.1 Mobile Home Placement - Age Limitation;  
Section 116 Temporary Occupancy of Mobile Homes;  
Section 116.1 Temporary Occupancy During Construction;
  - Article II, Definitions, Section 201.52 Automobile Services ~~Gasoline Filling Stations~~
  - Article II, Definitions, Section 201.118 Electric Vehicle Charging Station;
  - Article IV, Agricultural, Section 403.1 Size of Premises – text deletion;
  - Article IX, Commercial District, Section 927.4 Automobile services;
  - Article XII Site Plan Review and Approval, Section 1201 – Building Structures, and Uses requiring Site Plans;  
1201.i Automobile services ~~stations~~.  
1201.l Automobile repair ~~garages~~ facilities.
4. Recommendation  
-
5. Public Comment  
-
6. Adjournment  
- This portion of the meeting adjourned at:

**8-23-2022 Planning Commission recommended for Approval.**

**Note: Text Amendments to be added to the Zoning Ordinance are highlighted in Yellow.**

ARTICLE I  
GENERAL PROVISIONS

SECTION 100 - TITLE

*Skip to:*

*PC recommended 6-28-2022.*

**SECTION 106.1 – SUBSTITUTION OF ANY NONCONFORMING USE**

A nonconforming use may be substituted for another nonconforming use subject to Planning Commission recommendation in accordance with the following standards:

- a. Such use is equally or more compatible with the district in which the existing nonconforming use is located.
- b. The use does not adversely impact the public health, safety, and welfare.
- c. No structural alterations are required to accommodate the substituted change.
- d. Any nonconforming land use which is a listed conditional use in the respective district shall be subject to planning commission recommendation and may require conditions to accomplish the purpose of the Zoning Ordinance

*Note: Substitution of nonconforming uses is supported by the Michigan Enabling Act. The ZBA does not have authority to grant use variances. Their authority grants dimensional variances.*

*Skip to:*

**SECTION 115 - MOBILE HOME PLACEMENT**

No person shall place, cause to be placed, or authorize to be place for more than twenty-four hours any mobile home, whether occupied, unoccupied, or with intent to occupy the same except in a licensed Mobile Home Park, mobile home subdivision, or as otherwise permitted by this Ordinance.

**SECTION 115.1 – AGE LIMITATION**

- a. Prior to the placement of any mobile home, as defined, that is sited outside of a mobile home park, the date of manufacture or completed construction must not be older than ten (10) years of age within the current year.
- b. The dwelling shall compare aesthetically to site-built housing in the area, and comply with the national manufactured housing construction and safety standards act of 1974, and other State and Local standards.
- c. Exception, if a mobile home is replacing an older existing mobile home (by at least one calendar year). A swap-out will be allowed after age has been verified that it is newer than the current one and has been inspected by a State licensed inspector and a copy of inspection is provided.

## SECTION 116 - TEMPORARY OCCUPANCY OF MOBILE HOMES

No temporary occupancy of mobile homes will be permitted, except hardship temporary occupancy of mobile homes may be permitted by action of the ~~Zoning Board of Appeals~~ Township Board.

### SECTION 116.1 – TEMPORARY OCCUPANCY DURING CONSTRUCTION

A special temporary permit for occupancy of a mobile home for up to one hundred eighty (180) days while a dwelling house is being constructed on the same premises, provided that an approved water supply and an approved sewage disposal system are installed prior to such occupancy. The Zoning Administrator or designated Township staff may grant renewals of the permit for an additional one hundred eighty (180) days if construction is progressing on the dwelling house.

*Note: The issue of “aesthetics” within ordinance regulations is supported by the Michigan Enabling Act.*

*Many older mobile homes are deficient in energy efficiency, and age-related issues make these products lack housing affordability.*

## ARTICLE II DEFINITIONS

### SECTION 201.52 ~~Automobile services~~ Gasoline Filling Stations

A “gasoline filling station” is a space, structure, or building for the retail sale or supply of motor fuels, lubricants, air, water, and other customary facilities for the installation of such commodities in or on such motor vehicles, but not including special facilities for painting or bodywork.

SECTION 201.118 - Electric Vehicle Charging Station (EV) is a piece of equipment that supplies electrical power for charging plug-in electric vehicles (including electric cars, electric trucks, electric buses, and plug-in hybrids). Electric Vehicle Chargers are permitted in every zoning district, when accessory to the primary use.

*Note: To accommodate electric vehicle charging throughout the Township promoting the health, safety, and general welfare of the community.*

## ARTICLE IV AGRICULTURAL DISTRICT (AG-1)

Skip to: SECTION 403 - SIZE OF PREMISES

**Note: PC agreed 2019, Dimensions stated are not allowed by State land division regulations.**

<b>Delete</b>	<del>1. All uses other than "R-2" uses permitted in "AG-1" and "R-1" district together with their accessory uses be located on a parcel with a minimum of 235 feet frontage by 940 feet depth.</del>	2.
---------------	--	----

- 1.-2. Not more than one dwelling shall be erected on any one parcel of land. A dwelling erected on the parcel of land at the effective date of this ordinance shall be the one dwelling as provided in this Ordinance.
- 2.-3. The minimum parcel size for residential use in Agricultural zoning districts shall be 120 feet frontage minimum by 200 feet depth minimum (24,000 square feet).

## ARTICLE IX C-2, COMMERCIAL DISTRICT

### SECTION 926 - PURPOSE

This District is composed of those areas of the Township whose principal use is general retail, service, and restricted repair business activities which serve the entire Township and surrounding area. This District has been located within the Township to permit the development of these business activities, to protect adjacent agricultural, residential, and industrial areas against the encroachment of incompatible uses. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this District, have been excluded.

### SECTION 927 - USES PERMITTED

1. All uses allowed in C-1 Commercial Districts as provided in Section 900 of this Ordinance.
2. Business and professional offices, including but not limited to legal, engineering, accounting, financial, insurance and business schools.
3. Agricultural services, farm supply stores, including machinery sales and repairs.
4. Automobile services, including gas/diesel vending, service stations, parts sales, automobile sales and show rooms-areas, and repair garages facilities, and electric vehicle (EV) charging stations.

## ARTICLE XII SITE PLAN REVIEW AND APPROVAL

### SECTION 1200 – PURPOSE

It is recognized by this Ordinance that there is a value to the public in establishing safe and convenient traffic movement to higher density sites, both within the site and in relation to access streets; that there is value in encouraging a harmonious relationship of buildings and uses both within a site and in relation to adjacent uses; further that there are benefits to the public in conserving natural resources. Toward this end, this Ordinance requires site plan review by the Planning Commission for certain buildings and structures that can be expected to have a significant impact on natural resources, traffic patterns, and on adjacent land usage.

## SECTION 1201 – BUILDINGS, STRUCTURES, AND USES REQUIRING SITE PLAN

The Zoning Administrator shall not issue a zoning compliance permit for the construction of the buildings and structures identified in this section unless a site plan has been reviewed and approved by the Planning Commission and such approval is in effect.

1. Buildings, Structures and Uses Requiring Site Plans are as follows:

i. Automobile services stations, and sales.

l. Automobile repair garages facilities.

## ALBION TOWNSHIP NOTICE OF SPECIAL ASSESSMENT HEARING AND REGULAR MONTHLY MEETING

NOTICE is hereby given of the intention of the Township of Albion to defray the cost of the purchase of fire extinguishing apparatus and equipment and the maintenance and operation of a fire department by special assessments levied upon the following described districts: ALL OF ALBION TOWNSHIP INCLUDING TAX EXEMPT PROPERTIES.

NOTICE is further given that the estimate of said costs and expenses is 3 mills based on real taxable value. A map of the fire district is on file in the Albion Township Hall for public examination.

## NOTICE OF PUBLIC HEARING RESIDENTS OF HENRIETTA TOWNSHIP Amendments to the Zoning Ordinance

A Public Hearing has been scheduled for Tuesday August 23, 2022 at 7:00 p.m. at the Henrietta Township Offices, 11732 Bunkerhill Rd., Pleasant Lake, MI 49272.

The purpose of the public hearing is to accept comments on Proposed Amendments to the Henrietta Township Zoning Ordinance pertaining to:

**Article I**, General Provisions, Section 106.1 Substitution of Any Nonconforming Use; Section 115.1 Mobile Home Placement - Age Limitation; Section 116.1 Temporary Occupancy During Construction;

**Article II**, Definitions, Section 201.118 Electric Vehicle Charging Station;

**Article IV**, Agricultural, Section 403.1 Size of Premises - text deletion;

**Article IX**, Commercial District, Section 927.4 Automobile services;

Copies of the Proposed Amendments to the Henrietta Township Zoning Ordinance are available for public review at the Township Offices. Henrietta Township will provide any necessary or reasonable auxiliary aids at the meeting for persons with disabilities, upon (10) days written notice to the township.

If you cannot attend this meeting and would like your views known, please mail comments to the Henrietta Township Planning Commission, 11732 Bunkerhill Rd., Pleasant Lake, MI 49272 or phone 517-769-6925.

Sally J. Keene, Clerk  
Henrietta Township

## DIFS is reminding

(LANSING, MICH) The Michigan Department of Insurance and Financial Services (DIFS) is reminding consumers of options that may be available to support homeowners who are having difficulty making payments.

"If you are experiencing financial hardship and you are concerned about your housing, there are resources available to help you," said DIFS Director Anita Fox.

"Many mortgage companies supply for their pet cages, etc. If you need papers for those purposes call 517-524-8540 to find out where to get them. Thank you for your understanding. The Salesman management.

**NOTICE: PERSONAL CLASSIFIEDS** are placed on a cash only basis. Ads may be phoned in with payment sent promptly. There is a \$2 fee if billings are sent. THE SALESMAN, 517-524-8540

**CAMPERS: WE HAVE SITES** available for Labor Day weekend. Call Donna, 517-524-7149. Wildwood Campground. Kayak and canoe rentals also

## The City of Albion

ing weed spraying to p  
ture during the spring ar  
contractor, Right Way Co  
igan will be treating with  
Control manager Doug S  
616-403-3983.



**MARSHALL  
SCHOOLS**

The Marshall Public Schools E  
community to fill a vacancy  
and

The term of office to be filled will commen  
by the board to fill the vacancy shall be by  
the August 22, 2022.



## Notice of Adoption of the *Hanover Township Master Plan*

Hanover Township, in Jackson County, Michigan, announces the adoption of the 2022 edition of the *Hanover Township Master Plan* by the Planning Commission on September 7, 2022, and the Township Board on September 14, 2022. The following local governments, commissions/committees, and utility and transportation agencies/companies are receiving this notice of intent as required by Section 43 of the Michigan Planning Enabling Act (MCL 125.3843):

- Concord Township
- Liberty Township
- Moscow Township
- Pulaski Township
- Scipio Township
- Somerset Township
- Spring Arbor Township
- Summit Township
- Jackson County Planning Commission
- Region 2 Planning Commission
- Consumers Energy
- Frontier Communications
- WOW!
- Jackson County Department of Transportation
- ANR Pipeline
- DCP Jackson Pipeline Company
- BP River Rouge Pipeline Company

The *Hanover Township Master Plan* is available on the Township website (<https://hanover-twp.org/>). Please notify the Township Clerk in writing if you prefer to receive a hard copy of the document. The Township Clerk's contact information is listed below:

Ms. Rachel Heath, Clerk  
Hanover Township  
PO Box 40  
Horton, MI 49246  
(517) 563-2791  
[clerk@hanover-twp.org](mailto:clerk@hanover-twp.org)





## **Notice of Adoption**

Summit Township, Jackson County, Michigan, at a regular Township Board meeting held on September 20, 2022 adopted the 2022 edition of the Summit Township Master Plan.

The following local governments, commissions/committees, utilities, and transportation agencies/companies are receiving this notice of adoption as required by Section 43 of the Michigan Planning Enabling Act (MCL 125.3843):

**City of Jackson**  
**Blackman Township**  
**Hanover Township**  
**Leoni Township**  
**Liberty Township**  
**Napoleon Township**  
**Sandstone Township**  
**Spring Arbor Township**  
**Jackson County Planning Commission**  
**Region 2 Planning Commission**  
**AT&T**

**Consumers Energy**  
**Comcast**  
**Verizon**  
**Jackson County Airport**  
**Michigan Electric Transmission Company**  
**Jackson County Department of Transportation**  
**Michigan Department of Transportation**  
**Jackson Area Transportation Authority**  
**Norfolk Southern Railway**  
**Panhandle Eastern Pipeline**  
**BP Products**

The adopted Master Plan may be accessed on the Township website at [www.summittwp.com](http://www.summittwp.com) under the Zoning Department.



# 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 | #22-01

**Applicant:** Dale R. Thorne  
Janet T. Thorne  
8701 Hanover Rd.  
Hanover, MI 49241

**Date:** October 5, 2022

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

**Location:** An application was filed for the subject property—Property ID #000-16-20-476-001-01—situated in Section 28 of Henrietta Township. (T4S, R3W). It is located on the north and south sides of Hanover Road and the west side of Watson Road (see Map 1).

**Description:** The subject property has an area of approximately 125.25 acres of which 90 acres (approximately) are cultivated for cash crops. One house (empty), two barns, two silos, and two outdoor farm equipment storage are located on the property.

**Term:** A term length is not included on the application (See Question 19).

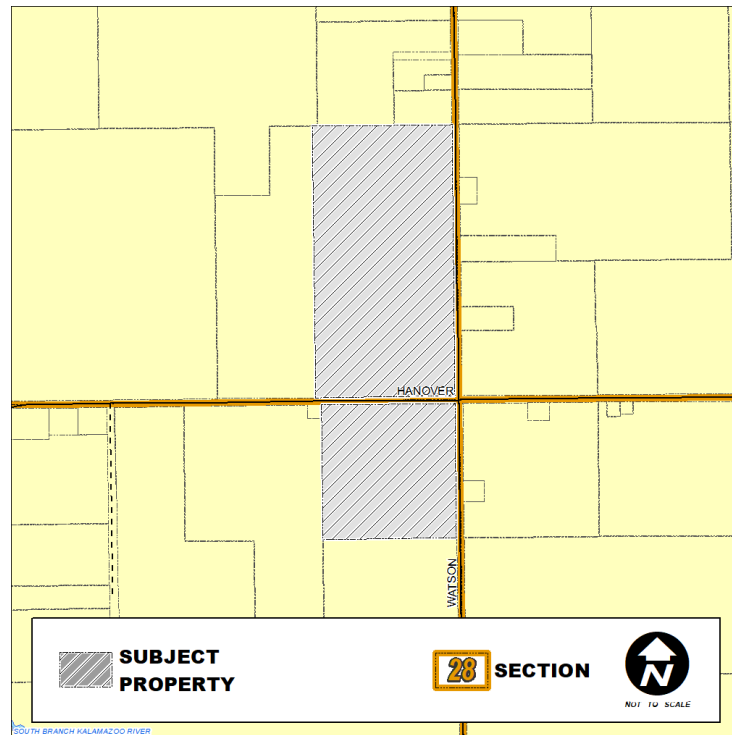
**Future Land Use:** The Jackson County Community Comprehensive Land Use Plan places the properties in an area recommended for "Agricultural Preservation". A proposed "Greenway" is located to the southwest of the property (Map 2).

**Staff Comments:** The application contains various errors/omissions which the applicant should consider addressing:

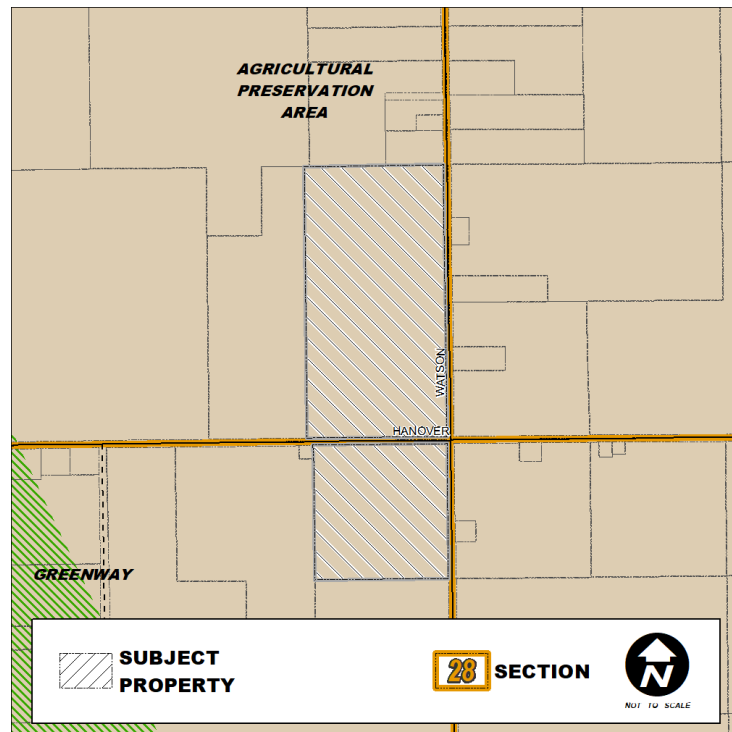
- *Question 16b.* Application has the total number of acres at 125.25 rather than 123.25 acres listed on Jackson County Property Appraiser records.
- *Question 16g.* Application is not clear on the total number of structures relative to the entered numbers for building types.
- *Question 19.* Application does not list the number of years that the PA 116 Farmland Agreement would run for.

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

**Map 1  
Location Map**



**Map 2  
County Future Land Use Map**



**Map 3**  
**Aerial Photograph**







**FARMLAND AND OPEN SPACE  
PRESERVATION PROGRAM**

**Application for Farmland Agreement**

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

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

**OFFICIAL USE ONLY**

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

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

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: Thorne Dale R.  
Last First Initial

(If more than two see #15) Thorne Janet T  
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: 8701 Hanover Rd. Hanover MI 49241  
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 250-1159

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

5. E-mail address: dale@thorne-farms.com

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

6. County: \_\_\_\_\_ 7. Township, City or Village: \_\_\_\_\_

8. Section No. \_\_\_\_\_ Town No. \_\_\_\_\_ Range No. \_\_\_\_\_

**III. Legal Information:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Date \_\_\_\_\_

Signature of Land Contract Vendor(s) (Seller) \_\_\_\_\_

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

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

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

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

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

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

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

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

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

This application is for:

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

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

Cash Crop

b. Total number of acres on this farm 625.25

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

d. Acreage in cultivation: 90

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0

f. All other acres (swamp, woods, etc.) 35.25

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

No. of Buildings 2 Residence: House (Empty) Barn: 2 Tool Shed: 2

Silo: 2 Grain Storage Facility: 0 Grain Drying Facility: 0

Poultry House: 0 Milking Parlor: \_\_\_\_\_ Milk House: \_\_\_\_\_

Other: (Indicate) \_\_\_\_\_

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

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

\$ 80,000.00 : 90 = \$ 888.88 (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); \_\_\_\_\_

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.

*Paul Thorne*

(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

8/26/22

(Date)

(Title)

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

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

I. Date Application Received: 9-19-22 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Puleski

☐ 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:

9-19-22 Upon filing an application, clerk issues receipt to the landowner indicating date received.

9-19-22 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:**

9-19-22 County or Regional Planning Commission

9-19-22 Conservation District

\_\_\_\_ Township (if county has zoning authority)

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

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

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

\_\_\_\_ Map of Farm

\_\_\_\_ Copy of most recent appraisal record

\_\_\_\_ Copy of letters from review agencies (if available)

\_\_\_\_ Any other applicable documents

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

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

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

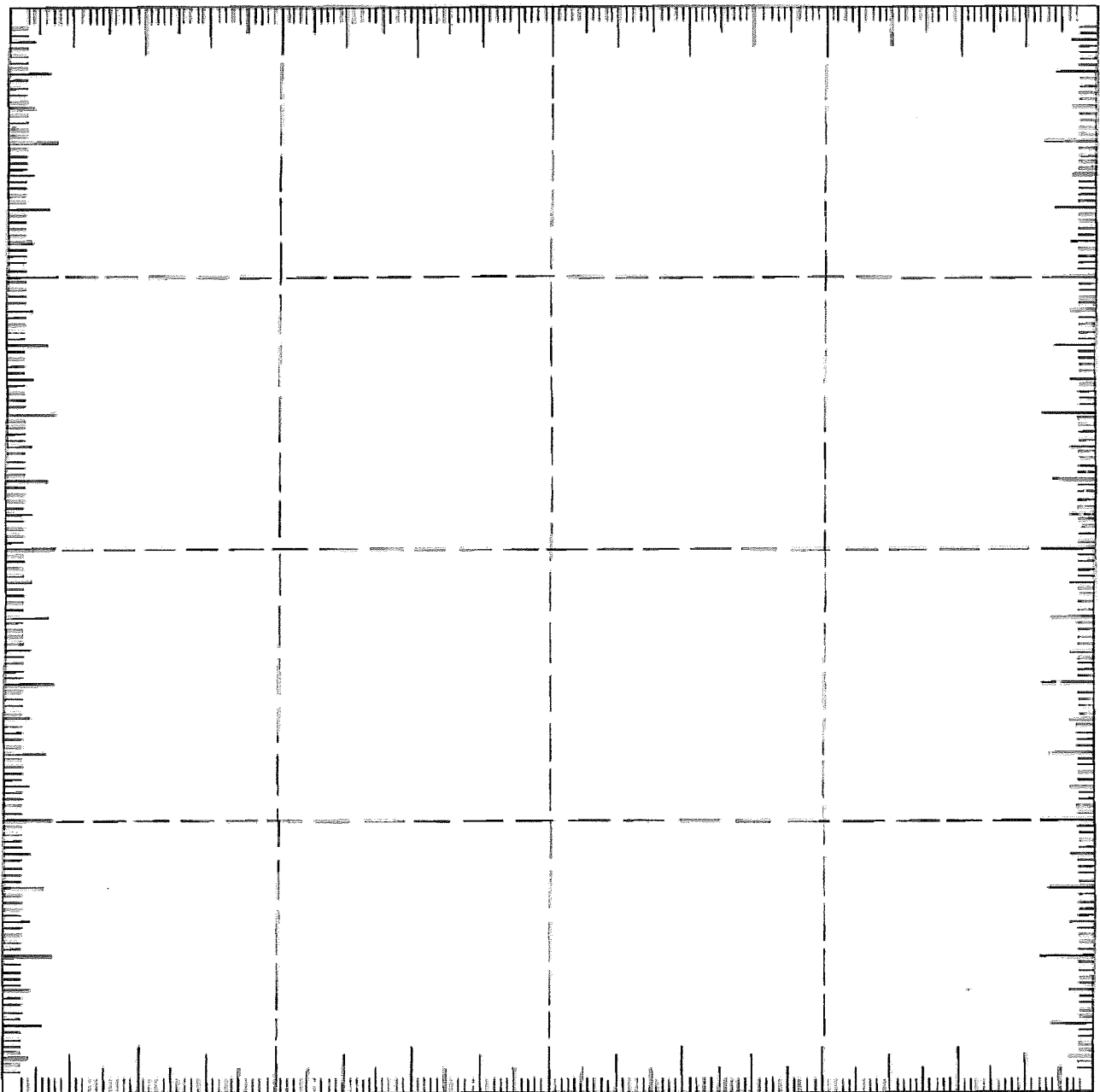
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County \_\_\_\_\_

Township \_\_\_\_\_

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

↑ North





## PROPERTY DESCRIPTION

The Land is described as follows:

The Southeast 1/4 of the Southeast 1/4 and the East 3.25 rods of the Southwest 1/4 of the Southeast 1/4 of Section 20, Town 4 South, Range 3 West, Pulaski Township, Jackson County, Michigan, ALSO the Northeast 1/4 of the Northeast 1/4 of Section 29, Town 4 South, Range 3 West, Pulaski Township, Jackson County, Michigan. ALSO the Northeast 1/4 of the Southeast 1/4 and the East 3.25 rods of the Northwest 1/4 of the Southeast 1/4 of Section 20, Town 4 South, Range 3 West, Pulaski Township, Jackson County, Michigan.

## WARRANTY DEED <sup>1</sup>

The Grantor(s) **DELORES PACE A/K/A DELORES F. PACE**, a single woman, survivor of herself and Coleman C. Pace, deceased, whose death certificate is recorded concurrently herewith, wife and husband

convey(s) and warrant(s) to **DALE R. THORNE AND JANET T. THORNE**, husband and wife, whose address is 8701 Hanover Rd., Hanover, MI 49241,

the following described premises situated in the Township of Pulaski, County of Jackson and State of Michigan:

SEE RIDER "A" ATTACHED

**commonly known as 14100 Hanover Rd., Hanover, MI 49241,**

for the sum of Two Hundred Fifty Thousand Five Hundred and <sup>00</sup>/<sub>100</sub> (\$250,000.00) Dollars.

Subject to all existing restrictions, easements, rights-of-way and zoning laws affecting the use of the property, oil and gas lease in favor of Meridian Energy Corporation as given by Coleman C. Pace and Delores Pace, husband and wife for a primary term of 2 years as evidenced by instrument dated October 23, 2015 and recorded January 21, 2016 in Liber 2069, Page 920, Jackson County Records, said oil and gas lease is held through various assignments and interests of record, any and all oil, gas, mineral, mining rights and/or reservations thereof, the rights of the public or any governmental unit over any part of subject property taken, deeded or used for Hanover Road and Watson Road, right of way in favor of Marathon Oil Company as evidenced by instrument recorded in Liber 756, Page 1030 and in Liber 723, Page 978, Jackson County Records, right of way in favor of Consumers Power Company as evidenced by instrument recorded in Liber 376, Page 317, in Liber 697, Page 582, in Liber 376, Page 323 and in Liber 644, Page 317, Jackson County Records, right of way in favor of the Ohio Oil Company as evidenced by instrument recorded in Liber 665, Page 307, in Liber 682, Page 374, in Liber 702, Page 178 and in Liber 680, Page 509, Jackson County Records, pipeline easement in favor of Leonard Crude Oil Company as evidenced by instrument recorded in Liber 676, Page 639, Jackson County Records, to Judgment regarding boundary line as evidenced by instrument recorded in Liber 1748, Page 239, Jackson County Records, to any provisions contained in any instruments of record which provisions pertain to the transfer of divisions under Section 109(3) of the Subdivision Control Act of 1967, as amended, and liens for taxes and special assessments which are not delinquent. 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. The grantor grants to the grantee the right to make all divisions under Section 108 of the Land Division Act, Act. No. 288 of the Public Acts of 1967. Grantor makes no representations as to the availability of such divisions.

Dated this 26<sup>th</sup> day of August, 2022.

Signed:

Delores Pace  
Delores Pace a/k/a Delores F. Pace

STATE OF MICHIGAN }  
                                  } ss.  
COUNTY OF JACKSON }

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of August, 2022,  
by Delores Pace a/k/a Delores F. Pace, a single woman, survivor of herself and Coleman C. Pace, deceased.

David L. Elmer

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

When Recorded Return To:

Send Subsequent  
Tax Bills To:

Drafted By: BP  
Steven E. Makulski  
Anderson & Makulski, PC  
Business Address:  
404 South Jackson Street  
Jackson, MI 49201  
(517) 787-5151  
Without opinion as to  
legal status or physical  
condition of improvements  
located upon the  
premises

Name

Street Address

City and State

Tax Parcel # 000-16-20-476-001-01

Recording Fee \$30.00

Transfer Tax \$2,150

# Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). **The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property 14100 HANOVER RD.		2. County Jackson	3. Date of Transfer (or land contract signed) August 26, 2022
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input checked="" type="checkbox"/> Township <input type="checkbox"/> Village Pulaski		5. Purchase Price of Real Estate \$250,000.00	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. <b>PIN.</b> This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.  000-16-20-476-001-01		6. Seller's (Transferor) Name DELORES PACE	
		8. Buyer's (Transferee) Name and Mailing Address DALE R. THORNE and JANET T. THORNE 8701 HANOVER RD. Hanover, MI 49241	
		9. Buyer's (Transferee) Telephone Number 577-250-1159	

Items 10-15 are optional. However, by completing them you may avoid further correspondence.

10. Type of Transfer. <u>Transfers</u> include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See Page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____			
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		12. Is the transfer between related persons? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No		13. Amount of Down Payment	
		15. Amount Financed (Borrowed)	

## EXEMPTIONS

Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- ☐ Transfer from one spouse to the other spouse.
- ☐ Change in ownership solely to exclude or include a spouse.
- ☐ Transfer between certain family members \*(see page 2).
- ☐ Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires).
- ☐ Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor \*\* (see page 2)
- ☐ Transfer to effect the foreclosure or forfeiture of real property.
- ☐ Transfer by redemption from a tax sale.
- ☐ Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust.
- ☐ Transfer resulting from a court order unless the order specifies a monetary payment.
- ☐ Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse).
- ☐ Transfer to establish or release a security interest (collateral).
- ☐ Transfer of real estate through normal public trading of stock.
- ☐ Transfer between entities under common control or among members of an affiliated group.
- ☐ Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.
- ☒ Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- ☐ Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- ☐ Transfer of land with qualified conservation easement (land only - not improvements).
- ☐ Other, specify: \_\_\_\_\_

## CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Printed Name Dale Thorne		Date August 26, 2022
Signature <i>Dale Thorne</i>		E-mail Address
Name and title, if signer is other than the owner	Daytime Phone Number 577-250-1159	