



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

MEETING NOTICE

FOR FURTHER INFORMATION, CONTACT:

Jacob Hurt

R2PC Executive Director

(517) 768-6705

jhurt@mijackson.org

DATE: May 18, 2023

TIME: 6:00 p.m.

PLACE: Lenawee Room | Human Services Bldg.

1040 S. Winter Street

Adrian, Michigan

MEETING AGENDA

1. Call to Order and Pledge of Allegiance
2. Public Comment *[3-MINUTE LIMIT]*
3. Approval of Agenda *[ACTION]*
4. Meeting Minutes
Approval of the Minutes of the March 16, 2023, Meeting *[ACTION]* **3**
5. Request(s) for Review, Comment, and Recommendation
 - a. Consideration of Township Zoning Amendment(s) —
 - (1) #23-06 — Woodstock Township *[ACTION]*..... **5**
 - (2) #23-07 — Rollin Township *[ACTION]*..... **31**
 - b. Consideration of PA 116 Farmland Agreement(s) —
 - (1) #23-02 — Blissfield Township *[ACTION]* **41**
 - (2) #23-03 — Riga Township *[ACTION]* **55**
 - c. Consideration of Master Plan(s) — None
6. Other Business
 - a. Old Business — None
 - b. New Business — None
7. Public Comment *[2 MINUTE LIMIT]*
8. Commissioner Comment
9. Adjournment

Please note that the meeting will take place in person at 6:00 pm.

The location is the Lenawee Room of the Human Services Building (1040 S. Winter Street).

The next meeting of the Lenawee County Planning Commission is scheduled for June 15, 2023.

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

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Lenawee County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201
Phone (517) 788-4426 • Fax (517) 788-4635

MEETING MINUTES

Thursday, March 16, 2023

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

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

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

Others Present: Mr. Jacob Hurt, LCPC Staff/Recording Secretary

- Item 1 **Call to order.** Comm. Liedel called the meeting to order at 6:00 pm. Those in attendance joined in the Pledge of Allegiance.
- Item 2 **Public comment.** None.
- Item 3 **Approval of Agenda.** Staff submitted the 3/16/2023 meeting agenda for approval. Comm. Bolton made a motion, seconded by Comm. Nickel, to approve the March 16, 2023, meeting agenda. *The motion passed unanimously.*
- Item 4 **Approval of Minutes.** Staff submitted the 2/16/2023 meeting minutes for approval. Comm. Bolton made a motion, seconded by Comm. Witt, to approve the February 16, 2023, meeting minutes as presented. *The motion passed unanimously.*
- Item 5 **Request(s) for Review, Comment, and Recommendation**
- a. **Consideration of Township Zoning Amendment(s).**
 - (1) **#23-05 | Raisin Charter Township.** Commissioners received the proposed rezoning of a property from Agricultural (A-1) to Multiple Family Residential (RM-1) for a 16-unit multiple-family dwelling in Raisin Charter Township. Staff summarized his report advising Commissioners to recommend disapproval of the proposed rezoning (see the staff report).

Comm. Dersham made a motion, seconded by Comm. Nickel, to concur with staff advisement to recommend disapproval of the proposed rezoning. *The motion passed 5-0, with Comm. Witt abstaining.*
 - b. **Consideration of PA 116 Farmland Agreement(s).** None.
 - c. **Consideration of Master Plan(s).** None.
- Item 6 **Other Business.**
- a. **Old Business.** None.
 - b. **New Business.** None.
- Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.** None.

Item 9 **Adjournment.** The meeting adjourned at 6:32 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jacob Hurt", with a long, sweeping horizontal stroke extending to the right.

Jacob Hurt, LCPC Recording Secretary



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Coordinated Zoning Report | #23-06

To: County Planning Commissioners
From: Jacob Hurt, R2PC Executive Director
Date: April 12, 2023

Proposal: **The rezoning of property in Woodstock Township**

Request

The subject property is proposed for rezoning to a 'Commercial (C-3)' district, from an 'Agricultural (AG)' district.

Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is for outside and inside boat storage, which is not explicitly stated as either a Permitted Use (section 13.2) or a Conditional Use (section 13.3) in the Highway Service Commercial District (C3), of the 2018 Woodstock Township Zoning Ordinance.

Location and Size of the Property

The subject properties (WD0-111-3800-00 and WD0-111-3900-00) are located in Section 11 (SW Quarter Section) of Woodstock Township, on the south side of US Highway 12 and the west side of Round Lake Highway. The subject properties have an area of approximately 30 acres.

Land Use and Zoning

- **Current Land Use** – The parcels are currently zoned Agricultural (AG) and are vacant. Commercial uses are located to the north and there is vacant ground to the east. Single-family residential uses are located to the east and south of the property, agricultural uses are located to the south and west.
- **Future Land Use** – Woodstock Township has a future land use map, updated in 2020, that recommends agricultural use for this property.
- **Current Zoning** – The subject parcels are currently zoned 'Agricultural (AG)'. Township properties on the north, south, east and west sides of the property are zoned 'Agricultural (AG)'. Additionally, properties located to the east and west of the property are zoned 'General Commercial (C-2)', there is also property to the north zoned 'Highway Service Commercial (C-3)' and 'Recreation Open Space (RO)'.

Public Facilities and Environmental Constraints

- **Public Road/Street Access** – The subject property is on the south side of US Highway 12 and the west side of Round Lake Highway.
- **Public Water and Sewer** – Municipal sewer and water services are not available according to the Township.

- **Environmental Constraints** – There are no known environmental constraints, although wetlands are present on a portion of the site.

Analysis and Recommendation

Township Planning Commission Recommendation – The Woodstock Township Planning Commission voted 6-0, with one member absent, to disapprove the rezoning request at their 3/30/2023 meeting.

LCPC Staff Analysis and Advisement – Although Highway Service Commercial (C-3) uses border the subject properties to the north and General Commercial (C-2) uses border the subject properties to the east and west, the proposed rezoning of the subject properties' 30 acres is not the highest and best use of the subject parcels. Additionally, neither the list of Permitted or Conditional Uses in Section 13, Highway Service Commercial District (C-3) of the 2018 Woodstock Township Zoning Ordinance explicitly allow the proposed uses of the requested rezoning. Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **DISAPPROVAL** of the proposed rezoning to 'Highway Service Commercial (C-3) to the Woodstock Township Board.

Recommended Actions:

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

Attachment(s):

- Background information provided by Woodstock Township and LCPC staff.

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Info

WD0-111-3800-00

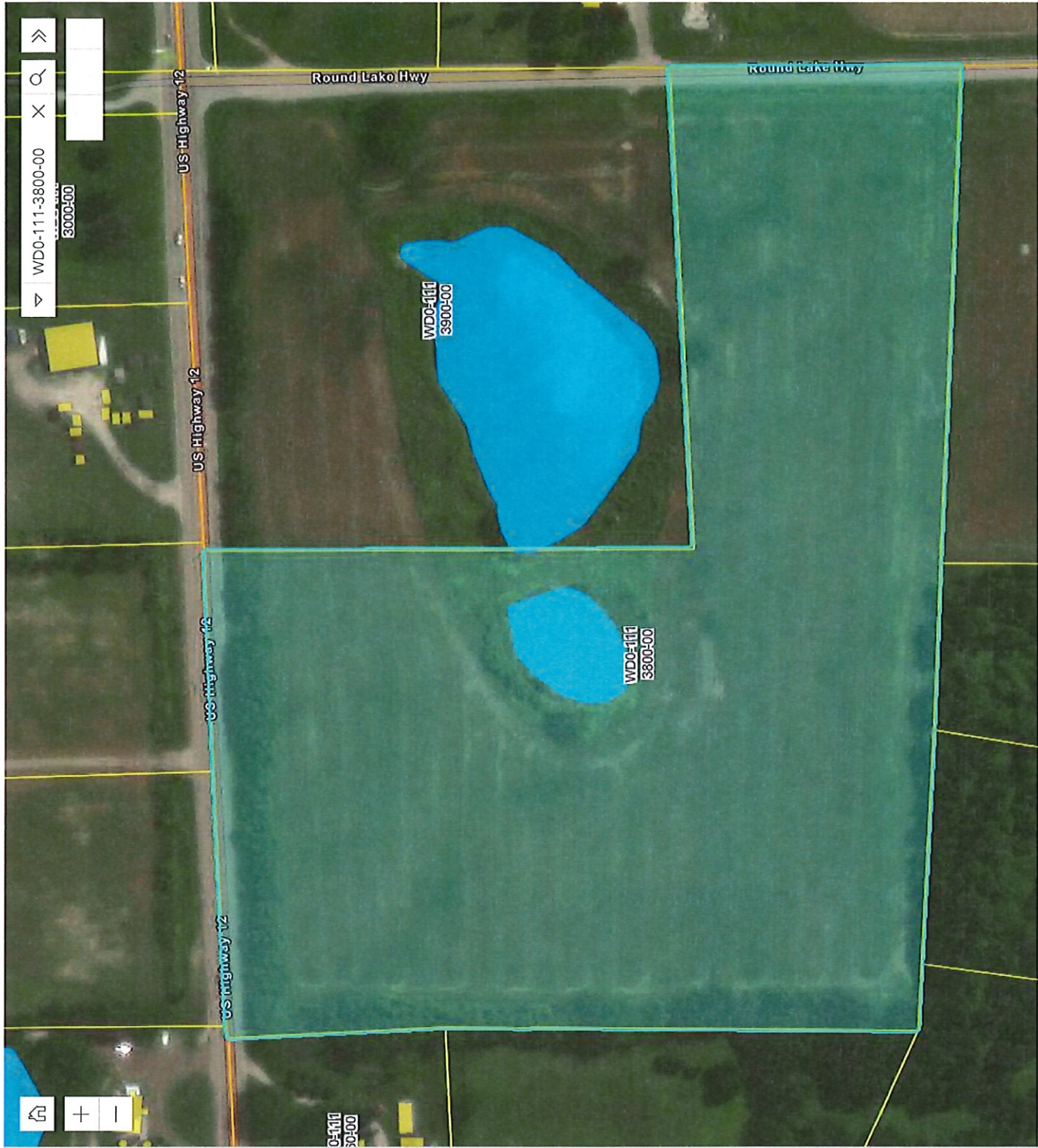
🔍 Zoom

Tax Parcels

Tax Parcel Fields

Tax ID	WD0-111-3800-00
Libert/Page	2611-0980
Owner 1	FLETCHERS RENOVATION LLC
Owner 2	
Prop Address	14000 W US-12 BLK
Prop Address Note	BLK
Prop Address City	BROOKLYN
BSA Link	View
Acro Calc	20.082
Acro Rec	21.410
Gov Unit	WD0
Tax Unit	WD0

>> 7





Info	
WD0-111-3900-00	
Zoom	
Tax Parcels	
Tax Parcel Fields	
Tax ID	WD0-111-3900-00
Liberi/Page	2611-0980
Owner 1	FLETCHERS RENOVATION LLC
Owner 2	
Prop Address	14000 W US-12 BLK
Prop Address Note	BLK
Prop Address City	BROOKLYN
BSA Link	View
Acre Calc	10.035
Acre Rec	10.100
Gov Unit	WD0
Tax Unit	WD0

200 ft

ARTICLE XIII

HIGHWAY SERVICE COMMERCIAL DISTRICT (C-3)

SECTION 13.1 INTENT

This district is intended to provide for various commercial establishments offering accommodations, supplies, and services to local as well as through automobile and truck traffic. These districts should be provided at locations along major thoroughfares or adjacent to the interchange ramps of a limited access highway facility and should encourage grouping of various facilities into centers and discourage dispersion of these activities.

SECTION 13.2 PERMITTED USES

- 13.2.1 Drive-in retail and service establishments, except drive-in theaters.
- 13.2.2 Eating and drinking establishments.
- 13.2.3 Motels and hotels.
- 13.2.4 Motor vehicle service stations.
- 13.2.5 Sales, rental, and service of motor vehicles, trailers, and boats.
- 13.2.6 Temporary camping, provided a temporary permit be issued by the Township Zoning Inspector and further provided that the use of the campground not exceed two (2) weeks in duration and a permit may not be issued consecutively more than once per year for an individual property.
- 13.2.7 Accessory uses or structures.
- 13.2.8 Essential services and structures of a non-industrial character.
- 13.2.9 On-site and off-site signs, only in accordance with the regulations as specified in Article V, Sections 5.2.5 and 5.2.6.
- 13.2.10 Small Solar Energy Facility
- 13.2.11 Medium Solar Energy Facility, subject to the regulations contained in Section 16.21

SECTION 13.3 CONDITIONAL USES

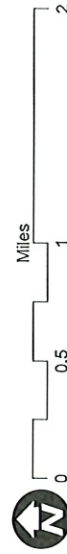
- 13.3.1 Adult regulated uses.
- 13.3.2 Communication Tower.
- 13.3.3 Drive-in theaters.
- 13.3.4 Indoor and outdoor commercial amusements and entertainment.
- 13.3.5 Motor vehicle repair garages.
- 13.3.6 Open Recreational Vehicle Storage.
- 13.3.7 Outdoor flea market.
- 13.3.8 Self-Service Storage Facility

Woodstock Township Lenawee County, Michigan

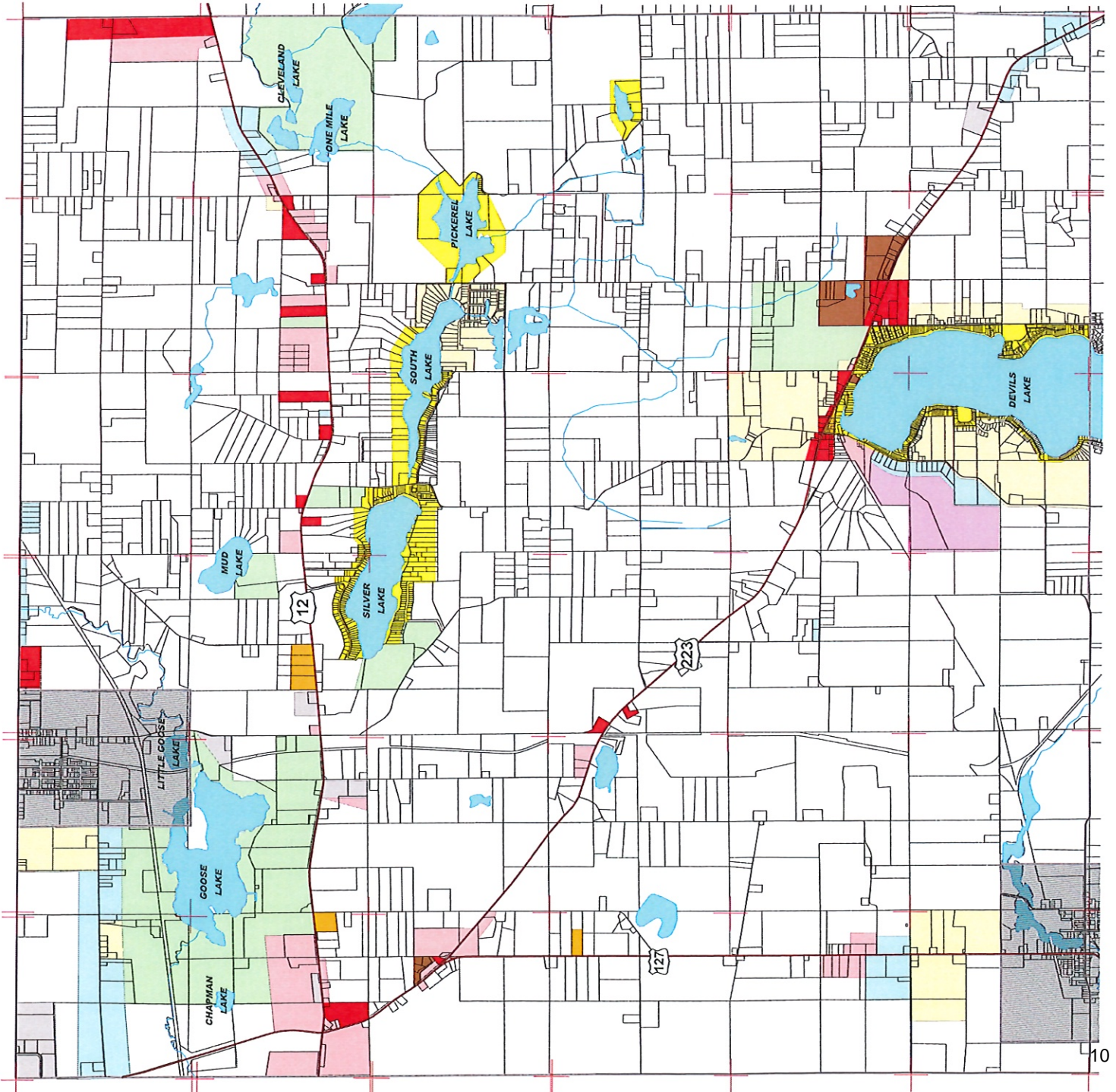
ZONING

AG	Agricultural District
RO	Recreation Open Space District
RNF	Rural Non-Farm District
RL	Lake Residential District
RS	Suburban Residential District
RM	Multiple Family Residential District
MH	Mobile Home Residential District
C-1	Local Commercial District
C-2	General Commercial District
C-3	Highway Service Commercial District
I	General Industrial District

Map Revised: August 18, 2020
Zoning Revised To: May 11, 2020
Adopted: May 1974



Region 2
Planning Commission
County, Village, Township and Lenawee Counties



ZONING AMENDMENT FORM

LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)



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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

WDO-111-3800-00 AND WDO-111-3900-00, +30 ACRES TOTAL, SEE ATTACHED FOR PROPERTY DESCRIPTIONS.

1. The above described property has a proposed zoning change FROM AGRICULTURE A-6 ZONE TO Highway Commercial C-3 ZONE.
2. PURPOSE OF PROPOSED CHANGE: OUTSIDE AND INSIDE BOAT STORAGE.

B. ZONING ORDINANCE TEXT AMENDMENT:

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

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

- C. PUBLIC HEARING on the above amendment was held on: month March day 30th year 2023
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month March day 11th 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: The Exponent / 3/14/23

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.

B. Shipley ☒ Chair or ☐ Secretary 3 / 30 / 2023 (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

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

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

TOWNSHIP BOARD ACTION:

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

Township Clerk

LCPC Case #: 23-06
(For LCPC Use Only)

REZONING WORKSHEET FORM



LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Woodstock Township Case #: WDO-111-3800-00^A WDO-111-3800-00^B
Township official we may contact: Jeff Vorek / Zoning Phone #: (517) 286-0529
Applicant: M. Apling / Daniels Lake Water Sports Phone #: (517) 403-6337
Rezoning Request: From: AGRICULTURE (AG) To: Highway Commercial (C3)
Property Location: Section(s): 11 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"): A - 20.08 Acres, B - 10.04 Acres.

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? VACANT AGRICULTURE

What is the proposed use of the site? Outside AND Inside Boat Storage

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

North: Commercial Sales, Cemetery

South: Agriculture, Single Family

East: VACANT, Single Family

West: Agriculture

What are the surrounding Zoning Districts?

North: R0, C2, C3, AG ()

South: AG ()

East: C2, AG ()

West: AG ()

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

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 Round Lake Hwy, W US 12

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.

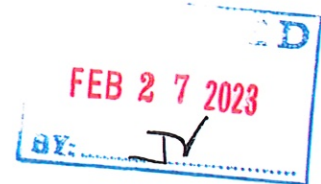
☐ No, public comments are not attached.

Please include any additional information or comments as an attachment.

Woodstock Township

Application for Zoning Changes

Planning Commission Recommendation/Township Board Approval



Applicant Mike Apling / Devils Lake Water Sports
Address 14581 U.S. 223
City, State, Zip Manitou Beach, MT. 49253
Contact No. 1-517-403-6337 (Cell#)
Email mike@dlwatersports.com

Parcel Number/Tax ID- WDO-111-3800-00 AND WDO-111-3900-00

PROPERTY OWNER'S NAME AND ADDRESS (if not the applicant)

Name: Fletcher Renovations, LLC.
Address 11137 W. U.S. 12
City, State, Zip Brooklyn, MT. 49230
Contact No. _____

If you are not the property owner what is your relationship?

- ☐ Builder
☒ Have option to purchase
☐ Agent/other _____

Requested Zoning Classification

Commercial

Property Information

Proposed Land Use/Building Construction of Storage Buildings, storage of boats.
Present Zoning Agricultural
Parcel Size/Dimensions See ATTACHED
Property Description See ATTACHED
Size of Building, Structure, Addition _____
Percentage of Lot Covered 10%
Central Sewer Available No

Parcel Number/Tax ID WDO-111-3800-00 AND WDO-111-3900-00

Petition Application Requirements, section 22.2.2

Petition Contents. Petitions for rezoning of a specific site shall be accompanied by a plot plan or survey, which shall contain the following information:

- A) Applicant's name, address, and telephone number.
- B) Scale, north point, and dates of submission and revisions.
- C) Zoning classification of petitioner's parcel and all abutting parcels.
- D) Existing lot lines, building lines, structures, parking areas, driveways, and other improvements on the site and within 100 feet of the site.
- E) Proposed lot lines and lot dimensions, and general layout of proposed structures, parking areas, driveways, and other improvements on the site.
- F) Dimensions, centerlines, and right-of-way widths of all abutting streets and alleys.
- G) Location of existing drainage courses, floodplains, lakes and streams, and woodlots.
- H) All existing and proposed easements.
- I) Location of sanitary sewer or septic systems, existing and proposed.
- J) Location and size of water mains, well sites, and building service, existing and proposed.

Required Attachments

- ☒ Attach Fee, \$420.00
- ☐ Attach copy of ownership and legal property description.
- ☐ Written consent from the property owner if different than the applicant.

AFFIDAVIT: I agree the statements made above are true, and if found not to be true, any permits that may be issued may be void. Further, I agree to comply with the conditions and regulations provided with any permits that may be issued. Further, I agree the permits that may be issued, is with the understanding all applicable sections of the Woodstock Township Zoning Ordinance will be complied with. Further, I agree to notify the zoning administrator of Woodstock Township for inspection before the start of construction and when locations of proposed uses are marked on the ground. Further, I agree to give permission for officials of Woodstock Township, Lenawee County and the State of Michigan to enter the property subject to any permit application for purposes of inspection. Finally, I understand that any permit, if issued, conveys only land use rights, and does not include any representation or conveyance of rights in any other statute, building code, deed restriction or other property rights.

Applicant Signature _____

Date 02-24-2023

Zoning/Ordinance Administrator _____

Date Received 2/27/23

Parcel Number/Tax ID WDO-111-3800-00 WDO-111-3900-00

Review considerations. The planning commission and township board shall, at minimum, consider the following before taking action on any proposed amendment:

1. Will the proposed amendment be in accordance with the basic intent and purpose of the zoning ordinance?
2. Is the proposed amendment consistent with the comprehensive plan of the township?
3. Have conditions changed since the zoning ordinance was adopted, or was there a mistake in the zoning ordinance that justifies the amendment?
4. Will the amendment correct an inequitable situation created by the zoning ordinance, rather than merely grant special privileges?
5. Will the amendment result in unlawful exclusionary zoning?
6. Will the amendment set an inappropriate precedent, resulting in the need to correct future planning mistakes?
7. If a rezoning is requested, is the proposed zoning consistent with the existing land uses of surrounding property?
8. If a rezoning is requested, could all requirements in the proposed zoning classification be complied with on the subject parcel?
9. If a rezoning is requested, is the proposed zoning consistent with the trends in land development in the general vicinity of the property in question?
10. If a rezoning is requested, what is the impact on the township infrastructure?

The planning commission and the township board shall make a determination of whether public facilities are readily available and whether the potential impact of the rezoning would adversely impact the level of service standards of any public facility.

Parcel Number/Tax ID WDO-111-3800-20 WDO-111-3900-20

Zoning Change

☐ Recommend Approval

Notes/Issues _____

☒ Recommend Disapproval

Notes/Issues See ATTACHED minutes - TV

Date 3/30/23

Planning Commission Chair B. Shiplen - See ATTACHED minutes

Notice of Public Hearing

- Posting/Published Date 3/11/23 3/14/23
- Publishing Media The EXPONET
- Hearing Date 3/30/2023

Lenawee County Planning Commission Recommendation

☐ Approval

☐ Disapproval

Determination by Township Board

☐ Approval

☐ Disapproval

Date _____

Township

Supervisor _____

Date _____

Township

Clerk _____

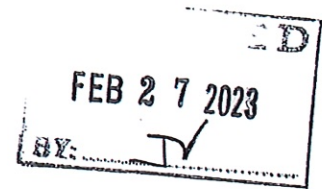
Distribution copies

- Applicant
- Township Clerk
- Zoning Department
- Assessing Department
- file

Parcel Number/Tax ID WDO-111-3800-00 WDO-111-3900-00

Woodstock Township
Application for Zoning Changes

Planning Commission Recommendation/Township Board Approval



Applicant Mike Apling / Devils Lake Water Sports
Address 14581 U.S. 223
City, State, Zip Manitou Beach, MI. 49253
Contact No. 1-517-403-6337 (Cell #)
Email mike@dlwatersports.com

Parcel Number/Tax ID- WDO-111-3800-00 and WDO-111-3900-00

PROPERTY OWNER'S NAME AND ADDRESS (if not the applicant)

Name: Fletcher Renovations, LLC.
Address 11137 W. U.S. 12
City, State, Zip Brooklyn, MI. 49230
Contact No. _____

If you are not the property owner what is your relationship?

- ☐ Builder
☒ Have option to purchase
☐ Agent/other _____

Requested Zoning Classification

Commercial

Property Information

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE INK, AND FOLIO HOLOGRAM	
DEVILS LAKE WATER SPORTS INC. 02-09 55398	
14581 U.S. 223 MANITOU BEACH, MI 49253 PH. 517-547-7944 517-467-4818	
DATE <u>02-24-2023</u>	
71-1/863	
PAY TO THE ORDER OF <u>Woodstock Township</u>	
\$ <u>420.00</u>	
Four hundred and twenty dollars and 00/100 DOLLARS	
FOR <u>Application Fee</u>	
OLD NATIONAL BANK® oldnational.com	
ORIGINAL	
ORIGINAL	
AP	
⑈055398⑈ ⑆086300012⑆ 8043175⑈	

WOODSTOCK TOWNSHIP
PLANNING COMMISSION
6486 Devils Lake Hwy
Addison, MI 49220

March 30, 2023

Planning Commission Meeting (PC)

Attendees: J. Clark, D. Crawford, M. Holmes, B. Shipley, R. Turner, J. Wheaton

Absent: J. Nicholl (excused)

Recording Vice Chairman B. Shipley brought meeting to order at 5:30pm, followed by pledge of allegiance.

- A. Motion to approve 02.23.23 meeting minutes, subject to correction. R. Turner, M. Holmes 2nd
- B. Purpose of the Meeting – review of Rezoning Application for 14000 W US 12 blk. WDO-111-3800-00 and WDO-111-3900-00. To rezone these properties from AG Agriculture to C3 Commercial. For purposes of Outside and Inside Boat Storage.
 1. Mike Apling, Sales Manager & Business Principal of Devils Lake Water Sports
 - i. Intent for property is to build an 80' x 150' building for boat storage, no show room and/or repair shop
 - a. Store roughly 100-200 boats, pending size of boats
 - b. Inside storage would be roughly 40-50, pending size of boats
 - ii. Access to property would only be from Round Lake Hwy
 - iii. There is a growing demand due to limited space at residential locations near lakes
 - iv. Gravel drive/lot, chain link fencing at 6' high for security
 - v. No lighting at the time of this application, future TBD
 - vi. Upon boat retrieval, storage wrapping would be disposed of within the current main location off US 223.
 - vii. Property may be a future location for overflow inventory
 - viii. Other location on Round Lake Hwy owned by Gerken, is another location for storage by Devils Lake Water Sports, however there is no long term plan currently
 2. Purposed property to rezone is not currently owned by Devils Lake Water Sports
 3. Public Comments/Questions
 - i. Currently zoned as AG which has been worked ground for the last ~ 100 years
 - ii. Notifications to surrounding property owners is currently 300'
 - iii. Concerns and requests that township deny this request as this is a bad location for the application request as it disrupts the beautiful views of the Irish Hills, wildlife habitat, and potential harm to wetlands

Motion made by J. Clark to recommend to the Township Board to approve/deny the Rezoning Application as designed and outlined in discussion above, 2nd by R. Turner. As this motion failed, this will be forwarded to the Lenawee County Planning Commission (LCPC) for review. Upon,

WOODSTOCK TOWNSHIP PLANNING COMMISSION

03.30.23

Page | 2

LCPC decision, documentation/report out will return to Woodstock Township Board for approval/denial.

Roll Call: J. Clark – No, B. Shipley – No, R. Turner – No, M. Holmes – No, D. Crawford – No, J. Wheaton – No.

C. Letter of Correspondence

1. Gmail dated: 03.30.23 forward from Max Griffin, Township Assessor to Jeff Votzke, Township Zoning Administrator
 - i. Protest for another boat storage to be parked at Creech's Amish storage sales
 - ii. Already too many storage facilities within a short distance of each other
2. Meeting handout – Randall Beard, Trustee from the Beard Family Trust Property
 - i. Concerns
 - a. Application deficient, lacking information
 - a. What type of commercial zoning
 - b. Purpose listed as storage of boats is very vague
 - c. Size of building was left blank
 - d. No mention of sanitary/water mains
 - b. Disruptive to current farmland, wildlife habitat and wetlands

D. ZBA Liaison Feedback – no report due to scheduled meeting

E. Twp Liaison Feedback

1. Bring initial training for new members for all boards
2. Budget scheduled to be completed at March 31st meeting, however, was cancelled due to the lack of notification on publicizing. Next meeting is scheduled for April 10th at 630pm
3. Generator is being installed at the Township Office

F. Old Business

1. Discussions about approaching upcoming storage units/businesses

G. New Business

1. Scheduled meetings
 - i. 05.04.23 @ 530pm – Lenawee County Road Commission
 - ii. 05.18.23 @ 530pm – Self Storage, Creech's
 - iii. 06.01.23 @ 530pm – Multiple Commercial Use including but not limited to Gas Station/Car Wash/Car Repair, etc.

Meeting was adjourned at 7:11pm

Vice Chairman B. Shipley has reviewed and approved these minutes.

Respectfully submitted by

J. Wheaton, Recording Secretary

WOODSTOCK TOWNSHIP
PLANNING COMMISSION
MEETING ATTENDANCE SHEET

DATE: March 30, 2023

WDO-111-3800-00 WDO-111-3900-00

NAME: Diana Crawford

NAME: Robert Turner

NAME: Donna Clark

NAME: MICHAEL HOLMES

NAME: Doreen Wheaton

NAME: Bill Shipley

NAME: _____

NAME: _____

Approved by: [Signature]

**Woodstock Township
6486 Devils Lake Hwy
Addison, MI 49220**

Planning Commission, Public Meeting

Date Posted 3/11/2023

Woodstock Township Planning Commission will hold a meeting on **Thursday, March 30th, 2023** at 6486 Devils Lake Hwy.

- 1) 5:30 pm- Meeting for review of Rezoning Application for 14000 W US 12 blk. WDO-111-3800-00 and WDO-111-3900-00. To rezone these properties from AG Agriculture to C3 Commercial. For purposes of Outside and Inside Boat Storage.

John Nicholl- Planning Commission Chair

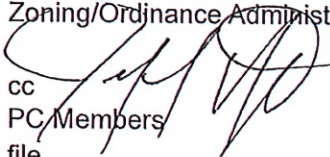
Copies of documents are available for review at 6486 Devils Lake Hwy. Any written comments relating to this meeting can be forwarded to:

Woodstock Township
attn. Planning Commission
6486 Devils Lake Hwy
Addison, MI 49220

Or emailed to
woodstocktownshipzoning@gmail.com

Jeff Votzke
Zoning/Ordinance Administrator

cc
PC Members
file



CLASSIFIEDS

THE EXPONENT • TUESDAY, MARCH 14, 2023 • PAGE B5

PUBLIC AUCTION

Jackson College Surplus Auction



1998 Navistar International Model 2574 4x2 Salt Truck w/ 10' Hydraulic Root Spring Front End Scraper Blade & Lots of Upgrades * 1976 Ford Model 3600 Gas Tractor w/ 776B Quick Attach Loader and Bucket * Toro Multi Pro 1100 Sprayer * 3pt. Equipment Incl. John Deere 25A 3pt. Flail Mower, Land Pride 3pt. back blade Model RB3584 * Haulmark 8x24ft enclosed trailer * (32) Fraix Plastic Vehicle Safety Barricades * Generator * Compressor * Misc. Lawn and Garden * Office Furniture * Desks * Classroom Related Incl. Swivel Chairs * Heavy Duty Transmission Tables * Kitchen Related * & Much More!

Thursday March 16th @ 10am
(preview open at 8:30am)
2111 Emmons Rd Jackson, MI 49201
Questions? Call David Helmer
734.368.1733
Complete details w/ pics @
BraunandHelmer.com
Braun & Helmer Auction Service Inc.



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2003 Mustang, 40th anniversary edition, one owner, 43,000 miles, excellent condition - garage kept. Call 248-667-2385. WKX3

CRAFT SHOW

Jerome Community Building
craft show: Saturday, March 25, 10 am-5 pm at 9611 Harrison St. Jerome

WORK WANTED

Experienced carpenter, maintenance and handyman, 40 yrs. Construction exp. Doors, windows, kitchen and bath remodels, small tree and brush removal. Call 517-937-3571. 33

Retired carpenter offering handyman work and home improvement Call Mark 517-960-8184 25d

HELP WANTED

Super 8 Brooklyn - Now hiring housekeeping part-time. 592-0888 apply within 13U

Administrative assistant needed at local funeral home serving three locations. Looking for professional part-time administrator who has a minimum of four years of administrative experience, computer literacy is necessary people oriented, must be able to multitask and prioritize tasks. No calls, please submit resumes to Jeff@EinederFuneralHomes.com 1f

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160 S. Main St.

PUBLIC NOTICE

NOTICE TO CREDITORS
DECEDENT'S ESTATE
STATE OF MICHIGAN PROBATE COURT
HON. DIANE M. RAPPLEYE
COUNTY OF JACKSON
FILE NO. 23-170-DE

Estate of Mary Jane Dowding, deceased, born May 13, 1943
Notice to creditors: The decedent, Mary Jane Dowding, died Nov. 12, 2022. Creditors of the decedent are notified that all claims against the estate, will be forever barred unless presented to Patsy Haney, personal representative, or to both the probate court at 312 S. Jackson Street, 1st Floor, Jackson Michigan 49201, (517) 788-4290, and the personal representative within 4 months after the date of publication of this notice, March 14, 2023.

Bonnie Lent-Davis
Bar no. P58091
P.O. Box 454
Alto, MI 49302

Patsy Haney
1220 Donnelly Road
Jackson, MI 49201

Woodstock Township
6486 Devils Lake Hwy
Addison, MI 49220

Planning Commission, Public Meeting
Date Posted 3/11/2023

Woodstock Township Planning Commission will hold a meeting on Thursday, March 30th, 2023 at 6486 Devils Lake Hwy. 1) 5:30 pm - Meeting for review of Rezoning Application for 14000 W US 12 blk. WDO-111-3800-00 and WDO-111-3900-00. To rezone these properties from AG Agriculture to C3 Commercial. For purposes of Outside and Inside Boat Storage.

John Nichol - Planning Commission Chair

Copies of documents are available for review at 6486 Devils Lake Hwy. Any written comments relating to this meeting can be forwarded to:

Woodstock Township
Planning Commission
6486 Devils Lake Hwy
Addison, MI 49220

Or emailed to
woodstocktownshipzoning@gmail.com

Jeff Votzke
Zoning/Ordinance Administrator



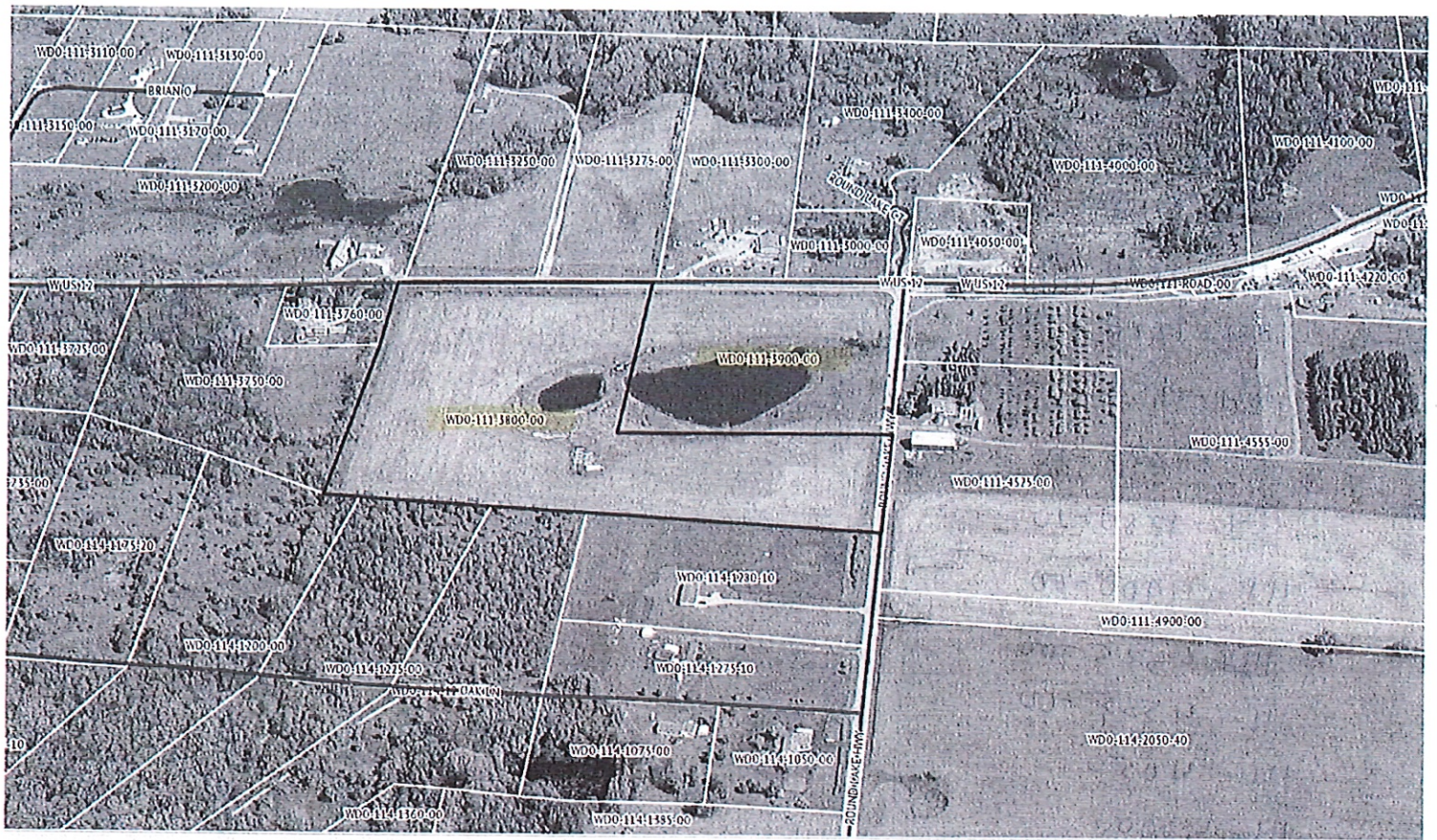
250 S. Main Street, Brooklyn MI 49230



www.EraReardonRealty.com
517-592-8326

What does a leprechaun eat for lunch?
A Ba-Larney sandwich!

What happens if a leprechaun falls into the ocean?
He gets wet.



Address labels for both parcels w/in 300'
No Need to duplicate labels.

Thanks

Jeff

WD0-111-3000-00
WOODSTOCK TOWNSHIP
BRIGGS CEMETERY
6486 DEVILS LAKE HWY
ADDISON MI 49220

WD0-111-3275-00
SNOW JACKS LLC
3400 NORVELL RD
GRASS LAKE MI 49240

WD0-111-3750-00
CELLINI, LARRY L
PERRY E CELLINI
2845 MONROE
DEARBORN MI 48124

WD0-111-3900-00
FLETCHERS RENOVATION LLC
11137 W. US 12
BROOKLYN MI 49230

WD0-111-4525-00
VERMILYA, ANTHONY J & SALLY R
11081 ROUND LAKE HWY
BROOKLYN MI 49230

WD0-114-1200-00
BEARD, GEORGE B & EVELINE R
FAMILY TRUST, SURVIVOR TRUST
204 GEORGE ST
HOWELL MI 48843

WD0-114-1275-10
VANCAMP, KATE LYNN, CONNIE, TIMOTHY
PAYNTER, EATHAN
10910 ROUND LAKE HWY
BROOKLYN MI 49230

WD0-111-3200-00
GRESHAM, JOEL
14776 US-12
BROOKLYN MI 49230

WD0-111-3300-00
SECURE SELF STORAGE, II LLC
5506 RAVEN PARKWAY
MONROE MI 48161

WD0-111-3760-00
BARNES, HEATHER JEWELL
14775 W US-12
BROOKLYN MI 49230

WD0-111-4000-00
BROWN, JOHN L.
4722 COUNTY RD. 19
WAUSEON OH 43567

WD0-111-4555-00
US 12 HOLDINGS LLC
14335 US 12
BROOKLYN MI 49230

WD0-114-1225-00
COWEN, DEREK & MICHELLE
14757 OAK LANE
BROOKLYN MI 49230

WD0-114-1280-10
HELINSKI, CLINT E
11050 ROUND LAKE HWY
BROOKLYN MI 49230

WD0-111-3250-00
SNOW JACKS LLC
3400 NORVELL RD
GRASS LAKE MI 49240

WD0-111-3400-00
MARTIN, GLENNIS N & LINDA C
14550 ROUND LAKE COURT
BROOKLYN MI 49230

WD0-111-3800-00
FLETCHERS RENOVATION LLC
11137 W. US 12
BROOKLYN MI 49230

WD0-111-4050-00
BIUNDO, NUNZIO
8900 POTOWATOMI DR
GROSSE ILE MI 48138

WD0-111-4900-00
REININK MULESTABLE L/T
11334 MILLER HWY
BROOKLYN MI 49230

WD0-114-1250-00
BRUNING, BRENDA B
14711 OAK LANE
BROOKLYN MI 49230

COPY

WOODSTOCK TOWNSHIP
6486 Devils Lake Highway
Addison, MI 49220

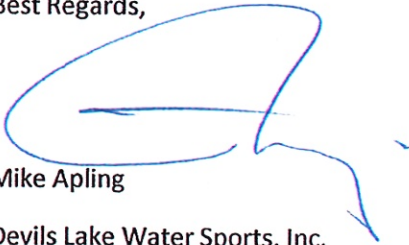
March 30th, 2023

To: Woodstock Township Zoning Board

Subject: Properties WDO-111-3800-00 and WDO-111-3900

We are pursuing a change in zoning for properties WDO-111-3800 and WDO-111-3900 from Agricultural to Commercial. Our plans are to construct a building for purposes of boat storage in the dimension of 80' x 150'. The intent would be to fence in the property to allow for parking of storage boats in the near future. Our thought would be to expand in the way of more storage buildings in the future on this property.

Best Regards,



Mike Apling

Devils Lake Water Sports, Inc.

A

Parcel #: W00-111-3800-00 Flag: Address: 14000 W US-12 BLK Property Zip: 49230

Owner: FLETCHERS RENOVATION LLC

1. General 2. Owner Info. 3. Tax Info. 4. PRE: 100 5. Misc. 6. Linked App Info 7. Attach [1] 8. Sketches [0]

Rec. Status: Active

Tax. Status: TAXABLE

Prev. Tax. Status: TAXABLE

Cur. Class: 102 AGRICULTURAL-VACANT

Prev. Class: 102 AGRICULTURAL-VACANT

School: 46110 ONSTED COMMUNITY SCHOOLS

ECF Neigh: 101 AGRICULTURAL

Zoning: <None Specified>

Use Code: <none>

Note:

Land and Improvements	
	= of
Land (40112)...	21,410
Land Improvements...	
Residential Buildings...	0
Agricultural Buildings...	0
Commercial/Ind. Buildings...	0
Personal Property...	0

15 Sales (1/29/2021, 150,000)...

0 Permits...

Comments

Legal/Tax Description...

Double-click or hit the [ENTER] key to view Year Details

Year	
2023	C
2022	C
2021	C
2020	S
2019	S
2018	S
2017	S
2016	S
2015	U
2014	S
2013	S
2012	C
2011	C
2010	C
2009	C
2008	C
2007	C
2006	C

Legal/Tax Description

Copy To Clipboard

Hit [Enter] to edit existing text or start typing to replace existing text.

LD BEG 703.70 FT N 8.656.78 FT S 87 DEG 54W FROM S 1/4 POST SEC 11 RUNN TH S 87 DEG 54W 655.75 FT TH N 01 DEG 13E 370.87 FT TH N 02 DEG 04W 295 FT TH N 87 DEG 54E 664.52 FT ALG CTR HWY US-12 TH S 665.94 FT TO POB ALSO LD BEG 309.50 FT N FROM S 1/4 POST SEC 11 RUNN TH N 86 DEG 40W 1316.06 FT TH N 01 DEG 13E 270.09 FT TH N 87 DEG 54E 1312.53 FT TH S 394.20 FT TO POB SEC 11

Change Text Size [CTRL +/-]...

Close

55,000
55,000
55,000
49,800

B

Parcel #: **WDD-111-3900-00** Flag:
 Owner: **FLETCHERS RENOVATION LLC** Address: **14000 W US-12 BLK** Property Zip: **49230**

Rec. Status: **Active**
 Tax. Status: **TAXABLE**
 Prev. Tax. Status: **TAXABLE**
 Cur. Class: **102** AGRICULTURAL-VACANT
 Prev. Class: **102** AGRICULTURAL-VACANT
 School: **46110** ONSTED COMMUNITY SCHOOLS
 ECF Neigh: **101** AGRICULTURAL
 Zoning: **<None Specified>**
 Use Code: **<none>**
 Note:

Land and Improvements	# of
Land (40112)...	10.100
Land Improvements...	
Residential Buildings...	0
Agricultural Buildings...	0
Commercial/Ind. Buildings...	0
Personal Property...	0

11 Sales (1/29/2021, 150,000)...
 0 Permits...
 Comments

Double-click or hit the [ENTER] key to view Year Detail

Year
 2023 C
 2022 C
 2021 C
 2020 S
 2019 S
 2018 S
 2017 S
 2016 S
 2015 U
 2014 C
 2013 C
 2012 C
 2011 C
 2010 C
 2009 C
 2008 C
 2007 C
 2006 C

34,900
 34,900
 34,900
 31,600

Legal/Tax Description

Hit [Enter] to edit existing text or start typing to replace existing text.

11 DEG 703.70 FT N FROM S 1/4 POST SEC 11 RUNN TH S 87 DEG 54W 656.78 FT TH N
 665.94 FT TH N 87 DEG 54E 656.78 FT ALG CTR L1 HWY US 12 TH S 665.94 FT TO POB
 SEC 11

Change Text Size [CTRL +/-]...

Woodstock Township
Attn: Planning Commission
6486 Devils Lake Hwy.
Addison, MI 49220

COPY

WOODSTOCK TOWNSHIP
6486 Devils Lake Highway
Addison, MI 49220

March 30th, 2023

To the Planning Commission Members,

In regard to the Proposed Rezoning of the Property at 14000 US12 (Parcels WD0-111-3800-00 & WD0-111-3900-00) located at the Southwest Corner of US12 and Round Lake Hwy from Agricultural to Commercial Property. We have reviewed the Rezoning Request and Information provided by the Woodstock Twp. Zoning Administrator. We find the Application Deficient as certain required Information has been left blank or not provided.

Specifically:

1. The Requested Zoning Classification is only entered as "Commercial". It does not specify what type of Commercial. Was C-1, C-2, or C-3 requested? It appears that the Township determined that C-3 would be appropriate.
2. Under "Proposed Land Use/Building", only "Construction of Storage Buildings, storage of boats" is entered". This is very vague. How many Buildings? The type and size of Buildings and Storage is not provided.
3. "The Size of Building, Structure, Addition" has been left blank.
4. Under "Percentage of Lot Covered", "10%" is entered. However, that does not specify if that is the size of the Building(s), or of the Buildings and Open Storage area.
5. Under Petition Application Requirements, Section 22.2.2:
 - E) "Proposed lot lines and lot dimensions, and general layout of proposed structures, parking areas, driveways, and other improvements on the site." has not been provided.
 - I) "Location of sanitary sewer or septic systems, existing and proposed.", if any, is not addressed.
 - J) "Location and size of water mains, well sites, and building service, existing and proposed.", if any, is not addressed.

In addition, as an adjacent Property Owner, we have additional concerns with the Proposed Rezoning:

-The Proposed Rezoning would create one of the largest pieces of C3 Commercial Properties in Woodstock Township (according to the Township Zoning Map dated August 18, 2020). Second only to the open property located at the corner of US12 & Brooklyn Hwy., which is only used for short term Event Parking and Camping at MIS. Rezoning both Parcels would allow for a large Commercial Development that would impact neighbors, farms, and other businesses in the area.

-The Property has been Farmland for many years and also includes significant Wetlands (Ponds) that reduce the amount of space available for Storage near the Roadways, which could push the Development away from the Highway(s) and closer to the adjacent Properties.

-There is already ample Boat (and RV) Storage Lots and Buildings in the Township and surrounding Area. including a recently opened Storage Lot on the Northeast Corner of US12 and Round Lake Hwy. As well as many other nearby facilities on US12, M-50, US127, US223 and Devils Lake Hwy.

-If the Property is Rezoned to Commercial C-3, it appears that it would still require a Conditional Use Permit (according to the Woodstock Twp. Zoning Guide dated July 20, 2018) to use it as Open Boat (RV) Storage and if that Conditional Use is denied then the Rezoning opens the door for a large number of different Permitted uses that may not be any more desirable, but would be allowed under the Commercial Zoning.

-Changing the use and fencing the Property (as would be required for Boat Storage), would affect wildlife in the area as Deer, Wild Turkeys, Foxes, etc. regularly graze and move through the open farmland and adjacent woodlands. Additionally, the Open Ponds are an important Water source for wildlife.

(Continued on back)

✓ 6-11-23

-The Land has not been professionally Surveyed in many years. Over the years, the exact Property Lines and some Property Markers have been lost. In particular, the Southern edge of the Farmland has moved over the years (as can be seen in Historical Aerial and Satellite Photos). At one time, our family had an agreement with the Reinink Family (previous owners) to allow them to Farm a portion of our Property. However, we have not been in contact with the current owners and it is not clear if they are currently farming on our Property.

-Since the Northernmost Portion of the Property(s) contain the Pond(s) and no Site Plan has been made available, it is not clear exactly where on the Property the Storage Lot(s) and Building(s) would be located and whether the Entrance(s) would be off of US12 or Round Lake Hwy.

While we acknowledge that C3 Commercial may be an acceptable Zoning for a portion of the Property located along US12, we feel that the entire Property should not be Rezoned. Especially not without any Site Plan submitted or a Conditional Use Permit applied for. The (approximately) 30 Acres is much too large a piece of Property to be completely Rezoned if the Proposed Development would actually only cover 10% (approximately 3 Acres). As there is incomplete information provided and so many unknowns at this time, we request that the Planning Commission disapprove the Proposed Rezoning.

Respectfully Submitted,
On Behalf of the Beard Family Trust


Randall Beard – Trustee

Beard Family Trust Property
(WD0-114-1200-00)
14825 Oak Lane
Brooklyn, MI 49230
517-547-4256

WOODSTOCK TOWNSHIP
6486 Devils Lake Highway
Addison, MI 49201

COPY



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

Coordinated Zoning Report | #23-07

To: County Planning Commissioners

From: Jacob Hurt, Executive Director

Date: May 15, 2023

Proposal: **Text Amendments to the Rollin Township Zoning Ordinance regarding agriculture**

Analysis and Advisement

Background – The Rollin Township Planning Commission wishes to amend the Zoning Ordinance to allow for Self-Storage Facilities as Permitted Uses After Special Approval in Agricultural (AG) District zoning. Specifically, the Planning Commission proposes to:

- Add item 25, "Self-Storage Facility", to Article VII: Agricultural District (AG), Section 7.02 – Permitted Uses After Special Approval, subject to the regulations in Section 3.42.

Section 3.42 (attached) provides:

- A minimum lot area of two (2) acres and minimum lot width of two hundred (200) feet.
- Facilities shall be located on a paved primary road only.
- Setbacks of no less than 50 feet for front yards, no less than 25 feet for side yards, and no less than 40 feet for rear yards.
- A minimum distance of 25 feet between self-storage buildings.
- Vehicular travel areas shall be paved with asphalt or approved by the Planning Commission or building inspector.
- Establishes standards for what is allowed to be stored and how it is to be stored.

LCPC Staff Advisement – The proposed text amendment establishes fair standards that will not appear to negatively impact adjacent property owners. The Rollin Township Planning Commission voted 6-0, with one member absent, to approve the text amendment at their 5/4/2023 meeting. Based upon the above analysis, staff advises the County Planning Commission to recommend **APPROVAL** of the proposed text amendments to the Rollin Township Board.

Recommended Actions:

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

Attachment(s):

- Background information provided by the Township.

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ZONING AMENDMENT FORM



**LENAWEE COUNTY PLANNING COMMISSION
(COORDINATING ZONING)**

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

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 VII (Agricultural District) SECTION 7.02
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) SEE ATTACHED

- C. PUBLIC HEARING on the above amendment was held on: month MAY day 04 year 2013
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month April day 18 year 2013
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: EXPONENT

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

Douglas Kapnick ☒ Chair or ☐ Secretary MAY 1 05 2013 (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

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

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

TOWNSHIP BOARD ACTION:

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

Township Clerk

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DECEMBER 2022

Suggested Amendment to the Rollin Zoning Ordinance

ARTICLE VII

Add to ARTICLE VII: Agricultural District (AG)

SECTION 7:02 - PERMITTED USES AFTER SPECIAL APPROVAL

25: Self-Service Storage Facility. Subject to the regulations in SECTION 3.42

SECTION 3.42

The following regulations shall apply to Self-Service Storage Facilities

- 1: The minimum lot area for a self-service storage facility shall be two (2) acres and the minimum lot width shall be two hundred (200) feet.
- 2: Such facilities shall be located on a paved primary road as classified by the master transportation plans of the Township, or County or State road authorities. Vehicle access to private, local or unpaved roads shall be prohibited.
- 3: A front yard setback of no less than 50 feet shall be maintained in landscaped open space. Side yard setbacks shall be no less than 25 feet and rear yard setbacks shall be no less than 40 feet.
- 4: The minimum distance between self-storage buildings shall be 25 feet.
- 5: All areas intended for vehicular travel shall be paved with asphalt, concrete or approved aggregate as approved by the Planning Commission or building inspector.
- 6: Self Storage Facility shall be limited to storage of household goods and non-hazardous Materials. Storage of recreational vehicles, boats and recreational equipment may be permitted as an accessory use, subject to the following conditions.
 - A: Such outdoor storage of such vehicles and equipment shall be located to the rear of the lot screened from road right-of-way and abutting properties.
 - B: All such recreational vehicles and equipment must be operable and licensed to operate on the highways and waterways of the State of Michigan.

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ROLLIN TOWNSHIP SPECIAL PUBLIC HEARING

MAY 04, 2023

- 1 Call to Order 4:00**
- 2. Pledge of Allegiance**
- 3. Members Present:** Dave Briggs, Pauline Brosamer, Todd Crane, Douglas Kapnick,
Michael Leonard, Sheryl Walker
Absent: Mike Clark
- 4. New Business**
 1. Special public meeting to discuss the proposed allowing "Self-service storage facility" in Agricultural District (AG) as a "Permitted Use After Special Approval" subject to regulations in Section 3.42
- 5. Public Comments – none**
- 6. Commission Member Comments - none**
- 7. Adjournment**

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ROLLIN TOWNSHIP PLANNING COMMISSION

REGULAR MEETING MINUTES MAY 4, 2023

1. **Call to Order** 4:00
2. **Pledge of Allegiance**
3. **Members Present:** Dave Briggs, Pauline Brosamer, Todd Crane, Douglas Kapnick, Michael Leonard, Sheryl Walker
Absent: Mike Clark
4. **Approval of Minutes:** Motion to approve the minutes of our regular meeting held April 6, 2023 by Brosamer, second Crane vote all aye
5. **Communications / Presentations:** none
6. **Appeals Board Report:** Pauline Brosamer
 - a. Request for 1 appeal to tear down property was denied due to larger setbacks.
7. **Township Board:** Todd Crane
 - a. Jamie Morris, High School Track Coach gave a presentation on a Cinco de Mayo run scheduled for April 30, 2023.
 - b. Attorneys Castleberry and Lucas to file an action in circuit court to have the structure at 5600 Pleasant Valley Rd. demolished under the Dangerous Building procedure including a shed that is falling down, the yard is lettered with debris, junk inoperative and unlicensed vehicles and boats. The existing well is to be protected, disconnected and closed and the sewer is to be disconnected and capped off.
 - c. Motion was approved to approve a bid from I.T. Right for \$7,34.62 for a new server.
 - d. Motion was approved to authorize Supervisor David to hire Clean Cut Lawn Care who is the township mowing contractor to repair the edging behind the township building, leaves the stones and remove the shrubs.
 - e. Motion was approved to increase the salary for the Dangerous Building Hearing Office, Jason Hess to \$150 per case retroactive on present case. The clerk will pay Jason Hess an additional \$50.
8. **Old Business**
 - a. Discuss allowing "Self-service storage facility" in Agricultural District (AG) as a Permitted Use After Special Approval" subject to regulations in SECTION 3.42. Motion to approve by Crane, second Briggs vote all aye.

9. New Business

a. Discuss request from Jan Sprague regarding the west end of the property formally the IGA grocery store. Planning board does not recommend amending our zoning ordinance. Not moving forward, no support.

10. Commission Member Comments: none

11. Public Comment: none

12. Date of next meeting: June 1, 2023 at 4:00 PM

13. Meeting Adjourned



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)
120 W. Michigan Avenue • Jackson, MI 49201
Phone (517) 788-4426 • Fax (517) 788-4635

PA 116 FARMLAND AGREEMENT | FA #23-02

Applicant(s): Gary L. and Laurie A. Goetz
14510 E. US 223
Riga, MI 49276

Date: April 12, 2023

Local Government: Blissfield Township

Purpose: Enrollment application

Location: The subject property (ID #BL0-228-2310-00) is located on the west side of Riga Highway and the south side of Carroll Road, in Section 28 of the Township (T7S, R5E).

Description: The subject property has an area of approximately 21.7 acres, all of which are cultivated for cash crops. No buildings are located on the property.

Term: 25 years.

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

Staff Comments: None.

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

Attachment(s):

- Background information provided by the applicant/township.

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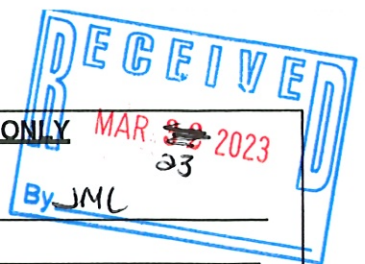
FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

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: Goetz Gary L.
Last First Initial
Goetz Laurie A.
(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: 14510 E. US 223 Riga MI 49276
Street City State Zip Code
3. Telephone Number: (Area Code) (517) 673-5338
4. Alternative Telephone Number (cell, work, etc.): (Area Code) () _____
5. E-mail address: farmergoetz56@gmail.com

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

6. County: Lenawee 7. Township, City or Village: Blissfield
8. Section No. 28 Town No. 7S Range No. 5E

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: Gary L. Goetz Title: Husband

Name: Laurie A. Goetz Title: Wife

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 21.7
c. Total number of acres being applied for (if different than above): _____
d. Acreage in cultivation: 21.7
e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____
f. All other acres (swamp, woods, etc.) _____
g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings 0 Residence: 0 Barn: 0 Tool Shed: 0
Silo: 0 Grain Storage Facility: 0 Grain Drying Facility: 0
Poultry House: 0 Milking Parlor: 0 Milk House: 0
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):

\$ 4340.00 : 21.7 = \$ 200 (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); 25

V. Signature(s):

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

[Signature]
(Signature of Applicant)

(Corporate Name, If Applicable)

[Signature]
(Co-owner, If Applicable)

(Signature of Corporate Officer)

1/24/2024

(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: 3-10-23 (Note: Local Governing Body has 45 days to take action)

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

This application is ☒ approved, ☐ rejected

Date of approval or rejection: _____

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

Clerk's Signature: Diann Paul Warner

Property Appraisal: \$see attached paper work 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.

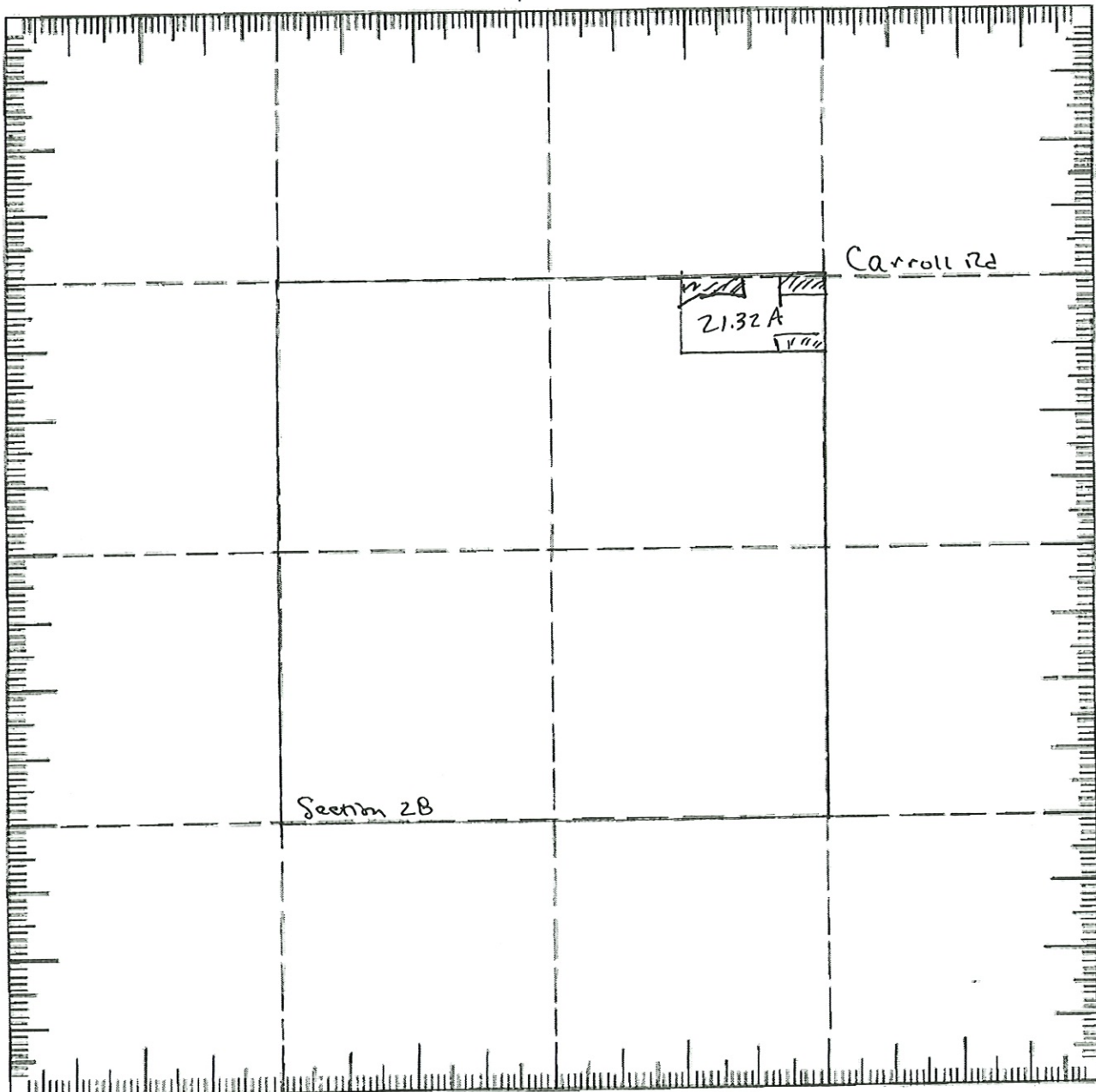
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County Lenawee

Township Blissfield

T 28 R 7S Section 5E

↑ North



SKETCH OF DESCRIPTION

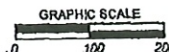
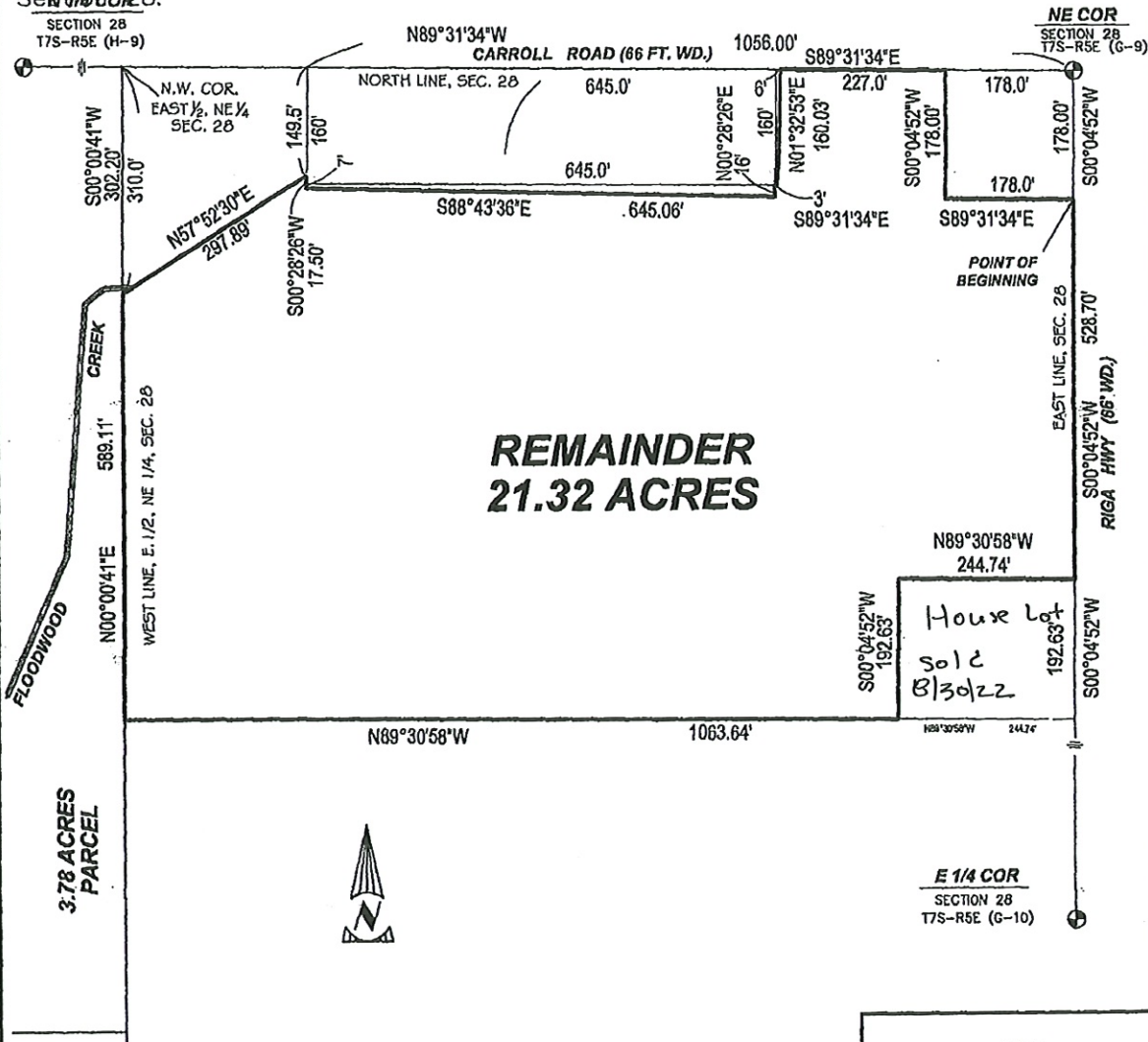
Part of the East 1/2 of the NE 1/4 of Section 28, Town 7 South, Range 5 East,
Blissfield Township, Lenawee County, Michigan

Remainder Parcel Description

All that part of the East 1/2 of the Northeast 1/4 of Section 28, Town 7 South, Range 5 East, Blissfield Township, Lenawee County, Michigan described as beginning on the East line of Section 28 aforesaid, 178.00 feet South 00°04'52" West from the Northeast Corner of said Section 28; thence South 00°04'52" West 528.70 feet continuing along said East line of Section 28; thence North 89°30'58" West 244.74 feet; thence South 00°04'52" West 192.63 feet; thence North 89°30'58" West 1063.64 feet; thence North 00°00'41" East 589.11 feet along the West line of the East 1/2 of the Northeast 1/4 of said Section 28; thence North 57°52'30" East 297.89 feet along the bank of Floodwood Creek Drain more or less; thence South 00°28'26" West 17.50 feet; thence South 88°43'36" East 645.06 feet; thence North 00°28'26" East 16.00 feet; thence South 89°31'34" East 3.00 feet; thence North 01°32'53" East 160.03 feet to the North line of said Section 28; thence South 89°31'34" East 227.00 feet along said North line of Section 28; thence South 00°04'52" West 178.00 feet; thence South 89°31'34" East 178.00 feet to the point of beginning. Containing 21.32 acres.

Subject to highway easements and all other easements and restrictions of record, if any.

Bearings are referenced to the record bearing of South 00°04'52" West along the East line of Section 28.



Drawn By	Checked By
sy	kp

W:\projects\G4410002\CAD\SURVEY\G4410002.dwg

FOR: Gary Goetz

JOB No.: G4410002

SCALE: 1 inch = 200 feet

DATE: August 9, 2022

I hereby certify that I have prepared this drawing and description from available survey records and legal descriptions.



237 NORTH MAIN STREET
ADRIAN, MI 49221
TEL: 517.283.4515
FAX: 517.283.4535



Kevin L. Pickford
Kevin L. Pickford
Professional Surveyor No. 4001046882

To Whom It May Concern:



There is no current tax bill sent with this application. Per our Assessor Chris Renius, this is a new split out property and the first tax bill will be issued Summer 2023.

Diann Paul-Warner

Blissfield Township Clerk

March 14, 2023

RCUL 10:24 MAR15 '22 LENAWE

RCUD 10:29 MAR11 '22 LENAWE

LIBER 2635 PAGE 0431 1 of 2

STATE OF MICHIGAN - LENAWE COUNTY
RECORDED 03/15/2022 01:00:57 PM DWA
Carolyn S. Bator, REGISTER OF DEEDS \$30.00



**LENAWE COUNTY TREASURER
TAX CERTIFICATE NO. 503**

MAR 15 2022



LENAWE COUNTY
MARCH 15, 2022
RECEIPT # 1008712

STATE OF MICHIGAN
REAL ESTATE
TRANSFER TAX Stamp # 40123
\$198.00- CO
\$1,350.00- ST

ERIN VANDYKE

WARRANTY DEED

This Deed made this 8th day of March, 2022.

WITNESSETH That, **KURT A. HENNING, a single man, 312 PALMER ST., CILO, MI 48420**

IN CONSIDERATION OF **ONE HUNDRED EIGHTY THOUSAND DOLLARS (\$180,000)**

CONVEY AND WARRANTS TO **GARY L. GOETZ, and LAURIE A. GOETZ, as husband and wife, 7767 LIPP HWY., RIGA, MI 49276**

Land and premises in the Township of Blissfield, Lenawee County, State of Michigan as described on Exhibit A attached hereto and made a part hereof.

Subject to zoning ordinances, easements and restrictions of record and that portion of the property taken or used by the public for road or highway purposes.

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

The Grantor grants to the Grantee the right to create all parcels under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

By Kurt A. Henning
Kurt A. Henning

STATE OF MICHIGAN)

) §

COUNTY OF LENAWE)

On this 8th day of March, 2022, before me, a notary public in and for said County, personally appeared Kurt A. Henning, known to be the same persons described in and who executed the foregoing instrument, who acknowledged the same to be their free act and deed.

Mark A. Bruggeman
Mark A. Bruggeman, Notary Public
Lenawee County, Michigan
My Commission Expires: 05/12/2026

THIS INSTRUMENT DRAFTED BY:
BRUGGEMAN LAW OFFICES, P.C.
Mark A. Bruggeman (P66065)
126 E. Church Street, Adrian, MI 49221-2780

AFTER RECORDING RETURN TO:

Mark A. Bruggeman
126 E. Church Street
Adrian, MI 49221-2780

Description taken from American Title Agency of Lenawee Job No. AT-5603
Property Identification Number: BL0-228-2325-00

\$1,548

2pgs inter-office

5012 hove off
SE corner of
property.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Gary L. Goetz and Laurie A. Goetz, husband and wife whose address is 5150 Riga Hwy., Blissfield, MI 49228 convey(s) and warrant(s) to Michael A. Smith and Ruth Smith, husband and wife, whose address is 1529 Samaria Rd, Temperance, MI 48182, the following described premises:

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

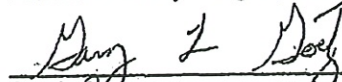
All that part of the Northeast 1/4 of Section 28, Town 7 South, Range 5 East, described as beginning on the East line of Section 28 aforesaid, 706.70 feet South 00°04'52" West from the Northeast corner of said Section 28; thence South 00°04'52" West 192.63 feet continuing along said East line of Section 28; thence North 89°30'58" West 244.74 feet; thence North 00°04'52" East 192.63 feet; thence North 89°30'58" East 244.74 feet to the point of beginning.

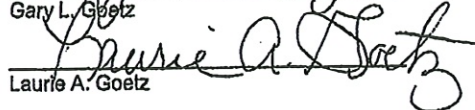
Commonly known as: 5150 Riga Hwy., Blissfield, MI 49228
Parcel ID No(s): BL0-228-2325-00

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

The Grantors herein convey to Grantees all rights of division under Section 108 of the Michigan Land Division Act for the full consideration of Two Hundred Forty-Five Thousand And No/100 Dollar(s) (\$245,000.00) subject to easements and restrictions of record, if any, and further subject to liens, encumbrances and other matters subsequent to the date of this notice.

Dated this 30th day of August, 2022.



Gary L. Goetz


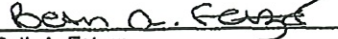
Laurie A. Goetz

STATE OF MICHIGAN }

} ss

COUNTY OF Lenawee }

On this 30th day of August, 2022, before me personally appeared Gary L. Goetz and Laurie A. Goetz, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged the same.

Notary Public: 
Printed Name: Beth A. Fetzer
Lenawee County, Michigan
My Commission Expires: December 21, 2027
Acting in the County of Lenawee

Prepared by and return to:
E. Casselman, Esq.
Halabu, PC
26000 W. 12 Mile Road
Southfield, MI 48034

File No.:
AT-6045

WESTCOR LAND TITLE
ALTA COMMITMENT FOR TITLE INSURANCE
(Adopted 08-01-2016; Technical Corrections 04-02-2018)

EXHIBIT A

The Land is described as follows:

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

Parcel I:

All that part of the East 1/2 of the Northeast 1/4 of Section 28, Town 7 South, Range 5 East, described as follows to wit: Commencing at the Northeast corner of said Section 28, aforesaid; thence West along the North line of said Section 64 rods; thence South 9 rods and 1 foot; thence Southwesterly along the bank of Floodwood Creek Drain to a point 18 rods and 13 feet South of the Northwest 1/4 corner of the East 1/2 of the Northeast 1/4 of said Section 28; thence South 34 rods and 11 3/4 feet; thence East 80 rods to the East line of said Section; thence North 53 1/2 rods to the place of beginning; EXCEPTING THEREFROM all that part of the East 1/2 of the Northeast 1/4 of Section 28, Town 7 South, Range 5 East, described as commencing at the Northeast corner of said Section 28; thence West along the North line of said Section, 64 rods; thence South 160 feet; thence East parallel with the first course 645 feet; thence North 160 feet; thence West 645 feet to the place of beginning; ALSO EXCEPTING THEREFROM all that part of the Northeast 1/4 of Section 28, Town 7 South, Range 5 East, described as beginning at the Northeast corner of said Section 28 and running thence North 89° 31' 33" West along the North line of said Section 28, 178.00 feet; thence South 00° 04' 52" West 178.00 feet; thence South 89° 31' 33" East 178.00 feet to the East line of said Section 28; thence North 00° 04' 52" East 178.00 feet to the place of beginning; ALSO EXCEPTING THEREFROM a parcel of land lying Southerly of, along and adjacent to the following described lands and being 16 feet North and South on the East and 7 feet North and South on the West: All that part of the East 1/2 of the Northeast 1/4 of Section 28, Town 7 South, Range 5 East, described as commencing at the Northeast corner of said Section 28; thence West along the North line of said Section 64 rods; thence South 160 feet; thence East parallel with the first course 645 feet; thence North 160 feet; thence West 645 feet to the place of beginning; ALSO EXCEPTING THEREFROM a parcel of land lying Easterly of, along and adjacent to the following described lands and being 6 feet East and West along the North and 3 feet East and West along the South: All that part of the East 1/2 of the Northeast 1/4 of Section 28, Town 7 South, Range 5 East, described as commencing at the Northeast corner of said Section 28; thence West along the North line of said Section 64 rods; thence South 160 feet; thence East parallel with the first course 645 feet; thence North 160 feet; thence West 645 feet to the place of beginning.

Parcel II:

All that part of the East 1/2 of the Northeast 1/4 of Section 28, Town 7 South, Range 5 East, described as beginning on the East line of Section 28, aforesaid, 832.04 feet South 00° 04' 52" West from the Northeast corner of said Section 28; thence South 00° 04' 52" West 67.29 feet along the said East line of Section 28; thence North 89° 30' 58" West 1308.28 feet along the occupied line between P. Fetzer and D. Andrews; thence North 00° 00' 44" East 67.06 feet along the West line of the said East 1/2 of the Northeast 1/4 of Section 28; thence South 89° 31' 33" East 1308.35 feet along the South line of the North 25 acres of the said East 1/2 of the Northeast 1/4 of Section 28 to the point of beginning.


LIBER 2635 PAGE 0431 2 of 2

☰

ⓘ

☰

📄

Info

BL0-228-2310-00

🔍 Zoom

Tax Parcels

Tax Parcel Fields

Tax ID	BL0-228-2310-00
Liber/Page	2635-431
Owner 1	GOETZ, GARY L & LAURIE A
Owner 2	
Prop Address	5000 RIGA HWY BLK
Prop Address Note	BLK
Prop Address City	BLISSFIELD
BSA Link	View
Acre Calc	21.331
Acre Rec	21.320
Gov Unit	BL0
Tax Unit	BL0



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Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)
120 W. Michigan Avenue • Jackson, MI 49201
Phone (517) 788-4426 • Fax (517) 788-4635

PA 116 FARMLAND AGREEMENT | FA #23-03

Applicant(s): Joseph M. Riley
2365 Sterns Rd
Erie, MI 48133

Date: April 12, 2023

Local Government: Riga Township

Purpose: Enrollment application

Location: The subject property (ID #RG0-133-3000-00) is located on the east side of Silberhorn Highway and north of Yankee Road, in Section 33 of the Township (T8S, R5E).

Description: The subject property has an area of approximately 25 acres, all of which are cultivated for cash crops. No buildings are located on the property.

Term: 10 years.

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

Staff Comments: None.

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

Attachment(s):

- Background information provided by the applicant/township.

This page is intentionally blank.

Gary Kastel, Supervisor
Natalie Thompson, Clerk
Katy Gust, Treasurer

RIGA TOWNSHIP
Box 25
Riga, Michigan 49276

Brenda Delgado, Trustee
David LaMontaine, Trustee

3/30/2023

Joseph Riley
2365 Sterns Rd
Erie, MI 48133



RE: PA 116 Application for parcel RG0-133-3000-00

Mr. Riley,

Riga Township received your PA 116 application and the required supplemental documentation on March 24, 2023. A copy of the complete application will be sent to the Lenawee County Planning Commission and the Lenawee Conservation District for review. The Riga Township Board will review all comments and the application and make a determination at the May 8, 2023 regular board meeting.

You will be notified if the application is approved or rejected. If approved, the complete application will be sent to MDARD-Farmland and Open Space Program, PO Box 30449, Lansing 48909 by the clerk. The State will then review the application, make a determination, and notify you with further instructions.

Sincerely,

Natalie Thompson

Riga Township Clerk

rigaclerk@gmail.com

CC: Lenawee Conservation District

Lenawee County Planning Commission

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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: RILEY JOSEPH M
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: 2365 STERNS RD EIRE MI 48133
Street City State Zip Code

3. Telephone Number: (Area Code) (734) 317-7093

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (419) 654 3783

5. E-mail address: SMOKINJOE250CC@GMAIL.COM

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

6. County: LENAWEE 7. Township, City or Village: RICA TOWNSHIP

8. Section No. 33 Town No. 8 SOUTH Range No. 5 EAST

III. Legal Information:

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

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

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

If "Yes", please explain circumstances: _____

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

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

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

Name the types of mineral(s) involved: _____

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

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

Name: _____

Address: _____

Street

City

State

Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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

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

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

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

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

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

CASH CROPS

b. Total number of acres on this farm 25

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

d. Acreage in cultivation: 25

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

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

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

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

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

Poultry House: 0 Milking Parlor: 0 Milk House: 0

Other: (Indicate) 0 land only

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):

\$ 25750 : 25 = \$ 750 (per acre)
total income total acres of tillable land

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

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

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

V. Signature(s):

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

Joseph M Riley
(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

3-21-2023

(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: 3/24/23 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: RIGA

☐ 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 LENAWEE

Township Riga

T _____ R _____ Section 33

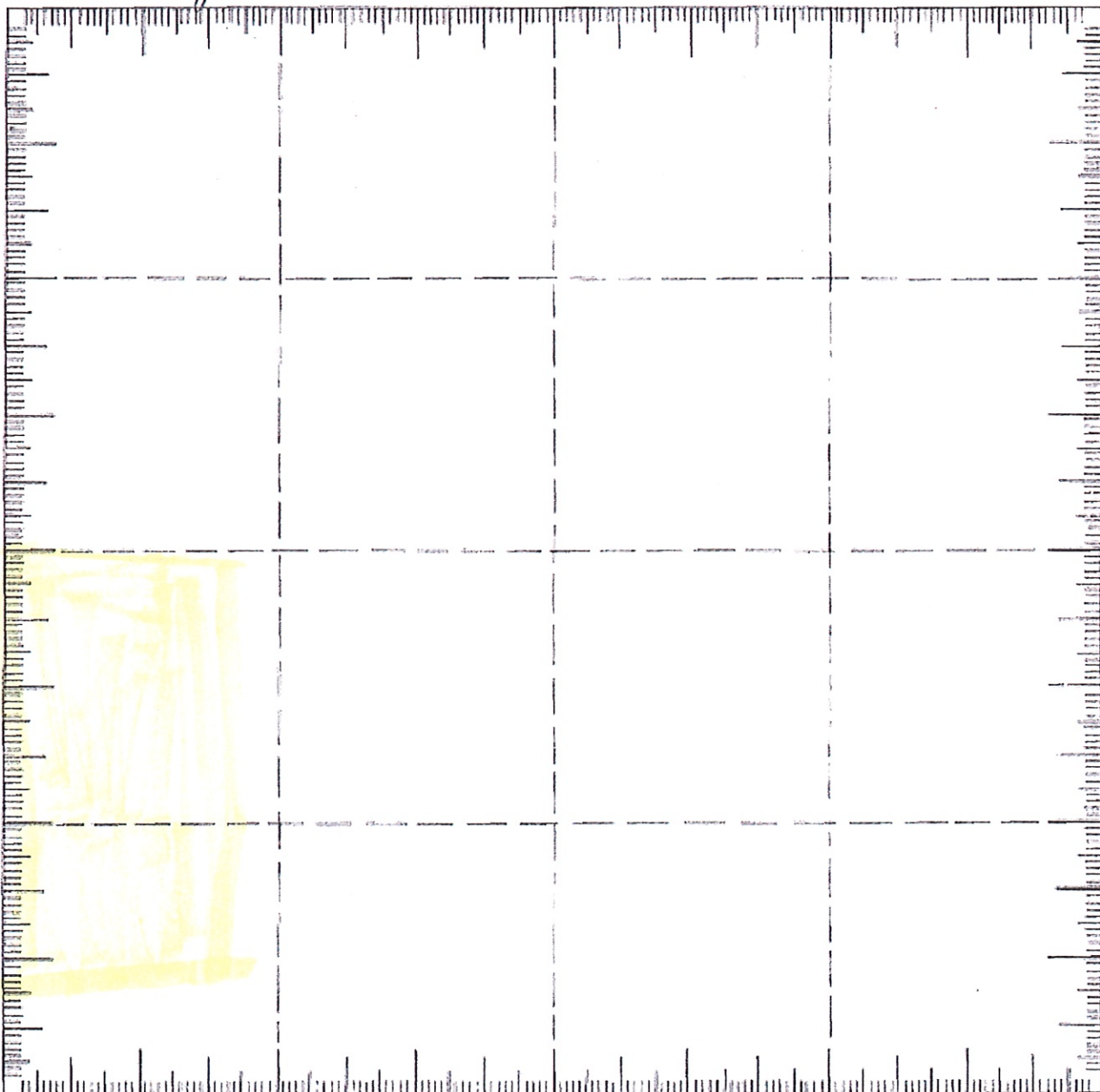
Mulberry Rd.

↑ North

SILVERTHORPE Hwy

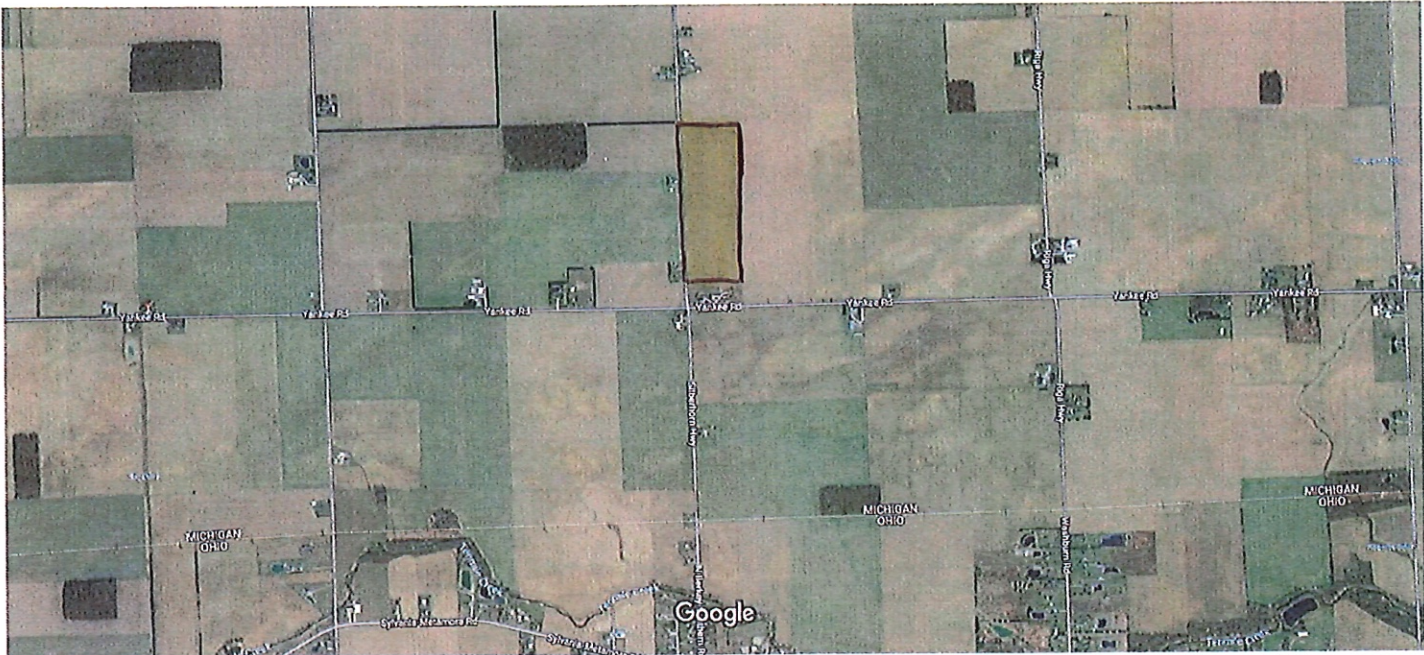


Rigathwy



Yankee Rd.

N



Imagery ©2023 CNES / Airbus, Maxar Technologies, State of Ohio / OSIR, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2023 1000 ft

REC'D FEB 9 2006

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



L-2316 P-900

LENAWEE COUNTY TREASURER
TAX CERTIFICATE NO. 230-06

FEB 9 2006

MARILYN J. WOODS *JS*



5062504
Page: 1 of 2
02/09/2006 02:23P
L-2316 P-900

STATE OF
MICHIGAN
Lenawee
02/09/2006
61559



REAL ESTATE
TRANSFER TAX
\$123.75 -C
\$843.75 -S
#7135

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That on January 25, 2006 for the sum of One Hundred Twelve Thousand Five Hundred (\$112,500.00), Alma E. Loar, a married woman, 408 Brenot Ct., Blissfield, MI 49228 ("Grantor"), **CONVEYS AND WARRANTS TO** Joseph M. Riley, a single man, 6352 Edgewater Dr., Erie, MI 48133 ("Grantee"), the following described property located in Riga Township, Lenawee County, Michigan:

All that part of the Southwest $\frac{1}{4}$ of Section 33, Town 8 South, Range 5 East, described as commencing at the West $\frac{1}{4}$ corner of said Section 33 and running thence North 88 degrees 13 minutes 42 seconds East along the East and West $\frac{1}{4}$ line 788.35 feet; thence South 2 degrees 40 minutes 35 seconds East, 1367.21 feet; thence South 88 degrees 13 minutes 42 seconds West, 804.88 feet to the West line of the Southwest $\frac{1}{4}$ of Section 33; thence North 1 degrees 59 minutes 00 seconds West, along said line 1367.05 feet to the place of beginning. *Tax ID # R60-133-3000-00*

Commonly known as vacant land Riga
Description taken from Metropolitan Title Company Commitment No. 130506 dated January 19, 2006

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

The Grantors further grant to the Grantees the right to make all lawful divisions under section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

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

17.00 967.50 - Metro Title
7891 Lochlin Dr.
Brighton, MI 48116
#130506

and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Grantor:

Alma E. Loar
Alma E. Loar

a married woman

STATE OF MICHIGAN)
) ss.
COUNTY OF LENAWEЕ)

Personally subscribed and sworn to before me on January 25, 2006 by Alma E. Loar, a married woman.

Drafted by:
Jeffrey J. Juby, Esq.
8651 E. US Highway 223
Blissfield, Michigan 49228
Tx: 517-486-6209

Patricia A. Mallory
~~PATRICIA A. MALLORY~~, Notary Public
Lenawee County, Michigan
Acting in Lenawee, County, Michigan
My commission expires: 12-29-2007

When recorded return and send subsequent tax bills to: **GRANTEE** ✓

Tax Id. No. RG0-133-3000-00 ✓

PATRICIA A. MALLORY
Notary Public, Lenawee County, Michigan
My Commission Expires December 29, 2007
ACTING IN LENAWEЕ

Transfer Tax
State \$ 843.75
County \$ 123.75



Register of Deeds, Lenawee Co. D.WA 17.00

5062504
Page: 2 of 2
02/09/2006 02:23P
L-2316 P-900

OFFICIAL TAX STATEMENT

RIGA TOWNSHIP
KATY GUST, TREASURER
13708 YANKEE RD
OTTAWA LAKE, MI 49267



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE: DEC 1, 2022 THRU FEB 14, 2023
After 2/14/2023, additional interest and fees apply

2022 Winter Tax for Prop #: RG0-133-3000-00

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

Property Addr: 12000 SILBERHORN HWY BLK

Tax for Prop#: RG0-133-3000-00

To: RILEY, JOSEPH M
2365 STERNS RD
ERIE MI 48133

Make Check Payable To: RIGA TOWNSHIP

TOTAL AMOUNT DUE: 1,185.70

Please detach along perforation. Keep the bottom portion.

RIGA TOWNSHIP

2022

Winter

Tax Bill

MESSAGE TO TAXPAYER

WE WILL BE RECEIVING TAX PAYMENTS AT THE RIGA MUN BLDG ON THE FOLLOWING DATES AND TIMES:

DEC 15; JAN 19: 10:00 AM - 2:00 PM
DEC. 29; FEB 28: 9:00 AM - 5:00 PM
FEB 13: 2:00 PM - 6:00 PM

AND BY MAIL: KATY GUST 13708 YANKEE RD, OTTAWA LAKE, MI 49267; PLEASE INCLUDE FULL BILL IF YOU WANT A RETURNED STAMPED PAID BILL; DROP BOX LOCATED ON OFFICE DOOR LOCATED ON WEST SIDE OF BUILDING ****MAIL MUST BE RECEIVED BY FEB 14**** PHONE 734-347-4109
PENALTY & INTEREST AFTER FEB 14

DOG LICENSE AVAILABLE DEC. 1ST - FEB. 28TH, WITH VALID RABBIES CERTIFICATE

PROPERTY INFORMATION

Property Assessed To:
RILEY, JOSEPH M

2365 STERNS RD
ERIE, MI 48133

School: BLISSFIELD COMMUNITY SCHOOLS

Prop #: RG0-133-3000-00

Prop Addr: 12000 SILBERHORN HWY BLK

Legal Description:

LD BEG AT W 1/4 POST SEC 33 RUNN TH N 88 DEG 13'E ALG E & W-1/4 LI 788.35 FT TH S 2 DEG 40'E 1367.21 FT TH S 88 DEG 13'W 804.88 FT TO W SEC 33 LI TH N 1 DEG 59'W 1367.05 FT TO POB SEC 33

PAYMENT INFORMATION

This tax is payable: Dec 1, 2022 thru Feb 14, 2023

Pay by mail to: RIGA TOWNSHIP
KATY GUST, TREASURER
13708 YANKEE RD
OTTAWA LAKE, MI 49267

TAX DETAIL

Taxable Value:	51,503	AGRICULTURAL-VACAN
State Equalized Value:	79,100	
Assessed Value:	79,100	Class: 102
P.R.E. %:	100.0000	

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

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.74780	38.51
MED CARE	0.18890	9.72
VETERANS' RELIEF	0.09960	5.12
LENAAWEE INT SCH	7.29220	375.57
SCH SINKING FUND	1.75000	90.13
SCHOOL OPER	18.00000	EXEMPT
TWP TAX	0.99890	51.44
FIRE OPER	1.50000	77.25
ROADS/BRIDGES	2.00000	103.00
FIRE EQUIP	1.00000	51.50
YANKEE & SILBERH		375.44

OPERATING FISCAL YEARS

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

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

Does NOT affect when the tax is due or its amount

Total Tax 1,177.68
Administration Fee 8.02

TOTAL AMOUNT DUE 1,185.70

Info

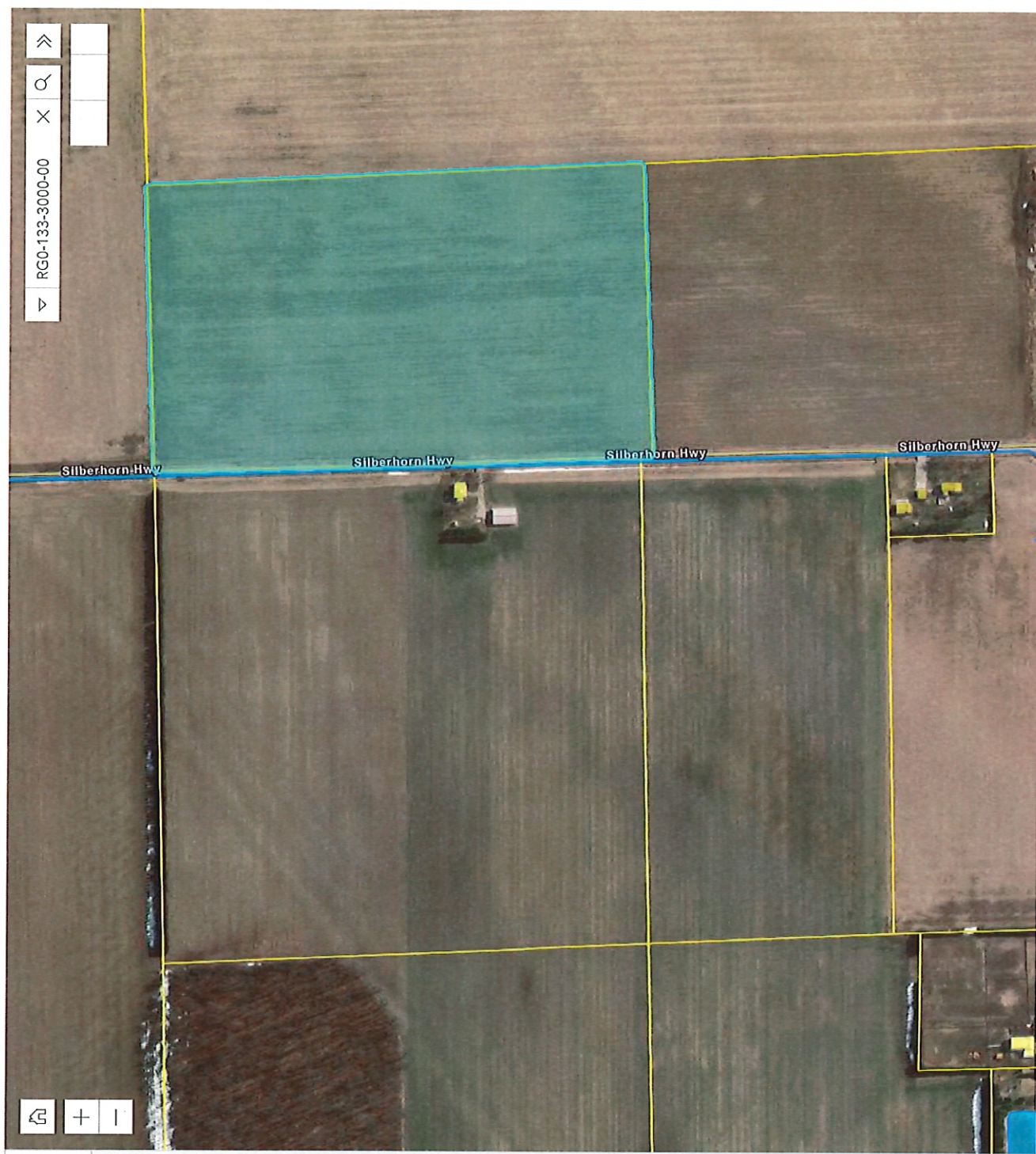
RG0-133-3000-00

Zoom

Tax Parcels

Tax Parcel Fields

Tax ID	RG0-133-3000-00
Liber/Page	2316900
Owner 1	RILEY, JOSEPH M
Owner 2	
Prop Address	12000 SILBERHORN HWY BLK
Prop Address Note	BLK
Prop Address City	BLISSFIELD
BSA Link	View
Acre Calc	24.882
Acre Rec	25.000
Gov Unit	RG0
Tax Unit	RG0



200 ft