



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 | #23-11

To: County Planning Commissioners
From: Zack Smith, R2PC Planner
Date: June 7, 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 the creation of an auto service station, auto wash facility, auto sales and repair, and a self-service storage facility, which are 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 property (WD0-107-1550-00) is located the NW Quarter Section of Woodstock Township, on the north side of US Highway 12 and the west side of Highway 127. The subject property has an area of approximately 20 acres.

Land Use and Zoning

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

Public Facilities and Environmental Constraints

- **Public Road/Street Access** – The subject property is on the north side of US Highway 12 and the west side of US Highway 127.
- **Public Water and Sewer** – Municipal sewer and water services are not available according to the Township.
- **Environmental Constraints** – There are no known environmental constraints.

Analysis and Recommendation

Township Planning Commission Recommendation – The Woodstock Township Planning Commission voted to approve the rezoning request at their 6/1/2023 meeting.

LCPC Staff Analysis and Advisement – With both Highway Service Commercial (C-3) and General Commercial (C-2) uses bordering the subject property the proposed rezoning of the subject property's 20 acres is the highest and best use of the subject parcels. Additionally, the list of Permitted or Conditional Uses in Section 13, Highway Service Commercial District (C-3) of the 2018 Woodstock Township Zoning Ordinance explicitly allows the proposed uses of the requested rezoning. Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL** 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.

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-107-1550-00, 18808 W US-12

60 ACRES

See Attached

1. The above described property has a proposed zoning change FROM AG AGRICULTURAL ZONE TO C3 Commercial ZONE.

2. PURPOSE OF PROPOSED CHANGE: AUTO SERVICE STATION, AUTO WASH FACILITY, AUTO SALES/REPAIR AND SELF SERVICE STORAGE FACILITY.

B. ZONING ORDINANCE TEXT AMENDMENT:

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

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

C. PUBLIC HEARING on the above amendment was held on: month JUNE day 1 year 2023

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month MAY day 16 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, Brooklyn

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.

John Nicholl ☒ Chair or ☐ Secretary 6/1/2023 (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 #: 23-11
(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-107-1550-00
Township official we may contact: Jeff Votke Phone #: (517) 206-0529
Applicant: Bloom Genesee Contracting, Inc Phone #: (248) 882-6780
Rezoning Request: From: Agricultural (AG) To: Commercial (C3)
Property Location: Section(s): 7 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"): 60 ACRES

Please attach location map ☒ Yes ☐ No
What is the existing use of the site? Agricultural

What is the proposed use of the site? Commercial, Auto Service Station, Auto Wash Facility, Auto Sales/Repair AND Self-Service Storage Facility.

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

North: Greenhouse / Sales South: Commercial Sales
East: VACANT LAND West: VACANT LAND

What are the surrounding Zoning Districts?

North: Agricultural (AG) South: Commercial (C2)
East: Commercial (C2) West: Commercial (C3)

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 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 documents 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 Bloom General Contracting, Inc.
Address 25601 W. Eight Mile Rd.
City,State,Zip Redford, MI 48240
Contact No. O: (313) 532-8860 or Cell: (248) 882-6780
Email vic@bloomgc.com

Parcel Number/Tax ID- W D O-1 0 7-1 5 5 0-0 0

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

Name: Luke & Levi, LLC
Address 1276 Eagle Point Rd.
City,State,Zip Clarklake, MI 49234
Contact No. (517) 266-5900

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

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

Requested Zoning Classification

C-3 Commercial

Property Information

Proposed Land Use/Building Auto Dealership, Car Wash & Service Station

Present Zoning AG - Agricultural

Parcel Size/Dimensions 59.2 Acres+ (per survey)

Property Description Mostly vacant with one house & detached garage

Size of Building, Structure, Addition Unknown but garage is 840sf

Percentage of Lot Covered Less than 1%

Central Sewer Available No

Parcel Number/Tax ID W D O-1 0 7 - 1 5 5 0- 0 0

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 Vic Habersmith

Date 5/11/23

Zoning/Ordinance Administrator 

Date Recieved _____

Parcel Number/Tax ID W D O . 1 0 7 - 1 5 5 0 . 0 0

100 Acres

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? YES

2. Is the proposed amendment consistent with the comprehensive plan of the township? YES

3. Have conditions changed since the zoning ordinance was adopted, or was there a mistake in the zoning ordinance that justifies the amendment? NO

4. Will the amendment correct an inequitable situation created by the zoning ordinance, rather than merely grant special privileges? NO

5. Will the amendment result in unlawful exclusionary zoning? NO

6. Will the amendment set an inappropriate precedent, resulting in the need to correct future planning mistakes? NO

7. If a rezoning is requested, is the proposed zoning consistent with the existing land uses of surrounding property? MEETS MASTER PLAN

8. If a rezoning is requested, could all requirements in the proposed zoning classification be complied with on the subject parcel? NA

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? YES

10. If a rezoning is requested, what is the impact on the township infrastructure? NONE

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 W D O 1 0 7 - 1 5 5 0 - 0 0

Zoning Change

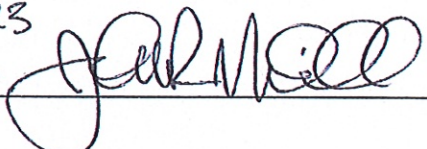
☒ Recommend Approval

Notes/Issues See MINUTES — IV

☐ Recommend Disapproval

Notes/Issues _____

Date JUNE 1, 2023

Planning Commission Chair 

Notice of Public Hearing

- Posting/Published Date 5/11/23, 5/14/23
- Publishing Media The Exponent, Brooklyn
- Hearing Date 6/1/23

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 W D O 1 0 7 - 1 5 5 0 - 0 0

Woodstock Township Application for Zoning Changes

Planning Commission Recommendation/Township Board Approval

Applicant Bloom General Contracting, Inc.
Address 25601 W. Eight Mile Rd.
City, State, Zip Redford, MI 48240
Contact No. O: (313) 532-8860 or Cell: (248) 882-6780
Email vic@bloomgc.com

Parcel Number/Tax ID- W D O - 1 0 7 - 1 5 5 0 - 0 0

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

Name: Luke & Levi, LLC
Address 1276 Eagle Point Rd.
City, State, Zip Clarklake, MI 49234
Contact No. (517) 266-5900

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

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER



CR Motors of Adrian
1211 E US Highway 223
Adrian, Michigan 49221
Phone: (517) 266-5900

HUNTINGTON NATIONAL BANK
PO BOX 182232
COLUMBUS, OH 43218-2232

COPY

DATE	CHECK
5/12/2023	178541
AMOUNT	
\$ 100.00	

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER



CR Motors of Adrian
1211 E US Highway 223
Adrian, Michigan 49221
Phone: (517) 266-5900

HUNTINGTON NATIONAL BANK
PO BOX 182232
COLUMBUS, OH 43218-2232

COPY

DATE	CHECK
3/06/2023	177293
AMOUNT	
\$ 320.00	

Pay Three Hundred Twenty Dollars and no Cents

TO
THE
ORDER
OF

WOODSTOCK TOWNSHIP
6486 DEVILS LAKE HWY
ADDISON, MI 49220

THIS RED IMAGE
FACES WITH NEXT

CROSSWORD PUZZLE

Universal Crossword

Edited by David Steinberg May 14, 2023

ACROSS

- 1 Instruments that can be heard up to five miles away
6 Japanese soup paste
10 Old film channel
13 Unwilling toddler's whine
15 Blacken
16 One is heard but not seen
17 It's trapped in a dryer
18 Type "typo" instead of "typo," say
19 Quiver
20 Make a loan
21 Husky's bowlful
22 Really weird
24 Crossword clues, essentially
26 Marathon, for one
28 Marina space
29 Belgrade natives
30 Comic's joke
31 Popped up
32 Kit bar
33 Game akin to bingo
35 Kylo (Darth Vader's grandson)
36 Huffs, but not puffs
38 Great Lakes people
39 Cutting rooms?
41 Facial features that may be "double"

- 42 Like parties and curveballs
43 Before long
44 Got bigger
45 British Columbia neighbor
47 Acrobat's safeguard
50 Sticky stuff
51 Imaginary box above home plate
53 Expense paid in advance
54 Crude stockpile
55 Find a function for
56 What's left of the map?
57 Makeshift sleds from a dining hall

DOWN

- 1 Donate to
Americares, say
2 Feature of stinky tofu
3 "The Big Sleep" genre
4 Rival of The Vitamin Shoppe
5 Really shine on stage
6 Prefix meaning "large"
7 Passionate about
8 Cold war shelters
9 It steers a dragon boat
10 "Bad ideal"
11 Sweet treats hung on a Christmas tree
12 "The A-Team" actor with a mohawk

- 14 Bends out of shape
15 Translucent
20 "We should face the facts ..."
21 Red or black insects
23 Seriously overcharge
24 Statement before starting something
25 Ruler's seat in "A Song of Ice and Fire"
26 Accomplishments
27 They might clash in a boardroom
28 Sound from a pound
29 Thin piece of neckwear
34 "The Boys" actress
Moriarty
37 Fresh out of the box

- 40 Moved stealthily
41 Singer Sam played by Leslie Odom Jr. in "One Night in Miami ..."
43 Alternative to pants
46 Addresses with dots
47 Romance novelist
Roberts
48 Green with
49 Pegs at a driving range
50 "Despicable Me" villain
51 Female hedgehog or pig
52 Gen (person born in 2000, e.g.)

PREVIOUS PUZZLE ANSWER

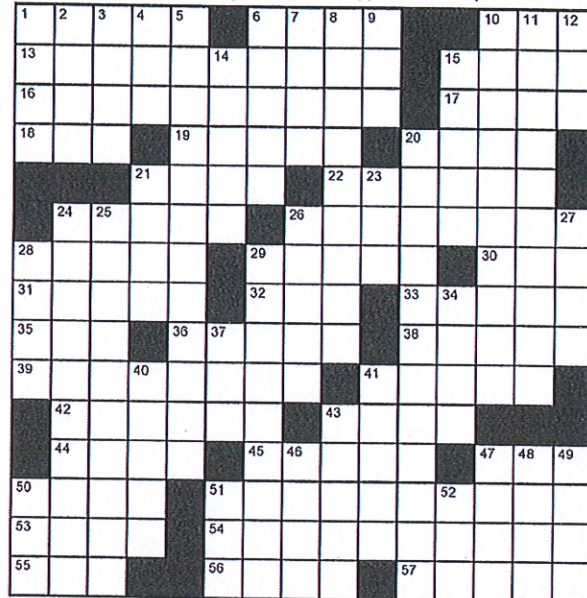
N	A	G	S		G	Y	M	S		A	W	O	L
I	D	O	N	T	S	E	E	I	T	M	E	N	A
H	A	V	E	I	T	M	A	D	E	P	H	A	T
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S	I	L	K	E	N		E	M	T	V	I	E	
T	M	I		L	E	O	N		C	O	D	E	D
E	N	V	O	Y		S	O	D	A	W	A	T	E
P	O	E	M		I	H	E	A	R		T	O	N
S	T	A	N	D	T	A	L	L		C	A	R	O
S	L	I	E	R		S	I	T	H		U	T	E
K	O	I	N	I	A		R	A	I	N	E	D	
E	S	T	A	T	E	S		P	U	N	S		
B	U	T	T		D	A	T	I	N	G	A	P	P
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B	E	E	N		O	I	N	K		C	O	P	Y

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www.upuzzles.com

DOPEY JOKES

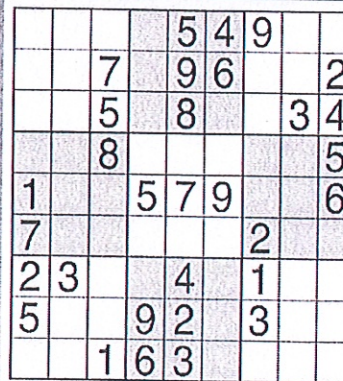
Boss: How good are you are
PowerPoint? Me: I Excel at it!

5/14 Themeless Sunday 34 by Tom Pepper and Zhouqin Burnikel



DOUG'S SUDOKU

UNIVERSAL Sudoku Puzzle



Complete the grid so every row, column and 3 x 3 box contains every digit from 1 to 9 inclusively.

Today's puzzle solution

1	2	4	9	8	6	7	3	5
8	9	6	1	2	6	7	4	3
6	5	1	7	4	8	9	3	2
8	1	2	8	9	4	6	9	7
9	7	8	6	7	9	8	2	1
9	6	7	8	1	2	8	9	4
4	8	9	6	1	7	9	1	6
2	8	9	6	1	7	4	3	5
1	2	4	9	8	6	7	3	5

DIFFICULTY RATING: ★★★★★

5/14

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PUBLIC NOTICE

NORVELL TOWNSHIP Synopsis of Meeting-April 12, 2023

Meeting called to order at 6:00 p.m.
Present: Supervisor Sutherland, Clerk Oswald, Treasurer Sauers, Trustee Haystead, and Trustee Dame

Items Approved:

- Agenda
- Minutes – March 8, 2023
- Consent Agenda
- Payment of Bills
- Approval of Ahrens Park Light Bid
- Open Public Hearing-Use of ARPA Funds
- Close Public Hearing-Use of ARPA Funds
- Approval of Resignation of Charles "Buck" Alar – Planning Commission
- Approval of Appointment of Amelia Kukla – Planning Commission
- Approval of Appointment of Wayne Appleyard – Board of Zoning Appeals
- Approval of Appointment of Janice Johns – Board of Review, Alternate
- Approval of Resolution 22-11 – Sale of Hardcastle Road Property
- Approval of Fire Contract with Cambridge Township
- Approval of Resignation of Katrina Roemer – Planning Commission
- Adjournment 7:02 p.m.

Prepared by Clerk Jeff Oswald,
Approved by Supervisor Bill Sutherland

Copies of meeting minutes are available upon request from the Township Clerk. Office hours are 8 a.m. to 4 p.m. Monday & Wednesday, 8 a.m. to Noon, Friday.

PUBLIC NOTICE

Woodstock Township 6486 Devils Lake Hwy Addison, MI 49220

Planning Commission, Public Meeting

Date Posted 5/11/2023

Woodstock Township Planning Commission will hold a meeting on Thursday, June 1st, 2023 at 6486 Devils Lake Hwy.
1) 5:30 pm- Meeting for review of Rezoning Application for 18808 W US 12, WDO-107-1550-00. To rezone this property from AG Agricultural to C3 Commercial. For multi-use purposes of an Auto Service Station, Auto Wash Facility, Auto Sales/Repair and Self-Storage Facility.

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

PUBLIC NOTICE

NORVELL TOWNSHIP Synopsis of Meeting-Special Meeting April 26, 2023

Meeting called to order at 6:00 p.m.
Present: Supervisor Sutherland, Clerk Oswald, Treasurer Sauers, Trustee Haystead, and Trustee Dame


Items Approved:

- Agenda
- Open Public Hearing – Lawrence Road Site Restoration, LLC
- Conditional Use Permit
- Close Public Hearing - Lawrence Road Site Restoration, LLC
- Conditional Use Permit
- Approval of the Conditional Use Permit for Lawrence Road Site Restoration, LLC
- Adjournment at 6:47 p.m.

Prepared by Clerk Jeff Oswald,
Approved by Supervisor Bill Sutherland

Copies of meeting minutes are available upon request from the Township Clerk. Office hours are 8 a.m. to 4 p.m. Monday & Wednesday, 8 a.m. to Noon, Friday.

EXHIBIT A

	First American Title™	ALTA Commitment for Title Insurance ISSUED BY First American Title Insurance Company
Schedule C		

Commitment No.: PR-180216

The land is described as follows:

Land in the Township of ~~Cambridge~~ ^{Woodstock} County of Lenawee, State of Michigan, described as follows:

All that part of the Northwest 1/4 and of the Southwest 1/4 of Section 7, Town 5 South, Range 1 East, described as follows: Commencing in the centerline of Highway US 12 at the intersection of said centerline with the West line of said Section 7; thence North along the West line of Section 7 to the Northwest corner of said Section 7; thence East along the North line of Section 7, 2.21 chains; thence South 7 degrees 58' East 21 chains; thence North 88 degrees 15' East 5.71 chains; thence North 85 degrees 7' East to the centerline of Highway US 127; thence Southerly and Southeasterly along the centerline of Highway US 127 to the intersection of the centerline of Highway US 12; thence Westerly along the centerline of Highway US 12 to the point of beginning;

EXCEPTING THEREFROM all that part of the West fractional 1/2, Section 7, Town 5 South, Range 1 East, described as beginning at the intersection of the centerline of Highway US 12 with the West line of said Section 7, located 1414.75 feet North 0 degrees 01' 56" East from the Southwest corner of said Section 7, and running thence North 0 degrees 01' 56" East 1048.42 feet to the East 1/4 corner of Section 12, Town 5 South, Range 1 West; thence North 0 degrees 15' 54" East along the West line of said Section 7, 508.98 feet; thence South 81 degrees 11' 00" East 752.44 feet; thence South 0 degrees 20' 52" West 1495.47 feet to the centerline of US 12; thence along the centerline aforesaid and along the arc of a 12,628.37 foot radius curve left 203.91 feet (chord bearing and distance being North 85 degrees 31' 30" West 203.91 feet); thence North 85 degrees 59' 18" West 535.44 feet to the point of beginning;

ALSO EXCEPTING THEREFROM a parcel of land in the Northwest Fractional 1/4 of Section 7, Town 5 South, Range 1 East, Woodstock Township, Lenawee County, Michigan, more particularly described as: Commencing at the Northwest corner of said Section 7; thence South 89 degrees 27' 38" East along the North line of said section, 145.87 feet; thence South 05 degrees 40' 47" East 1386.00 feet to the point of beginning of this description; thence continuing South 05 degrees 40' 47" East 68.94 feet; thence North 87 degrees 07' 44" East 412.37 feet; thence North 05 degrees 40' 47" West 44.28 feet; thence North 89 degrees 27' 47" West 414.31 feet to the point of beginning.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I-Requirements, and Schedule B, Part II-Exceptions.

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Form 5030026-C(9-27-17)

ALTA Commitment for Title Insurance (8-1-16)
 Michigan - Schedule C
 (PR-180216/PFD/PR-180216/16)



LIBER 2617 PAGE 0773 2 of 2

March 9, 2023

Woodstock Township
6486 Devil's Lake Hwy.
Addison, MI 49220

Re: 18808 US-12, Cement City, MI 49233: Agent Authorization

To Whom It May Concern:

By my signature below, I am authorizing Vic Habersmith of Bloom General Contracting, Inc. to sign and otherwise act on my behalf in rezoning the referenced property.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Zacharias", written over a horizontal line.

Tim Zacharias
1276 Eagle Point Rd.
Clark Lake, MI 49234



**LENAWEE COUNTY TREASURER
TAX CERTIFICATE NO. 823**

STATE OF MICHIGAN - LENAWE COUNTY
RECORDED 04/21/2021 10:04:15 AM D.W.A.
Carolyn S. Baler, REGISTER OF DEEDS \$30.00

APR 21 2021

ERIN VANDYKE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

GRANTOR: Timothy Zacharias, a single man and Austin Timothy Zacharias, a single man.

ADDRESS: 1276 Eagle Point Rd. Clarklake, Michigan 49234 and 10681 Sherlock Drive Cement City, MI 49233

CONVEYS AND WARRANTS

GRANTEE: Luke & Levi, LLC

ADDRESSES: 1276 Eagle Point Rd. Clarklake, Michigan 49234

PROPERTY: The following described land in the Township of Woodstock, Lenawee County, State of Michigan and described as follows:

SEE ATTACHED LEGAL DESCRIPTION: Exhibit A (First American Title, ALTA Commitment No; PR-180216)

This deed is exempt from real estate tax under MCL 207.526(a).

CONSIDERATION: One and 00/100 (\$1.00) dollar

SUBJECT TO: Visible easements, encroachments, restrictive covenants and easements and restrictions of record including the rights of the public and others for street, road or highway purposes and zoning regulations, if any.

Right to Farm: 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.

Land Division: The grantor grants to the grantee the right to make the maximum divisions under section 108 of the land division act, Act No. 288 of the Public Acts of 1967.

DATE: November 13, 2019

WITNESSES:

Timothy Zacharias
Timothy Zacharias

Austin Timothy Zacharias
Austin Timothy Zacharias

STATE OF MICHIGAN)
) ss.
COUNTY OF LENAWE)

On November 13, 2019, the foregoing instrument was acknowledged before me by Timothy Zacharias & Austin Timothy Zacharias.

Gregory T. Worker
Gregory T. Worker, Notary Public
Lenawee County, Michigan
Commission expires: 4-13-2024

Instrument Drafted By:
Gregory T. Worker (P44162)
Attorney at Law
7555 US 12 Onsted MI 49265
Telephone: (517) 467-1000

Send subsequent tax bills and the recorded deed to GRANTEE

2 pgs - M. Worker

[illegible]

DO NOT SCALE DRAWINGS	
ISSUED _____	
BY 2832 _____	CONCEPT REVIEW _____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
BRAWN SVD _____	
CHECKED SUB _____	
S&B _____	

First Partnership with its management
and staff, starting in May 1987.
The firm's first year of business was
successful, with a net income of
\$100,000. The firm's second year
was also successful, with a net
income of \$150,000.

C1922 STUDIO DILLON LLC

CLIENT
LUKE AND LEVI, LLC

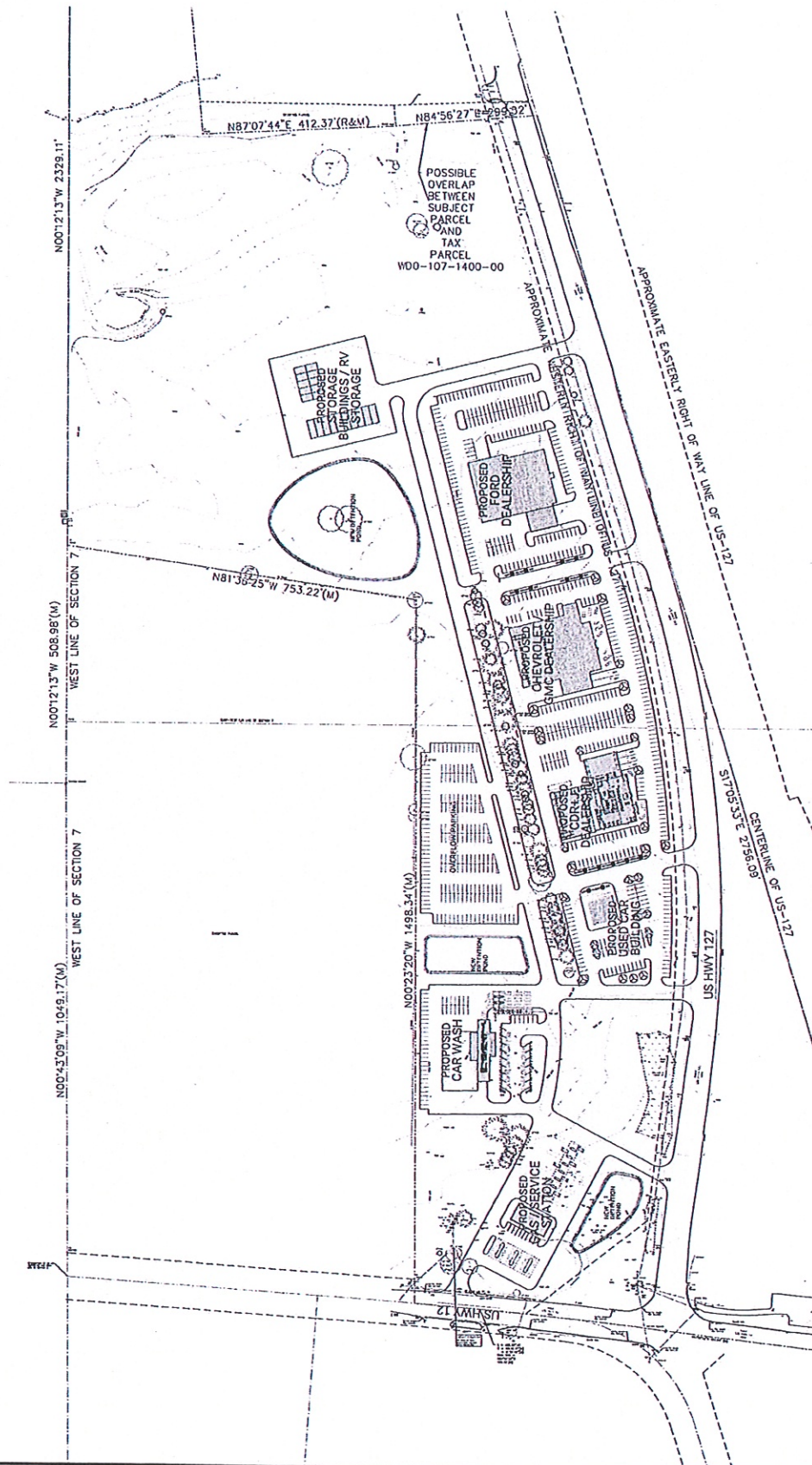
PROJECT 22057

**US12
DEVELOPMENT**
19108 W US-12
CEMENT CITY, MI 49223

1000

SITE PLAN

SP1.1



ARCHITECTURAL OVERALL SITE PLAN
SCALE: 1"=100'

WDO-107-15350-20

AVERY

5160

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge

Go to avery.com/templates
Use Avery Template 5160

WD0-106-3075-00
BEISWANGER, MICHAEL
1020 RHOADES RD
JACKSON MI 49201

WD0-106-3600-00
GUENTHER, MITCHELL
11645 DUBLIN DR
JEROME MI 49249

WD0-107-1280-00
PELHAM, JAMES W
5890 RIGA HWY
BLISSFIELD MI 49228

WD0-107-1400-00
JOHNSON, ERICA
LEFFEW, JEFFREY
14280 S MERIDIAN RD
CEMENT CITY MI 49233

WD0-107-1550-00
LUKE & LEVI LLC
1276 EAGLE POINT RD
CLARKLAKE MI 49234

WD0-107-3050-00
IRISH HILLS REAL ESTATE, LLC
2601 SEYMOUR RD
JACKSON MI 49201

WD0-107-3350-00
LUKE AND LEVI LLC
1276 EAGLE POINT RD
CLARKLAKE MI 49234

WD0-107-3600-00
UTTERBACK, BRIAN, LLC
14613 BROOKHURST
CEMENT CITY MI 49233

WD0-107-3650-00
PETITTO, JOHN
THOMAS PETITTO
10807 US-127
CEMENT CITY MI 49233

WD0-107-3765-00
MICH DEPT OF TRANSPORTATION
0
LANSING MI 48922

WD0-107-3770-00
PETITTO FAMILY LLC
18655 US-12
CEMENT CITY MI 49233

WD0-107-3780-00
PETITTO FAMILY LLC
18655 US-12
CEMENT CITY MI 49233

COPY

Woodstock Township

WD0-107-1550-00

30 04 001 400 008 01 5 1
HARASZKIEWICZ, JOHN
14609 BROOKHURST CT
CEMENT CITY MI 49233

30 04 210 001 220
HILOBUK, SHEILA
5620 BIG PINE DR
YPSILANTI MI 48197

30 04 210 001 223
BROWN, PAMELA J.
10630 LOUGHREA LN
CEMENT CITY MI 49233

30 04 210 001 228
DEBOER, BRITTANY
10597 LOUGHREA LN
CEMENT CITY MI 49233

30 04 210 001 231
THOMPSON, LORI & RAND
10537 LOUGHREA LANE
CEMENT CITY MI 49233

30 04 210 001 354
KOHRLUSS, JASON M.
10635 LOUGHREA LN
CEMENT CITY MI 49233

30 04 012 200 003 12 5 1
YODER, LUANNA TRUST & MITCHELL, PAU
MITCHELL, PAUL E & KATHLEEN TRUST
10870 GLENDALOUGH LN
CEMENT CITY MI 49233

30 04 210 001 221
BAHNSEN, JOSEPH & SHELBY
10620 LOUGHREA LN
CEMENT CITY MI 49233

30 04 210 001 224
KOHRLUSS, JASON M.
10635 LOUGHREA LN
CEMENT CITY MI 49233

30 04 210 001 229
NEWTON, DANIELS
2450 FRAVIER
MIDDLESEX NC 27557

30 04 210 001 232
THOMPSON, RAND R & LORI C
10537 LOUGHREA LN
CEMENT CITY MI 49233

30 04 210 001 355
KOHRLUSS, JASON M.
10635 LOUGHREA LN
CEMENT CITY MI 49233

30 04 012 200 004 12 5 1
MITCHELL, PAUL E & KATHLEEN TRUST
10217 SHADY OAK SHORES DR
JEROME MI 49249

30 04 210 001 222
BROWN, PAMELA J.
10630 LOUGHREA LN
CEMENT CITY MI 49233

30 04 210 001 227
DEBOER, BRITTANY
10597 LOUGHREA LN
CEMENT CITY MI 49233

30 04 210 001 230
NEWTON, DANIELS
2450 FRAVIER
MIDDLESEX NC 27557

30 04 210 001 336
SMITH, JAMES & DEBORAH
14900 KILLORGLIN LN
CEMENT CITY MI 49233

COPY

Somerset Township

MAR 30 2023

WDO-107-1550-20

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

June 01, 2023

Planning Commission Meeting (PC)

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

Absent:

Recording Chairman J. Nicholl brought meeting to order at 5:30pm, followed by pledge of allegiance.

- A. Motion to approve 05.18.23 meeting minutes, subject to correction. J. Wheaton, R. Turner 2nd
- B. Letter of Correspondence – none
- C. Purpose of the Meeting – review of Rezoning Application for 18808 W US 12, WDO-107-1550-00; to rezone this property from (AG) Agricultural to (C3) Commercial for multi-use purposes of an Auto Service Station, Auto Wash Facility, Auto Sales/Repair and Self-Storage Facility.
 1. Zoning Administrator states to rezone the Master Plan shows area in question zoned correct and could house this request; no impact on infrastructure
 2. Vic Habersmith, Bloom General Contracting representing the background of request and plans on behalf of the owner Luke & Levi, LLC
 3. Beginning stages of working with MDOT on road curb cuts and LC and EAGLE for water/sewer plans
 4. Partial land is currently being farmed
 5. Total acreage is roughly 60
 6. Site plan is being designed around wetlands

Public Comments

1. How far back will this site go into residential area? 1" = 100' on site plan; approximately 200'
2. Zoning Administrator from Somerset Twp; timeline of construction? Plans will be done in phases based on site plans, etc.

Motion made by M. Holmes to approve the Rezoning Application from (AG) Agricultural to (C3) Commercial as designed and outlined in discussion above, 2nd by J. Clark.

Roll Call: J. Clark – Yes, M. Holmes – Yes, D. Crawford – Yes, R. Turner – Yes, J. Wheaton – Yes, J. Nicholl – Yes. Motion passes, all documentation will be forwarded back to Township Zoning Administrator for further processing. This request will also be forwarded to the LCPC for approval/denial and then back to Woodstock Township Board for approval/denial.

- D. ZBA Report – nothing to report as there were no meetings
- E. Township Liaison Report – nothing to report as there were no meetings

WOODSTOCK TOWNSHIP PLANNING COMMISSION

06.01.23

Page | 2

F. Old Business

1. Election of PC Vice Chair – Robert Turner; decline at this time due to personal reasons
2. Nomination of Michael Holmes to Vice Chair – Michael accepts

Roll Call: D. Crawford – Yes, J. Clark – Yes, R. Turner – Yes, J. Wheaton – Yes, J. Nicholl – Yes; M. Holmes abstain.

G. New Business

1. Training strategies continue
2. PC Member position has been posted/advertised

H. Next Meeting

1. June 8th @ 530pm – RENEWAL of the Lenawee County Road Commission, Mineral Extraction License for Sanford Rd, WDO-121-2050-00.
2. June 29th @ 530pm – Gerken new property US-12/Round Lake Hwy

Meeting was adjourned at 6:01pm

Chairman J. Nicholl has reviewed and approved these minutes.

Respectfully submitted by

J. Wheaton, Recording Secretary

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Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

Coordinated Zoning Report | #23-12

To: County Planning Commissioners

From: Zack Smith, R2PC Planner

Date: June 7, 2023

Proposal: **The rezoning of property in Raisin Charter Township**

Request

The subject property is proposed for rezoning to a 'Multi-Family Residential (RM-1)' district, from a 'Commercial (C-2)' district.

Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is for the creation of residential multi-family housing, explicitly stated as either a Permitted Use (section 5A.20) or a Conditional Use section 5A.30) in the Multiple Family Residential District (RM-1), of the 1994 Raisin Charter Township Zoning Ordinance.

Location and Size of the Property

The subject property (RA0-104-1575-00) is located in Section 4 northwest of Raisin Township, along Occidental Highway. The subject property has an area of approximately 3.26 acres.

Land Use and Zoning

- **Current Land Use** – The parcel is currently zoned Commercial (C-2) and is vacant. A further vacant commercial lot is to the north while those that are south, east, and west are residential.
- **Future Land Use** – Raisin Township has a future land use map, updated in 2021, that recommends residential use for this property.
- **Current Zoning** – The subject parcel is currently zoned 'Commercial (C-2)'. Township properties on the south, east and west sides of the property are zoned 'Residential (R-1)'. Additionally, property located to the north of the property is zoned 'General Commercial (C-2)', and it is vacant.

Public Facilities and Environmental Constraints

- **Public Road/Street Access** – The subject property is on Occidental 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.

Analysis and Recommendation

Township Planning Commission Recommendation – The Raisin Charter Township Planning

Commission voted 5-0, with one member absent, to approve the rezoning request at their 5/30/2023 meeting.

LCPC Staff Analysis and Advisement – As General Commercial (C-2) and Residential (R-1) uses border the subject property the proposed rezoning of the subject property's 3.26 acres to Multiple family residential (RM-1) is the highest and best use of the subject parcels. Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the proposed rezoning to 'Multiple family residential (RM-1) to the Charter Township of Raisin Board.

Attachment(s):

- Background information provided by Raisin Charter Township and LCPC staff.

Recommended Actions:

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

(SEE ATTACHED) PARCEL RAD-104-1575-00, APPROX. 3.26 ACRES,
SECTION 4 OF THE TOWNSHIP ALONG OCCIDENTAL HWY.

1. The above described property has a proposed zoning change FROM COMMERCIAL (C-2) ZONE TO MULTIPLE FAMILY RESIDENTIAL (RM-1) ZONE.
2. PURPOSE OF PROPOSED CHANGE: TO BE USED FOR RESIDENTIAL MULTI FAMILY

B. ZONING ORDINANCE TEXT AMENDMENT:

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

- C. PUBLIC HEARING on the above amendment was held on: month 5 day 30 year 2023
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 5 day 7 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 ADRIAN DAILY TELEGRAM

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.

LAURA VAN SICKLE ☐ Chair or ☒ Secretary 5 / 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

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: PAISIN Township Case #: _____
Township official we may contact: DALE WITT Phone #: (517) 260 - 8873
Applicant: DSW DEVELOPMENT, LLC Phone #: (972) 510 - 3367
Rezoning Request: From: COMMERCIAL (C-2) To: MULTIPLE FAMILY RESIDENTIAL RM-1
Property Location: Section(s): 4 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"): APPROX. 3.26 ACRES

Please attach location map ☒ Yes ☐ No
What is the existing use of the site? VACANT (PROPERTY CARD CLASS - RESIDENTIAL - VACANT)

What is the proposed use of the site? TO BE USED FOR RESIDENTIAL MULTI FAMILY

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

North: COMMERCIAL - VACANT South: RESIDENTIAL
East: RESIDENTIAL West: RESIDENTIAL

What are the surrounding Zoning Districts?

North: COMMERCIAL (C-2) South: RESIDENTIAL (R-1)
East: RESIDENTIAL (R-1) West: RESIDENTIAL (R-1)

What is the suggested use of the site on the Township's Land Use Plan map? COMMERCIAL (2021 map)

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 OCCIDENTAL HWY.

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.

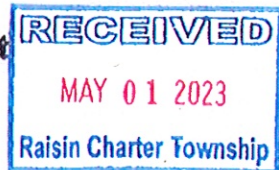
Please attach any public comments, letters, or petitions.

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

Please include any additional information or comments as an attachment.

Application for Rezoning/Land Use Plan Amendment
CHARTER TOWNSHIP OF RAISIN
5525 OCCIDENTAL HWY
TECUMSEH, MI 49286

Phone: 517-423-3162 Fax: 517-423-8732



Date Received: 5-1-2023
By: D. WITT
Fee Paid: \$ 650.00

1 Petitioner: DJW Development LLC
Mailing Address: 4763 Holloway Rd. Adrian MI 49221

Phone Number: (972) 510-3367 Fax Number: _____

2 Are you the Owner of the property involved: Yes: _____ No: X

3 State your interest in the property (land contract, purchase agreement, etc.)
Purchase agreement

4 State briefly the proposed Zoning Amendment or Change: Rezone from commercial to multi-family RM-1

5 State the reasons for seeking the Amendment or Change and the proposed use and/or structures to be placed on the property: Multi-family To be used for residential

6 Briefly describe the property being considered and give the general location: 3.26 ac. at 6000 Occidental Hwy Bix

7 List the parcel numbers (RAO Number) involved in this request: RAO - 104 - 1575 - 00

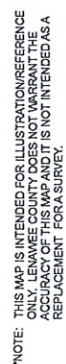
8 Attach the legal property description: Attached ✓

9 Attach a sketch plan of the area involved showing adjoining streets: Attached ✓

10 The applicant shall submit or attach any other information requested or may include any additional information that will assist in reaching an equitable decision. Attached ✓

I, the undersigned, acknowledge that approval of this Rezoning Application by the Raisin Charter Township Board constitutes an agreement to comply with Raisin Charter Township ordinances.

Applicant's Signature: D. Witt Date 4-24-23



Parcel Number: 46RA0-104-1575-00
 Grantor: Grantee
 COBBLESTONE RIDGE LEA PROPERTIES LLC
 County: LENAWEE
 Jurisdiction: RAISIN TOWNSHIP
 Printed on 04/10/2023
 Sale Price 50,000
 Sale Date 02/03/2021
 Inst. Type MLC
 Terms of Sale 22-OUTLIER
 Liber & Page 2612-134
 Verified By DEED
 Percent Trans 100.0

Property Address
 80.0 OCCIDENTAL HWY BLK
 Owner's Name/Address
 LEA PROPERTIES LLC
 4690 RANDOLPH HWY
 ADRIAN MI 49221

Class: RESIDENTIAL-VACAN Zoning:
 School: TACUMSEH PUBLIC SCHOOLS
 P.R.E. 0%

Improved X Vacant 2023 Est TCV 77,474
 Public Land Value Estimates for Land Table 20100.20100 COMMERCIAL

Improvements
 Dirt Road
 Gravel Road
 Paved Road
 Storm Sewer
 Sidewalk
 Water
 Sewer
 Electric
 Gas
 Curb
 Street Lights
 Standard Utilities
 Underground Utils.

Frontage 3.26
 Depth 10
 Acres 3.26
 Total Acres 3.26
 Rate 23.765
 Adj. Reason 10
 Land Value 77,474

GTS → 3.31 Acres

Tax Description
 LD DES AS COMM AT W1 4 TOR OF SEC 4 TH N
 365 FT TH E 400 FT TH S 356.19 FT TH W
 400 FT TO POB.
 Comments/Influences

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
DM	05/06/2021	INSPECTED	2022	38,700		38,700			38,700S
			2021	53,600		53,600			53,600S
			2020	53,600		53,600			6.626C
			2020	53,600		53,600			6.535C

*** Information herein deemed reliable but not guaranteed***

OWNER AFFIDAVIT

The Township Of Raisin requires Property Owner's Consent for each development application. A completed and signed copy of this form is required to be included with every application request. For property with more than one owner/titleholder, each owner/titleholder must sign a copy of this form.

LARRY ANDERSON am the Titleholder(s)/Owner(s), or authorized representative of
(printed name)

the Titleholder(s)/Owner(s), of the property located at 6000 COBBLESTONE RIDGE
(address)

in Raisin Township, Michigan.

I hereby give consent to the submittal and consideration of the following application regarding my property:

- ☒ Zoning Map Amendment (Rezoning)
- ☐ Land Use Plan Amendment
- ☐ PUD Amendment
- ☐ Conditional Use Approval
- ☐ Zoning Exception
- ☐ Zoning Variance
- ☐ Site Plan
- ☐ Plat of Survey
- ☐ Preliminary Plat
- ☐ Vacation Request
- ☐ Other (write in): _____

I am authorized to submit this application on behalf of the Titleholder/Owner. I certify under penalty of perjury and according to the laws of the State of Michigan that the foregoing is true and correct.

Signature: Larry Anderson

Date: 4-24-2023

Signature: _____

Date: _____

State of MICHIGAN County of LeNawee
The foregoing instrument was acknowledged before
me on this 24th day of April, 2024
by Arlene Sando

Notary Public Signature

NOTICE OF PUBLIC HEARING
RAISIN CHARTER TOWNSHIP PLANNING COMMISSION

The Raisin Charter Township Planning Commission will be holding a Public Hearing on May 30, 2023 at 6:30 P.M. for the purpose of a rezone request for property owned by LEA Properties LLC, 4690 Randolph Hwy., Adrian, MI 49221. The parcel # RA0-104-1575-00 located at 6000 Occidental Hwy Block, approximately 3.26 acres, is being requested by DJW Development, 4763 Holloway Rd., Adrian, MI 49221 to be rezoned from currently Commercial (C-2) to Multiple Family Residential (RM-1). The requested rezone is for residential multiple-family dwelling purposes. The zoning map / land use plan may be examined at the township office located at 5525 Occidental Hwy., Tecumseh, MI 49286 anytime M – Th from 8 am to 4 pm.

Anyone wishing to make comment may do so by attending the meeting at the Raisin Community Center located at 3266 Gady Rd., Adrian, MI 49221. Comments may also be sent by letter to the Raisin Charter Township Planning Commission, 5525 Occidental Hwy., Tecumseh, MI 49286. Telephone: 517-423-3162

Dale Witt, Treasurer
Raisin Charter Township
1T

Public Notices

Public Notices

**NOTICE OF PUBLIC HEARING
RAISIN CHARTER TOWNSHIP PLANNING COMMISSION**

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Dale Witt, Treasurer
Raisin Charter Township
1T 5/7/2023

RA0-510-0570-00
SESSIONS, MICHAEL

3158 GOVE DR

RA0-510-0600-00
FULTZ, BETHANY

3138 GOVE DR

RA0-425-0440-00
KISH, KATHERINE L

3105 COBBLESTONE RIDGE

RA0-425-0410-00
WALTERS, STEVEN B & JENNIFER M

3104 COBBLESTONE RIDGE

RA0-583-0060-00
JACKSON, ADNREW & TERESA L

6630 OCCIDENTAL HWY

RA0-104-3000-00
CLARK, DYLAN G

6497 OCCIDENTAL HWY

RA0-425-0020-00
STARK, DAVID A & JANEY

3172 COBBLESTONE RIDGE

RA0-425-0420-00
WOOD FAMILY LIVING TRUST

3102 COBBLESTONE RIDGE

RA0-425-0450-00
MAKI, ROBERT C
KRISTIL MAKI
3175 COBBLESTONE RIDGE

RA0-583-0030-00
BROWN, STEPHEN C & JENNIE

2995 DINIUS RD

RA0-583-0050-00
KEDZIOREK, EARL S & WYOMING R

6620 OCCIDENTAL HWY

RA0-425-0400-00
KULHANJIAN, JON K

3106 COBBLESTONE RIDGE

RA0-425-0010-00
BAGOZZI, JUSTIN LEE

3101 COBBLESTONE RIDGE

RA0-104-3015-00
FOX, DALE & DENISE

6483 OCCIDENTAL HWY

RA0-583-0020-00
BROWN, STEPHEN C & JENNIE

6000 OCCIDENTAL HWY BLK

RA0-510-0580-00
SACKETT, NICHOLAS

3152 GOVE DR

RA0-510-0610-00
VENABLE, ALAN M
MARY VERRELL
3130 GOVE DR

RA0-425-0430-00
OSBURN, LISA M

3100 COBBLESTONE RIDGE

RA0-510-0590-00
MAGOS, MARC R & MARY K

3146 GOVE DR

RA0-510-0550-00
SMITH, RUSSELL L

3182 GOVE DR

RA0-510-0620-00
REPHOLZ, KRISTIN

3122 GOVE DR

RA0-425-0030-00
BREWER, CHRISTOPHER & HEATHER

3170 COBBLESTONE RIDGE

RA0-104-1575-00
LEA PROPERTIES LLC

6000 OCCIDENTAL HWY BLK

RA0-583-0040-00
BROWN, STEPHEN C

6000 OCCIDENTAL HWY BLK

RA0-510-0560-00
OLSEN, CARA LYNN

3170 GOVE DR

RA0-104-3020-00
SNYDER, RICKY LEE

6467 OCCIDENTAL HWY

RA0-104-1525-00
COBBLESTONE RIDGE
RAISIN TOWNSHIP LLC
6000 OCCIDENTAL HWY BLK

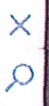
RA0-105-4050-00
WITT, DALE G & CHERYL L

2749 DINIUS RD

RA0-583-0010-00
BORDINE, KEVIN C & SHIRLEY J

2935 DINIUS RD

RA0-583-0070-00
BURROWS, SHERRY
CHAD J BEAUDIN
6640 OCCIDENTAL HWY



100 Feet

30 per page

Want to continue?

Review Download

Darius Rd

Darius Rd

S Ocetiani Hwy

Cobblestone Rd

Cobblestone

RA0-105-3000-00

RA0-388-0000-00

RA0-388-0000-00

RA0-388-0050-00

RA0-388-0040-00

RA0-388-0010-00

FA0-388-0030-00

RA0-104-1325-00

RA0-425-0030-00

RA0-425-0020-00

RA0-425-0010-00

RA0-425-04

RA0-425-0430-00

RA0-425-0420-00

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RA0-510-0530-00

RA0-510-0600-00

RA0-106-3000-00

RA0-510-0610-00

RA0-104-3005-00

RA0-510-0560-00

RA0-510-0580-00

RA0-510-0570-00

RA0-104-302

RA0-510-0600-00

RA0-510-0570-00

RA0-510-0560-00

RAISIN CHARTER TOWNSHIP
RAISIN COMMUNITY CENTER

3266 GADY ROAD
ADRIAN, MI. 49221
517-423-3162

PLANNING COMMISSION MEETING

May 30, 2023
6:30 PM

AGENDA

CALL TO ORDER

APPROVAL OF AGENDA

APPROVAL OF MINUTES April 11, 2023

PUBLIC COMMENTS - Please limit comments to (3) minutes

PUBLIC HEARINGS: Re-Zone Request - DJW Development LLC RAO-104-1575-00

COMMUNICATIONS:

1. TOWNSHIP BOARD
2. BOARD OF APPEALS
3. OTHER

UNFINISHED BUSINESS:

1. Ordinance Revisions

NEW BUSINESS:

1. Re-Zone Request - DJW Development LLC RAO-104-1575-00

PC Commissioners Comments:

ADJOURNMENT:

Meeting agenda posted on the door of Raisin Charter Township office, and the Raisin Charter Township web site @ www.raisinchartertownship.com.

Americans with Disabilities Act (ADA) Notice

This notice is posted in compliance with Public Act 267 of 1976, as amended, the open meetings Act, MCL 41.72a, and the Americans with Disabilities Act. The Raisin Charter Township will provide necessary reasonable aids and services to individuals with disabilities at the meeting upon seven (7) days' notice to the Raisin Township Board by writing or calling: Raisin Charter Township, 5525 Occidental Hwy., Tecumseh, MI. 49286. Telephone: 517-423-3162.

McNamara called the Raisin Township Planning Commission meeting to order at 6:30 pm.

Members Present: Marcus McNamara, Laura VanSickle, Dale Witt, Mike Bartolo, Mark Spohr

Members Absent: None

Others Present: See attached sign-in list

Roll Call:

Witt – here

Spohr – here

Bartolo – here

McNamara – here

VanSickle – here

Approval of Agenda

Motion to approve the agenda with the addition of New Business 2. Blue Elk Decommissioning Bond as presented by Witt, Spohr support.

Motion unanimously carried.

Minutes – April 11, 2023 minutes

Motion to approve the April 11, 2023 minutes Spohr, Witt support.

Motion unanimously carried.

Public Comment – None

Public Hearing – DJW Development LLC – Rezone application for parcel RAO-104-1575-00

Motion McNamara to open the public hearing at 6:33pm, Witt support.

Roll Call:

Witt – yes

Spohr – yes

Bartolo – yes

McNamara – yes

VanSickle – yes

Motion carries.

McNamara provided the guidelines for the Public Hearing. Comments presented:

Dreyson Waynick, representative from DJW Development requested the rezone and gave an explanation on what the intended site plans were going to be.

Kathy Kish, 3105 Cobblestone Ridge. Born and raised in Tecumseh. Just moved back. Has lived in an

apartment and by and doesn't wish this for a neighbor.

Earl Kedzior, 6620 Occidental Hwy. Tecumseh, MI. Lives directly across from this area. There is a problem with traffic in the area. Speed is a problem. There was a bad accident there a couple weeks ago. Has spoken to the Sheriff's Department regarding the traffic situation. There has been discussion about the drainage in the area. There is traffic passing in no passing areas. His daughter had to go off the road and into the grass to avoid an accident.

Andrew Jackson, 6630 Occidental Road, Tecumseh, MI. Has just moved in recently. To put anything in that area would be tough with traffic. He would like to see a reduction in the speed if you put anything in that area.

Vito Pampalona, 1235 N. Main, Rochester, MI. Original development of the Cobblestone development. When this subdivision was laid out, the two commercial properties being approved, discussed the possibility of a light being installed there. All of the Site Plan has to go through several layers of approval. We have had this land for over 20 years. This development would be good for the area. The property has been kept up with maintenance and taxes. Developer is a family developer. Opportunity to do something good for this piece of land. Enhancing housing. Detention pond is capable of handling this project. These are not government apartments, seniors to live. This project will complement the housing that is there today and will blend in.

Dove Waynick, DJW Development. It is a bit unfair to the public when you have property owners that don't understand property. Read to the audience at the meeting regarding Permitted Uses - C2 does affect permitted use – conforming in nature. Conditional use permissions – read what is allowed. Gave an explanation on what could go in.

McNamara read the two written correspondences that the Township received in the mail from Michael Sessions, 3158 Gove Drive and one from Sherry and Chad Beaudin, 6640 S. Occidental Hwy.

On May 7, 2023 the Public Notice was published in the Adrian Daily Telegram and sent to the surrounding area residences.

**Motion to close the Public Hearing at 6:54pm by McNamara, Witt support.
Public Hearing closed.**

Communications –

1. Township Board – met May 8, approved 2 land splits, appointed a new alternate member to the Zoning Board of Appeals, review of the Blue Elk Decommissioning Agreement.
2. Board of Appeals – Heard one appeal case to the Board, and it was denied.
3. Other – none

Unfinished Business

Solar Ordinance Revision – awaiting more information

New Business

Re-Zoning Request DJW Development LLC – RAO-104-1575-00 from C2 to RM-1.

McNamara explained the rezoning request process. Rezone goes with the property. Conditional land use and a Site Plan is what can be done and not done. Site Plan is a separate process. There is guidance from MTA on how evaluate rezoning requests per ordinance. There are capability standards that have to be followed. All comments are taken into consideration.

Spohr, attended a class Breaking the Zoning Case in making sure you're fair in your decision process. You make the decision on land and not people. There are things that can be developed that would be more intrusive.

Witt also attended the same class. Respects everyone for their written and verbal opinions. Witt explained that the Master Plan is policy and Ordinance is law. For RM1 family living, a Site Plan has to be submitted. Permitted uses can have several options for development. Master Plan the Future Land Use Map are changeable. From a land use planner, this type of development would be by a subdivision. The 3 C's have to be addressed. Guidelines have to be followed. Rezone runs with the land and not the owner to make it capability.

Bartolo, asked the owner, have you ever had anyone approach you to purchase the vacant land? The owner explained that there has been some interest over the years. There is no sewer or electricity there. Draining is sand. He has had a few hits but wants it to look good and complimentary. There is not enough density in the area to attract business. Thought of doing a small business in the commercial zoning. Cobblestone houses have been built for 20 years now. Traffic has increased over the years. The steady flow of traffic today is consistent in the area.

Pampalona, if you look at the number of attendants and cars, they are not going in and out all at the same time. Bartolo, traffic light idea, is that something that is out there? Vito, from previous discussions, there was a conversation about that property up front. The County would be responsible for putting that light in and that would be their responsibility.

Bartolo, what type of building structure are you looking to construct? Grayson, we match the surrounding buildings that are in the area. There is no Site Plan developed or a proposed use. We have to work with the Health Department, Road Commission, and Drain Department. Who all has to be involved in the process when it comes to the engineering of breaking ground for the development? Then it is going to be an actual compliment to the current subdivision. These are not going to be low income housing. They would be on the higher end of housing.

McNamara, traffic. Doesn't see that as an issue in either way. A traffic study being needed regardless of whether it is commercial or residential. This will happen later. There is a process when a Site Plan comes in, criteria has to be followed. As it relates to the Master Plan, areas are identified, and we look at it. Master Plan has language that each case is reviewed individually. Higher density and lower density can be reviewed separately. Commercial uses that are currently permitted would be more disruptive to the neighbors. Higher density neighborhood would be more capability.

Witt, read Purpose section of the Raisin Township ordinance for the RM-1 District.

RM-1 MULTIPLE FAMILY RESIDENTIAL DISTRICT
SECTION 5A.10 PURPOSE:

The RM-1 District is designed to permit a more intensive residential use of land. These areas would be located near County Primary Roads for good accessibility and between single-family residential areas

and other non-residential uses. Various sizes of residential accommodations for ownership or rental, would thereby be provided to meet the needs of the different age and family groups in the community.

Planning Commission members have to look at all the uses of the land. One letter addressed storm drainage; this parcel is part of the Cook Drainage District. The 3 C's to evaluate the rezone and 4 bullet points in the Master Plan to be addressed.

Witt referenced the 4 points in the Master Plan Rezoning Criteria which are located in Chapter 3, page 11 of the Master Plan. The PC members discussed the following:

The Planning Commission must consider the following criteria when deciding a rezone request:

- 1. Is the proposed rezoning consistent with the policies and uses proposed for that area in the Township's Master Plan? Yes*
- 2. Will all the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area? Yes*
- 3. Will public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning? No (Note: Water and Septic have to be developed and Site Plan submitted.)*
- 4. Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning of the land? Yes*

McNamara, this site checks all of the boxes for development and meets the criteria in the Master Plan and meets the standards of the 3 C's (Consistency, Compatibility, Capability – referenced in Michigan Township's Handbook, Section 5, Review Standards).

3 C's Standards Discussion:

1. **Consistency standard** – zoning consistent with Master Plan and Land Use Plan.
This rezone is consistent with the plan. Presently it is Commercial and the higher density in the Master Plan would apply with the development. Proposed planning is capability.
2. **Capability standard** – density and traffic detail will be evaluated in the site plan.
Uses allowed under RM-1 are generally less intense other than C2 district zoning. Has there ever been a consideration of one way in and one way out? McNamara there is criteria points that have to be followed. Zoning allows the use. The Site Plan will discuss what will have to be followed per the ordinance. There are limitations in the Ordinance that have to be followed according to the Site Plan. It is okay to go from Commercial to multi-family development. Property class and zoning are two different types.
3. **Compatibility standard** – the market ability use has been limited for the last 20 years.
Trans ability in that in the last 20 years no bites and rezoning it to residential is consistent and capability use of the land.

Witt, the Master Plan documents for recharge areas is acceptable, as well as the soils,

MOTION

Motion to recommend approving the re-zone application by DJW Development from Commercial C2 to Multiple Family Residential RM-1 for Parcel RA0-104-1575-00 by Bartolo, McNamara support.

Roll Call Vote

Witt, Yes

Spohr, Yes

Bartolo, Yes

McNamara, Yes

VanSickle, Yes

Motion Unanimously carries.

Blue Elk Decommissioning Bond Discussion

The Township is working with Blue Elk on a Decommissioning Agreement with a revised decommissioning cost of \$871,454.00 (previous amount was \$594,812.00)

(Note: to update our PC site plan records)

MOTION:

Motion to approve the new decommissioning cost of \$871,454.00 for the Blue Elk Project by McNamara, Witt support.

Motion approved unanimously.

PC Commissioners Comments

- McNamara – next meeting is July 11, 2023. No meeting in June, 2023.
- Witt – thanked everyone for the explanations provided to the attending residents. Minutes to Witt by June 7, 2023 for submission to Region 2.

Adjournment

Motion to adjourn at 8:00pm by McNamara, Bartolo support.

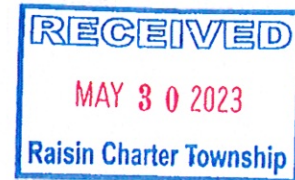
Motion unanimously carried.

SIGN-IN PC MTG 5-30-2023

<u>NAME</u>	<u>ADDRESS</u>
Kathy Kisk	3105 Cobblestone Rdg
VITO A PAMPALONA	1235 N. MAIN ROCHESTER, MI 48301
Andrew Jackson	6630 Occidental Tecumseh, 49286
Earl Ketzian	6620 Occidental Tec 49286
Dreyson Waynick DJW DEV. LLC	4763 Holloway Rd Adrian MI 49221
Dore Waynick	

May 30, 2023

Raisin Charter Township Planning Commission
5525 S. Occidental Hwy
Tecumseh, MI 49286



To Whom It May Concern:

I write to you today in opposition of the rezoning of Parcel RA0-104-1575-00, or otherwise known as, 6000 Occidental Hwy from Local Commercial (C – 1) to Multiple – Family Residential (RM – 1). My reasoning for this follows:

- This rezoning request is not consistent with the future land use plan for Raisin Charter Township. The future land use plan calls for this to continue to be zoned as local commercial. A review of the local commercial zoning standards for the township appears to allow for lower density land uses under the current zoning. Abutting to single – family residential, the local commercial zoning appears to be consistent with this area.
- A rezoning to RM – 1 appears to allow for higher density land use, which is up zoning, in an area where lower density land uses are currently being enjoyed. If this was to be residential, it would seem to be better to be zoned as single – family residential to be consistent with the surrounding area.
- Rezoning this area to RM – 1 opens this area for apartments and other higher residential density land uses (two – family housing dwellings and apartments). Those land uses are allowed as outright permitted land uses without any conditions. If anything, I believe that if the higher density rezoning is allowed, then two – family housing dwellings and apartments should only be allowed as conditional land use to preserve the neighborhood that this is abutting to.
- Higher land uses require a higher dependency on our aquifer. I strongly believe that information relating to the drawdown on the aquifer that abuts this area should be studied before allowing for higher density land use.
- Another concern with higher density land use on this parcel is storm drainage. Storm water must have a place to go. Paved parking areas and improved land cover can create storm water that could have negative impact on the properties of the neighbors.

In closing, I firmly believe that before this rezoning is recommended for approval by the Raisin Charter Township Board a thorough look needs to be made into my thoughts above. Further, I would urge everyone involved with this rezoning request to consider the future land use plan that Raisin Charter Township has approved. On the surface, it feels as if this is not consistent with the future land use plan, which is required of rezonings under the Michigan Planning Enabling Act.

Sincerely,

A handwritten signature in black ink, appearing to be "MS" with a stylized flourish.

Michael S. Sessions
3158 Gove Drive
Tecumseh, MI 49286

5.12.23

To whom it may concern

my husband and I live
at 6640 S. Occidental Hwy.
This letter is to let you
know we are opposed to a
multi family Residential
build. We would not be
opposed to condos or houses
but if this rezoning is for
apartments then we don't
want that

Thank you

Sherry + Chad Beaudin

6640 S. Occidental Rd
Tecumseh

RECEIVED
MAY 15 2023
RAISIN CHARTER
TOWNSHIP

ARTICLE VA

RM-1 MULTIPLE FAMILY RESIDENTIAL DISTRICT

SECTION 5A.10 PURPOSE:

The RM-1 District is designed to permit a more intensive residential use of land. These areas would be located near County Primary Roads for good accessibility and between single-family residential areas and other non-residential uses. Various sizes of residential accommodations for ownership or rental, would thereby be provided to meet the needs of the different age and family groups in the community.

SECTION 5A.20 PERMITTED USES:

The following uses are permitted in all RM Districts:

- 5A.20.1 All permitted uses in the R-1 District subject to the terms and conditions provided therein.
- 5A.20.2 Two-family dwellings.
- 5A.20.3 Multiple-family dwelling units including apartments and row dwellings.
- 5A.20.4 Accessory uses and buildings customarily incidental to the above permitted uses.
- 5A.20.5 Signs as provided in Article IX of this Ordinance.
- 5A.20.6 Home occupation subject to Section 2.20.42.

SECTION 5A.30 CONDITIONAL USES:

The following conditional uses are permitted in this District subject to obtaining a Conditional Use Permit as provided in Article X of this Ordinance and requiring a Site Plan Approval as provided in Article IX, Section 9.90 of this Ordinance.

- 5A.30.1 Housing for the elderly. All housing for the elderly shall be provided as a planned development consisting of at least one (1) acre in area and may provide for the following:
 - 1. Cottage type dwellings and/or apartment type dwelling units.
 - 2. Common services containing but not limited to central dining rooms, recreational rooms, central lounge, and workshops.
 - 3. All dwellings shall consist of at least three hundred and thirty (330) square feet per unit (not including kitchen and sanitary facilities).
 - 4. Total coverage of all buildings (including dwelling units and related service buildings) shall not exceed thirty (30) percent of the total site exclusive of any dedicated public right-of-way.

- 5A.30.2 Reserved for future use.
- 5A.30.3 Private clubs and lodges, subject to Section 10.70.15.
- 5A.30.4 Rental hall facilities, subject to Section 10.70.15.
- 5A.30.5 Churches
- 5A.30.6 Schools

SECTION 5A.40 SITE PLAN REVIEW:

For all permitted and conditional uses a Site Plan shall be submitted in accordance with Section 9.90.

SECTION 5A.50 DIMENSIONAL REQUIREMENTS:

In accordance with Section VIII.

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Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

Coordinated Zoning Report | #23-13

To: County Planning Commissioners

From: Zack Smith, R2PC Planner

Date: June 7, 2023

Proposal: **Text Amendments to the Cambridge Township Zoning Ordinance regarding mineral mining**

Analysis and Advisement

Background – The Cambridge Township Planning Commission wishes to amend the Zoning Ordinance for Quarries, changing the section to Mineral Mining, as a Conditional Use. Specifically, the Planning Commission proposes in a re-write of Sec. 36-410 (attached) to:

- Restrict mineral mining to “a special land use in the AG-1 Agricultural District”
- Increase applications
- Adjust standards so that “the applicant shall have the burden of demonstrating that there are valuable natural resources located on the relevant property...that there is a need...and that no very serious consequences would result from the extraction...”

LCPC Staff Advisement – The proposed text amendment establishes fair standards that will not appear to negatively impact adjacent property owners. The Cambridge Township Planning Commission voted to approve the text amendment at their 6/5/2023 meeting. Based upon the above analysis, staff advises the County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the proposed text amendments to the Cambridge Township Board. The new proposed ordinance says that “mineral mining shall also be subject to the requirements of chapter 16, article III, mining control.” However in the Cambridge Township zoning, there is no Chapter 16, article III. There is also not a 16-27 or 16-28 which are also referenced in the proposed language.

Recommended Actions:

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

Attachment(s):

- Background information provided by Cambridge Township.

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 Cambridge 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 IV SECTION 36-410
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) (ATTACHED)

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

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month APRIL day 11 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

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.

TOM KISSEL ☒ Chair or ☐ Secretary 06 / 05 / 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

CAMBRIDGE TOWNSHIP
LENAWEE COUNTY, MICHIGAN
NOTICE OF PUBLIC HEARING

37

NOTICE is hereby given that a Public Hearing will be held on April 26, 2023, at 7:00 p.m. at Cambridge Township Hall, 9990 W. M-50, Orsted, Michigan before the Cambridge Township Planning Commission for the purpose of hearing comments of any persons interested in the following Cambridge Township Zoning Ordinance revision:

To revise Section 36-410, Mineral Mining Section of the Cambridge Township Zoning Ordinance. This is intended to replace the current 36-410 Quarries of the current zoning ordinance which also gives reference to the new stand-alone Mining Control ordinance, that is a general Township ordinance in review.

The complete text of the proposed Ordinance is available for review at the township office during regular business hours.

Written comments regarding the proposed Ordinance will be received by the Planning Commission up to and including the date and time of the public hearing by sending to: Cambridge Township Clerk, 9990 W. M-50, P.O. Box 417, Orsted, Michigan 48865.

Annette Roesch
Clerk, Cambridge Township

AFFIDAVIT OF PUBLICATION

In the Matter of:

Matthew B. Schepeler, being first duly sworn, says that he is the publisher of The Exponent, a newspaper published in the English language for the dissemination of local or transmitted news and intelligence of a general character and legal news, which is a duly qualified newspaper, and that annexed hereto is a copy of a certain order taken from said newspaper, in which the order was published.

April 11 A.D. 2023 _____ A.D. 20 _____
_____ A.D. 20 _____ A.D. 20 _____
_____ A.D. 20 _____ A.D. 20 _____
_____ A.D. 20 _____ A.D. 20 _____
_____ A.D. 20 _____ A.D. 20 _____
_____ A.D. 20 _____ A.D. 20 _____
_____ A.D. 20 _____ A.D. 20 _____
_____ A.D. 20 _____ A.D. 20 _____

[Signature]

(Signed)

Subscribed and Sworn to before me this 11th day
of April A.D. 2023.

[Signature: Sharon Marie Shepard]
Notary Public, Jackson County, Michigan

My Commission expires Feb. 17 A.D. 2029

SHARON MARIE SHEPARD
State of Michigan
Notary Public, County of Jackson
My Commission Expires Feb. 17, 2029

PRINTING BILL
Folios, Times \$ 52.50
Affidavit \$ 2.00
Total Cost \$ 54.50
Received payment: _____

Cambridge Township Proposed Zoning Ordinance Change

Sec. 36-410 Mineral mining.

- (a) *Intent and purpose.* It is the intent and purpose of this section to promote the underlying spirit and intent of this article, but at the same time allow for the extraction of minerals in locations where they have been naturally deposited. These regulations are also intended to ensure that mineral mining activity shall be compatible with adjacent uses of land, the natural environment, and the capacities of public services and facilities affected by the land use, and to ensure that mineral mining activities are consistent with the public health, safety, and welfare of the township.
- (b) *Application of regulations.* The mining of sand, gravel, stone, and/or other mineral resources in the township shall be allowed as authorized by the grant of special land use and site plan approval by the township board, after recommendation of the planning commission, in accordance with this section. Mineral mining shall also be subject to the requirements of chapter 16, article III, mining control. Mineral mining shall be considered a special land use in the AG-1 Agricultural District and shall be prohibited in all other districts.
- (c) *Exemption.* Uses and activities which do not require a permit under section 16-27(c) shall be exempted from the provisions of this section.
- (d) *Application requirements.* The following information shall be submitted:
 - (1) A completed application for special land use approval as set forth in section 36-382.
 - (2) A completed application and all required information for site plan approval as set forth in section 36-487.
 - (3) A completed application and all required information as set forth in section 16-28.
 - (4) Market information. The applicant shall submit a report prepared by a geologist and/or other experts with appropriate credentials to demonstrate compliance with MCL 125.3205, as amended, that the natural resources to be extracted shall be considered valuable, and the applicant can receive revenue and reasonably expect to profit from the proposed mineral mining operation. The applicant shall also provide documentation to demonstrate that there is a need for the natural resources to be mined by either the applicant or in the market served by the applicant.
- (e) *Standards.* The applicant shall have the burden of demonstrating that there are valuable natural resources located on the relevant property, that there is a need for the natural resources by the applicant, or in the market served by the applicant, and that no very serious consequences would result from the extraction, by mining, of the natural resources.
 - (1) The decision on a special land use request under this section shall be based upon the following:
 - a. A determination by the township board that the applicant has met the burden of demonstrating that there are valuable natural resources on the relevant property and that there is a need for the natural resources by the applicant or in the market served by the applicant;
 - b. A determination by the township board that the applicant has demonstrated compliance with the standards for special land use approval contained in this chapter.
 - c. A determination by the township board that very serious consequences would not occur as a result of the mining operations. The following factors shall be considered in making that determination:
 - 1. The relationship of extraction and associated activities with existing land uses.

Cambridge Township Proposed Zoning Ordinance Change

2. The impact on existing land uses in the vicinity of the property.
 3. The impact on property values in the vicinity of the property and along the proposed hauling route serving the property.
 4. The impact on pedestrian and traffic safety in the vicinity of the property and along the proposed hauling route serving the property.
 5. The impact on other identifiable health, safety, and welfare interests in the local unit of government.
 6. The overall public interest in the extraction of the specific natural resources on the property.
- d. The proposed mining operation shall have immediate and direct access to a road having the necessary and appropriate load bearing and traffic volume capacity in relation to the proposed intensity of the use.
- (f) *Approval.* For operations requiring special land use approval it is the intent that the application procedure in this section and the application procedure for a mining permit of section 16-28 be reviewed concurrently.
- (g) *Conditions.* In addition to any other conditions that may be imposed by the Township Board, a condition of special land use approval is that:
- (1) During the term of the special land use permit, the total area (or areas) being mined and which has (or have) not been reclaimed shall at no time exceed the lesser of 150 acres or 40 percent of the entire parcel approved as a special use; and
 - (2) The applicant shall be required to secure any renewals of the mining permit required by section 16-28.

Cambridge Township Planning Commission

Public Hearing Meeting Minutes – Wednesday, April 26, 2023

1). Chairman Kissel closed the regular meeting and opened the Public Hearing portion at 7:02 pm.

2). Public Hearing: Regarding the revisions to Section 36-410 of the Cambridge Township Zoning Ordinance relating to quarries – After Chairman Kissel restated the Public Hearing process, Doug Lewan from Carlisle / Wortman provided the history on what has happened so far, including the reasoning behind the proposed separation of the current outdated quarry ordinance (Sec. 36-410) into two separate entities. Lewan stated that Carlisle / Wortman was working with the Township to strengthen the existing ordinance that would typically not be retroactive, and proposing a stand alone ordinance that describes in detail the application, operation, and reclamation of a mining operation. A stand-alone ordinance like this would not allow for any pre-existing "grandfather" operations as well as those that are non-conforming.

Twenty (20) members of the public made statements ranging from traffic safety issues, to Master Plan requirements, to silica dust/noise/vibration issues, to property value / tax base reductions, to wells and groundwater contamination, to wetlands and wildlife destruction, to additional truck traffic and damage to the surrounding roads from the additional gravel haulers. One commenter even said they have been harassed/threatened and items thrown in their yard by gravel hauler drivers. Four (4) members of the public presented written communication to the Planning Commission for inclusion into the presentation. Burke Castleberry, lawyer representing the Township in an ongoing lawsuit against the Township, commented a couple of times that some details should not be discussed because of the ongoing lawsuit.

After the public comments were completed the Planning Commission members asked a few questions for clarification, then the Public Hearing portion of the meeting was closed by Chairman Kissel at 8:19 pm.

Submitted by D. Horner, Secretary





Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

PA 116 FARMLAND AGREEMENT | FA #23-04

Applicant(s): Dennis and Dawn Makula
10471 Hodges Hwy
Blissfield, MI 49228

Date: June 7, 2023

Local Government: Palmyra Township

Purpose: Enrollment application

Location: The subject property (ID #PA0-129-1050-00) is located on the south side of Sharp Rd and west of Rau Hwy, in Section 29 of the Township (T7S, R4E).

Description: The subject property has an area of approximately 27 acres, 26 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 Palmyra Township Board.

Attachment(s):

- Background information provided by the applicant/township.



**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.**

PAO-129-1050-00

OFFICIAL USE ONLY

Local Governing Body: _____

Date Received: April 17, 2023

Application No: 23-01

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: MAKULA DENNIS E
Last First Initial

(If more than two see #15) MAKULA DAWN E
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: 10741 HODGES HWY, BLISSFIELD, MI 49228
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 260-4926

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

5. E-mail address: DENNIS.MAKULA@OUTLOOK.COM

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

6. County: LENAWEE 7. Township, City or Village: PALMYRA TWP

8. Section No. 29 Town No. 75 Range No. 4E

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: 27
 c. Total number of acres being applied for (if different than above): _____
 d. Acreage in cultivation: 26
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0
 f. All other acres (swamp, woods, etc.) 1
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

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

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

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

\$ 13,000 : 26 = \$ 500 (per acre)
 total income total acres of tillable land

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

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

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

Dennis E. Makula, TRUSTEE
(Signature of Applicant)

(Corporate Name, If Applicable)

Dawn E. Makula, TRUSTEE
(Co-owner, If Applicable)

(Signature of Corporate Officer)

4-17-23

(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: April 17, 2023 (Note: Local Governing Body has 45 days to take action)

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

This application is ☒ approved, ☐ rejected

Date of approval or rejection: May 9, 2023

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

Clerk's Signature: Christine White

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 PALMYRA

T 7S R 4E Section 29

↑ North

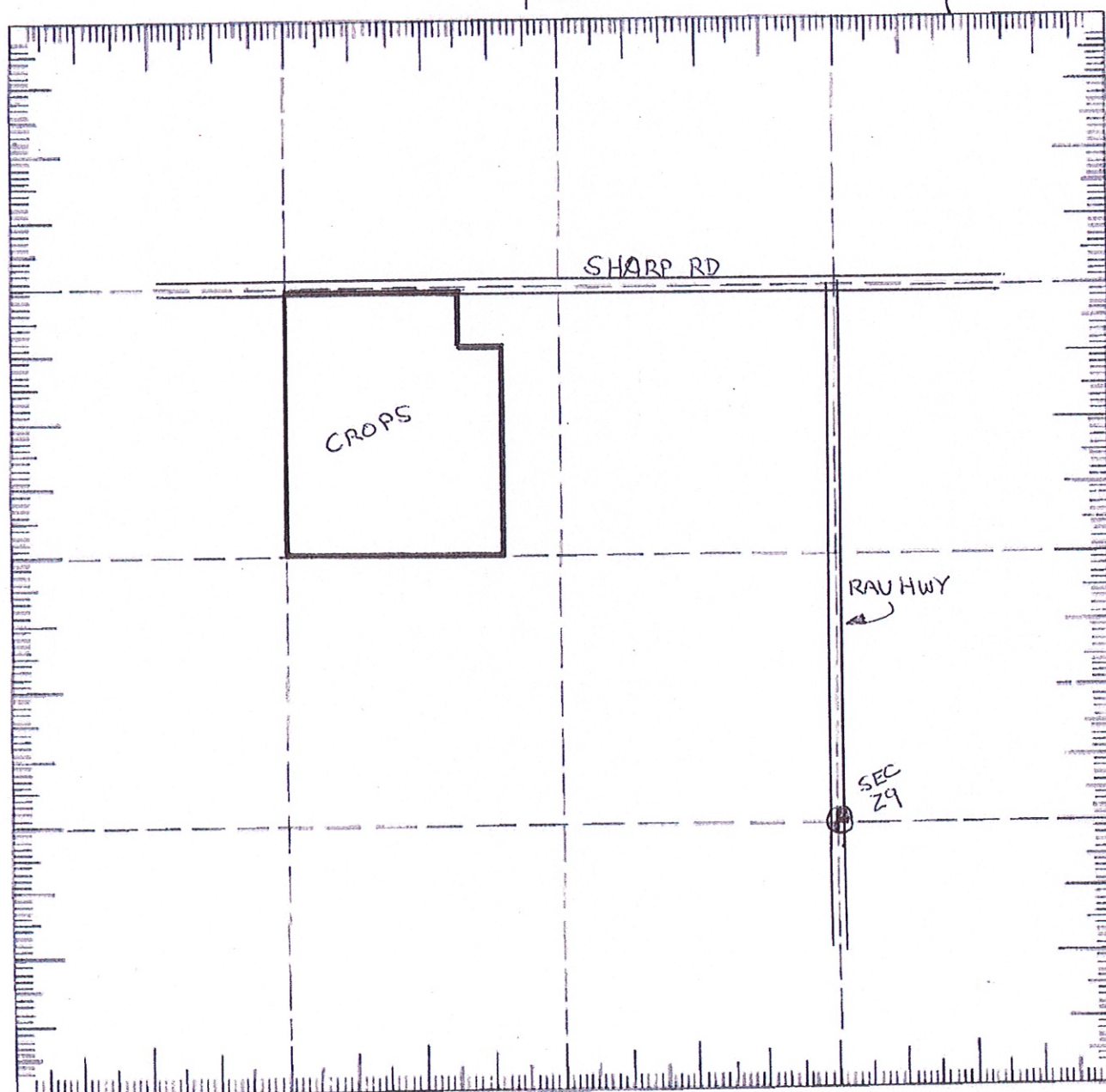


EXHIBIT "A"

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

All that part of the Northwest 1/4 of the Northwest 1/4 of Section 29, Town 7 South, Range 4 East, described as commencing at the Northwest corner of Section 29, and running thence North 87° 26' 45" East along the North line of Section 29, aforesaid, a distance of 656.24 feet; thence South 0° 59' 56" East 396.0 feet; thence North 87° 26' 45" East 330.0 feet; thence South 0° 59' 56" East 931.32 feet to the South line of the Northwest 1/4 of the Northwest 1/4 of Section 29; thence South 87° 39' 13" West along said line 986.16 feet to the West line of Section 29; thence North 0° 59' 56" West along the West line of Section 29 1323.76 feet to the place of beginning.

Lenawee County Treasurer
Erin Van Dyke
301 N Main St. Old Courthouse
Adrian, MI 49221

LENAWEE COUNTY
2022 Winter Tax Receipt

Receipt No: 00000135
Date Paid.: 12/12/22
Tax Year.: 2022
Check No.: 5144
Cashier.: KOESTERM

CHECKS ARE ACCEPTED AS CONDITIONAL PAYMENT. IF NOT HONORED BY THE BANK, THE TAX IS
CONSIDERED UNPAID AND THE RECEIPT VOID.

Owner of Record:

MAKULA FAMILY TRUST
10741 HODGES HWY
BLISSFIELD MI 49228

Parcel # . PA0-129-1050-00

Unit: PALMYRA TOWNSHIP

Taxes paid by: THOMPSON, JAMES L & REBECC

Taxing Authority	Mills	Prev Amt Due	Payment	Balance
DEPT AGING	0.74780	26.45	26.45	0.00
MED CARE	0.18890	6.68	6.68	0.00
VETERANS' RELIE	0.09960	3.52	3.52	
LENAWEE INT SCH	3.64600	128.98	128.98	
SCHOOL DEBT	1.75000	61.90	61.90	
SCHOOL BOND	1.10000	38.91	38.91	
SCHOOL OPER	9.00000	0.00		
TWP TAX	1.00000	35.37	35.37	
Admin Fee		0.00	0.00	0.00
Interest/Penalty		0.00		
Totals ----->	20.12310	1,070.79	1,070.79	0.00

SEV: 76,900 Class: 102 P.R.E. % 100.0000
Taxable Value: 35,377 School: 46010

Property Address: 3000 SHARP RD BLK

Legal Description:

LD BEG AT NW COR SEC 29 RUNN TH N 87 DEG 26'45"E 656.24 FT TH S 0 DEG 59'56"E 396 FT
TH N 87 DEG 26'45"E 330 FT TH S 0 DEG 59'56"E 931.32 FT TH S 87 DEG 39'13"W 986.16 FT
TH N 0 DEG 59'56"W 1323.76 FT TO POB SEC 29

CHECK YOUR DESCRIPTION. THE TREASURER IS NOT
RESPONSIBLE FOR PAYMENT ON WRONG PARCEL

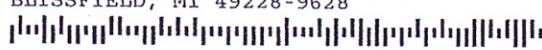
Erin Van Dyke

Erin Van Dyke
Lenawee County Treasurer

Notice of Assessment, Taxable Valuation, and Property Classification

16141

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM PALMYRA TOWNSHIP CHRIS RENIUS, ASSESSOR 6490 PALMYRA RD. PALMYRA, MI 49268		PARCEL IDENTIFICATION PARCEL NUMBER: PA0-129-1050-00 PROPERTY ADDRESS: 3000 SHARP RD BLK ADRIAN, MI 49221	
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: *****AUTO**5-DIGIT 49267 MAKULA, DENNIS E & DAWN E 10741 HODGES HWY BLISSFIELD, MI 49228-9628 		PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
LEGAL DESCRIPTION: LD BEG AT NW COR SEC 29 RUNN TH N 87 DEG 26'45"E 656.24 FT TH S 0 DEG 59'56"E 396 FT TH N 87 DEG 26'45"E 330 FT TH S 0 DEG 59'56"E 931.32 FT TH S 87 DEG 39'13"W 986.16 FT TH N 0 DEG 59'56"W 1323.76 FT TO POB SEC 29			
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 (AGRICULTURAL-VACANT)			
PRIOR YEAR'S CLASSIFICATION: 102 (AGRICULTURAL-VACANT)			
The change in taxable value will increase/decrease your tax bill for the 2023 year by approximately: \$51		PRIOR AMOUNT YEAR: 2022	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:		35,377	1,768
2. ASSESSED VALUE:		76,900	7,800
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):		76,900	7,800
5. There WAS or WAS NOT a transfer of ownership on this property in 2022 WAS NOT			
6. Assessor Change Reason(s): MARKET ADJUSTMENT			

The 2023 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: CHRISTOPHER RENIUS	Phone: (734) 347-8109	Email Address: RRASSESSING@GMAIL.COM
-----------------------------	--------------------------	---

March Board of Review Appeal Information:

AT THE TOWNSHIP HALL LOCATED AT 6490 PALMYRA ROAD ON MONDAY MARCH 13TH: 9:00 AM - 12:00 NOON & 1:00 PM - 4:00 PM & WEDNESDAY MARCH 15TH: 1:00 PM - 4:00 PM & 6:00 PM - 9:00 PM CALL OR EMAIL THE ASSESSOR WITH QUESTIONS 734-347-8109 OR RRASSESSING@GMAIL.COM
REASON FOR CHANGE: MARKET ADJUSTMENT



01-17-2023

Chik Van Dyke JM
ERIN VAN DYKE



LENAWEE COUNTY
JANUARY 17, 2023
RECEIPT # 1042075

STATE OF
MICHIGAN
REAL ESTATE
TRANSFER TAX

S148.50- CO
S1,012.50- ST
Stamp # 42120

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That James L. Thompson and Rebecca L. Thompson, husband and wife whose address is 4421 Robb Hwy., Palmyra, MI 49268 convey(s) and warrant(s) to Dennis E. Makula and Dawn E. Makula, husband and wife, whose address is 10741 Hodges Hwy., Blissfield, MI 49228, the following described premises;

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

Legal description attached hereto and made a part hereof marked Exhibit "A"

Commonly known as: 3000 Sharp Road Blk., Adrian, MI 49221
Parcel ID No(s).: PA0-129-1050-00

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

The Grantors herein convey to Grantees all rights of division under Section 108 of the Michigan Land Division Act for the full consideration of One Hundred Thirty-Five Thousand And No/100 Dollar(s) (\$135,000.00) 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 13th day of January, 2023.

James L. Thompson
Rebecca L. Thompson

STATE OF MICHIGAN)
) ss
COUNTY OF Lenawee }

On this 13th day of January, 2023, before me personally appeared James L. Thompson and Rebecca L. Thompson, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged the same.

Notary Public: Amber Swander
 Printed Name: Amber Swander
 Lenawee County, Michigan
 My Commission Expires: April 12, 2023
 Acting in the County of Lenawee

AMBER CHRISTENSEN
Notary Public, Lenawee Co., MI
Acting In Lenawee Co. MI
My Comm. Expires April 12, 2023

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

File No.:
AT-6242

State and County Transfer Tax \$1,161.00