



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

MEETING NOTICE

FOR FURTHER INFORMATION, CONTACT:

Jacob Hurt

R2PC Executive Director

(517) 768-6705

jhurt@mijackson.org

DATE: November 16, 2023

TIME: 6:00 p.m.

PLACE: Lenawee Room | Human Services Bldg.

1040 S. Winter Street

Adrian, Michigan

MEETING AGENDA

1. Call to Order and Pledge of Allegiance
2. Public Comment *[3-MINUTE LIMIT]*
3. Approval of Agenda *[ACTION]*
4. Meeting Minutes
- Approval of the Minutes of the October 19, 2023, Meeting *[ACTION]* **3**
5. Request(s) for Review, Comment, and Recommendation
 - a. Consideration of Township Zoning Amendment(s) — None
 - b. Consideration of PA 116 Farmland Agreement(s) —
 - (1) #23-23 — Macon Township *[ACTION]* **7**
 - (2) #23-24 — Dover Charter Township *[ACTION]* **19**
 - c. Consideration of Master Plan(s) — None
6. Other Business
 - a. Old Business — None
 - b. New Business — None
7. Public Comment *[2 MINUTE LIMIT]*
8. Commissioner Comment
9. Adjournment

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

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

The next meeting of the Lenawee County Planning Commission is scheduled for December 21, 2023.

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

MEETING MINUTES

Thursday, October 19, 2023

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

Members Present: Mr. Bruce Nickel; Ms. Carrie Dillon, Education Representative; Mr. Dale Witt; Mr. Keith Dersham; Mr. Ralph Tillotson, Lenawee County Commission and Ms. Rebecca Liedel, LCPC Chair

Members Absent: Ms. Karol (KZ) Bolton, Lenawee County Commission

Public Present: Cole Guideau

Others Present: Mr. Brett Gatz, LCPC Staff/Recording Secretary

- Item 1 **Call to order.** Vice Chair Dersham called the meeting to order at 6:00 pm. Those in attendance joined in the Pledge of Allegiance.
- Item 2 **Public comment.** None.
- Item 3 **Approval of Agenda.** Staff submitted the 10/19/2023 meeting agenda for approval. Comm. Dersham made a motion, seconded by Comm. Nickel, to approve the October 19, 2023, meeting agenda. *The motion passed 6-0.*
- Item 4 **Approval of Minutes.** Staff submitted the 9/21/2023 meeting minutes for approval. Comm. Witt made a motion, seconded by Comm. Tillotson, to approve the September 21, 2023, meeting minutes as presented. *The motion passed 6-0.*
- Item 5 **Request(s) for Review, Comment, and Recommendation**
- a. **Consideration of Township Zoning Amendment(s).**
 - (1) **#23-16| Raisin Charter Township.** Commissioners reviewed the proposed rezoning of a property (RAO-116-4100-00) from 'Agricultural (A-1)' to 'Residential (R-1)'. Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning of subject parcels (see the staff report). Comm. Tillotson made a motion, seconded by Comm. Nickel, to recommend approval of proposed rezoning of subject parcel to the Raisin Charter Township board (see the staff report). *The motion passed 5-0, with Comm. Witt abstaining.*
 - b. **Consideration of PA 116 Farmland Agreement(s).**
 - (1) **#23-14| Blissfield Township.** Commissioners reviewed an application for a parcel (ID #BLO-228-2310-00) totaling 21.7 acres and located in Section 28 (T7S-R5E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

Comm. Tillotson made a motion, seconded by Comm. Nickel, to recommend approval of the PA 116 agreement to the Lenawee County Clerk (see the staff report). *The motion passed 6-0.*

- (2) **#23-15| Cambridge Township.** Commissioners reviewed an application for a parcel (ID #CA0-128-3805-00) totaling 78 acres and located in Section 28 (T5S-R2E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

Comm. Dersham made a motion, seconded by Comm. Tillotson, to recommend approval of the PA 116 agreement to the Lenawee County Clerk (see the staff report). *The motion passed 5-0, with Comm. Nickel abstaining.*

- (3) **#23-16| Village of Onsted.** Commissioners reviewed an application for a parcel (ID #CA0-128-4650-00) totaling 50 acres and located in Section 28 (T5S-R2E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

Comm. Tillotson made a motion, seconded by Comm. Nickel, to recommend approval of the PA 116 agreement to the Lenawee County Clerk (see the staff report). *The motion passed 6-0.*

- (4) **#23-17| Rome Township.** Commissioners reviewed an application for a parcel (ID #RM0-112-2700-00) totaling 113 acres and located in Section 12 (T6S-R2E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

Comm. Nickel made a motion, seconded by Comm. Witt, to recommend approval of the PA 116 agreement to the Lenawee County Clerk (see the staff report). *The motion passed 6-0.*

- (5) **#23-18| Seneca Township.** Commissioners reviewed an application for a parcel (ID #SE0-116-1300-00) totaling 101.1 acres and located in Section 16 (T8S-R2E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

Comm. Tillotson made a motion, seconded by Comm. Dillon, to recommend approval of the PA 116 agreement to the Seneca Township Clerk (see the staff report). *The motion passed 6-0.*

- (6) **#23-19| Seneca Township.** Commissioners reviewed an application for a parcel (ID #SE0-129-2285-00) totaling 177.88 acres and located in Section 28 (T8S-R2E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

Comm. Tillotson made a motion, seconded by Comm. Witt, to recommend approval with comment of the PA 116 agreement to the Seneca Township Clerk with the following comment to recommend the petitioner to remove the homestead from the area being applied for (see the staff report). *The motion passed 6-0.*

- (7) **#23-20| Seneca Township.** Commissioners reviewed an application for a parcel (ID #SE0-202-1050-00) totaling 83.74 acres and located in Section 22 (T9S-R2E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

Comm. Tillotson made a motion, seconded by Comm. Nickel, to recommend approval with comment

of the PA 116 agreement to the Seneca Township Clerk with the following comment asking why the applicant checked Partnership if Sunryz Dairy is a Limited Liability Company (see the staff report). *The motion passed 6-0.*

- (8) **#23-21 | Seneca Township.** Commissioners reviewed an application for a parcel (ID #SE0-123-2800-00) totaling 23.263 acres and located in Section 23 (T8S-R2E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

Comm. Tillotson made a motion, seconded by Comm. Dersham, to recommend approval with comment of the PA 116 agreement to the Seneca Township Clerk with the following comment asking why the applicant checked Partnership if Sunryz Dairy is a Limited Liability Company (see the staff report). *The motion passed 6-0.*

- (9) **#23-22 | Village of Onsted.** Commissioners reviewed an application for a parcel (ID #CA8-128-4600-00) totaling 25 acres and located in Section 28 (T5S-R2E) of the Township. Staff summarized his memo and advised Commissioners to recommend approval of the agreement (see the staff report).

Comm. Tillotson made a motion, seconded by Comm. Witt, to recommend approval of the PA 116 agreement to the Lenawee County Clerk (see the staff report). *The motion passed 6-0.*

c. **Consideration of Master Plan(s).**

- (1) **Cambridge Township Master Plan.** Commissioners were notified about a copy of the enclosed master plan being sent to the planning commission or legislative body of each municipality located within or contiguous to Cambridge Township. Comm. Nickel provided information about the plan.
- (2) **Village of Blissfield Comprehensive Land Use Plan.** Commissioners were notified about the distribution of the Village of Blissfield's 2040 Comprehensive Land Use Plan and the Village Council's request for public comments. The review period is 63 days, and any comments regarding the plan must be received by November 28, 2023.

Item 6 **Other Business.**

- a. **Old Business.** None.
- b. **New Business.** None.

Item 7 **Public Comment.** None.

Item 8 **Commissioner Comment.** Suggestions on updating the master plan for the County.

Item 9 **Adjournment.** The meeting adjourned at 6:30 pm.

Respectfully submitted,



Brett Gatz, LCPC Recording Secretary

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120 W. Michigan Avenue • Jackson, MI 49201

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

PA 116 FARMLAND AGREEMENT | FA #23-23

Applicant(s): Daniel M. Marion Revocable Trust

10509 Jordan Road

Saline, MI 48176

Date: November 10, 2023

Local Government: Macon Township

Purpose: Enrollment application

Location: The subject property (ID #MA0-103-2105-00) is located on the south side of Hack Road and the west side of Teufel Highway, in Section 3 of the Township (T5S, R5E).

Description: The subject property has an area of approximately 36.99 acres, of which 36.99 acres are cultivated for cash crops. No buildings are located on the property.

Term: 90 years.

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

Staff Comments: According to the program parameters 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. According to the applicant their 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 was \$600.16 per acre (\$22,200 total income / 36.99 total acres).

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

Attachment(s):

- Background information provided by the applicant/township.

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FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

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

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

OFFICIAL USE ONLY

Local Governing Body:

Date Received 10/6/2023

Application No: 2023-1

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: Marion Daniel M
Last First Initial

(If more than two see #15) _____
Last First Initial

Marital status of all individual men listed on application, if more than one, indicate status after each name:

☐ Married ☒ Single

2. Mailing Address: 10509 Jordan Rd Saline MI, 48176
Street City State Zip Code

3. Telephone Number: (Area Code) () 734 368-4865

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

5. E-mail address: dennis@cpaschneider.com

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

6. County: Lenawee 7. Township, City or Village: Macon

8. Section No. 3 Town No. 5S Range No. 5E

III. Legal Information:

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

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

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

If "Yes", please explain circumstances: _____

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

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

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

Name the types of mineral(s) involved: _____

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

14. Is land being purchased under land contract ☐ Yes ☒ No: If "Yes", indicate vendor (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: Daniel M Marion Rev Trust Title: Trustee

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):
Dairy and Cash Crops

b. Total number of acres on this farm 36.99
 c. Total number of acres being applied for (if different than above): _____
 d. Acreage in cultivation: 36.99
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0
 f. All other acres (swamp, woods, etc.) 0
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

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

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

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

\$ 22,200 : 36.99 = \$ 600.16 (per acre)
 total income total acres of tillable land

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

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

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

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.

David Marion
(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

10/02/2023
(Date)

(Title)

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

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

I. Date Application Received: 10/6/2023 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: macon

☐ County ☒ Township ☐ City ☐ Village

This application is ☐ approved, ☐ rejected

Date of approval or rejection: _____

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

Clerk's Signature: _____

Property Appraisal: \$ _____ is the current fair market value of the real property in this application.

II. Please verify the following:

____ Upon filing an application, clerk issues receipt to the landowner indicating date received.

____ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

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

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

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

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

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

COPY SENT TO:

____ County or Regional Planning Commission

____ Conservation District

____ Township (if county has zoning authority)

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

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

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

____ Map of Farm

____ Copy of most recent appraisal record


____ Copy of letters from review agencies (if available)

____ Any other applicable documents

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



MA0-103-2105-00

 Zoom

Tax Parcels

Tax Parcel Fields

Tax ID	MA0-103-2105-00
Liber/Page	2631-555
Owner 1	MARION, DANIEL M
Owner 2	
Prop Address	4000 HACK RD BLK
Prop Address Note	BLK
Prop Address City	BRITTON
BSA Link	View
Acre Calc	36.985
Acre Rec	37.420
Gov Unit	MA0
Tax Unit	MA0



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.

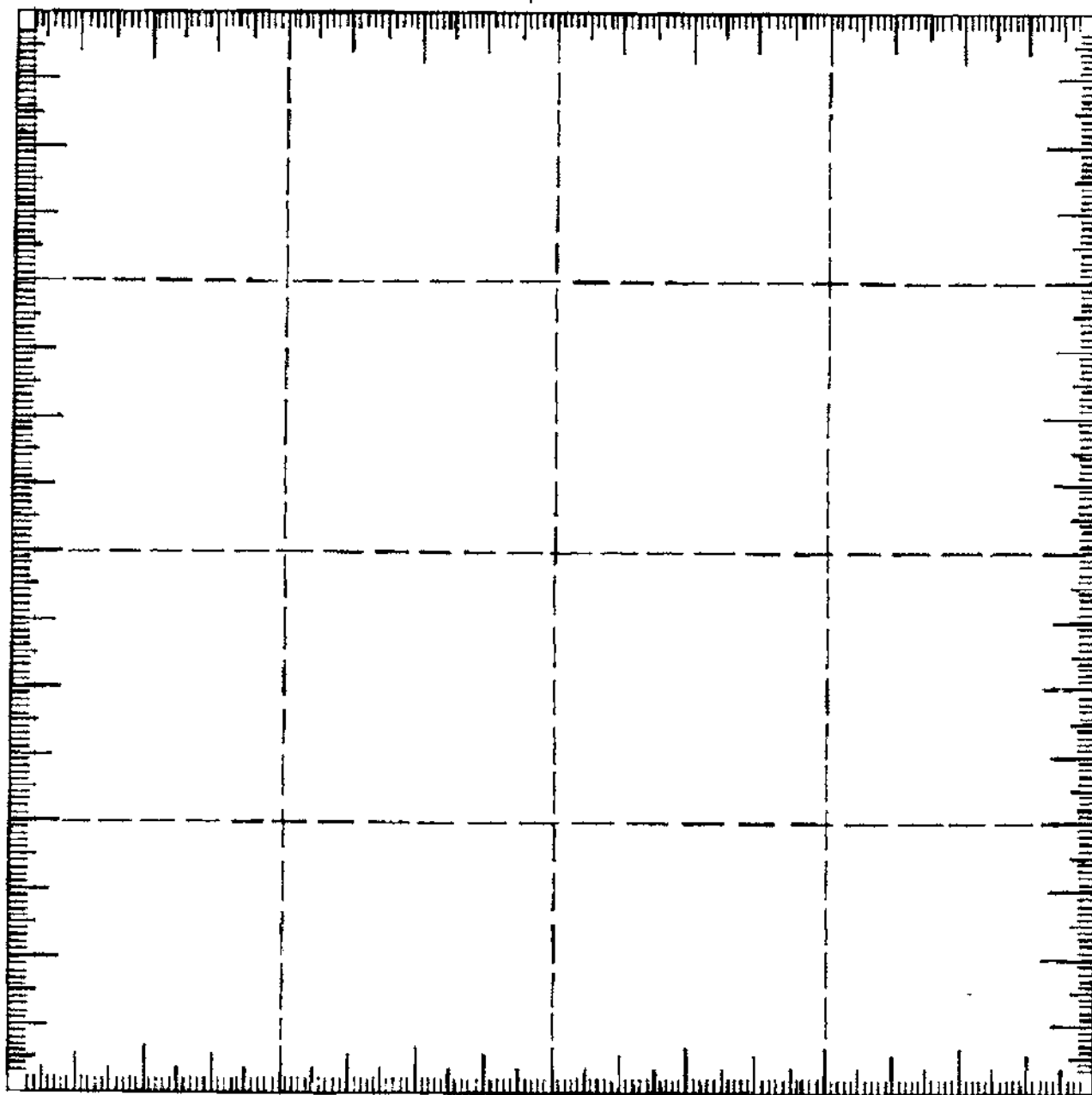
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County _____

Township _____

T _____ R _____ Section _____

↑ North





12-28-2021

Erin Vandyke AS
ERIN VANDYKE



LENAWEE COUNTY
DECEMBER 28, 2021
RECEIPT # 999837

STATE OF MICHIGAN
REAL ESTATE
TRANSFER TAX

\$141.90- CO
\$967.50- ST
Stamp # 39700

TRUSTEE'S DEED

AB 90842

(2)

David C. Versnick, Successor Trustee of the Ruth Versnick Living Trust dated February 6, 2018, whose address is 263 Clearview Circle, Travelers Rest, SC 29690 convey(s) to Daniel M. Marion, whose address is 10509 Jordan Rd., Saline, MI 48176 the following property located in the Township of Macon, Washtenaw County, Michigan:

See Attached Legal Description Exhibit "A"

(4000 Hack Rd. Blk)

for the full consideration of \$129,000.00, subject to easements and restrictions of record and liens for real estate taxes not yet due and payable. This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices, which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act. The grantor grants to the grantee the right to make "ALL" division(s) under Section 108 of the land division act, Act No. 288 of the Public Acts of 1967.

Grantor warrants and agrees to defend the title to the property against all claims arising from acts or omissions of Grantor, but not otherwise.

Dated: December 3, 2021

Ruth Versnick Living Trust dated February 6, 2018

David C. Versnick

By: David C. Versnick, Successor Trustee

Acknowledged before me in GREENVILLE County, South Carolina, on December 3, 2021 by David C. Versnick, Successor Trustee of the Ruth Versnick Living Trust dated February 6, 2018.

My Commission Expires August 12th, 2024

[Signature]

Notary Public
GREENVILLE County, South Carolina

This instrument drafted by:
Peggy E. Geiger P44285
2875 W. Liberty Rd.
Ann Arbor, MI 48103

When recorded return to, and send tax bills to:
Grantee

Recording Fee: \$30.00 plus \$5.00 Tax Certificate
Tax Parcel: MA0-103-2105-00
AB File No.: 90842
Transfer Tax: ☒ 1,109.40

Exhibit "A"

Legal Description

Land situated in the Township of Macon, Lenawee County, Michigan described as:

All that part of the North $\frac{1}{2}$ of the Northeast fractional $\frac{1}{4}$ of Section 3, Town 5 South, Range 5 East, Macon Township, Lenawee County, Michigan, described as beginning on the North line of said Section 3, 909.07 feet South $89^{\circ}54'37''$ East from the North $\frac{1}{4}$ corner of Section 3, aforesaid, and running thence South $89^{\circ}54'37''$ East 952.46 feet along the North line of said Section 3; thence South $00^{\circ}24'07''$ East 1281.82 feet; thence North $89^{\circ}35'40''$ West 1024.43 feet along the South line of the North $\frac{1}{2}$ of the Northeast fractional $\frac{1}{4}$ of Section 3, aforesaid; thence North $2^{\circ}49'28''$ East 1277.58 feet along the center of a drainage ditch to the Place of Beginning. Excepting therefrom all that part of the North $\frac{1}{2}$ of the Northeast fractional $\frac{1}{4}$ of Section 3, Town 5 South, Range 5 East, described as beginning on the North line of said Section 3, 909.07 feet South $89^{\circ}54'37''$ East from the North $\frac{1}{4}$ corner of Section 3, aforesaid, and running thence South $89^{\circ}54'37''$ East 952.46 feet along the North line of said Section 3; thence South $00^{\circ}24'07''$ East 681.42 feet; thence North $89^{\circ}33'32''$ West 990.58 feet; thence North $02^{\circ}49'28''$ East 676.09 feet along the center of a drainage ditch to the Place of Beginning. Also, all that part of the North $\frac{1}{2}$ of the Northeast fractional $\frac{1}{4}$ of Section 3, Town 5 South, Range 5 East, Macon Township, Lenawee County, Michigan, described as beginning on the North line of said Section 3, 1861.53 feet South $89^{\circ}54'37''$ East from the North $\frac{1}{4}$ corner of Section 3, aforesaid, and running thence South $89^{\circ}54'37''$ East 775.28 feet along the North line of said Section 3 to the Southeast corner of Section 34, Town 4 South, Range 5 East; thence East 8.58 feet to the Northeast corner of Section 3, aforesaid; thence South $00^{\circ}24'07''$ East 1286.15 feet along the East line of said Section 3; thence North $89^{\circ}35'40''$ West 783.91 feet along the South line of the North $\frac{1}{2}$ of the Northeast fractional $\frac{1}{4}$ of Section 3, aforesaid; thence North $00^{\circ}24'07''$ West 1281.82 feet to the Place of Beginning.

Tax I.D. MA0-103-2105-00

4000 Hack Rd. Blk
Britton, MI 49229

Due to increasing costs, as well as sustaining the investment required to continue product improvements & expanding database coverage, the cost for record lookups will increase to \$6 per search as of September 5th, 2023. Please note, property owners will continue to be able to access their own property information for free by creating a BS&A Online account [here](#).

4000 HACK RD BLK BRITTON MI 49229 (Property Address)

Parcel Number: MA0-103-2105-00

Property Owner: MARION, DANIEL M

Summary Information

> Assessed Value: \$99,400 | Taxable Value: \$75,684

> Property Tax information found

Owner and Taxpayer Information

Owner

MARION, DANIEL M
10509 JORDAN RD
SALINE, MI 48176

Taxpayer

SEE OWNER
INFORMATION

Amount Due

Current Taxes: **\$871.41**

Legal Description

N1/2 NE1/4 SEC 3 T55 R3E EXC LD BEG AT N1/4 COR TH S89°54'37"E 909.07 FT TH S2°49'28"W 1277.58 FT TH N89°35'40"W 843.63 FT TO N & S LI TH N 1271.48 FT TO POB ALSO EXC LD DES AS BEG ON THE N LI OF SEC 3 T55 R5E 909.07 FT S89°54'37"E FROM THE N1/4 COR OF SD SEC & RUNN TH S89°54'37"E 952.46 FT ALG THE N LI OF SD SEC TH S00°24'07"E 681.42 FT TH N89°33'32"W 990.58 FT TH N02°49'28"E 676.09 FT ALG THE CENTER OF A DRAINAGE DITCH TO THE POB (EXC - SURVEY 15 130 AC) SPLIT ON 03/19/2018 FROM MA0-103-2100-00

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

8/29/2023

Recalculate

\$0 PD IN 2022

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Summer	\$871.41	\$0.00		\$871.41
2022	Winter	\$1,003.45	\$1,003.45	02/14/2023	\$0.00
2022	Summer	\$879.72	\$879.72	02/16/2023	\$0.00
2021	Winter	\$1,154.47	\$1,154.47	12/09/2021	\$0.00
2021	Summer	\$803.41	\$803.41	09/08/2021	\$0.00
2020	Winter	\$1,185.03	\$1,185.03	12/15/2020	\$0.00
2020	Summer	\$792.33	\$792.33	07/08/2020	\$0.00
2019	Winter	\$1,165.77	\$1,165.77	12/14/2019	\$0.00
2019	Summer	\$777.55	\$777.55	07/11/2019	\$0.00
2018	Winter	\$1,159.63	\$1,159.63	12/06/2018	\$0.00
2018	Summer	\$759.34	\$759.34	08/07/2018	\$0.00

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Info

MA0-103-2105-00

Zoom

Tax Parcels

Tax Parcel Fields

Tax ID

MA0-103-2105-00

Liber/Page

2631-555

Owner 1

MARION,
DANIEL M

Owner 2

Prop Address

4000 HACK RD
BLK

Prop Address Note

BLK

Prop Address City

BRITTON

BSA Link

[View](#)

Acre Calc

36.985

Acre Rec

37.420

Gov Unit

MA0

Tax Unit

MA0

Home

+

-

MA0-103-2105-00

X

Q

>>

600 ft

Maxar | Lenawee County Michigan | Leneawee County Michigan | Esri Community Maps Contributors, Pro... Powered by Esri

Page 18



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 #23-24

Applicant(s): Johannes and Gertruda Vanderhoff Trust

9701 Haley Road

Clayton, MI 49235

Date: November 10, 2023

Local Government: Dover Township

Purpose: Enrollment application

Location: The subject property (ID #DV0-132-1350-00) is located on the south side of Haley Road in Section 32 of the Township (T7S, R2E).

Description: The subject property has an area of approximately 10 acres, all of which are cultivated for cash crops. There are no buildings located on the property.

Term: 10 years.

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

Staff Comments: According to the program parameters 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. According to the applicant their 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 was \$966 per acre (\$9,660 total income / 10 total acres).

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

Attachment(s):

- Background information provided by the applicant/Lenawee County Clerk.

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FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

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

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

OFFICIAL USE ONLY

Local Governing Body: _____

Date Received: 11-3-23

Application No: 381

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: VanderHoff Johannes Petrus Antonius
Last First Initial

(If more than two see #15) VanderHoff Gertruda Francisca Johanna
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: 9701 Haley Road Clayton MI 49235
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 433-2746 662 9106

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

5. E-mail address: hofflanddairy@gmail.com

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

6. County: Lenawee 7. Township, City or Village: Township of Dover

8. Section No. 32 Town No. 7 South Range No. 2 East

III. Legal Information:

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

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

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

If "Yes", please explain circumstances: _____

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

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

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

Name the types of mineral(s) involved: _____

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

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

Name: _____

Address: _____
Street City State Zip Code

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

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

Date: _____

Signature of Land Contract Vendor(s) (Seller)

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

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

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

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

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

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

CASH CROP

b. Total number of acres on this farm 10

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

d. Acreage in cultivation: 10

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

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

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

No. of Buildings ☒ 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):

\$9660 : 10 = \$ 966 (per acre)
 total income : total acres of tillable land

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

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

V. Signature(s):

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

Johannes Antonius VanderHoff
(Signature of Applicant)
Gertruda Francisca Johanna VanderHoff
(Co-owner, if Applicable)
11/3/2023
(Date)

Johannes Antonius VanderHoff
(Corporate Name, if Applicable)
Gertruda Francisca Johanna VanderHoff
(Signature of Corporate Officer)
OWNER
(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: 11-3-23 (Note: Local Governing Body has 45 days to take action)

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

This application is ☐ approved, ☐ rejected

Date of approval or rejection: _____

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

Clerk's Signature: _____

Property Appraisal: \$ _____ is the current fair market value of the real property in this application.

II. Please verify the following:

____ Upon filing an application, clerk issues receipt to the landowner indicating date received.

☒ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

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

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

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

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

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

COPY SENT TO:

- ☒ County or Regional Planning Commission
☒ Conservation District
☐ Township (if county has zoning authority)

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

- ☒ Copy of Deed or Land Contract (most recent showing current ownership)
☒ Copy of most recent Tax Bill (must include tax description of property)
☒ Map of Farm
____ Copy of most recent appraisal record
____ Copy of letters from review agencies (if available)
____ Any other applicable documents

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

Map of Farm with Structures and Natural Features:

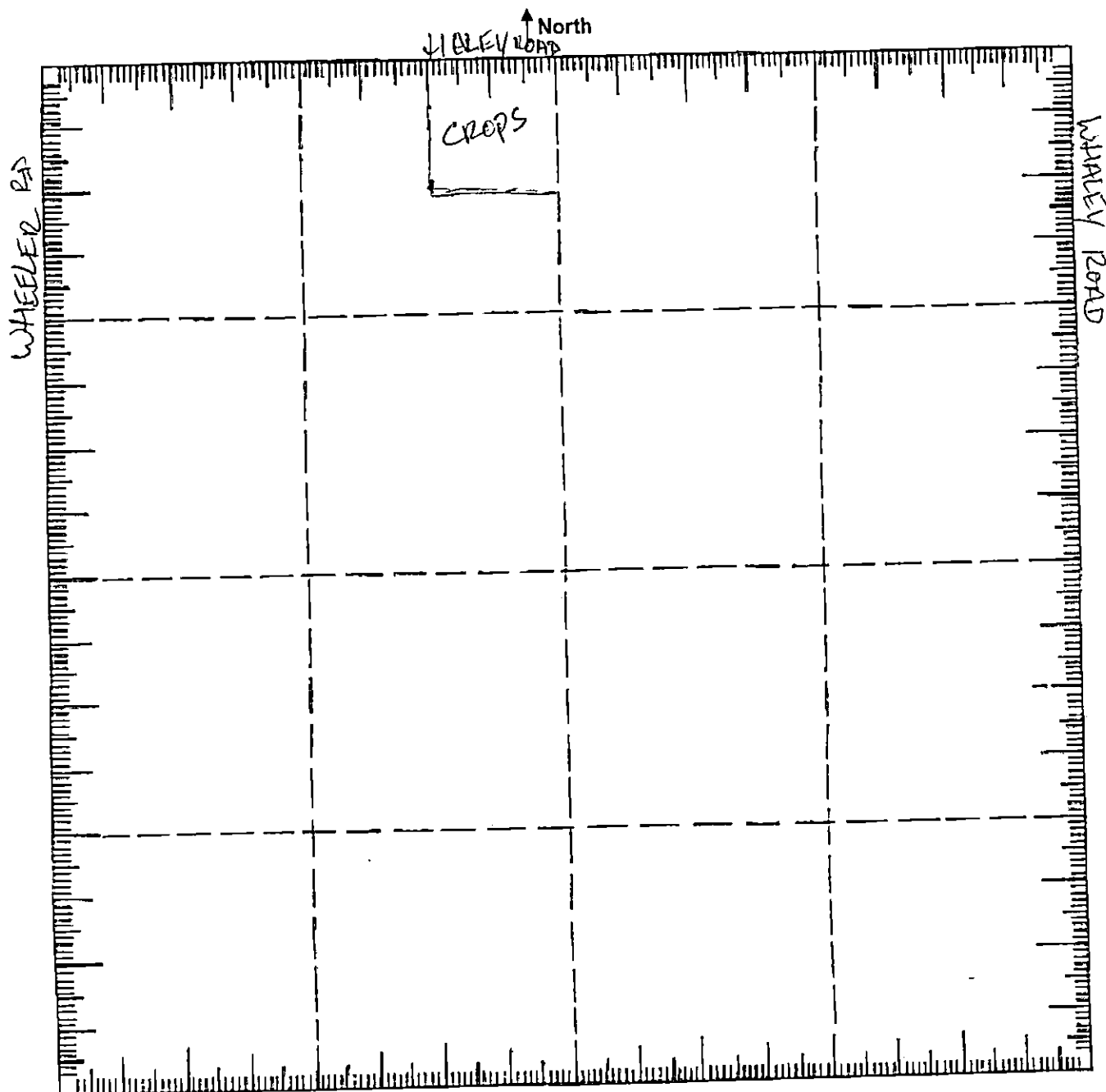
- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
 B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
 C. Outline and designate the current uses of the property (crops,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

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

County Lenawee

Township Dover

T 7 South R 2 East Section 32



DOVER TOWNSHIP

2023

Summer

Tax Bill

MESSAGE TO TAXPAYER

DEFERMENT FORMS MUST BE FILED AT THE COUNTY TREASURER'S OFFICE BEFORE SEPT. 14. INTEREST OF 1% PER MONTH OR FRACTION OF A MONTH ADDED AFTER SEPT 14. ADDITIONAL 3% PENALTY AFTER FEB 14 THRU FEB 28. IF YOU WOULD LIKE A RECEIPT ENCLOSE A SELF-ADDRESSED-STAMPED ENVELOPE. PHONE NO. 517-264-4554. PARTIAL PAYMENTS ARE ACCEPTED. FOR YOUR CONVENIENCE THERE IS A DROPBOX LOCATED IN THE PARKING LOT BEHIND THE OLD COURTHOUSE

PAYMENT INFORMATION

This tax is payable 7/1/2023 thru 9/14/2023

Pay by mail to: LENAWEE COUNTY TREASURER
ERIN VAN DYKE
301 N MAIN ST OLD COURTHOUSE
ADRIAN, MI 49221

TAX DETAIL

Taxable Value:	15,000	
State Equalized Value:	15,000	
Assessed Value:	15,000	Class: 402
P.R.E. %:	100.0000	

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

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	90.00
COUNTY OPER	5.40000	81.00

PROPERTY INFORMATION

Property Assessed To:
HOFFLAND DAIRY LLC

9701 HALEY RD
CLAYTON, MI 49235

School: MORENCI AREA SCHOOLS

Prop #: DVO-132-1350-00

Prop Addr: 9000 HALEY RD BLK

Legal Description:

LD DEG AS BEG AT A PT S89°34'47"W 60 FT FROM THE N1/4 COR OF SEC 32 T7S
R2E TH CONT ALG N L1 S89°37'47"W 596.75 FT TH S 728.49 FT TH N89°37'47"W
596.75 FT TH N 728.49 FT TO POB

OPERATING FISCAL YEARS

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

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

Does NOT affect when the tax is due or its amount

Total Tax	171.00
Administration Fee	1.71

TOTAL AMOUNT DUE 172.71

10-10-2023

Erin Vanduyke

ERIN VANDUYKE

LB



WARRANTY DEED

The Grantor,

Hoffland Dairy, LLC, a Michigan limited liability company,

whose address is

9510 Haley Road, Clayton, Michigan 49235,

**warrants and conveys
to Grantees,**

JOHANNES PETRUS ANTONIUS VANDERHOFF, Trustee of
the JOHANNES PETRUS ANTONIUS VANDERHOFF LIVING
TRUST, dated December 27, 2005, as to an undivided one-half
interest, and

GERTRUDA FRANCISCA JOHANNA VANDERHOFF
JOOSTEN, Trustee of the GERTRUDA FRANCISCA JOHANNA
VANDERHOFF JOOSTEN LIVING TRUST, dated December 27,
2005, as to an undivided one-half interest,

whose address is

9701 Haley Road, Clayton, Michigan 49235,

**the following premises situated in the Township of Dover, County of Lenawee, and State of
Michigan:**

See attached Exhibit A (Legal Description),

subject to easements, reservations, restrictions, and mortgages, if any, of record.

**This deed is exempt from state real estate transfer tax pursuant to MCL 207.526(a) and county
real estate transfer tax pursuant to MCL 207.505(a).**

**The Grantor grants to the Grantees the right to make all divisions under Section 108 of the Land
Division Act, Act No. 288 of the Public Acts of 1967.**

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

for the sum of \$1.00.

Dated: Sept. 28, 2023

SIGNED BY:

Hoffland Dairy, LLC
a Michigan limited liability company

By: Luitze J. Vander Hoff
Its: Manager

STATE OF MICHIGAN)
) ss.
COUNTY OF ~~KENT~~)

Lenawee
Acknowledged before me on Sept 28, 2023, by Luitze J. Vander Hoff, Manager of
Hoffland Dairy, LLC.

WANDA MILLER
Notary Public, State of Michigan
County of Lenawee
My Commission Expires 02-01-2027
Acting in the county of Lenawee

Wanda Miller
Wanda Miller, Notary Public
Lenawee ~~Kent~~ County, Michigan
My Commission Expires: Feb 1, 2027
Acting in ~~Kent~~ County
Lenawee

**Drafted (without opinion) By and
When Recorded Return To:**

Steven J. Tjapkes (P60425)
Foster, Swift, Collins & Smith, PC
1700 E. Beltline Avenue, N.E., Suite 200
Grand Rapids, Michigan 49525
(616) 726-2215

Send Subsequent Tax Bills to:

Johannes Petrus Antonius Vander Hoff
Gertruda Francisca Johanna Vander Hoff Joosten
9701 Haley Road
Clayton, Michigan 49235

EXHIBIT A
(Legal Description)

Land situated in the Township of Dover, County of Lenawee, and State of Michigan, and legally described as follows:

Parcel 14:

All that part of the Northeast 1/4 of the Northwest 1/4 of Section 32, Town 7 South, Range 2 East, described as beginning at the North 1/4 corner of said Section 32; thence South 00°11'26" East 1323.88 feet along the North and South 1/4 line of said Section 32; thence South 89°46'56" West 658.95 feet along the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 32; thence North 00°05'42" West 1322.13 feet; thence North 89°37'47" East 656.75 feet along the North line of said Section 32 to the point of beginning;

EXCEPTING THEREFROM land in the Northeast 1/4 of the Northwest 1/4 of Section 32, Town 7 South, Range 2 East, Dover Township, Lenawee County, Michigan, described as beginning at a point that is South 89°37'47" West 60 feet from the North quarter corner of said Section 32; thence North 89°37'47" East 60 feet to the North quarter corner of said Section 32; thence South 00°11'26" East 1323.88 feet along the North and South 1/4 line of said Section 32; thence South 89°46'56" West 658.95 feet along the South line of the Northeast quarter of the Northwest quarter of said Section 32; thence North 00°05'42" West 593.64 feet; thence North 89°37'47" East 596.75 feet; thence North 00°05'42" West 728.49 feet to the point of beginning.

Commonly known as: 9000 Haley Road, Clayton, Michigan 49235

Property Tax Parcel No.: DV0-132-1350-00

The property address and tax parcel are provided solely for informational purposes, without warranty as to accuracy or completeness. If inconsistent in any way with the legal description listed above, the legal description listed above shall control.

87848:00001:7423592-1

Info

DV0-132-1350-00

Zoom

Tax Parcels

Tax Parcel Fields

Tax ID

DV0-132-1350-00

Liber/Page

2660-556

Owner 1

VANDERHOF F, JOHANNES PETRUS A, TRST

Owner 2

GERTRUDA F J V JOOSTEN TRUST

Prop Address

9000 HALEY RD BLK

Prop Address Note

BLK

Prop Address City

CLAYTON

BSA Link

[View](#)

Acre Calc

9.980

Acre Rec

9.970

Gov Unit

DV0

Home

+


-

DV0-132-1350-00

X

Q

>>



200 ft

Maxar | Lenawee County Michigan | Leneawee County Michigan | Esri Community Maps Contributors, Pro... Powered by Esri

Page 29

https://lenawee.maps.arcgis.com/apps/instant/minimalist/index.html?appid=95f55c1a840040b8a6680df98b1a9686

1/1