



# Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

## MEETING NOTICE

FOR FURTHER INFORMATION CONTACT:

Zack Smith

R2PC Planner

(517) 768-4426

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

DATE: November 9, 2023

TIME: 6:00 p.m.

PLACE: 5<sup>th</sup> Floor Commission Chambers

Jackson County Tower Building

120 W. Michigan Avenue

Jackson, Michigan 49201

## MEETING AGENDA

1. Call to order and pledge of allegiance
2. Public comment [**3 MINUTE LIMIT**]
3. Approval of minutes  
Approval of the October 12, 2023, meeting minutes [**ACTION**] ..... 2
4. Approval of agenda  
Approval of the November 9, 2023, meeting agenda [**ACTION**]
5. Request(s) for review, comment, and recommendation
  - a. Consideration of township zoning amendment(s) –
    - (1) CZ | #23-18 | Parma Township text amendment [**ACTION**] ..... 6
    - (2) CZ | #23-19 | Hanover Township rezoning [**ACTION**] ..... 31
    - (3) CZ | #23-20 | Leoni Township rezoning [**ACTION**] ..... 58
  - b. Consideration of master plan(s) – *None*
  - c. Farmland and Open Space Preservation Program (PA 116) application(s) –
    - (1) FA | #23-02 | Parma Township [**ACTION**] ..... 76
6. Other business
  - a. Unfinished business – *None*
  - b. New business – *None*
  - c. Notices – *None*
7. Public comment [**2 MINUTE LIMIT**]
8. Commissioner comment
9. Adjournment

*The next scheduled meeting of the Jackson County Planning Commission is December 14, 2023*



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## MEETING MINUTES

October 12, 2023

5<sup>th</sup> Floor Commission Chambers • Jackson County Tower Building • Jackson, Michigan

**Members Present:** Ms. Nancy Hawley, At Large; Mr. Ted Hilleary, Education; Mr. Corey Kennedy, Jackson County Board of Commissioners; Mr. Curt Cole; Ms. Mary Wolcott

**Members Absent:** Ms. Pat Gallagher; Mr. Jim Minnick, Jr.; Mr. Jim Videto

**Staff Present:** Mr. Zack Smith, R2PC.

**Others Present:** Nick LaPorte; Brad Essex

Item 1. **Call to Order and Pledge of Allegiance.** Chair Hawley called the meeting to order at 6:03 p.m. Those in attendance rose and joined in the Pledge of Allegiance.

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

Item 3. **Approval of Minutes.** Comm. Hilleary made a motion, seconded by Comm. Wolcott, to **approve** the September 14, 2023, meeting minutes as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Cole made a motion, seconded by Comm. Kennedy, to **approve** the October 12, 2023, meeting agenda as presented. *The motion was approved unanimously.*

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

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

(1) **CZ | #23-16 | Summit Township**

Staff referred to a report regarding a rezoning request for 800 E. McDevitt, the former Vandercook Lake School. Staff recommended approval of the rezoning application.

Discussion: Comm. Hawley stated that the language used by the Summit Township Zoning Board was very clear. Comm. Kennedy expressed that the exact plan presented was kind of vague but noted that the lots touch other commercial



property. Comm. Wolcott said that there is a lot of commercial property around it, and one abutting property is commercial. Comm. Hawley was happy that people were going to be doing anything with the old school building.

Nick LaPorte spoke on behalf of the development. He said that the idea is for each classroom to be its own business. He referenced Kerrytown in Ann Arbor as a model. Mr. LaPorte said that he was from Vandercook Lake and that members of his family had taught there.

Comm. Kennedy made a motion to recommend **approval**, supported by Comm. Cole. *Commissioners approved the motion unanimously.*

- (2) **CZ | #23-17 | Henrietta Township** Staff referred to a report regarding a proposed text amendment to various sections dealing with outdoor lighting of the Henrietta Township zoning ordinances. Staff recommended approval of the text amendment.

Discussion: Comm. Minnick submitted a question about how much light the new ordinance would allow. Comm. Hawley said that is why the language uses watts or equivalent. She also pointed out that the ordinance specifies warm light so there would be less blue light which is now considered a problem. Comm. Cole liked how it specified measurement in Kelvins. Comm. Cole also noted that Comm. Minnick wanted to point out the possibility that someone could use a clear shade on the light to get around the restrictions of the ordinance

Comm. Kennedy made a motion to recommend **approval** the text amendments, supported by Comm. Cole. *Commissioners approved the motion unanimously.*

- b. **Consideration of Master Plan(s).** None.
- c. **Farmland & Open Space Preservation Program (PA 116) application(s).** None.

Item 6. **Other Business.**

- a. **Unfinished Business.** None.
- b. **New Business.** None.
- c. **Notices.** Comm. Hawley noted that it was nice to know Sylvan Township is writing a new master plan.

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

Item 8. **Commissioner Comment.** Comm. Kennedy informed the board that two people have applied for the open Commission seat. He also mentioned that the board would likely see something from the Grass Lake Solar Farm in the future

Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 6:23 p.m.

Respectfully submitted by:

A handwritten signature in black ink, appearing to be 'ZS' with a long horizontal stroke extending to the right.

Zack Smith, R2PC

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## COORDINATED ZONING REPORT | #23-18

**To:** County Planning Commissioners

**From:** Zack Smith, R2PC Planner

**Date:** October 30, 2023

**Proposal:** A text amendment to the Parma Township Zoning Ordinance Request

The Parma Township Planning Commission requests to amend various sections dealing with solar ordinances and a newly created overly district.

### Background Information

The Parma Township Planning Commission submitted amendments to its Zoning Regulations to the JCPC for review. The Parma Township Planning Commission seeks to amend their solar ordinances:

- See Attached

These additions are clear and useful for proper regulation of solar installations.

### Analysis and Recommendation

**Township Planning Commission Recommendation** – The Parma Township Planning Commission approved the amendments at their September 6, 2023 meeting.

**JCPC Staff Analysis and Advisement** – Article IV of the Zoning Ordinance establishes zoning districts and this resolution update has no mention of this and needs to be added (Section 3.1). Additionally, the public notice must include all sections that are to be amended – and while that is a long list, it is legally necessary.

Based upon this analysis, staff advises the Planning Commission to recommend **DISAPPROVAL** to the Parma Township Board of amendments to the solar ordinances and overlay district of the Parma Township Zoning Ordinance.

*Staff Report Attachment(s):*

- Background information provided by Parma Township

#### Suggested Actions:

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

## ZONING AMENDMENT FORM



### JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

**A. DISTRICT BOUNDARY CHANGE (REZONING):**

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

1. The above described property has a proposed zoning change FROM \_\_\_\_\_ (\_\_\_\_\_) ZONE TO \_\_\_\_\_ (\_\_\_\_\_) ZONE.
2. PURPOSE OF PROPOSED CHANGE: \_\_\_\_\_

**B. ZONING ORDINANCE TEXT AMENDMENT:**

The following Article(s) and Section(s) is amended or altered: ARTICLE Various SECTION Various  
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.)  
See Attached amended Solar Ordinance & Newly created Overlay District

- C. PUBLIC HEARING on the above amendment was held on: month 9 day 6 year 2023
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 8 day 20 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: Salesman Publication

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.

Tamara J. Bates ☐ Chair or ☒ Secretary 10 / 4 / 23 (enter date)

**JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:**

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

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

**TOWNSHIP BOARD ACTION:**

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_
2. The Parma 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



Parma Township Planning Commission

September 6, 2023 @ 6:00pm

1. Call to Order - 6pm
2. Roll Call – Present: Dan Merritt, Doug Harris, Bobbie Norman Absent: Tammy Bates (family emergency)
3. Pledge of Allegiance
4. Approval of Minutes – Tabled August Minutes until October Meeting – Motioned by Harris and Seconded by Norman. Passed - All in Favor
5. New Business
  - i) Master Plan review chapter 3 – Review completed. Appendix D & E to be reviewed at October meeting.
  - ii) Solar public hearing discussion/adoption – Norman made motion to recommend that the Township Board adopt the revised Solar Ordinance and Overlay map with corrections. Roll Call: Harris, Yes, Merritt, Yes, Norman, Yes. Passed All in Favor
  - iii) Chairman Merritt on the six VSC's to the Board – All member of planning commission were provided a copy of Chairman Merritt's letter to board.
  - iv) Report of a meeting with Albion EDC (V. Ammerman) – Chairman Merritt and Supervisor Chamberlain met with Vergie Ammerman of Albion EDC to discuss a possible service road along I-94 and Michigan Ave. to reroute the industrial traffic.
6. Public Comment - None
7. Adjournment – 7:33pm

**PARMA TOWNSHIP  
JACKSON COUNTY, MICHIGAN  
PUBLIC HEARING NOTICE**

Pursuant to PA 267 of 1976 as amended; The Parma Township Planning Commission will hold a Public Hearing at 6 P.M., on September 6th, 2023 at the Parma Township Hall, 16407 Comdon Rd. Albion MI. The purpose of the hearing is to review and discuss the Solar Overlay Map. All questions and concerns will be heard at this time. Written comments/ concerns can be mailed to Parma Township P.O. Box 51, Albion, MI 49224 or placed in the Township dropbox located at 16407 Comdon Road, North side of the Township Hall. Emails can be sent to [clerk@parmatwp.net](mailto:clerk@parmatwp.net). In compliance with the American Disabilities Act, please notify us at least four business days in advance of the hearing if you require ADA aids or special assistance.

Sarah Stanham  
Parma Township Clerk

**08/20/23**

**Western - 2x3.5**

**\$92.97**

-35%

(Township Legal Notice Rate)

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**\$60.43**

**PARMA TOWNSHIP**  
**ZONING ORDINANCE AMENDMENT**

ORDINANCE NO. \_\_\_\_\_

At a meeting of the Township Board of Parma Township, Jackson County, Michigan, held at the Parma Township Hall on \_\_\_\_\_, 202\_\_\_\_, at \_\_\_\_:\_\_\_\_ p.m., Township Board Member \_\_\_\_\_ moved to adopt the following ordinance, which motion was seconded by Township Board Member \_\_\_\_\_:

*An Ordinance to amend the Parma Township Zoning Ordinance, as amended, to revise regulations governing the siting, location, and operation of Large Solar Energy Systems in order to maintain the public health, safety and welfare of the residents and visitors to Parma Township.*

PARMA TOWNSHIP, JACKSON COUNTY, MICHIGAN, ORDAINS:

**SECTION 1. AMENDMENT TO ZONING ORDINANCE ARTICLE II, SECTION 2.5:** Zoning Ordinance Article II, Section 2.5, is amended to clarify the definitions of Prime and Marginal Farmland and shall read as follows:

**Section 2.5**

**2.5.1 Abandoned Solar Energy System:** Any Solar Energy System, Solar Array, or combination of Photovoltaic Devices that remains nonfunctional or inoperative to the extent that it not used to generate electric energy for a continuous period of six months.

**2.5.2 Photovoltaic Device:** A system of components that generates electric energy from sunlight by means of the photovoltaic effect, whether or not the device is able to store the electric energy produced for later use.

**2.5.3 Solar Array:** Any number of Photovoltaic Devices connected together to provide a single output of electric energy or other energy.

**2.5.4 Solar Energy System, Large:** A utility-scale solar energy system where the primary use of the land is to generate electric energy or other energy by converting sunlight, whether by Photovoltaic Devices or other conversion technology, for the sale, delivery, or consumption of the generated energy by more than one end user, and typically the power output of that system is equal to or greater than 1 megawatt.

**2.5.5 Solar Energy System, Small:** A solar energy system where the sole use is to generate electric energy or other energy by converting sunlight, whether by Photovoltaic Devices or other conversion technology, primarily for personal consumption by a single end user at the same property upon which the solar energy system is located. The power output of the system shall not exceed 150 kilowatts.

**2.5.6 Unreasonable Safety Hazard:** Any condition which could reasonably be expected to create, cause, or compound the substantial likelihood that death, illness, or personal injury may occur to any member of the general public, including but not limited to, trespassers or emergency services personnel. Adherence by the property owner to industry standards for safeguarding against such

risks will be taken into consideration in determining whether a condition poses an unreasonable safety hazard.

**2.5.7 Marginal Farmland: *Land that is not Prime Farmland.***

**2.5.8 Prime Farmland:** Land *designated by the United States Department of Agriculture or other applicable governmental entity* that has the best combination of physical and chemical characteristics for producing food, fiber, feed, forage and oil seed and is also available for those uses; land having the soil quality, growing season and moisture supply needed to produce economically sustained high yield crops when treated and managed according to acceptable farming methods.

**SECTION 2. AMENDMENT TO ZONING ORDINANCE ARTICLE VIII, SECTION 8.19:** Zoning Ordinance, Article VIII, Section 8.19 is amended to read as follows:

**8.19 Large Solar Energy Systems.**

- A. **Purpose and Intent:** The purpose and intent of this subsection is to establish standards for the siting, installation, operation, repair, decommissioning and removal of Large Solar Energy Systems *within the Township's Utility Solar Overlay Zoning District* as a Conditional Land Use. *All Large Solar Energy Systems require a Conditional Land Use Permit and site plan approval.*
- B. **Site Plan Drawing and Supporting Materials:** All applications for a Large Solar Energy System must be accompanied by detailed site plans, drawn to scale and dimensioned and certified by a registered engineer licensed in the State of Michigan, displaying *and/or containing* the following information *(in documents separate from the site plan drawings when appropriate):*
1. All requirements for a site plan contained in Article VII of the Township Zoning Ordinance.
  2. All lot lines and dimensions, including a legal description of each lot or parcel comprising the Large Solar Energy System.
  3. Names of owners of each lot or parcel within the Township that is proposed to be within the Large Solar Energy System.
  4. Vicinity map showing the location of all surrounding land uses.
  5. Location and height of all proposed Solar Array(s), buildings, structures, electrical tie lines and transmission lines, security fencing, and all above-ground structures and utilities associated with the Large Solar Energy System.
  6. Horizontal and vertical (elevation) scale drawings with dimensions that show the location of the proposed Solar Array(s), buildings, structures, electrical tie lines and transmission lines, security fencing and all above ground structures and utilities on the property.
  7. Location of all existing and proposed overhead and underground electrical transmission or distribution lines within the Large Solar Energy System and within 1,000 feet of the outside perimeter of the Large Solar Energy System.
  8. Proposed setbacks from the Solar Array(s) to all boundary lines and all existing and proposed structures within the Large Solar Energy System.

9. Land elevations for the Solar Array(s) location and the relationship to the land elevations of all existing and proposed structures within the Large Solar Energy System.
10. Access driveways within and to the Large Solar Energy System, together with a detailed narrative regarding dimensions, composition, and maintenance of each proposed driveway. All access drives shall be subject to Jackson County Department of Transportation or Michigan Department of Transportation approval as appropriate, and shall be planned so as to minimize the use of lands for that purpose.
11. Planned security measures to prevent unauthorized trespass and access and to warn of potential dangers during the construction, operation, removal, maintenance or repair of the Large Solar Energy System.
12. A written description of the maintenance program to be used for the Solar Array(s) and other components of the Large Solar Energy System, including decommissioning and removal procedures when determined by the Township to be obsolete, uneconomic, or an Abandoned Solar Energy System. The description shall include maintenance schedules, types of maintenance to be performed, and decommissioning and removal procedures and schedules if the Large Solar Energy System becomes obsolete, uneconomic, or an Abandoned Solar Energy System.
13. *Information indicating how long the Large Solar Energy System is planned to operate before decommissioning or repowering.*
14. *A written analysis of the Large Solar Energy's impact on Prime Farmland and Township agricultural lands that:*
  - a. *Expressly identifies the acreage of the proposed project that is located on Prime Farmland and Marginal Farmland and indicates how the applicant intends to preserve use of Prime Farmland.*
  - b. *Outlines the condition of private drain tile on any lands to be used for the project and specifies a plan to make any repairs to private drain tile caused by construction and operation of the project.*
  - c. *Develops a plan to utilize lands not under project improvements (e.g., fencing or Solar Array) to be continued to be used for agricultural purposes, if applicable, such as continued growth of row crops.*
15. A copy of the manufacturer's safety *measures of components of the Large Solar Energy System*
16. Planned lighting protection measures.
17. The environmental impact of the Large Solar Energy System, as reflected in an environmental impact study, including, but not limited to, a review of the following factors:
  - a. Impact on area water resources
  - b. Impact on air quality



- c. Noise impacts caused by the Solar Energy System
  - d. Impact on utilities and infrastructure
  - e. Protection of neighboring property owners and children
  - f. Impact on all wildlife specifically including impacts on wildlife corridors for all wildlife to migrate around the Large Solar Energy System
  - g. Impacts on hunting
  - h. Effects on floodplains and wetlands
  - i. Unique farmlands or soils
  - j. Areas of aesthetic or historical importance
  - k. Archeological or cultural concerns
  - l. Any other environmental factors typically evaluated by other members of the commercial energy industry when evaluating locations for a proposed power-generating facility
  - m. Power lines should be placed underground when feasible to prevent avian collisions and electrocutions. All above lines, transformers or conductors should follow the most up to date Avian protection plan guidelines to prevent Avian mortality. (APLIC, <http://aplic.org>)***
18. A written study describing measures to be taken *to manage stormwater runoff* throughout the Large Solar Energy System, including any measures to promote the growth of vegetation beneath the arrays and/or otherwise limit the impacts of storm water runoff *to avoid unreasonably increasing such runoff as compared to before construction of any improvements*. Such stormwater runoff measures as proposed in the study must be approved by the Jackson County Drain Commissioner.
19. *If applicable, a written contract with any energy provider or other purchaser of the energy produced by the Large Solar Energy System, demonstrating a commitment to purchase said energy. If this information is considered a confidential trade secret, the Township, upon written request from an energy provider, will keep such information confidential to the extent and through the means authorized by Michigan law.*
20. *A written complaint resolution plan that will be utilized by the owner or operator of the Large Solar Energy System that includes a publicly available permanent phone number and contact information for residents to make complaints regarding the Large Solar Energy System related to violations of the Zoning Ordinance or any zoning approvals. Such process must: (1) include a form available to the public to submit complaints which*

*shall also be made available online and be provided to the Township for distribution to residents ; (2) require reporting of complaints and resolutions to the complaints to the Township Clerk on a monthly or bi-monthly basis; (3) require resolutions to complaints within 30 days unless unfeasible; and (4) not require a deposit from either a complainant or the Township for the owner or operator to investigate a complaint related to compliance with the Zoning Ordinance or a zoning approval.*

*21. A solar glare study such as a glint and glare assessment that is prepared by a professional engineering firm or other qualified third-party expert that analyzes whether glare will be directed by the Large Solar Energy System onto any nearby properties or roadways.*

*22. A visual impact analysis prepared by a third-party qualified professional that analyzes the visual impacts of the proposed project, including a description of the project, the existing visual landscape, and important scenic resources, plus visual simulations that show what the project will look like (including proposed landscape and other screening measures) after construction.*

*23. Additional detail(s) and information as required by the Conditional Land Use requirements of the Zoning Ordinance, or as required by the Planning Commission.*

C. Application Escrow Deposit: An escrow deposit shall be paid to the Township by the applicant when the applicant applies for a Conditional Land Use Permit for a Large Solar Energy System. The monetary amount deposited by the applicant in escrow with the Township shall be the amount estimated by the Township to cover all reasonable costs and expenses associated with the Conditional Land Use Permit review and approval process, which costs shall include, but are not limited to, reasonable fees of the Township Attorney, Township Planner, and Township Engineer, as well as costs for any reports or studies that are reasonably related to the zoning review process for the application. Such escrow amount shall be in addition to any filing or application fees established by resolution. At any point during the Conditional Land Use Permit review process, the Township may require that the applicant place additional funds into escrow with the Township if the existing escrow amount deposited by the applicant is deemed insufficient by the Township. If the escrow account needs replenishing and the applicant refuses to do so promptly, the Conditional Land Use Permit process shall cease unless and until the applicant makes the required additional escrow deposit. Any applicable zoning escrow resolutions or other ordinances adopted by the Township must also be complied with by the applicant.

D. Location Requirements – Utility Solar Overlay Zoning District: *Large Solar Energy Systems may only be located within the following lands within the Township’s Utility Solar Overlay Zoning District as depicted on the map below:*

*See Attachments*

E. Compliance with the State Building Code and the National Electric Safety Code: Construction of a Large Solar Energy System shall comply with the National Electric Safety Code and the state construction codes as administered and enforced by the Township (as shown by approval by the Township) as a condition of any Conditional Land Use Permit under this section.

F. Certified Solar Array Components: Components of a Solar Array shall be approved by the Institute of Electrical and Electronics Engineers (“IEEE”), Solar Rating and Certification

Corporation ("SRCC"), Electronic Testing Laboratories ("ETL"), or other similar certification organization acceptable to the Township.

- G. Height: Maximum height of a Solar Array shall not exceed fifteen (15) feet *measured from the finished grade at the base of such equipment to the fully elevated highest point of the system*. Other collection devices, components, or buildings of the Large Solar Energy System shall not exceed thirty-five (35) feet, or the maximum building height permitted within the zoning district in which the Large Solar Energy System is located, whichever is less, at any time or location on the property. The height shall be measured from the natural grade at the base of the Solar Array, device, component or building measured. The Township Board may waive or modify these height requirements for certain aspects of a Solar Energy System (such as structures associated with above-ground transmission lines) through the implementation of conditions when appropriate.
- H. Lot Size: A Large Solar Energy System shall be located on one or more parcels with an aggregate area of 10 acres or greater.
- I. Setbacks: A minimum setback distance of **150** feet from all property boundaries on the outside perimeter of the Large Solar Energy System shall be required for all buildings and Solar Arrays except for property boundaries where the applicable adjoining owner(s) agree to lessen or increase that setback distance by executing a signed written waiver of this requirement in recordable form, provided no such waiver shall act to permit less than the required minimum setback of the applicable zoning district. *Lakes, Rivers, Streams and Wetlands will also have a 150 foot setback within the Large SES.*
- J. Lot Coverage: A Large Solar Energy System is exempt from maximum lot coverage limitations; *however, no Large Solar Energy System may utilize more than 80% of the area of an individual lot to house improvements within its required security fence.*
- K. Screening/Security: A Large Solar Energy System shall be completely enclosed by perimeter security fencing to restrict unauthorized access. Such fencing shall be eight feet in height as measured from the natural grade of the fencing perimeter *and the fence must include fabric screening or be of a solid material to conceal the sight of improvements within the fence from outside the fence*. Electric fencing is not permitted. The perimeter of Large Solar Energy Systems shall also be screened and buffered by installed evergreen vegetative plantings whenever existing natural forest vegetation does not otherwise continuously obscure the Large Solar Energy System's entire perimeter from adjacent parcels, subject to the following requirements:
1. Unless screened and buffered at all times by natural forest vegetation meeting the minimum spacing and height requirements, and having a substantially similar obscuring effect of an evergreen vegetative buffer installed pursuant to this Section, a continuous evergreen vegetative buffer shall be installed and maintained at all times at the perimeter of the all Large Solar Energy Systems, including without limitation between such Large Solar Energy Systems and adjacent residential or agricultural areas and/or public highways or streets. Nothing contained herein shall be construed to prevent reasonable access to any Large Solar Energy System as approved by the Conditional Land Use Permit.
  2. The evergreen or native vegetative buffer shall be at least **25 feet in width and composed of native or evergreen trees that at planting shall be a minimum of six (6) feet in height and shrubs two (2) feet in height. The buffer shall obtain a height of 10 feet within 3 growing seasons.** The evergreen trees shall be spaced no more than fifteen (15) feet apart on center

(from the central trunk of one plant to the central trunk of the next plant), native trees shall be placed no more than thirty (30) feet apart on center and shrubs shall be spaced no more than seven (7) feet apart on center. All unhealthy (sixty (60) percent dead or greater) and dead material shall be replaced by the applicant within six (6) months, or the next appropriate planting period, whichever occurs first, but under no circumstances should the applicant allow unhealthy or dead material to remain in place for more than six (6) consecutive months. Failure to maintain the required evergreen vegetative buffer as required by this section shall constitute a violation of this Ordinance and sufficient grounds for revocation of any Conditional Land Use Permit previously granted.

3. All plant materials shall be installed between March 15 and November 15. If the applicant requests a Final Certificate of Occupancy from the Township and the applicant is unable to plant during the installation period, the applicant will provide the Township with a letter of credit, surety, or corporate guarantee for an amount equal to one and one-half (1.5) times the cost of any planting deficiencies that the Township shall hold until the next planting season. After all plantings have occurred, the Township shall return the financial guarantee.
- L. Signage: No lettering, company insignia, advertising, graphics or other commercially oriented inscriptions or designs shall be on any part of the Solar Arrays or other components of the Large Solar Energy System. This section does not prohibit signs reasonably necessary to inform the public of potential safety hazards associated with the Large Solar Energy System, nor does it prohibit any other signs that may be required by this Ordinance, the Conditional Land Use Permit, or other applicable law. *One sign must be located at each entrance of the site and easily visible throughout the four seasons. Signs shall be 2 feet by 4 feet and placed at the road right of way. The sign shall contain at least the following: Warning High Voltage, SES Owner/Operator Name, Emergency Telephone number and website address of SES owner and physical street address of SES.*
- M. Noise: No component of any Large Solar Energy System shall emit noise exceeding forty-five (45) dBA (*measured Leq one hour*) as measured at the outside perimeter of the project. *Within one year of construction of a Large Solar Energy System, an owner or operator of a Large Solar Energy System must submit to the Township a post-construction sound study prepared by an third-party engineer or other qualified professional demonstrating that the project, as constructed, complies with such noise standards as stated in IEEE1547 and UL1741.*
- N. Lighting: All lighting for parking lots, driveways, external illumination of buildings, or the illumination of signs shall be directed away from and be shielded from adjacent properties and shall be so arranged as to not adversely affect driver visibility on adjacent public roads.
- O. Glare: All solar panels shall be placed such that concentrated solar glare shall not be directed onto nearby properties or roadways. *Within one year of construction of a Large Solar Energy System, an owner or operator of a Large Solar Energy System must submit to the Township a post-construction glare study prepared by a third-party engineer or other qualified professional demonstrating that the project, as constructed, complies with such glare requirements.*
- P. Coating and Color: *A Solar Energy System shall have a non-glare coating and be of a neutral color. Solar panels shall be finished with non-reflective coatings. Exposed frames and components shall have a non-reflective surface.*

- Q. Communication: Each SES shall be designed, constructed and operated so as not to cause radio and television or other communication interference. If verified interference is experienced and confirmed by a licensed engineer, the SES/applicant must produce confirmation that said interference had been resolved to residents' satisfaction within 90 (ninety) days of receipt of the complaint. Any such complaints shall follow the process stated in the Complaint Resolution section.***
- R. Distribution, Transmission, and Interconnection: All collection lines and interconnections from the Solar Array(s) to any electrical substations shall be located and maintained underground inside the Large Solar Energy System. The Township Board may waive this requirement, or modify it with appropriate conditions, if it determines that it would be impractical or unreasonably expensive to install, place, or maintain such collection lines and interconnections underground.***
- S. Abandonment and Decommissioning: Following the operational life of the project, or at the time the project becomes obsolete, uneconomic, or an Abandoned Solar Energy System, as determined by the Township Engineer or any other expert or specialist to be designated by the Township to make such a determination, the applicant shall perform decommissioning and removal of the Large Solar Energy System and all its components. The applicant shall prepare a Decommissioning Plan and submit it to the Planning Commission for review prior to issuance of the Conditional Land Use Permit. Under this plan, all structures and facilities shall be removed, including any structures below-grade, and removed offsite for disposal. No concrete, piping and other materials may be left in place. Any Solar Array or combination of Photovoltaic Devices that become an Abandoned Solar Energy System shall be removed under the Decommissioning Plan. The ground must be restored to its original condition within 180 days of becoming an Abandoned Solar Energy System, or decommissioning, whichever occurs first.***
- T. General Standards: The Planning Commission shall not recommend for approval any Large Solar Energy System Conditional Land Use Permit unless it finds that all of the applicable standards for Conditional Land Uses contained in Article VI of *Parma Township Zoning Ordinance* are met.***
- U. Safety: The Planning Commission shall not recommend for approval any Large Solar Energy System Conditional Land Use Permit if it finds the Large Solar Energy System will pose an Unreasonable Safety Hazard to the occupants of any surrounding properties or area wildlife.***
- V. Conditions and Modifications: Any conditions and modifications approved by the Planning Commission shall be recorded in the Planning Commission's meeting minutes. The Planning Commission may, in addition to other reasonable conditions, require landscaping, walls, fences and other improvements that are reasonable in relation to and consistent with the nature of the applicable or adjacent zoning districts. After approval, at least two (2) copies of the final approved Site Plan shall be signed and dated by the Chairman of the Planning Commission and authorized representative of the applicant. One copy shall be kept on file by the Township Clerk, and one copy shall be returned to the applicant's authorized representative.***
- W. Inspection: The Township shall have the right at any reasonable time to inspect the premises on which any Large Solar Energy System is located. The Township may hire one or more consultants to assist with any such inspections, at the applicant's or project owner's expense.***
- X. Maintenance and Repair: Each Large Solar Energy System must be kept and maintained in good repair and condition at all times. If the Township Zoning Administrator determines that a Large***



Solar Energy System fails at any time to meet the requirements of this Ordinance and the Conditional Land Use Permit, or that it poses a potential Unreasonable Safety Hazard, the applicant shall shut down the Large Solar Energy System within 48 hours after notice by the Zoning Administrator and not operate, start or restart the Large Solar Energy System until the condition has been corrected. Applicant shall keep a maintenance log on the Solar Array(s), which shall be available for the Township's review on a monthly basis. Applicant shall keep all sites within the Large Solar Energy System neat, clean and free of refuse, waste or unsightly, hazardous or unsanitary conditions.

- Y. Roads: Any material damages to a public road located within the Township resulting from the construction, maintenance, or operation of a Large Solar Energy System shall be repaired at the applicant's expense. In addition, the applicant shall submit to either the Jackson County Department of Transportation or MDOT (as appropriate) a description of the routes to be used by construction and delivery vehicles; any road improvements that will be necessary to accommodate construction vehicles, equipment or other deliveries; and a performance guarantee acceptable to the appropriate agency in an amount necessary to assure repair of any damage to the public roads caused by construction of the Large Solar Energy System or any of its elements.
- Z. Continuing Security and Escrow: If any Large Solar Energy System is approved for construction under this Section, applicant shall be required to post continuing security and a continuing escrow deposit prior to commencement of construction, which shall remain in effect until the Large Solar Energy System has been finally removed, as provided below:
  - 1. Continuing Restoration Security: If a Conditional Land Use Permit is approved pursuant to this section, the Township Board shall require security in the form of a cash deposit, letter of credit, or surety bond acceptable to the Township, which will be furnished by the applicant to the Township in order to ensure full compliance with this section and all conditions of approval. When determining the amount of each required security, the Township may also require an annual escalator or increase based on the Consumer Price Index (or its equivalent or successor). Such financial guarantee shall be deposited or filed with the Township Clerk after a Conditional Land Use Permit has been approved but before construction commences on the Large Solar Energy System. At a minimum, the financial security shall be in an amount determined by the Township to be reasonably sufficient to restore the property to its previous condition prior to construction and operation of the Large Solar Energy System. Such financial security shall be kept in full force and effect during the entire time that the Large Solar Energy System exists or is in place, and such financial security shall be irrevocable and non-cancelable. In addition, the party operating a Large Solar Energy System approved by the Township shall inform the Township in the event that system, or a material portion of that system is sold to a third party, and any such sale shall require the purchasing party to provide the Township with the security described by this section, along with relevant contact information.
  - 2. Continuing Compliance and Enforcement Escrow Deposit: A continuing escrow deposit shall be held by the Township and shall be funded by a cash deposit, letter of credit, or surety bond by the applicant prior to the commencement of construction of any Large Solar Energy System and shall be maintained by the owner or operator until the Large Solar Energy System has been permanently decommissioned and removed. The monetary amount placed by the applicant in escrow with the Township shall be estimated by the Township to cover all reasonable costs and expenses associated with continuing enforcement of this Ordinance and the terms of the Conditional Land Use Permit, which costs can include, but are not limited

to, reasonable fees for the Township Attorney, Township Planner, and Township Engineer, as well as costs for any reports or studies that the Township determines are reasonably related to enforcement of the Zoning Ordinance and the Conditional Land Use Permit. If the Township is required to expend any portion of the escrow deposit or if the existing escrow amount paid by the applicant proves to be insufficient to cover the Township's enforcement costs, the Township may require the applicant to place additional monies into escrow with the Township.

3. Continuing Obligations: Failure to keep any required financial security and escrow deposit in full force and effect at all times while a Large Solar Energy System exists or is in place shall constitute a material and significant violation of the Conditional Land Use Permit and this Ordinance, and will subject the Large Solar Energy System applicant, owner and operator to all remedies available to the Township, including enforcement action and revocation of the Conditional Land Use Permit. A review of security and escrow requirements shall occur no less than annually to determine compliance with this section.
- AA. Conditions: In addition to the requirements of this Section, the Planning Commission may impose additional reasonable conditions on the approval of a Large Solar Energy System as a Conditional Land Use.
- BB. Completion of Construction: The construction of any Large Solar Energy System must commence within a period of one (1) year from the date a Conditional Land Use Permit is granted and must be completed within a period of three (3) consecutive years from the date a Conditional Land Use Permit is granted. The Planning Commission may grant an extension not to exceed one (1) year, provided the applicant requests the extension prior to the date of the expiration of the Conditional Land Use approval. Failure to complete construction within the permitted time period shall result in the approved Conditional Land Use Permit being rendered null and void.
- CC. Quarterly Reports: The owner or operator of a Large Solar Energy System shall provide the Zoning Administrator with quarterly reports on trends and usage of that System as set by the Township Board. If this information is considered a confidential trade secret, the Township, upon written request from an energy provider, will keep such information confidential to the extent and through the means authorized by applicable law.
- DD. Transfer of Ownership/Operation: Prior to a change in the ownership or operation a Large Solar Energy System, including, but not limited to, by the sale or lease of that System or the underlying property, the current owner or operator shall provide written notice to the Township at least sixty (60) days prior to that change becoming effective. This notice shall inform the Township of the intended transfer of control of the Large Solar Energy System and shall include a copy of the instrument or agreement effecting that transfer. Such an instrument or agreement shall include an express statement that the new owner or operator of the Large Solar Energy System shall not be permitted to operate that System until compliance with the terms of this Ordinance, including requirements for continuing security and escrow funds, has been established.
- EE. Repowering: *An owner or operator may only "repower" a Large Solar Energy System (replace substantial components of the land use in lieu of decommissioning the project) by submitting a new Conditional Land Use Permit application and site plan and having such requests approved by the Township.*

**FF. Complaint Resolution:**

*It is the intent of this Ordinance to provide a mechanism to address and resolve complaints prior to the expenditure of significant funds by the Township and/or owner/operator for investigation and resolution. Therefore, the Township shall perform an initial vetting of complaints prior to requesting funds from the operator for complaint resolution efforts. Complaints of noncompliance with the requirements of this ordinance shall be resolved in the following manner:*

- a. complaints shall be submitted to the Township in writing from the affected property owner, or written designee, including name, address, contact information and specific complaint. The written complaint shall include the specific section of the Ordinance which is believed to be violated. The complaint shall be added to the agenda of the next Township Board meeting in accordance with the procedure for setting the agenda,*
- b. the Township shall submit to the operator of record notice of all written complaints to the Township within 30 (thirty) days of receipt of any complaint. Complaints received by the Township and the date of any Township Board meeting where complaints may be considered shall be communicated to the operator at least 10 (ten) days prior. The notice shall state that the Township Board may determine that the SES, as well as the owner/operator is in violation of its permit and is therefore a nuisance and may be ordered out of service until the owner/operator can demonstrate compliance with the requirements of this Ordinance.*
- c. upon review, if the Township Board, by an affirmative vote of the majority of the members present, deems a complaint sufficient to warrant an investigation, the Township Board shall advise the owner(s) and/or operator of the SES that an investigation has been requested by the Board,*
- d. a SES owner (and/or operator) shall be required as a condition of the operation to fund an escrow account for investigation of complaints for, but not limited to: glare, stray voltage, noise and signal interference in the amount of \$15,000 (fifteen thousand dollars) to be used at the discretion of the Township Board to pay for third party investigative services. Such funds shall be deposited with the Township Treasurer, or with a third-party fiduciary, at the discretion of the Township. When the escrow account balance is below \$5,000 (five thousand dollars) the Township shall notify the applicant, and the applicant shall replenish the account in the amount of \$15,000 (fifteen thousand dollars) within 45 (forty-five) days,*
- e. if the SES is found in violation of this Ordinance, the owner (and/or operator) shall take immediate action to bring the SES into compliance. If the owner fails to bring the operation into compliance within 30 (thirty) days, the Township may seek any relief at law or equity to abate the nuisance and may also issue a municipal civil infraction citation. Each violation for which the owner(s) and/or operators are deemed responsible shall result in a \$500 (five hundred dollar) fine. Each day of non-compliance shall be a separate offense, and*

- f. *any SES found by the Township Board to be in violation of this Ordinance set forth herein shall be considered a nuisance and the SES operations shall cease until such time as the SES owner/operator demonstrates compliance with the requirements of this Ordinance.*

**SECTION 3. AMENDMENT TO ZONING ORDINANCE ARTICLE IV, SECTION 4.1(C):** *Zoning Ordinance, Article IV, Section 4.1(C) shall be amended to remove Large Solar Energy Systems as a listed Conditional Land Use permitted in the AG-1 Agricultural Zoning District. Large Solar Energy Systems may only be constructed, operated, and maintained within the Utility Solar Overlay Zoning District (which may include lands of the AG-1 Zoning District).*

**SECTION 4. SEVERABILITY:** The provisions of this Ordinance are hereby declared to be severable and if any provision, section or part of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall only affect the particular provisions, section or part involved in such decision and shall not affect or invalidate the remainder of such Ordinance, which shall continue in full force and effect.

**SECTION 5. EFFECTIVE DATE:** This Ordinance shall become effective seven (7) days after its publication following final adoption or as required by law.

**SECTION 6. REPEAL:** All Ordinances or parts of Ordinances in conflict herewith are hereby repealed. The Township may utilize the content from this Zoning Ordinance amendment to compile it into a Zoning Ordinance book containing all other Zoning Ordinance provisions.

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT/ABSTAIN: \_\_\_\_\_

**ORDINANCE DECLARED ADOPTED.**

\_\_\_\_\_  
Wendy Chamberlain, Township Supervisor

## CERTIFICATION

I hereby certify that:

1. The above is a true copy of an Ordinance adopted by the Parma Township Board at a duly scheduled and noticed meeting of that Township Board held on \_\_\_\_\_, 202\_\_, pursuant to the required statutory procedures.
2. A summary of the above Ordinance was duly published in the \_\_\_\_\_ newspaper, a newspaper that circulates within Parma Township, on \_\_\_\_\_, 202\_\_.
3. Within 1 week after such publication, I recorded the above Ordinance in a book of ordinances kept by me for that purpose, including the date of passage of the ordinance, the names of the members of the township board voting, and how each member voted.
4. I filed an attested copy of the above Ordinance with the Jackson County Clerk on \_\_\_\_\_, 202\_\_.

ATTESTED:

\_\_\_\_\_  
Sarah Stanham, Township Clerk

**NOTICE OF ADOPTION  
ZONING ORDINANCE AMENDMENT  
Parma Township  
Jackson County, Michigan  
ORDINANCE NO. \_\_\_\_**

Please take notice that on \_\_\_\_\_, 202\_\_, the Township Board of Parma Township adopted Ordinance No. \_\_\_\_, which amends the Zoning Ordinance to revise regulations governing the location, siting, and operation of Large Solar Energy Systems (generally utility-scale solar energy projects designed to serve off-site users). Copies of the Zoning Ordinance Amendment may be obtained from Sarah Stanham,



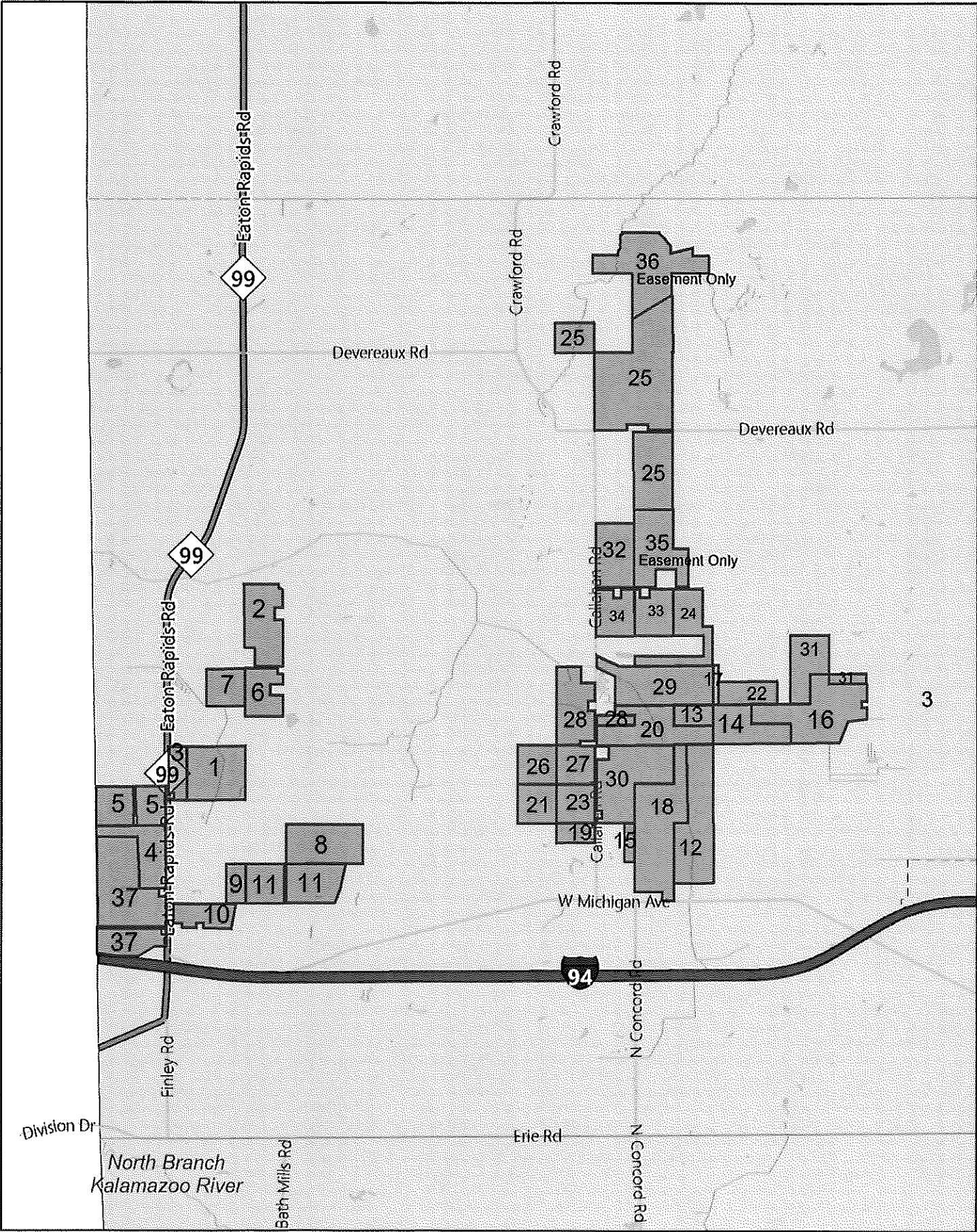
Parma Township Clerk, at Township Hall (16407 Comdon Rd Albion, MI 49224) during ordinary business hours.

The Zoning Ordinance Amendment has the following sections and catch lines: Section 1: Amends Section 2.5 of the Zoning Ordinance regarding definitions related to Large Solar Energy Systems; Section 2: Amends Section 8.19 of the Zoning Ordinance to add various regulations governing the siting, location, and operation of Large Solar Energy Systems; Section 3: Amends Section 4.1(C) of the Zoning Ordinance to remove Large Solar Energy Systems as a land use permitted by conditional use permit in the AG-1 Zoning District and to only authorize such land uses in the Utility Solar Overlay Zoning District; Section 4: Severability; Section 5: Effective Date, which is seven days after this publication or as otherwise provided in the Michigan Zoning Enabling Act; and Section 6: Repeal.

Published by Order of the Township Board  
Parma Township, Jackson County, Michigan  
Sarah Stanham, Township Clerk  
(517)-629-8277  
Web: [www.parmatwp.net](http://www.parmatwp.net)

Publication Date: \_\_\_\_\_, 202\_\_\_\_

REF



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



Map #	ParcelID	PropClass	Owner	Owner2	OwnerAddr	OwnerCity	OwnerState	OwnerZip	ParcelAddr	ParcelCity	ParcelState	ParcelZip	Home Assessed 2020	Taxable 2020	Acres	TaxUnit	LibPage	LegalDesc
1	000-06-19-426-001-00	301 - INDUSTRIAL	RIVER FORK SOLAR ESTATE HOLDING LLC		226 NORTH MORGAN ST #200	CHICAGO IL	60607	EATON RAPIDS RD		ALBION MI	49224	0	425100	143430	81.75	Parma	2196-20	N 1798.5 FT OF E 1980 FT SEC 1/4 SEC 19 T2S R3W
2	000-06-17-101-002-03	301 - INDUSTRIAL	RIVER FORK SOLAR ESTATE HOLDING LLC		226 NORTH MORGAN ST #200	CHICAGO IL	60607	LUDLOW RD		ALBION MI	49224	0	420900	166635	76	Parma	2204-1232	SEC 17 T2S R3W PART NW1/4 & PART SW1/4 COM AT W1/4 COR N 140 FT E TO PT 175 FT W OF W1/8 LINE SELY TO E & W 1/4 LINE AT PT 125 FT W OF W1/8 LINE E 59 FT SELY TO PT 33 FT S & 33 FT W OF W1/8 LINE E 33 FT S 650 FT W 284 FT S 420 FT E 284 FT S 1537 FT M/L TO S SEC LINE W 990 FT M/L TO PT 330 FT E OF W SEC LINE N 660 FT W 330 FT N ALG W SEC LINE 2120 FT M/L TO BEG. 76A
3	000-06-19-401-001-00	301 - INDUSTRIAL	RIVER FORK SOLAR ESTATE HOLDING LLC		226 NORTH MORGAN ST #200	CHICAGO IL	60607	EATON RAPIDS RD		ALBION MI	49224	0	146300	56595	26.2	Parma	2204-1233	N 1798.5 FT OF W 660 FT SEC 1/4 EXC COM 50 FT N OF INT C/L M-99 HWY TH N 190 FT ALG C/L SO HWY TH E 240 FT TH S 190 FT TH W TO BEG. SEC 19 T2S R3W
4	000-06-30-126-001-02	301 - INDUSTRIAL	RIVER FORK SOLAR ESTATE HOLDING LLC		226 NORTH MORGAN ST #200	CHICAGO IL	60607	EATON RAPIDS RD		SPRINGPORT MI	49284	0	333200	134715	61.75	Parma	2204-1234	SEC 30 T2S R3W ALL THAT PART OF NW1/4 LYING E OF ELY R/W LINE OF LS & MS RR EXC S 526 FT THEREOF. ALSO N 379.5 FT OF THAT PART NW1/4 LYING W OF ELY R/W LN OF LS & MS RR
5	000-06-19-351-001-02	301 - INDUSTRIAL	RIVER FORK SOLAR ESTATE HOLDING LLC		226 NORTH MORGAN ST #200	CHICAGO IL	60607	CALHOUN RD		ALBION MI	49224	0	391000	166555	68.18	Parma	2204-1234	SEC 19 T2S R3W S 1/2 SW 1/4 EXC RR R/W
6	000-06-20-101-001-03	102 - AGRICULTURAL VACANT	KOZIOL MICHAEL		3819 LUDLOW RD	ALBION MI	49224	3819 LUDLOW RD		ALBION MI	49224	100	87600	72369	45.3	Parma	2189-649	BEG AT THE NW COR OF SEC 20 TH S89°46'32"E ALG N LN 1120.31 FT TH S00°04'08"E 220.00 FT TH S89°46'32"E 198.00 FT TO E LN OF THE W 1/2 OF THE NW 1/4 TH S00°04'08"E 359.81 FT TH S89°43'41"W 456.21 FT TH S02°44'36"352.47 FT TH S85°18'58"E 166.60 FT TH S88°52'47"E 309.54 FT TH S00°04'08"E 696.76 FT TH N90°00'00"W 1329.29 FT TO THE W SEC LN TH N00°00'00"E 327.84 FT TH N ALG W LN TO BEG. SEC 20 T2S R3W 45.52 A+/- SPLIT ON 02/04/2013 FROM 000-06-20-101-001-01.
7	000-06-19-226-001-00	102 - AGRICULTURAL VACANT	KOZIOL MICHAEL		3819 LUDLOW RD	ALBION MI	49224	ZUEHLKE RD		ALBION MI	49224	100	79700	20482	40	Parma	2189-649	NE1/4 NE1/4 SEC 19 T2S R3W
8	000-06-29-101-002-00	101 - AGRICULTURAL	NOAKES JEANETTE S		2812 LUDLOW ROAD	ALBION MI	49224	2812 LUDLOW RD		ALBION MI	49224	100	259900	72484	80	Parma	2189-915	SEC 29 T2S R3W NW1/4 NE1/4 ALSO NE1/4 NW1/4
9	000-06-30-276-001-00	102 - AGRICULTURAL VACANT	BOEHKE WILLIAM D LF EST		2631 LUDLOW RD	ALBION MI	49224	LUDLOW RD		ALBION MI	49224	100	39200	10966	20	Parma	2198-1129	E 20 ACRES SEC 1/4 NE1/4 SEC 30 T2S R3W

10	000-06-30-426-001-06	102 - AGRICULTURAL VACANT	MULL BRIAN E & SHIRLEY J TRUST	24772 J DRIVE S	HOMER	MI	49245	COMDON RD	ALBION	MI	49224	100	84400	53794	38.63	Parma	2189-649	COM AT THE E 1/4 CORNER OF SEC 30 TH S89A 748.12"W 338.73 FT (REC AS S89A 29.27"W 338.50FT) ALG THE EW 1/4 LN OF SD SEC30 TO POB TH S10A 39.14"W 908.51 FT (REC AS S10A 17.49"W 908.75 FT) TO THE CL OF COMDON ROAD TH N88A 17.17"W 985.15 FT ALG SD RD CL TH N02A 43.9"E 194.37 FT (REC AS N2A 33.44" 194.06 FT) TH N89A 26.40"W 240.11 FT (REC AS N89A 20.52"W 241.60FT) TH S2A 15.55"W 189.32 FT (REC AS S1A 52.09"W 194.87 FT) TO THE CL OF COMDON ROAD TH N88A 58.16"W 470.02 FT ALG SD CL TH N0A 22.44"E 169.07 FT (REC AS S0A 00"E 171 FT) TH N88A 31.6"W 290.58 FT (REC AS N88A 50.26"W 290.65 FT) TH N1A 4.9"E 402.98FT (REC AS S0A 35.50"W 455.23 FT) TH N0A 26.9"E 260.85 FT (REC AS S0A 35.50"W 208.71 FT) TO THE EW 1/4 LN OF SD SEC 30 TH N89A 48.12"E 2140.86 FT (REC AS N89A 29.27"E) ALG SD EW 1/4 LN TO BEG. 38.63 A +/- SEC 30 T2S R3W. SPUT ON 12/17/2014 FROM 000-06- 30-426-001-05
11	000-06-29-101-003-00	101 - AGRICULTURAL	BOEHLKE WILLIAM D L F EST	2631 LUDLOW RD	ALBION	MI	49224	2631 LUDLOW RD	ALBION	MI	49224	100	310900	181972	98	Parma	2198- 1129	ALL THAT PART OF S1/2 N1/2 SECTION LYING W OF C/L DITCH OR CREEK SEC 29 T2S R3W
12	000-06-22-400-002-00	102 - AGRICULTURAL VACANT	CERES FARMS LLC	806 HOWARD ST STE 200	SOUTH BEND	IN	46617	CALLAHA N RD	ALBION	MI	49224	100	251100	68030	115.43	Parma	2135-679	SEC 22 T2S R3W PART SE1/4 COM AT EL/4 COR W 924 FT S1/2 TO PT ON S LINE SEC 871.2 FT W OF SE COR THEREOF E 871.2 FT TO SE COR SEC N TO BEG. SEC 27 EL/2 NE1/4 EXC S 626 FT THEREOF
13	000-06-22-276-001-00	102 - AGRICULTURAL VACANT	CERES FARMS LLC	806 HOWARD ST STE 200	SOUTH BEND	IN	46617	CALLAHA N RD	ALBION	MI	49224	100	46100	13740	21	Parma	2135-679	SEC 22 T2S R3W N 21 ACRES SE1/4 NE1/4
14	000-06-23-100-001-00	102 - AGRICULTURAL VACANT	CERES FARMS LLC	806 HOWARD ST STE 200	SOUTH BEND	IN	46617	BROWN RD	PARMA	MI	49269	100	132100	39275	60	Parma	2135-679	SEC 23 T2S R3W SW1/4 NW1/4 ALSO S1/2 SE1/4 NW1/4
15	000-06-27-126-003-01	102 - AGRICULTURAL VACANT	CERES FARMS LLC	806 HOWARD ST STE 200	SOUTH BEND	IN	46617	W MICHIGA N AVE	SPRINGP ORT	MI	49284	100	21400	6342	10.1	Parma	2135-679	COM AT NW COR OF SEC 27 TH N89A 45.35"E 2311.8 FT TO A PT FOR POB TH S00A 17.03"E 1332.75 FT TH E TO N-S 1/4 LN TH N ALG N-S 1/4 LN TO N SEC LN TH W ALG N SEC LN TO BEG. SEC 27 T2S R3W
16	000-06-23-200-002-01	102 - AGRICULTURAL VACANT	CERES FARMS LLC	806 HOWARD ST STE 200	SOUTH BEND	IN	46617	BROWN RD	PARMA	MI	49269	100	255500	77997	119.7	Parma	2135-679	SEC 23 T2S R3W S1/2 NE1/4 ALSO S1/2 NE1/4 EXC COM AT EL/4 COR N 808.5 FT S82DEG 33.40"W 682.02 FT S22DEG 12.10"W 777.95 FT TO E & W 1/4 LINE E 970.1 FT TO BEG. ALSO EXC COM 1290 FT S OF NE COR SEC S 203 FT W 214.6 FT N 203 FT E 214.6 FT TO BEG. ALSO INCLUDING S 15 ACRES EL/2 NW1/4 NE1/4 ALSO N1/2 SE1/4 NW1/4
17	000-06-23-100-002-00	102 - AGRICULTURAL VACANT	CERES FARMS LLC	806 HOWARD ST STE 200	SOUTH BEND	IN	46617	CALLAHA N RD	PARMA	MI	49269	100	13500	5168	6	Parma	2135-679	SEC 23 T2S R3W W 66 ACRES N1/2 NW1/4 EXC E 1980 FT THEREOF SPUT ON 2/25/2010 FROM 000-06-14-300-001-01 INTO 000-06-23-100-002-00
18	000-06-22-400-001-00	102 - AGRICULTURAL VACANT	CERES FARMS LLC	806 HOWARD ST STE 200	SOUTH BEND	IN	46617	W MICHIGA N AVE	ALBION	MI	49224	100	274600	73921	138	Parma	2135-679	SEC 22 T2S R3W SW1/4 SE1/4 ALSO COM 448.8 FT E OF SE COR SW1/4 SE1/4 W 448.8 FT N 2640 FT E 396 FT S TO BEG. SEC 27 W1/2 NE1/4 EXC S 330 FT OF W 938 FT THEREOF
19	000-06-27-101-001-00	102 - AGRICULTURAL VACANT	CERES FARMS LLC	806 HOWARD ST STE 200	SOUTH BEND	IN	46617	CALLAHA N RD	SPRINGP ORT	MI	49284	100	47000	11275	19.78	Parma	2135-679	SEC 27 T2S R3W N1/2 NW1/4 NW1/4 EXC N 80 FT OF E 120 FT THEREOF

20	000-06-22-176-003-01	102 - AGRICULTURAL VACANT	CERES FARMS LLC	805 HOWARD ST STE 200	SOUTH BEND	IN	46617 CALLAHA N RD	ALBION	MI	49224	100	192300	53502	85	Parma	2135-679	THE S 19A OF SE 1/4 OF NE 1/4 AND SW 1/4 OF NE 1/4 AND SE 1/4 OF NW 1/4 EXC S 10A OF N 20A OF SD SE 1/4 OF NW 1/4. ALSO EXC FROM SD SE 1/4 OF NW 1/4 THE W 16 RDS OF N 1/2 OF N 1/2 THEREOF. ALSO N 1.25 RDS OF NE 1/4 OF SW 1/4 AND N 1.25 RDS OF NW 1/4 OF SE 1/4 ALSO S 18 FT OF W 1/2 OF NE 1/4 OF NW 1/4 EXC BEG AT THE SW COR OF THE NE 1/4 OF THE NW 1/4 SEC 22 TH N ALG THE W LN OF SD NE 1/4 OF THE NW 1/4 1314 FT TO THE CEN OF A DRAIN TH 564'E 728 FT TO A PT 654 FT E OF THE W LN OF THE NW 1/4 1327 FT TO THE S LN OF THE N 1/2 OF THE N 1/2 OF THE SE 1/4 OF THE NW 1/4 TH W ALG SD S LN OF THE N 1/2 OF THE SE 1/4 OF THE NW 1/4 TH W ALG SD S LN OF THE N 1/2 OF THE SE 1/4 OF THE NW 1/4 TH W ALG SD N PAR WITH SD W LN OF THE E 1/2 OF THE NW 1/4 330 FT TO THE N LN OF SD SE 1/4 OF THE NW 1/4 TH W ALG SD N LN OF SD SE 1/4 OF THE NW 1/4 264 FT TO BEG. SEC 22 725 R3W SPLIT ON 02/01/2010 FROM 000-06-22-176-003-00;
21	000-06-21-476-001-03	102 - AGRICULTURAL VACANT	CERES FARMS LLC	805 HOWARD ST STE 200	SOUTH BEND	IN	46617 CALLAHA N RD	PARMA	MI	49269	100	81500	23819	40	Parma	2135-679	SEC 21 725 R3W SE 1/4 SEC 1/4 SPLIT ON 2/25/2010 FROM 000-06-21-476-001-01
22	000-06-23-100-003-01	102 - AGRICULTURAL VACANT	CERES FARMS LLC	805 HOWARD ST STE 200	SOUTH BEND	IN	46617 CALLAHA N RD	PARMA	MI	49269	100	64100	10128	30	Parma	2135-679	THE E 1380 FT OF THE S 1/2 OF THE W 66 ACRES OF THE N 1/2 OF THE NW 1/4 OF SEC 23. 725 R3W. 30 A +/- SPLIT ON 5/8/2015 FROM 000-06-14-300-001-03;
23	000-06-22-301-001-03	102 - AGRICULTURAL VACANT	CERES FARMS LLC	805 HOWARD ST STE 200	SOUTH BEND	IN	46617 CALLAHA N RD	ALBION	MI	49224	100	88800	27437	40	Parma	2135-679	THE SW 1/4 OF THE SW 1/4 OF SEC 22 725 R3W. 40A +/- SPLIT ON 05/06/2015 FROM 000-06-22-301-001-00;
24	000-06-15-400-003-03	102 - AGRICULTURAL VACANT	K & M FARMS	BOX 99	SPRINGP ORT	MI	49284 MINER RD				100	116300	35337	65	Parma	2167-298	THE E 81ACRES OF THE SE 1/4 SEC 15. ALSO COM AT THE SW COR OF SEC 15 TH S89A°50'45"E 1330.31 FT TH N00A°22'40"E 1042.32 FT TH S89A°50'45"E 1321.35 FT TH S00A°22'40"E 700 FT TO POB TH S89A°50'45"E TO E LINE OF THE W 79 ACRES OF THE SE 1/4 TH S ALG SD E LINE TO S SEC LINE TH W ALG S SEC LINE TO N & W 1/4 LINE TH N00DEG 22'40"E TO BEG. EXC COM AT THE SW COR TH S89A°50'45"E 1330.31 FT N00A°22'40"E 1042.32 FT S89A°50'45"E 3677.35 FT TH S00A°22'40"W 700 FT TH N89A°50'45"W TO W LINE E 81A OF THE SE 1/4 TH N ALG SD W LINE TO PT N89A°50'45"W FROM BEG TH S89A°50'45"E TO BEG. ALSO EXC THE E 330 FT OF THE NE 1/4 OF THE SE 1/4 SEC 15. SEC 15 R3W 65 +/- COMBINED ON 03/15/2012 FROM 000-06-15-400-003-01 000-06-15-400-002-05;
25	000-06-03-351-001-01	102 - AGRICULTURAL VACANT	K & M FARMS INC	PO BOX 99	SPRINGP ORT	MI	49284 HOAG RD				100	629300	185629	311.25	Parma	2175-96	S 30 ACRES W1/2 SW1/4 SEC 3 ALSO COM AT S1/4 COR SEC 3 N 1166.88 FT N56DEG 30'E 1582.68 FT TO E 1/8 LINE S ALG SD 1/8 LINE 1978.68 FT TO S SEC LINE W 1368.84 FT TO BEG. SEC 3 ALSO W1/2 NE1/4 & E1/2 NW1/4 EXC COM 2137 FT W OF INT C/L HOAG RD & DEVERAUX RD W 720 FT N 212 FT E 720 FT S 212 FT TO BEG. SEC 10 ALSO W1/2 SE1/4 SEC 10. SEC 3 & 10 725 R3W
26	000-06-21-476-001-02	102 - AGRICULTURAL VACANT	K & M FARMS	P O BOX 99	SPRINGP ORT	MI	49284 CALLAHA N RD	ALBION	MI	49224	100	85500	19148	40	Parma	2167-298	NE1/4 SEC 1/4 SEC 21 725 R3W SPLIT ON 2/25/2010 FROM 000-06-21-476-001-01 INTO 000-06-21-476-001-02

27	000-06-22-301-001-04	101 - AGRICULTURAL	K & M FARMS INC		PO BOX 99	SPRINGPORT	MI	49284	3324 CALLAHAN RD N RD	ALBION	MI	49224	73	120500	32832	39.55	Parma	2168-268	NW1/4 OF THE W1/2 OF THE SW1/4 EXC COM 37.45 FT FROM INT E & W 1/4 LINE & C/L CALLAHAN RD W 528 FT N 155 FT E 528 FT S 165 FT TO BEG. SEC 22 T2S R3W SPLIT ON 05/06/2015 FROM 000-06-22-301-001-001.
28	000-06-22-301-001-02	102 - AGRICULTURAL VACANT	CERES FARMS LLC		806 HOWARD ST STE 200	SOUTH BEND	IN	46617	CALLAHAN RD N RD	ALBION	MI	49224	100	161000	54976	80.13	Parma	2135-679	THE W1/2 OF THE NW1/4 OF SEC 22 ALSO S1/2 OF THE N1/2 OF THE SE1/4 OF THE NW1/4. EXC N 165 FT OF E 264 FT OF SW1/4 NW1/4. ALSO EXC S 165 FT OF E 264 FT NW1/4. ALSO EXC COM 37.45 FT FROM INT E & W 1/4 LINE & C/L CALLAHAN RD W 528 FT N 165 FT E 528 FT S 165 FT TO BEG. ALSO EXC COM N89DEG 08 17'E & 819.61 FT E OF NW COR SEC N89DEG 08 17'E 500 FT SODEG 07 47'W 550 FT S89DEG 08 17'W 500 FT NDEG 07 47'E 550 FT TO BEG. SEC 22 T2S R3W SPLIT ON 05/06/2015 FROM 000-06-22-301-001-001.
29	000-06-22-126-001-05	102 - AGRICULTURAL VACANT	CERES FARMS LLC		806 HOWARD ST STE 200	SOUTH BEND	IN	46617	CALLAHAN RD N RD	ALBION	MI	49224	100	152400	47563	106.19	Parma	2135-679	COM AT THE SW CORNER OF SEC 15 TH S89°50'45"E ALG THE S LN OF SD SEC 15 1330.31 FT TO THE W 1/8 LN OF SEC 15 TH N04°22'40"E ALG THE W 1/8 LN OF SEC 15 AND THE CL OF CALLAHAN RD 395.19 FT TO THE POB TH N04°22'40"E ALG THE W 1/8 LN AND THE CL OF CALLAHAN RD 347.13 FT TH S89°50'45"E 1321.25 FT SOA°22'40"W 971.41 FT TH N64°30'10"W 1458.46 FT TO THE BEG EXC THEREFROM ALL THAT PORTION OF LAND LYING NORTH OF THE S LN OF SD SEC 15. ALSO COM AT INT C/L CALLAHAN RD & CTR OF DRAIN APPROX 1314 FT N OF SW COR NE1/4 NW1/4 SEC 22 TH N004°18'23"E 395.19 FT S64A°34'27"E 1459.36 FT TO N & S 1/4 LINE TH S TO N1/8 LINE TH W TO PT 654 FT E OF E LINE OF THE NW1/4 TH N TO PT LYING S64A°34'27"E 728 FT OF BEG TH N64DEG 34'27"W 728 FT TO BEG. ALSO THE N1/2 OF THE NE1/4 OF SEC 22. SECS 15 & 22 T2S R3W. COMBINED ON 03/02/2017 FROM PART OF 000-06-15-33-002-11 & 000-06-22-126-001-03.
30	000-06-22-326-003-00	102 - AGRICULTURAL VACANT	CERES FARMS LLC		806 HOWARD ST STE 200	SOUTH BEND	IN	46617	CALLAHAN RD N RD	ALBION	MI	49224	100	245100	72021	113	Parma	2135-679	SEC 22 T2S R3W S 1299.375 FT OF NW1/4 SE1/4 ALSO S 2619.375 FT OF E1/2 SW1/4 EXC COM IN C/L CALLAHAN RD 1340.9 FT E OF & NDEG 40'E 2159 FT FROM SW COR SEC NDEG 40'E 450 FT N87DEG 44'E 435.6 FT SODEG 40'W 450 FT S87DEG 44'W 435.6 FT TO BEG. ALSO EXC N 250 FT OF S 408 FT OF W 217.8 FT E1/2 SW1/4
31	000-06-14-451-001-00	102 - AGRICULTURAL VACANT	CERES FARMS LLC		806 HOWARD ST STE 200	SOUTH BEND	IN	46617	BROWN RD	PARMA	MI	49269	100	145700	39654	65	Parma	2135-679	SEC 14 S 30 ACRES SW1/4 SE1/4 SEC 23 S1/2 N1/2 NE1/4 NE1/4 & W1/2 NW1/4 NE1/4 & N1/4 E1/2 NW1/4 NE1/4 T2S R3W
32	000-06-15-126-001-01	102 - AGRICULTURAL VACANT	K & M FARMS		BOX 99	SPRINGPORT	MI	49284	CALLAHAN RD N RD				100	143100	39747	66.242	Parma	2167-298	E1/2 NW1/4 EXC N 454 FT THEREOF SEC 15 T2S R3W
33	000-06-15-400-001-09	102 - AGRICULTURAL VACANT	K & M FARMS INC		P O BOX 99	SPRINGPORT	MI	49284	MINER RD	ALBION	MI	49224	100	101500	54496	46	Parma	2167-298	THE W 79A OF THE SE 1/4 OF SEC 15. EXC COM AT THE SW COR OF THE SE 1/4 TH N04°22'40"E 1042.32 FT TH S89A°50'45"E TO THE E LN OF THE W 79 ACRES OF THE SE 1/4 TH SOA°22'40"W TO THE S SEC LN N89A°50'45"W TO BEG. ALSO EXC COM AT THE 1/4 COR OF SD SEC 15 TH N89A°38'44"W 2136.89 FT TO POB TH N89A°38'44"W 331.97 FT TH SOA°7'51"W 320.30 FT TH S89A°38'44"E 331.97 FT TH N04°7'51"E 320.30 FT TO BEG OF EXC. SEC 15 T2S R3W 45.86 A. COMBINED ON 03/15/2012 FROM 000-06-15-400-001-08 000-06-15-400-002-01.

34	000-06-15-300-002-13	102 - AGRICULTURAL VACANT	K & M FARMS		BOX 99	SPRINGPORT	MI	49284	MINER RD	PARMA	MI	49269	100	100100	29780	46.5	Parma	2167-298	THE E 1/4 OF THE SW 1/4 OF SEC 15 EXC COM S89A*50.45"E 1330.31 FT FROM SW COR OF SEC 15 TH N00A*22.40"E 1042.32 FT TH S89A*50.45"E 1321.35 FT TO N-S 1/4 LN TH S00A*22.40"W TO S SEC LN TH W TO BEG. ALSO EXC COM AT THE W 1/4 COR OF SEC 15 TH N89A*51.35"E ALG THE E-W 1/4 LN 1582.06 FT FOR POB TH CONT N89A*51.35"E ALG SD 1/4 LN 253.26 FT TH S00A*08.25"E 330.31 FT TH S89A*51.35"W 253.26 FT TH N00A*08.25"W 330.31 FT TO THE BEG. SEC 15 T2S RAW; SPLIT ON 02/23/2020 FROM 000-06-15-300-002-01
35	000-06-15-200-001-02	102 - AGRICULTURAL VACANT	DACK DAVID D & PATRICIA J TRUST	7501 CRAWFORD RD	ALBION	MI	49224	MINER RD	PARMA	MI	49269	100	171700	68414	87.4	Parma	2192-515	COM AT THE E 1/4 POST OF SD SEC 15 TH S89A*53.41"W ALG THE E-W 1/4 LN OF SD SEC 816 FT +/- TO THE SW COR OF THE E 24.94 ACRES OF THE SE 1/4 OF THE NE 1/4 OF SD SEC 15 AND BEING THE POB OF THIS DESCN TH CONT S89A*53.41"W ALG SD E-W 1/4 LN 422 FT +/- TO PT S89A*53.41"W 1237.74 FT FROM E 1/4 POST TH N00A*06.19"W PERPENDICULAR TO SD E-W 1/4 LN 637 FT TH S89A*53.41"W PAR WITH SD E-W 1/4 LN 673 FT TH S00A*06.19"E PERPENDICULAR TO SD E-W 1/4 LN 637 FT TO SD E-W 1/4 LN TH S89A*53.41"W ALG SD E-W 1/4 LN 754.53 FT TO THE CEN OF SD SEC TH N ALG THE N-S 1/4 LN OF SD SEC 2664 FT +/- TO THE N 1/4 POST OF SD SEC TH E ALG THE N LN OF SD SEC 1333 FT +/- TO THE NE COR OF THE W 1/4 OF THE NE 1/4 OF SD SEC TH S ALG THE E LN OF SD W 1/4 OF THE NE 1/4 1332 FT +/- TO THE NW COR OF THE SE 1/4 OF THE NE 1/4 OF SD SEC TH E ALG THE N LN OF SD SE 1/4 OF THE NE 1/4 517 FT +/- TO THE NW COR OF SD E 24.94 ACRES OF THE SE 1/4 OF THE NE 1/4 TH S ALG THE W LN OF SD E 24.94 ACRES OF THE SE 1/4 OF THE NE 1/4 1332 FT +/- TO THE BEG. SEC 15 T2S RAW 87.4 A +/- SPLIT ON 12/14/2020 FROM 000-06-15-200-001-00;	
35	000-06-03-251-001-00	401 - RESIDENTIAL	SHOOKS JEFFREY & LAURA	6179 RIVERLAK E BLVD	BARTOW	FL	33830	HOAG RD	ALBION	MI	49224	0	296000	197180	119.17	Parma	1931-923	SEC 3 T2S RAW PART N1/2 SEC COM AT E1/4 COR N 534.5 FT TO PT 1997.92 FT S OF NE COR THEREOF W 561 FT N 281.92 FT STODEG W TO E 1/8 LINE N ALG SD 1/8 LINE TO C/L STONE CREEK NW1/4 ALG CREEK TO N 1/8 LINE W ALG N 1/8 LINE TO C/L SPRING BROOK SW1/4 ALG C/L SPRING BROOK TO N LINE S1/4 NW1/4 W ALG SD N LINE TO W 1/8 LINE S ALG W1/8 LINE TO E & W 1/4 LINE E ALG SD 1/4 LINE TO N & S 1/4 LINE S ALG N & S 1/4 LINE 1501.50 FT TO E 1/8 LINE N56DEG 30'E 1582.68 FT TO E 1/8 LINE N ALG E 1/8 LINE TO E & W 1/4 LINE E ALG SD 1/4 LINE TO BEG.	

37	000-06-30-151-001-01	101 - AGRICULTURAL	ANDERSON CHRISTOPHER & CYNTHIA L V TR	16730 COMDON RD	ALBION MI	49224	16730 COMDON RD	ALBION MI	49224	100	476900	510300	176.79	Parma	2189-649	SEC 30 T2S R3W BEG AT NW COR F SEC 30 TH S ALG W SEC LN 379.5 FT TO A PT FOR PL OF BEG OF THIS DESCN TH E PAR WITH N SEC LN 1481.5 FT TO THE FORMER ELY R/W LN TO A PT 526 FT N OF E&W 1/4 LN TH E TO A PT 228 FT W OF N&S 1/4 LN TH S 270 FT TH E 228 FT TO N&S 1/4 LN TH S ALG SD 1/4 LN 1081 FT TO CEN OF OLD TERRITORIAL RD TH W ALG CEN OF SD RD 471 FT TH S PAR WITH N&S 1/4 LN 910.14 FT TH WLY IN A STRAIGHT LN 1916.22 FT TO W SEC LN AT A PT 896.28 FT N OF SW COR OF SD SEC TH N ALG W SEC LN 4004.22 FT TO BEG EXC ALL THAT PART THAT LIES SLY OF A LN 160 FT NLY OF MEASURED AT RIGHT ANGLES AND PAR TO THE SURVEY LN OF HWY 194 ALSO E 471 FT OF N 910.14 FT OF S 1815 FT OF SEERL 1/4 EXC ALL THAT PART THAT LIES SLY AND WLY OF A LN DESCN AS BEG AT A PT WH IS NODEG 1947'E ALG CEN LN OF M-99 A DISTANCE OF 1030 FT FROM THE INTERSECTION OF THE SURVEY LN OF HWY US-12 RELOCATED AND THE CEN LN OF M-99 TH N89DEG 40'13"W 60 FT TH S0DEG 19'47"W 300 FT TH N89DEG 40'13"W 500 FT TO A PT OF ENDING. SEC 30 T2S R3W THE SURVEY LN OF HWY 194 IS DESCN AS BEG AT A PT WH IS NLY ALG THE E LN OF SEC 30 A DISTANCE OF 1671.5 FT FROM THE SE COR OF SEC 30 SD PT BEING ON THE ARC OF A ODEG 20' CURVE TO THE RIGHT TH NWLY ALG THE ARC OF SD CURVE 1246.76 FT TO THE PT OF TANGENT OF SD CURVE (THE CHORD BEARS N84DEG 01'33"W) TH N81DEG 56'54"W 3879.04 FT TO THE PT OF ENDING ON THE W LN OF SEC 30
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# Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

## COORDINATED ZONING REPORT | #23-19

**To:** County Planning Commissioners

**From:** Zack Smith, R2PC Planner

**Date:** October 30, 2023

**Proposal:** **Rezoning 2 parcels, 5.719 acres, on Moscow Road, Hanover Township from Commercial and Residential to Light Industrial**

### Request

The subject property is proposed for rezoning to Light Industrial (I-1) from Commercial (C-2) and Residential (R-1).

### Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to make the property industrial as the owner plans to build storage units.

### Location and Size of the Property

The two parcels (A-000-17-03-276-006-00; B-000-17-03-251-003-04) proposed for rezoning are located in Section 3 of Hanover Township on the west side of Moscow Rd. The subject parcels have a combined area of approximately 5.719 acres; 0.719 acres are currently zoned commercial and 5 acres are currently commercial/ residential.

### Land Use and Zoning

**Current Land Use** – The property is currently vacant, the smaller parcel used to be an ice cream parlor, and the larger parcel is undeveloped. The parcel to the north is commercial, to the south is residential, to the west is agricultural, and the east is industrial.

**Future Land Use Plan** – The suggested future land use of the subject parcels, as depicted on the Township's Land Use Map, is commercial.

**Current Zoning** – The subject parcels are currently zoned commercial (C-2) and residential (R-1). Properties to the north is currently zoned Commercial (C-2). The property to the west is currently zoned Agricultural (AG-1). The property to the south is currently zoned Residential (RS-1), and the property to the east is zoned Industrial (I-2).

### Public Facilities and Environmental Constraints

**Water and Sewer Availability** – Municipal sewer and water services are not available to the subject parcels.

**Public Road/Street Access** – Moscow Road provides direct access to the subject parcels.

**Environmental Constraints** – The parcels have no known environmental constraints, according to the Township.

**Analysis and Recommendation**

**Township Planning Commission Recommendation** – The Hanover Township Planning Commission approved the rezoning unanimously at their October 2, 2023 meeting.

**JCPC Staff Analysis and Advisement** – The proposed rezoning is compatible with other zones and uses in the surrounding area. Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL** to the Hanover Township Board of the proposed rezoning to 'Light Industrial (I-1)'.

*Staff Report Attachment(s):*

- *Background information provided by Hanover Township*

**Suggested Actions:**

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

JCPC Case #: 23-19  
(For JCPC Use Only)

11/9/2023 JCPC mtg.

**REZONING WORKSHEET FORM**

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

OCT 16 2023



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

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

Township of: Hanover Township Case #: 10-2023

Township official we may contact: Rachel Heath Phone #: (517) 563-2791

Applicant: Rachel Heath Phone #: ( ) - -

Rezoning Request: From: Commercial/Residential (C2B) To: Industrial (I-1)

Property Location: Section(s): 3 Quarter Section(s): ☐ NW ☒ NE ☐ SW ☐ SE

Legal Description and/or Survey Map/Tax Map (please attach) ☒ Yes ☐ No (Please do not use only the Parcel ID Number)

Parcel Size (if more than one parcel, label "A" - "Z"): "A" - 0.719 acres  
"B" - 5 acres (southern)

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Parcel "A" - abandoned ice cream drive thru.  
Parcel "B" - farmland

What is the proposed use of the site? Storage units

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

North: Businesses/farmland/residential South: Residential  
East: Residential/farmland West: Farmland

What are the surrounding Zoning Districts?

North: (C2) Commercial South: (RS1) Residential  
East: (I2) Industrial West: (AG1) Agricultural

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 Moscow Road

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

☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s) ☐ Other (please specify) \_\_\_\_\_

Please attach the minutes of the Planning Commission.

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

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

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

Please attach any public comments, letters, or petitions. w/minutes. \* No letters submitted.

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

Please include any additional information or comments as an attachment.



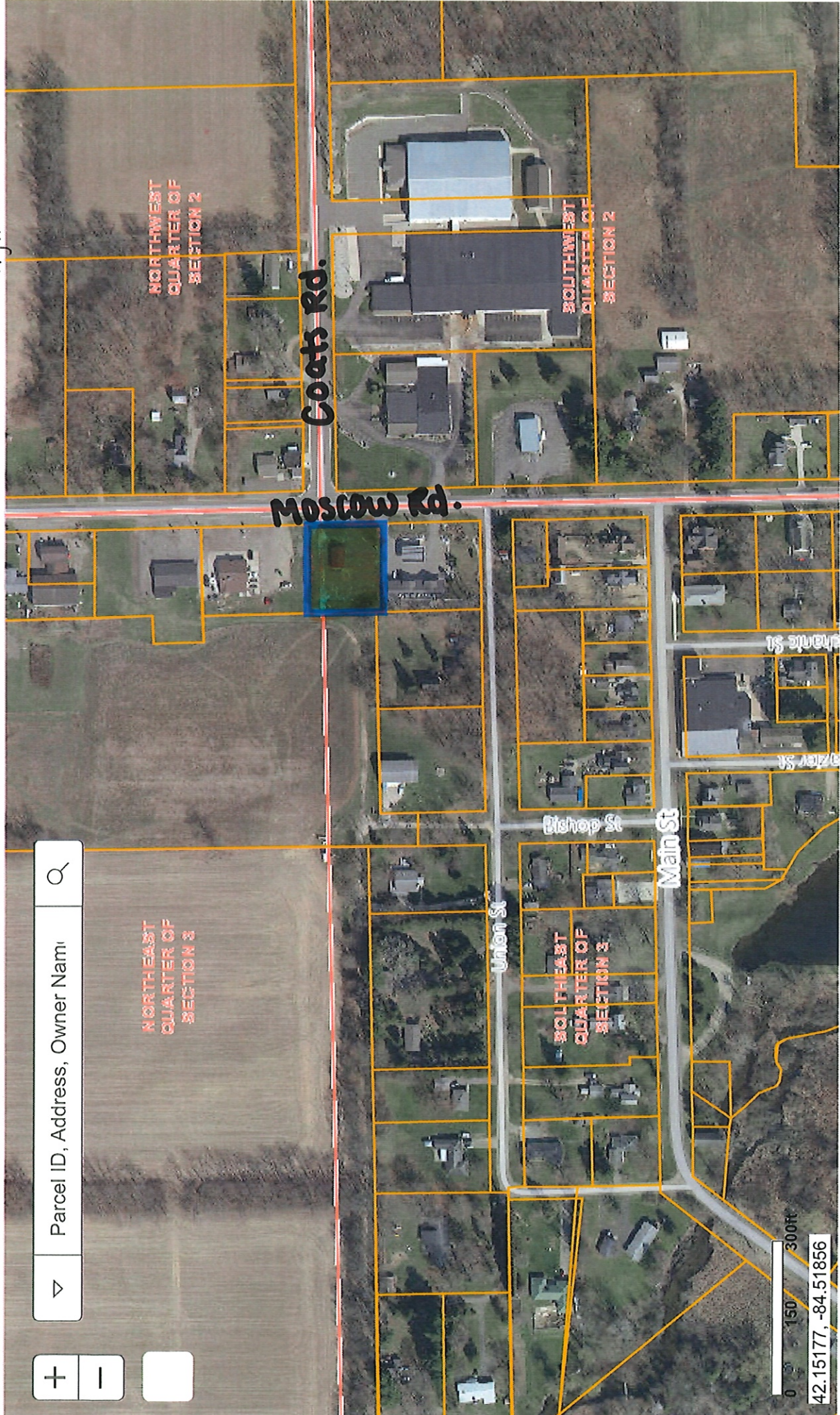


parcel "A"  
000-17-03-276-000-00

Currently Commercial  
= requested change to  
light Industrial (I-1)



▼ Parcel ID, Address, Owner Name 🔍



0 150 300ft  
42.15177, -84.51856



Requested Change to Light Industrial (I-1)  
Currently Commercial/Residential

Parcel # 000-17-03-251-003-04





# Hanover Township Planning Commission

Meeting Minutes of 19 July 2023

All members present:

Mark Nastally –Chairman      James Scott-Asst. Chair      Steve Keller – Scribe  
Don O'Connor      Mike Greiner

Guests: Jacob Hurt (Executive Director of Region 2) - Tim Evans

Meeting called to order at 7:07 pm by Chairman Mark Nastally

Chairman Nastally opened meeting by requesting public comments:

Having chickens and small animals in Ag zoning with less than 5 acres: to be discussed at future meeting proposed by Don O'Connor. Tim Evans asked us to revisit fence ordinance for lake front residence. Comment was zoning rules are in place.

## .....NEW BUSINESS .....

**TOPIC 1:** Minutes were read by scribe Keller from last meeting for approval.

James Scott made a motion to approve minutes & 2<sup>nd</sup> by, Mike Greiner, motion passed.

**TOPIC 2:** Jacob Hurt presented zoning articles for Utility Solar and Wind energy conversion systems.  
Residential/private solar panels excluded. These articles are from Cambridge Township.  
To be reviewed for adoption to Hanover Township

**TOPIC 3:** Jacob Hurt was requested to present zoning activity documents to Rachal to share activity with Township board.

## ..... OLD BUSSINESS .....

**Topic 4:** Meeting turned over to Jacob Hurt for continuous of the zoning ordinance update project.

Jacob presented draft documents with typed in red suggested changes inserted, to be reviewed/approved at next meeting.

Article I - Enacting clause, title, purposes  
Article II - General provisions  
Article III – Establishment of zoning districts  
Article VI - Administration of the ordinance  
Article VII – Zoning board of appeals  
Article VIII – Amendment procedures

**TOPIC 5:** next scheduled Hanover Township Planning Commission meeting is 18 Oct 2023

All meetings start at 7:00 pm

With no other business on the agenda Mark Nastally requested a motion to adjourn, motion made by Don O'Connor 2<sup>nd</sup> by James Scott, motion passed unanimously.

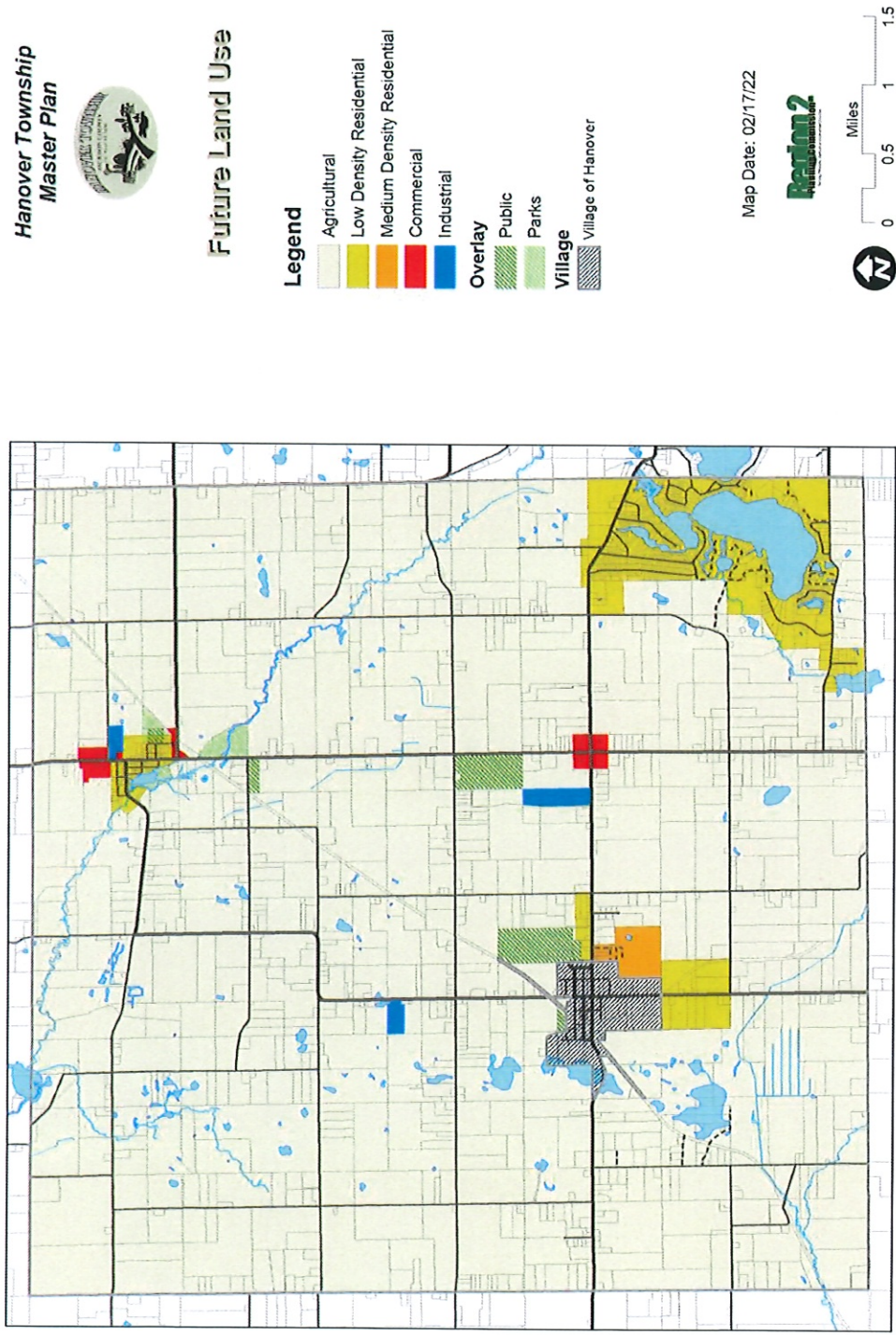
Meeting adjourned at 8:30 pm

Minutes submitted by Steve Keller

1. This meeting needs to have a public hearing. You will open your meeting and then open up the public meeting.
  - a. For a public meeting, you must have the time it starts and ends.
  - b. If anyone wants to speak during this time, they must state their name for the record and you will then record their comment.
  - c. After everyone has a chance to speak, you will close the public hearing.
2. Once the public hearing is closed, the board will then discuss. A recommendation will be made to the Jackson County Planning Commission. \*Please remember to use the recently approved Land Use Map when making your decision.
3. At some point outside of the Public Hearing, you will need to approve the minutes from your last meeting.
4. If there is no other business, the meeting may be adjourned.

There are a few papers that **MUST** be completed tonight so that information can be sent to the County!

1. Approval/Disapproval form. Please make sure this is completely filled out.
2. Zoning Amendment Form: There is one form for each parcel. This is filled out, but will need to be marked as approved or disapprove and signed by the Chair or Secretary.





SUPERVISOR  
JEFFERY L. HEATH

CLERK  
RACHEL L. HEATH

TREASURER  
TIM EVANS

Website:  
[www.hanover-twp.org](http://www.hanover-twp.org)



TRUSTEE  
JASON DORIAN

TRUSTEE  
STEVE KELLER

Email:  
[info@hanover-twp.org](mailto:info@hanover-twp.org)

Facebook:  
Hanover Township- Jackson, MI

311 Farview Street • P.O. Box 40 • Horton, MI 49246  
Phone: 517-563-2791 • Fax: 517-563-8430

## NOTICE OF PUBLIC HEARING

### Hanover Township Planning Commission

Address: 311 Farview St. Horton, MI 49246 Phone: 517-563-2791  
Meeting Date: Monday, October 2, 2023  
Meeting Time: 7:00pm  
Meeting Location: John H. Tallis Boardroom

The Hanover Township Planning Commission will be holding a public meeting on Monday, October 2, 2023 at 7:00 PM at the Hanover Township John H. Tallis Boardroom at 311 Farview, Horton, MI 49246 to consider the Rezoning Applications from General Commercial District to Light Industrial for parcel 000-17-03-276-006-00 and the southern 5 acres of parcel 000-17-03-251-003-04 for storage units.

Legal Description on parcel 000-17-03-276-006-00: BEG AT THE NE COR OF SEC 3 TH S ALG E SEC LN 2870.92 FT TO A PT FOR PL OF BEG OF THIS DESCN TH N 89°30'W 208.75 FT TH S 0°30'W 150 FT TH S 89°30'E 208.75 FT TH N 0°30'E 150 FT TO BEG. SEC 3 T4S R2W

Legal Description on parcel 000-17-03-251-003-04: COM AT THE E 1/4 COR SEC 3, TH N01°24'33"W 671.26 FT TO POB, TH N01°24'33"W 122.94 FT, TH S89°39'55"W 676.61 FT, TH S01°24'00"E 976.63 FT, TH N88°35'32"E 66.67 FT, TH N01°23'52"W 82.36 FT, TH N88°35'32"E 401.77 FT, TH N01°24'33"W 330.35 FT, TH S88°35'27"W 55.21 FT, TH N01°24'33"W 106.74 FT, TH N88°35'27"E 55.21 FT, TH N01°24'33"W 321.56 FT, TH N88°35'27"E 208.18 FT TO BEG. CONT 10.16 ACRES +/- SEC 3 T4S R2W SPLIT ON 02/05/2015 FROM 000-17-03-251-003-02, 000-17-03-276-004-00;

All persons having interest in the township or their duly appointed representative will be heard. All written comments will be considered. Send to: Hanover Township, PO Box 40, Horton, MI 49246. The township ordinance and the application may be viewable at the office during regular business hours.

The Hanover Township office will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon 10 days' notice to Hanover Township. Individuals with disabilities requiring auxiliary aids or services should contact the township office by writing or calling the township office.

SUPERVISOR  
JEFFERY L. HEATH

CLERK  
RACHEL L. HEATH

TREASURER  
TIM EVANS

Website:  
[www.hanover-twp.org](http://www.hanover-twp.org)



311 Farview Street • P.O. Box 40 • Horton, MI 49246  
Phone: 517-563-2791 • Fax: 517-563-8430

TRUSTEE  
JASON DORIAN

TRUSTEE  
STEVE KELLER

Email:  
[info@hanover-twp.org](mailto:info@hanover-twp.org)

Facebook:  
Hanover Township- Jackson, MI

Posted on: Thursday, September 1, 2023

Township Clerk Signature: Rachel Heath

A copy of this notice is on file in the Clerk's Office, located at: 311 Farview St. Horton, MI 49246.

To: Hanover Township  
From: Nutrition Connection LLC  
Re: Zoning  
7560 Moscow Rd  
Tax id no: 000-17-03-276-006-00


7434 Moscow Rd.  
Part of Tax id no: 000-17-03-251-003-04  
5 acres on south end.

Date: August 22, 2023

To Whom It May Concern,

Please be advised that Steven Alan Pohl and Deanne Richelle Thomson have my permission to pursue necessary zoning change or ordinance clarification for their usage as related to the above referenced properties.

Respectfully,

A handwritten signature in cursive script, appearing to read "Gregory T. Morano".

Greg Morano  
Managing Member  
Nutrition Connections LLC



TOWNSHIP OF HANOVER  
JACKSON COUNTY, MICHIGAN  
APPLICATION FOR REZONING

DATE 8/8/23

Steven Pohl  
APPLICANT NAME

12621 Bona Kim Lp. Anchorage, Ak 99515  
APPLICANT ADDRESS

APPLICANT PHONE # 907-513-9008

Deanne Thomson  
APPLICANT NAME

12621 Bona Kim Lp. Anchorage, Ak 99515  
APPLICANT ADDRESS

APPLICANT PHONE # 907-690-1995

HEREBY FILES THIS APPLICATION WITH THE TOWNSHIP OF HANOVER CLERK'S OFFICE TO:  
AMEND THE MAP OF ZONING ORDINANCE BY RE-ZONING THE PROPERTY DESCRIBED BELOW TO  
ANOTHER ZONING CLASSIFICATION:

FROM: 201-Commercial  
CURRENT ZONING DISTRICT

TO: Industrial  
PROPOSED ZONING DISTRICT

PARCEL NUMBER: Southern 5 acres of 000-17-03-251-003-04

ADDRESS: 7434 Moscow Rd. Horton, MI 49246

LEGAL DESCRIPTION (can attach): Please see attached

REASON FOR REQUESTING ZONING CHANGE, INCLUDING INTENDED USE OF BUILDING,  
STRUTTURE, OR LAND, AND ANY OTHER INFORMATION. SUBMIT MAP(S), DRAWN TO SCALE, IN  
SUFFICIENT DETAIL TO ADEQUATELY DESCRIBE THE PROPOSED CHANGES IN ZONING DISTRICT  
BOUNDARIES.

Please see attached. Please note that the zoning  
request for this lot is for only the southern 5 acres  
that adjoins 7560 Moscow Rd.

SUBMIT AT LEAST 2 DATES YOU ARE AVAILABLE THAT ARE 30 DAYS FROM APPLICATION DATE FOR  
THE PUBLIC HEARING:

9/12/23                      9/13/23

DATE 1                      DATE 2  
Steven A. Pohl                      8/8/23  
SIGNATURE OF APPLICANT                      DATE

DATE 3                      DATE 4  
[Signature]                      8/8/23  
SIGNATURE OF APPLICANT                      DATE

FEE: \$450

COM AT THE E 1/4 COR OF SEC 3 TH N01°24'33"W ALG THE E SEC LN 671.26 FT FOR POB TH CONT N01°24'33"W 122.94 FT (REC AS 123.61 FT) TH S89°39'55"W 676.61 FT TH S01°24'00"E 976.63 FT (REC AS 978.14 FT) TO THE NE COR OF LOT 1 BLK 10 VILLAGE OF BALDWIN, NOW HORTON, TH N88°35'32"E 66.67 FT ( REC AS 66 FT) TO THE NW COR OF LOT 9 BLK 11 VILLAGE OF BALDWIN, NOW HORTON, TH N01°23'52"W 82.36 FT (REC AS 76.71 FT) TH N88°35'32"E 401.77 FT (REC AS 401.75 FT) TH N01°24'33"W 330.35 FT TH S88°35'27"W 55.21 FT TH N01°24'33"W 106.74 FT TH N88°35'27"E 55.21 FT TH N01°24'33"W 321.56 FT TH N88°35'27"E 208.18 FT (REC AS 208.75 FT) TO BEG. SEC 3 T4S R2W 10.16 A+/- SPLIT ON 02/24/2015 FROM 000-17-03-251-003-02;

## Request for Zoning change

We are requesting the zoning be changed from 201 – Commercial to Industrial so that storage units can be built on the southern 5 acres of 7434 Moscow Rd. and 7560 Moscow Rd. The agreement with the seller is that the 7434 Moscow Rd. property will be surveyed, and the southern 5 acres will sell with the adjoining 7560 Moscow Rd. property. The 7560 Moscow Rd. property will mainly be used as the office and access off Moscow Rd. to the southern 5 acres of 7434 Moscow Rd. where the proposed storage units would be built. A sufficient buffer would be left between the residences on Union St. The property will be fenced off for security and the southern fence line will either have decorative privacy fence or shrubs planted along the southern fence line to minimize sight and sound to residences on Union St.

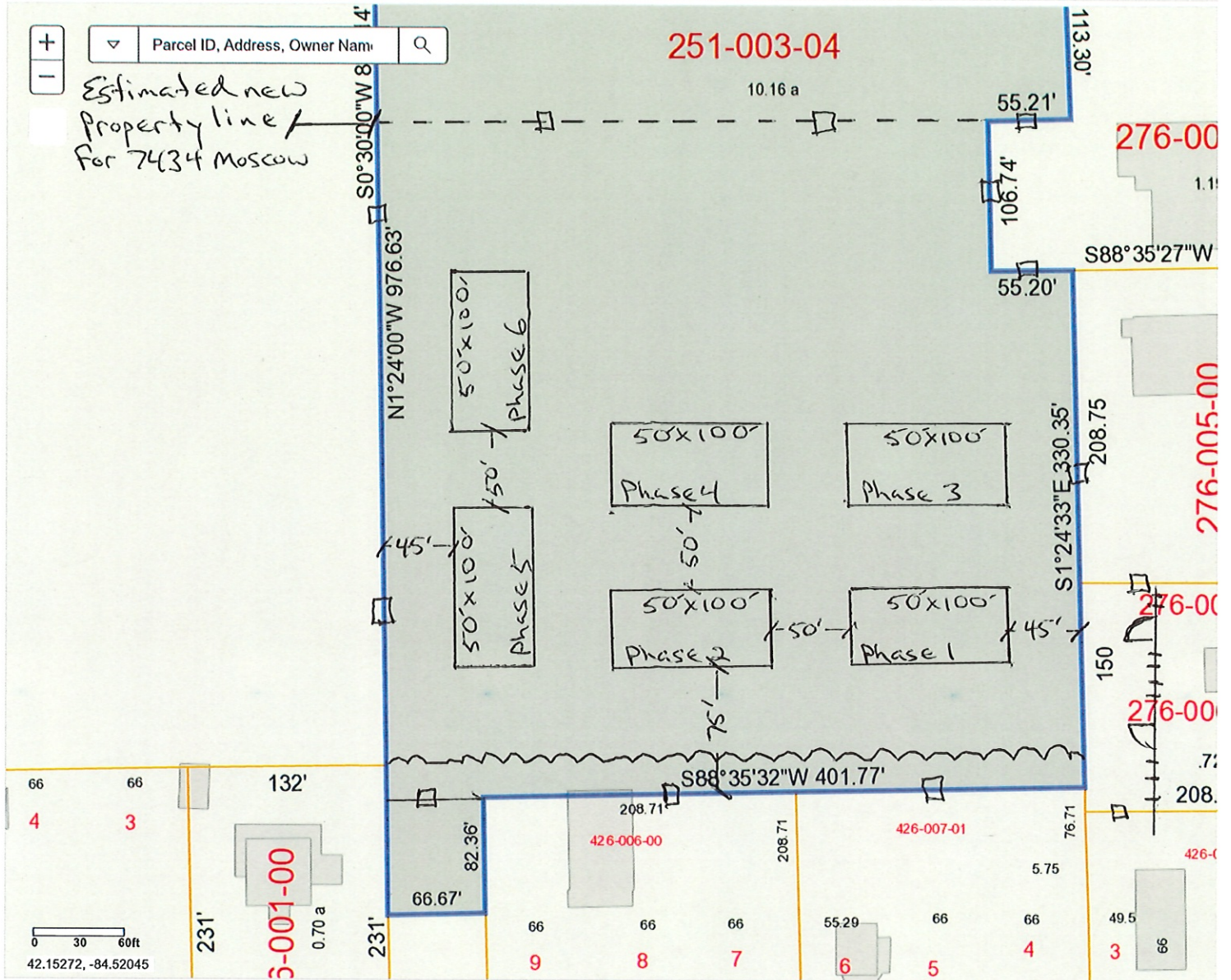
The buildings will be quality built and designed to fit into the community and not be an eye sore. They will be black with grey trim and doors. The existing building at 7560 Moscow will be repainted to match the new structures. The fencing that will front Moscow Road will be a decorative fence. We intend to start with one 50' x 100' building and add other buildings as demand grows. I was born and raised in Spring Arbor and intend to retire from law enforcement in the near future, moving back to Horton and taking care of the business. We will see that our business is an attractive and well-kept part of the community.

Thank you,

Steve Pohl

Deanne Thomson





- Proposed new Property line
- Proposed Fencing
- Hedge
- Wrought Iron Fence
- Gate



TOWNSHIP OF HANOVER  
JACKSON COUNTY, MICHIGAN  
APPLICATION FOR REZONING

DATE 8/8/23

Steven Pohl  
APPLICANT NAME

12621 Bona Kim Lp. Anchorage, AK 99515  
APPLICANT ADDRESS

APPLICANT PHONE # 907-513-9008

Deanne Thomson  
APPLICANT NAME

12621 Bona Kim Lp. Anchorage, AK 99515  
APPLICANT ADDRESS

APPLICANT PHONE # 907-690-1995

HEREBY FILES THIS APPLICATION WITH THE TOWNSHIP OF HANOVER CLERK'S OFFICE TO:  
AMEND THE MAP OF ZONING ORDINANCE BY RE-ZONING THE PROPERTY DESCRIBED BELOW TO  
ANOTHER ZONING CLASSIFICATION:

FROM: 201-Commercial  
CURRENT ZONING DISTRICT

TO: Industrial  
PROPOSED ZONING DISTRICT

PARCEL NUMBER: 000-17-03-276-006-00

ADDRESS: 7560 MOSCOW RD. Horton, MI 49246

LEGAL DESCRIPTION (can attach): Please see attached

REASON FOR REQUESTING ZONING CHANGE, INCLUDING INTENDED USE OF BUILDING,  
STRUTTURE, OR LAND, AND ANY OTHER INFORMATION. SUBMIT MAP(S), DRAWN TO SCALE, IN  
SUFFICIENT DETAIL TO ADEQUATELY DESCRIBE THE PROPOSED CHANGES IN ZONING DISTRICT  
BOUNDARIES.

Please see attached.

SUBMIT AT LEAST 2 DATES YOU ARE AVAILABLE THAT ARE 30 DAYS FROM APPLICATION DATE FOR  
THE PUBLIC HEARING:

9/12/23

DATE 1

Steven A. Pohl

SIGNATURE OF APPLICANT

9/13/23

DATE 2

8/8/23

DATE

DATE 3

Deanne Thomson

SIGNATURE OF APPLICANT

DATE 4

8/8/23

DATE

FEE: \$450



BEG AT THE NE COR OF SEC 3 TH S ALG E SEC LN 2870.92 FT TO A PT FOR PL OF BEG OF THIS DESCN TH N 89DEG 30'W  
208.75 FT TH S 0DEG 30'W 150 FT TH S 89DEG 30'E 208.75 FT TH N 0DEG 30'E 150 FT TO BEG. SEC 3 T4S R2W

## Request for Zoning change

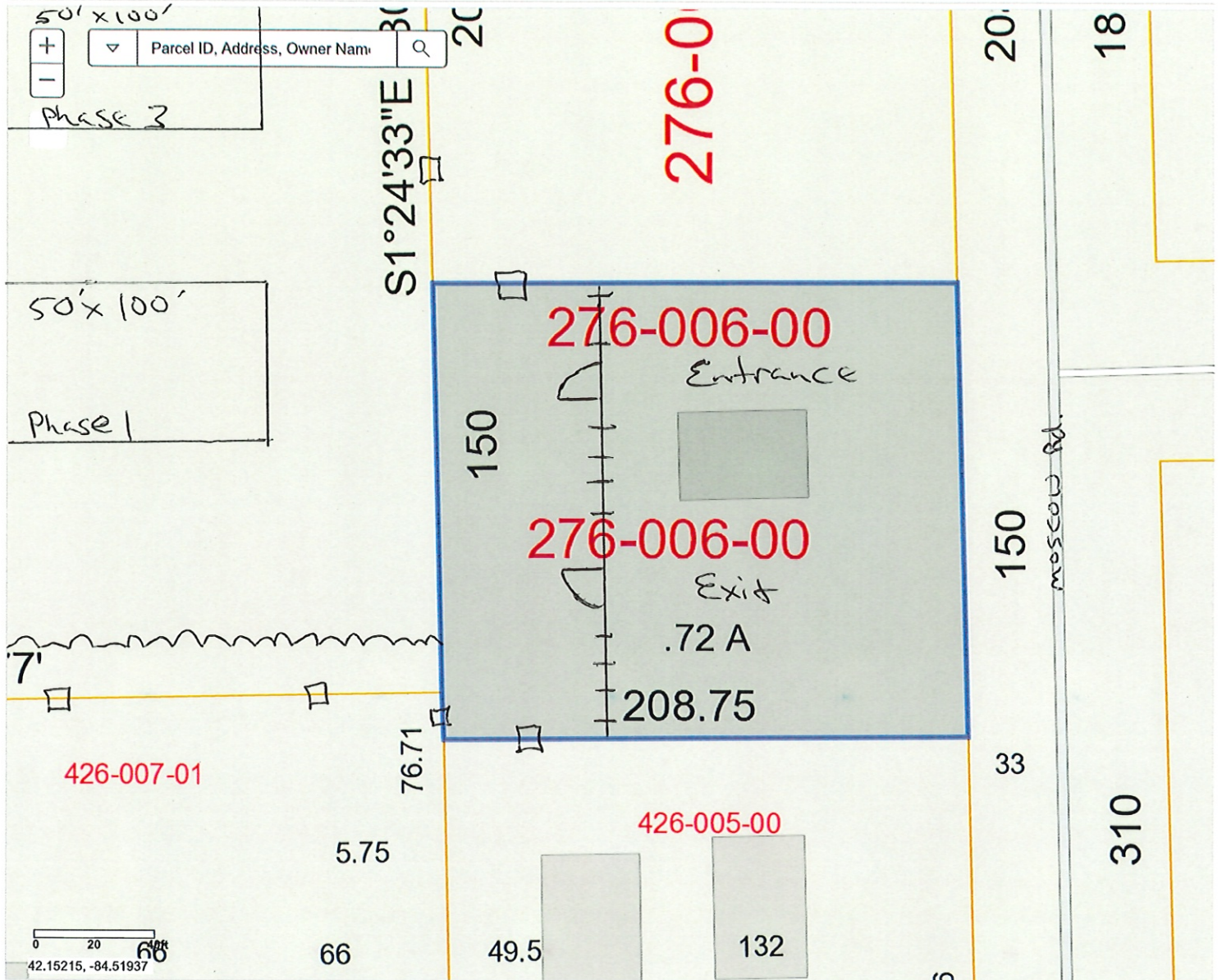
We are requesting the zoning be changed from 201 – Commercial to Industrial so that storage units can be built on the southern 5 acres of 7434 Moscow Rd. and 7560 Moscow Rd. The agreement with the seller is that the 7434 Moscow Rd. property will be surveyed, and the southern 5 acres will sell with the adjoining 7560 Moscow Rd. property. The 7560 Moscow Rd. property will mainly be used as the office and access off Moscow Rd. to the southern 5 acres of 7434 Moscow Rd. where the proposed storage units would be built. A sufficient buffer would be left between the residences on Union St. The property will be fenced off for security and the southern fence line will either have decorative privacy fence or shrubs planted along the southern fence line to minimize sight and sound to residences on Union St.

The buildings will be quality built and designed to fit into the community and not be an eye sore. They will be black with grey trim and doors. The existing building at 7560 Moscow will be repainted to match the new structures. The fencing that will front Moscow Road will be a decorative fence. We intend to start with one 50' x 100' building and add other buildings as demand grows. I was born and raised in Spring Arbor and intend to retire from law enforcement in the near future, moving back to Horton and taking care of the business. We will see that our business is an attractive and well-kept part of the community.

Thank you,

Steve Pohl

Deanne Thomson



- Wrought Iron fence - ++++++
- Gate - D
- Hedge - ~~~~



✓ 000-17-03-426-002-00  
HEIE VICKI L & SUGAR MARTIN  
246 UNION ST  
HORTON, MI 49246-9595

000-17-03-426-006-00 ✓  
LYONS MARTIN & COLETTE  
220 UNION ST  
HORTON, MI 49246-9595

✓ 000-17-03-429-008-00  
SAWYER MICHAEL & BRENDA  
7628 MOSCOW RD  
HORTON, MI 49246-9300

✓ 000-17-03-429-009-00  
SPINK SAMUEL R & ALLISON M  
108 MAIN ST  
HORTON, MI 49246-9540

000-17-03-429-007-00  
DAW DEBORAH A ✓  
12435 FOLKS RD  
HANOVER, MI 49241-9749

000-17-03-429-002-00  
PETERMAN JOHN & ROBBIN ✓  
136 MAIN ST  
HORTON, MI 49246-9540

000-17-03-428-006-03  
WRIGHT JORDAN H ✓  
215 UNION ST  
HORTON, MI 49246-9595

000-17-03-428-003-00  
ISELER JAMES & VICKI ✓  
PO BOX 38  
HORTON, MI 49246-0038

000-17-03-426-007-01  
BOYER BRANDON & COURTNEY ✓  
110 UNION ST  
HORTON, MI 49246-9664

000-17-02-301-012-01  
HORTON REALTY L L C ✓  
PO BOX 165  
HORTON, MI 49246-0165

000-17-03-276-002-00  
ULRICH FAMILY LLC ✓  
210 UNION ST  
HORTON, MI 49246-9595

000-17-03-426-005-00  
CH REALTY IX/CG MI EXPRESS LP ✓  
3819 MAPLE AVE  
DALLAS, TX 75219

000-17-03-201-002-01  
SEARS MARK & JILL TRUST ✓  
6701 REYNOLDS RD  
HORTON, MI 49246-9587

000-17-03-276-001-00  
MATTICE STEVEN & CINDY ✓  
7394 MOSCOW RD  
HORTON, MI 49246-9507

000-17-03-276-003-00  
ULRICH FAMILY LLC ✓  
210 UNION ST  
HORTON, MI 49246-9595

000-17-03-276-005-00  
DUNBAR MATTHEW G & JOYCE D ✓  
6054 BROWN RD  
JONESVILLE, MI 49250-9314

000-17-03-276-006-00  
NUTRITION CONNECTION LLC ✓  
600 E MICHIGAN AVE  
JACKSON, MI 49201-1624

000-17-02-151-009-02  
SCHUPBACH DARREN & JENNIFER LF EST ✓  
7405 MOSCOW RD  
HORTON, MI 49246-9302

000-17-02-151-002-00  
SHOEMAKER JERRY JR ✓  
7581 MOSCOW RD  
HORTON, MI 49246-9301

000-17-02-151-003-00  
PANGBORN DANIEL SPENCER ✓  
7517 MOSCOW RD  
HORTON, MI 49246-9301

000-17-02-151-004-00  
ACQ PROPERTIES LLC ✓  
PO BOX 263  
HANOVER, MI 49241-0263

000-17-03-251-003-04  
7434 MOSCOW LLC ✓  
600 E MICHIGAN AVE  
JACKSON, MI 49201-1624

000-17-03-276-004-01  
B & S POHL LLC ✓  
PO BOX 241  
SPRING ARBOR, MI 49283-0241

000-17-03-251-003-01  
ULRICH MARTIN & DIANE TRUST ✓  
210 UNION ST  
HORTON, MI 49246-9595

✓ 000-17-03-426-001-00  
LYONS MARTIN & COLLETTE  
220 UNION ST  
HORTON, MI 49246-9595

000-17-03-251-003-05  
UNITED PROPERTY GROUP- DG1, LLC ✓  
1407 GRAND AVE  
NEWPORT, KY 41071-2571



~~000-17-03-420-000-00~~

~~LYONS MARTIN & COLETTE~~  
~~220 UNION ST~~  
~~HORTON, MI 49246-9505~~

~~000-17-03-429-000-00~~

~~SAWYER MICHAEL & BRENDA~~  
~~7628 MOSCOW RD~~  
~~HORTON, MI 49246-9300~~

~~000-17-03-429-000-00~~

~~SPRICK SAMUEL R & ALLISON M~~  
~~468 MAIN ST~~  
~~HORTON, MI 49246-9340~~

~~000-17-03-429-007-00~~

~~DAW DEBORAH A~~  
~~42433 FOLKS RD~~  
~~HANOVER, MI 49241-9749~~

~~000-17-03-420-007-00~~

~~DOVER BRANDON & COURTNEY~~  
~~410 UNION ST~~  
~~HORTON, MI 49246-9604~~

000-17-02-151-005-02

ACQ PROPERTIES LLC ✓  
PO BOX 263  
HANOVER, MI 49241-0263

000-17-02-151-005-01

DUBOIS STEVEN D ✓  
5948 COATS RD  
HORTON, MI 49246-9405

000-17-02-151-006-00

DUBOIS STEVE & KIM ✓  
5948 COATS RD  
HORTON, MI 49246-9405

000-17-02-151-007-00

✓ OOGAN TRAVERSE  
5932 COATS RD  
HORTON, MI 49246-9405

~~000-17-02-301-012-03~~

~~HORTON REALTY LLC~~  
~~PO BOX 165~~  
~~HORTON, MI 49246-0165~~

000-17-02-301-012-03

JRMT LLC ✓  
167 CLAREMONT CIR  
BROOKLYN, MI 49230-9704

~~000-17-03-436-005-00~~

~~OH REALTY INC/CC MI EXPRESS LP~~  
~~3619 MAPLE AVE~~  
~~DALLAS, TX 75249~~

~~000-17-03-270-005-00~~

~~DUNBAR MATTHEW G & JOYCE D~~  
~~605 E BROWN RD~~  
~~JONESVILLE, MI 49260-9314~~

~~000-17-03-270-005-00~~

~~NUTRITION CONNECTION LLC~~  
~~600 E MICHIGAN AVE~~  
~~JACKSON, MI 49201-1024~~

~~000-17-03-151-000-00~~

~~DANBORN DANIEL SPENCER~~  
~~3617 MOSCOW RD~~  
~~HORTON, MI 49246-9301~~

~~000-17-02-151-004-00~~

~~ACQ PROPERTIES LLC~~  
~~PO BOX 263~~  
~~HANOVER, MI 49241-0263~~

~~000-17-03-261-003-04~~

~~7434 MOSCOW LLC~~  
~~600 E MICHIGAN AVE~~  
~~JACKSON, MI 49201-1024~~

~~000-17-03-270-004-01~~

~~B & S FOHL LLC~~  
~~PO BOX 241~~  
~~SPRING ARBOR, MI 49283-0241~~

## ZONING AMENDMENT FORM



"A"

### JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

**A. DISTRICT BOUNDARY CHANGE (REZONING):**

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

000-17-03-276-006-00

0.719 acres

Section 3

\* Legal description attached.

1. The above described property has a proposed zoning change FROM Commercial (C-2) ZONE TO Light Industrial (I-1) ZONE.
2. PURPOSE OF PROPOSED CHANGE: Storage units.

**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 10 day 2 year 2023

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 8 day 31 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 Brooklyn 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.

Paul D. Daulton ☒ Chair or ☐ Secretary 10 / 2 / 2023 (enter date)

**JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:**

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

2. The JCPC herewith certifies receipt of the proposed amendment on the above date and:

- ☐ Recommends APPROVAL of the zoning change
- ☐ Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.
- ☐ Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.
- ☐ Takes NO ACTION.

\_\_\_\_\_, 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

Legal Description of parcel 000-17-03-276-006-00:

BEG AT THE NE COR OF SEC 3 TH S ALG E SEC LN 2870.92 FT TO A PT FOR PL OF BEG OF THIS DESCN TH N  
89%30'W 208.75 FT TH S 0%30'W 150 FT TH S 89%30'E 208.75 FT TH N 0%30'E 150 FT TO BEG. SEC 3 T4S  
R2W



## ZONING AMENDMENT FORM



### JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

(ANSWER EITHER A or B)

**A. DISTRICT BOUNDARY CHANGE (REZONING):**

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

000-17-03-251-003-04

Southern 5 acres of parcel (parcel is a total of 9.997 acres)

Section 3

\* Legal description attached.

1. The above described property has a proposed zoning change FROM Commercial/Residential (C-2/RS) ZONE TO Light Industrial (F-1) ZONE.
2. PURPOSE OF PROPOSED CHANGE: Storage units.

**B. ZONING ORDINANCE TEXT AMENDMENT:**

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

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D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 8 day 31 year 2023

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Muh Halat ☒ Chair or ☐ Secretary 10 / 2 / 2023 (enter date)

**JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:**

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_
2. The JCPC herewith certifies receipt of the proposed amendment on the above date and:  
☐ Recommends APPROVAL of the zoning change  
☐ Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.  
☐ Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.  
☐ Takes NO ACTION  
\_\_\_\_\_, Recording Secretary 10 / 2 / 2023 (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



Legal Description of parcel 000-17-03-251-003-04:

COM AT THE E 1/4 COR SEC 3, TH N01\*24'33"W 671.26 FT TO POB, TH N01\*24'33"W 122.94 FT, TH S89\*39'55"W 676.61 FT, TH S01\*24'00"E 976.63 FT, TH N88\*35'32"E 66.67 FT, TH N01\*23'52"W 82.36 FT, TH N88\*35'32"E 401.77 FT, TH N01\*24'33"W 330.35 FT, TH S88\*35'27"W 55.21 FT, TH N01\*24'33"W 106.74 FT, TH N88\*35'27"E 55.21 FT, TH N01\*24'33"W 321.56 FT, TH N88\*35'27"E 208.18 FT TO BEG. CONT 10.16 ACRES +/-

SEC 3 T4S R2W SPLIT ON 02/05/2015 FROM 000-17-03-251-003-02, 000-17-03-276-004-00;

# Hanover Township Planning Commission - Public Hearing for Application for Rezoning

Meeting Minutes of 2 Oct 2023

members present:

Mark Nastally –Chairman      James Scott-Asst. Chair      Steve Keller – Scribe  
Don O'Connor      Mike Greiner (Absent)

Many residents attended the meeting.

Meeting called to order at 7:07 pm by Chairman Mark Nastally

Chairman Nastally opened meeting by requesting Minutes to be read/reviewed by scribe Keller from last meeting.

James Scott made a motion to approve minutes & 2<sup>nd</sup> by, Don O'Connor, motion passed.

Chairman Nastally requested public comments (45 Min.):

James Scott read the request for the Zoning change.

Collette Lyons – doesn't want storage facility.

Dan/Margret – concern people coming and going all hours of the night.

Marty Ulrich – unknown things going on

Realtor – committed that other communities allow storage facilities in commercial zoning.

Robin Kaminsky – water flow to her house

Sheila Pohl – change of landscape & drainage.

Craig & Heather B. – security of people in/out – access and lighting – property value

Shiela Matice – outside or inside storage

No other Public Comments

Planning Commission discussion

Hours – lighting (too much or not enough) – security arrangement – easement issue Ulrich driveway.

Visual restriction to Moscow Road

Lacks growth factor to community.

Does not meet future land use to Master Plan

Motion presented for Zoning change approval by Chairman Nastally.

Roll call vote as follows:

Mark Nastally –NO    James Scott—NO    Steve Keller – NO

Don O'Connor - NO      Mike Greiner (Absent)

Zoning Change denied by Hanover Township Planning Commission

..... **OLD BUSSINESS** .....

**TOPIC 1:** Address zoning articles for Utility Solar and Wind energy conversion systems.

Residential/private solar panels excluded. These articles are from Cambridge Township.

To be reviewed for adoption to Hanover Township at next meeting, focus on Solar.

Jacob Hurt was requested to present zoning activity documents to Rachal to share activity with Township board and planning commission.

**Topic 2** - Having chickens and small animals in Ag zoning with less than 5 acres: to be discussed at future meeting proposed by Don O'Connor.

.

**TOPIC 3** next scheduled Hanover Township Planning Commission meeting is 18 Oct 2023

All meetings start at 7:00 pm

With no other business on the agenda Mark Nastally requested a motion to adjourn, motion made by Steve Keller, 2<sup>nd</sup> by James Scott, motion passed unanimously.

Meeting adjourned at 8:17 pm

Minutes submitted by Steve Keller



# Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

## Coordinated Zoning Report | #23-20

**To:** County Planning Commissioners

**From:** Zack Smith, R2PC Planner

**Date:** October 30, 2023

**Proposal:** **Rezoning .22 acre parcel, at 3990 Ann Arbor Road, Leoni Township from General Business to Light Industrial**

### Request

The subject property is proposed for rezoning to Light Industrial (ML) from General Business (B4).

### Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to make the property industrial as the owner opens a cannabis processor.

### Location and Size of the Property

The parcel (000-09-32-126-002-00) proposed for rezoning is located in Section 32 NW Quarter of Leoni Township on the north side of Ann Arbor Rd. The subject parcel has an area of approximately .22 acres which are currently zoned General Business.

### Land Use and Zoning

**Current Land Use** – The property is currently the site of the cannabis processing facility. The parcel to the north is cannabis, to the south is a used car lot, to the west is vacant, and the east is scrap car lot.

**Future Land Use Plan** – The suggested future land use of the subject parcels, as depicted on the Township's Future Land Use Map, is commercial.

**Current Zoning** – The subject parcel is currently zoned General Business (B4). The property to the north is currently zoned Heavy Industrial (HL). The properties to the south, east and west are currently zoned General Business (B-4).

### Public Facilities and Environmental Constraints

**Water and Sewer Availability** – Municipal sewer and water services are currently available to the subject parcels.

**Public Road/Street Access** – Ann Arbor Road provides direct access to the subject parcel.

**Environmental Constraints** – The parcel has no known environmental constraints, according to the Township.

**Analysis and Recommendation**

**Township Planning Commission Recommendation** – The Leoni Township Planning Commission approved the rezoning unanimously at their November 1, 2023 meeting.

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

*Staff Report Attachment(s):*

- *Background information provided by Leoni Township*

**Suggested Actions:**

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

JCPC Case #: 23 - 20  
(For JCPC Use Only)

## REZONING WORKSHEET FORM



### JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Leoni Township Case #: \_\_\_\_\_  
Township official we may contact: Cindy Norris, Clerk Phone #: (517) 936-2290  
Applicant: Kevin Cromley Phone #: (517) 812-9553  
Rezoning Request: From: General Business (B4) To: Light Industrial (ML)  
Property Location: Section(s): 32 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"): .22 acres

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Cannabis processor - see attached letter

What is the proposed use of the site? Cannabis processor - see attached letter

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

North: Cannabis  
East: Scrap Car

South: Used Car  
West: Vacant

What are the surrounding Zoning Districts?

North: Heavy Industrial (HL)  
East: General Business (B-4)

South: General Business (B4)  
West: General Business (B4)

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

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 \_\_\_\_\_

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.



JCPC Case #: \_\_\_\_\_  
(For JCPC Use Only)

## ZONING AMENDMENT FORM



### JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

**A. DISTRICT BOUNDARY CHANGE (REZONING):**

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

attached

1. The above described property has a proposed zoning change FROM B4 Business commercial ZONE TO M6 Light Industrial ZONE.

2. PURPOSE OF PROPOSED CHANGE: to align the zoning to the actual use

**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 11 day 1 year 2023

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 10 day 15 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 Salesman

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

Pamela Trammell ( ) Chair or ☒ Secretary 11/2/2023 (enter date)

**JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:**

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

2. The JCPC herewith certifies receipt of the proposed amendment on the above date and:

( ) Recommends APPROVAL of the zoning change

( ) Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.

( ) Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.

( ) Takes NO ACTION.

\_\_\_\_\_, ( ) Chair or ( ) Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (enter date)

**TOWNSHIP BOARD ACTION:**

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



RECEIVED

OCT 10 2023

Leoni Township Clerks Office

# Leoni Township Office

913 Fifth Street Michigan Center, Michigan 49254

PHONE: (517) 764-4694 FAX: (517) 764-1106

www.leonitownship.com

DATE OF APPLICATION: 09/27/2023

APPLICATION #:

## APPLICATION FOR ZONING CHANGE or CONDITIONAL USE

PLANNING COMMISSION, LEONI TOWNSHIP

We) Hereby make application with the Township of Leoni to:

- ☐ Add to or change the text of the Ordinance.
- ☐ Change the district boundaries.
- ☒ Re-Zone the property to another classification.
- ☒ Conditional Use.
- ☐ Home Occupation.
- ☐ Extending Residential Non-Conforming Use.

Applicants Name: Kevin Cromley

Phone: 517-812-9553

Address of Property Involved: 3990 Ann Arbor Rd.

Legal Description of Property: 000-09-32-126-002-00

The above property is presently zoned: B4 -General Business District

wish the zoning to be changed from: B4 -General Business District to: ML -Light Industrial

wish the boundaries to be changed from: to:

wish the change in the text from section:

The proposed use(s) and nature(s) of operation is/are: Adult Use Cannabis Processor Facility

NOTE: Attach an ACCURATE SURVEY DRAWING of said property drawn to scale showing existing and proposed building and structures, the type thereof and their uses, and the distances from property lines.

CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND THAT I AM THE OWNER OF THE PROPERTY.

I HEREBY GRANT PERMISSION FOR MEMEBERS OF THE LEONI TOWNSHIP PLANNING COMMISSION AND/OR TOWNSHIP BOARD TO ENTER THE ABOVE PROPERTY FOR THE PURPOSE OF GATHERING INFORMATION RELATED TO THIS APPLICATION. (NOTE TO APPLICANT: This will not affect any decision on your application.)

IN CASE OF CANCELLATION OR FAILURE TO APPEAR AT THE HEARING, I UNDERSTAND THAT ALL FEES WILL BE FORFEITED.

  
SIGNATURE OF OWNER APPLICANT

PLANNING COMMISSION RECOMMENDATION: Having review the submitted data, hereby recommend the Township Board approve ( ) Disapprove the Application for the following reasons (or with these restrictions)

CHAIRMAN:

CHAIRMAN:

SIGNATURE

TOWNSHIP BOARD OF TRUSTEES: Having reviewed the submitted data, hereby ( ) APPROVE ( ) DISAPPROVE the application for the following reasons:

CLERK:

CLERK:



# 3990 Ann Arbor Rd. Jackson, MI 49202

## Building & Land Use Description

- There is one building on the property that has been renovated under building permit # PB 230110 with stated use of Licensed Cannabis processor, and was approved by Joe Chambers, Leoni Townships Building Inspector and Zoning Administrator on August 29, 2023. We received our occupancy and use certificate on August 30, 2023 for the stated use of Building Permit Application #PB 230110.
- On the South side of the building facing Ann Arbor Rd is our main entrance which leads to our offices.
- In the middle of the building on the east side through the security gate is a roll-up door for deliveries and outbound shipments, this leads to our shipping & receiving area, and our manufacturing floor.
- On the East side next to the roll up door is an employee entrance that leads into the break room and bathroom. With an entrance into our manufacturing floor.
- On the northside of our building is an emergency exit from the manufacturing floor.
- The premise has been designed and constructed in accordance with Michigan state and local laws for a cannabis processor facility.
- The Land use will be for a licensed Cannabis Processor facility, which will be low-hazard and will employ non-volatile water extraction methodologies where no chemicals will be used in our processes, like volatile solvents. Our non-volatile and eco-conscious methodologies will make us a quality neighbor in our industrious business district.



# Certificate of Survey

Part of the NW 1/4 of  
Sec. 32, T2S, R1E

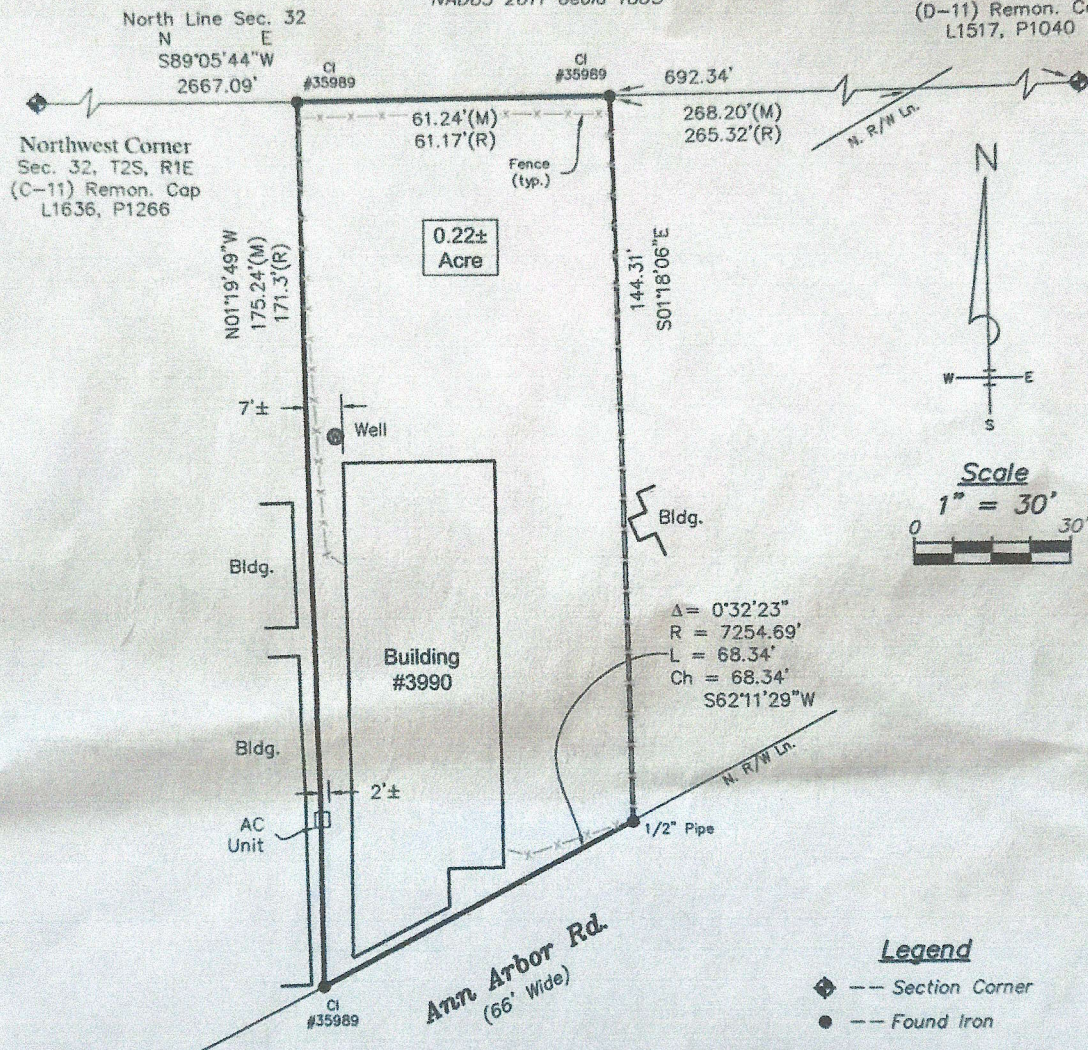
Certified To:  
David Steffes

Leoni Twp., Jackson County, MI

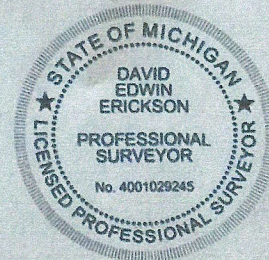
## Basis of Bearings

State Plane Coordinate System  
Michigan South Zone 2113  
NAD83 2011 Geoid 18US

North 1/4 Corner  
Sec. 32, T2S, R1E  
(D-11) Remon. Cap  
L1517, P1040



Legal Description (Liber 2082, Page 1240): Commencing at the intersection of the North line of Section 32, Town 2 South, Range 1 East, Leoni Township, Jackson County, Michigan, with the Northerly line of US-12, so-called, thence West along the North line of said Section, 265.32 feet for a place of beginning of this description; thence continuing West along the North line of said Section 61.17 feet more or less to the Northeast corner of land heretofore conveyed to William Martin and his wife under date of March 10, 1953, thence South along the East line of said Martins' land 171.3 feet to the North right of way of Ann Arbor Road (US- 12), thence Northeasterly along said right of way to a point due South of the place of beginning, thence North to the place of beginning. ALSO described as the East 61.17 feet of the West 638.18 feet of the part of the Northeast 14 of the Northwest 14 lying North of US-12 Highway, Section 32, Town 2 South, Range 1 East, Leoni Township, Jackson County, Michigan.



JOB #: 2022.4938



SHERIDAN SURVEYING CO.

DRAWN: RST

910 Fifth Street  
517-764-0440

Michigan Center, MI 49254  
sheridansurveying.com

DATE: 12-28-22

SCALE: 1" = 30'

PAGE: 1 OF 1

I HEREBY CERTIFY TO THE PARTY NAMED HEREON, THAT I HAVE SURVEYED THE PARCEL OF LAND AS ABOVE SHOWN OR DESCRIBED ON 12-20-22 AND THAT THE RELATIVE POSITIONAL PRECISION IS WITHIN LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT THIS SURVEY COMPLIES WITH ALL REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED.

PROFESSIONAL SURVEYOR #29245





# JACKSON COUNTY, MI

PARCEL VIEWER

3990 ANN ARBOR RD

X

Q



PRINT (PDF) | BUFFER | MEASURE | CLEAR

INFO | THEMES | LAYERS | HELP

ZOOM TO | PAN TO

## OWNER INFORMATION

NAME PELFREY MANAGEMENT LLC  
ADDRESS 2802 E MICHIGAN AVE  
JACKSON, MI 49202  
HOMESTEAD % 0

## PARCEL INFORMATION

PARCEL ID 000-09-32-126-002-00  
ADDRESS 3990 ANN ARBOR RD  
JACKSON, MI 49201  
PROP CLASS 201 - COMMERCIAL  
STATUS Active  
ACREAGE 0.22  
GOVT UNIT Leoni  
TAX UNIT Leoni  
SCHOOL DIST EAST JACKSON SCHOOL  
LIBER/PAGE 2213-161  
LAST UPDATED September 26, 2023

## ASSESSMENT INFORMATION

Year	Assessed	Taxable
2021	\$54,592	\$54,592
2022	\$56,592	\$56,393
2023	\$54,767	\$54,767

## TAX DESCRIPTION

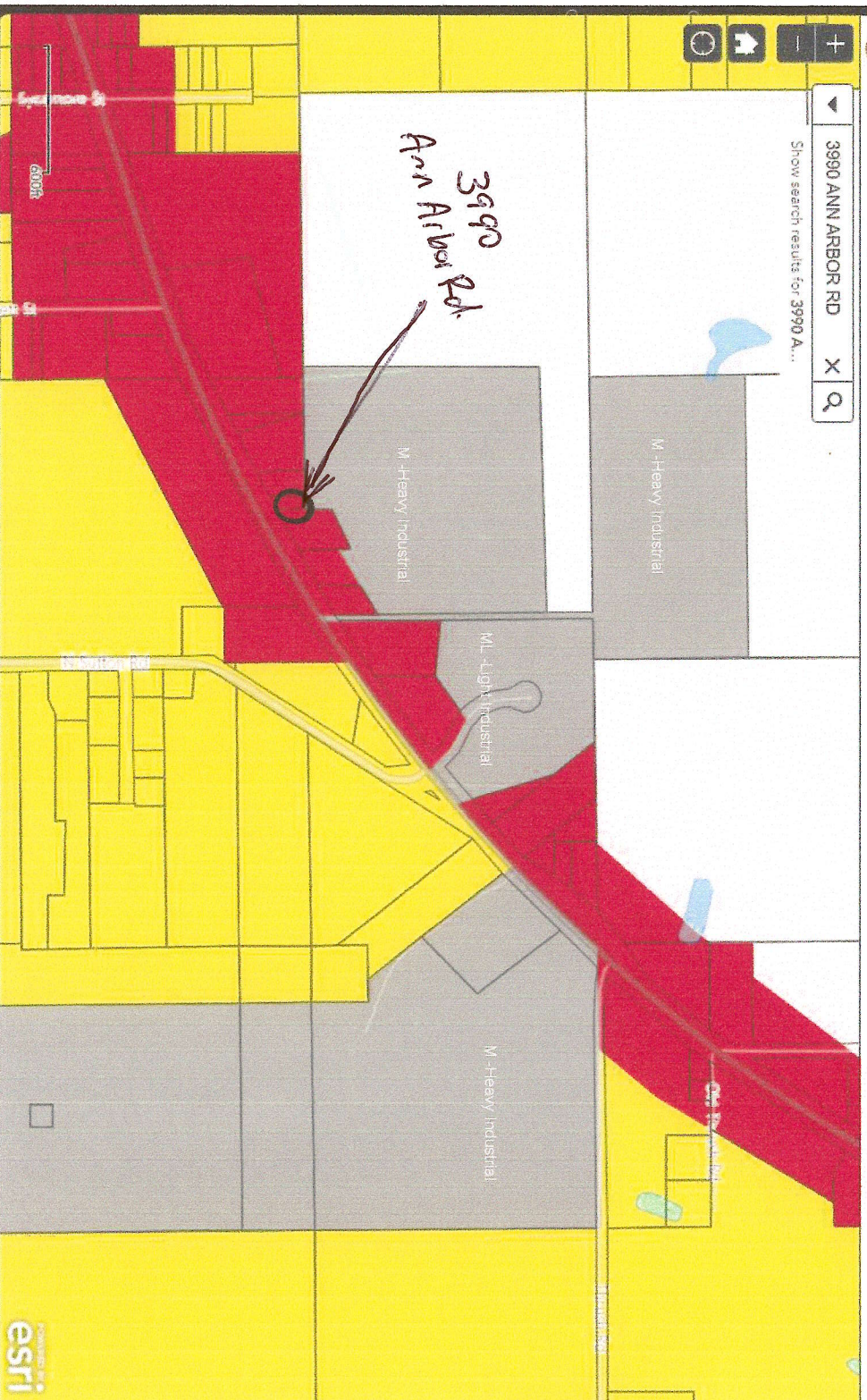
THE E 61.17 FT OF THE W 638.18 FT OF THAT PART OF THE NE 1/4 OF NW 1/4 SEC 32 T2S R1E LYING N OF US-12 HWY. COMMONLY KNOWN AS---3990 ANN ARBOR RD 22 AC



# Jackson County Zoning Viewer

3990 ANN ARBOR RD X Q

Show search results for 3990 A...



About

## Jackson County, MI Zoning Information

### Zoning Districts:

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

### Overlay Districts:

Public Overlay
----------------

### About:

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

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

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

Search for a location by entering a Parcel ID, Property Owner Name or Address in the top

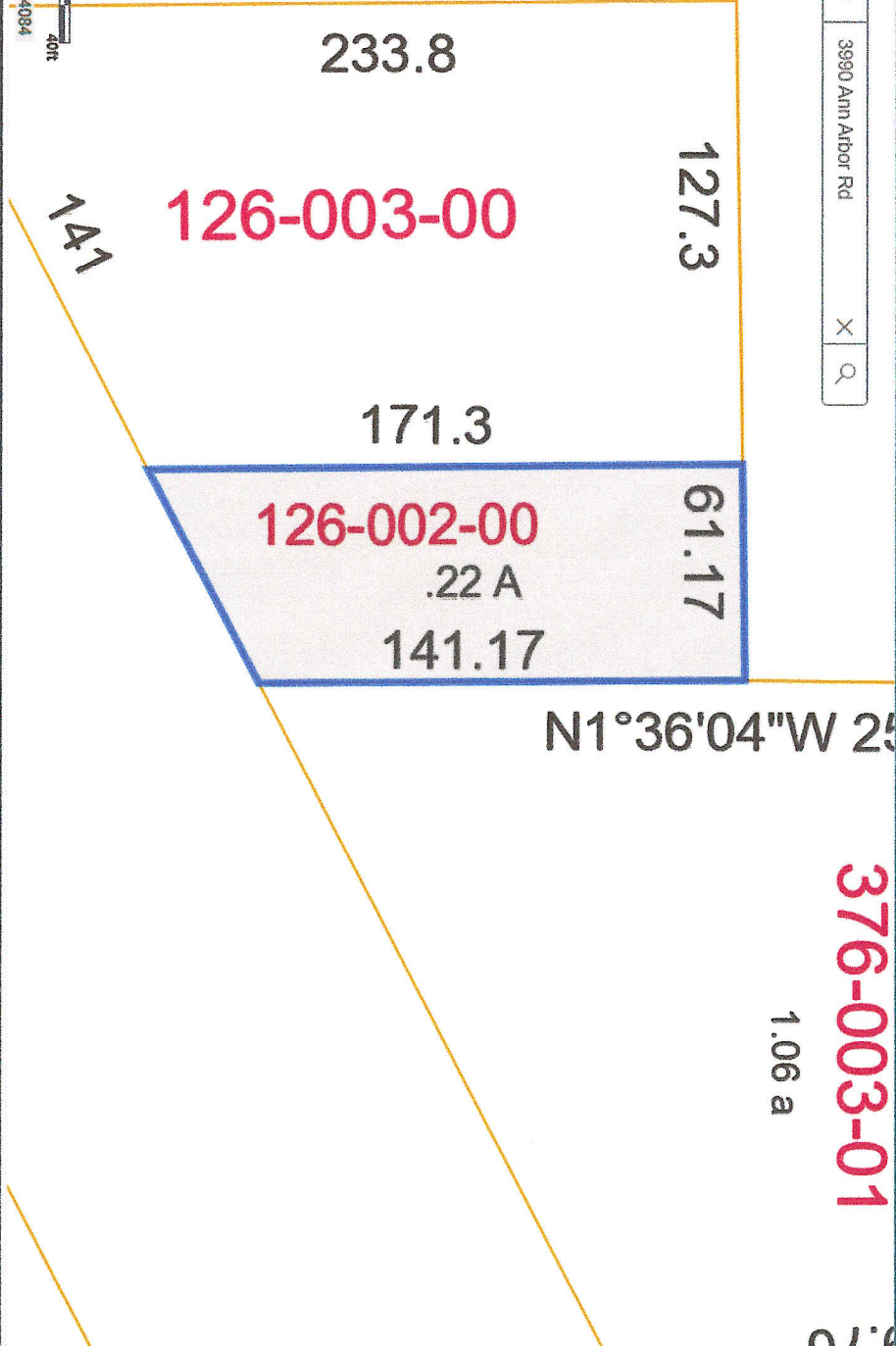




3990 Ann Arbor Rd

X

Q



376-003-01

1.06 a

PRINT (PDF) ▾ BUFFER ▾ MEASURE CLEAR

INFO THEMES LAYERS HELP

ZOOM TO PAN TO

OWNER INFORMATION

NAME PELFREY MANAGEMENT LLC  
ADDRESS 2802 E MICHIGAN AVE  
JACKSON, MI 49202  
HOMESTEAD % 0

PARCEL INFORMATION

PARCEL ID 000 09 32 126 002 00  
ADDRESS 3990 ANN ARBOR RD  
JACKSON, MI 49201  
PROP CLASS 201 - COMMERCIAL  
STATUS Active  
ACREAGE 0.22  
GOVT UNIT Leon  
TAX UNIT Leon  
SCHOOL DIST EAST JACKSON SCHOOL  
LIBRARY PAGE 2213-161  
LAST UPDATED September 26, 2023

ASSESSMENT INFORMATION

Year	Assessed	Taxable
2021	\$64,592	\$64,592
2022	\$66,592	\$66,393
2023	\$64,767	\$64,767

TAX DESCRIPTION

THE E 61.17 FT OF THE W 638.18 FT OF THAT PART OF THE NE 1/4 OF NW 1/4 SEC 32 T2S R1E LYING N OF US-12 HWY. COMMONLY KNOWN AS---3990 ANN ARBOR RD 22 AC

**TOWNSHIP OF LEONI**

Receipt: 223906

10/10/23

913 5TH STREET  
P.O. BOX 375  
MICHIGAN CENTER, MI 49254

Cashier: TPOTTER  
Received Of: KEVIN CROMLEY

(517) 764-4694  
(517) 764-1106 FAX

The sum of: 550.00

ZON K CROMLEY ZONING CHANG

	550.00
Total	550.00

CASH 550.00

**RECEIVED****OCT 10 2023**

Leoni Township Clerks Office

Signed: \_\_\_\_\_

**LEONI TOWNSHIP OFFICE  
913 FIFTH ST  
MICHIGAN CENTER MI 49254  
517-764-4694 PHONE 517-764-1106 FAX**

# NOT I CE

The Leoni Township Planning Commission will hold an In Person and ZOOM Public Hearing, Wednesday, November 1 at 6:00 P.M. in the Leoni Township Meeting Hall, 913 Fifth St., Michigan Center, Michigan, 49254.

000-09-32-126-002-00  
3990 Ann Arbor Rd.  
Kevin Cromley

Purpose of hearing: Rezone from General Business (B-4) to Light Industrial (ML)

Legal Description: THE E 61.17 FT OF THE W 638.18 FT OF THAT PART OF THE NE 1/4 OF NW 1/4 SEC 32 T2S R1E LYING N OF US-12 HWY. COMMONLY KNOWN AS---  
3990 ANN ARBOR RD .22 AC

Cindy Norris, Clerk





# Parcel Report - Parcel ID: 000-09-32-126-002-00

10/11/2023



**Owner Name** PELFREY MANAGEMENT LLC  
**Owner Address** 2802 E MICHIGAN AVE  
JACKSON, MI 49202  
**Homestead** 0  
**Parcel Address** 3990 ANN ARBOR RD  
JACKSON, MI 49201  
**Property Class** 201 - COMMERCIAL  
**Status** Active  
**Acreage** 0.22  
**Gov't Unit** Leoni  
**Tax Unit** Leoni  
**School District** EAST JACKSON SCHOOL  
**Liber/Page** 2213-161

	2021	2022	2023
<b>Taxable Value</b>	\$54,592	\$56,393	\$54,767
<b>Assessed Value</b>	\$54,592	\$56,592	\$54,767

**Tax Description:**

THE E 61.17 FT OF THE W 638.18 FT OF THAT PART OF THE NE 1/4 OF NW 1/4 SEC 32 T2S R1E LYING N OF US-12 HWY. COMMONLY KNOWN AS---3990 ANN ARBOR RD .22 AC



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





000-09-32-126-003-00  
WATSON WENDY A  
161 HARRIS DR  
CEMENT CITY, MI 49233

000-09-32-126-006-03  
FIVE O CLOCK HOLDINGS LLC  
3960 ANN ARBOR RD  
JACKSON, MI 49202

000-09-32-127-002-00  
SMART CHOICE TRANSPORTATION LLC  
2855 BLACKMAN RD  
JACKSON, MI 49201

000-09-32-126-002-00  
PELFREY MANAGEMENT LLC  
2802 E MICHIGAN AVE  
JACKSON, MI 49202

000-09-29-376-003-01  
SCHMELL JEFFREY T & MARR BRIAN K  
3641 ANN ARBOR RD  
JACKSON, MI 49202

000-09-29-376-002-02  
PEGASUS FARMS LLC  
4100 ANN ARBOR RD  
JACKSON, MI 49202

**Pam Trammell**

---

**From:** The Salesman <ads@salesmanpublications.com>  
**Sent:** Thursday, October 12, 2023 10:41 AM  
**To:** Deputy Clerk  
**Subject:** Re: Kevin Cromley Rezone Notice - ad proof  
**Attachments:** Leoni Township\_Kevin-Cromley\_2x.pdf

**Your ad is attached for Sunday, October 15, 2023 publication.**

**Please advise on changes by 1pm today, October 12th.**

***We appreciate your business!***

Thanks,  
Karie

SALESMAN PUBLICATIONS  
P O Box 205  
Concord, MI 49237-0205

NEW HOURS : Mon.-Thurs. 9am-5pm; Friday 9am-4pm

email: ads@salesmanpublications.com

Call: 517-524-8540  
FAX: 517-524-8570  
[www.salesmanpublications.com](http://www.salesmanpublications.com)

On Wednesday, October 11, 2023 at 01:39:48 PM EDT, Deputy Clerk <deputyclerk@leonitownship.com> wrote:

We would like to add the attached document for publication. Please send proof of publication as well as an affidavit of publication.

Thank you

Pam Trammell

**LEONI TOWNSHIP**  
**913 FIFTH STREET**  
**MICHIGAN CENTER, MI 49254**  
**517-764-4694 PHONE 517-764-1106 FAX**

**N O T I C E**

The Leoni Township Planning Commission will hold an In Person and ZOOM Public Hearing, Wednesday, November 1 at 6:00 P.M. in the Leoni Township Meeting Hall, 913 Fifth St., Michigan Center, Michigan, 49254.

000-09-32-126-002-00

3990 Ann Arbor Rd.

Kevin Cromley

Purpose of hearing: Rezone from General Business (B-4) to Light Industrial (ML)

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Cindy Norris,  
Leoni Township clerk

**10/15/23**  
**Eastern - 2x4**  
**\$106.25 -35%**  
(Township Legal Notice Rate)

---

**\$69.06**

**Leoni Township Office**  
913 Fifth Street  
Michigan Center, Michigan 49254  
PHONE: (517) 764-4694 FAX: (517) 764-1380  
Leonitownship.com

**PLANNING COMMISSION MINUTES**  
**November 1, 2023**

The Leoni Township Planning Commission held a meeting Wednesday, November 1, 2023 @ 6:00 p.m.  
913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

Meeting opened to call of the Chair: 6:02 pm

Members Present: Connie Gibson, Judy Southworth, Ron Kinch, Vern Beckwith, William Miles, and  
Bob Pickett

Members absent: Cody Lester

Persons in attendance: 3 in person

Pledge of Allegiance

*Motion by W. Miles, supported by J. Southworth to approve the agenda as written.*

***Motion adopted by voice vote***

*Motion by J. Southworth, supported by W. Miles to approve the October 4 minutes as written*

***Motion adopted by voice vote***

<b>Public Comment:</b>	<b>Open at</b>	<b>6:05 pm.</b>
	<b>Closed at</b>	<b>6:05 pm.</b>

**PUBLIC HEARING:**

- 1. 000-09-32-126-002-00**  
**3990 Ann Arbor Rd.**  
**Kevin Cromley Rezone**

**DISCUSSION:**

Mr. Kinch conveyed that he had concerns about spot zoning this property when everything around it is zoned residential.

Mr. Jester brought up that there is heavy industrial that butts up to this property and so it is not technically considered spot zoning.

*Motion by R. Kinch, supported by C. Gibson to approve the rezone for property 000-09-32-126-002-00 at 3990 Ann Arbor Rd. as presented.*

*6 Ayes: R. Kinch, W. Miles, C. Gibson, J. Southworth, B. Pickett and V. Beckwith*

*0 Nays:*

***Motion Carried***



## **RESERVE:**

### **1. Master Plan Finalization**

#### **DISCUSSION:**

Mr. Kinch presented that since we are just waiting on new maps that we should remove the Master Plan from Reserve at the beginning of 2024 since we have to wait for the contingency to be finalized on the motion for the rezone of Napoleon Rd.

Mr. Kinch asked Mr. Jester to look into following up on where the county is at on drawing up the new maps.

*Motion by J. Southworth, supported by C. Gibson to adjourn the meeting at 6:35 PM.*

***Motion adopted by voice vote***

**Meeting Adjourned 6:35 pm.**

**Next meeting: November 15, 2023**



# Jackson County Planning Commission

---

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

## PA 116 FARMLAND AGREEMENT | #23-01

**Applicant:** Dennis R. Hasenick and Cynthia A. Hasenick  
6749 Brown Rd.  
Parma, MI 49269

**Date:** October 30, 2023

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

**Location:** An application was filed for the subject property—Property ID #000-06-01-126-001-00—situated in Section 1 of Parma Township. (T2S, R3W). It is located on the East side of Brown Road (see Map 1).

**Description:** The subject property has an area of approximately 236.6 acres of which 170.12 acres (approximately) are cultivated for cash crops, and 93.48 acres are woods and 2.31 acres are comprised of barns/buildings. One building, a pole barn, is located on the subject property.

**Term:** A term length of \_\_\_ years is requested.

**Future Land Use:** The land use map for Parma Township places the property in an area designated as "Agricultural."

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

- *Question #19:* The number of years they wish the agreement to run is left blank.

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



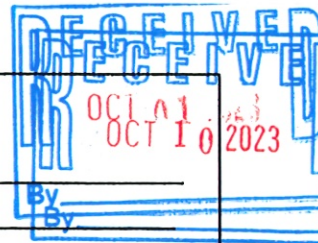
**FARMLAND AND OPEN SPACE  
PRESERVATION PROGRAM**

**Application for Farmland Agreement**

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

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

OFFICIAL USE ONLY	
Local Governing Body:	
Date Received	
Application No:	
State:	
Date Received	
Application No:	
Approved:	Rejected



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

**I. Personal Information:**

1. Name(s) of Applicant: Dennis R. Hasenick Trust, Dennis R. Hasenick trustee  
Last First Initial

(If more than two see #15) and Cynthia A. Hasenick Trust, Cynthia A. Hasenick trustee  
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: 7450 North Gibbs Road Albion MI 49224  
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 857 3820

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (517) 812 9363

5. E-mail address: hasenickbros.dennis@gmail.com

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

6. County: JACKSON 7. Township, City or Village: PARMA

8. Section No. 1 Town No. 2 SOUTH Range No. 3 WEST

**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: DENNIS R. HASENICK Title: Trustee

Name: Cynthia A. Hasenick Title: Trustee

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):

- b. Total number of acres on this farm 263.6  
 c. Total number of acres being applied for (if different than above): \_\_\_\_\_  
 d. Acreage in cultivation: 170.12  
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: \_\_\_\_\_  
 f. All other acres (swamp, woods, etc.) 93.48  
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings \_\_\_\_\_ Residence: \_\_\_\_\_ Barn: 1 pole 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):

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

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

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



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

V. Signature(s):

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

Donald P. Hasenick, Trustee  
(Signature of Applicant)

\_\_\_\_\_  
(Corporate Name, If Applicable)

Cynthia A. Hasenick, trustee  
(Co-owner, If Applicable)

\_\_\_\_\_  
(Signature of Corporate Officer)

March 1 2023  
(Date)

\_\_\_\_\_  
(Title)

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

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

I. Date Application Received: 3/6/2023 (Note: Local Governing Body has 45 days to take action)

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

This application is ☒ approved, ☐ rejected

Date of approval or rejection: 3/8/2023

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

Clerk's Signature: Sarah Stanham

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

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

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

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

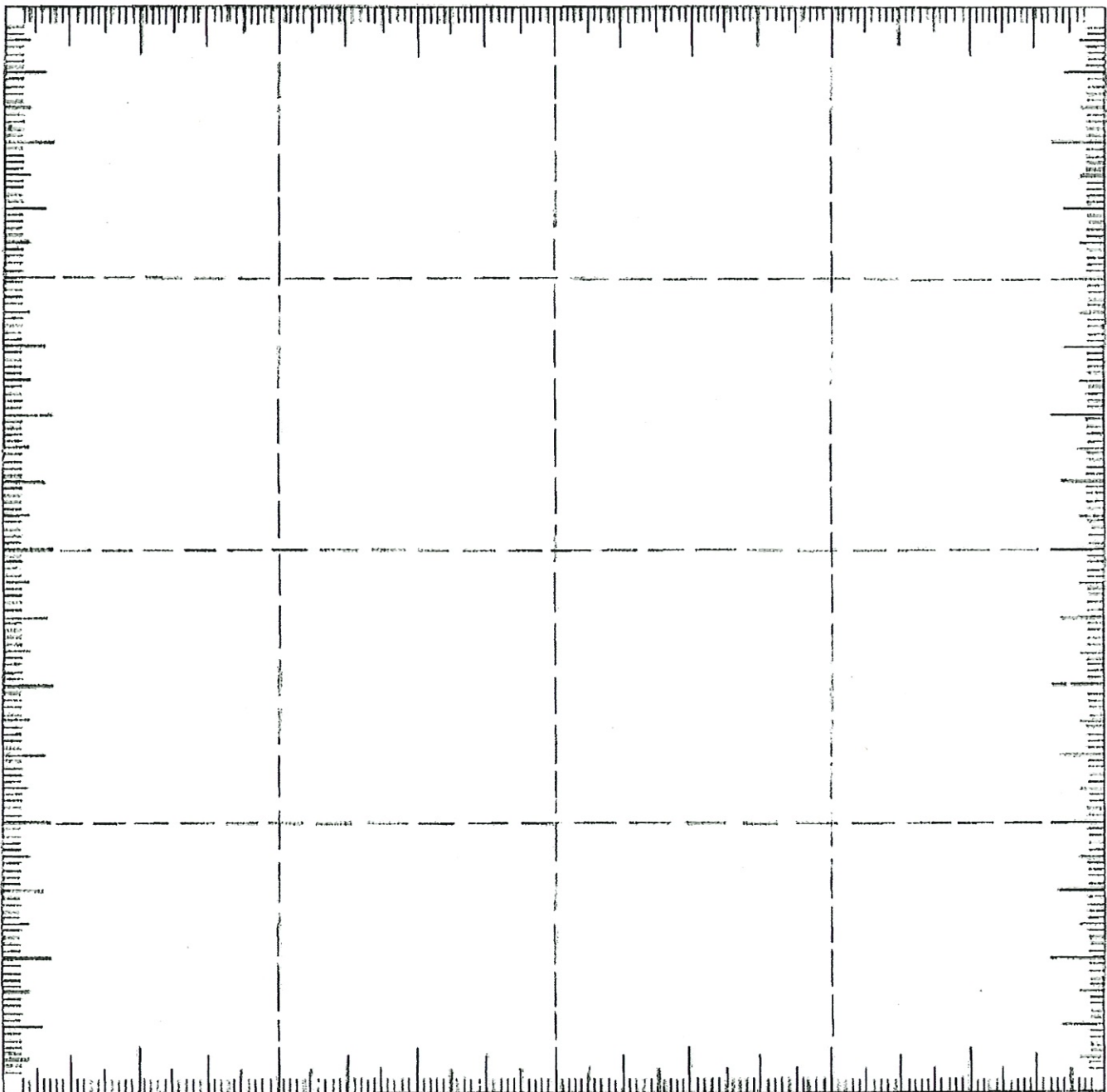
County \_\_\_\_\_

Township \_\_\_\_\_

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

SEE ATTACHED  
MAPS

↑ North






**THIS IS NOT A TAX BILL**

L-4400

**Notice of Assessment, Taxable Valuation, and Property Classification**

This form is issued under the authority of P.A. 206 of 1993, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

3566

<b>FROM</b> RUTH A SCOTT - ASSESSOR PARMA TOWNSHIP PO BOX 370 SPRING ARBOR MI 49283		<b>PARCEL IDENTIFICATION</b>  PARCEL NUMBER: 000-06-01-126-001-00  PROPERTY ADDRESS: 6749 BROWN RD PARMA, MI 49269	
<b>OWNER'S NAME &amp; ADDRESS/PERSON NAMED ON ASSESSMENT ROLL:</b>  *****AUTO**5-DIGIT 49251 HASENICK DENNIS R & CYNTHIA A TRUST 7450 N GIBBS RD ALBION, MI 49224-9183 		<b>PRINCIPAL RESIDENCE EXEMPTION</b>  % 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	
The 2023 Inflation rate Multiplier is: 1.05			
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 101 (AGRICULTURAL-IMPROVED)			
PRIOR YEAR'S CLASSIFICATION: 101 (AGRICULTURAL-IMPROVED)			
The change in taxable value will increase/decrease your tax bill for the 2023 year by approximately: \$(356)		PRIOR AMOUNT YEAR: 2022	CURRENT TENTATIVE AMOUNT YEAR: 2023
1. TAXABLE VALUE:		172,171	161,519
2. ASSESSED VALUE:		583,000	540,200
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):		583,000	540,200
5. There WAS or WAS NOT a transfer of ownership on this property in 2022		WAS NOT	

**LEGAL DESCRIPTION:**

SEC 1 T2S R3W N FRL 1/2 OF SEC EXC SE1/4 NE FRL 1/4 ALSO EXC W 800 FT OF N 616.5 FT THEREOF. ALSO N1/2 NE1/4 SW1/4

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

<b>Name:</b> RUTH A SCOTT	<b>Phone:</b> (517) 888-3057	<b>Email Address:</b> INFO@SUNRISEASSESSINGSERVICES.COM
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**March Board of Review Appeal Information:**

PARMA TOWNSHIP'S MARCH BOARD OF REVIEW MEETING INFORMATION BELOW. PLEASE NOTE THE BOARD OF REVIEW WILL BE HELD IN A COMBINED SETTING WITH CONCORD TOWNSHIP FOR 2023. COMBINED MARCH BOARD OF REVIEW WILL BE MEET ON WEDNESDAY MARCH 15TH, 2023 - 1PM-4PM & 6PM-9PM AT PARMA TOWNSHIP AND WEDNESDAY MARCH 22ND, 2023 - 9:00AM-12:30PM & 1:30PM-4PM AT CONCORD TOWNSHIP HALL FOR HEARING APPEALS. IF AN APPEAL IS NECESSARY RESIDENTS & NON-RESIDENTS ARE STRONGLY ENCOURAGED TO APPEAL IN WRITING (WITH SUPPORTING DOCUMENTATION). APPEALS MUST BE RECEIVED BY THE TWP ASSESSING DEPARTMENT ON OR BEFORE MARCH 13TH, 2023 (POSTMARK NOT ACCEPTED). IN PERSON HEARING APPEALS WILL BE HELD BY APPOINTMENT ONLY AT THE TOWNSHIP(S). PLEASE CALL 517-888-3057 TO SCHEDULE AN APPOINTMENT. PLEASE MAKE NOTE OF THE LOCATION OF THE HEARING APPEAL MEETING/TIME. VISIT WWW.PARMATWP.NET FOR MORE DETAILED BOARD OF REVIEW INFORMATION, CONTACTS & LINKS.





United States  
Department of  
Agriculture

# SEC 1 Jackson County, Michigan

Attachment to PA 116 application  
PARMA TOWNSHIP T2S R3W

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



Common Land Unit

Common Land Unit

Tract Boundary

Section Lines

Cropland vs Noncropland

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation  
Compliance Provisions

Areas of Concern  
as of 3/15/21

This box is applicable **ONLY** for certification maps.  
Options only valid if checked.

☐ Shares - 100% OP

☐ Certified Organic

☐ All Crops - NI

☐ CORN - YEL/GR

☐ WHEAT - GR (SRW or SWW)

☐ SOYS - COM/GR

☐ ALFALFA - FG or GZ

☐ DRY BEANS - DE

☐ MIXED - FG or GZ

2021 Program Year

GLU Date: April 9, 2021

2020 NAIP Imagery

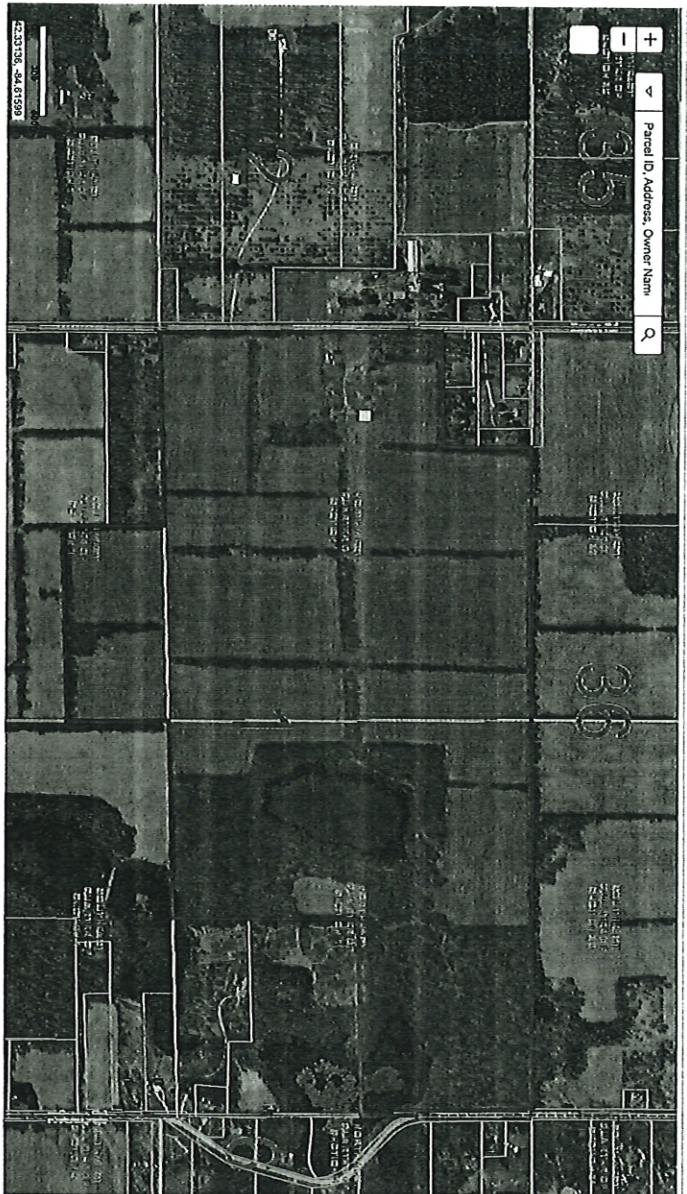
Farm 6909

Tract 2555

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather, it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data as is and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Areas of Concern represent potential wetland violations (CW, CWY, CWNA, CWTE, MIW, MWM, WX) included in the NRCS Certified Wetland Determination dataset. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). Alternate year NAIP imagery may be displayed for tracts located in other states or along state borders.



Attachment to P.A. 116 Application



PRINT (PDF)	BUFFER	MEASURE	CLEAR
INFO	THEMES	LAYERS	HELP
ZOOM TO	PAN TO		
OWNER INFORMATION			
NAME	HASENICK DENNIS R & CYNTHIA A TRUST		
ADDRESS	7450 CIBERS RD ALBION, MI 48224		
HOMESTEAD %	100		
PARCEL INFORMATION			
PARCEL ID	000-05-01-128-001-00		
ADDRESS	6749 BROWN RD PARMA, MI 48269		
PROP CLASS	101 - AGRICULTURAL		
STATUS	Active		
ACREAGE	203.6		
GOVT UNIT	Parma		
TAX UNIT	SPRINGPORT SCHOOL		
SCHOOL DIST	2003-327		
LIBER/PAGE	February 28, 2023		
ASSESSMENT INFORMATION			
Year	Assessed	Taxable	
2020	\$529,800	\$164,370	
2021	\$560,000	\$168,671	
2022	\$593,000	\$172,171	
TAX DESCRIPTION			
SEC 1785 ROW N FR 17 OF SEC 05C S214 NE RN 14A ALSO EXC W 800 FT OF N 818.5 FT THEREOF ALSO N1/2 NE1/4 SW1/4			



JACKSON COUNTY TREASURER'S CERTIFICATE

Jackson, MI 114, 20 22

I HEREBY CERTIFY that according to our records all taxes returned to this office are paid for five years preceding the date of this instrument. This does not include taxes in the process of local collection, changes due to Board Review, PRE Denial, Michigan Tax Tribunal, State Tax Commission, Uncapping, ETC., and as allowed under Public Act 123 of 1999 (as amended)

M.T.T. TO  
BE AFFIXED

*Karen A. Coffman*  
Karen A. Coffman, County Treasurer  
Sec 135/act 296 189.3 As Am



M.T.T. TO  
BE AFFIXED

TRUSTEE'S DEED

The Grantor, **Mary L. Darkey, Successor Trustee of the Jay Sykes Revocable Living Trust**, whose address is 2520 South Parma Road, Parma, Michigan 49269, conveys to the Grantee, **Dennis R. Hasenick, Trustee of the Dennis R. Hasenick Trust**, whose address is 7450 North Gibbs Road, Albion, Michigan 49224, and **Cynthia A. Hasenick, Trustee of the Cynthia A. Hasenick Trust**, whose address is 7450 North Gibbs Road, Albion, Michigan 49224, the following described premises in the Township of Parma, County of Jackson, and State of Michigan:

The North fractional 1/2 of Section 1, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan, ALSO the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 1, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan, EXCEPT the Southeast 1/4 of the Northeast 1/4 thereof. ALSO EXCEPT Beginning at the Northwest corner of Section 1, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan, running thence Easterly along the North Section line of said Section 1, 18 rods; thence Southerly parallel with the West section line of said Section 1, 26 2/3 rods; thence Westerly parallel with the North section line of said Section 1, 18 rods to the West Section line of said Section 1, thence Northerly along the West section line of said Section 1 to place of beginning, as described in Liber 400, Page 250, Jackson County Records. ALSO EXCEPT Beginning at the Northwest corner of Section 1, Town 2 South, Range 3 West, Parma Township, Jackson County, Michigan, running thence Easterly along the North Section line of said Section 1, 800 feet; thence Southerly parallel with the West section line of said Section 1, 616 1/2 feet; thence Westerly parallel with the North Section line of said Section 1, 800 feet to the West Section line of Section 1; thence Northerly along the West section line of said Section 1 to place of beginning; except three acres of land in the Northwest corner of said Section which has heretofore been conveyed and recorded in Liber 400 of Deeds, Page 250, Jackson County Records.

Commonly known as: 6749 Brown Road, Parma, Michigan 49269  
Tax ID #: 000-06-01-126-001-00

for the consideration of [see Real Estate Transfer Tax Valuation Affidavit filed concurrently herewith], together with all improvements, fixtures, easements, and appurtenances associated with the real estate, subject to easements and restrictions of record, if any, and taxes and assessments that constitute a lien, but are not yet due and payable. Grantor, in her fiduciary capacity as Trustee, will defend the premises against the lawful claims and demands of Trust beneficiaries and those claiming through the Grantor as Trustee, but against no other claims and no other persons, including predecessors in title.

The Grantor grants to the Grantees 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 makes no warranties or representations as to the availability of such divisions.

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.

DATED: Dec 30<sup>th</sup> 2021

*Mary L. Darkey*  
Mary L. Darkey, Successor Trustee of the  
Jay Sykes Revocable Living Trust

STATE OF MICHIGAN )  
) ss.

USDA map summary  
attachment to PA 116 application  
Farmed areas

Field	# on map	
	1	5.83
	2	19.48
	3	4.89
	4	14.15
	5	9.57
	6	20.99
	7	57.21
	8	17.10
	9	12.12
	10	2.73
	11	6.05
		170.12
Woods wet etc.		
	12 approx	93.48
total acreage	approx	263.6+-