



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

MEETING NOTICE

CONTACT: Alissa Starling
Region 2 Planning Commission
Planner
(517) 745-4293
astarling@mijackson.org

DATE: Thursday, June 20, 2024

TIME: 6:00 pm

PLACE: Lenawee Room | Human Services Bldg
1040 S. Winter Street
Adrian, Michigan

MEETING AGENDA

- I. Call to Order and Pledge of Allegiance
- II. Public Comment [3 MINUTE LIMIT]
- III. Approval of Agenda [ACTION] 1
- IV. Approval of the Meeting Minutes from May 16, 2024 [ACTION] 3
- V. Request(s) for Review, Comment, and Recommendation
 - A. Consideration of Township Zoning Amendment(s)
 1. CZ24.05 | Rezoning | 7331 Devils Hwy- Woodstock Township..... [ACTION] 5
 2. CZ24.06 | Text Amendment | §4.04(A)(3) - Blissfield Township..... [ACTION] 35
 3. CZ24.07 | Text Amendment | §4.08(H) - Blissfield Township..... [ACTION] 51
 4. CZ24.08 | Text Amendment | §4.07 - Blissfield Township..... [ACTION] 64
 5. CZ24.09 | Rezoning | 16276 Manitou Beach Rd – Rollin Township..... [ACTION] 79
 - B. Consideration of Comprehensive Plan(s)
 - C. Consideration of PA 116 Farmland Agreement(s)
 1. FA24.05 | Village of Onsted | Garrison Trust - 10710 Slee Road..... [ACTION] 87
- VI. Other Business
 - A. Old Business
 - B. New Business
- VII. Public Comment [2 MINUTE LIMIT]
- VIII. Commissioner Comment
- IX. Adjournment
- X.

Please note the next meeting will take place on July 18th, 2024.

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LENAWEE COUNTY PLANNING COMMISSION

MEETING MINUTES

May 16th, 2024

COMMISSIONERS PRESENT:	R. Liedel, <i>Chairperson</i> ; K. Dersham, <i>Vice Chair</i> ; R. Tillotson, <i>Board of Commissioners</i> ; B. Nickel; C. Dillon, <i>Education Representative</i> .
COMMISSIONERS ABSENT:	D. Witt and K. Bolton, <i>Board of Commissioners</i>
PUBLIC PRESENT:	<i>None.</i>
OTHERS PRESENT:	Alissa Starling, <i>R2PC Staff Planner</i>

I. CALL TO ORDER.

Chairperson Liedel called the meeting to order at 6:05 pm and those in attendance joined in the Pledge of Allegiance.

II. PUBLIC COMMENT.

None.

III. APPROVAL OF AGENDA.

Staff submitted the May 16th, 2024 regular meeting agenda for approval, as amended, to include the Notice of Intent to Plan from Ridgeway Township.

Commissioner Tillotson made a motion, seconded by Commissioner Nickel, to approve the May 16th, 2024 regular meeting agenda, as amended. *The motion passed without dissent.*

IV. APPROVAL OF MINUTES.

Staff submitted the April 18th, 2024 regular meeting minutes for approval.

Commissioner Dersham made a motion at 6:11 pm, seconded by Chairperson Dillon to approve the April 18th, 2024 regular meeting minutes, as presented. *The motion passed without dissent.*

V. REQUEST(S) FOR REVIEW, COMMENT, AND RECOMMENDATION.

A. CONSIDERATION OF TOWNSHIP ZONING AMENDMENT(S).

1. CZ24.04 | Amend §3.18 - Wireless Communication Facilities - Deerfield Township

Staff presented the text amendment submitted by Deerfield Township of their Zoning Ordinance, specifically Section 3.18, Wireless Communication Facilities. The primary goal of this amendment is to promote colocation—locating multiple facilities or services on the same infrastructure or tower. By encouraging colocation, the Township aims to improve efficiency, reduce costs, optimize land use, and enhance community aesthetics. Commissioner Nickel, who is well-versed in the amendment, offered additional context and rationale for its necessity.

Commissioner Dersham made a motion at 6:25 pm, seconded by Chairperson Nickel to approve the proposed ordinance amendments (CZ24.04) submitted by Deerfield Township. The motion passed without dissent.

B. CONSIDERATION OF PA 116 FARMLAND AGREEMENT(S).

None.

C. CONSIDERATION OF MASTER PLAN(S).

None.

VI. ITEM 6 OTHER BUSINESS.

A. OLD BUSINESS.

None.

B. NEW BUSINESS

1. Staff Correspondence - Memo to PC - Carbon Mining

- i. R2PC staff presented an informatory memo regarding carbon mining practices and its relevance to previous ordinance submissions. The memo emphasized key points, practices, the carbon credits market, and potential implications. Commissioner Tillotson provided additional information. During the discussion, commissioners sought clarity and explored potential actions based on the memo's content.

2. Public Hearing Notice - Ridgeway Township, Intent to Plan

- i. The Lenawee County Planning Commission acknowledged receipt of the Intent to Plan from Ridgeway Township. Interested parties can find a copy of the notice online on the R2PC website.

VII. ITEM 7 PUBLIC COMMENT.

None.

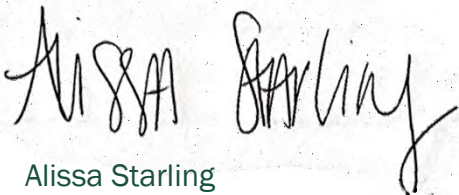
VIII. ITEM 8 COMMISSIONER COMMENT.

None.

IX. ITEM 9 ADJOURNMENT.

Commissioner Dersham made a motion, seconded by Commissioner Nickel to adjourn the meeting at 6:52 pm.

Respectfully submitted,



Alissa Starling
LCPC Recording Secretary



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

COORDINATED ZONING REPORT | CZ24-05

Rezoning Petition for 6486 Devils Hwy, Woodstock Township

APPLICANT(S): Jason Jedele

DATE: June 13, 2024

LOCATION: The property (WD0-134-1900-00) is located on the southeast side of Devils Lake Hwy and north of Addison Road in the Manitou Beach area of Woodstock Township.

DESCRIPTION: The subject property has an area of approximately nine and a half (9.5) acres, thirty-four of which are cultivated for cash crops and sixteen (16) acres of un-tillable land. There are four (4) buildings located on the property, including a cylindrical silo, general purpose barn, and two (2) utility lean-tos.

CURRENT ZONING Suburban Residential (SR) - This district is designed to provide residential areas principally for moderate suburban densities where necessary urban services and facilities, including central sewerage and water supply systems, can be feasibly provided.

REQUESTED ZONING Agricultural (AG) - The intent of this district is to set aside land suitable for agricultural development and agricultural related uses.

AERIAL IMAGE OF THE SUBJECT SITE AND SURROUNDING RESIDENTIAL PROPERTIES



LAND USE:

Land is agricultural in nature and predominantly cropland with an existing single-family residential dwelling. Applicant is requesting to rezone property for the purpose of erecting a pole barn and bringing several horses onto the property.

SURROUNDING ZONING

NORTH	Suburban Residential (SR)
EAST	Suburban Residential (SR)
SOUTH	Suburban Residential (SR)
WEST	Rural – Non-Farm (RNF)

PUBLIC UTILITIES

The property is not connected to municipal water or sewer. The petition notes that there is no plan to connect to any public utilities. The dwelling is currently serviced by a private well and septic tank.

**ENVIRONMENTAL
CONSTRAINTS**

Per Michigan Wetlands Mapping, there are regulated wetlands adjacent to the subject site however, sparse portions of wetlands are within the property boundaries.

The property has been cleared for cultivation and used as such, therefore, no large tracts of woodlands are located on the site either.

MICHIGAN WETLANDS MAPPING



CORRESPONDENCE

Staff received numerous letters from the Devils Cove Homeowners Association objecting to the petition, along with a petition signed by nearby residents (included). The three main concerns outlined were the potential for stormwater and pesticide runoff, which could contaminate the water table, and the possibility of renting to a third party who might be a negligent tenant.

**TOWNSHIP
RECOMMENDATION**

The Woodstock Township Planning Commission, at their regular meeting on May 16, 2024, voted to disapprove the rezoning petition. The decision was based on the availability of the Zoning Appeals process for the Applicant to build an additional barn. Additionally, the Commission expressed concerns that changing the zoning could lead to future undesired uses and the construction of additional structures beyond those currently on site.

FUTURE LAND USE

The Woodstock Township Master Plan designates this area as “Open”. It states: “Open districts are established to protect land best suited for open use from the encroachment of incompatible land uses, to preserve valuable agricultural land for agricultural uses, and to retain land suited

for open space and recreation use for the future” (Page 43).

MICHIGAN RIGHT TO FARM ACT

Staff reviewed the petition in the context of the Right to Farm Act (1981), which exempts commercial farms from nuisance law if not located in an area deemed “primarily residential”. This requires a density of at least 13 non-farm dwellings in a 1/8 mile radius surrounding the “livestock facility”. The subject property does not meet this criterion and would be covered under the Act if it became a commercial livestock operation. For visualization purposes, the following image depicts the prescribed radius of 0.125 miles around the dwelling:

1/8 MILE BUFFER SURROUNDING SUBJECT SITE



R2PC STAFF RECOMMENDATION

Staff recommends **DENYING** the rezoning request to maintain the integrity of the existing suburban residential district and address the community's concerns, based on the following considerations:

1. Current Zoning Alignment: The property is currently zoned Suburban Residential (SR), consistent with surrounding areas to the north, east, and south. Rezoning to Agricultural (AG) would introduce a different land use incompatible with the existing suburban residential character.
2. Community Concerns: There are significant concerns from nearby residents and the Devils Cove Homeowners Association regarding potential environmental impacts and tenant management issues.
3. Planning Commission Decision: The Commission has already voted to disapprove the petition, citing potential future undesired uses and the availability of alternative processes for the applicant's needs.

SUGGESTED ACTIONS

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

ZONING AMENDMENT FORM



LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

WDO-134-1900-00, 9.55 ACRES

1. The above described property has a proposed zoning change FROM SUBURBAN RESIDENTIAL ZONE TO AGRICULTURAL ZONE.

2. PURPOSE OF PROPOSED CHANGE: PROPERTY IS CURRENTLY CROP FARMED AND NEW OWNERS WOULD LIKE TO HAVE HORSES AND NEW POLE BARN.

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 May day 16 year 2024

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month 4 day 30 year 24

(Notice must be provided at least fifteen days prior to the public hearing.)

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

John Nicholl ☒ Chair or ☐ Secretary 5 / 16 / 24 (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

1. Date of Meeting: month _____ day _____ year _____

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

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

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

TOWNSHIP BOARD ACTION:

1. Date of Meeting: month _____ day _____ year _____

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

Township Clerk

REZONING WORKSHEET FORM



LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Woodstock Township Case #: WDD-134-1900-00
Township official we may contact: Jeff Votzke Phone #: (517) 206-0529
Applicant: JASON JEDELE Phone #: () -
Rezoning Request: From: SUBURBAN RESIDENTIAL SR To: AGRICULTURAL (AG)
Property Location: Section(s): 34 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"): 9.55 ACRES

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? CROP FARMING, DWELLING

What is the proposed use of the site? SAME WITH ADDITION OF PLEASURE RIDING HORSES AND POLE BARN.

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

North: RESIDENTIAL South: AGRICULTURAL
East: VACANT LAND West: VACANT LAND

What are the surrounding Zoning Districts?

North: RESIDENTIAL (SR) South: RESIDENTIAL (SR)
East: RESIDENTIAL (SR) West: RURAL NON-FARM (RNF)

What is the suggested use of the site on the Township's Land Use Plan map? AGRICULTURE / RECREATION OPEN SPACE

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 DEVILS LAKE HWY

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

☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s) ☐ Other (please specify) _____

Please attach the minutes of the Planning Commission.

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

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

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

Please attach any public comments, letters, or petitions.

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

Please include any additional information or comments as an attachment.



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

Planning Commission, Public Meeting

Date Posted 4/26/2024

Woodstock Township Planning Commission will hold 3 meetings on **Thursday, May 16th, 2024** at 6486 Devils Lake Hwy.

- 1) 5:30 pm- Meeting to review a Rezoning Application for 7731 Devils Lake Hwy, WDO-134-1900-00 to rezone from Suburban Residential to Agricultural.

John Nicholl- Planning Commission Chair

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

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

Or emailed to
woodstocktownshipzoning@gmail.com

Jeff Votzke
Zoning/Ordinance Administrator

cc
PC Members
file

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Exponent
160 S. Main St.

SEAWALLS
Rock, steel repairs, retaining walls, site work, grading, driveways. Call Crosslake Construction. (517) 937-6979

Columbia Charter Township

Columbia Charter Township
Job Opportunity
Maintenance Assistant

Columbia Charter Township is seeking a motivated individual to assist in the maintenance and upkeep of township facilities. This is a part-time (24 hours/week) position operating under the supervision of the Township Maintenance Director. The Maintenance Assistant shall be responsible for performing a variety of duties around the Township including those related to the sewer system, township hall, township park, beach and boat launch, and cemeteries. Work includes a broad scope of township facilities maintenance and requires basic working knowledge of building/grounds and vehicle/equipment maintenance. The hourly rate is \$20-\$25 depending on experience. This opportunity will be open until filled.

A copy of the complete job description can be obtained at the township offices, on the website www.twp.columbia.mi.us or on the "Columbia Charter Township" Facebook page. Interested applicants can submit either an electronic or hard copy of their cover letter and resume to: Mike Trout, Municipal Services Director, Columbia Charter Township, 8500 Jefferson Rd, Brooklyn MI, 49230; email: mtrout@twp.columbia.mi.us. Any questions should be submitted via email.

Rollin Township

ROLLIN TOWNSHIP
NOTICE

Rollin Township Board of Appeals will hold an ordinance variance hearing on Tuesday, May 14, 2024.

O'Connor, Brian, 3351 Sandy Beach Rd., Manitou Beach, MI 49253. Front yard setback is less than 50' required, also side yard setback is less than required 10'.

Meeting to be held at 7:00 pm at Rollin Township Hall, 730 Manitou Rd, Manitou Beach, MI. 49253.

Notice sent per the Rollin Township Zoning Ordinance, Article XXII and Section 22.03.

Denise Combs,
Rollin Township Clerk

ROLLIN TOWNSHIP
SPECIAL PLANNING COMMISSION
MEETING

Rollin Township Planning Commission will hold a Special Public Meeting at 4:00 p.m. Thursday, June 6, 2024 at Rollin Township Hall, 730 Manitou Road, Manitou Beach, MI 49253 to consider the following:

Meeting to review requested approval for Permitted Use for Agricultural Tourism Business at SiBurke Orchard, 16276 Manitou Beach Road.

Any comments can be emailed to Denise Combs at rollintownship@comcast.net.

Denise Combs,
Rollin Township Clerk

NOTICE OF PUBLIC HEARING
HANOVER TOWNSHIP
JACKSON COUNTY, MICHIGAN

NOTICE FOR PUBLIC COMMENT

NOTICE IS HEREBY GIVEN that the Hanover Township Planning Commission will hold a public hearing at the Hanover Township Hall on May 15, 2024 at 7:00 p.m. to receive public comment and consider an amendment to Article V, Section 5 (Conditional Uses). The proposed amendment aims to include provisions for the siting and development of renewable energy systems and amend the existing provisions for telecommunication systems in Section 5.23 of the Hanover Township Zoning Ordinance.

Copies of the proposed amendments are available for review at the Hanover Township Hall located at 311 Farview, Horton, MI, during normal business hours from 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 4:00 p.m., Monday through Thursday. Residents of Hanover Township are encouraged to attend the meeting or submit their comments in writing via email to clerk@hanover-twp.org or by mail to Rachel Heath at the Hanover Township Hall.

Columbia Charter Township

COLUMBIA CHARTER TOWNSHIP
PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
THURSDAY, MAY 16, 2024, AT 7:00 P.M.

PLEASE TAKE NOTICE that the Columbia Charter Township Zoning Board of Appeals will hold a public hearing on May 16, 2024, at 7:00 p.m. at the Columbia Charter Township Hall at 8500 Jefferson Road, Brooklyn, MI 49230, to consider the following variance requests:

Variance 24-009

Owner: Jay & Kara MacCreedy
Location: 6550 N. Shore Dr. Clarklake, MI 49234 (Tax ID #: 000-19-17-434-002-00)

Request: Variance application to permit a 162-square foot addition to the front of an existing single-family dwelling. The proposed addition will be 3.9 feet from the west side lot line, 3.2 feet from the south side lot line, and 7.7 feet from the north side lot line; where 10 feet is required from all side lot lines, Article 3: Table 3-4.

Variance 24-010

Owner: Daren & Deanna Anderson
Location: 335 Pamela Circle, Brooklyn, MI 49230 (Tax ID #: 000-20-29-402-001-00)

Request: Variance application to permit a 1,680-square foot pole barn in the east side yard. The proposed pole barn will be 7 feet from the east side lot line; where 10 feet is required, and 15 feet from the north rear lot line; where 25 feet is required, Article 3: Table 3-4.

Variance 24-011

Owner: Andrew & Amanda Kirkpatrick
Location: 810 Lakeview Dr. Clarklake, MI 49234 (Tax ID #: 000-19-20-228-009-00)

Request: Variance application to permit a deck to the rear of an existing dwelling. The proposed deck will be 3 feet from the north side lot line; where 10 feet is required, Article 3: Table 3-4, and 42 feet from the water's edge of Clark Lake; where 50 feet is required, Article 3: Table 3-4.

Variance 24-012

Owner: Joe & Dayna Pudil
Location: 150 Castlewood Dr. Brooklyn, MI 49230 (Tax ID #: 000-19-27-126-032-00)

Request: Variance application to permit a deck to the rear of an existing dwelling. The proposed deck will be 39 feet from the water's edge of Lake Columbia; where 50 feet is required, Article 3: Table 3-4.

Information associated with the scheduled Public Hearing is available for public review at the Columbia Charter Township office during the hours of 7:30 a.m. to 5:00 p.m., Mondays through Thursdays. Comments will be heard from the public at the hearing, or you can submit comments in writing to the: Columbia Township Zoning Board of Appeals, 8500 Jefferson Road, Brooklyn, MI 49230. All written comments will be entered into the public record and should be received by 12:00 p.m. (noon) on the scheduled hearing date.

Columbia Charter Township will provide necessary reasonable auxiliary aids and services at the public hearing to individuals with special needs upon five (5) days' notice to the Township Clerk (517-592-2000).

Cathy Hulbert,
Columbia Charter Township Clerk

SUPPORT GROUPS

Brooklyn AA meetings. Tue. & Fri. 7:30-8:30 p.m. All Saints Church hall, Brooklyn.

Alzheimer's Support Group meeting - at Brooklyn Presbyterian Church every 3rd Wednesday from 1:30 p.m. to 3:30 p.m. for more info call 517-999-300 4. 25th

Al-Anon meets Thursdays at 7 pm at All Saints Episcopal Church Guild Hall, 151 N Main Brooklyn.

JACKSON AL-ANON MEETING - Mon. & Fri. 10:30 a.m. First Presbyterian Church, 743 W. Michigan Ave. 937-9500 for more info.

Napoleon Open Speaker AA - every third Monday of the month at the Napoleon Masonic Temple, 112 East St., Napoleon.

Springville Church AA - Mondays 1 p.m. at Springville Methodist Church, Springville Hwy. & M-50.

Napoleon Closed AA - every other Monday of the month at Napoleon Masonic Temple, 112 East St., Napoleon

IF YOU WANT TO DRINK that's your business. If you would like to stop, please call 517-789-8883. AA Jackson area, local intergroup.

Woodstock Township

Woodstock Township
6486 Devils Lake Hwy
Addison, MI 49220
Planning Commission, Public Meeting
Date Posted 4/26/2024
Woodstock Township Planning Commission will hold 3 meetings on Thursday, May 16th, 2024 at 6486 Devils Lake Hwy.

1) 5:30 pm- Meeting to review a Rezoning Application for 7731 Devils Lake Hwy. WDO-134-1900-00 to rezone from Suburban Residential to Agricultural.

John Nicholl
Planning Commission Chair

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

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

Or emailed to woodstocktownshipzoning@gmail.com

Jeff Votzke
Zoning/Ordinance Administrator

Woodstock Township
6486 Devils Lake Hwy
Addison, MI 49220
Zoning Board of Appeals, Public Meeting
Date Posted 4/24/2024

Woodstock Township Zoning Board of Appeals will hold meetings on Thursday, May 23rd, 2024 at 6486 Devils Lake Hwy.

1) 7 pm- Meeting to review Application for Appeal, 10890 Wallace Ln, WDO-115-1345-00 request for relief of setback requirements from water's edge and lot coverage restrictions for construction of new garage.

2) Upon conclusion of the 7pm meeting- Application for Appeal, 4000 Round Lake Hwy blk. WDO-725-1010-00. Request for relief of setback requirements from waterfront for construction of new home.

3) Upon conclusion of the 2nd meeting- Application for Appeal, 6750 Devils Lake Hwy, WDO-455-0010-00, request for relief of setback requirements from water's edge for construction of covered deck. Per Consent Judgment 23347777-ON

Bill Fotters
ZBA Chair

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

Woodstock Township
attn, Zoning Board of Appeals
6486 Devils Lake Hwy
Addison, MI 49220

Or emailed to woodstocktownshipzoning@gmail.com

Jeff Votzke
Zoning/Ordinance Administrator

Re-opening Estate

PUBLICATION OF NOTICE
STATE OF MICHIGAN PROBATE COURT
COUNTY OF JACKSON
FILE # 18-936-DE

In the matter of PAUL F. DITKOWSKI, deceased.
TO ALL INTERESTED PERSONS: whose address(es) are unknown and whose interest in the matter may be barred or affected by the following:

TAKE NOTICE: I, Aaron J. Wyckoff, intend to re-open the estate once again acting as Personal representative as stated in the Last Will and testament (on file at the Probate Court). A copy of the petition is attached. This notice is being served upon each person whose right to an appointment is prior to or equal to my own. The court will not act upon my Petition until 14 days after the date of this notice was mailed or until 7 days after this notice was personally served. The actions you may take include: 1) Upon paying a filing fee, filing a petition for formal proceeding to appoint a personal representative. 2) Upon paying a filing fee, filing an application for informal appointment of yourself as personal representative provided you have a higher priority to be appointed. 3) Contacting an attorney for assistance in representing you in any proceeding you wish to file in the court.

Date: 04/19/2024

Dennis J. Conant P23340
3958 Fayette Ct.
Jackson, MI 49203
(517) 787-3560

Aaron J. Wyckoff
719 John St.
Jackson, MI 49202
(517) 240-3554

Fax • Copies • Notary

Exponent • 160 S. Main Brooklyn • 517 592-2122

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

May 16, 2024

Planning Commission Meeting (PC)

Attendees: J. Clark, D. Crawford, M. Holmes, J. Nicholl, B. Stein, J. Wheaton

Absent: R. Turner/excused

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

A. Motion to approve 04.11.24 meeting minutes, subject to correction. J. Wheaton, B. Stein 2nd

B. Letter of Correspondence

1. Letter – Todd Hasty, 7788 Clarks Cove
2. Letter – John & Laura Hurley, 7806 Clarks Cove
3. Email – Dan Strahan, 7575 Hillcrest Ave
4. Email – Michael Karabetsos, 7572 Hillcrest Ave
5. Email – Andrea Haskell, 7559 Hillcrest Ave

C. Purpose of the Meeting – Review a Rezoning Application for 7731 Devils Lake Hwy, WDO-134-1900-00 to rezone from Suburban Residential to Agricultural

1. Property Owner: Jason Jedele was present
2. Plan is to repurpose the land over to livestock/crops and build larger barn for machinery
3. Mr. Jedele stated that property has been farmed for years prior
4. Parcel size is 9.55 acres

Public Comments – John McLaughlin speaks on behalf of a large amount of adjacent property owners in surrounding the Applicants property. Attachment 1 shares all property owners that share the same concerns as Mr. McLaughlin. All the crops can be planted in this section, however bringing livestock into the area is a concern from element use of conditional uses. There needs to be a buffer on this lake side to preserve lifestyles in/around the lake. Question rose, why the Zoning Book and Master Plan are not uploaded to the website along with Map 8/Future Land Use Map. Many concerns that the Township Office, specifically the current Clerk and Supervisor won't communicate with the public, specifically the Supervisor won't make appointments with public. Plea of concerns from the public is requesting to not change the current zoning.

Michael Karabetsos is a property owner adjacent of the property in question. This request is problematical in many areas. Research has been done and shares common concerns for the surrounding wetlands, damage and continuing flow into the lake and well waters. Home values will decline from the livestock, farm machinery, etc. Plea of concerns from the public is requesting to not change the current zoning.

Mel Cure, Village of Cement City, expressed clarification on the Map 8 being used. He shared that state/township differences in the maps. Through the Master Plan, Map 8 shares potential

appropriate locations for land uses for future uses in the area by surfacing important topics for businesses, industrial/commercial spaces and residential, not the exact zoning of said property.

Don Gleckler – Concerns of livestock runoff into wells and lakes. If it was just crops, that would be ok.

Tom Rashley – Changing zoning, opens the door for everyone which can't be undone and is strongly expressing that the PCB do not recommend approval.

Board Comments – There is potential of going through the variance process in order to get the barn built. We understand the purpose of surrounding areas and what the property could be used for in the future. No additional buildings can be erected with the current property zoning.

Motion made by D. Crawford to recommend denial to Township Board of the rezone from Suburban Residential to Agricultural as designed in application and outlined in discussion above, 2nd by M. Holmes.

Roll Call: J. Clark – Yes, D. Crawford – Yes, M. Holmes – Yes, B. Stein – No, J. Wheaton – No, J. Nicholl – Yes. Motion passes, all documentation and future questions will be forwarded back to Township Zoning Administrator for further processing.

D. Liaison Report ZBA – M. Holmes

1. Next meeting will be held on May 23rd

E. Liaison Report Board of Trustees – J. Clark

1. Zoning Administrator is at training and will be back next week

F. Old Business – None

G. New Business

1. Accessory structures contradict the amount of the lot size and where it is located on property. J. Clark will bring to Township Board to open for discussion.

H. Future Meetings

1. Thursday, September 12th @ 530pm
2. Thursday, December 12th @ 530pm

I. Announcements – none

Meeting was adjourned at 6:36pm

Chairman J. Nicholl has reviewed and approved these minutes.

Respectfully submitted by

J. Wheaton, Recording Secretary

John & Laura Huiley agreement with John
7806 Clark's Cove McShanbly's

Georget Janis Becken
7580 Hillcrest Ave
Devils Cove

Richard Crawford
8012 Clark's Cove

John & Carol Stokes
8218 Clark's Cove
Jack & Linda Patino
7890 & 7899 Clark's Cove

Don & Liz Glick
7928 Clark's Cove
Charles Gasteed
7950 Clark's Cove Rd

Brent Mercer
8062 Clark's Cv

MICHAEL KARABOSOS
7572 Hillcrest Ave

ROD & MONICA FOGARTY
8040 CLARK'S COVE

TOM & BONNIE RASHEP
8028 CLARKS COVE

David Hardy
7832 CLARKS COVE

Quinn N. Ray - 7916 Clark's Cove
Stephanie
8152 Clark's Cove

Karen M. Ray
7916 Clark's Cove

Jim Howell
7495 Hillcrest
SCOTT JESSEN
7566 Hillcrest

Chloe James
7980 Clark's Cove
Addison, MI 49220

Ann McFarlane
8036 Clark's Cove
Addison, MI

Attachment 1

05.16.24 Planning Commission Meeting

Woodstock Township

Application for Zoning Changes

Planning Commission Recommendation/Township Board Approval

"Jason"

Applicant Stephanie Jedele
Address 7731 Devils Lake Hwy
City, State, Zip Manitou Beach MI 49253
Contact No. 517-740-1219
Email Staracrespoas@yahoo.com

Parcel Number/Tax ID- WDD-134-1900-00

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

Name: Stephanie Jedele
Address 7731 Devils Lake Hwy
City, State, Zip Manitou Beach MI 49253
Contact No. 517-605-0824

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

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

Requested Zoning Classification

Agricultural

Property Information

Proposed Land Use/Building Livestock / Crops
Present Zoning Homestead
Parcel Size/Dimensions 9.55 Acres
Property Description See Attached
Size of Building, Structure, Addition _____
Percentage of Lot Covered < 10%
Central Sewer Available No

Parcel Number/Tax ID WDD-134-1900-00

Petition Application Requirements, section 22.2.2


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

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

Required Attachments

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

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

Applicant Signature 

Date 3-5-24

Zoning/Ordinance Administrator 

Date Recieved 3/19/24

Parcel Number/Tax ID

WDO-134-1900-00

Zoning Change

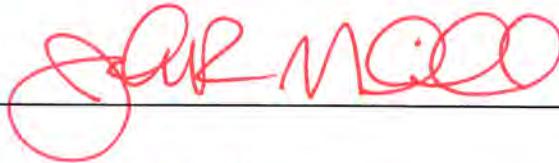
☐ Recommend Approval

Notes/Issues _____

☒ Recommend Disapproval

Notes/Issues COMMUNITY WELL ISSUES & COMMUNITY MEMBER ISSUES

Date 5/16/24

Planning Commission Chair 

Notice of Public Hearing

- Posting/Published Date 4/26/24
- Publishing Media 4/30/24 The EXPONENTIAL
- Hearing Date 5/16/24

Lenawee County Planning Commission Recommendation

☐ Approval

☐ Disapproval

Determination by Township Board

☐ Approval

☐ Disapproval

Date _____

Township
Supervisor _____

Date _____

Township
Clerk _____

Distribution copies

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

Parcel Number/Tax ID W20 - 134 - 1900-00

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

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

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

Parcel Number/Tax ID WPD-134-1900-00

Woodstock Township

Application for Zoning Changes

Planning Commission Recommendation/Township Board Approval

"Jason"

Applicant Stephanie Jedele
Address 7731 Devils Lake Hwy
City, State, Zip Manitou Beach MI 49253
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Parcel Number/Tax ID- WDD-134-1900-00

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Address 7731 Devils Lake Hwy
City, State, Zip Manitou Beach MI 49253
Contact No. 517-605-0824

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

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☐ Have option to purchase
☐ Agent/other _____

Requested Zoning Classification

Agricultural

Property Information

Proposed Land Use/Building Livestock / Crops

JASON JEDELE 10-15
STEPHANIE JEDELE
6900 SOMERSET RD
ADDISON, MI 49220-9635

COPY

3-19-24

Date

1378

6-103/410
172

Pay to the
Order of

Woodstock Township

\$ 420.00

four hundred twenty & 00/100

Dollars



Photo
Safe
Deposit
Date on back



KeyBank National Association
1-800-KEY2YOU® Key.com®

For

Jason Jedele

MP

⑆041001039⑆ 221692031034⑈ 1378



Woodstock Township Planning Commission
Meeting Attendance Sheet

Date 5/16/24

John Nicholl, Chair [Signature]

Mike Holmes, Vice-Chair [Signature]

Jonie Wheaton, Recording Secretary [Signature] wheaton

Robert Turner, Member _____

John Clark, Member [Signature]

Diana Crawford, Member [Signature]

Brittany Stein, Member [Signature]

Forward copy to the Clerk's Office for processing and records retention. Place documents in the property file for records.

Meeting Chair Signature [Signature]



WDO-134-1900-00

Dear Woodstock Township Planning Commission,
Zoning Board, and Township Board Members;

Subject: Request to Deny Rezoning of 7731 Devils Lake Hwy

As a concerned member of the Devils Cove Homeowners Association, I am writing to express our collective apprehensions regarding the proposed rezoning of the property located at 7731 Devils Lake Hwy from Suburban Residential to Agricultural. This letter represents a unified request from our community to deny the rezoning application due to the significant environmental risks and potential negative impacts on our neighborhood and natural resources.

The subject property, directly adjacent to the Devils Cove Homeowners Association's western boundary, is approximately 9.5 acres in size. It has been communicated that the new owners are considering developing the land to include small stables and accommodate horses. This rezoning from Residential to Agricultural could pave the way for several potential future uses of the land, which may include, but are not limited to:

- 1) Animal kennels
- 2) Extraction of soil and/or mining operations
- 3) Meat processing and packaging facilities
- 4) Sanitary landfills
- 5) Trailer parks
- 6) Commercial storage units
- 7) Agricultural equipment storage, hauling, maintenance, and repair
 - a. Zoning would allow for unused farm equipment to be stored on the property (even if in disrepair), potentially becoming a farm equipment salvage yard.

Even if the current property owners are not considering utilization of the land for the above-referenced purposes, it does not alter the fact that they could legally utilize the property for such purposes in the future. The proposed rezoning from Suburban Residential to Agricultural would legally allow for various specialized farming activities, including dairy, pig, and poultry farming. These activities often involve practices such as the spreading of liquid manure and the use of pesticides, which present significant environmental risks, particularly to water sources:

- **Contamination of Water Tables:** The use of liquid manure as fertilizer is a common practice in agriculture but can lead to severe water contamination issues. If improperly managed, runoff from these substances can seep into groundwater supplies. For our community, this is of particular concern as our drinking water and home wells are directly dependent on local groundwater cleanliness and integrity. Additionally, these contaminants could eventually find their way into Devils Lake.
- **Pesticide Runoff:** Pesticides used in farming are designed to kill pests affecting crops but can also have devastating effects on non-target species including beneficial insects, wildlife, and aquatic organisms in nearby streams and wetlands. The runoff from pesticide use can contaminate our wetlands—an essential part of our local ecosystem—and eventually our lake and drinking water supplies.

WDO-134-1900-00

WOODSTOCK TOWNSHIP
6486 Devils Lake Highway
Addison, MI 49220

- **Rental to Third Parties:** The possibility that future landowners could rent the property to third parties for agricultural use compounds these risks. Rental arrangements might lead to less stringent oversight and management of environmentally hazardous activities, increasing the likelihood of negligent practices that could affect our entire community.

The introduction of agricultural activities adjacent to residential areas can not only disrupt the natural habitat but also potentially lead to a decline in property values due to the associated smells, pollution, and alteration in landscape character. More critically, the health risks from potential water contamination could have profound implications for our community.

Additionally, the current petition for the 9.5 acres is not the only undeveloped Residential Property on the eastern side of Devils Lake Hwy. If the Woodstock Planning Commission, Zoning Board, and Woodstock Township Board permit this rezoning, it could set a precedent for other landowners who have property on the east side of Devils Lake Hwy to request the same rezoning. Of particular concern in this regard is that the additional undeveloped property (approximately 20 acres) located east of Devils Lake Hwy is owned by family members of the current Devils Lake Township Treasurer and Zoning/Ordinance Administrator. This is a clear conflict of interest that could lead to a direct financial benefit for current township employees and/or their direct family members. I urge the Woodstock Township Board and Planning Commission to require their abstention from voting or participating in this discussion and any subsequent action related to this matter.

As previously detailed, the transition of this property from Suburban Residential to Agricultural would enable activities that pose significant risks to our local ecosystem and water resources. These include, but are not limited to, specialized farming practices that could lead to the contamination of our wetlands and water tables—direct sources of our community's drinking water. Furthermore, the possibility that future landowners might rent the property for such uses increases these risks, potentially leading to irreversible damage.

Given the above concerns, the Devils Cove Homeowners Association implores the Woodstock Township Planning Commission, Zoning Board, and Township Board to deny the rezoning request for 7731 Devils Lake Hwy. The long-term consequences of such a decision could irreversibly affect our community's health, safety, and environmental wellbeing.

In the spirit of maintaining our township's beauty and community standards, we respectfully request that our concerns be taken into consideration and that the proposed rezoning application be rejected. We trust that the Woodstock Township officials will make a decision that prioritizes the wellbeing of its residents and the environmental integrity of our community. We appreciate your attention to this urgent matter and look forward to your support in protecting our community.

Thank you for considering our position.

Sincerely,



[Your Full Name] Todd V. Hasty

Devils Cove Homeowners Association

[Your Contact Information] 7788 CLARKS COVE / 419-350-0652

cc: Woodstock Township Planning Commission, Woodstock Township Zoning Board, Woodstock Township Board

WOODSTOCK TOWNSHIP
486 Devils Lake Highway
Addison, MI 49220

WDD-134-1900-00

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Zoning Board, and Township Board Members;

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The subject property, directly adjacent to the Devils Cove Homeowners Association's western boundary, is approximately 9.5 acres in size. It has been communicated that the new owners are considering developing the land to include small stables and accommodate horses. This rezoning from Residential to Agricultural could pave the way for several potential future uses of the land, which may include, but are not limited to:

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Additionally, the current petition for the 9.5 acres is not the only undeveloped Residential Property on the eastern side of Devils Lake Hwy. If the Woodstock Planning Commission, Zoning Board, and Woodstock Township Board permit this rezoning, it could set a precedent for other landowners who have property on the east side of Devils Lake Hwy to request the same rezoning. Of particular concern in this regard is that the additional undeveloped property (approximately 20 acres) located east of Devils Lake Hwy is owned by family members of the current Devils Lake Township Treasurer and Zoning/Ordinance Administrator. This is a clear conflict of interest that could lead to a direct financial benefit for current township employees and/or their direct family members. I urge the Woodstock Township Board and Planning Commission to require their abstention from voting or participating in this discussion and any subsequent action related to this matter.

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Given the above concerns, the Devils Cove Homeowners Association implores the Woodstock Township Planning Commission, Zoning Board, and Township Board to deny the rezoning request for 7731 Devils Lake Hwy. The long-term consequences of such a decision could irreversibly affect our community's health, safety, and environmental wellbeing.

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Thank you for considering our position.

Sincerely,

John & Laura Hurley
7806 Clarks Cove
Addison, MI

[Your Full Name]

Devils Cove Homeowners Association

[Your Contact Information]

248-444-~~558~~5738

cc: Woodstock Township Planning Commission, Woodstock Township Zoning Board, Woodstock Township Board

WDO-134-1900-20



Woodstock Zoning Inspector <woodstocktownshipzoning@gmail.com>

Critical Environmental Concerns Regarding Proposed Rezoning at 7731 Devils Lake Hwy

1 message

Dan Strahan <danstrahan@laibe.com>

Fri, May 10, 2024 at 2:19 PM

To: "woodstocktownshipzoning@gmail.com" <woodstocktownshipzoning@gmail.com>

Cc: "Dahlke, Charlie" <Charlie.Dahlke@owenscorning.com>, Michael Karabetsos <MKarabetsos@mijackson.org>

Good afternoon, Woodstock Planning Commission,

Please see the attached, signed document regarding rezoning of 7731 Devils Lake Hwy.

Thank you for your time and consideration,

Daniel Strahan VICE PRESIDENT

26440 Southpoint Road, Perrysburg, Ohio 43551

M: 419.360.5268 • O: 419.724.8200

www.laibe.com

Empowering People.
Building Brighter.

EST. 1926

*WDO-134-1900-00*

Devils Cove Homeowners Letter of Concern to Woodstock Township Planning Commission and Woodstock Township Board.pdf
156K

Dear Woodstock Township Planning Commission,
Zoning Board, and Township Board Members;

Subject: Request to Deny Rezoning of 7731 Devils Lake Hwy

As a concerned member of the Devils Cove Homeowners Association, I am writing to express our collective apprehensions regarding the proposed rezoning of the property located at 7731 Devils Lake Hwy from Suburban Residential to Agricultural. This letter represents a unified request from our community to deny the rezoning application due to the significant environmental risks and potential negative impacts on our neighborhood and natural resources.

The subject property, directly adjacent to the Devils Cove Homeowners Association's western boundary, is approximately 9.5 acres in size. It has been communicated that the new owners are considering developing the land to include small stables and accommodate horses. This rezoning from Residential to Agricultural could pave the way for several potential future uses of the land, which may include, but are not limited to:

- 1) Animal kennels
- 2) Extraction of soil and/or mining operations
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 - a. Zoning would allow for unused farm equipment to be stored on the property (even if in disrepair), potentially becoming a farm equipment salvage yard.

Even if the current property owners are not considering utilization of the land for the above-referenced purposes, it does not alter the fact that they could legally utilize the property for such purposes in the future. The proposed rezoning from Suburban Residential to Agricultural would legally allow for various specialized farming activities, including dairy, pig, and poultry farming. These activities often involve practices such as the spreading of liquid manure and the use of pesticides, which present significant environmental risks, particularly to water sources:

- **Contamination of Water Tables:** The use of liquid manure as fertilizer is a common practice in agriculture but can lead to severe water contamination issues. If improperly managed, runoff from these substances can seep into groundwater supplies. For our community, this is of particular concern as our drinking water and home wells are directly dependent on local groundwater cleanliness and integrity. Additionally, these containments could eventual find their way into Devils Lake.
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- **Rental to Third Parties:** The possibility that future landowners could rent the property to third parties for agricultural use compounds these risks. Rental arrangements might

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lead to less stringent oversight and management of environmentally hazardous activities, increasing the likelihood of negligent practices that could affect our entire community.

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As previously detailed, the transition of this property from Suburban Residential to Agricultural would enable activities that pose significant risks to our local ecosystem and water resources. These include, but are not limited to, specialized farming practices that could lead to the contamination of our wetlands and water tables—direct sources of our community's drinking water. Furthermore, the possibility that future landowners might rent the property for such uses increases these risks, potentially leading to irreversible damage.

Given the above concerns, the Devils Cove Homeowners Association implores the Woodstock Township Planning Commission, Zoning Board, and Township Board to **deny** the rezoning request for 7731 Devils Lake Hwy. The long-term consequences of such a decision could irreversibly affect our community's health, safety, and environmental wellbeing.

In the spirit of maintaining our township's beauty and community standards, we respectfully request that our concerns be taken into consideration and that the proposed rezoning application be rejected. We trust that the Woodstock Township officials will make a decision that prioritizes the wellbeing of its residents and the environmental integrity of our community. We appreciate your attention to this urgent matter and look forward to your support in protecting our community.

Thank you for considering our position.

Sincerely,

Charles Dahlke



Charles F. Dahlke & Daniel J. Strahan
Devils Cove Homeowners Association
7575 Hillcrest
Manitou Beach, MI 49253

cc: Woodstock Township Planning Commission, Woodstock Township Zoning Board, Woodstock Township Board

WDO-134-1900-00

WDO-134-1900-00



Woodstock Zoning Inspector <woodstocktownshipzoning@gmail.com>

Critical Environmental Concerns Regarding Proposed Rezoning 7731 Devils Lake Hwy

1 message

Michael Karabetsos <MKarabetsos@mijackson.org>

Fri, May 10, 2024 at 4:10 PM

To: "woodstocktownshipzoning@gmail.com" <woodstocktownshipzoning@gmail.com>

Cc: "woodstocktownshipsupervisor@gmail.com" <woodstocktownshipsupervisor@gmail.com>

Dear Mr. Nicholl, Mr. Holmes, Ms. Wheaton, Mr. Clark, Ms. Crawford, Ms. Stein, and Mr. Turner;

My name is Michael Karabetsos and I live at 7572 Hillcrest Ave, Manitou Beach MI 49253. I received notice from the Devils Cove Planning Commission regarding a special meeting that will be held on Thursday, May 16th, related to the rezoning application for 7731 Devils Lake Hwy, WDO-134-1900-00 from Suburban Residential to Agricultural. I also serve as the President of the Devils Cove Homeowners Association Board of Directors and represent our Association's thirteen homeowners.

The property under consideration for rezoning shares a boundary with the western edge of the Devils Cove Homeowners Association's property and abuts the association's designated wetlands. Notably, the 9.5-acre tract in question is positioned at a considerably higher elevation relative to our wetlands. This elevation disparity heightens the risk of potential contaminants, such as pesticides and fertilizers, permeating our water table which could impact the health and safety of the associations drinking water.

It has been communicated to our association that the current property owners are considering developing the land to include small stables and accommodate horses. However, if the Planning Commission and Zoning Board approve this transition, it could pave the way for several potential future uses of the land, which may include, but are not limited to:

- 1) Animal kennels
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 - a. Zoning would allow for unused farm equipment to be stored on the property (even if in disrepair), potentially becoming a farm equipment salvage yard.

Even if the current property owners are not considering utilization of the land for the above referenced purposes, it does not alter the fact that they could legally utilize the property for such purposes in the future.

The proposed rezoning from Suburban Residential to Agricultural would legally allow for various specialized farming activities, including dairy, pig, and poultry farming. These activities often involve practices such as the spreading of liquid

29

manure and the use of pesticides, which present significant environmental risks, particularly to water sources:

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- **Pesticide Runoff:** Pesticides used in farming are designed to kill pests affecting crops but can also have devastating effects on non-target species including beneficial insects, wildlife, and aquatic organisms in nearby streams and wetlands. The runoff from pesticide use can contaminate our wetlands—an essential part of our local ecosystem—and eventually our lake and drinking water supplies.
- **Rental to Third Parties:** The possibility that future landowners could rent the property to third parties for agricultural use compounds these risks. Rental arrangements might lead to less stringent oversight and management of environmentally hazardous activities, increasing the likelihood of negligent practices that could affect our entire community.

The introduction of agricultural activities adjacent to residential areas can not only disrupt the natural habitat but also potentially lead to a decline in property values due to the associated smells, pollution, and alteration in landscape character. More critically, the health risks from potential water contamination could have profound implications for our community.

Additionally, the current petition for the 9.5 acres is not the only undeveloped Residential Property on the eastern side of Devils Lake Hwy. If the Woodstock Planning Commission, Zoning Board, and Woodstock Township Board permit this rezoning, it could set a precedent for other landowners who have property on the east side of Devils Lake Hwy to request the same rezoning. Of particular concern in this regard is that the additional undeveloped property (approximately 20 acres) located east of Devils Lake Hwy is owned by family members of the current Devils Lake Township Treasurer and Zoning/Ordinance Administrator. This is clearly a conflict of interest that could lead to a direct financial benefit for current township employees or their family members. I urge the Woodstock Township Board and Planning Commission to require their abstention from voting or participating in this discussion and any subsequent action related to this application for rezoning.

As previously detailed, the transition of this property from Suburban Residential to Agricultural would enable activities that pose significant risks to our local ecosystem and water resources. These include, but are not limited to, specialized farming practices that could lead to the contamination of our wetlands and water tables—direct sources of our community's drinking water. Furthermore, the possibility that future landowners might rent the property for such uses increases these risks, potentially leading to irreversible damage.

Given the above concerns, the Devils Cove Homeowners Association implores the Woodstock Township Planning Commission, Zoning Board, and Township Board to **deny** the rezoning application for 7731 Devils Lake Hwy. The long-term consequences of such a decision could irreversibly affect our community's health, safety, and environmental wellbeing.

In spirit of maintaining our township's beauty and community standards, we respectfully request that our concerns be taken into consideration and that the proposed rezoning application be rejected. We trust that the Woodstock Township officials will make a decision that prioritizes the wellbeing of its residents and the environmental integrity of our community. We appreciate your attention to this urgent matter and look forward to your support in protecting our community.

WDD-134-1900-00

Thank you for considering our position.

Respectfully,

Michael L Karabetsos

Michael Karabetsos, SPHR & SHRM-SCP

Jackson County Department of Human Resources

Director of Human Resources and Labor Relations

120 W Michigan Ave

Jackson, MI 49201

(o)517-768-6606

(c)517-605-7788

MKarabetsos@mijackson.org

WDO-134-1900-00

Parcel #: WD0-134-1900-00

Flag:

Owner: JEDELE, JASON & STEPHANIE LYNN

Address: 7731 DEVILS LAKE HWY

Property Zip: 49253

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

Rec. Status: Active
 Tax. Status: TAXABLE
 Prev. Tax. Status: TAXABLE
 Cur. Class: 401 RESIDENTIAL-IMPROVED
 Prev. Class: 401 RESIDENTIAL-IMPROVED
 School: 46020 ADDISON COMMUNITY SCHOOLS
 ECF Neigh: 401 RESIDENTIAL
 Zoning: <None Specified>
 Use Code: <none>
 Note:

Land and Improvements		# of
Land (40107)...		9,555
Land Improvements...		
Residential Buildings...		1
Agricultural Buildings...		0
Commercial/Ind. Buildings...		0
Personal Property...		0

8 Sales (6/30/2023, 375,000)...

0 Permits...

Comments

Legal/Tax Description...

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

Year

2024 U
 2023 C
 2022 C
 2021 C
 2020 C
 2019 C
 2018 C
 2017 C
 2016 C
 2015 C
 2014 C
 2013 C
 2012 C
 2011 C
 2010 C
 2009 C
 2008 C
 2007 C
 2006 C

Legal/Tax Description

Copy To Clipboard

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S-1/2 OF SE-1/4 OF NW-1/4 LYING E OF DEVILS LAKE HWY EX S 4 RDS E OF HWY ALSO
 EX LD BEG 211.7 FT E OF SW COR. OF SE-1/4 OF NW-1/4 RUNN TH E 448.3 FT TH N 66
 FT TH E 462 FT TH N 82.5 FT TH W 504.8 FT TO CTR OF DEVILS LAKE HWY TH SWLY
 ALG SD RD 203 FT TO POB - SEC 34

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Close

81,000
 89,400
 93,000
 92,900
 88,800

Viewing Existing Parcel

Address labels to 300'

Please & Thanks

WD0-134-1780-00
CAPATINA DEVILS LAKE LLC
12001 LEVAN RD
LIVONIA MI 48150

WD0-134-1800-20
REED, MICHAEL D
7809 DEVILS LAKE HWY
MANITOU BEACH MI 49253

WD0-134-1900-00
JEDELE, JASON & STEPHANIE LYNN
7731 DEVILS LAKE HWY
MANITOU BEACH MI 49253

WD0-134-1920-00
REED FAMILY REVOCABLE TRUST
4087 GENEVA HWY
MANITOU BEACH MI 49253

WD0-134-1950-00
WIDENER, KEVIN & SHARON
7515 DEVILS LAKE HWY
MANITOU BEACH MI 49253-9639

WD0-134-2550-20
COLE, IVAN G, LIVING TRUST
7827 HOLLYHOCK AVE
MANITOU BEACH MI 49253

WD0-134-3200-00
BURKE, CATHY J
16450 ADDISON RD
ADDISON MI 49220

WD0-134-4020-00
GLECKLER, DONALD L & ELIZABETH S
7928 CLARK'S COVE
ADDISON MI 49220

WD0-134-4025-00
GLECKLER, DONALD L & ELIZABETH S
7928 CLARK'S COVE
ADDISON MI 49220

WD0-820-8001-00
DEVILS COVE CONDO ASSOC
NICHOLE KARABETSOS, TREASURER
7572 HILLCREST CT
MANITOU BEACH MI 49253

WD0-134-1900-00

Parcel #: WD0-134-1900-00

Flag:

Owner: JEDELE, JASON & STEPHANIE LYNN

Address: 7731 DEVILS LAKE HWY

Property Zip: 49253

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

Rec. Status: Active
 Tax. Status: TAXABLE
 Prev. Tax. Status: TAXABLE
 Cur. Class: 401 RESIDENTIAL-IMPROVED
 Prev. Class: 401 RESIDENTIAL-IMPROVED
 School: 46020 ADDISON COMMUNITY SCHOOLS
 ECF Neigh: 401 RESIDENTIAL

Zoning: <None Specified>

Use Code: <none>

Note:

8 Sales (6/30/2023, 375,000)...

0 Permits...

Comments

Legal/Tax Description...

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

Year

2025 S
 2024 U
 2023 C
 2022 C
 2021 C
 2020 C
 2019 C
 2018 C
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 2012 C
 2011 C
 2010 C
 2009 C
 2008 C
 2007 C
 2006 C

Land and Improvements

	# of
Land (40107)...	9.555
Land Improvements...	
Residential Buildings...	1
Agricultural Buildings...	0
Commercial/Ind. Buildings...	0
Personal Property...	0

Legal/Tax Description

Copy To Clipboard

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

S-1/2 OF SE-1/4 OF NW-1/4 LYING E OF DEVILS LAKE HWY EX S 4 RDS E OF HWY ALSO
 EX LD BEG 211.7 FT E OF SW COR OF SE-1/4 OF NW-1/4 RUNN TH E 418.3 FT TH N 66
 FT TH E 462 FT TH N 82.5 FT TH W 504.8 FT TO CTR OF DEVILS LAKE HWY TH SWLY
 ALG SD RD 203 FT TO POB - SEC 34

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

Close

74,600
 81,000
 89,400
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 88,800



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

COORDINATED ZONING REPORT | CZ24-06

Text Amendment to the Blissfield Township Zoning Ordinance

DATE:	June 13, 2024
LOCATION	ARTICLE 2, DEFINITIONS ARTICLE 4.04, A. Agriculture (AA),
BACKGROUND:	Amendment to Article 2, Section 2, Definitions: BARN EVENT - An event, whether commercial or personal, held inside a barn whose structure existed as of May 1, 2024. Additionally, amend Article 4, District Regulations, Section 4, Intent, Permitted Uses, and Special Uses Within, Subsection A, Agriculture (AA), Subsection 3, Special Uses, to add an additional Subsection R as follows: R. Barn Venue and Events. Staff notes a discrepancy between the motion passed and the petition filed regarding "Barn Venue" and "Barn Events." These terms have been combined in the body of this report for consistency.
R2PC STAFF RECOMMENDATION	Staff recommends APPROVAL the text amendment request from Blissfield Township to increase frontage of lots, with access to only one right-of-way in Rural Residential districts, from one hundred sixty-five (165) feet to three hundred thirty (330) feet.

SUGGESTED ACTIONS

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

ZONING AMENDMENT FORM



LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

1. The above described property has a proposed zoning change FROM _____
ZONE TO _____ ZONE.

2. PURPOSE OF PROPOSED CHANGE: _____

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE 4 SECTION 4.04(A)(3)

The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.)
add R. Barn events 4.04(A)(3)(R)

C. **PUBLIC HEARING** on the above amendment was held on: month JUNE day 5 year 2024

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month MARCH day 13 year 2024
(Notice must be provided at least fifteen days prior to the public hearing.)

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

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.

[Signature] ☒ Chair or ☐ Secretary 6 / 5 / 2024 (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

1. Date of Meeting: month _____ day _____ year _____

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

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

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

TOWNSHIP BOARD ACTION:

1. Date of Meeting: month JUNE day 11 year 2024

2. The Blissfield 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.

[Signature]
Township Clerk

TOWNSHIP OF BLISSFIELD

RESOLUTION NO. _____

**A RESOLUTION RECOMMENDING CONSIDERATION OF AN ORDINANCE
AMENDING THE TOWNSHIP ZONING ORDINANCE REGARDING BARN EVENTS**

At a meeting of the Board of Trustees of the Township of Blissfield, County of Lenawee,
State of Michigan (the "Township"), held at 177 West Brooke on
June 11, 2024, at 7 p.m.

PRESENT: Navarro, Dickerson, Wilson, Wynn
Warner

ABSENT: - 0 -

The following Resolution was offered by Navarro and seconded by
Wilson.

WHEREAS, pursuant to the Michigan Zoning Enabling Act, Act 110 of 2006, MCL 125.3101 *et seq.* ("MZEA"), the Township has authority to adopt and amend zoning ordinances regulating the use of land in the Township; and

WHEREAS, the Township adopted the Blissfield Township Zoning Ordinance (the "Zoning Ordinance") in April 2010 and amended the Zoning Ordinance in February 2017; and

WHEREAS, the Township Planning Commission (the "Planning Commission") held a public hearing at its public meeting on April 3, 2024, to consider amending the Zoning Ordinance to add "part time seasonal wedding venue utilizing existing structures" as a special land use under "Article 4 Section B (3)" of the Zoning Ordinance; and

WHEREAS, at the public meeting the Planning Commission recommended the adoption of an amendment to the Zoning Ordinance to add "part time seasonal wedding venue utilizing

existing structures” as a special land use under “Article 4 Section B (3)” of the Zoning Ordinance; and

WHEREAS, the text amendment should have amended Section 4.04(A)(3) of the Zoning Ordinance; and

WHEREAS, the Township Board will not consider the amendment as recommended by the Planning Commission on April 3, 2024, because of this error; and

WHEREAS, the Township Board desires to amend the Zoning Ordinance to add “barn events” as a permitted special use in the Agricultural District and to define “barn events”; and

WHEREAS, the Township Board requests that the Planning Commission consider the proposed ordinance to amend the Zoning Ordinance regarding barn events (the “Proposed Ordinance) (**Exhibit A**); and

WHEREAS, the Township Board believes that the Proposed Ordinance serves the best interests of the public health, safety, and welfare.

NOW, THEREFORE, the Township Board of the Township of Blissfield resolves as follows:

1. The Planning Commission is requested to consider the Proposed Ordinance, attached as Exhibit A.
2. Any resolution that conflicts with this Resolution is repealed upon the effective date of the Ordinance.

YEAS: Navarro, Dickerson, Wilson, Wynn, Warner

NAYS: -0-

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
)
COUNTY OF LENAWEE)

I, the undersigned, the duly qualified and acting Clerk for the Township of Blissfield, Lenawee County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Township Board at a meeting held pursuant to the Open Meetings Act on the 11 day of June, 2024.

Diann Paul Warner
Diann Paul-Warner, Clerk

(11)

TOWNSHIP OF BLISSFIELD

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE TOWNSHIP ZONING ORDINANCE REGARDING BARN EVENTS

The Township of Blissfield ordains:

- **Purpose.**

The Township adopts this Ordinance for the health, safety, and welfare of the Township residents.

- **Amendment to Section 2.02 of the Zoning Ordinance.**

Section 2.02 of the Zoning Ordinance is amended to add the definition of “Barn event” in alphabetical order, which shall read in its entirety as follows:

BARN EVENT – An event, whether commercial or personal, held inside a barn whose structure existed as of May 1, 2024.

- **Amendment to Section 4.04 of the Zoning Ordinance.**

Section 4.04 of the Zoning Ordinance is amended to add subsection 4.04(A)(3)(r) which shall read in its entirety as follows:

R. Barn events.

- **Validity and Severability.**

Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of the Ordinance.

- **Repealer.**

Any ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

- **Effective Date.**

This Ordinance takes effect seven (7) days after publication as provided by law.

Blissfield Township Regular Board Meeting
177 West Brooke Lane
Blissfield, Michigan 49228
June 11, 2024

Meeting called to order at 7:00 PM by Supervisor Navarro. All members present.

MOTION: Dickerson second Wilson to accept the agenda with the added items of township garage sale and shredding of old documents.

MOTION CARRIED.

MOTION: Wilson second Wynn to accept the minutes of the regular board minutes dated May 14, 2024 as presented.

MOTION CARRIED.

MOTION: Dickerson second Wilson to accept the minutes of the special board meeting dated June 6, 2024 as presented.

MOTION CARRIED.

MOTION: Wynn second Wilson to accept payment of the Fire Fund Bills totaling \$5961.97.

MOTION CARRIED.

MOTION: Dickerson second Wilson to accept payment of the firemen payroll dated 5-17-2024 in the amount of \$3,356.09 as presented.

MOTION CARRIED.

MOTION: Wilson second Dickerson to accept payment of the firemen payroll dated 5-30-2024 in the amount of \$ 3,162.31 as presented.

MOTION CARRIED.

MOTION: Dickerson second Wynn to accept payment of the General Fund Bills totaling \$19,179.95.

MOTION CARRIED.

MOTION: Dickerson second Wilson to accept payment of the general payroll dated 5-30-2024 in the amount of \$17,150.90.

MOTION CARRIED.

MOTION: Wynn second Wilson to accept the treasurer report dated 4-1-2024 /6-11-2024 as presented.

MOTION CARRIED.

MOTION: Wilson second Dickerson to accept Brown & Sons roofing bid for the historical building in the Pleasant View Cemetery in the amount of \$0.00. All materials and labor being donated.

RESOLUTION: Navarro second Wilson A RESOLUTION RECOMMENDING CONSIDERATION OF AN ORDINANCE AMENDING THE TOWNSHIP ZONING ORDINANCE REGARDING BARN EVENTS. This resolution includes exhibit A to include AN ORDINANCE AMENDING THE TOWNSHIP ZONING ORDINANCE REGARDING BARN EVENTS. Amendments to Sections 2.02 and 4.04.

ROLL Call: Wynn yes, Wilson yes, Dickerson yes, Warner yes, Navarro yes.
RESOLUTION PASSED.

RESOLUTION: Dickerson second Wilson AN ORDINANCE AMENDING THE ZONING ORDINANCE TO
CORRECT THE SCHEDULE OF REGULATIONS.

ROLL CALL: Dickerson yes, Warner yes, Wilson yes, Wynn yes, Navarro yes.
RESOLUTION PASSED.

MOTION: Warner second Wynn to adjourn at 8:38 PM.
MOTION CARRIED.

Respectfully submitted,

Diann Paul-Warner
Clerk

Adolio Q. Navarro
Supervisor

June 5, 2024 Blissfield Township Zoning and Planning Commission Meeting Minutes

The June 5, 2024 meeting was held in the Blissfield Township Office Meeting Room and was open to the public.

The Meeting was called to order at 7:00 PM by chairperson Diane Knoblauch.

PC members present: Knoblauch, Denniss, Willson, Uckele, and Powel.

Absent: None.

Motion to approve meeting agenda made by Uckele. Second by Denniss. All approve.

Discussed proposed changes to Zoning Ordinance recommended by Township legal counsel:

1. Modify proposed special use in Agricultural District to "Barn Venue".
2. Retain requirement of existing barn. Discussed intent to prevent replacement of an existing barn or new building to expand venue opportunities.
3. Amendment to add additional special use provision to Section 4.04, A. Agriculture (AA), "R. Barn Venue."

Motion by Uckele: Accept Exhibit A as presented; ordinance number to be assigned..

Second by Powel. Vote: All members approve; none oppose.

Motion by Uckele to approve the April 3, 2024, Planning Commission meeting minutes. Second by Willson: Motion Approved.

Public comment: None

Next Meeting: August 7, 2024 at 7:00 PM.

Agenda: Master Plan changes. Please provide proposed Master Plan changes for consideration to all committee members by July 31, 2024. These proposed changes could be reviewed by members and prepare for discussion prior to the meeting.

Motion to adjourn the meeting by Willson. Second by Powel.

Meeting adjourned at 8:53 pm.

Don Powel
Secretary

April 3, 2024 Blissfield Township PC Meeting Minutes

The June 5, 2024 is a Public Planning Committee meeting. The meeting was held in the Blissfield Township Office Meeting Room.

The Meeting was called to order at 7:00 PM by chairperson Diane Knoblauch.

PC members present: Knoblauch, Denniss, Willson, Uckele, and Powel.
Absent: None

Motion to approve meeting agenda made by Uckele. Second by Denniss. All approve

The meeting was open for public comments. Rachel Bonaminio discuss the trial run of the wedding venue.

Discussed "Wedding Barn Venue" versus "Barn Venue". Barn venue and the definition was proposed by the legal team which represents the township.

Discussed preventing modification of an existing barn with the intent to expand venue opportunities.

Motion by Uckele: Accept exhibit A as presented and the ordinance (number to be assigned accordingly).

Second by Powel. Vote: All members approve; none oppose.

Motion by Uckele made to approve the April 3, 2024, Township PC meeting minutes. Second by Willson: Motion was approved.

Public comment: None

Discussed next meeting and for members to provide proposed changes to the master plan one week before the next meeting. These proposed changes could be reviewed by members and prepare for discussion prior to the meeting.

Motion to adjourn the meeting by Willson. Second by Powel. Supported by all members.

Meeting adjourned at 8:53 pm.

Don Powel
Secretary

April 3, 2024 Blissfield Township PC Meeting Minutes

A Public Hearing was held on April 3, 2024, followed by the scheduled Zoning and Planning Committee meeting. The meeting was held in the Blissfield Township Fire Station.

The Public Hearing was called to order at 7:00 PM by chairperson Diane Knoblauch.

PC members present: Knoblauch, Dennis, Wilson, and Powel.

Absent: Uckele

Powel read the meeting notice published in The Blissfield Advance.

Knoblauch summarized Planning Committee's purpose for the Public Hearing: to review the current Blissfield Township Master Plan and Zoning Ordinance and solicit input from the Blissfield Township residents regarding changes to consider.

Wilson read the special land uses identified in the Blissfield ordinance for the Agricultural Zoning category.

The meeting was then open for public comment.

Issues discussed included:

- Focus of the Master Plan to support the farmers and farm base;
- Identifying whether a property for zoning purposes was classified as agricultural or rural residential;
- The absence/lack of rural residential parcels in the current zoning map;
- Identifying the relationship between the zoning classification and the tax classification; and
- Process for making any change to the Special Land Use for any zoning classification

Twelve residents spoke at the meeting in support of the Special Land Use Application for a Seasonal Wedding Venue at the intersection of Blissfield Hwy. and Rouget Rd. There was no opposition voiced. There was extensive discussion about the current zoning of that parcel, past use of the parcel, and future use of the parcel if a special use permit was approved for the parcel; specifically, that the special use permit would end when the parcel was no longer used for that purpose – that the special use permit would not run with the land.

No changes to the Master Plan were identified.

Motion by Powel to close the Public Hearing at 8:00. Second by Wilson. All approved.

The Zoning and Planning Committee quarterly meeting was called to order. Minutes from the meeting on February 3, 2024 were considered. Knoblauch identified corrections to the minutes and provided written changes. Dennis moved to approve the February 3, 2024 Zoning and Planning Committee meeting minutes with identified corrections; second by Wilson. Motion was approved.

Committee members discussed the issues identified during the Public Hearing and focused on the Special Land Use Application for Seasonal Wedding Venue. The rural residential zoning

February 15, 2024 Blissfield Township Special PC Meeting Minutes

The February 15, 2025, Special PC meeting of the Blissfield Township Planning Commission was held in the Township Hall.

The meeting was called to order at 7:01 PM by chairperson Diane Knoblauch.

PC members present: Knoblauch, Dennis, Wilson, and Powel.

Absent: Uckele

Public participants Rachel and Jason Bonamino

Motion by Dennis made to approve the November 1, 2023, Township PC meeting minutes, second by Wilson: Motion was approved by all members.

Discussed the application Special Land Use Application for a Wedding Barn Venue.

Applicant discussed the objective of in submitting the Special Land Use Application for a Wedding Barn Venue and the investment and improvements in the site completed to date.

Powel discussed discrepancies between the Special Use Application for a Wedding Barn Venue and the Special Uses for Rural Residential identified in Section 4.04 INTENT, PERMITTED USES AND SPECIAL USES WITHIN ZONING DISTRICTS.

Willson discussed the requirements of special land use of Article 5 of Michigan Zoning Enabling Act *“(4) A decision rejecting, approving, or conditionally approving a site plan shall be based upon requirements and standards contained in the zoning ordinance, other statutorily authorized and properly adopted local unit of government planning documents, other applicable ordinances, and state and federal statutes.”*

Knoblauch summarized that based upon the current Blissfield Township Zoning Ordinance the Application could not be approved.

Knoblauch opens the discussion to the public.

Public comment: Discussion focused on the failure of any township member to discuss the plans to create a site to allow Wedding Barn Venue.

The committee discussed the option to revise the Blissfield Township Ordinance to permit approval of the application. The next step was to complete a public hearing to solicit public opinion.

Motion: Powel to Propose to the Blissfield township board to have a public hearing to solicit public input in the revision to Rural Residential special uses. Dennis seconds. Vote: All members approved.

Discussion of recommended revisions to the Blissfield Township Ordinance by the township legal advisor. Following discussion of both recommendations the following Motion was made:

Motion by Deniss to recommending approval and adoption of Ordinance to the township by Amending the Zoning Ordinance to make a violation of the zoning ordinance a Municipal Civil Infraction. Second by Wilson. Vote: All members approved.

Recommendation by the township legal advisor the changes to the frontage issue to be discussed at the next meeting when additional information could be provided.

Committee discussed the next scheduled Planning Committee meetings April 3, August 7, November 6 all a 7 PM in the township hall.

Motion to adjourn the meeting by Wilson, Second by Dennis. Supported by all members.

Meeting adjourned at 8:53 pm.

Don Powel
Secretary

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Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

COORDINATED ZONING REPORT | CZ24-07

Text Amendment to the Blissfield Township Zoning Ordinance

DATE: June 13, 2024

LOCATION: ARTICLE 4, District Regulations, SECTION 7, Schedule of Regulations

BACKGROUND: Petition to amend zoning ordinance, Article 4, Section 7, Schedule of Regulations in regard to the required lot width of RR, Rural Residential zoned parcels, increased from one hundred sixty five (165) feet to three hundred thirty (330) feet.

SECTION 4.07 SCHEDULE OF REGULATIONS

Zoning District	Minimum Lot Size ^b		Maximum Building Height		Minimum Yard Setback (feet)				Max. Lot Coverage ^d	Minimum Floor Area Per Dwelling Unit ^e
	Area ^a	Lot width (feet)	Stories	Feet	Front ^a	Least Side ^c	Total Side ^c	Rear	Percent	Square Feet
AA, Agriculture ^k	3.5 acres ^g	330	3	40	50 ^e	25 ^e	50 ^e	25 ^e	30	1,000
RR, Rural Residential	3.5 acres ^g	165	2 ½	35	50 ^e	25 ^e	50 ^e	25 ^e	30	1,000
VR, Village Residential	15,000 s.f.	100	2 ½	35	35	10	20	25	30	1,000
C, Commercial	25,000 s.f.	100	2	35 ⁱ	40	25 ^f	50 ^f	25 ^f	50	---
I, Industrial	50,000 s.f.	200	2	35 ⁱ	50	40 ^f	80 ^f	40 ^f	i	---
RC, Resource Conservation	10 acres	330	2	25	75	50	100	50	5	---

330'

R2PC STAFF

RECOMMENDATION

Staff recommends **APPROVAL** the text amendment request from Blissfield Township to increase required lot widths in the RR, Rural Residential Zoning Districts from one hundred sixty-five (165) feet to three hundred thirty (330) feet.

SUGGESTED ACTIONS

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

ZONING AMENDMENT FORM



LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

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

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE 4 SECTION 4.07
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) Lot width (feet) of
165 to 300 feet

- C. PUBLIC HEARING on the above amendment was held on: month APRIL day 3 year 2024
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month MARCH day 13 year 2024
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: BLISSFIELD ADVANCE

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.

D. Knablauch ☒ Chair or ☐ Secretary 6 / 5 / 2024 (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

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

TOWNSHIP BOARD ACTION:

1. Date of Meeting: month JUNE day 11 year 2024
2. The Blissfield 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.

Debra Paul Warner
Township Clerk

TOWNSHIP OF BLISSFIELD

ORDINANCE NO. _____ AN ORDINANCE AMENDING THE ZONING ORDINANCE TO CORRECT THE SCHEDULE OF REGULATIONS

Adopted:
Published:
Effective:

Blissfield Township ordains:

Section 1. Amendment of Section 4.07 of Article 4 of the Zoning Ordinance.

Section 4.07 of Article 4 of the Zoning Ordinance is amended to read in its entirety as follows:

SECTION 4.07 SCHEDULE OF REGULATIONS

	Minimum Lot Size ^h		Maximum Building Height		Minimum Yard Setback (feet)				Max. Lot Coverage ⁱ	Minimum Floor Area Per Dwelling Unit ^d
<i>Zoning District</i>	<i>Area</i>	<i>Lot width (feet)^h</i>	<i>Stories</i>	<i>Feet</i>	<i>Front^e</i>	<i>Least Side^e</i>	<i>Total Side^e</i>	<i>Rear</i>	<i>Percent</i>	<i>Square Feet</i>
AA, Agriculture ^k	3.5 acres ^g	330	3	40	50 ^e	25 ^e	50 ^e	25 ^e	30	1,100
RR, Residential	3.5 acres ^g	165	2 ½	35	50 ^e	25 ^e	50 ^e	25 ^e	30	1,100
VR, Village Residential	15,000 s.f.	100	2 ½	35	35	10	20	25	30	1,000
C, Commercial	25,000 s.f.	100	2	35 ⁱ	40	25 ⁱ	50 ⁱ	25 ⁱ	50	---
I, Industrial	50,000 s.f.	200	2	35 ⁱ	50	40 ⁱ	80 ⁱ	40 ⁱ	I	---
RC, Resource Conservation	10 acres	330	2	25	75	50	100	50	5	---

Section 4.08(H) of Article 4 of the Zoning Ordinance is amended to read in its entirety as follows:

H. If the site has frontage on one (1) road, the minimum frontage shall be three hundred and thirty (330) feet. If the site has frontage on two (2) roads, both frontages may be counted to satisfy this minimum total frontage. In no case may a site have less than three hundred and thirty (330) feet depth.

If any provision of this Ordinance is declared invalid for any reason, that declaration does not affect the validity of all other sections of this Ordinance.

This Ordinance expressly repeals all township ordinances and parts of ordinances in conflict with this Ordinance.

This Ordinance takes effect seven days after publication of this Ordinance or of a summary of it as permitted by law.

YEAS: Navarro, Dickerson, Wilson, Wynn, Warren

[illegible]

I, Diann Paul-Warner, the duly elected, qualified and acting Clerk of the Township of Blissfield, Lenawee County, certify that the above Ordinance was adopted at a regular meeting of the Blissfield Township Board held at the Blissfield Township Office, on the 11 day of June, 2024, by a majority of the members of the board presenting and voting.

54

Diann Paul-Warner
Blissfield Township Clerk

88056:00001:200181243-2

Blissfield Township Regular Board Meeting
177 West Brooke Lane
Blissfield, Michigan 49228
June 11, 2024

Meeting called to order at 7:00 PM by Supervisor Navarro. All members present.

MOTION: Dickerson second Wilson to accept the agenda with the added items of township garage sale and shredding of old documents.

MOTION CARRIED.

MOTION: Wilson second Wynn to accept the minutes of the regular board minutes dated May 14, 2024 as presented.

MOTION CARRIED.

MOTION: Dickerson second Wilson to accept the minutes of the special board meeting dated June 6, 2024 as presented.

MOTION CARRIED.

MOTION: Wynn second Wilson to accept payment of the Fire Fund Bills totaling \$5961.97.

MOTION CARRIED.

MOTION: Dickerson second Wilson to accept payment of the firemen payroll dated 5-17-2024 in the amount of \$3,356.09 as presented.

MOTION CARRIED.

MOTION: Wilson second Dickerson to accept payment of the firemen payroll dated 5-30-2024 in the amount of \$ 3,162.31 as presented.

MOTION CARRIED.

MOTION: Dickerson second Wynn to accept payment of the General Fund Bills totaling \$19,179.95.

MOTION CARRIED.

MOTION: Dickerson second Wilson to accept payment of the general payroll dated 5-30-2024 in the amount of \$17,150.90.

MOTION CARRIED.

MOTION: Wynn second Wilson to accept the treasurer report dated 4-1-2024 /6-11-2024 as presented.

MOTION CARRIED.

MOTION: Wilson second Dickerson to accept Brown & Sons roofing bid for the historical building in the Pleasant View Cemetery in the amount of \$0.00. All materials and labor being donated.

RESOLUTION: Navarro second Wilson A RESOLUTION RECOMMENDING CONSIDERATION OF AN ORDINANCE AMENDING THE TOWNSHIP ZONING ORDINANCE REGARDING BARN EVENTS. This resolution includes exhibit A to include AN ORDINANCE AMENDING THE TOWNSHIP ZONING ORDINANCE REGARDING BARN EVENTS. Amendments to Sections 2.02 and 4.04.

ROLL Call: Wynn yes, Wilson yes, Dickerson yes, Warner yes, Navarro yes.
RESOLUTION PASSED.

RESOLUTION: Dickerson second Wilson AN ORDINACE AMENDING THE ZONING ORDINANCE TO
CORRECT THE SCHEDULE OF REGULATIONS.

ROLL CALL: Dickerson yes, Warner yes, Wilson yes, Wynn yes, Navarro yes.
RESOLUTION PASSED.

MOTION: Warner second Wynn to adjourn at 8:38 PM.
MOTION CARRIED.

Respectfully submitted,

Diann Paul-Warner
Clerk

Adolio Q. Navarro
Supervisor

June 5, 2024 Blissfield Township Zoning and Planning Commission Meeting Minutes

The June 5, 2024 meeting was held in the Blissfield Township Office Meeting Room and was open to the public.

The Meeting was called to order at 7:00 PM by chairperson Diane Knoblauch.

PC members present: Knoblauch, Denniss, Willson, Uckele, and Powel.

Absent: None.

Motion to approve meeting agenda made by Uckele. Second by Denniss. All approve.

Discussed proposed changes to Zoning Ordinance recommended by Township legal counsel:

1. Modify proposed special use in Agricultural District to "Barn Venue".
2. Retain requirement of existing barn. Discussed intent to prevent replacement of an existing barn or new building to expand venue opportunities.
3. Amendment to add additional special use provision to Section 4.04, A. Agriculture (AA), "R. Barn Venue."

Motion by Uckele: Accept Exhibit A as presented; ordinance number to be assigned..

Second by Powel. Vote: All members approve; none oppose.

Motion by Uckele to approve the April 3, 2024, Planning Commission meeting minutes. Second by Willson: Motion Approved.

Public comment: None

Next Meeting: August 7, 2024 at 7:00 PM.

Agenda: Master Plan changes. Please provide proposed Master Plan changes for consideration to all committee members by July 31, 2024. These proposed changes could be reviewed by members and prepare for discussion prior to the meeting.

Motion to adjourn the meeting by Willson. Second by Powel.

Meeting adjourned at 8:53 pm.

Don Powel
Secretary

April 3, 2024 Blissfield Township PC Meeting Minutes

The June 5, 2024 is a Public Planning Committee meeting. The meeting was held in the Blissfield Township Office Meeting Room.

The Meeting was called to order at 7:00 PM by chairperson Diane Knoblauch.

PC members present: Knoblauch, Denniss, Willson, Uckele, and Powel.

Absent: None

Motion to approve meeting agenda made by Uckele. Second by Denniss. All approve

The meeting was open for public comments. Rachel Bonaminio discuss the trial run of the wedding venue.

Discussed "Wedding Barn Venue" versus "Barn Venue". Barn venue and the definition was proposed by the legal team which represents the township.

Discussed preventing modification of an existing barn with the intent to expand venue opportunities.

Motion by Uckele: Accept exhibit A as presented and the ordinance (number to be assigned accordingly).

Second by Powel. Vote: Vote: All members approve; none oppose.

Motion by Uckele made to approve the April 3, 2024, Township PC meeting minutes. Second by Willson: Motion was approved.

Public comment: None

Discussed next meeting and for members to provide proposed changes to the master plan one week before the next meeting. These proposed changes could be reviewed by members and prepare for discussion prior to the meeting.

Motion to adjourn the meeting by Willson. Second by Powel. Supported by all members.

Meeting adjourned at 8:53 pm.

Don Powel
Secretary

April 3, 2024 Blissfield Township PC Meeting Minutes

A Public Hearing was held on April 3, 2024, followed by the scheduled Zoning and Planning Committee meeting. The meeting was held in the Blissfield Township Fire Station.

The Public Hearing was called to order at 7:00 PM by chairperson Diane Knoblauch.

PC members present: Knoblauch, Dennis, Wilson, and Powel.

Absent: Uckele

Powel read the meeting notice published in The Blissfield Advance.

Knoblauch summarized Planning Committee's purpose for the Public Hearing: to review the current Blissfield Township Master Plan and Zoning Ordinance and solicit input from the Blissfield Township residents regarding changes to consider.

Wilson read the special land uses identified in the Blissfield ordinance for the Agricultural Zoning category.

The meeting was then open for public comment.

Issues discussed included:

- Focus of the Master Plan to support the farmers and farm base;
- Identifying whether a property for zoning purposes was classified as agricultural or rural residential;
- The absence/lack of rural residential parcels in the current zoning map;
- Identifying the relationship between the zoning classification and the tax classification; and
- Process for making any change to the Special Land Use for any zoning classification

Twelve residents spoke at the meeting in support of the Special Land Use Application for a Seasonal Wedding Venue at the intersection of Blissfield Hwy. and Rouget Rd. There was no opposition voiced. There was extensive discussion about the current zoning of that parcel, past use of the parcel, and future use of the parcel if a special use permit was approved for the parcel; specifically, that the special use permit would end when the parcel was no longer used for that purpose – that the special use permit would not run with the land.

No changes to the Master Plan were identified.

Motion by Powel to close the Public Hearing at 8:00. Second by Wilson. All approved.

The Zoning and Planning Committee quarterly meeting was called to order. Minutes from the meeting on February 3, 2024 were considered. Knoblauch identified corrections to the minutes and provided written changes. Dennis moved to approve the February 3, 2024 Zoning and Planning Committee meeting minutes with identified corrections; second by Wilson. Motion was approved.

Committee members discussed the issues identified during the Public Hearing and focused on the Special Land Use Application for Seasonal Wedding Venue. The rural residential zoning

classification was discussed at length, with the recognition that these parcels must be more clearly identified in the zoning maps included in the Blissfield Township Master Plan and the Zoning Ordinance.

The issue regarding the size of the land parcel of 3 acres that existed before the adoption of the Zoning Ordinances was discussed at length. The current parcel is nonconforming when considering the minimum 3.5 acre lot size required by the Blissfield Township Ordinance adopted August 10, 2010, and amended in 2015 and 2017, Section 4.07, Schedule of Regulations. After considerable debate regarding the handling of nonconforming parcels - by grandfathering those parcels into the current zoning categories. In addition, requiring this parcel of land to meet the current requirements would be counter to the objectives of the Blissfield Master Plan (to preserve agricultural land and support our farming community); additional agricultural land would have to be removed from service to meet the minimum land requirement.

Motion by Powel to revise Article 4 Section B (3) to include an additional special use:

L. Part time seasonal wedding venue utilizing existing structures.

Second by Wilson. All approved.

The proposed Amendment from the Township Attorney to amend Article 4, Section 4.07, Schedule of Regulations to change the Rural Residential Lot Width to 330 feet (from 165 feet). This change would confirm the lot frontage to 330 feet throughout the Schedule of Regulations. Committee members discussed the discrepancies between Section 4.07 and 4.08 lot width for Agricultural Zoning District.

Motion by Powel:

Change Article 7, Section 4.07 Schedule of Requirements for Rural Residential from the lot width of 165 to 330 feet and

Adopt the amendment of Section 4.08 footnotes to Schedule of Regulations as recommended by the township supervisor.

Second by Wilson. All members approve.

Motion to adjourn the meeting by Powel; Second by Wilson. All approved.

Meeting adjourned at 8:53 pm.

Don Powel
Secretary

February 15, 2024 Blissfield Township Special PC Meeting Minutes

The February 15, 2025, Special PC meeting of the Blissfield Township Planning Commission was held in the Township Hall.

The meeting was called to order at 7:01 PM by chairperson Diane Knoblauch.

PC members present: Knoblauch, Dennis, Wilson, and Powel.

Absent: Uckele

Public participants Rachel and Jason Bonamino

Motion by Dennis made to approve the November 1, 2023, Township PC meeting minutes, second by Wilson: Motion was approved by all members.

Discussed the application Special Land Use Application for a Wedding Barn Venue.

Applicant discussed the objective of in submitting the Special Land Use Application for a Wedding Barn Venue and the investment and improvements in the site completed to date.

Powel discussed discrepancies between the Special Use Application for a Wedding Barn Venue and the Special Uses for Rural Residential identified in Section 4.04 INTENT, PERMITTED USES AND SPECIAL USES WITHIN ZONING DISTRICTS.

Willson discussed the requirements of special land use of Article 5 of Michigan Zoning Enabling Act *“(4) A decision rejecting, approving, or conditionally approving a site plan shall be based upon requirements and standards contained in the zoning ordinance, other statutorily authorized and properly adopted local unit of government planning documents, other applicable ordinances, and state and federal statutes.”*

Knoblauch summarized that based upon the current Blissfield Township Zoning Ordinance the Application could not be approved.

Knoblauch opens the discussion to the public.

Public comment: Discussion focused on the failure of any township member to discuss the plans to create a site to allow Wedding Barn Venue.

The committee discussed the option to revise the Blissfield Township Ordinance to permit approval of the application. The next step was to complete a public hearing to solicit public opinion.

Motion: Powel to Propose to the Blissfield township board to have a public hearing to solicit public input in the revision to Rural Residential special uses. Dennis seconds. Vote: All members approved.

Discussion of recommended revisions to the Blissfield Township Ordinance by the township legal advisor. Following discussion of both recommendations the following Motion was made:

Motion by Deniss to recommending approval and adoption of Ordinance to the township by Amending the Zoning Ordinance to make a violation of the zoning ordinance a Municipal Civil Infraction. Second by Wilson. Vote: All members approved.

Recommendation by the township legal advisor the changes to the frontage issue to be discussed at the next meeting when additional information could be provided.

Committee discussed the next scheduled Planning Committee meetings April 3, August 7, November 6 all a 7 PM in the township hall.

Motion to adjourn the meeting by Wilson, Second by Dennis. Supported by all members.

Meeting adjourned at 8:53 pm.

Don Powel
Secretary



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

COORDINATED ZONING REPORT | CZ24-08

Text Amendment to the Blissfield Township Zoning Ordinance

DATE:	June 13, 2024
LOCATION	ARTICLE 4, SECTION 8, Footnotes to the Schedule of Regulations, FOOTNOTE H [§4.07 & 4.08(H)]
BACKGROUND:	<p>Petition to amend Section 4.08, Footnote H, in reference to Lot Width of parcels in the Rural Residential zoning district. The footnote applies to parcels with only one access and the required frontage along the right-of-way, revised from four hundred (400) feet to three hundred thirty (330) feet. If a parcel has frontage on two (2) right-of-ways, this requirement can be satisfied by the total frontage of the lot on both right-of-ways.</p> <p>See revised text below:</p> <p>H. If the site has frontage on one (1) road, the minimum frontage shall be four three hundred thirty (400330) feet. If the site has frontage on two (2) roads, both frontages may be counted to satisfy this minimum total frontage. In no case may a site have less than four three hundred (400330) thirty feet depth.</p>
R2PC STAFF RECOMMENDATION	Staff recommends APPROVAL the text amendment request from Blissfield Township to increase frontage of lots, with access to only one right-of-way in Rural Residential districts, from one hundred sixty-five (165) feet to three hundred thirty (330) feet.

SUGGESTED ACTIONS

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

ZONING AMENDMENT FORM



LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

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

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE 4 SECTION 4.08 (H)
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) minimum frontage shall be three hundred and thirty feet (330). If the site has frontage on two (2) roads, both frontages may be counted to satisfy this minimum total frontage. In no case may a site have less than (330) three hundred and thirty feet depth

- C. **PUBLIC HEARING** on the above amendment was held on: month APRIL day 3 year 2024
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month March day 13 year 2024
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. **THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: BLISSFIELD ADVANCE

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.

D. J. Kneblanch ☒ Chair or ☐ Secretary 6 / 5 / 2024 (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

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

TOWNSHIP BOARD ACTION:

1. Date of Meeting: month JUNE day 11 year 2024
2. The BLISSFIELD 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.

Diana B. Warner
Township Clerk

TOWNSHIP OF BLISSFIELD

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE TO CORRECT THE SCHEDULE OF REGULATIONS

Adopted:
Published:
Effective:

Blissfield Township ordains:

Section 1. Amendment of Section 4.07 of Article 4 of the Zoning Ordinance.

Section 4.07 of Article 4 of the Zoning Ordinance is amended to read in its entirety as follows:

SECTION 4.07 SCHEDULE OF REGULATIONS

	Minimum Lot Size ^b		Maximum Building Height		Minimum Yard Setback (feet)				Max. Lot Coverage ⁱ	Minimum Floor Area Per Dwelling Unit ⁱ
<i>Zoning District</i>	<i>Area</i>	<i>Lot width (feet)^b</i>	<i>Stories</i>	<i>Feet</i>	<i>Front^a</i>	<i>Least Side^c</i>	<i>Total Side^c</i>	<i>Rear^a</i>	<i>Percent</i>	<i>Square Feet</i>
AA, Agriculture ^k	3.5 acres ^g	330	3	40	50 ^c	25 ^c	50 ^c	25 ^c	30	1,100
RR, Residential	3.5 acres ^g	165	2 ½	35	50 ^c	25 ^c	50 ^c	25 ^c	30	1,100
VR, Village Residential	15,000 s.f.	100	2 ½	35	35	10	20	25	30	1,000
C, Commercial	25,000 s.f.	100	2	35 ⁱ	40	25 ⁱ	50 ⁱ	25 ⁱ	50	---
I, Industrial	50,000 s.f.	200	2	35 ⁱ	50	40 ⁱ	80 ⁱ	40 ⁱ	I	---
RC, Resource Conservation	10 acres	330	2	25	75	50	100	50	5	---

Section 2. Amendment of Section 4.08(H) of Article 4 of the Zoning Ordinance.

Section 4.08(H) of Article 4 of the Zoning Ordinance is amended to read in its entirety as follows:

SECTION 4.08 FOOTNOTES TO THE SCHEDULE OF REGULATIONS

- H. If the site has frontage on one (1) road, the minimum frontage shall be three hundred and thirty (330) feet. If the site has frontage on two (2) roads, both frontages may be counted to satisfy this minimum total frontage. In no case may a site have less than three hundred and thirty (330) feet depth.

Section 3. Severability.

If any provision of this Ordinance is declared invalid for any reason, that declaration does not affect the validity of all other sections of this Ordinance.

Section 4. Repealer.

This Ordinance expressly repeals all township ordinances and parts of ordinances in conflict with this Ordinance.

Section 5. Effective Date.

This Ordinance takes effect seven days after publication of this Ordinance or of a summary of it as permitted by law.

ADOPTED.

YEAS: Navarro, Dickerson, Wilson, Wynn, Warner

NAYS: —

STATE OF MICHIGAN)
) ss
COUNTY OF LENAWEЕ)

Clerk's Certification

I, Diann Paul-Warner, the duly elected, qualified and acting Clerk of the Township of Blissfield, Lenawee County, certify that the above Ordinance was adopted at a regular meeting of the Blissfield Township Board held at the Blissfield Township Office, on the 11 day of June, 2024, by a majority of the members of the board presenting and voting.

Diann Paul Warner

Diann Paul-Warner
Blissfield Township Clerk

88056:00001:200181243-2

Blissfield Township Regular Board Meeting
177 West Brooke Lane
Blissfield, Michigan 49228
June 11, 2024

Meeting called to order at 7:00 PM by Supervisor Navarro. All members present.

MOTION: Dickerson second Wilson to accept the agenda with the added items of township garage sale and shredding of old documents.

MOTION CARRIED.

MOTION: Wilson second Wynn to accept the minutes of the regular board minutes dated May 14, 2024 as presented.

MOTION CARRIED.

MOTION: Dickerson second Wilson to accept the minutes of the special board meeting dated June 6, 2024 as presented.

MOTION CARRIED.

MOTION: Wynn second Wilson to accept payment of the Fire Fund Bills totaling \$5961.97.

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MOTION: Dickerson second Wilson to accept payment of the firemen payroll dated 5-17-2024 in the amount of \$3,356.09 as presented.

MOTION CARRIED.

MOTION: Wilson second Dickerson to accept payment of the firemen payroll dated 5-30-2024 in the amount of \$ 3,162.31 as presented.

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MOTION: Wynn second Wilson to accept the treasurer report dated 4-1-2024 /6-11-2024 as presented.

MOTION CARRIED.

MOTION: Wilson second Dickerson to accept Brown & Sons roofing bid for the historical building in the Pleasant View Cemetery in the amount of \$0.00. All materials and labor being donated.

RESOLUTION: Navarro second Wilson A RESOLUTION RECOMMENDING CONSIDERATION OF AN ORDINANCE AMENDING THE TOWNSHIP ZONING ORDINANCE REGARDING BARN EVENTS. This resolution includes exhibit A to include AN ORDINANCE AMENDING THE TOWNSHIP ZONING ORDINANCE REGARDING BARN EVENTS. Amendments to Sections 2.02 and 4.04.

ROLL Call: Wynn yes, Wilson yes, Dickerson yes, Warner yes, Navarro yes.
RESOLUTION PASSED.

RESOLUTION: Dickerson second Wilson AN ORDINANCE AMENDING THE ZONING ORDINANCE TO
CORRECT THE SCHEDULE OF REGULATIONS.

ROLL CALL: Dickerson yes, Warner yes, Wilson yes, Wynn yes, Navarro yes.
RESOLUTION PASSED.

MOTION: Warner second Wynn to adjourn at 8:38 PM.
MOTION CARRIED.

Respectfully submitted,

Diann Paul-Warner
Clerk

Adolio Q. Navarro
Supervisor

June 5, 2024 Blissfield Township Zoning and Planning Commission Meeting Minutes

The June 5, 2024 meeting was held in the Blissfield Township Office Meeting Room and was open to the public.

The Meeting was called to order at 7:00 PM by chairperson Diane Knoblauch.

PC members present: Knoblauch, Denniss, Willson, Uckele, and Powel.
Absent: None.

Motion to approve meeting agenda made by Uckele. Second by Denniss. All approve.

Discussed proposed changes to Zoning Ordinance recommended by Township legal counsel:

1. Modify proposed special use in Agricultural District to "Barn Venue".
2. Retain requirement of existing barn. Discussed intent to prevent replacement of an existing barn or new building to expand venue opportunities.
3. Amendment to add additional special use provision to Section 4.04, A. Agriculture (AA), "R. Barn Venue."

Motion by Uckele: Accept Exhibit A as presented; ordinance number to be assigned..
Second by Powel. Vote: All members approve; none oppose.

Motion by Uckele to approve the April 3, 2024, Planning Commission meeting minutes. Second by Willson: Motion Approved.

Public comment: None

Next Meeting: August 7, 2024 at 7:00 PM.

Agenda: Master Plan changes. Please provide proposed Master Plan changes for consideration to all committee members by July 31, 2024. These proposed changes could be reviewed by members and prepare for discussion prior to the meeting.

Motion to adjourn the meeting by Willson. Second by Powel.

Meeting adjourned at 8:53 pm.

Don Powel
Secretary

April 3, 2024 Blissfield Township PC Meeting Minutes

The June 5, 2024 is a Public Planning Committee meeting. The meeting was held in the Blissfield Township Office Meeting Room.

The Meeting was called to order at 7:00 PM by chairperson Diane Knoblauch.

PC members present: Knoblauch, Denniss, Willson, Uckele, and Powel.

Absent: None

Motion to approve meeting agenda made by Uckele. Second by Denniss. All approve

The meeting was open for public comments. Rachel Bonaminio discuss the trial run of the wedding venue.

Discussed "Wedding Barn Venue" versus "Barn Venue". Barn venue and the definition was proposed by the legal team which represents the township.

Discussed preventing modification of an existing barn with the intent to expand venue opportunities.

Motion by Uckele: Accept exhibit A as presented and the ordinance (number to be assigned accordingly).

Second by Powel. Vote: Vote: All members approve; none oppose.

Motion by Uckele made to approve the April 3, 2024, Township PC meeting minutes. Second by Willson: Motion was approved.

Public comment: None

Discussed next meeting and for members to provide proposed changes to the master plan one week before the next meeting. These proposed changes could be reviewed by members and prepare for discussion prior to the meeting.

Motion to adjourn the meeting by Willson. Second by Powel. Supported by all members.

Meeting adjourned at 8:53 pm.

Don Powel
Secretary

April 3, 2024 Blissfield Township PC Meeting Minutes

A Public Hearing was held on April 3, 2024, followed by the scheduled Zoning and Planning Committee meeting. The meeting was held in the Blissfield Township Fire Station.

The Public Hearing was called to order at 7:00 PM by chairperson Diane Knoblauch.

PC members present: Knoblauch, Dennis, Wilson, and Powel.

Absent: Uckele

Powel read the meeting notice published in The Blissfield Advance.

Knoblauch summarized Planning Committee's purpose for the Public Hearing: to review the current Blissfield Township Master Plan and Zoning Ordinance and solicit input from the Blissfield Township residents regarding changes to consider.

Wilson read the special land uses identified in the Blissfield ordinance for the Agricultural Zoning category.

The meeting was then open for public comment.

Issues discussed included:

- Focus of the Master Plan to support the farmers and farm base;
- Identifying whether a property for zoning purposes was classified as agricultural or rural residential;
- The absence/lack of rural residential parcels in the current zoning map;
- Identifying the relationship between the zoning classification and the tax classification; and
- Process for making any change to the Special Land Use for any zoning classification

Twelve residents spoke at the meeting in support of the Special Land Use Application for a Seasonal Wedding Venue at the intersection of Blissfield Hwy. and Rouget Rd. There was no opposition voiced. There was extensive discussion about the current zoning of that parcel, past use of the parcel, and future use of the parcel if a special use permit was approved for the parcel; specifically, that the special use permit would end when the parcel was no longer used for that purpose – that the special use permit would not run with the land.

No changes to the Master Plan were identified.

Motion by Powel to close the Public Hearing at 8:00. Second by Wilson. All approved.

The Zoning and Planning Committee quarterly meeting was called to order. Minutes from the meeting on February 3, 2024 were considered. Knoblauch identified corrections to the minutes and provided written changes. Dennis moved to approve the February 3, 2024 Zoning and Planning Committee meeting minutes with identified corrections; second by Wilson. Motion was approved.

Committee members discussed the issues identified during the Public Hearing and focused on the Special Land Use Application for Seasonal Wedding Venue. The rural residential zoning

classification was discussed at length, with the recognition that these parcels must be more clearly identified in the zoning maps included in the Blissfield Township Master Plan and the Zoning Ordinance.

The issue regarding the size of the land parcel of 3 acres that existed before the adoption of the Zoning Ordinances was discussed at length. The current parcel is nonconforming when considering the minimum 3.5 acre lot size required by the Blissfield Township Ordinance adopted August 10, 2010, and amended in 2015 and 2017, Section 4.07, Schedule of Regulations. After considerable debate regarding the handling of nonconforming parcels - by grandfathering those parcels into the current zoning categories. In addition, requiring this parcel of land to meet the current requirements would be counter to the objectives of the Blissfield Master Plan (to preserve agricultural land and support our farming community); additional agricultural land would have to be removed from service to meet the minimum land requirement.

Motion by Powel to revise Article 4 Section B (3) to include an additional special use:

L. Part time seasonal wedding venue utilizing existing structures.

Second by Wilson. All approved.

The proposed Amendment from the Township Attorney to amend Article 4, Section 4.07, Schedule of Regulations to change the Rural Residential Lot Width to 330 feet (from 165 feet). This change would confirm the lot frontage to 330 feet throughout the Schedule of Regulations. Committee members discussed the discrepancies between Section 4.07 and 4.08 lot width for Agricultural Zoning District.

Motion by Powel:

Change Article 7, Section 4.07 Schedule of Requirements for Rural Residential from the lot width of 165 to 330 feet and

Adopt the amendment of Section 4.08 footnotes to Schedule of Regulations as recommended by the township supervisor.

Second by Wilson. All members approve.

Motion to adjourn the meeting by Powel; Second by Wilson. All approved.

Meeting adjourned at 8:53 pm.

Don Powel
Secretary

February 15, 2024 Blissfield Township Special PC Meeting Minutes

The February 15, 2025, Special PC meeting of the Blissfield Township Planning Commission was held in the Township Hall.

The meeting was called to order at 7:01 PM by chairperson Diane Knoblauch.

PC members present: Knoblauch, Dennis, Wilson, and Powel.

Absent: Uckele

Public participants Rachel and Jason Bonamino

Motion by Dennis made to approve the November 1, 2023, Township PC meeting minutes, second by Wilson: Motion was approved by all members.

Discussed the application Special Land Use Application for a Wedding Barn Venue.

Applicant discussed the objective of in submitting the Special Land Use Application for a Wedding Barn Venue and the investment and improvements in the site completed to date.

Powel discussed discrepancies between the Special Use Application for a Wedding Barn Venue and the Special Uses for Rural Residential identified in Section 4.04 INTENT, PERMITTED USES AND SPECIAL USES WITHIN ZONING DISTRICTS.

Willson discussed the requirements of special land use of Article 5 of Michigan Zoning Enabling Act *“(4) A decision rejecting, approving, or conditionally approving a site plan shall be based upon requirements and standards contained in the zoning ordinance, other statutorily authorized and properly adopted local unit of government planning documents, other applicable ordinances, and state and federal statutes.”*

Knoblauch summarized that based upon the current Blissfield Township Zoning Ordinance the Application could not be approved.

Knoblauch opens the discussion to the public.

Public comment: Discussion focused on the failure of any township member to discuss the plans to create a site to allow Wedding Barn Venue.

The committee discussed the option to revise the Blissfield Township Ordinance to permit approval of the application. The next step was to complete a public hearing to solicit public opinion.

Motion: Powel to Propose to the Blissfield township board to have a public hearing to solicit public input in the revision to Rural Residential special uses. Dennis seconds. Vote: All members approved.

Discussion of recommended revisions to the Blissfield Township Ordinance by the township legal advisor. Following discussion of both recommendations the following Motion was made:

Motion by Deniss to recommending approval and adoption of Ordinance to the township by Amending the Zoning Ordinance to make a violation of the zoning ordinance a Municipal Civil Infraction. Second by Wilson. Vote: All members approved.

Recommendation by the township legal advisor the changes to the frontage issue to be discussed at the next meeting when additional information could be provided.

Committee discussed the next scheduled Planning Committee meetings April 3, August 7, November 6 all a 7 PM in the township hall.

Motion to adjourn the meeting by Wilson, Second by Dennis. Supported by all members.

Meeting adjourned at 8:53 pm.

Don Powel
Secretary

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Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

COORDINATED ZONING REPORT | CZ24-09

Special Land Use Petition for 16276 Manitou Beach Rd, Manitou Beach Rollin Township

APPLICANT(S): SiBurke's Orchard

DATE: June 13, 2024

LOCATION: The property (RL0-104-4175-00) is located on the north side of Manitou Beach Road and east of North Rollin Hwy in Rollin Township.

DESCRIPTION: The subject property has an area of approximately eight and a half (8.5) acres, three and a half (3.5) of which will be used for the special land use being requested approval for. The applicant currently has an existing apple orchard and the purpose of the rezoning is to allow for a cider mill and tasting room.

CURRENT ZONING Agricultural (AG) - The intent of this district is to set aside land suitable for agricultural development and agricultural related uses.

The Rollin Township Zoning Ordinance, under Section 3.35, Agricultural Commercial / Tourism Business, requires a land owner apply for special land use approval to have a cider mill, ancillary to the primary use of the farm (apple orchard) on site.

LAND USE: Land is agricultural in nature and predominantly cropland with an existing single-family residential dwellings and farm buildings.

SURROUNDING ZONING

NORTH	Agricultural (AG)
EAST	Lake Residential (LR)
SOUTH	Rural Residential (RR)
WEST	Agricultural (AG)

TOWNSHIP RECOMMENDATION The Rollin Township Planning Commission, at their regular meeting on June 6, 2024, voted to approve the Special Land Use petition.

R2PC STAFF RECOMMENDATION Staff recommends **APPROVAL** the Special Land Use petition in Rollin Township.

SUGGESTED ACTIONS

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

ZONING AMENDMENT FORM



LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

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

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE VII AGRICULTURAL DISTRICT SECTION 7.02
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) SEE ATTACHED

- C. PUBLIC HEARING on the above amendment was held on: month JUNE day 6 year 2024
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month April day 18 year 2024
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: THE EXPONENT

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

Douglas Kapnick ☒ Chair or ☐ Secretary JUNE 16 2024 (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

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

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

TOWNSHIP BOARD ACTION:

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

LCPC Case #: _____
(For LCPC Use Only)

REZONING WORKSHEET FORM



LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Rollin Township Case #: _____
Township official we may contact: Douglas Kapnik Phone #: (517) 260-6353
Applicant: Si Barker's Orchard Phone #: () - _____
Rezoning Request: From: _____ () To: Permitted use AFTER special (Approval)
Property Location: Section(s): _____ 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"): ABOUT 3.5 ACRES

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Apple ORCHARD

What is the proposed use of the site? Apple ORCHARD and CIDER mill selling product in a tasting room

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

North: AGRICULTURE South: Manufacturing, Consumer Energy, ONE FAMILY Dwelling
East: DEVILS Lake Hwy - ONE FAMILY Residential West: AGRICULTURE

What are the surrounding Zoning Districts?

North: AGRICULTURE District (AG) South: Industrial District (M-1)
East: Lake Residential (LR) West: AGRICULTURE District (AG)

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

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 MANITOW 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.

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

Please include any additional information or comments as an attachment.



500,000 gallons, and meets the standards set in Subsections 3.33(1)(a thru c).

- b. A site plan, as required in Section 3.16, must be submitted with an application for special approval, along with the information specified in Sec. 513(3) of the Michigan Zoning Enabling Act (MCL 125.3513(3)).
- c. The standards upon which special approval is based are limited to those specified in Sec. 513(5) of the Michigan Zoning Enabling Act (MCL 125.3513(5)).

SECTION 3.34 – GUN CLUBS and SHOOTING RANGES

Where gun clubs and shooting ranges are permitted they shall be subject to the following requirements:

1. All such facilities must be situated on a parcel of land not less than twenty (20) acres in area and having a minimum of five hundred (500) foot road frontage.
2. Such parcel of land must be adequately fenced, that being a fence of at least four (4) feet in height and posted through both symbol and written statement so as to inform the public of the nature of the facility at frequent intervals not be greater than fifty (50) feet apart.
3. The facility shall be designed to reduce the negative impact on adjacent properties from noise. Site layout, berming, setbacks and building placement shall be considered in the Planning Commission's determination that these criteria have been met by the applicant.
4. Design and operation of such facility shall also be in accordance with the specifications and practices outlined in the National Rifle Association's "NRA Range Manual"
5. Hours of operation shall be limited to 9:00 AM to 7:00 PM, Monday through Saturday, and 12 noon through 6 PM on Sundays. The Planning Commission may restrict hours further in order to reduce the impact of the facility on adjacent residential uses.

SECTION 3.35 – AGRICULTURAL COMMERCIAL / TOURISM BUSINESS

1. Intent. It is the intent of the Township to allow as a "Permitted Uses After Special Approval" of a commercial / tourism business that is complementary and accessory to the primary agricultural land use in the AG Zoning District. It is also the intent to:
 - Promote and maintain local farming and the provision of open space within the township.
 - Maintain both an agricultural heritage and rural character.
 - Encourage new agriculturally bases businesses that contribute to the general economic conditions of the Township and surrounding region.
 - To address the Agricultural Land Use Policy of the Township Master Plan.
2. Purpose. The purpose of this designation is to provide a clear understanding of the expectations for agricultural commercial / tourism businesses for operators, local residents, other businesses, and local officials.
3. The following Agricultural Commercial / Tourism Businesses may be allowed after "Permitted Uses After Special Approval"
 - A. Cider mills or wineries selling product in a tasting room, containing at least fifty percent (50%) of crops or produce grown on-site.

- B. Seasonal outdoor mazes of agricultural origin such as straw bales or corn.
 - C. The processing or storage of agricultural products into a value-added agricultural product in farming operation if at least fifty percent (50%) of the stored or processed, or merchandised products are produced by the farm operator.
 - D. Petting farms, animal display, and pony rides.
 - E. Wagon, sleigh and hayrides.
 - F. Kitchen facilities, for the processing, cooking, and / or baking of goods containing at least fifty percent (50%) produce grown on site.
 - G. Uses A through F listed above may include any or all of the following ancillary agriculturally related uses and some non-agriculturally related uses so long as the general agricultural character of the farm is maintained and the income from these activities represents less than fifty percent (50%) of the gross receipts from the farm.
 - 1. Activities such as education tours of processing facilities, etc.
 - 2. Playgrounds or equipment typical of a school playground, such as slides, swings, etc. (not including motorized vehicles or rides).
 - 3. Nature trails.
 - 4. Open air covered picnic area with restrooms.
 - 5. Educational classes, lectures, seminars.
 - 6. Historical agricultural exhibits.
 - 7. Gift shops for the sale of agricultural products and agriculturally related products. Gift shops for the sale of not-agriculturally related products such as antiques or crafts, limited to twenty-five percent (25%) of gross sales.
 - H. Other commercial / tourism businesses that are complementary and accessory to the primary agricultural land use of the subject property including but not limited to:
 - 1. Small-scale entertainment (e.g. car show, art fair)
 - 2. Organized meeting space (e.g. for use by weddings, and business / corporate events).
 - 3. Designated, permanent parking for more than twenty (20) vehicles.
4. Supplemental Regulations. Agricultural Commercial / Tourism Business must meet the following minimum standards.
- A. The uses listed in Sections 3.34 (3) A, B, & F, must have direct access to one of the following road types as described in the Township Master plan:
 - 1. State Highway
 - 2. Asphalt County Primary Roads / Asphalt Village Major Streets

All other uses permitted by this Section, not noted above, may have access on any road type within the Township with the condition that the increase in traffic shall not

create a nuisance to nearby residents by way of traffic or noise, or increase the public cost in maintaining the roadway.

- B. A fifty (50) foot open buffer shall be provided on all sides of the property not abutting a roadway. Agricultural Commercial / Tourism Business activities shall not be allowed within this buffer area. Where possible crops shall remain within this buffer area to help maintain the agricultural character of the site.
- C. Buffer plantings shall be provided along the property line where there is an abutting residence. Greenbelt plantings are intended to screen view of the proposed operation from the adjacent home or property.
- D. Must provide off-street parking to accommodate use as outlined in Article V, Section 6.07.
 - 1. Parking facilities may be located on a grass or gravel area for seasonal uses. All parking areas shall be defined by either gravel, cut lawn, sand, or other visible marking.
 - 2. All parking areas shall be located in such a manner to avoid traffic hazards associated with entering and exiting the public roadway.
 - 3. Paved or unpaved parking areas shall not be located in required setback or buffer areas. Paved parking areas must meet all design, and landscape screening requirements as set forth in this Zoning Ordinance.
- E. The following additional operational information must also be provided as applicable:
 - 1. Ownership of the property.
 - 2. Months (season) of operation.
 - 3. Hours of operation.
 - 4. Anticipated number of customers.
 - 5. Maintenance plan for disposal, etc.
 - 6. Any proposed signs.
 - 7. Any proposed lighting.
 - 8. Maximum number of employees at any one time.
 - 9. Restroom facilities.
 - 10. Verification that all outside agency permits have been granted, i.e. Federal, State and local permits.

SECTION 3.36 – PUBLIC, PAROCHIAL OR OTHER PRIVATE EDUCATIONAL FACILITIES

Where places of public, parochial or other private educational facilities are allowed, they shall meet the following requirements:

- 1. Adequate lot size depending on the following factors:
 - A. Number of proposed students



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

PA 116 FARMLAND AGREEMENT | FA #24-05

VILLAGE OF ONSTED

APPLICANT(S): Calby & Lindsay Garrison Trust

DATE: June 13, 2024

RE: [Application for Enrollment into PA 116 Program](#)

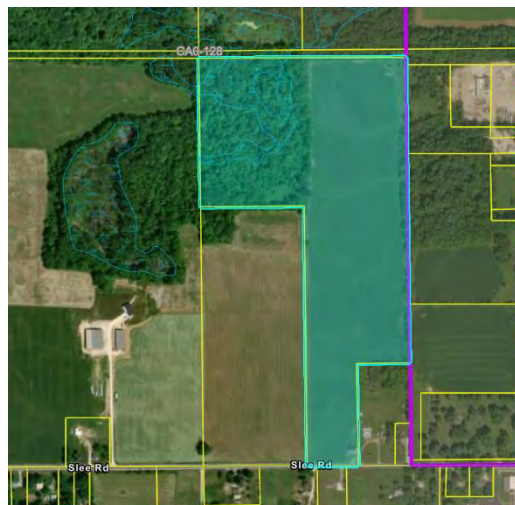
LOCATION: The property (ID #CA0-128-3805-00) is located on the north side of Slee Road, east of Brooks Hwy. in Section 28 at 10710 Slee Road in the Village of Onsted.

DESCRIPTION: The subject property has an area of approximately fifty (50) acres, thirty-four of which are cultivated for cash crops and sixteen (16) acres of un-tillable land. There are four (4) buildings located on the property, including a cylindrical silo, general purpose barn, and two (2) utility lean-tos.

PROPOSED TERM: 10 years.

LAND USE: Land is agricultural in nature and predominantly cropland. Applicant notes on petition under Section III, Item 12 that the land is leased by Savoy Energy LP for oil and gas mineral rights. When contacted for verification, applicant stated they had approval for such a mineral lease on an agricultural property.

FIGURE 1. AERIAL IMAGE OF SUBJECT PROPERTY



STAFF RECCOMENDATION: Based upon the information provided and staff analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the PA 116 application in the Village of Onsted to the Lenawee County Clerk.

Attachment(s): FA24-05 Staff Report, PA 116 Application



05/29/2024

Subject: Approval of PA 116 Applications for Garrison

To whom it may concern,

I am writing on behalf of the Village of Onsted to inform you that during our regular council meeting on October 9, 2023, we voted to approve the PA 116 applications for Garrison. The specific parcels in these applications are CA 8-1 28-4 600 and parcel A 8-1284 650.

Please process these applications accordingly. If any additional information is required or you have any questions regarding the applications, please do not hesitate to contact us at your earliest convenience.

We apologize for any delay in filing these applications and appreciate your understanding in this matter.

Thank you for your attention to this request. We look forward to receiving confirmation of the approval and further instructions, if necessary.

Sincerely,

Sam Lafata
Village President
Village of Onsted

108 S. Main, P.O. Box 420
Onsted, MI 49265

www.villageofonsted.org

Phone: 517-467-4618

Fax: 517-467-6366

**Onsted Village Council
Regular Council Meeting Minutes
October 9, 2023 6:30 pm**

Meeting was called to order at 6:30 pm by President Lafata.

Council present: Chase, Best, Robotham, Johnstone, Lafata, Slick, Muth

Council absent: none

Additional: Treasurer

Motion by Muth, second by Johnstone, to approve the agenda as revised.

Motion carried 7-0

Motion by Best, second by Muth, to approve the minutes as published from the September 11, 2023 Monthly Council Meeting.

Motion carried 7-0

Citizens Address to Council on Agenda Items

Motion by Best, second by Robotham, to approve the PA116 Applications for parcels 46-CA8-1218-4600 & 46-CA8-1218-4650 (Calby & Lindsay Garrison Trust)

Motion carried 6-1

Motion by Chase, second by Muth, to approve the Consent Agenda including the Submission of Bills.

Chase – aye

Best – Aye

Robotham – aye

Lafata – aye

Johnstone – aye

Muth – aye

Slick - aye

Motion carried 7-0

Public comment was received.

Motion to adjourn at 7:52 pm by Muth, second by Johnstone.

Motion carried 7-0

Respectfully Submitted,

Robert Wright, Village Clerk

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108 S. Main St. Onsted, MI 49265

Phone: 517.467.4618 Fax: 517.467.6366

September 25, 2023

Lenawee Soil Conservation District
1100 Sutton Rd.
Adrian, MI 49221

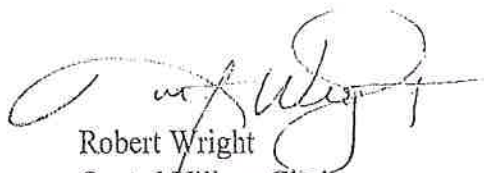
Dear Local Government Officials,

Enclosed is an application for a Farmland Agreement being submitted by **Calby and Lindsay Garrison Trust** for property at 10710 Slec Road, Onsted, MI 49265.

The statute provides a review and comment by certain local agencies and provides for a thirty (30) day period from the date of notification in which to submit comments to the authorizing unit of government (Village of Onsted).

If you have any questions or concerns regarding the application, please contact me at (517) 467-4618 or by email at: clerk@villageofonsted.org.

Sincerely,



Robert Wright
Onsted Village Clerk

Cc: Lenawee County Planning Commission



9990 W M 50, Box 417 Onsted, Michigan 49265
Phone: 517 467-2104 Fax: 517 467-4823

September 18, 2023

Lenawee Soil Conservation District
1100 Sutton Rd.
Adrian, MI 49221

Dear Local Government Officials:

Enclosed is an application for a Farmland Agreement being submitted by Calby and Lindsay Garrison Trust, for property located at 10710 Slee Road, Onsted, MI 49265. The statute provides for review and comment by certain local agencies and provides for a thirty (30) day period from date of notification in which to submit comments to the authorizing unit of government (Cambridge Township).

If you have any questions or concerns in regards to the application, please contact the writer of this letter at 517-467-2104 or email at: rick@cambridgetownshipmi.gov. Thank you.

Cordially,

A handwritten signature in black ink that reads "Rick W. Richardson". The signature is written in a cursive style.

Rick W. Richardson
Cambridge Township Clerk

cc: Lenawee County Planning Commission



**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.

RECEIVED

OFFICIAL USE ONLY

Local Governing Body:

Date Received 9-13-23

Application No: 23-001

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: Calby J. Garrison and Lindsay A. Garrison Trust dated July 26, 2018
Last First Initial

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

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

☒ Married ☐ Single

2. Mailing Address: 10710 Slea Road Onsted MI 49265
Street City State Zip Code

3. Telephone Number: (Area Code) () 517.902.1314

4. Alternative Telephone Number (cell, work, etc.): (Area Code) () 517.467.9036

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

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

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

8. Section No. 28 Town No. 5 South Range No. 2 East

III. Legal Information:

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

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

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

If "Yes", please explain circumstances:

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

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

Indicate who owns or is leasing rights if other than the applicant: Savoy Energy, L.P.

Name the types of mineral(s) involved: Oil & Gas

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)

rev. 12/2019

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: Calby J. Garrison Title: Trustee

Name: Lindsay A. Garrison 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):

Cash Crops

b. Total number of acres on this farm ⁵⁰ _____

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

d. Acreage in cultivation: ³⁴ _____

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

f. All other acres (swamp, woods, etc.) ¹⁶ _____

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

No. of Buildings 1 Residence: _____ Barn: 1 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); 10

V. Signature(s):

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

Ally J. Smith, Trustee
(Signature of Applicant)

(Corporate Name, If Applicable)

Randall A. Davidson, Trustee
(Co-owner, If Applicable)

(Signature of Corporate Officer)

9-13-23

(Date)

(Title)

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

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

I. Date Application Received: 9-13-23 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: VILLAGE OF ONSTED
☐ County ☐ Township ☐ City ☒ Village

This application is ☐ approved, ☐ rejected

Date of approval or rejection: _____

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

Clerk's Signature: _____

Property Appraisal: \$ 227,200 is the current fair market value of the real property in this application.

II. Please verify the following:

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

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

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

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

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

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

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

COPY SENT TO:

____ County or Regional Planning Commission

____ Conservation District

____ Township (if county has zoning authority)

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

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

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

____ Map of Farm

____ Copy of most recent appraisal record

____ Copy of letters from review agencies (if available)

____ Any other applicable documents

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

RCVD RM1145 SEP17 '18 LENAWE

RCVD RM1137 AUG10 '18 LENAWE

LENAWEE COUNTY TREASURER
TAX CERTIFICATE NO. 1924

LIBER 2569 PAGE 0094 1 of 3

STATE OF MICHIGAN - LENAWE COUNTY
RECORDED 09/17/2018 03:24:09 PM D.W.A.
Carolyn S. Baler, REGISTER OF DEEDS \$30.00



SEP 17 2018

JG
MARILYN J. WOODS

WARRANTY DEED

Know all Men by these Presents, That on July 26, 2018, for the sum of One Dollar (\$1.00), Calby J. Garrison and Lindsay A. Garrison, husband and wife, whose address is 5710 Townline Hwy., Adrian, Michigan 49221, Conveys and Warrants to Calby J. Garrison and Lindsay A. Garrison, Trustees of the Calby J. Garrison and Lindsay A. Garrison Trust dated July 26, 2018, whose address is 5710 Townline Hwy., Adrian, Michigan 49221, the following property situated in the Township of Cambridge and Village of Onsted, County of Lenawee, and State of Michigan:

Parcel I

The East 1/2 of the Southwest 1/4 of Section 28, Town 5 South, Range 2 East;

EXCEPTING THEREFROM All that part described as beginning on the South line of Section 28 aforesaid, 595.00 feet North 87° 53' 00" West from the South 1/4 corner of said Section 28; thence North 87° 53' 00" West 282.00 feet continuing along the said South line of Section 28; thence North 02° 07' 00" East 308.94 feet; thence South 87° 53' 00" East 282.00 feet; thence South 02° 07' 00" West 308.94 feet to the point of beginning.

Parcel II

All that part of the West 1/2 of the Southeast 1/4 of Section 28; Town 5 South, Range 2 East, described as commencing at the Southwest corner of the Southeast 1/4 of said Section and running thence East on the South line of said Section, 40 rods; thence North 100 rods; thence West 40 rods to the North and South quarter line of said Section; thence South on said quarter Section 100 rods to the place of beginning.

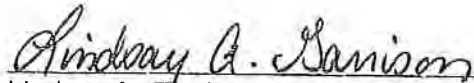
3pgs - RCO Law
enw

CAD-128-3805-00
CAS-128-4100-00
CAS-128-4105-00

This transfer is exempt from Michigan transfer tax under M.C.L.A. 207.526(a) and county transfer tax under M.C.L.A. 207.505(a).

Signed by:

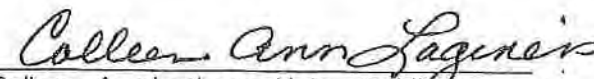

Calby J. Garrison


Lindsay A. Garrison

STATE OF MICHIGAN)
) ss:
COUNTY OF LENAWEE)

The foregoing instrument was signed and sworn to before me in Lenawee County, Michigan, this 26th day of July, 2018, by Calby J. Garrison and Lindsay A. Garrison, husband and wife.

COLLEEN ANN LAGINESS
NOTARY PUBLIC, STATE OF MI
COUNTY OF MONROE
MY COMMISSION EXPIRES MAR. 1, 2024
ACTING IN COUNTY OF *Lenawee*


Colleen Ann Laginess, Notary Public
Monroe County, Michigan
Acting in Lenawee County, Michigan
My commission expires on 03-01-2024

Prepared By:
Kathryn M. Mohr
Robison, Curphey & O'Connell
106 Brown St., Suite 100
Tecumseh, MI 49286
(517) 423-5404

Send subsequent tax bills to the Grantee.

P:\DOCS\30792\35402\DEED\12X1472.DOC

OFFICIAL TAX STATEMENT

VILLAGE OF ONSTED
SHAWNA ROHRBACH, TREASURER
108 S MAIN ST BOX 420
ONSTED, MI 49265

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

Property Addr: 10718 SLEE RD



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2023 THRU SEPT 14, 2023
After 9/14/2023, additional interest and fees apply

2023 Village Tax for Prop #: CA8-128-4650-00

Tax for Prop#: CA8-128-4650-00

To: GARRISON, CALBY J & LINDSAY A, TRUST
10710 SLEE RD
ONSTED MI 49265

Make Check Payable To: VILLAGE OF ONSTED

TOTAL AMOUNT DUE: 367.53

Please detach along perforation. Keep the bottom portion.

VILLAGE OF ONSTED

2023

Village

Tax Bill

<p>MESSAGE TO TAXPAYER COLLECTION DATES AT THE VILLAGE OFFICE - 108 S MAIN ST PO BOX 420, ONSTED, MI 49265 MON - 12:00 NOON - 4:00 PM TUES-WED-THURS 9:00 AM - 1:00 PM</p> <p>**POSTMARK NOT HONORED DUE TO DELAY IN MAIL DELIVERY**</p> <p>IF YOU WOULD LIKE A RECEIPT, PLEASE ENCLOSE A SELF ADDRESSED STAMPED ENVELOPE</p>	<p>PAYMENT INFORMATION</p> <p>This tax is payable 07/01/2023 thru 09/14/2023</p> <p>Pay by mail to: VILLAGE OF ONSTED SHAWNA ROHRBACH, TREASURER 108 S MAIN ST BOX 420 ONSTED, MI 49265</p>															
<p>PROPERTY INFORMATION</p> <p>Property Assessed To: GARRISON, CALBY J & LINDSAY A, TRUST</p> <p>10710 SLEE RD ONSTED, MI 49265 School: ONSTED COMMUNITY SCHOOLS Prop #: CA8-128-4650-00 Prop Addr: 10718 SLEE RD</p> <p>Legal Description: N 1/2 OF SE 1/4 SEC 28 EXCEPT 25 ACRES IN SW COR OF SD W 1/2 OF SE 1/4 SAME BEING A STRIP OF LD 40 RDS WIDE E AND W BY 100 RDS N AND S-55 ACRES - ALSO EXC THE R/R ALG THE N LINE OF SD PARCEL ALSO EXCEPT THAT PART COMM AT SE COR W 1/2 OF SE 1/4 RUNN TH N 0 DEG 51' W ALG E LI OF W 1/2 OF SE 1/4 646.67 FT TH S 89 DEG 40' W 336.80 FT TH S 0 DEG 51'E 646.47 FT TO S LI OF SEC TH N 89 DEG 40' E 336.80 FT TO BEG CONT 5 ACRES SEC 28 50 ACRES DESCRIPTIVE-VILLAGE OF ONSTED.</p> <p>*BALANCE OF DESCRIPTION ON FILE*</p>	<p>TAX DETAIL</p> <table> <tr> <td>Taxable Value:</td> <td>35,635</td> <td></td> </tr> <tr> <td>State Equalized Value:</td> <td>113,600</td> <td></td> </tr> <tr> <td>Assessed Value:</td> <td>113,600</td> <td>Class: 101</td> </tr> <tr> <td>P.R.E. %:</td> <td>100.0000</td> <td></td> </tr> </table> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges added to this bill.</p> </div>	Taxable Value:	35,635		State Equalized Value:	113,600		Assessed Value:	113,600	Class: 101	P.R.E. %:	100.0000				
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TOTAL AMOUNT DUE		367.53														

Pay this tax to:
CAMBRIDGE TOWNSHIP
SHAWNA ROHRBACH, TREASURER
9990 W M 50 P O BOX 417
ONSTED, MI 49265

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.

This tax is due by: 09/14/2023 2530

Payable 7/1/2023 to 9/14/2023

After 09/14/2023 additional interest and fees apply

2023 Summer Tax for Prop #: 46-CAB-128-4650-00

Make Check Payable To: CAMBRIDGE TOWNSHIP

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

TOTAL AMOUNT DUE: 410.29

Property Addr: 10718 SLEE RD

Amount Remitted: _____

*****AUTO**5-DIGIT 49267
GARRISON, CALBY J & LINDSAY A, TRUST
10710 SLEE RD
ONSTED, MI 49265-8503



Please detach along perforation. Keep the bottom portion.

CAMBRIDGE TOWNSHIP

2023 Summer

Bill #:

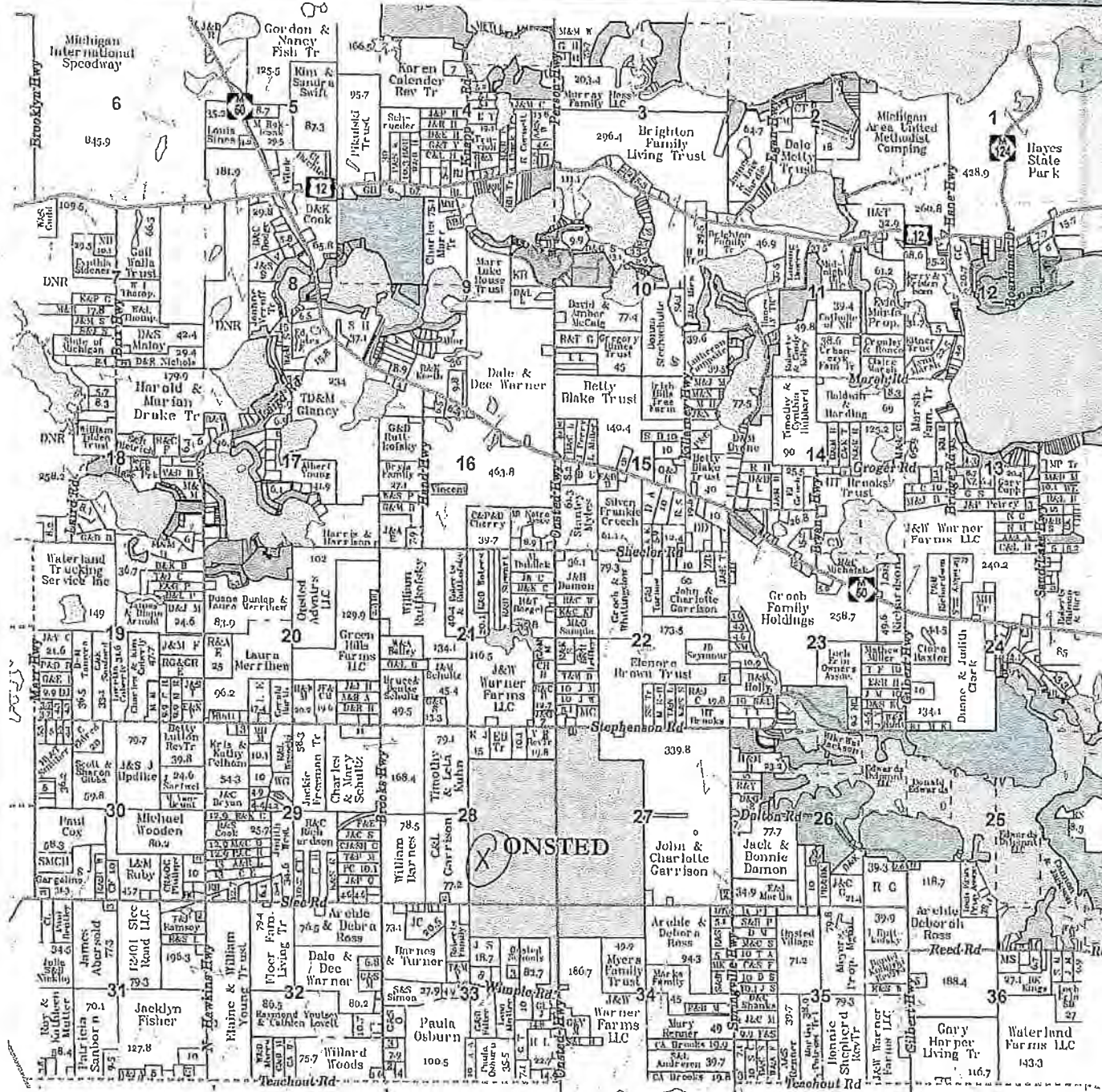
<p>MESSAGE TO TAXPAYER</p> <p>***PLEASE DO NOT COMBINE TAX PAYMENTS WITH OTHER PAYMENTS***</p> <p>IF PAYING BY CHECK, PLEASE INCLUDE YOUR PHONE NUMBER ON CHECK</p> <p>IF YOU WOULD LIKE A RECEIPT, PLEASE SEND SELF-ADDRESSED STAMPED ENVELOPE.</p>	<p>PAYMENT INFORMATION</p> <p>Payable 7/1/2023 to 9/14/2023</p> <p>This tax is due by: 09/14/2023</p> <p>Pay by mail to: CAMBRIDGE TOWNSHIP SHAWNA ROHRBACH, TREASURER 9990 W M 50 P O BOX 417 ONSTED, MI 49265</p>																							
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18. Cambridge Township

© 2015 Lenawee County Equalization/Lenawee County 4-H, Adrian MI 49221

T.5S. - R.2E.

1 inch = 4,300 feet





RCO law

robinson, curphy & o'connell

ATTORNEYS AT LAW
IN THE STATE OF MICHIGAN

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www.rcolaw.com

105 Brown Street, Suite 100, Tropic, MI 49286 • 517-423-5041

One South Main Street, Monroe, MI 48161 • 734-457-1092

Untitled Map

Write a description for your map.

Legend

- 📍 Durkee-Seager American Legion Post 550
- 📍 Freshcorn Building Company LLC
- 📍 Hubbard Auto Repair and Parts Center
- 📍 Johnnie's Bar & Grill - Onsted
- 📍 The Greenleaf Mansion Bed and Breakfast
- 📍 The Mill Sports & Event Center Inc

Parcel I
on Deed
PA 116 Application submitted
to Cambridge Twp. Sept '23

Parcel II
on Deed
PA 116 Application submitted
to Village of Onsted Sept '23

Parcel III
on Deed
PA 116 Application submitted
to Village of Onsted Sept '23

Stee Rd

Google Earth

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
GARRISON, CALBY J & LINDS	MI DEPT OF TREASURY	0	09/17/2018	OTH	21-NOT USED/OTHER	2569-95	DEED	0.0
GARRISON, CALBY J & LINDS	GARRISON, CALBY J & LINDS	1	07/26/2018	WD	14-INTO/OUT OF TRUST	2569-94	DEED	0.0
JOHNSON, JOSEPH E, SR & M	GARRISON, CALBY J & LINDS	0	04/13/2012	WD	20-MULTI PARCEL SALE REF	2441-730	DEED	0.0
GARRISON, CALBY J & LINDS	MI DEPT OF TREASURY	0	04/13/2012	OTH	21-NOT USED/OTHER	2441-732	DEED	0.0
Property Address								
10718 SLEE RD								
Owner's Name/Address								
GARRISON, CALBY J & LINDSAY A, TRUST								
10710 SLEE RD								
ONSTED MI 49265								
Class: AGRICULTURAL-IMPR Zoning: AG (* Building Permit(s))								
School: ONSTED COMMUNITY SCHOOLS								
P.R.E. 100% / / Qual. Ag.								
MAP #:								
2024 Est TCV 227,276								
Land Value Estimates for Land Table AG-01.AGRICULTURAL								
X	Improved	Vacant						

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	Adj. Reason	Value
W 1/2 OF SE 1/4 SEC 28 EXCEPT 25 ACRES IN SW COR OF SD W 1/2 OF SE 1/4 SAME BEING A STRIP OF LD 40 RDS WIDE E AND W BY 100 RDS N AND S-55 ACRES- ALSO EXC THE R/R ALG THE N LINE OF SD PARCEL ALSO EXCEPT THAT PART COMM AT SE COR W 1/2 OF SE 1/4 RUNN TH N 0 DEG 51' W ALG E LI OF W 1/2 OF SE 1/4 646.67 FT TH S 89 DEG 40' W 336.80 FT TH S 0 DEG 51'E 646.47 FT TO S LI OF SEC TH N 89 DEG 40' E 336.80 FT TO BEG CONT 5 ACRES SEC 28 50 ACRES DESCRIPTIVE-VILLAGE OF ONSTED.	ACREAGE RA TILLABLE	29.00 Acres	4750	100	TILLABLE (CA)	137,750		
	ACREAGE RA WOODS	17.00 Acres	3600	100	WOODS	61,200		
	ACREAGE RA LOW/WET	4.00 Acres	2700	100	LOW / WET	10,800		
	50.00 Total Acres				Total Est. Land Value =	209,750		

Comments/Influences	Topography of Site	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	104,900	8,700	113,600			35,635C
2023	104,900	8,700	113,600			35,635C
2022	85,600	10,100	95,700			33,939C
2021	78,200	9,600	87,800			32,855C

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

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Cambridge, County of Lenawee, Michigan

Agricultural Improvement Card 1 of 1					Parcel Number: CA8-128-4650-00		Printed on 09/18/2023	
Building Type	Utility Lean-Tos	Barn - General Purpose	Utility Lean-Tos	Cylindrical Silo				
Year Built	1880	1880	1880					
Class/Construction	D,Pole	D,Frame	D,Pole	Cast In Place				
Quality/Exterior	Low Cost	Low Cost	Low Cost	Diameter: 26				
# of Walls, Perimeter	Lean-To, 108	4 Wall, 152	Lean-To, 92	Roof: Dome Roof				
Height	10	24	10	60				
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	N/A				
Length/Width/Area	(L or Odd Shaped) 560	(L or Odd Shaped) 1408	(L or Odd Shaped) 448	1				
Cost New	\$ 3,990	\$ 48,534	\$ 3,319	\$ 98,945				
Phy./Func./Econ. %Good	20/50/100 10.0	20/42/100 8.4	20/50/100 10.0	20/100/100 20.0				
Depreciated Cost	\$ 399	\$ 4,077	\$ 332	\$ 19,789				
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0				
Description, Size X Rate X %Good = Cost								
Itemized ->								
Unit-In-Place ->								
Items ->								
E.C.F.	X 0.762	X 0.762	X 0.762	X 0.762				
% Good	20	20	20	20				
Est. True Cash Value	\$ 304	\$ 3,107	\$ 253	\$ 15,079				
Comments:								
Total Estimated True Cash Value of Agricultural Improvements / This Card: 17546 / All Cards: 17546								

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