



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
Staff Planner
(517) 745-4293
astarling@mijackson.org

DATE: Thursday, August 15th, 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, August 15, 2024 Regular Meeting..... [ACTION] 1
- IV. Approval of the Special Meeting Minutes from July 1st, 2024..... 3
- V. Approval of the Regular Meeting Minutes from July 18th, 2024..... 5
- VI. Request(s) for Review, Comment, and Recommendation
 - A. Consideration of Township Zoning Amendment(s)
 1. CZ24-12 | Cambridge Township | Text Amendment..... [ACTION] 7
 2. CZ24-13 | Medina Township | Text Amendment..... [ACTION]
 3. CZ24-14 | Riga Township | Text Amendment..... [ACTION]
 - B. Consideration of Comprehensive Plan(s)
None.
 - C. Consideration of PA 116 Farmland Agreement(s)
 1. FA24-07 | Macon Township | 12000 Milwaukee Rd Blk..... [ACTION]
- VII. Other Business
 - A. Old Business
 - B. New Business
 1. Lenawee County Land Use Plan Update - Informal Discussion
- VIII. Public Comment [2 MINUTE LIMIT]
- IX. Commissioner Comment
- X. Adjournment

Please note the next meeting will take place on September 19th, 2024.



LENAWEE COUNTY PLANNING COMMISSION

SPECIAL MEETING MINUTES

July 1st, 2024

COMMISSIONERS PRESENT:	R. Liedel, <i>Chairperson</i> ; R. Tillotson, <i>Board of Commissioners</i> ; D. Witt <i>Board of Commissioners</i> , B. Nickel; and C. Dillon, <i>Education Representative</i> ..
COMMISSIONERS ABSENT:	K. Dersham & K. Bolton.
PUBLIC PRESENT:	Kevon Martis, <i>Deerfield Twp Zoning Administrator</i> .
OTHERS PRESENT:	Alissa Starling, <i>R2PC Staff Planner</i>

I. CALL TO ORDER.

Chairperson Liedel called the meeting to order at 6:00 pm and those in attendance joined in the Pledge of Allegiance.

II. PUBLIC COMMENT.

None.

III. APPROVAL OF AGENDA.

Staff submitted the July 1st, 2024 special meeting agenda for approval.

Commissioners requested minutes from last regular meeting be removed from this meeting's agenda as it is a Special Meeting and thus, will be reviewed at the next regular meeting on July 18th. Commissioner Nickel made a motion, seconded by Commissioner Witt, to **APPROVE** the July 1st, 2024 special meeting agenda, as amended. **MOTION UNANIMOUS.**

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

A. CONSIDERATION OF TOWNSHIP ZONING AMENDMENT(S).

1. CZ24.09 | Text Amendment to §7.26 | Deerfield Township

Staff presented the text amended submitted by Deerfield Township concerning solar energy facilities over 50 mW. Mr. Martis elaborated on the rationale for restricting solar facilities to specific areas. Commissioner Tillotson discussed the impact on farmers from lease agreements.

Motion by Commissioner Nickel, seconded by Commissioner Witt, to **APPROVE** the amendment. **PASSED 4:1.**

2. CZ24.10 | Amendment to §7.23(k) | Deerfield Township

Staff presented Deerfield Township's amendment on wind energy facilities exceeding 100 mW. An initial motion to table the amendment lacked support. Commissioner Nickel inquired about the ordinance's capacity constraints, and Mr. Martis acknowledged it would be tight. Commissioner

Tillotson expressed concerns over wind energy restrictions and legislative complexities affecting local zoning.

Motion by Commissioner Nickel, seconded by Commissioner Dillon, to **APPROVE WITH COMMENT** for Deerfield Township to confirm the legality of geographic constraints for wind operations. **PASSED 4:1.**

3. CZ24.11 | Addition of Section §7.27 | Deerfield Township

A proposed amendment for battery energy storage facilities was presented Staff. Mr. Martis provided context for the ordinance. Commissioner Nickel cited safety concerns with lithium batteries based on past experiences & the need for fire authority review and emergency response training. Commissioner Tillotson reiterated the impact on farmers from leasing land and to farmland soil quality.

Motion by Chairperson Liedel, seconded by Commissioner Dillon, to **APPROVE WITH COMMENT** that the amendment be contingent on further research and fire authority review. **FAILED 3:2.**

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

None

C. CONSIDERATION OF MASTER PLAN(S).

None.

V. ITEM 6 OTHER BUSINESS.

A. OLD BUSINESS.

None.

B. NEW BUSINESS

None.

VI. ITEM 7 PUBLIC COMMENT.

None.

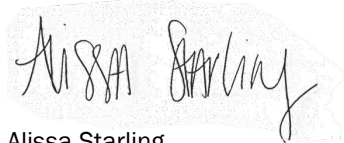
VII. ITEM 8 COMMISSIONER COMMENT.

None.

VIII. ITEM 9 ADJOURNMENT.

Commissioner Witt made a motion, seconded by Chairperson Liedel to adjourn the meeting at 7:01 pm.

Respectfully submitted,



Alissa Starling
LCPC Recording Secretary

The next Lenawee County Planning Commission (LCPC) meeting will be held on July 18, 2024.



LENAWEE COUNTY PLANNING COMMISSION

MEETING MINUTES

July 18th, 2024

COMMISSIONERS PRESENT:	R. Liedel, <i>Chairperson</i> ; R. Tillotson, <i>Board of Commissioners</i> ; K. Bolton, <i>Board of Commissioners</i> , B. Nickel; and C. Dillon, <i>Education Representative</i> .
COMMISSIONERS ABSENT:	K. Dersham, <i>Vice Chair</i> ; D. Witt, <i>Board of Commissioners</i>
PUBLIC PRESENT:	-
OTHERS PRESENT:	Alissa Starling, <i>R2PC Staff Planner</i>

I. CALL TO ORDER.

Chairperson Liedel called the meeting to order at 6:03 pm and those in attendance joined in the Pledge of Allegiance.

II. PUBLIC COMMENT.

None.

III. APPROVAL OF AGENDA.

Staff submitted the July 18th, 2024 regular meeting agenda for approval.

Commissioner Tillotson made a motion, seconded by Commissioner Nickel, to **approve** the July 18th, 2024 regular meeting agenda. **MOTION UNANIMOUS.**

IV. APPROVAL OF MINUTES.

Staff submitted the June 20th, 2024 regular meeting minutes.

Commissioner Bolton made a motion, seconded by Commissioner Dillon to **approve** the June 20th, 2024 regular meeting minutes, as presented. **MOTION UNANIMOUS.**

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

A. CONSIDERATION OF TOWNSHIP ZONING AMENDMENT(S).

None.

B. CONSIDERATION OF MASTER PLAN(S).

1. *Ridgeway Township Master Plan – LCPC Commissioners acknowledged receipt of the Master Plan from Ridgeway Township. Staff noted that the Master Plan is missing elements required by the Michigan Planning Act and will reach out to Ridgeway Township to ensure the Plan meets the requirements outlined in the state legislation.*

Commissioner Bolton made a motion to accept the Master Plan into the record, which was seconded by Commissioner Nickel. **MOTION UNANIMOUS.**

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

1. FA24.06 | Palmyra Township | 8000 E Gorman Rd Blk -

- i. Commissioner Tillotson made a motion at 6:00 pm, seconded by Commissioner Dillon to **approve** the proposed PA 116, Farmland Preservation Agreement in Palmyra Township. **MOTION UNANIMOUS.***

VI. ITEM 6 OTHER BUSINESS.

A. OLD BUSINESS.

None.

B. NEW BUSINESS

None.

VII. ITEM 7 PUBLIC COMMENT.

None.

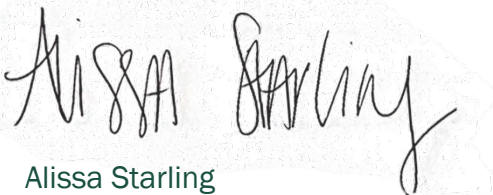
VIII. ITEM 8 COMMISSIONER COMMENT.

Commissioner Tillotson discussed an article in Farmers Advance about Carbon Mining in nearby states such as Indiana.

IX. ITEM 9 ADJOURNMENT.

Commissioner Tillotson made a motion, seconded by Commissioner Liedel to adjourn the meeting at 6:53 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 | CZ24-12

Text Amendment to the Cambridge Township Zoning Ordinance

DATE: August 3, 2024

REQUEST: Amend Article 5, Section 5.14, Home Occupation

BACKGROUND: Cambridge Township has submitted a text amendment for review to amend Article 5, Section 5.14, Home Occupation, in its entirety; replacing the current provisions with the text following in the body of this report. The existing text is shown with strikethrough formatting, while the proposed revisions are highlighted in blue.

On June 26, 2024, the Cambridge Township Board voted to unanimously approve the included revisions. The minutes from the meeting related to public comment said the following *"There were three public comments, one general comment, one related to timing, and one related to how these changes would affect someone that has been doing business out of their home for many years."* No written or verbal comment was received by Region 2.

SECTION 5.14 – HOME OCCUPATION

~~A home occupation shall be clearly incidental and secondary to the use of the dwelling unit for residential purposes. The following additional conditions shall be observed:~~ This ordinance establishes the criteria for home occupations based on the impact of the business on the integrity and character of the neighborhood. A home occupation shall be clearly incidental and secondary to the use of the dwelling unit for residential purposes. All home occupations shall comply with the following:

~~5.14.1 Such home occupation shall be carried on within the dwelling or within a building accessory thereto and entirely by the inhabitants thereof.~~

~~5.14.2 No article shall be sold or offered for sale on the premises except such as is produced within the dwelling or accessory building or is provided incidental to the service or profession conducted within the dwelling or accessory building.~~

~~5.14.3 There shall be no exterior storage of materials or equipment.~~

~~5.14.4 No nuisance shall be generated by any heat, glare, noise, smoke, vibration, noxious fumes, odors, vapor, gases, or matter at any time.~~

(1) Such home occupation should be carried on within the dwelling or within an accessory building thereto by the inhabitants thereof.

- (2) A home occupation may not employ more than one (1) on-site employee who does not reside at the dwelling unit.
- (3) No article shall be sold or offered for sale on the premises except such as is produced within the dwelling or accessory building or is provided incidental to the service or profession conducted within the dwelling or accessory building.
- (4) There shall be no exterior storage of materials or equipment.
- (5) No nuisance shall be generated by any heat, glare, noise, smoke, vibration, noxious fumes, odors, vapor, gasses, matter, dust, or electromagnetic interference which is detectable in the neighborhood, at any time.
- (6) Any vehicles used in conjunction with a home occupation must be parked or stored in accordance with the provisions of Cambridge Township Ordinance Sec. 36-328-General Provisions, Off Street Parking Requirements. All vehicular traffic, in frequency, volume and vehicle type, shall be limited to that normally associated with residential areas.
- (7) There shall be no exterior evidence that a building is being used for any purpose other than a dwelling or accessory structure, except for one (1) non-illuminated sign, specified in Chapter 36, Article IV, Supplemental Regulations, Division 2, Sign Regulations, Sec 36-289 (b).

The amendments to Section 5.14 of the Cambridge Township Zoning Ordinance introduces more detailed and comprehensive criteria for Home Occupations, emphasizing the impact on the integrity and character of the neighborhood. The new language retains key provisions from the old text, such as the requirement that the use must be incidental to the residential use of the dwelling, prohibitions on exterior storage, and restrictions on nuisances.

Notably, the new language adds several new provisions such as a limitation on the number of on-site employees who do not reside at the dwelling, specific references to parking and vehicular traffic regulations, and the allowance for one non-illuminated sign. These additions are designed to address potential issues stemming from increased business activity in residential areas, ensuring that such uses do not disrupt the neighborhood's character or compromise the expected tranquility and non-commercial nature of the environment.

The proposed text also introduces language regarding electromagnetic interference and specifies that nuisances must not be detectable in the neighborhood at any time. These changes reflect a more modern approach to regulating home occupations, taking into account the potential for new types of business activities that may not have been considered when the original ordinance was written.

Overall, the new ordinance text is more detailed and prescriptive, providing clearer guidelines for both residents and enforcement officials. This update seeks to balance the needs of home-based businesses with the preservation of neighborhood standards, ensuring that home occupations remain compatible with residential living.

**R2PC STAFF
RECOMMENDATION**

The Region 2 Planning Commission recommends **APPROVAL** of the proposed text amendment to **Section 5.14, Home Occupation, in the Cambridge Township Zoning Ordinance**. The proposed changes introduce clearer, more detailed regulations that better address the potential impacts of home occupations on residential neighborhoods. By incorporating new provisions related to employee limits, vehicular traffic, and electromagnetic interference, the amendment ensures that home-based businesses operate in a manner consistent with the residential character of Cambridge Township and provides a more actionable and enforceable framework for future regulation.

SUGGESTED ACTIONS

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

LCPC Case #: _____
(For LCPC Use Only)

ZONING AMENDMENT FORM

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

By _____

JUL 16 2024



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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

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

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE TVI SECTION 36-249
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 06 day 26 year 2024
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 06 day 11 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: 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.

[Signature], Recording Secretary 06/26/2024 (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

1. Date of Meeting: month _____ day _____ year 2024
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.
_____, () Chair or ☒ Secretary _____ (enter date)

TOWNSHIP BOARD ACTION:

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

Township Clerk

Cambridge Township Planning Commission

Regular Meeting Minutes – Wednesday, June 26, 2024

1). Meeting called to order at 7:00 pm by Chairman Kissel, with the Pledge of Allegiance to the flag.

2). Roll Call:	R. Streams	Present	K. Gidner	Present
	R. Kurowski	Present	N. Gentner	Present
	K. Kelley	Absent - excused	C. Shanks	Present
	B. Matejewski	Present	D. Horner	Present
	T. Kissel	Present		

- Public Attendance: Seven (7) in person. No Zoom meeting today.

3). Report of the Secretary:

- **MSC (Matejewski, Kurowski)** to approve the regular PC Meeting minutes of 29 May, 2024.

Passed unanimous.

4). Public Hearing for the Home Occupation Ordinance (7:02 pm- 7:17 pm- see separate minutes.)

5). Old Business: Discussion of Home Occupation Ordinance Public Hearing: Committee had some discussion on what makes it a home occupation vs. a hobby like piano or dance lessons, etc. **MSC (Kurowski, Shanks)** to move forward in the process and send to Region2. Chairman Kissel called for a roll call vote. Streams – Y, Kurowski – Y, Gidner – Y, Gentner - Y, Horner – Y, Shanks – Y, Matejewski – Y, Kissel – Y. ***Passed - 8 yes, 1 excused absent.***

6). New Business: None

7). Public Comments: Reminder of a two (2) minute limit per person and questions / comments should be made to the PC Chair and not the audience. There were no comments.

8). Adjourn Meeting: **MSC (Gentner, Kurowski)**, to adjourn meeting. ***passed unanimous – 7:19 pm.***

Submitted by D. Horner, Secretary



Cambridge Township Planning Commission

Public Hearing Meeting Minutes – Wednesday, June 26, 2024

1). Meeting called to order at 7:00 pm by Chairman Kissel, with the Pledge of Allegiance to the flag.

2). Roll Call:

R. Streams	Present	K. Gidner	Present
R. Kurowski	Present	N. Gentner	Present
K. Kelley	Absent - excused	C. Shanks	Present
B. Matejewski	Present	D. Horner	Present
T. Kissel	Present		

- Attendance: Seven (7) in person. No Zoom meeting.

3). Public Hearing on the Home Occupation Ordinance proposal. These Public Hearing minutes are a separate attachment from the regular PC meeting.

At 7:02pm Chairman Kissel opened up the Public Hearing on the adoption of the proposed changes to the current Home Occupation Ordinance and then laid out the process steps for which this ordinance change is required to go through to be updated. Rick Streams then walked thru how the sub-committee got to where we are now with the updates. There were three public comments, one general comment, one related to timing, and one related to how these changes would affect someone that has been doing business out of their home for many years. After comments were done, Chairman Kissel closed the Public Hearing at 7:17pm.

Submitted by D. Horner, Secretary



CAMBRIDGE TOWNSHIP NOTICE OF PUBLIC HEARING

NOTICE is hereby given that a Public Hearing will be held on Wednesday, June 26, 2024 at 7:00 P.M. at the Cambridge Township Hall, 9990 M-50, Onsted, Michigan before the Cambridge Township Planning Commission for the purpose of hearing comments of any person interested in the following Cambridge Township Zoning Ordinance text amendment:

To amend Section 36-249-Home Occupation, in its entirety, by replacing the current ordinance language with the following language:

This ordinance establishes the criteria for home occupations based on the impact of the business on the integrity and character of the neighborhood. A home occupation shall be clearly incidental and secondary to the use of the dwelling unit for residential purposes. All home occupations shall comply with the following:

- (1) Such home occupation should be carried on within the dwelling or within an accessory building thereto by the inhabitants thereof.
- (2) A home occupation may not employ more than one (1) on-site employee who does not reside at the dwelling unit.
- (3) No article shall be sold or offered for sale on the premises except such as is produced within the dwelling or accessory building or is provided incidental to the service or profession conducted within the dwelling or accessory building.
- (4) There shall be no exterior storage of materials or equipment.
- (5) No nuisance shall be generated by any heat, glare, noise, smoke, vibration, noxious fumes, odors, vapor, gasses, matter, dust, or electromagnetic interference which is detectable in the neighborhood, at any time.
- (6) Any vehicles used in conjunction with a home occupation must be parked or stored in accordance with the provisions of Cambridge Township Ordinance Sec. 36-328-General Provisions, Off Street Parking Requirements. All vehicular traffic, in frequency, volume and vehicle type, shall be limited to that normally associated with residential areas.
- (7) There shall be no exterior evidence that a building is being used for any purpose other than a dwelling or accessory structure, except for one (1) non-illuminated sign, specified in Chapter 36, Article IV, Supplemental Regulations, Division 2, Sign Regulations, Sec 36-289 (b)

Any person may submit their view in person, in writing or by signed proxy prior to the public hearing or at the public hearing.

All materials concerning this public hearing and request to amend may be reviewed at the Township Office during regular business hours.

Rick W. Richardson
Cambridge Township Clerk



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 | CZ24-14

Text Amendment to the Medina Township Zoning Ordinance Enhancing Land Use Flexibility and Environmental Protections

DATE: August 9, 2024

RE: Text Amendment to the Medina Township Zoning Ordinance

ANALYSIS: Medina Township has proposed a series of text amendments to its Zoning Ordinance, each designed to address specific community needs and to align with broader regulatory standards. Below is a brief analysis of each amendment submitted for consideration:

1. Amendment to Section 4.15 - Fences, Walls, and Other Barriers:

This amendment aims to streamline the process for farmers by allowing agricultural fences in agricultural districts without requiring permits. This change is intended to reduce bureaucratic obstacles and support agricultural activities.

2. Section 4.24 - Lands Abutting Rivers and Lakes:

The proposed revisions significantly increase setbacks from riparian corridors and water bodies, enhancing environmental protections. By expanding setbacks from fifteen (15) feet to fifty (50) feet and from fifty (50) feet to one hundred (100) feet, the township seeks to better protect water quality and reduce the risk of erosion and pollution. These increased setbacks reflect a proactive approach to safeguarding natural resources, aligning with best practices in environmental management.

3. Amendment to Article 7 - Travel Trailer/Campground as a Special Land Use:

This amendment introduces travel trailer parks and campgrounds as Special Land Uses in Agricultural Zoning Districts, promoting recreational development while maintaining agricultural integrity. The requirements for direct

access to primary roads and substantial separation from residential areas are intended to minimize land use conflicts and ensure public safety. Compliance with the Michigan Public Health Code and Lenawee County Health Department regulations further ensures that these developments meet health and safety standards.

4. **Addition to Article 7 - Severance of Dwellings and Nonconforming Special Land Use Permit:**
The severance provision allows landowners to separate a dwelling from a larger agricultural parcel, facilitating property transactions while preserving the agricultural character of the remaining land. By setting strict criteria, such as a minimum parcel size of four (4) acres and three hundred (300) feet of road frontage, the amendment ensures that these new parcels are viable and compatible with surrounding land uses.

The Nonconforming Special Land Use Permit provision provides a pathway for non-residential buildings that do not conform to current zoning regulations to continue operating under controlled conditions. This approach offers flexibility for existing uses while maintaining regulatory oversight through the Board of Appeals, ensuring that nonconforming uses do not detract from the township's zoning objectives.

5. **Reduction of Rear Setback in Agricultural Districts:**
The reduction of rear setbacks from one hundred (100) feet to forty (40) feet in Agricultural Districts seeks to provide greater flexibility for landowners in developing their properties. This change may encourage more efficient land use and development, though careful consideration must be given to how this reduced setback might impact neighboring properties, particularly in terms of privacy and land use compatibility.
6. **Amendment to Section 15.05 - Erection or Alteration:**
This amendment clarifies that farm outbuildings, when accompanied by an approved "*Agriculture Building Use Letter of Understanding*," are exempt from certain erection or alteration requirements. This change simplifies the process for farmers seeking to build or alter agricultural structures, reflecting the township's support for agricultural operations while ensuring that these activities are conducted in an organized and documented manner.

7. **Amendment to Section 16.04 - Notice of Hearings:**

The proposed change to extend the required notice period for public hearings from ten (10) days to fifteen (15) days brings the township's practices in line with Michigan state statutes. This amendment ensures that the township complies with state regulations and provides ample time for public participation, reinforcing transparency and community involvement in the zoning process.

**MEDINA TWP PC
RECOMMENDATION**

The Medina Township Planning Commission approved the ordinance, as presented, at their August 1, 2024 regular meeting.

**R2PC STAFF
RECOMMENDATION**

Staff recommends **APPROVAL** of the proposed text amendments submitted by Medina Township. The changes, particularly those concerning setbacks from water bodies and the introduction of recreational uses in agricultural districts, demonstrate a balanced effort to protect natural resources and support economic development.

**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 MEDINA 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 _____ SECTION _____

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

ATTACHED

C. **PUBLIC HEARING** on the above amendment was held on: month Aug. day 1 year 2024

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month July day 11 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: HUDSON POST-GAZETTE

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.

Don HAUER ☒ Chair or ☐ Secretary Aug 1 8 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.

Township Clerk

Medina Township

Land Use Zoning Ordinance Contextualized Amendments

ARTICLE IV GENERAL PROVISIONS

Amend sections 4.15a, 4.15b

Section 4.15. FENCES, WALLS, AND OTHER PROTECTIVE BARRIERS. All fences of any type or description shall conform to the following regulations:

1. The erection, construction or alteration of any fence, wall, or other type of protective barrier shall be approved by the Building Inspector as to their conforming to the requirements of the zoning districts wherein they are required because of land use development, and to the requirements of this Section.
2. Fences which are not specifically required under the regulations for the individual zoning districts, shall conform to the following requirements:
 - a. No fence shall hereafter be erected **(Add)** of fabric, plastic or wrap materials, along the line dividing lots or parcels of land or located within any required side or rear yard in excess of six (6) feet, or less than three (3) feet in height above the grade of the surrounding land. However, notwithstanding, a fence located in any Commercial or Industrial Zoning District may be erected to a height of eight (8) feet.
 - b. **(Remove)** ~~All fences hereafter erected shall be of an ornamental nature, the area of which shall be not more than fifty (50%) solid, with the open spaces uniformly spread over the entire area of the fence.~~ Barbed wire, spikes, nails or any other sharp point or instrument of anykind on top or on the sides of any fence, or electric current or charge in said fences are prohibited, except in the Agriculture and Industrial Districts. Barbed wire cradles may beplaced on top of fences enclosing public utility buildings or wherever deemed necessary in the interests of public safety.
3. No fence, wall, structure or planting shall be erected, established or maintained on any corner lot which will obstruct the view of a driver of a vehicle approaching the intersection, excepting that shade trees would be permitted where all branches are not less than eight (8) feet above the road level. Such unobstructed comer shall mean a triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines or in the case of a rounded property corner from the intersection of the street property lines extended. This shall not prohibit the establishment of shrubbery thirty (30) inches or less in height.
4. There shall be no permits or restrictions for agricultural fences in agricultural districts.

Amend Sections 4.24.1a, 4.24.1b, 4.24.1c, 4.25.5

Section 4.24. LANDS ABUTTING RIVERS AND LAKES. In any district, land which abuts Bean Creek, any other creek tributary or drainage ditch, or any natural or man-made lake shall be subject to the following regulations:

1. The general setback limitations shall be based on the following minimum distances from the waters' edge:
 - a. ~~(Change to) Fifty (50) Fifteen (15)~~ feet from any drainage ditch.
 - b. ~~(Change to) Fifty (50) Twenty-five (25)~~ feet from any creek or tributary.
 - c. ~~(Change to) One Hundred (100) Fifty (50)~~ feet from Bean Creek.
 - d. Fifty (50) feet from any natural or man-made lake.
2. Single family detached dwellings and their accessory uses (except boat houses) shall be set back according to paragraph 4.24.1.
3. Camping, outdoor recreation, and other commercial recreation activities (except boat landing facilities and marinas) shall be setback according to paragraph 4.21.1.
4. Mining extraction or any use permitted in the X District shall be setback three hundred (300) feet from the waters' edge.
5. All sanitary waste disposal fields and septic tanks must ~~(Change to) comply to Lenawee County Health Department minimum requirements to set back not encroach an area within fifty (5) feet~~ of the waters' edge.
6. All other uses not specifically covered in these regulations must be set back one hundred (100) feet from the waters' edge.
7. Nothing herein shall prevent the cleaning and deepening of drainage ditches or the cutting of trees in accordance with such cleaning and deepening.

ARTICLE VII A, AGRICULTURAL DISTRICT

Amend Section 7.03, 7.03.06, 7.03.10, 7.03.12a, 7.03.16, 7.03.17

Section 7.03. PERMITTED USES AFTER SPECIAL APPROVAL. The following uses shall be permitted subject to the conditions hereinafter imposed (**Change to**) as conditional/special use variances from use of land and subject further to the review and approval of the Board of Appeals.

6. **Add:** Travel Trailer Park/Campground as defined in section 17.01.90 and Golf course, which may or may not be operated for profit, subject to the following conditions:
 - a. The site shall be planned as to provided all ingress and egress directly onto a County Primary road.
 - b. Development features including the principal and accessory buildings and structure shall be located and related as to minimize the possibilities of any adverse affects upon adjacent property. This shall mean that all principal or accessory buildings shall be not less than two hundred (200) feet from any property line of abutting residentially zoned lands.
10. Home Occupations as defined in (**Change to**) Sec. 17.01.43 ~~Article XVII.~~
12. Sales of farm machinery, equipment and supplies, subject to the following conditions:
 - a. The site shall have direct access to a County Primary Road (**Change to**) or secondary hard surface blacktop or concrete road.
 - b. Such use shall be located at least fifty (50) feet away from any property line of abutting residentially zoned lands.
16. (**Add**) Dwellings constructed with a conforming lot size of 40 acres after the enactment of this ordinance may be severed and sold off from the parcel of 40 acres. Provided a dwelling parcel of at least 4 acres and 300 ft. of road frontage with side yards and back yards in accordance with the requirements of Section 14.01 of this Ordinance. A designated contiguous acreage including the dwelling parcel totaling 40 acres shall thereafter be known as a non-buildable lot.
17. (**Add**) Excluding agricultural buildings, permitted nonresidential buildings constructed since the inception of this Ordinance. May be converted to a single purpose "Nonconforming Special Land Use Permit" subject to review and approval of the Board of Appeals. Such "Nonconforming Special Use Permit" is nontransferable and will be withdrawn at any time the non-conforming use ceases to operate.

ARTICLE XIV SCHEDULE OF REGULATIONS

Amend Section 14.01 Minimum Yard Setback

A. Agricultural rear setback changes from 100 ft. to 40 ft.

	<u>Minimum Yard Setback</u>		<u>Area Per Side Yard</u>		<u>Dwelling</u>	
	<u>Front^d</u>		<u>Least</u>	<u>Total</u>	<u>Rear</u>	<u>Unit^{a,b,e,oa}</u>
Agriculture	75 ft ^f		20 ft ^f	40 ft ^f	100 ft 40 ft	800 sf
R Residential	35 ft		20 ft	40 ft	40 ft	800 sf
M Mobile Home Park	50 ft		25 ft	50 ft	50 ft	600 sf
C Commercial	30 ft ^k		--- ^l	--- ^l	30 ft	----
I Industrial	50 ft		20 ft	40 ft	50 ft	----
X Extractive Industrial	100 ft		50 ft	100 ft	75 ft	----

ARTICLE XV ZONING ADMINISTRATION

Amend Section 15.05

Section 15.05. ERECTION OR ALTERATION. No building or structure excepting farm outbuildings (Add) with approved “Agriculture Building Use Letter of Understanding “ shall hereafter be erected or altered and no land shall be used until a zoning compliance permit shall first have been obtained by the owner of said building or land to be improved, except that no permit shall be required for minor alterations or repairs to existing structures costing three thousand (\$3,000) dollars or less, or for wrecking of buildings or structures of less than one thousand (1,000) cubic feet capacity.

ARTICLE XVI BOARD OF APPEALS

Amend Section 16.04 Notice of Hearings

Section 16.04. NOTICE OF HEARING. Notice of the hearing of the appeal shall be given by the Township Clerk to all owners of record of property within a radius of three hundred (300) feet of the premises involved by mail addressed to the respective owners at the address given in the latest assessment roll. The time, place and subject matter of such hearing shall be printed in a newspaper of general circulation in the Township once not less than (change to)-ten fifteen (10)-(15) days prior to such hearing.

ARTICLE XVII DEFINATIONS

Amend Section 17.01.90

~~Section 17.01.90. TRAVEL TRAILER PARK: A family recreation oriented facility for the overnight or short term (not to exceed fifteen (15) days consecutively) parking of travel trailers or tents. May also be known as a camp ground. (Change to)~~

TRAVEL TRAILER PARK/PUBLIC AND PRIVATE CAMPGROUND

- A. Authorizations. The establishment and operation of a public or private campground shall be in compliance with the following:
1. The Michigan Public Health Code, being P.A. 368 of 1978, as amended, and the administrative rules adopted pursuant to the Act.
 2. The campground shall obtain a license to operate from the Michigan Department of Environmental Quality.
 3. The campground shall be in compliance with the applicable regulations of the Lenawee County Health Department.

Medina Township Planning & Zoning

Special Meeting Minutes

August 1st, 2024

- I. Call To Order
 - Meeting called to order by Ron Hauter at 7:32pm
- II. Roll Call
 - Members present:
 - Ron Hauter
 - Jeff Liby
 - Jeffery Liby
 - Gary Ries
 - Chad Root
- III. Public Comment
 - No Public Comments
- IV. Approval of Agenda
 - Jeff Liby made a motion to approve the agenda. Seconded by Jeffrey Liby. Motion Carried.
- V. New Business
 - Proposed Land Use Zoning Ordinance Contextualized Amendments
 1. No Public Comment
 2. No Written Comment
 3. Gary Ries made a motion to approve the presented contextualized amendments to the Medina Township Land Use Ordinance, which was originally enacted on June 7, 1975, and subsequently amended on August 5, 1996, and February 6, 2006. The amendments apply to sections 4.15a, 4.15b, 424.1a, 424.1b, 424.1c, 425.5, 7.03, 7.03.06, 7.03.10, 7.03.12a, 7.03.16, 7.03.17, 14.01, 15.05, 16.04, and 7.01.90. Additionally, recommend that both the Lenawee County Planning Commission and the Medina Township Board approve these amendments, as reviewed and endorsed during the special meeting of the Medina Township Planning and Zoning Board on August 1, 2024. Seconded by Jeff Liby. Motion Carried

VI. Adjournment

- Jeff Liby made a motion at 7:47pm to adjourn the meeting. Seconded by Jeffrey Liby. Motion Carried.

VII. Next Meeting

- To Be Determined

Chad M. Root – Medina Township Planning & Zoning Board 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 | CZ24-14

Text Amendment to the Riga Township Zoning Ordinance Renewable Energy Systems

DATE: August 9, 2024

RE: Text Amendment to the Riga Township Zoning Ordinance

ANALYSIS: Riga Township submitted an ordinance for review, intended to regulate Renewable Energy Systems. The proposed Text amendments are as follows:

Wind Energy: [Amendment to Section 7.24(3)] Permitted Conditional Use in the AA, Agricultural Zoning District, disallowing properties enrolled in PA 116, and a geographic restriction that includes “areas measured from the centerline of the transmission line and then 2500' cast in Riga sections 101, 112, 113. And the northern 50% of 124; and area that is measured from the state line and 2000' north in Riga Sections 201, 202, 203, 204 and 205”.

Solar Energy: [Amendment to Section 7.27(1)(a)] Revisions will removed solar energy as a Permitted Conditional Use and instead, regulate siting of such facilities to “only on property not enrolled in the PA 116 farmland preservation program; area measured from the centerline of the transmission line and then 2500' cast in Riga sections 101, 112, 113. And the northern 50% of 124; and area that is measured from the state line and 2000' north in Riga Sections 201, 202, 203, 204 and 205.”

Battery Storage: Insert a new Section 7.29 titled Utility-Scale Battery Energy Storage Facilities, including definitions and comprehensive performance standards. However, no siting requirements or standards were included. Given the limited siting options for wind and solar energy, we request that Riga Township clarify whether this section applies to battery storage sites associated with those facilities or if they can be placed in any district or area within Riga Township. Aside from this ambiguity, the

remainder of the ordinance appears to be relatively standard and aligns with what similar communities are implementing prior to PA 223 going into effect on November 29.

**RIGA TWP PC
RECOMMENDATION**

The Riga Township Planning Commission approved the ordinance, as presented, at their August 5, 2024 regular meeting.

**R2PC STAFF
RECOMMENDATION**

The Region 2 Planning Commission recommends **APPROVAL** of the ordinance with conditions to clarify and/or add siting guidelines for battery storage facilities. Given the limited regulatory options available, we support all measures that ensure compliance with state regulations. The Township minutes indicate that they are conducting thorough due diligence by consulting their attorney and utilizing relevant information sources. However, the Michigan Townships Association has recently released comprehensive sample language, along with a draft by the Public Service Commission, which we believe would be more beneficial to Riga Township in the long run.

That said, as highlighted in the minutes, having a CREO in place is far more advantageous to the Township than not having one at all. Township officials are aware of this updated information, and we expect it to be considered in future amendments. The ordinance can be further revised at a later date, and we strongly encourage Riga Township to work with staff to update their ordinance using more recent language recommendations.

**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 Riga 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: ARTICLES 7 10 13A SECTION 24, 27, 29 03

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

★ See attached ① Wind energy conversions ② Solar energy conversions. (amendment)
③ battery energy storage systems (new section)

- C. PUBLIC HEARING on the above amendment was held on: month July day 22 year 2024
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month July day 3 year 2024
(Notice must be provided at least fifteen days prior to the public hearing.) and July 17 2024
- 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.

Ryszard S. Kary ☒ Chair or ☐ Secretary 8 / 7 / 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 OF RIGA
PLANNING COMMISSION**

NOTICE OF SPECIAL MEETING AND PUBLIC HEARING

Date: July 22, 2024

Time: 7:00 p.m.

AT TOWNSHIP HALL

Address: 7817 Riga Hwy, Riga, MI 49276

TAKE NOTICE that the Planning Commission for Riga Township, Lenawee County, Michigan will hold a special meeting and public hearing on July 22, 2024, at 7:00 p.m., at the Township Hall at 7817 Riga Hwy, Riga, MI 49276. The purpose of the special meeting and public hearing will be to consider amendments to the Township Zoning Ordinance regarding siting, and approval of (1) wind energy projects, (2) solar energy projects, and (3) battery energy storage projects within the Township including, but not limited to, setbacks, noise, decommissioning and other requirements and to consider any other Planning Commission business that may come before the Planning Commission.

A copy of the proposed ordinances may be obtained at Township Hall during regular business hours, and the Township may charge a reasonable fee for copies. The Township will receive written comments concerning the proposed amendments at the Township Hall, 7817 Riga Hwy, Riga, MI 49276. Written comments must be received by the Township prior to the start of the public hearing on July 22, 2024 at 7:00pm.

This notice is posted in compliance with the Open Meetings Act and the Americans with Disabilities Act. Individuals with disabilities requiring auxiliary aids or services who are planning to attend the meeting should notify the Clerk, Natalie Thompson, at (517) 486-4929 within a reasonable time in advance of the meeting.

Dated: _____, 2024

Natalie Thompson
Clerk, Riga Township

RIGA PLANNING COMMISSION SPECIAL MEETING

July 15, 2024

Meeting of the Riga Planning Commission Special Meeting was opened with the Pledge of Allegiance at 7:06 pm by Chairman Karg.

Roll call was taken and members were present as noted:

B. Bowman

M. Denecker

B. Delgado

D. Gilliland

R. Karg

Member(s) absent:

None

Public guest present:

Paul Wohlfarth

Dan Schwyn

Gary Lee Kastel

Kaye Bowman

Shirley MacBeth

Item #1: Public Comment

- A. Paul Wohlfarth thought Leslie's sketch of the proposed renewables overlay was arbitrary and the Battery Storage Ordinance was light.

Item #2: New Business

A. Renewables Ordinances Wording and Content for July 22, 2024 Public Hearing

1. Chairman Karg introduced the planning commission to the reason they were developing a CREO (compatible renewable energy ordinance).
2. Leslie provided sample ordinances for suggested amendments to Riga's wind and solar ordinances. Also, she provided a sample ordinance for battery storage facilities.
3. M. Denecker moved to exclude PA 116 land from energy facility properties and to approve other revisions suggested by Foster Swift. B. Bowman seconded the motion. The Planning Commission members present supported and motion unanimously passed.

Item #3: Public Comment

- A. Paul Wohlfarth suggests we quire Leslie about only showing the allowable overlay to just one side of the north-south power line.
- B. Shirley MacBeth noted that most of the public do not attend planning commission meetings because they are trying to just survive.

Being no other business, B. Delgado moved to adjourn and B. Bowman seconded the motion. All members present supported the motion. Chairman Karg adjourned the meeting at 9:06 pm.

RIGA PLANNING COMMISSION PUBLIC HEARING

July 22, 2024

Meeting of the Riga Planning Commission Public Hearing was opened with the Pledge of Allegiance at 7:03 pm by Chairman Karg.

Roll call was taken and members were present as noted:

B. Bowman

M. Denecker

B. Delgado

D. Gilliland

R. Karg

Planning Commission members were introduced by Chairman Karg.

Member(s) absent:

None

Public guest present:

Adam Leckler

Melanie Leckler

Kaye Bowman

Gary Lee Kastel

Paul Wohlfarth

Shirley MacBeth

Barb Wohlfarth

Raymond Griffin

Andrew Heydinger

Dan Schwyn

Scott Thompson

Natalie Thompson

David LaMontaine

Chairman Karg briefly explained the following:

1. Anytime we amend an ordinance, we need to have a public hearing.
2. PA233 of 2023, which goes into effect Nov. 24, 2024, requires townships to have a Compatible Renewable Energy Ordinance (CREO).
3. Riga Township's attorney, Foster/Swift, has drafted revisions to our existing energy ordinances and provided a new battery storage ordinance.
4. Once we approve the revisions to the ordinance, it goes to the Township Board for their approval as is or they can revise it prior to approval.

Chairman Karg opened the hearing to public testimony.

1. Paul Wohlfarth asked what is the separation distances for each energy source. Chairman Karg note 2.1 x the top of blade for the wind turbines, 300' for solar installations, and 300' for battery storage facilities. Paul also shared that he does not believe PA116 removal is allowed.
2. Adam Leckler noted he is from LaSalle in Monroe County. They have a solar installation because several people signed up. They changed their zoning district from Agricultural to Industrial. The installation is on 74 acres all in LaSalle. LaSalle is big on land owner's rights.
3. Paul Wohlfarth shared that he believes the Township's attorney is against renewable energy. He noted townships gain \$5,000/megawatt if they have a CREO. If not, townships may only receive \$2,000/megawatt plus \$7,500 to cover legal fees.
4. Melanie Leckler shared that her cousin sold 120 acres of their property in Erie in 2018. They earn \$4,500 a year per acre; \$296,000 a year. They pay \$40,000 in taxes to Erie. It goes to schools, veteran associations, and a museum. It also will help support fire and police.

5. Paul Wohlfarth noted the Township needs a new \$1 million fire truck tanker, a new grass rig, police support for crime and traffic, support for the schools, and the township in general.
6. Adam Leckler noted Sarah Mills at the University of Michigan is very knowledgeable about renewables.
7. Barb Wielfaert suggested that communication across communities is critical.
8. Chairman Karg noted that the Michigan Township Authority has been working on sharing the information across townships.
9. Scott Thompson stress protecting the land but the state's rules are a moving target. It seems only the farmers appreciate the land. What does the residents of Riga Township want?
10. Adam Leckler questioned if Toledo's airport is within 13 miles.

B. Bowman moved to close the Public Hearing portion of the meeting and M. Denecker seconded. All members present supported and motion carried. Public Hearing closed at 8:09 pm.

Chairman Karg raised his concerns regarding the ability to remove the properties out of PA116. D. Gilliland mentioned he believed the 2.1 x height for the wind turbines might be too close because of the health concerns within ¼ mile of the wind turbine. M. Denecker suggested that concerns need to be addressed by the Township Attorneys.

Chairman Karg opened discuss for public comments. None was noted.

B. Delgado moved to adjourn the meeting. M. Denecker seconded. All members supported. Motion carried. Chairman Karg adjourned the meeting at 8:49 pm.

RIGA PLANNING COMMISSION REGULAR MEETING

August 5, 2024

Meeting of the Riga Township Planning Commission was opened with the Pledge of Allegiance at 7:26 pm by Chairman R. Karg.

Roll call was taken and members were present as noted:

B. Bowman

B. Delgado

M. Denecker

D. Gilliland

R. Karg

Member(s) absent:

None

Public guest present:

Kaye Bowman

Adam Leckler

Paul Wohlfarth

Melanie Leckler

Dan Schwyn

Catherine Hinds

Item #1: Reports were presented:

A. Minutes from July's Meetings:

1. B. Bowman moved to dispense with the reading of the minutes. B. Delgado seconded. All members present supported and motion passed.

B. Minutes from July 1st Regular Meeting:

1. B. Delgado moved to approve the minutes as presented. B. Bowman seconded. All members present supported and motion passed.

C. Minutes from July 15th Special Meeting:

1. M. Denecker moved to approve the minutes as presented. B. Bowman seconded. All members present supported and motion passed.

D. Minutes from July 22nd Public Hearing:

1. B. Delgado moved to approve the minutes as amended. B. Bowman seconded. All members present supported and motion passed.

E. Communications:

1. None

F. Zoning administrator's report:

1. T. Roach's Zoning Administrator's Report was not provided.

Item #2: Public Request on Zoning Issues:

- A. No public request for zoning.

Item #3: Public Comment:

A. Public comments:

1. Adam Leckler: The Planning Commission is doing a good job with allowing others to speak during the meetings. It is good that the PC is doing something to create a CREO. His township is doing nothing.
2. Paul Wohlfarth: He is still concerned about Foster/Swift. He is concerned that any renewable project will end up at the Public Service Commission.
3. Dan Schwyn: This is off topic but the ordinance does not have dates of enactment or revision.

Item #4: New Business:

A. Discuss Recommendation for Township Board concerning CREO.

1. R. Karg noted he was instructed by the Township Attorney that the propose ordinance they provide could only be approve or rejected as a unit.
2. To answer the question regarding why the suggested land was where shown, the PC answered that the suggested zone was the ideal location for the renewables near the power lines.
3. M. Denecker disclosed that he has land in the proposed zone but he does not have a contract with any and does not have any intentions to sell.
4. M. Denecker noted that at one time he was approached by a renewable utility but declined when he asked what is the utility doing for his neighbor and their answer was nothing.
5. M. Denecker moved to "Recommend approval to forward the draft ordinance to the Township Board as presented to create a CREO for Renewable Energy." The motion was seconded by B. Bowman. B. Delgado edited the motion to correct the County and the township in the document. Chairmen Karg called for a roll call vote:

B. Delgado	Yes
R. Karg	Yes
B. Bowman	Yes
D. Gilliland	Yes
M. Denecker	Yes

The motion was unanimously approved.

Item #6: Old Business

- A. None on agenda.

Item #7: Public Comment

- A. Adam: it is good that the PC moved to get ahead of the transition date.

Item #8: Options for Future Goals:

- A. Buffer zone requirements
- B. Light Ordinance
- C. Expanding home base business

Chairman Karg noted the next regular meeting will be on Tuesday, September 3, 2024 at 7:00 pm because Monday is the observance of Labor Day. Being no other business, B. Delgado moved to adjourn and B. Bowman seconded the motion. All members present supported the motion. Chairman Karg adjourned the meeting at 8:30 pm.

**RIGA TOWNSHIP
TOWNSHIP BOARD**

ORDINANCE NO. 2024 - DRAFT

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO AMEND
REGULATIONS FOR WIND ENERGY CONVERSION FACILITIES**

The Township of Riga ordains:

Section 1. Amendment to Section 7.24(3)

Section 7.24(3)(f) of the Zoning Ordinance is hereby amended to read as follows:

In addition to the information required by Section 7.24.3.c, site plans submitted for any Wind Energy Generation Facility or Utility Scale WES may be permitted within the AA - Agricultural District as a Conditional Use only on the following property not enrolled in the PA 116 farmland preservation program:

- area measured from the centerline of the transmission line and then 2500' east in Riga sections 101, 112 , 113. and the northern 50% of 124.
- area that is measured from the state line and 2000' north in Riga Sections 201, 202, 203, 204 and 205.

pursuant to Section 7.21 and this subsection and shall include the following information:

Section 2. Amendments of Section 10.03(21)

Section 10.03(21) is hereby amended to read as follows:

21. Utility Scale Wind Energy Systems and Wind Energy Generation Facilities, subject to the provisions of Section 7.24, only on the following property not enrolled in the PA 116 farmland preservation program:

- area measured from the centerline of the transmission line and then 2500' east in Riga sections 101, 112 , 113. and the northern 50% of 124.

- area that is measured from the state line and 2000' north in Riga Sections 201, 202, 203, 204 and 205.

Section 3. Addition of Section 7.24(4)

Section 7.24(4) is hereby added to the Zoning Ordinance to read as follows in its entirety:

WEGFs and Utility Scale WES under PA 233.

On or after November 29, 2024, once PA 233 of 2023 is in effect, then the following provisions apply to WEGFs and Utility Scale WES with a nameplate capacity of 100 megawatts or more. To the extent these provisions conflict with the provisions in subsection 7.24 above, these provisions control as to such WEGFs and Utility Scale WES. This subsection does not apply if PA 233 of 2023 is repealed, enjoined, or otherwise not in effect, and does not apply to WEGFs and Utility Scale WES with a nameplate capacity of less than 100 megawatts. All provisions in subsection 7.24 above that do not conflict with this subsection remain in full force and effect.

a. *Setbacks.* WEGFs and Utility Scale WES must comply with the following minimum setback requirements, with setback distances measured from the center of the base of the wind tower:

Setback Description	Setback Distance
Occupied community buildings and dwellings on nonparticipating properties	2.1 times the maximum blade tip height to the nearest point on the outside wall of the structure
Residences and other structures on participating properties	1.1 times the maximum blade tip height to the nearest point on the outside wall of the structure
Nonparticipating property lines	1.1 times the maximum blade tip height
Public road right-of-way	1.1 times the maximum blade tip height to the center line of the public road right-of-way
Overhead communication and electric transmission, not including utility service lines to individual houses or outbuildings	1.1 times the maximum blade tip height to the center line of the easement containing the overhead line

b. *Shadow Flicker.* Each wind tower must be sited such that any occupied community building or nonparticipating residence will not experience more than 30 hours per year of shadow flicker under planned operating conditions as indicated by industry standard computer modeling.

c. *Height.* Each wind tower blade tip must not exceed the height allowed under the Determination of No Hazard to Air Navigation by the Federal Aviation Administration under 14 CFR part 77.

d. *Noise.* The WEGFs and Utility Scale WES must not generate a maximum sound in excess of 55 average hourly decibels as modeled at the nearest outer wall of the nearest dwelling located on an adjacent nonparticipating property. Decibel modeling shall use the A-weighted scale as designed by the American National Standards Institute.

e. *Lighting.* The WEGFs and Utility Scale WES must be equipped with a functioning light-mitigating technology. To allow proper conspicuity of a wind turbine at night during construction, a turbine may be lighted with temporary lighting until the permanent lighting configuration, including the light-mitigating technology, is implemented. The Township may grant a temporary exemption from the requirements of this subparagraph if installation of appropriate light-mitigating technology is not feasible. A request for a temporary exemption must be in writing and state all of the following:

- a. The purpose of the exemption.
- b. The proposed length of the exemption.
- c. A description of the light-mitigating technologies submitted to the Federal Aviation Administration.
- d. The technical or economic reason a light-mitigating technology is not feasible.
- e. Any other relevant information requested by the Township.

f. *Radar Interference.* The WEGFs and Utility Scale WES must meet any standards concerning radar interference, lighting (subject to subparagraph (v)), or other relevant issues as determined by the Township.

g. *Environmental Regulations.* The WEGFs and Utility Scale WES must comply with applicable state or federal environmental regulations.

h. *Host community agreement.* The applicant shall enter into a host community agreement with the Township. The host community agreement shall require that, upon commencement of any operation, the WEGFs and Utility Scale WES owner must pay the Township \$2,000.00 per megawatt of nameplate capacity. The payment shall be used as determined by the Township for police, fire, public safety, or other infrastructure, or for other projects as agreed to by the local unit and the applicant.

Section 4. Validity and Severability

If any portion of this Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

Section 5. **Repealer**

All other ordinances inconsistent with the provisions of this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 6. **Effective Date**

This Ordinance shall take effect 7 days following publication as provided by law.

78947:00001:200618916-1

**RIGA TOWNSHIP
TOWNSHIP BOARD**

ORDINANCE NO. 2024 - _DRAFT_

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO AMEND
REGULATIONS FOR SOLAR ENERGY CONVERSION FACILITIES**

The Township of Riga ordains:

Section 1. Amendment to Section 7.27(1)(a)

Section 7.27(1)(a) of the Zoning Ordinance is hereby amended to read as follows:

Location. All large solar energy facilities (Solar Farms) are limited to only on the following property not enrolled in the PA 116 farmland preservation program:

- area measured from the centerline of the transmission line and then 2500' east in Riga sections 101, 112 , 113. and the northern 50% of 124.
- area that is measured from the state line and 2000' north in Riga Sections 201, 202, 203, 204 and 205.

Section 2. Amendments to Section 10.03(22)

Section 10.03(22) is hereby amended to read as follows:

22. Large Solar Energy Facilities (Solar Farms), subject to regulations contained in Section 7.27, only on the following property not enrolled in the PA 116 farmland preservation program:

- area measured from the centerline of the transmission line and then 2500' east in Riga sections 101, 112 , 113. and the northern 50% of 124.
- area that is measured from the state line and 2000' north in Riga Sections 201, 202, 203, 204 and 205.

Section 3. Removal of Section 10.03(15)

Section 10.03(15) is hereby removed to remove Solar Farms as a permitted conditional use in the Industrial District.

Section 4. Removal of Section 13A.03(5)

Section 13A.03(5) is hereby removed to remove Solar Farms as a permitted conditional use in the Limited/Light Industrial District.

Section 5. Addition of Section 7.27(4)

Section 7.27(4) is hereby added to the Zoning Ordinance to read as follows in its entirety:

4. Solar Farms under PA 233.

On or after November 29, 2024, once PA 233 of 2023 is in effect, the following provisions apply to Solar Farms with a nameplate capacity of 50 megawatts or more. To the extent these provisions conflict with the provisions in subsections 1-3 above (regulating Solar Farms), the provisions below control as to such Solar Farms. All provisions in subsections 1-3 above that do not conflict with this subsection remain in full force and effect. This subsection does not apply if PA 233 of 2023 is repealed, enjoined, or otherwise not in effect, and does not apply to Solar Farms with a nameplate capacity of less than 50 megawatts.

a. *Setbacks.* Solar Farms must comply with the following minimum setback requirements, with setback distances measured from the nearest edge of the perimeter fencing of the facility:

Setback Description	Setback Distance
Occupied community buildings and dwellings on nonparticipating properties	300 feet from the nearest point on the outer wall
Public road right-of-way	50 feet measured from the nearest edge of a public road right-of-way
Nonparticipating parties	50 feet measured from the nearest shared property line

b. *Fencing.* Fencing for the Solar Farms must comply with the latest version of the National Electric Code as November 29, 2024, or as subsequently amended.

c. *Height.* Solar panel components must not exceed a maximum height of 25 feet above ground when the arrays are at full tilt.

d. *Noise.* The Solar Farm must not generate a maximum sound in excess of 55 average hourly decibels as modeled at the nearest outer wall of the nearest dwelling located on an adjacent nonparticipating property. Decibel modeling shall use the A-weighted scale as designed by the American National Standards Institute.

e. *Lighting.* The Solar Farm must implement dark sky-friendly lighting solutions.

f. *Environmental Regulations.* The Solar Farm must comply with applicable state or federal environmental regulations.

g. *Host community agreement.* The applicant shall enter into a host community agreement with the Township. The host community agreement shall require that, upon commencement of any operation, the Solar Farm owner must pay the Township \$2,000.00 per megawatt of nameplate capacity. The payment shall be used as determined by the Township for police, fire, public safety, or other infrastructure, or for other projects as agreed to by the local unit and the applicant.

Section 6. Validity and Severability

If any portion of this Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

Section 7. Repealer

All other ordinances inconsistent with the provisions of this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 8. Effective Date

This Ordinance shall take effect 7 days after publication as provided by law.

RIGA TOWNSHIP

ORDINANCE NO. DRAFT

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE
TO REGULATE UTILITY-SCALE BATTERY ENERGY STORAGE SYSTEMS**

Riga Township ordains:

Section 1. Add New Section 7.29 of the Zoning Ordinance

The Zoning Ordinance to amended to add new 7.29, which reads as follows in its entirety:

Section 7.29 Utility-Scale Battery Energy Storage Facilities

1. Definitions

- a. *Battery management system*: An electronic regulator that manages a Utility-Scale Battery Energy Storage System by monitoring individual battery module voltages and temperatures, container temperature and humidity, off-gassing of combustible gas, fire, ground fault and DC surge, and door access and capable of shutting down the system before operating outside safe parameters.
- b. *Utility-scale battery energy storage facilities*: One or more devices, assembled together, capable of storing energy in order to supply electrical energy, including battery cells used for absorbing, storing, and discharging electrical energy in a Utility-Scale Battery Energy Storage System ("BESS") with a battery management system ("BMS").
- c. *Utility-scale battery energy storage system*: A physical container providing secondary containment to battery cells that is equipped with cooling, ventilation, fire suppression, and a battery management system.

2. General Provisions.

All Utility-Scale Battery Energy Storage Systems are subject to the following requirements:

- a. All Utility-Scale Battery Energy Storage Systems must conform to the provisions of this Ordinance and all county, state, and federal regulations and safety requirements, including applicable building codes, applicable industry standards, and NFPA 855 "Standard for the Installation of Stationary Energy Storage Systems."
- b. The Township may enforce any remedy or enforcement, including but not limited to the removal of any Utility-Scale Battery Energy Storage System pursuant to the Zoning Ordinance or as otherwise authorized by law if the Utility-Scale Battery Energy Storage System does not comply with this Ordinance.

Utility-Scale Battery Energy Storage Systems are permitted in the Township as a conditional use only on the following property not enrolled in the PA 116 farmland preservation program:

- area measured from the centerline of the transmission line and then 2500' east in Riga sections 101, 112, 113, and the northern 50% of 124.
- area that is measured from the state line and 2000' north in Riga Sections 201, 202, 203, 204 and 205.

3. Application Requirements.

The applicant for a Utility-Scale Battery Energy Storage System must provide the Township with all of the following:

- a. Application fee in an amount set by resolution of the Township Board.
- b. A list of all parcel numbers that will be used by the Utility-Scale Battery Energy Storage System; documentation establishing ownership of each parcel; and any lease agreements, easements, or purchase agreements for the subject parcels.
- c. An operations agreement setting forth the operations parameters, the name and contact information of the operator, the applicant's inspection protocol, emergency procedures, and general safety documentation.
- d. Current photographs of the subject property.
- e. A site plan that includes all proposed structures and the location of all equipment, as well as all setbacks, the location of property lines, signage, fences, greenbelts and screening, drain tiles, easements, floodplains, bodies of water, proposed access routes, and road right of ways. The site plan must be drawn to scale and must indicate how the Utility-Scale Battery Energy Storage System will be connected to the power grid.
- f. A copy of the applicant's power purchase agreement or other written agreement with an electric utility showing approval of an interconnection with the proposed Utility-Scale Battery Energy Storage System.
- g. A written plan for maintaining the subject property, including a plan for maintaining and inspecting drain tiles and addressing stormwater management, which is subject to the Township's review and approval.
- h. A decommissioning and land reclamation plan describing the actions to be taken following the abandonment or discontinuation of the Utility-Scale Battery Energy Storage System, including evidence of proposed commitments with property owners to ensure proper final reclamation, repairs to roads, and other steps necessary to fully remove the Utility-Scale Battery

Energy Storage System and restore the subject parcels, which is subject to the Township's review and approval.

i. Financial security that meets the requirements of this Section, which is subject to the Township's review and approval.

j. A plan for resolving complaints from the public or other property owners concerning the construction and operation of the Utility-Scale Battery Energy Storage System, which is subject to the Township's review and approval.

k. A plan for managing any hazardous waste, which is subject to the Township's review and approval.

l. A fire protection plan, which identifies the fire risks associated with the Utility-Scale Battery Energy Storage System; describes the fire suppression system that will be implemented; describes what measures will be used to reduce the risk of fires re-igniting (i.e., implementing a "fire watch"); identifies the water sources that will be available for the local fire department to protect adjacent properties; identifies a system for continuous monitoring, early detection sensors, and appropriate venting; and explains all other measures that will be implemented to prevent, detect, control, and suppress fires and explosions.

m. A transportation plan for construction and operation phases, including any applicable agreements with the Sanilac County Road Commission and Michigan Department of Transportation, which is subject to the Township's review and approval.

n. An attestation that the applicant will indemnify and hold the Township harmless from any costs or liability arising from the approval, installation, construction, maintenance, use, repair, or removal of the Utility-Scale Battery Energy Storage System, which is subject to the Township's review and approval.

o. Proof of environmental compliance, including compliance with Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act; (MCL 324.3101 et. seq.; Part 91, Soil Erosion and Sedimentation Control (MCL 324.9101 et. seq.) and any corresponding County ordinances; Part 301, Inland Lakes and Streams, (MCL 324.30101 et. seq.); Part 303, Wetlands (MCL 324.30301 et. seq.); Part 365, Endangered Species Protection (MCL 324.36501 et. seq.); and any other applicable laws and rules in force at the time the application is considered by the Township.

p. Any additional information or documentation requested by the Planning Commission, Township Board, or other Township representative.

4. System and Location Requirements.

The site development requirements shall meet or exceed all of the requirements in the Industrial district and all of the following:

a. *Lighting.* Lighting of the Utility-Scale Battery Energy Storage System is limited to the minimum light necessary for safe operation. Illumination from any lighting must not

extend beyond the perimeter of the lot(s) used for the Utility-Scale Battery Energy Storage System. The Utility-Scale Battery Energy Storage System must not produce any glare that is visible to neighboring lots or to persons traveling on public or private roads.

b. *Security Fencing.* Security fencing must be installed around all electrical equipment related to the Utility-Scale Battery Energy Storage System. Appropriate warning signs must be posted at safe intervals at the entrance and around the perimeter of the Utility-Scale Battery Energy Storage System.

c. *Noise.* The noise generated by a Commercial Utility-Scale Battery Energy Storage System must not exceed 45 dBA Lmax, as measured at the property line of any adjacent parcel.

d. *Underground Transmission.* All power transmission or other lines, wires, or conduits from a Utility-Scale Battery Energy Storage System to any building or other structure must be located underground at a depth that complies with current National Electrical Code standards, except for power switchyards or the area within a substation.

e. *Drain Tile Inspections.* The Utility-Scale Battery Energy Storage System must be maintained in working condition at all times while in operation. The applicant or operator must inspect all drain tile at least once every three years by means of robotic camera, with the first inspection occurring before the Utility-Scale Battery Energy Storage System is in operation. The applicant or operator must submit proof of the inspection to the Township. The owner or operator must repair any damage or failure of the drain tile within sixty (60) days after discovery and submit proof of the repair to the Township. The Township is entitled, but not required, to have a representative present at each inspection or to conduct an independent inspection.

f. *Fire Protection.*

i. Before any construction of the Utility-Scale Battery Energy Storage System begins, the Township's fire department (or fire department with which the Township contracts for fire service) will review the fire protection plan submitted with the application. The fire chief will determine whether the fire protection plan adequately protects the Township's residents and property and whether there is sufficient water supply to comply with the fire protection plan and to respond to fire or explosion incidents. If the fire chief determines that the plan is adequate, then the fire chief will notify the Township Supervisor of that determination. If the fire chief determines that the plan is inadequate, then the fire chief may propose modifications to the plan, which the applicant or operator of the Utility-Scale Battery Energy Storage System must implement. The fire chief's decision may be appealed to the Township Board, and the Township Board will hear the appeal at an open meeting. The Township Board may affirm, reverse, or modify the fire chief's determination. The Township

Board's decision is final, subject to any appellate rights available under applicable law.

- ii. The applicant or operator may amend the fire protection plan from time-to-time in light of changing technology or other factors. Any proposed amendment must be submitted to the fire department for review and approval under subsection (a).
- iii. The Utility-Scale Battery Energy Storage System must comply with the fire protection plan as approved by the fire chief (or as approved by the Township Board in the event of an appeal).
- g. *Insurance.* The applicant or operator will maintain property/casualty insurance and general commercial liability insurance in an amount of at least \$5 million per occurrence.
- h. *Permits.* All required county, state, and federal permits must be obtained before the Utility-Scale Battery Energy Storage System begins operating. A building permit is required for construction of a Utility-Scale Battery Energy Storage System, regardless of whether the applicant or operator is otherwise exempt under state law.
- i. *Decommissioning.* If a Utility-Scale Battery Energy Storage System is abandoned or otherwise nonoperational for a period of one year, the property owner or the operator must notify the Township and must remove the system within six (6) months after the date of abandonment. Removal requires receipt of a demolition permit from the Building Official and full restoration of the site to the satisfaction of the Zoning Administrator. The site must be filled and covered with top soil and restored to a state compatible with the surrounding vegetation. The requirements of this subsection also apply to a Utility-Scale Battery Energy Storage System that is never fully completed or operational if construction has been halted for a period of one (1) year.
- j. *Financial Security.* To ensure proper decommissioning of a Commercial Utility-Scale Battery Energy Storage System upon abandonment, the applicant must post financial security in the form of a security bond, escrow payment, or irrevocable letter of credit in an amount equal to 125% of the total estimated cost of decommissioning, code enforcement, and reclamation, which cost estimate must be approved by the Township. The operator and the Township will review the amount of the financial security every two (2) years to ensure that the amount remains adequate. This financial security must be posted within fifteen (15) business days after approval of the special use application.
- k. *Extraordinary Events.* If the Utility-Scale Battery Energy Storage System experiences a failure, fire, leakage of hazardous materials, personal injury, or other extraordinary or catastrophic event, the applicant or operator must notify the Township within 24 hours.
- l. *Annual Report.* The applicant or operator must submit a report on or before January 1 of each year that includes all of the following:
 - i. Current proof of insurance;

ii. Verification of financial security; and

iii. A summary of all complaints, complaint resolutions, and extraordinary events.

m. *Inspections.* The Township may inspect a Utility-Scale Battery Energy Storage System at any time by providing 24 hours advance notice to the applicant or operator.

n. *Transferability.* A special use permit for a Utility-Scale Battery Energy Storage System is transferable to a new owner. The new owner must register its name and business address with the Township and must comply with this Ordinance and all approvals and conditions issued by the Township.

o. *Remedies.* If an applicant or operator fails to comply with this Ordinance, the Township, may pursue any remedy or enforcement, including but not limited to the removal of any Utility-Scale Battery Energy Storage System pursuant to the Zoning Ordinance or as otherwise authorized by law. Additionally, the Township may pursue any legal or equitable action to abate a violation and recover any and all costs, including the Township's actual attorney fees and costs.

5. Utility-Scale Battery Energy Storage Systems under PA 233

On or after November 29, 2024, once PA 233 of 2023 is in effect, the following provisions apply to Utility-Scale Battery Energy Storage Systems with a nameplate capacity of 50 megawatts or more and an energy discharge capability of 200 megawatt hours or more. To the extent these provisions conflict with the provisions in subsections 1-4 above, these provisions control as to such Utility-Scale Battery Energy Storage Systems. This subsection does not apply if PA 233 of 2023 is repealed, enjoined, or otherwise not in effect, and does not apply to Battery Energy Storage Systems with a nameplate capacity of less than 50 megawatts. All provisions in subsections 1-4 above that do not conflict with this subsection remain in full force and effect.

a. *Setbacks.* Utility-Scale Battery Energy Storage Systems must comply with the following minimum setback requirements, with setback distances measured from the nearest edge of the perimeter fencing of the facility:

Setback Description	Setback Distance
Occupied community buildings and dwellings on nonparticipating properties	300 feet from the nearest point on the outer wall
Public road right-of-way	50 feet measured from the nearest edge of a public road right-of-way
Nonparticipating parties	50 feet measured from the nearest shared property line

b. *Installation.* The Utility-Scale Battery Energy Storage System must comply with the version of NFPA 855 “Standard for the Installation of Stationary Energy Storage Systems” in effect on the effective date of the amendatory act that added this section or any applicable successor standard.

c. *Noise.* The Utility-Scale Battery Energy Storage System must not generate a maximum sound in excess of 55 average hourly decibels as modeled at the nearest outer wall of the nearest dwelling located on an adjacent nonparticipating property. Decibel modeling shall use the A-weighted scale as designed by the American National Standards Institute.

d. *Lighting.* The Utility-Scale Battery Energy Storage System must implement dark sky-friendly lighting solutions.

e. *Environmental Regulations.* The Utility-Scale Battery Energy Storage System must comply with applicable state or federal environmental regulations.

f. *Host community agreement.* The applicant shall enter into a host community agreement with the Township. The host community agreement shall require that, upon commencement of any operation, the Utility-Scale Battery Energy Storage System owner must pay the Township \$2,000.00 per megawatt of nameplate capacity. The payment shall be used as determined by the Township for police, fire, public safety, or other infrastructure, or for other projects as agreed to by the local unit and the applicant.

Section 2. Validity and Severability.

If any portion of this Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

Section 3. Repealer.

All other ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

Section 4. Effective Date.

The Ordinance will take effect 7 days after publication as provided by law.

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LENAWEE COUNTY PLANNING COMMISSION

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

PA 116 FARMLAND AGREEMENT | FA #24-07

MACON TOWNSHIP - 2000 MILWAUKEE RD BLK

APPLICANT(S): Chris and Tania Kimerer Family Trust

DATE: August 8, 2024

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

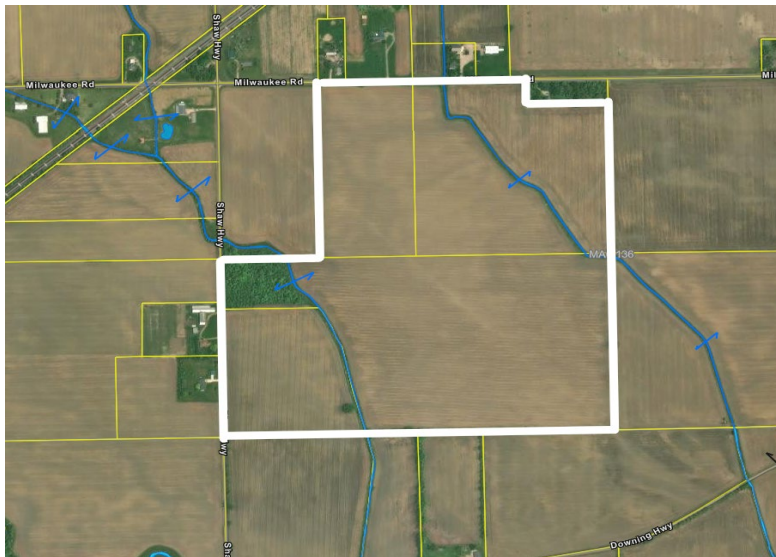
LOCATION: The three (3) properties (ID #MAO-136-1250-00/MAO-136-1100-00/MAO-1361505-00) are located southeast of the intersection of Shaw Highway and Milwaukee Road, south of the railroad tracks, in the south-eastern section of Macon Township. They are situated just west of North County Highway, separated by two parcels.

DESCRIPTION: The subject property has an area of approximately one hundred thirteen (113) of one hundred nineteen (119) total acres cultivated for cropland with six (6) acres of wetlands and/or un-tillable land. There are no buildings located on the property.

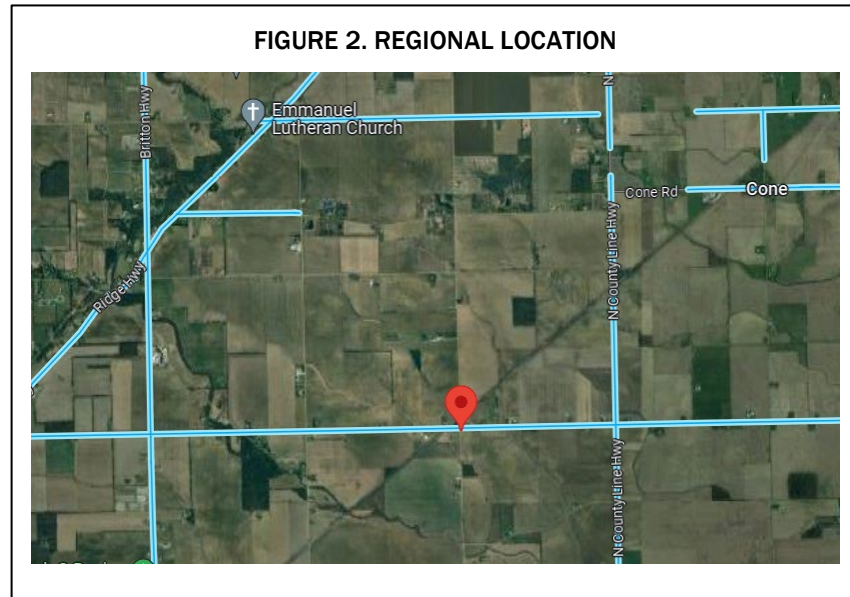
PROPOSED TERM: 10 years.

LAND USE:

FIGURE 1. AERIAL IMAGE OF SUBJECT PROPERTY



The property is predominantly farmland and zoned AG, Agricultural. Surrounding land uses are similar in nature and consist of other farms or residential homes. See Regional Location in Figure 2 below.



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

Attachment(s): FA24-07 Staff Report, PA 116 Application



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights 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. Refer to the Eligibility and Instructions document before filling out this form.

OFFICIAL USE ONLY

Local Governing Body:

Date Received 8/7/2024

Application No: 01-2024

State:

Date Received

Application No:

Approved: Rejected

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

I. Personal Information:

1. Name(s) of Applicant: Chris and Tania Kimerer Family Trust

Last

First

Initial

(If more than two see #15)

Last

First

Initial

2. Mailing Address: 9228 Hoagland Hwy

Britton

MI

49229

Street

City

State

Zip Code

3. Phone Number: (Area Code) (989) 429-2889

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

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

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

6. County: Lenawee

7. Township, City or Village: Macon

8. Section No. 36 Town No. 55 Range No. 5E

Parcel # (Tax ID): MAO-136-1250-00, MAO-136-1100-00, MAO-136-1505-00

III. Legal Information:

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

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

11. Is there a tax lien against the land described above? ☐ Yes ☒ No
If "Yes", please explain circumstances:

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

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

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

Name the types of mineral(s) involved:

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

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

Name:

Address:

Street

City

State

Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

rev. 4/1/2024

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):

<input type="checkbox"/> 2 or more persons having a joint or common interest in the land	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Partnership
<input type="checkbox"/> Corporation	<input checked="" type="checkbox"/> Trust	<input type="checkbox"/> Association
<input type="checkbox"/> Estate		

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: Christopher D. Kimerer Title: trustee

Name: Tania I. Kimerer 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: 119

c. Total number of acres being applied for (if different than above): 119

d. Acreage in cultivation: 113

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0

f. All other acres (swamp, woods, etc.) woods and county drains-6

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

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

Silo: _____ Grain Storage Facility: _____ Grain Drying Facility: _____

Poultry House: _____ Milking Parlor: _____ Milk House: _____

Other: (Indicate) _____

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

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

\$ _____ / _____ = \$ _____ (per acre)
 total income total acres of tillable land

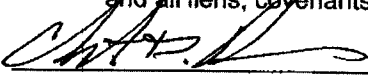
18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application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

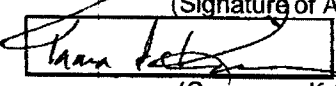
Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

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

V. Signature(s):

20. The undersigned certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

 trustee

 (Signature of Applicant)
 trustee

 (Co-owner, If Applicable)
 8.6.2024

 (Date)

 (Corporate Name, If Applicable)

 (Signature of Corporate Officer)

 (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: 8/7/2024 (Note: Local Governing Body has 45 days to take action)

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

This application is ☐ approved, ☐ rejected

Date of approval or rejection: _____

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

Clerk's Signature: _____

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

Parcel Number (Tax ID): _____

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 Preservation Program, P.O. Box 30449, Lansing, MI 48909

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

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

COPY SENT TO:

____ County or Regional Planning Commission

____ Conservation District

____ Township (if county has zoning authority)

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

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

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

____ Map of Farm

____ Copy of most recent appraisal record

____ Copy of letters from review agencies (if available)

____ Any other applicable documents

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

Map of Farm with Structures and Natural Features:

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

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

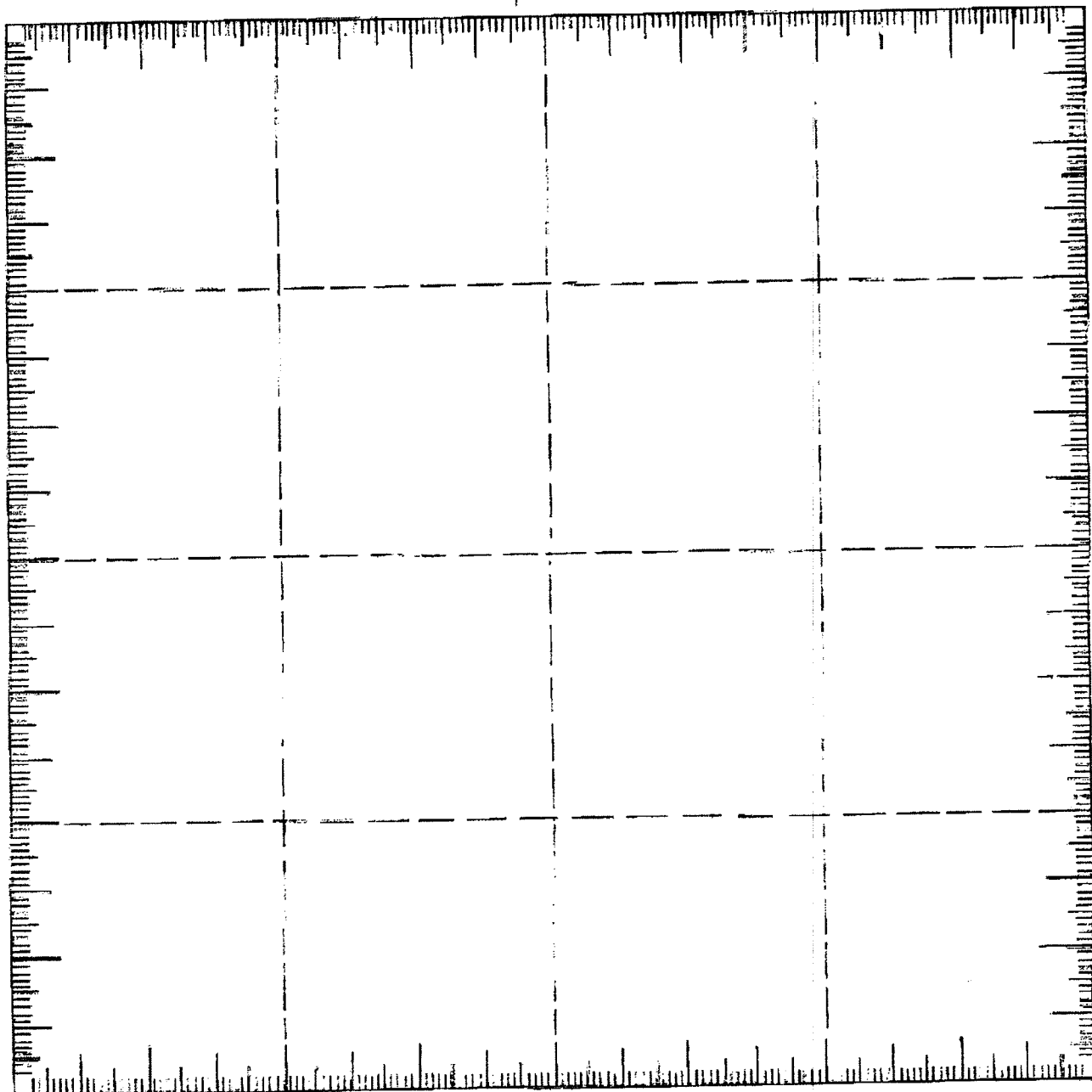
.....

County _____

see map attached Township _____

T _____ R _____ Section _____

↑ North



OFFICIAL TAX STATEMENT

Summer Tax Bill

LENAWEE COUNTY TREASURER
ERIN VAN DYKE
301 N MAIN ST OLD COURTHOUSE
ADRIAN, MI 49221

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

Property Addr: 7000 SHAW HWY BLK



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2024 THRU SEPT. 14, 2024

After 9/14/2024, additional interest and fees apply

2024 Summer Tax for Prop #: MA0-136-1505-00

1186

*****AUTO**5-DIGIT 49229
KIMERER FAMILY TRUST, CHRIS & TANIA
9228 HOAGLAND HWY
BRITTON, MI 49229-9588



Tax for Prop#: MA0-136-1505-00

Make Check Payable To: Lenawee County Treasurer

TOTAL AMOUNT DUE: 837.41

Please detach along perforation. Keep the bottom portion.

MACON TOWNSHIP**2024****Summer****Tax Bill****MESSAGE TO TAXPAYER**

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

PAYMENT INFORMATION

This tax is payable 7/1/2024 thru 9/14/2024

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

TAX DETAIL

Taxable Value:	72,730	AGRICULTURAL-VACAN
State Equalized Value:	170,900	Class: 102
Assessed Value:	170,900	
P.R.E. %:	100.0000	

PROPERTY INFORMATION

Property Assessed To:
KIMERER FAMILY TRUST, CHRIS & TANIA

9228 HOAGLAND HWY
BRITTON, MI 49229-9588

School: BRITTON DEERFIELD SCHOOLS

Prop #: MA0-136-1505-00

Prop Addr: 7000 SHAW HWY BLK

Legal Description:

S-1/2 OF NW-1/4 SEC 36 EX TH N 00°09'12"E 964.07 FT TH N 89°49'54"E 661.82 FT TO CENTERLINE OF CRAIG DRAIN, TH ALONG SD CENTERLINE OF CRAIG DRAIN S 38°44'20"E 37.60 FT TH S 28°38'48"E 135.70 FT TH S 20°55'30"E 81.67 FT TH S 26°18'29"E 84.24 FT TH S 11°53'49"E 343.42 FT TH S 14°28'01"E 337.58 FT TO E-W 1/4 LINE SEC 36 TH S 89°49'54"W 974.62 FT TO POB

SPLIT ON 02/20/2024 FROM MA0-136-1500-00;

BALANCE OF DESCRIPTION ON FILE

OPERATING FISCAL YEARS

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

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

Does NOT affect when the tax is due or its amount

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	436.38
COUNTY OPER	5.40000	392.74

Total Tax	829.12
Administration Fee	8.29

TOTAL AMOUNT DUE 837.41

OFFICIAL TAX STATEMENT

Summer Tax Bill

LENAWEE COUNTY TREASURER

ERIN VAN DYKE

301 N MAIN ST OLD COURTHOUSE

ADRIAN, MI 49221

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

Property Addr: 12000 MILWAUKEE RD BLK



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2024 THRU SEPT. 14, 2024

After 9/14/2024, additional interest and fees apply

2024 Summer Tax for Prop #: MA0-136-1250-00

Tax for Prop#: MA0-136-1250-00

Make Check Payable To: Lenawee County Treasurer

TOTAL AMOUNT DUE: 490.90

*****AUTO**5-DIGIT 49229

KIMERER FAMILY TRUST, CHRIS & TANIA

9228 HOAGLAND HWY

BRITTON, MI 49229-9588



Please detach along perforation. Keep the bottom portion.

MACON TOWNSHIP**2024****Summer****Tax Bill****MESSAGE TO TAXPAYER**

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

PAYMENT INFORMATION

This tax is payable 7/1/2024 thru 9/14/2024

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

TAX DETAIL

Taxable Value:	42,636	AGRICULTURAL-VACAN
State Equalized Value:	93,400	
Assessed Value:	93,400	Class: 102
P.R.E. %:	100.0000	

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

PROPERTY INFORMATION

Property Assessed To:
KIMERER FAMILY TRUST, CHRIS & TANIA

9228 HOAGLAND HWY

BRITTON, MI 49229-9588

School: BRITTON DEERFIELD SCHOOLS

Prop #: MA0-136-1250-00

Prop Addr: 12000 MILWAUKEE RD BLK

Legal Description:

NW 1/4 OF NW 1/4 EX LD BEG AT N 1/4 POST SEC 36 RUNN TH W 545.50 FT TH S 199 FT TH E 545.50 FT TH N 199 FT TO POB CONT 2.50 ACRES SEC 36

DESCRIPTION**MILLAGE****AMOUNT**

STATE ED	6.00000	255.81
COUNTY OPER	5.40000	230.23

OPERATING FISCAL YEARS

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

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

Does NOT affect when the tax is due or its amount

Total Tax	486.04
Administration Fee	4.86

TOTAL AMOUNT DUE 490.90

OFFICIAL TAX STATEMENT

Summer Tax Bill

LENAWEE COUNTY TREASURER
ERIN VAN DYKE
301 N MAIN ST OLD COURTHOUSE
ADRIAN, MI 49221

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

Property Addr: 12000 MILWAUKEE RD BLK



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE JULY 1, 2024 THRU SEPT. 14, 2024
After 9/14/2024, additional interest and fees apply

2024 Summer Tax for Prop #: MA0-136-1100-00

1183

*****AUTO**5-DIGIT 49229
KIMERER FAMILY TRUST, CHRIS & TANIA
9228 HOAGLAND HWY
BRITTON, MI 49229-9588



Tax for Prop#: MA0-136-1100-00

Make Check Payable To: Lenawee County Treasurer

TOTAL AMOUNT DUE: 283.31

Please detach along perforation. Keep the bottom portion.

MACON TOWNSHIP**2024****Summer****Tax Bill****MESSAGE TO TAXPAYER**

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

PAYMENT INFORMATION

This tax is payable 7/1/2024 thru 9/14/2024

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

TAX DETAIL

Taxable Value:	24,607	AGRICULTURAL-VACAN
State Equalized Value:	56,100	Class: 102
Assessed Value:	56,100	
P.R.E. %:	100.0000	

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

PROPERTY INFORMATION

Property Assessed To:
KIMERER FAMILY TRUST, CHRIS & TANIA

9228 HOAGLAND HWY
BRITTON, MI 49229-9588

School: BRITTON DEERFIELD SCHOOLS

Prop #: MA0-136-1100-00

Prop-Addr: 12000 MILWAUKEE RD BLK

Legal Description:

E-1/2 OF NW-1/4 OF NW-1/4 - SEC 36

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	147.64
COUNTY OPER	5.40000	132.87

OPERATING FISCAL YEARS

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

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

Does NOT affect when the tax is due or its amount

Total Tax	280.51
Administration Fee	2.80

TOTAL AMOUNT DUE 283.31



Farmland Development Rights New Agreement Application Checklist

April 2024

To ensure your application is reviewed in a timely manner, all items listed below must be included with the new application packet, prior to submitting to your local governing body for review. Applications must be approved by the local governing body on or before November 1 to be effective for the current tax year. Incomplete applications will be returned to the local governing body and landowner.

- ☐ **All sections of application complete. Page 3, "Reserved for Local Government Use" must be completed by the local governing body.**
- ☐ **Copy of recorded deed(s) or land contract(s), including signature page(s). Copies must contain all pages of the documents and sufficiently document the chain of title from the previous owner.**
 - If providing more than one deed/land contract, current ownership must be in the same name to be combined under one agreement. If ownership is different, separate applications must be completed or obtain a Quit Claim Deed in same ownership.
 - If a current owner named on the deed/land contract is deceased, a copy of the death certificate must be provided.
 - All vendors/sellers listed on a land contract must sign and date bottom of Page 1, acknowledging enrollment.
- ☐ **Copy of most recent property tax assessment notice or tax bill with complete legal description of property and State Equalized Value (SEV), along with a statement by the applicant certifying the name of the owner of record, the legal description of the property and all liens, covenants, and other encumbrances affecting the title to the land.**
- ☐ **Map of the farm with structures and natural features. See instructions on Page 4 of application.**
- ☐ **Copy of current appraisal record. If a current appraisal record is not available, the most recent tax bill must include the SEV. The local assessor must provide property appraisal value on Page 3, in section "Reserved for Local Government Use".**
- ☐ **Submit complete application and checklist to the clerk of the local governing body. *(See below.) Maintain a copy of your application until you have received a new agreement.**

The clerk will issue a receipt indicating the date the application was received and send copies of the application to the reviewing agencies.

The clerk will present the application to the local governing body at their next scheduled meeting. The local governing body has 45 days from the date the application is presented to approve or reject the application.

- If the application is approved, the applicant is notified by the local governing body. The local governing body will forward the entire application packet to the Michigan Department of Agriculture and Rural Development (MDARD), Farmland and Open Space Preservation Office.
- If the application is rejected by the local governing body, the applicant is notified within 10 days, stating the reason for rejection. The original application and all supporting documentation are returned to the applicant. The applicant has 30 days to appeal to MDARD.

MDARD has 60 days from date of receipt to approve or reject the application.

The applicant will be notified within 15 days of the date of approval or rejection by MDARD.

***Local governing body means 1 of the following:**

- i. Farmland located in a city or village, the legislative body of the city or village.
- ii. Farmland not located in a city or village, but in a township having a zoning ordinance in effect as provided by law, the township board of the township.
- iii. Farmland not described in i or ii above, the county board of commissioners.

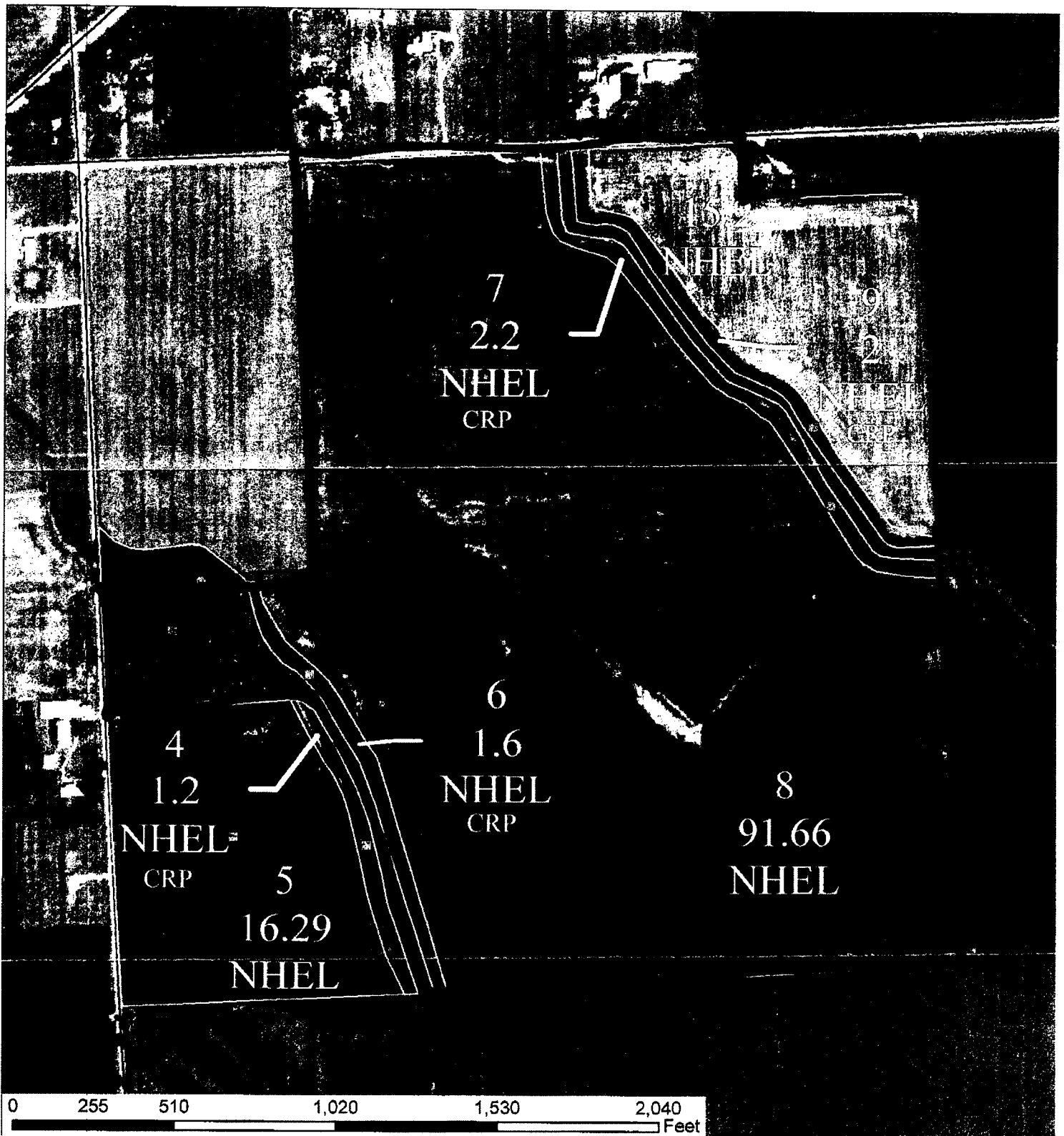
New applications, eligibility requirements, and instructions for completing a new application can be found online at www.Michigan.gov/Farmland.

The local governing body can send completed applications to:

Email: MDARD-PA116@Michigan.gov

Fax: 517-335-3131

Mail: MDARD – Farmland, P.O. Box 30449, Lansing, MI 48909



clu.SDE.clu_a_mi091



LENAWEE COUNTY FSA
1100 SUTTON RD
ADRIAN MI 49221

FARM - TRACT

476 - 145

517-263-7400

USDA PROGRAM PURPOSES ONLY

Oct 17, 2008

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

HEL = Highly Erodible Land

NHEL = Not Highly Erodible Land

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Chris & Tania Kimerer

2-16-2023, Parent Parcel No. MA0-136-1500-00 was deeded into the Chris & Tania Kimerer Family Trust, Liber 2651 Page 0765, Lenawee County ROD

1-19-2024, Split Application approved by Macon Township to split off 18.74 acres

18.74 acres assigned Parcel No. MA0-136-1400-00
remainder assigned to Parcel No. MA0-136-1505-00

(Parcel No. MA0-136-1500-00 no longer exists)

5-30-2024, 18.74 acres deeded to Matt & Angela Kimerer, Liber 2669 Page 00868, Lenawee County ROD



QUIT CLAIM DEED

This Deed made this 16 day of Feb, 2023

WITNESSETH That, **CHRISTOPHER D. KIMERER and TANIA I. KIMERER**, as tenants in common with no rights of survivorship, 928 HOAGLAND HWY., BRITTON, MI 49229-9588

IN CONSIDERATION OF ONE DOLLAR (\$1.00) -----

CONVEY AND QUIT CLAIMS TO **THE CHRIS & TANIA KIMERER FAMILY TRUST**, dated February 16, 2023, 928 HOAGLAND HWY., BRITTON, MI 49229-9588

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

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

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

The Grantor grants to the Grantee the right to create all parcels under Section 108 of the Land Division Act, Act No. 289 of the Public Acts of 1967.

By
Christopher D. Kimerer

By
Tania I. Kimerer

STATE OF MICHIGAN)
COUNTY OF LENAWEE)

On this 16 day of Feb, 2023, before me, a notary public in and for said County, personally appeared Christopher D. Kimerer and Tania I. Kimerer, known to be the same persons described in and who executed the foregoing instrument, who acknowledged the same to be their free act and deed.

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

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

AFTER RECORDING RETURN TO:
Mark A. Bruggeman
126 E. Church Street
Adrian, MI 49221-2780

Property Identification Numbers: MAO-122-4250-00, MAO-122-4750-00
MAO-126-3600-00, MAO-123-3500-00, MAO-122-4725-00, MAO-122-4050-00
MAO-126-1000-00, MAO-122-4800-00, MAO-126-1100-00, MAO-126-3900-00
MAO-136-1100-00, MAO-136-1250-00, MAO-136-1500-00, MAO-135-1300-00
MAO-126-3960-00

Parent Parcel

This Deed is exempt from County Transfer Tax pursuant to MCL 207.505(a) and
exempt from State Transfer Tax pursuant to MCL 207.526(a).

4 pp Interoffice

EXHIBIT A

PARCEL 1

Land and premises in the Township of Macon, County of Lenawee, and State of Michigan, to-wit:

The Northeast 1/4 of the Southeast 1/4 of Section 22, Town 5 South, Range 5 East; ALSO the East 540.38 feet of the Northwest 1/4 of the Southeast 1/4 South of Preston Road, Section 22, Town 5 South, Range 5 East, EXCEPTING land beginning in the centerline of Preston Road at a point 507 feet South and 1024 feet West from the East 1/4 post of Section 22; thence South 160.70 feet; thence West 838.36 feet; thence North 153.2 feet; thence East 540.38 feet; thence North 7.5 feet; thence East 298 feet to the point of beginning;

ALSO EXCEPTING land beginning 299 feet South from the East 1/4 post of Section 22, Town 5 South, Range 5 East, thence West 208 feet; thence South 208 feet to the centerline of Preston Road; thence East 208 feet; thence North 208 feet to the point of beginning.

ALSO the Southwest 1/4 of the Southwest 1/4 of Section 23, Town 5 South, Range 5 East, Macon Township, Lenawee County, Michigan.

ALSO the South 1/2 of the Southeast 1/4 of Section 22, Town 5 South, Range 5 East, Macon Township, Lenawee County, Michigan.

PARCEL 2

Land and premises in the Township of Macon, County of Lenawee, and State of Michigan, to-wit:

The Southeast 1/4 of the Southeast 1/4 of Section 22.

PARCEL 3

Land and premises in the Township of Macon, County of Lenawee, and State of Michigan, to-wit:

The North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 26, Town 5 South, Range 5 East.

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

This property may be located within the vicinity of farmland or a farm operation.

Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

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

PARCEL 4

Land and premises in the Township of Macon, County of Lenawee, and State of Michigan, to-wit:

All that part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Town 5 South, Range 5 East, described as having a point of beginning at a point 1120 feet North of the Southeast corner post along the East section line; thence 200 feet West; thence 200 feet North; thence 200 feet East; thence 200 feet South to the place of beginning.

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

This property may be located within the vicinity of farmland or a farm operation.

Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

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

PARCEL 5

Land and premises in the Township of Macon, County of Lenawee, and State of Michigan, to-wit:

The South ½ of the Northwest ¼ of the Northwest ¼ of Section 26, Town 5 South, Range 5 East.

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

This property may be located within the vicinity of farmland or a farm operation.

Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

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

PARCEL 6

Land and premises in the Township of Macon, County of Lenawee, and State of Michigan, to-wit:

The East ½ of the Southwest ¼ of Section 26, Town 5 South, Range 5 East, and the West 20 acres of the West ½ of the Southeast ¼ of said Section 26,

EXCEPTING AND RESERVING THEREFROM all that part of the East ½ of the Southwest ¼ and part of the West ½ of the Southeast ¼ of Section 26, Town 5 South, Range 5 East, described as beginning at the South ¼ corner of said Section 26; thence North 89° 54' 55" West 163.50 feet along the South line of said Section 26; thence North 00° 00' 00" East 180.00 feet; thence South 89° 57' 03" East 281.00 feet; thence South 00° 00' 00" East 180.00 feet; thence North 90° 00' 00" West 117.50 feet along the said South line of Section 26 to the point of beginning.

PARCEL 7

Land in the Township of Macon, County of Lenawee, and State of Michigan, to-wit:

The Northwest ¼ of Section 36, Town 5 South, Range 5 East;

EXCEPTING the West ½ of the Northwest ¼ of the Northwest ¼ of said Section 36;

ALSO EXCEPTING all that part of the Northwest ¼, Section 36, Town 5 South, Range 5 East, beginning at the North ¼ corner of said Section 36 and running thence West along the North line of Section 36 aforesaid 545.50 feet; thence South 0 degrees 34' 00" East 199.00 feet; thence East 545.50 feet to the North and South ¼ line of said Section 36; thence North 0 degrees 34' 00" West 199.00 feet to the place of beginning.

PARCEL 8

All that part of the North ½ of the Northeast ¼ and all of the Northeast ¼ of the Northwest ¼ of Section 35, T5S, R5E, described as beginning at the North ¼ corner of Section 35, aforesaid, thence East 1012.15 feet along the North line of said Section 35, thence S 180.00 feet along the West line of land owned by Edna A. Bortel, thence East 1.80 feet along the South line of land owned by said Edna A. Bortel, thence South 00 degrees 11' 38" West 716.30 feet, thence South 50 degrees 53' 32" West 698.12 feet along the Northerly line of the RR ROW, thence North 89 degrees 57' 00" west 467.89 feet along the South line of the said North ½ of the Northeast ¼ of Section 35, thence North 89 degrees 54' 27" West 1322.94 feet along the South line of said Northeast ¼ of the Northwest ¼ of Section 35, thence North 00 degrees 21' 10" west 1330.41 feet along the West line of the said Northeast ¼ of the Northwest ¼ of Section 35 to the North line of said Section 35, thence South 89 degrees 54' 55" East 1322.22 feet to the Place of Beginning, Section 35, T5S R5E, Macon Township, Lenawee County, Michigan.

PARCEL 9

Southwest ¼ of Northwest ¼; ALSO West ½ of Southwest ¼ of Section 26, EXCEPTING thence North 0 degrees 19' 5" West 488.01 feet along West line of Section 26 thence South 89 degrees 54' 55" East 534.43 feet, thence South 0 degrees 5' 5" West 488 feet to South line of Section 26, thence North 89 degrees 54' 55" West 531 feet to Place of Beginning, Section 26, T5S, R5E, Macon Township, Lenawee County, Michigan

PARCEL 10

The Northwest 1/4 of the Southeast 1/4 of Section 22, Town 5 South, Range 5 East, EXCEPTING THEREFROM 10 acres from off the East end of that part thereof which lies South of the highway, ALSO EXCEPTING THEREFROM All that part of the Northwest 1/4 of the Southeast 1/4 of Section 22, described as beginning on the North and South 1/4 line of Section 22, aforesaid, 1862.64 feet North 01 degrees 58' 04" East from the South 1/4 corner of said Section 22; thence North 01 degrees 58' 04" East 280.50 feet; thence South 87 degrees 32' 02" East 309.50 feet aig the c/l of Preston Rd; thence South 01 degrees 58' 04" West 280.50 feet; thence North 87 degrees 32' 02" West 309.50 feet to the Place of Beginning; all land described located in Section 22, T5S, R5E, Macon Township, Lenawee County, Michigan

LIBER 2651 PAGE 0766 4 of 4

Parcel Division Application

You MUST answer all questions and include all attachments, or this will be returned to you. Bring or mail to the municipality's land division review official (assessor or zoning administrator). Telephone (517) 938-0882 for the address.

Approval of a division of land is required before it is sold, when the new parcel is less than 40 acres and not just a property line adjustment (§102(c&f)).

In the box, below, fill in where you want this form sent, when the review is completed.

Chris Kimerer
9228 Hoagland Hwy.
Britton, MI 49229

This form is designed for local government review of applicable parts of §108, 109, 109a, and 109b of the Michigan Land Division Act (formerly the Subdivision Control Act), PA 288 of 1967, as amended (particularly by PA 391 of 1996), MCL 560.101 et. seq.

1. LOCATION of parent parcel to be split:

Address: 2000, Street/Road Name: Black Shaw Hwy.

Parent parcel number: MAD - 136 - 1500 - DD

Legal description of Parent Parcel (attach extra sheets if needed): S 1/2 of NW 1/4 sec. 36

Township or Village Name: MACON

2. PROPERTY OWNER information:

Name: Chris & Tania Kimerer Family Trust

Phone: (989) 429-2889

Address: 9228, Street/Road Name: Hoagland Hwy.

City: Britton

State: MI

Zip Code 49229 - 9588

3. APPLICANT information (if not the property owner)

Contact Person's Name: Chris Kimerer

Business Name: Kimerer Farms

Phone: (989) 429-2889

Address: 9228, Street/Road Name: Hoagland Hwy.

City: Britton

State: MI

Zip Code 49229 - 9588

4A. PROPOSAL: Describe what is being proposed: Divide the attached parcel to be sold

Number of new Parcels (and acreage of each): 1 - 18.74 acres

Intended use (residential, commercial, etc.): agriculture

The division of the parcel provides access to an existing public road by (check one):

☒ Each new division has frontage on an existing public road.

☐ A new public road, proposed road name:

(Road name cannot duplicate an existing road name.)

☐ A new private road, proposed road name:

(Road name cannot duplicate an existing road name.)

☐ A recorded easement (driveway). (Cannot service more than two potential sites)

4B. Write here, or attach, a legal description of any proposed new road, easement or shared driveway (attach extra sheets if needed): N/A

4C. Write here, or attach, a legal description for each proposed new parcel (attach extra sheets if needed): attached survey

5A. FUTURE DIVISIONS that may be allowed but not included in this application: YES

5B. Did the parent parcel have any unallocated divisions under the Land Division Act? NO

5C. Were any unallocated divisions transferred to any (child) parcel(s) created from the parent? NO

5D. If so, how many?

Identify the other parcel any future divisions are transferred to: N/A

(The right to make divisions can be transferred from a parent parcel or parent tract to a parcel created from that parent parcel or parent tract (child parcel). A proprietor transferring the right to make a division shall within 45 days give written notice of the transfer to the assessor on Michigan Department of Treasury Form 3278 (Sec. 109(2)). Make sure your deed includes both statements as required in sections 109(3) and 109(4) of the Land Division Act.)

6. DEVELOPMENT SITE LIMITS Check each that represents a condition that exists on any part of the parcel:

- NO is in a DNR-designated critical sand dune area.
NO is riparian or littoral (it is a river or lake front parcel).
NO is affected by a Great Lakes High Risk Erosion Area setback.
NO includes a wetland.
NO includes land in PA 116 – the state Farmland Preservation Program.
NO is within a floodplain.
NO includes slopes more than twenty five percent (a 1:4 pitch or 14 angle) or steeper.
NO includes poorly and/or very poorly drained soils, a high groundwater table, high bedrock, or other conditions known to have severe limitations for onsite sewage systems.
NO is to result in a parcel of less than 1 acre for which onsite water supply and onsite sewage disposal systems must be reviewed and approved by the local health department in accordance with MI Administrative Code before a building permit can be issued. (§109a(1), §105(g), R560.401-428)
NO is known or suspected to have an abandoned well, underground storage tank, or soil or groundwater contamination. If yes, is the property subject to environmental restrictions? Y / N

7. ATTACHMENTS (all attachments must be included). Letter each attachment as shown here.

- ☒ A. Map, drawn to scale of ____ (insert scale), of the proposed division(s) of the parent parcel showing:
(1) boundaries as of March 31, 1997, and
(2) all previous divisions made after March 31, 1997 (indicate when made or none), and
(3) the proposed division(s), and
(4) dimensions of the proposed divisions, and
(5) existing and proposed road/easement rights-of-way, and
(6) easements for public utilities from each parcel to existing public utility facilities, and
(7) any existing improvements (buildings, wells, septic system, driveways, etc.), and
(8) any of the features checked in Part 6 (above), and
(9) any cemetery which is adjacent to, or may have had access through this parcel.
☒ B. A copy of the proposed deed(s), which includes the following statement: "This property may be located within the vicinity of farm land or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act." (§109(4))
☒ C. A copy of the proposed deed(s), which includes a statement that substantially reads: "The grantor grants to the grantee the right to make [insert "zero", a number, or "all"] division(s) under section 108 of the Land Division Act, 1967 PA 288, MCL 560.108." or the right to make further divisions stays with the parent parcel. (§109(3))
☐ D. A copy of the proposed deed(s) for any parcel that is 20 or more acres in size and is not accessible, which includes the following statement: "This parcel is not accessible as defined in the Land Division Act, 1967 PA 288, MCL 560.101 to 560.293." (§109b(2))
☒ E. Indication of approval, or permit from the County Road Commission, MDOT, or respective city/village street administrator, for each proposed new road, easement or shared driveway.
☒ F. If the division includes a new public or private road, copy of the county address authority approval.
☒ G. A fee of \$ 100 - 00
☐ H. Other (please list) _____

8. IMPROVEMENTS Describe any existing improvements (buildings, well, septic, etc.) which are on the parent parcel, or indicate none (attach extra sheets if needed): NONE

9. AFFIDAVIT and permission for municipal, county, and state officials to enter the property for inspections:

I agree the statements made above are true, and if found not to be true this application and any approval will be void. Further, I agree to comply with the conditions and regulations provided with this parent parcel division. Further, I agree to give permission for officials of the municipal, county, and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection to verify the information on the application is correct. Finally, I understand this is a parcel division that conveys only certain rights under a municipal land division ordinance and the Michigan Land Division Act (MCL 560.101 et. seq.) and is not a representation or determination the resulting parcels comply with other ordinances or regulations, and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights.

Further, I understand the municipality granting approval of any division(s) resulting in a parcel less than 1 acre in size is not liable if a building permit is not issued for the parcel due to unsuitable site conditions for onsite sewage systems and/or onsite water supply systems. I understand that site suitability will be reviewed by the local health department under the same standards as set forth in MCL 560.105(g) – the Michigan Administrative Code R560.401-560.428. Checking with the local county or District Health Department for septic and water is the landowner's responsibility. For environmental concerns with the ownership or purchase of property, information is available from the Department of Environment, Great Lakes, and Energy at:

Notice of Assessment, Taxable Valuation, and Property Classification

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

FROM MACON TOWNSHIP ASSESSOR MACON TOWNSHIP 301 N MAIN ST ADRIAN, MI 49221	PARCEL IDENTIFICATION PARCEL NUMBER: 46MA0-136-1400-00 PROPERTY ADDRESS: 7000 SHAW HWY BLK BRITTON, MI 49229															
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KIMERER FAMILY TRUST, CHRIS & TANIA 9228 HOAGLAND HWY BRITTON MI 49229-9588	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No															
LEGAL DESCRIPTION: PART OF SW 1/4 OF NW-1/4 SEC 36 T5S R5E DES AS BEG AT W 1/4 COR SEC 36, TH N 00°09'12"E 964.07 FT TH N 89°49'54"E 681.82 FT TO CENTERLINE OF CRAIG DRAIN, TH ALONG SD CENTERLINE OF CRAIG DRAIN S 38°44'20"E 37.60 FT TH S 28°38'48"E 135.70 FT TH S 20°55'30"E 81.67 FT TH S 26°18'29"E 84.24 FT TH S 11°53'49"E 343.42 FT TH S 14°28'01"E 337.58 FT TO E-																
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 (AGRICULTURAL-VACANT)																
PRIOR YEAR'S CLASSIFICATION IF DIFFERENT: 102 (AGRICULTURAL-VACANT)																
	<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="width: 50%; text-align: center;">PRIOR AMOUNT YEAR: 2023</th><th style="width: 25%; text-align: center;">CURRENT TENTATIVE AMOUNT YEAR: 2024</th><th style="width: 25%; text-align: center;">CHANGE FROM PRIOR YEAR TO CURRENT YEAR</th></tr></thead><tbody><tr><td style="text-align: center;">0</td><td style="text-align: center;">21,286</td><td style="text-align: center;">21,286</td></tr><tr><td style="text-align: center;">0</td><td style="text-align: center;">49,700</td><td style="text-align: center;">49,700</td></tr><tr><td colspan="3" style="text-align: center;">1.000</td></tr><tr><td style="text-align: center;">0</td><td style="text-align: center;">49,700</td><td style="text-align: center;">49,700</td></tr></tbody></table>	PRIOR AMOUNT YEAR: 2023	CURRENT TENTATIVE AMOUNT YEAR: 2024	CHANGE FROM PRIOR YEAR TO CURRENT YEAR	0	21,286	21,286	0	49,700	49,700	1.000			0	49,700	49,700
PRIOR AMOUNT YEAR: 2023	CURRENT TENTATIVE AMOUNT YEAR: 2024	CHANGE FROM PRIOR YEAR TO CURRENT YEAR														
0	21,286	21,286														
0	49,700	49,700														
1.000																
0	49,700	49,700														
1. TAXABLE VALUE:																
2. ASSESSED VALUE:																
3. TENTATIVE EQUALIZATION FACTOR:																
4. STATE EQUALIZED VALUE (SEV):																
5. There WAS or WAS NOT a transfer of ownership on this property in 2023 WAS NOT																
6. Assessor Change Reason(s): Split/Combine																
<div style="border: 2px solid black; padding: 5px; display: inline-block;">REVISED 02/20/2024</div>																

The 2024 Inflation rate Multiplier is: 1.05

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

Name: MARCHELLE L DELONG	Phone: (517) 264-4537	Email Address: DEVAN.DELONG@LENAWEE.MI.US
March Board of Review Appeal Information. The Board of Review will meet at the following dates and times: AT THE MACON TOWNSHIP HALL BY APPOINTMENT, ON THE FOLLOWING DAYS: MON MARCH 11TH 9:00 AM TO 12:00 NOON AND 1:00 PM TO 4:00 PM WED MARCH 13TH 1:00 PM TO 4:00 PM AND 6:00 PM TO 9:00 PM TO SET UP AN APPOINTMENT CALL DEVAN AT 517-264-4537 - APPOINTMENTS WILL BE TAKEN UP UNTIL FRIDAY MARCH 8TH. APPEALS ALSO ACCEPTED BY MAIL IF RECIEVED BY MARCH 8, 2024 (POSTMARKS NOT ACCEPTED). SEND TO: EQUALIZATION, ATTN: MACON BOR, 301 N MAIN ST., ADRIAN, MI 49221 CALL OR EMAIL THE ASSESSOR'S OFFICE WITH QUESTIONS 517-264-4537 OR DEVAN.DELONG@LENAWEE.MI.US		

Parcel selling to Matt

CERTIFICATE OF SURVEY

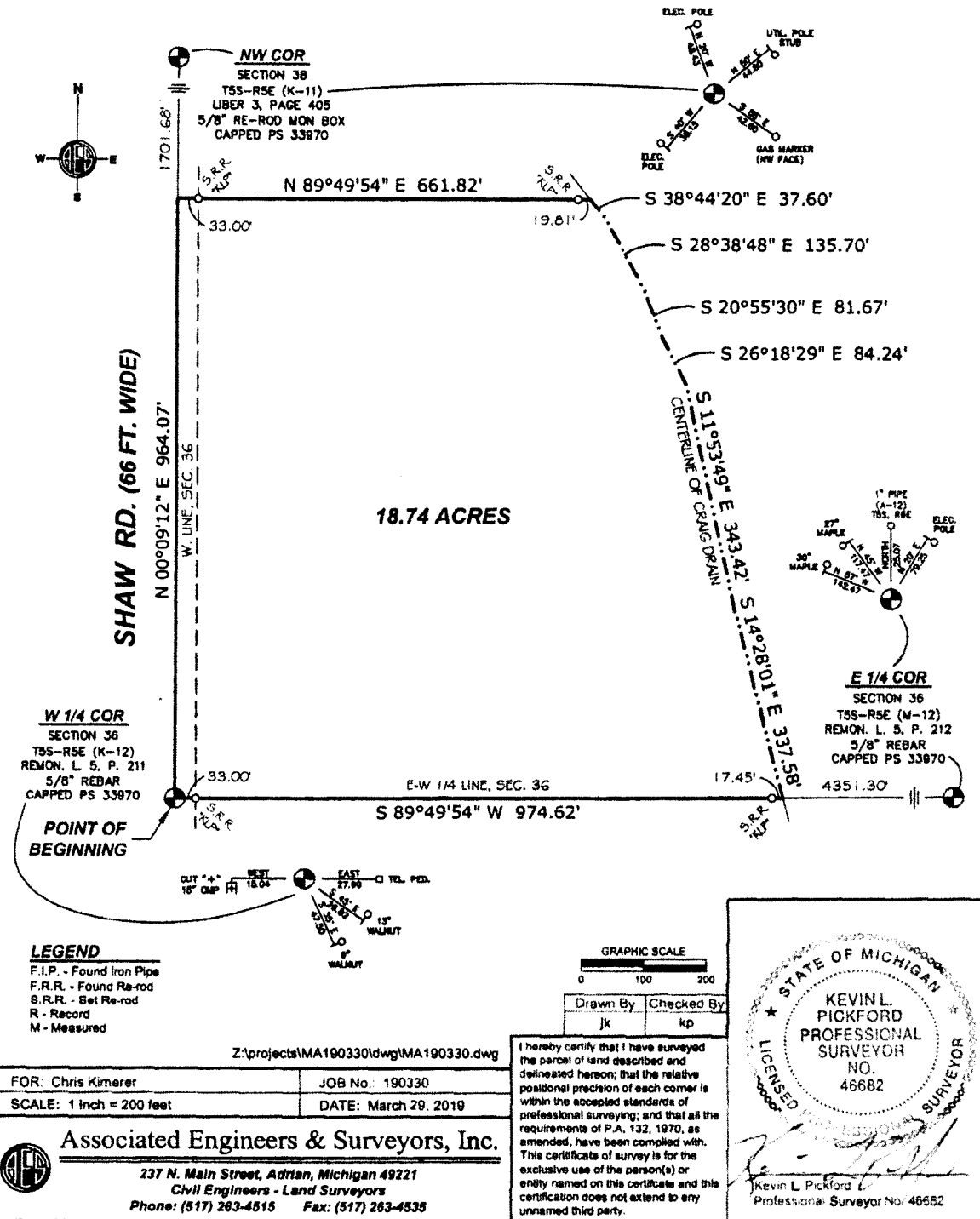
Description

Macon Township, Lenawee County, Michigan

All that part of the Southwest 1/4 of the Northwest 1/4 of Section 36, Town 5 South, Range 5 East, Macon Township, Lenawee County, Michigan described as beginning at the West 1/4 corner of Section 36; thence North 00° 09' 12" East 964.07 feet along the West line of said Section 36; thence North 89° 49' 54" East 661.82 feet to the centerline of the Craig Drain; thence along said centerline of the Craig Drain South 38° 44' 20" East 37.60 feet and South 28° 38' 48" East 135.70 feet and South 20° 55' 30" East 81.67 feet and South 26° 18' 29" East 84.24 feet and South 11° 53' 49" East 343.42 feet and South 14° 28' 01" East 337.58 feet to the East-West 1/4 line of Section 36; thence South 89° 49' 54" West 974.62 feet along said East-West 1/4 line of Section 36 to the point of beginning. Containing 18.74 acres.

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

The bearings are referenced to a deed recorded in Liber 811, Page 838, Lenawee County Records.





QUIT CLAIM DEED

This Deed made this 30 day of May, 2024

WITNESSETH That, **THE CHRIS & TANIA KIMERER FAMILY TRUST**, dated February 16, 2023, 9228 HOAGLAND HWY., BRITTON, MI 49229-9588

IN CONSIDERATION OF **ONE DOLLAR (\$1.00)**

CONVEY AND QUIT CLAIMS TO **MATTHEW K. KIMERER and ANGELA M. KIMERER, husband and wife, 8537 ROSE OF SHARON CT., ONSTED, MI 49265-9656**

Land and premises in the Township of Macon, County of Lenawee, State of Michigan, as described on the Associated Engineers & Surveyors, Inc. survey, Job No. 190330, attached hereto and made a part hereof.

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

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

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

THE CHRIS & TANIA KIMERER FAMILY TRUST
DATED FEBRUARY 16, 2023

By [Signature]
Christopher D. Kimerer, Trustee

THE CHRIS & TANIA KIMERER FAMILY TRUST
DATED FEBRUARY 16, 2023

By [Signature]
Tania L. Kimerer, Trustee

STATE OF MICHIGAN)
COUNTY OF LENAWEE)

On this 30 day of May, 2024, before me, a notary public in and for said County, personally appeared Christopher D. Kimerer and Tania L. Kimerer, Trustee of The Chris & Tania Kimerer Family Trust, dated February 16, 2023, known to be the same persons described in and who executed the foregoing instrument, who acknowledged the same to be their free act and deed.

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

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

AFTER RECORDING RETURN TO:
✓ Mark A. Bruggeman
126 E. Church Street
Adrian, MI 49221-2780

This Deed is exempt from County Transfer Tax pursuant to MCL 207.505(a) and exempt from State Transfer Tax pursuant to MCL 207.526(a).

③ 2 pgs inter-office ✓

CERTIFICATE OF SURVEY

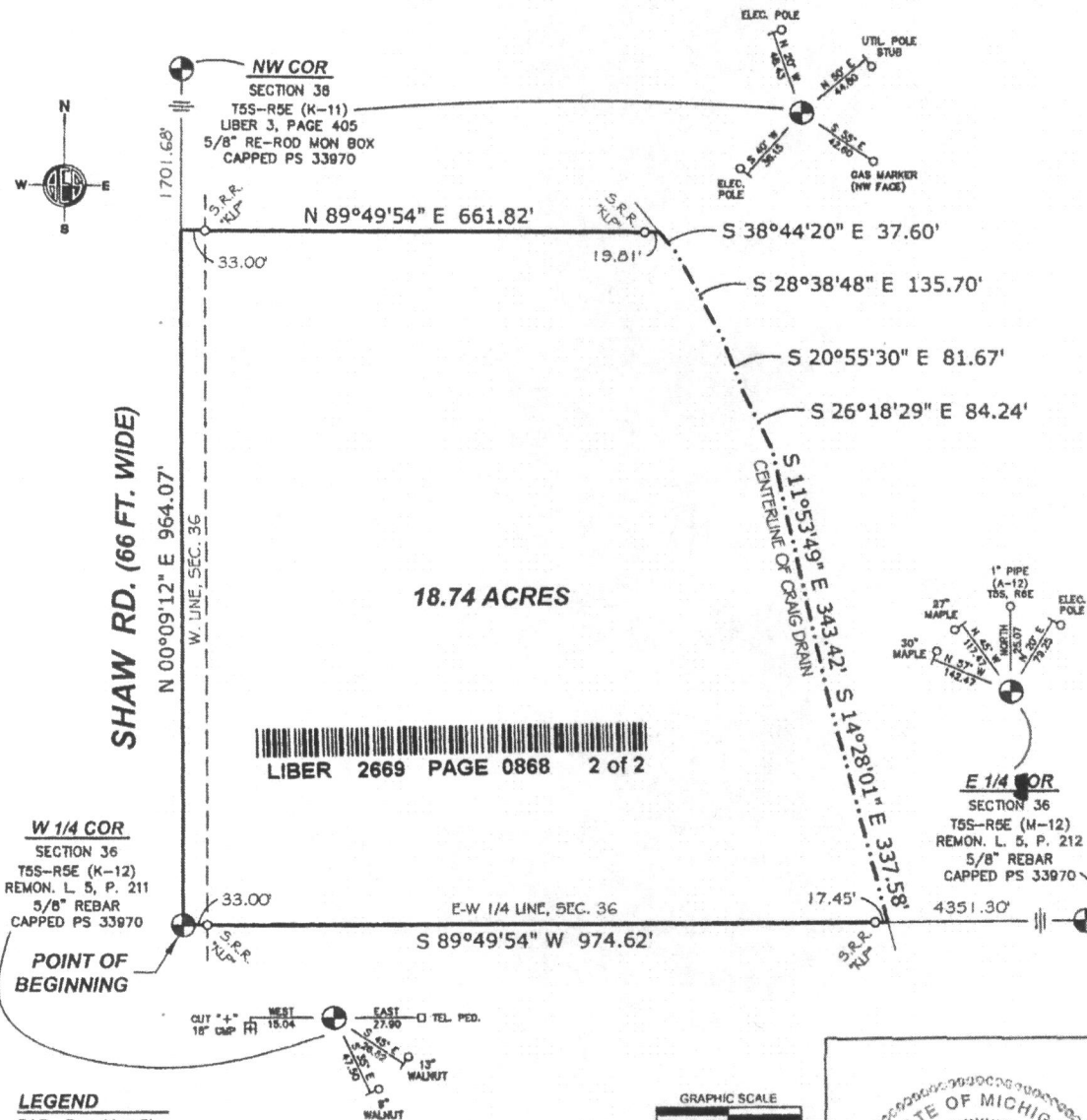
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Macon Township, Lenawee County, Michigan

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Z:\projects\MA190330\dwg\MA190330.dwg

FOR: Chris Kimerer

JOB No.: 190330

SCALE: 1 inch = 200 feet

DATE: March 29, 2019

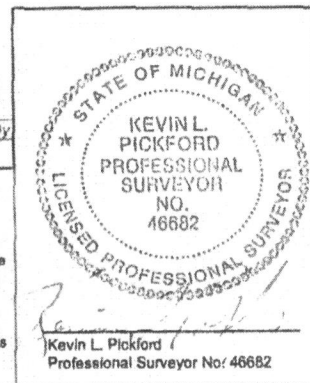


Associated Engineers & Surveyors, Inc.

237 N. Main Street, Adrian, Michigan 49221

Civil Engineers - Land Surveyors

Phone: (517) 263-4515 Fax: (517) 263-4535



Kevin L. Pickford
Professional Surveyor No: 46682

Info

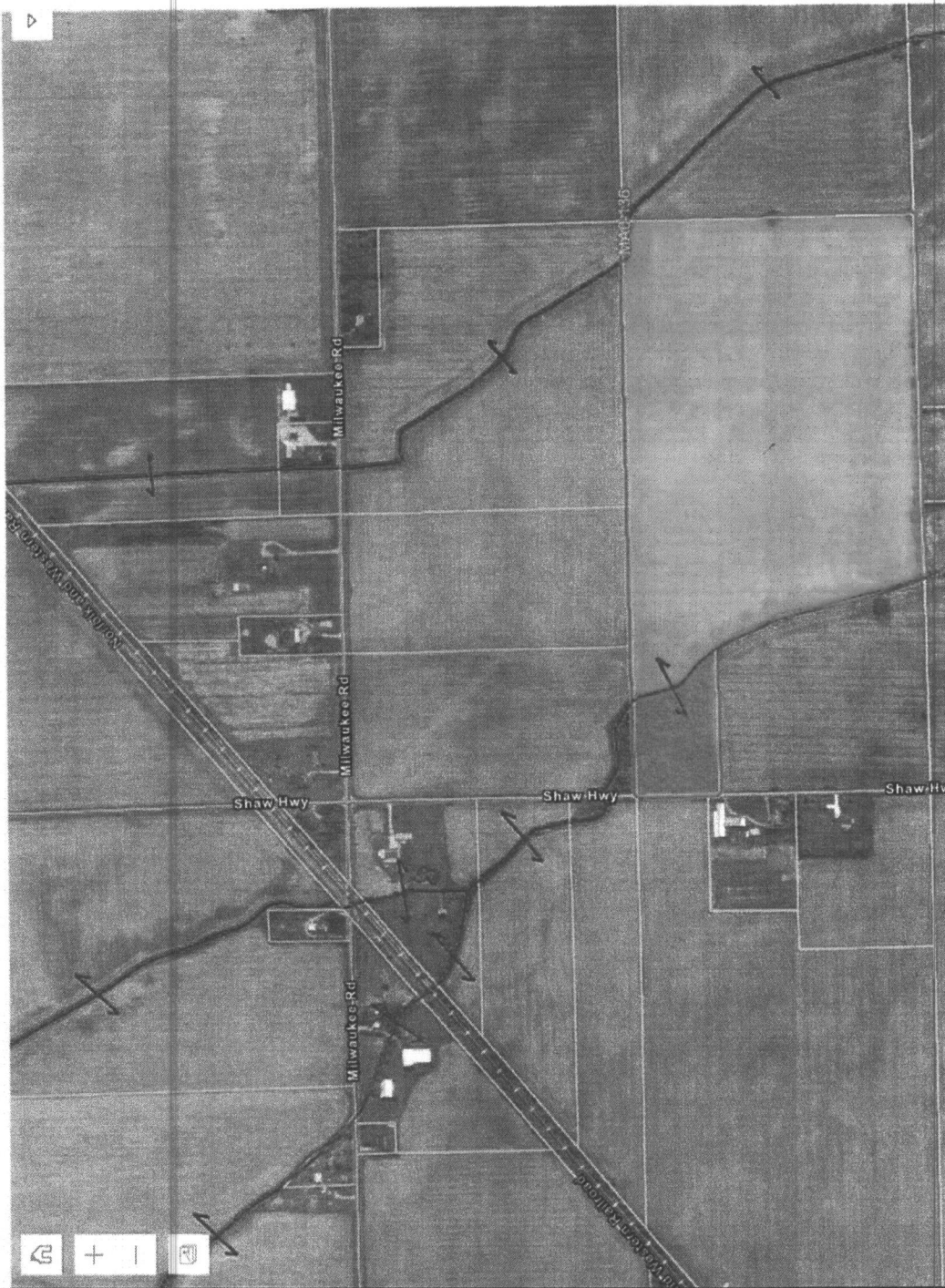
MA0-136-1505-00

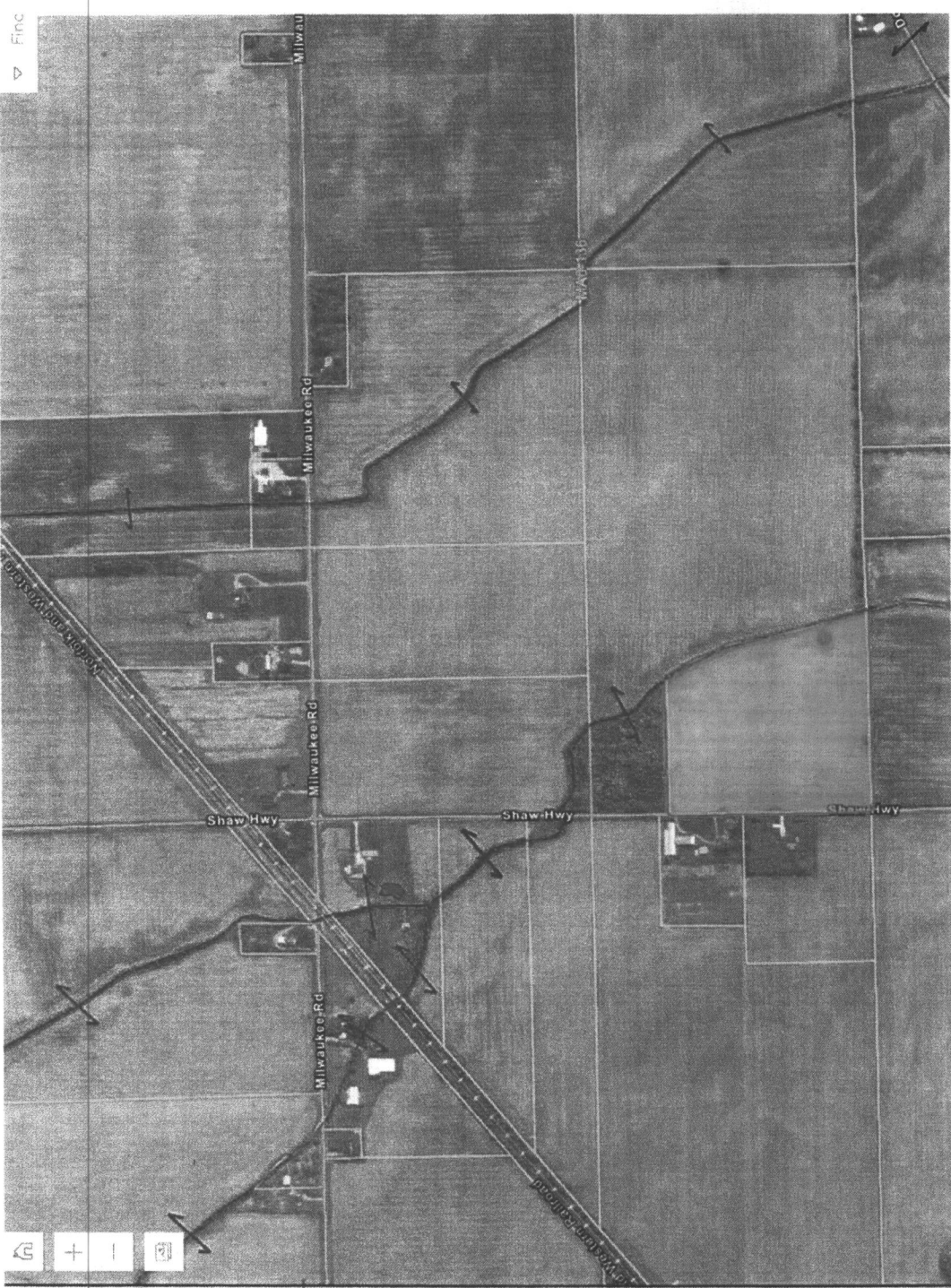
Zoom

Tax Parcels

Tax Parcel Fields

Tax ID	MA0-136-1505-00
Liber/Page	2651-765
Owner 1	KIMERER FAMILY TRUST
Owner 2	CHRIS & TANIA
Prop Address	7000 SHAW HWY BLK
Prop Address Note	BLK
Prop Address City	BRITTON
BSA Link	View
GIS Calculated Acres	62.820
BSA Recorded Acres	62.700
Gov Unit	MA0
Tax Unit	MA0





Info

MA0-136-1400-00

Zoom

Tax Parcels

Tax Parcel Fields

Tax ID	MA0-136-1400-00
Libert/Parce	2669-869
Owner 1	KIMERER, MATTHEW K & ANGELA M
Owner 2	
Prop Address	7000 SHAW HWY BLK
Prop Address Note	BLK
Prop Address City	BRITTON
BSA Link	View
GIS Calculated Acres	18.738
BSA Recorded Acres	18.740
Gov Unit	MA0
Tax Unit	MA0