



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, September 19th, 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.....	[ACTION]	
II.	Public Comment.....	[3 MIN. LIMIT]	
III.	Approval of Agenda for the September 19 th , 2024 Regular Meeting.....	[ACTION]	1
IV.	Approval of the Regular Meeting Minutes from August 15 th , 2024.....		3
V.	Request(s) for Review, Comment, and Recommendation		
	A. CONSIDERATION OF TOWNSHIP ZONING AMENDMENT(S)		
	1. CZ24-15 Palmyra Township Text Amendment.....	[ACTION]	7
	2. CZ24-16 Palmyra Township Text Amendment.....	[ACTION]	25
	3. CZ24-17 Palmyra Township Text Amendment.....	[ACTION]	41
	B. CONSIDERATION OF COMPREHENSIVE PLAN(S)		
	C. CONSIDERATION OF PA 116 FARMLAND AGREEMENT(S)		
	1. FA24-08 Raisin Township 5000 Centennial Rd Blk.....	[ACTION]	67
	2. FA24-09 Raisin Township 5337 Centennial Rd Blk.....	[ACTION]	79
	3. FA24-10 Raisin Township 6000 Centennial Rd Blk	[ACTION]	91
	4. FA24-11 Raisin Township 6779 Centennial Rd Blk	[ACTION]	105
	5. FA24-12 Raisin Township 1105 N Raisin Center Hwy	[ACTION]	121
	6. FA24-13 Raisin Township 1100 N Raisin Center Hwy	[ACTION]	133
VI.	Other Business		
	A. NEW BUSINESS		
	B. OLD BUSINESS		
	C. NOTICES		
VII.	Public Comment	[2 MIN. LIMIT]	
VIII.	Commissioner Comment		
IX.	Adjournment	[ACTION]	

Please note the next meeting will take place on October 17th, 2024.

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LENAWEE COUNTY PLANNING COMMISSION

REGULAR MEETING MINUTES

AUGUST 15TH, 2024

COMMISSIONERS PRESENT: R. Liedel, *Chairperson*; D. Witt *Board of Commissioners*; B. Nickel; and C. Dillon.

COMMISSIONERS ABSENT: K. Dersham; R Tillotson, *Board of Commissioners*; & K. Bolton, *Board of Commissioners*

PUBLIC PRESENT: *None.*

OTHERS PRESENT: Alissa Starling, *R2PC Staff Planner*

I. CALL TO ORDER.

Staff and members discussed current projects and general news about training and current events prior to meeting beginning. Chairperson Liedel called the meeting to order at 6:18 pm and those in attendance joined in the Pledge of Allegiance.

II. PUBLIC COMMENT.

None.

III. APPROVAL OF AGENDA.

Staff submitted the August 15th, 2024 regular meeting agenda for approval.

Staff noted that a Notice for an Intent to Review a Master Plan for Palmyra Township was received and had been added to the agenda earlier in the day. There had been a delay in receipt due to issues in the mail, therefore, it needed to get on the agenda prior to the 30 day period from the initial date of sending lapsed. Commissioner Nickel made a motion, seconded by Commissioner Witt, to **APPROVE** the August 15th, 2024 regular meeting agenda, as amended.

PASSED 4:0

IV. APPROVAL OF MINUTES.

A. Staff submitted the July 1st, special meeting minutes for approval. Commissioner Dillon made a motion, seconded by Commissioner Nickel, to **APPROVE** the July 1st, Special meeting minutes, as presented.

PASSED 4:0

B. Staff submitted the July 18th regular meeting minutes for approval. Commissioner Nickel made a motion, seconded by Commissioner Dillon, to **APPROVE** the July 18th, 2024 Regular meeting minutes, as presented.

PASSED 4:0

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

A. CONSIDERATION OF TOWNSHIP ZONING AMENDMENT(S)

1. CZ24-12 | Cambridge Township | Text Amendment

Staff presented the text amended submitted by Cambridge Township, petitioning to amend Article 5, Section 5.14, of its Zoning Ordinance related to Home Occupations. The proposed amendment replaced the existing section in its entirety, introducing more detailed and comprehensive criteria. Notable changes included a limitation on the number of on-site employees, specific regulations for parking and vehicular traffic, and provisions for electromagnetic interference. The update was designed to ensure home-based businesses did not disrupt the residential character of the neighborhood. The Cambridge Township Planning Commission unanimously approved the revisions on June 26, 2024, with no written or verbal comments received by Region 2 and staff recommended approval.

Motion by Chairperson Liedel, to **APPROVE WITH COMMENT** the submitted text amendment by Cambridge Township, seconded by Commissioner Witt. Commissioner comments include remove jargon from ordinance and establish an application process and if applicable, fee structure, for residents looking to establish a Home Occupation.

PASSED 4:0

2. CZ24-13 | Medina Township | Text Amendment

Medina Township proposed a series of text amendments to its Zoning Ordinance, each designed to address specific community needs and align with broader regulatory standards. The amendments included:

- I. **Amendment to Section 4.15 - Fences, Walls, and Other Barriers:** This amendment streamlined the process for farmers by allowing agricultural fences in agricultural districts without requiring permits, reducing bureaucratic obstacles.
- II. **Section 4.24 - Lands Abutting Rivers and Lakes:** The proposed revisions significantly increased setbacks from riparian corridors and water bodies, expanding from fifteen (15) feet to fifty (50) feet and from fifty (50) feet to one hundred (100) feet, to better protect water quality and reduce erosion and pollution risks.
- III. **Amendment to Article 7 - Travel Trailer/Campground as a Special Land Use:** This amendment introduced travel trailer parks and campgrounds as Special Land Uses in Agricultural Zoning Districts, with requirements for direct access to primary roads and separation from residential areas to minimize land use conflicts and ensure public safety.
- IV. **Addition to Article 7 - Severance of Dwellings and Nonconforming Special Land Use Permit:** The severance provision allowed landowners to separate a dwelling from a larger agricultural parcel, with criteria ensuring new parcels were viable and compatible with surrounding land uses. The Nonconforming Special Land Use Permit provided a pathway for non-residential buildings that did not conform to current zoning regulations to continue operating under controlled conditions.

- V. **Reduction of Rear Setback in Agricultural Districts:** The reduction of rear setbacks from one hundred (100) feet to forty (40) feet provided greater flexibility for landowners in developing their properties, with consideration for the impact on neighboring properties.
- VI. **Amendment to Section 15.05 - Erection or Alteration:** This amendment clarified that farm outbuildings, when accompanied by an approved "Agriculture Building Use Letter of Understanding," were exempt from certain erection or alteration requirements, simplifying the process for farmers.
- VII. **Amendment to Section 16.04 - Notice of Hearings:** The proposed change extended the required notice period for public hearings from ten (10) days to fifteen (15) days, aligning the township's practices with Michigan state statutes.

The Medina Township Planning Commission approved the ordinance at their August 1, 2024, regular meeting. Staff recommended approval of the proposed text amendments, noting that the changes, particularly those concerning setbacks from water bodies and the introduction of recreational uses in agricultural districts, demonstrated a balanced effort to protect natural resources and support economic development. Ordinance revisions appear to have a typo and refer to District X" on page 20.

Motion by Commissioner Nickel, seconded by Chairperson Liedel, to **APPROVE WITH COMMENT** to ensure all revisions are actionable and convey the intended spirit of the ordinance. Commissioners are concerned the language is convoluted and difficult to understand, thereby making enforcement and compliance cumbersome, specifically referring to the text in item 16 under Section 7.03, Severance of Dwellings, and the legality of such.

PASSED 4:0

3. CZ24-14 | Riga Township | Text Amendment

Riga Township submitted an ordinance for review, intended to regulate Renewable Energy Systems. The proposed text amendments included the following:

- I. **Wind Energy:** Amended Section 7.24(3) to allow Wind Energy as a Permitted Conditional Use in the AA, Agricultural Zoning District, with restrictions disallowing properties enrolled in PA 116 and specific geographic limitations.
- II. **Solar Energy:** Amended Section 7.27(1)(a) to remove Solar Energy as a Permitted Conditional Use, regulating siting to areas not enrolled in the PA 116 farmland preservation program and within specified geographic boundaries.
- III. **Battery Storage:** Introduced a new Section 7.29, titled Utility-Scale Battery Energy Storage Facilities, with definitions and performance standards, but lacking siting requirements or standards. Region 2 requested **clarification on whether these regulations apply to battery storage sites associated with wind and solar facilities or if they could be placed in any district within Riga Township.**

The Riga Township Planning Commission approved the ordinance at their August 5, 2024, regular meeting. The Region 2 Planning Commission recommended approval with conditions to clarify and/or add siting guidelines for battery storage facilities. While the ordinance appeared standard and aligned with similar communities' regulations, Region 2 advised Riga Township to consider more comprehensive sample language released by the Michigan Townships Association and the

Public Service Commission. It was noted that having a Commercial Renewable Energy Ordinance (CREO) in place was more beneficial to the Township than not having one, and further revisions could be made in the future. Region 2 encouraged Riga Township to work with staff to update their ordinance using more recent language recommendations.

*Chairperson Liedel moved to **APPROVE WITH COMMENT** the amendment, contingent on clarifying siting for battery storage and working with Region 2 staff to update language with recent text updates. Seconded by Commissioner Nickel.*

PASSED 4:0

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

1. FA24-07 | Macon Township | 12000 Milwaukee Rd Blk

Chris and Tania Kimerer Family Trust applied for a 10-year enrollment into the PA 116 program for three properties located southeast of Shaw Highway and Milwaukee Road in Macon Township. The 119-acre property, primarily cultivated for cropland with six acres of wetlands, is zoned AG, Agricultural. Staff recommended that the Lenawee County Planning Commission approve the application and forward it to the Lenawee County Clerk.

*Motion by Commissioner Witt, seconded by Commissioner Nickel, to **APPROVE** the submitted PA 116 Program Application for Macon Township, contingent on the applicant having an updated application on file reflecting the requested period of time of 10 years.*

PASSED 4:0

C. CONSIDERATION OF MASTER PLAN(S).

None.

VI. ITEM 6 OTHER BUSINESS.

A. OLD BUSINESS.

None.

B. NEW BUSINESS

None.

VII. ITEM 7 PUBLIC COMMENT.

None.

VIII. ITEM 8 COMMISSIONER COMMENT.

None.

IX. ITEM 9 ADJOURNMENT.

Commissioner Witt made a motion, seconded by Chairperson Liedel to adjourn the meeting at 7:26 pm.

Respectfully submitted,





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 | CZ24-15

Text Amendment to the Palmyra Township Zoning Ordinance

DATE: September 12, 2024

REQUEST: Proposed text amendments to Article V, Nonconformities, of the Palmyra Township Zoning Ordinance.

OVERVIEW: The proposed revisions maintain much of the existing language but replace several instances of "shall" with "may" in sections 5.2, 5.3, and 5.4., adding a degree of discretion in interpreting and enforcing the provisions regarding nonconforming uses, structures, and lots.

Nonconforming Structures (Section 5.3):

- Current Ordinance: Structures damaged by more than 50% must be reconstructed in conformity with the current ordinance.
- Proposed Revision: This provision is entirely removed in the revised text, potentially allowing structures with nonconforming status to be rebuilt without meeting current zoning standards, provided reconstruction begins within 180 days and is completed within one year. This offers greater leniency in rebuilding and flexibility for property owners.

Reconstruction of Nonconforming Uses (Section 5.4):

- The revised language clarifies that any structure containing a nonconforming use that is destroyed can be rebuilt and used for the same purpose, provided reconstruction begins within 180 days and is completed within 365 days. This timeframe ensures that structures are not left vacant or in disrepair for extended periods, but the addition of the one-year completion clause adds clarity.

Nonconforming Lots of Record (Section 5.6):

- Current Ordinance: Sets specific setback requirements for nonconforming lots in both Farming (F) and Residential Farming (RF) districts.
- Proposed Revision: The setback specifics for front, side, and rear yards are removed, with the focus shifting to ensuring that all yard dimensions and other requirements not involving area or width adhere to the regulations for the district in which the lot is located. This simplifies the approach to setbacks while still aiming to protect district character.

STAFF RECCOMENDATION: The proposed changes introduce greater flexibility, particularly in how nonconforming structures and uses can be rebuilt and expanded. The removal of the 50% damage threshold for reconstruction will likely be welcomed by property owners, as it allows for greater leniency in rebuilding efforts. Moreover, the Ordinance implies a shift to a more discretionary tone, allowing for more case-by-case evaluation.

Based upon the information provided and the body of the above report, staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the proposed text amendments in Palmyra Township.

Attachment(s): CZ24-15 Staff Report, Proposed Text Submission Documents and Commission Application

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 Palmyra 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 V SECTION All
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 6 day 15 year 2022
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month 5 day 25 year 2022
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. **THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: Blissfield Advance

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

Rene M. [Signature] (X) Chair or () Secretary 5 / 10 / 24 (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

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

TOWNSHIP BOARD ACTION:

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

Township Clerk

ARTICLE V NONCONFORMITIES

SECTION 5.1 — NONCONFORMITIES

Where within the districts established by this Ordinance, or by amendment, there exist lots, structures, and uses of land and structures which were lawful before this Ordinance was adopted or amended and which would be prohibited, regulated or restricted under the terms of this Ordinance, or future amendment; it is the intent of this Ordinance to permit these nonconformities to continue but not to allow their expansion. These nonconformities are declared by this Ordinance to be incompatible with the lots, structures, and uses permitted by this Ordinance in certain districts. It is further the intent of this Ordinance that such nonconformities shall not be enlarged, expanded, or extended except as provided herein.

SECTION 5.2 — RECONSTRUCTION OF DAMAGED NONCONFORMING BUILDINGS AND STRUCTURES

Where, on the date of adoption or amendment of this Ordinance, a lawful use of land exists that is no longer permissible under the provisions of this Ordinance, such use may be continued, so long as it remains otherwise lawful, subject to the following provisions:

- A. No such nonconforming use of land shall be enlarged, expanded, or extended to occupy a greater area of land than was occupied on the effective date of adoption or amendment of this Ordinance; and no accessory use or structure shall be established therewith.
- B. No such nonconforming use of land shall be moved in whole or in part to any other portion of such land not occupied on the effective date of adoption or amendment of this Ordinance.
- C. If such nonconforming use of land ceases for any reason for a period of more than one hundred eighty (180) consecutive days, the subsequent use of such land shall conform to the district in which such land is located.

SECTION 5.3 — NONCONFORMING STRUCTURES

Where, on the effective date of adoption or amendment of this Ordinance, a lawful structure exists that could not be built under the regulations of this Ordinance by reason of restrictions upon lot area, lot width, lot coverage, height, open spaces, or other characteristics of such structure or its location upon a lot, such structure may be continued so long as it remains otherwise lawful subject to the following provisions:

- A. No such structure shall be enlarged, expanded, extended or altered in a way which increases its nonconformance.
- B. Should the foundation of any such structure be destroyed by any means to an extent of

more than fifty (50%) percent of its replacement costs at the time of destruction, the structure shall not be reconstructed except in conformity with the provisions of this Ordinance.

- C. Should any such structure be moved for any reason, of any distance, it shall thereafter conform to the regulations of the district in which it is located after it is moved.

SECTION 5.4 — NONCONFORMING USES OF STRUCTURES

Where, on the date of adoption or amendment of this Ordinance, a lawful use of structure exists that is no longer permissible under the regulations of this Ordinance, such use may be continued so long as it remains otherwise lawful subject to the following:

- A. No non-conforming use of a structure shall be enlarged, expanded, extended, or altered except in changing the use of such structure to a use permitted in the district in which such structure is located.
- B. When a nonconforming use of a structure is discontinued or abandoned for more than one hundred eighty (180) consecutive days, the structure shall not thereafter be used except in conformance with the regulations of the district in which it is located.
- C. Should any structure containing a nonconforming use be moved for any reason or any distance, it shall thereafter conform to the regulations of the district in which it is located.
- D. Should any structure devoted in whole or in part to any nonconforming use be destroyed by any means to any extent, it may be reconstructed and continue to be used for the identical use which existed prior to destruction provided reconstruction begins within one hundred eighty (180) days and is completed within three hundred sixty five (365) days.

SECTION 5.5 — CHANGE OF TENANCY OR OWNERSHIP

There may be a change of tenancy, ownership, or management of an existing Nonconforming use, building, or structure; provided there is no change in the nature or character of such nonconforming use, building, or structure.

SECTION 5.6 — SUBSTANDARD, NONCONFORMING LOTS OF RECORD

In any district in which single family dwellings are permitted, notwithstanding limitations imposed by other provisions of this Ordinance, a single family dwelling and customary accessory buildings or structures may be erected on any single lot of record existing at the effective date of adoption or amendment of this Ordinance. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership as of the date of adoption of this Ordinance. This provision shall apply even though such lots fail to meet the requirements for area or width, or both, that are generally applicable in the district. Front, side and rear yard setback requirements shall apply to substandard, non-conforming lots of record in

accordance with the following:

A. Front Yards. Minimum setbacks in the front yard shall be not less than fifty (50) feet from the nearest federal or state highway right-of-way, or twenty-five (25) feet from the nearest highway or street right-of-way line other than a federal or state highway in the Farming (F) district. In the Residential and Farming (RF) district, the minimum setback in the front yard shall be twenty-five (25) feet, measured from the right-of-way line.

B. Side Yards. There shall be a side yard minimum distance of eight (8) feet on one side of the lot and four (4) feet on the other side.

C. Rear Yards. There shall be a minimum distance of thirty-five (35) feet in the Farming (F) district and twenty-five (25) feet in the Residential and Farming (RF) district.

If two or more lots or combinations of lots with continuous boundaries in single ownership are of record and all or part of the lots do not meet the requirements for lot width and area as established by this Ordinance, the lands involved shall be considered to be an undivided parcel for the purpose of this Ordinance, and no portion of said parcel or lot shall be used or sold which does not meet lot width and area requirements established by this Ordinance nor shall any division of the parcel or lot with width or area below the requirements stated in this Ordinance.

Amended March 29, 2022

ARTICLE V NONCONFORMITIES

SECTION 5.1 – NONCONFORMITIES

Where within the districts established by this Ordinance, or by amendment, there exist lots, structures, and uses of land and structures which were lawful before this Ordinance was adopted or amended and which would be prohibited, regulated or restricted under the terms of this Ordinance, or future amendment; it is the intent of this Ordinance to permit these nonconformities to continue but not to allow their expansion. These nonconformities are declared by this Ordinance to be incompatible with the lots, structures, and uses permitted by this Ordinance in certain districts. It is further the intent of this Ordinance that such nonconformities may not be enlarged, expanded, or extended except as provided herein.

SECTION 5.2 – RECONSTRUCTION of DAMAGED NONCONFORMING BUILDINGS and STRUCTURES

Where, on the date of adoption or amendment of this Ordinance, a lawful use of land exists that is no longer permissible under the provisions of this Ordinance, such use may be continued, so long as it remains otherwise lawful, subject to the following provisions:

- A. No such nonconforming use of land may be enlarged, expanded, or extended to occupy a greater area of land than was occupied on the effective date of adoption or amendment of this Ordinance; and no accessory use or structure may be established therewith.
- B. No such nonconforming use of land may be moved in whole or in part to any other portion of such land not occupied on the effective date of adoption or amendment of this Ordinance.
- C. If such nonconforming use of land ceases for any reason for a period of more than one hundred eighty (180) consecutive days, the subsequent use of such land shall conform to the district in which such land is located.

SECTION 5.3 – NONCONFORMING STRUCTURES

Where, on the effective date of adoption or amendment of this Ordinance, a lawful structure exists that could not be built under the regulations of this Ordinance by reason of restrictions upon lot area, lot width, lot coverage, height, open spaces, or other characteristics of such structure or its location upon a lot, such structure may be continued so long as it remains otherwise lawful subject to the following provisions:

- A. No such structure may be enlarged, expanded, extended or altered in a way which in-creases its nonconformance.
- B. Should any such structure be moved for any reason, of any distance, it shall thereafter conform to the regulations of the district in which it is located after it is moved.
- C. Should any structure devoted in whole or in part to any nonconforming use be destroyed by any means to any extent, it may be reconstructed and continue to be used for the identical use which existed prior to destruction provided reconstruction begins within one hundred eighty (180) days and is completed within three hundred sixty-five (365) days.

SECTION 5.4 – NONCONFORMING USES of STRUCTURES

Where, on the date of adoption or amendment of this Ordinance, a lawful use of a structure exists that is no longer permissible under the regulations of this Ordinance, such use may be continued so long as it remains otherwise lawful, subject to the following:

- A. No non-conforming use of a structure may be enlarged, expanded, extended, or altered except in changing the use of such structure to a use permitted in the district in which such structure is located.
- B. When a nonconforming use of a structure is discontinued or abandoned for more than one hundred eighty (180) consecutive days, the structure may not thereafter be used except in conformance with the regulations of the district in which it is located.
- C. Should any structure containing a nonconforming use be moved for any reason or any distance, it shall thereafter conform to the regulations of the district in which it is located.

SECTION 5.5 – CHANGE of TENANCY or OWNERSHIP

There may be a change of tenancy, ownership, or management of an existing nonconforming use, building, or structure; provided there is no change in the nature or character of such noncom -forming use, building, or structure.

SECTION 5.6 – SUBSTANDARD, NONCONFORMING LOTS of RECORD

In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this Ordinance, a single-family dwelling and customary accessory buildings or structures may be erected on any single lot of record at the effective date of adoption or amendment of this Ordinance. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership as of the date of adoption of this Ordinance. This provision shall apply even though such lots fail to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions and other requirements, not involving area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located. If two or more lots or combinations of lots with continuous frontage in single ownership are of record and all or part of the lots do not meet the requirements for lot width and area as established by this Ordinance, the lands involved shall be considered to be an undivided parcel for the purpose of this Ordinance, and no portion of said parcel or lot shall be used or sold which does not meet lot width and area requirements established by this Ordinance nor shall any division of the parcel or lot with width or area below the requirements stated in this Ordinance.

**Palmyra Township
Planning Commission Meeting Minutes
March 29, 2022**

Meeting called to order at 7:00 p.m. by Planning Commission Chair Deborah Comstock at the Palmyra Township Hall, 6490 Palmyra Rd.

Members present: Deborah Comstock, Laurie Isley, Laura Brown, Carmen Loar, Ryan Mapstone, Vivian Pell

Members absent: Mark Crane

Audience Attendance: 3

Motion Isley, support Mapstone to approve the agenda as amended. **Motion carried**

Add to New Business:

- Small Atmospheric Weather Station

Written Comment: None

Public Comment: None

Motion Isley, support Pell to approve the March 1, 2022, Planning Commission Meeting minutes as written. **Motion carried**

Unfinished Business:

- **Article V: Nonconformities of the 11-2020 Zoning Ordinance:** Motion Isely to adopt Section 5.3 of the *ZO Working Document*. **Motion failed due to lack of support**
- **Article V: Nonconformities of the 11-2020 Zoning Ordinance:** Motion Isley, support Mapstone to make the recommended changes to the 11-2020 Zoning Ordinance by replacing Article V: Nonconformities with the language of *Article V: Nonconformities* of the *ZO Working Document* (See Addendum A). **Motion carried**
- **Article V: Nonconformities and Article VI: Special Approval Uses of the 11-2020 Zoning Ordinance:** Motion Isley, support Mapstone to adopt Article V: Nonconformities and Article VI: Special Land Uses of the *ZO Working Document* and replace Article V: Nonconformities and Article VI: Special Approval Uses of the 11-2020 Zoning Ordinance (See Addendum A & B). **Motion carried**
- **Viasat communications:** Motion Brown, support Pell to recommend that Viasat/SSB file a Variance Application with the Zoning Board of Appeals.

New Business:

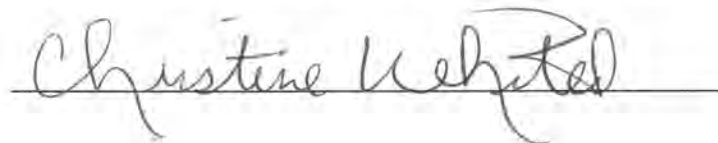
- **Small Atmospheric Weather Station:** Discussed with no action taken at this time. Supervisor Pixley explained to the Planning Commission that a research company had contacted him about placing atmospheric weather stations in various areas of the township. Supervisor Pixley contacted the Zoning Administrator, Todd Roach, who said that since the current Zoning Ordinance does not address small atmospheric weather stations, then the stations would not be permitted. Therefore, he recommended that the Planning Commission consider researching atmospheric weather stations for the purpose of adding it in the current Zoning Ordinance.
- **Special Meeting:** Motion Brown, support Isley to schedule a Special Meeting on Tuesday, April 26, 2022, at 7:00 pm, for the purpose of reviewing Article VII: Site Plan Review of the 11-2020 Zoning Ordinance. **Motion carried**
Motion Brown, support Isley to amend the April 26, 2022, Special Meeting date to Tuesday, May 3, 2022. **Motion carried**
- **PC Secretary nomination:** Discussed with no action taken at this time. The Planning Commission agreed to postpone the nomination until the next meeting.

Adjournment

Motion Isley, support Brown to adjourn at 8:50 p.m. **Motion carried**

Next PC Meeting: May 3, 2022

These minutes were prepared by Christine Whited, Clerk.

A handwritten signature in cursive script, reading "Christine Whited", is written over a horizontal line.

Addendum A

ARTICLE V NONCONFORMITIES

SECTION 5.1 – NONCONFORMITIES

Where within the districts established by this Ordinance, or by amendment, there exist lots, structures, and uses of land and structures which were lawful before this Ordinance was adopted or amended and which would be prohibited, regulated or restricted under the terms of this

Ordinance, or future amendment; it is the intent of this Ordinance to permit these nonconformities to continue but not to allow their expansion. These nonconformities are declared by this Ordinance to be incompatible with the lots, structures, and uses permitted by this Ordinance in certain districts. It is further the intent of this Ordinance that such nonconformities may not be enlarged, expanded, or extended except as provided herein.

SECTION 5.2 – RECONSTRUCTION of DAMAGED NONCONFORMING BUILDINGS and STRUCTURES

Where, on the date of adoption or amendment of this Ordinance, a lawful use of land exists that is no longer permissible under the provisions of this Ordinance, such use may be continued, so long as it remains otherwise lawful, subject to the following provisions:

- A. No such nonconforming use of land may be enlarged, expanded, or extended to occupy a greater area of land than was occupied on the effective date of adoption or amendment of this Ordinance; and no accessory use or structure may be established therewith.
- B. No such nonconforming use of land may be moved in whole or in part to any other portion of such land not occupied on the effective date of adoption or amendment of this Ordinance.
- C. If such nonconforming use of land ceases for any reason for a period of more than one hundred eighty (180) consecutive days, the subsequent use of such land shall conform to the district in which such land is located.

SECTION 5.3 – NONCONFORMING STRUCTURES

Where, on the effective date of adoption or amendment of this Ordinance, a lawful structure exists that could not be built under the regulations of this Ordinance by reason of restrictions upon lot area, lot width, lot coverage, height, open spaces, or other characteristics of such structure or its location upon a lot, such structure may be continued so long as it remains otherwise lawful subject to the following provisions:

- A. No such structure may be enlarged, expanded, extended or altered in a way which increases its nonconformance.
- B. Should any such structure be moved for any reason, of any distance, it shall thereafter conform to the regulations of the district in which it is located after it is moved.
- C. Should any structure devoted in whole or in part to any nonconforming use be destroyed by any means to any extent, it may be reconstructed and continue to be used for the identical use which existed prior to destruction provided reconstruction begins within one hundred eighty (180) days and is completed within three hundred sixty-five (365) days.

SECTION 5.4 – NONCONFORMING USES of STRUCTURES

Where, on the date of adoption or amendment of this Ordinance, a lawful use of a structure exists that is no longer permissible under the regulations of this Ordinance, such use may be continued so long as it remains otherwise lawful, subject to the following:

- A. No non-conforming use of a structure may be enlarged, expanded, extended, or altered except in changing the use of such structure to a use permitted in the district in which such structure is located.
- B. When a nonconforming use of a structure is discontinued or abandoned for more than one hundred eighty (180) consecutive days, the structure may not thereafter be used except in conformance with the regulations of the district in which it is located.
- C. Should any structure containing a nonconforming use be moved for any reason or any distance, it shall thereafter conform to the regulations of the district in which it is located.

SECTION 5.5 – CHANGE of TENANCY or OWNERSHIP

There may be a change of tenancy, ownership, or management of an existing nonconforming use, building, or structure; provided there is no change in the nature or character of such nonconforming use, building, or structure.

SECTION 5.6 – SUBSTANDARD, NONCONFORMING LOTS of RECORD

In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this Ordinance, a single-family dwelling and customary accessory buildings or structures may be erected on any single lot of record at the effective date of adoption or amendment of this Ordinance. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership as of the date of adoption of this Ordinance. This provision shall apply even though such lots fail to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions and other requirements, not involving area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located. If two or more lots or combinations of lots with continuous frontage in single ownership are of record and all or part of the lots do not meet the requirements for lot width and area as established by this Ordinance, the lands involved shall be considered to be an undivided parcel for the purpose of this Ordinance, and no portion of said parcel or lot shall be used or sold which does not meet lot width and area requirements established by this Ordinance nor shall any division of the parcel or lot with width or area below the requirements stated in this Ordinance.

Addendum B

ARTICLE VI SPECIAL LAND USES

SECTION 6.1 – SPECIAL LAND USES

The formulation and enactment of this Ordinance is based upon the division of Palmyra Township into districts in each of which are permitted specified uses which are mutually compatible. In addition to such permitted compatible uses, however, there are certain other uses which may be necessary or desirable to allow in certain locations in certain districts, but because of their actual or potential impact on neighboring uses or public facilities, need to be carefully regulated with respect to their location for the protection of Palmyra Township. Such uses, on account of their peculiar locational need or the nature of the service offered, may have to be established in a district in which they cannot be reasonably allowed as a permitted use.

SECTION 6.2 – AUTHORITY to GRANT PERMITS

The Planning Commission, as hereinafter provided, shall recommend to the Township Board who shall have the final authority to grant Special Land Use Permits. The Township Board may grant Special Land Use Permits, subject to such conditions of design, operation, and safeguards as the Township Board may determine for all Special Land Uses specified in the various district provisions of this Ordinance.

SECTION 6.3 – APPLICATION and FEE

Application for any Special Land Use Permit permissible under the provisions of this Ordinance shall be made to the Planning Commission through the Township Clerk by filing an official Special Land Use Permit application form; submitting a Site Plan in accordance with Article VII and depositing the required fee as established by resolution of the Township Board.

SECTION 6.4 – APPLICATION and SITE PLAN REQUIREMENTS

An application for a Special Land Use Permit shall include the applicant's name and address in full, a statement that the applicant is the owner involved or is acting on the owner's behalf, the address of the property involved, and a Site Plan as specified in, and in conformance with, Article VII Site Plan Review and Approval, of this Ordinance.

SECTION 6.5 – PUBLIC HEARING

When a request for a Special Land Use Permit has been filed in proper form with the Planning Commission, the Commission shall immediately place said request for appeal upon the calendar for public hearing, notice of which shall be given as required in Section 13.04, PUBLIC NOTIFICATION.

SECTION 6.6 – REQUIRED STANDARDS and FINDINGS for MAKING DETERMINATIONS

The Planning Commission and Township Board shall review the Site Plan submitted in accordance with Article VII for proposed Special Land Uses in terms of the following standards and required findings, and shall find and record adequate data, information, and evidence showing that such a use on the proposed site, lot, or parcel meets or does not meet these standards.

A. Development standards applying to all proposed Special Land Uses:

1. The proposed Special Land Use shall be harmonious with and in accordance with the general objectives, intent, and purpose of this Ordinance.
2. The proposed Special Land Use shall be designed, constructed, operated, maintained, and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.
3. The proposed Special Land Use shall be served adequately by essential public facilities and services, such as: highways, streets, police and fire protection, drainage structures, and refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be responsible to provide adequately any such services.
4. The proposed Special Land Use shall not be hazardous or disturbing to existing neighboring uses.
5. The proposed Special Land Use shall not create excessive additional requirements at public costs for public facilities and services.

- ### **B. Development standards applying to specific proposed Special Land Uses. A Special Land Use Permit shall not be issued for the uses specified in this subsection unless complying with the site development requirements as herein specified. The Planning Commission may recommend and the Township Board may impose additional conditions and safeguards when deemed necessary in accordance with Section 6.08 of this Ordinance.**

SECTION 6.7 – APPROVAL of SPECIAL LAND USE PERMIT

Upon review of the application and Site Plan in accordance with the standards established in Section 6.06, holding of the public hearing in accordance with Section 6.05, and review of requirements of other provisions of this Ordinance as they apply to the proposed Special Land Use, the Township Board shall approve, subject to conditions in accordance with Section 6.08, or deny the Special Land Use within thirty (30) days following the public hearing. A written statement of findings and conclusions (e.g., staff report, detailed motion, meeting minutes, etc.) that specifies the basis for a decision and any conditions imposed on a Special Land Use request shall be maintained by the Township.

For the purposes of this Section, the approval of the Site Plan shall constitute the approval of the Special Land Use permit. A request for approval of a Special Land Use Permit which is in compliance with standards stated in the Zoning Ordinance, the conditions imposed pursuant to Section 6.08, other applicable ordinances, and state and federal statutes, shall be approved. Upon approval of the Special Land Use Permit, a copy of the approved Site Plan shall be forwarded to the applicant, Clerk, Zoning Administrator, and Planning Commission along with full documentation regarding the findings of the review and approval or denial. The Zoning Administrator shall not issue a zoning compliance permit until he/she has received a copy of the approved Site Plan.

SECTION 6.8 – IMPOSITION of CONDITIONS

Upon review of the application and Site Plan in accordance with the standards established in Section 6.06 and the requirements of other provisions of this Ordinance, the Township Board may require reasonable conditions necessary to insure that public services and facilities affected by the proposed land use or activity shall be capable of accommodating increased service and facility loads generated by the land use or activity; to protect the natural environment and conserve natural resources and energy; to insure compatibility with adjacent uses of land; and to promote the use of land in a socially and economically desirable manner. Conditions imposed with respect to the approval of a land use or activity shall be recorded in the record of the approval action, and shall remain unchanged except upon mutual consent of the Township Board and the landowner.

SECTION 6.9 – PERFORMANCE GUARANTEE

In authorizing a Special Land Use Permit, the Palmyra Township Board may require that a cash deposit, certified check, irrevocable bank letter of credit, performance bond, surety bond, or guaranty bond be furnished by the developer to insure compliance with an approved Site Plan and Special Land Use Permit requirements. The Palmyra Township Board shall determine which type of guarantee is necessary and such guarantee shall be deposited with the Palmyra Township Clerk at the time of the issuance of the Special Land Use Permit. In fixing the amount of such performance guarantee, the Palmyra Township Board shall limit the amount to reasonable

improvements required and remediation or restoration necessary after the special land use ceases operation, to restore the site to its condition before the Special Land Use was permitted and to meet the standards of this Ordinance and to protect the natural resources or the health, safety, and welfare of the residents of the Township and future users or inhabitants of the proposed project or project area. These improvements may include, but are not limited to roadways, lighting, utilities, sewer, water, sidewalks, screening and drainage or improvements for decommissioning, including but not limited to removing all nonutility owned equipment, conduits, structures, fencing and foundation to a depth of at least 4 (four) feet below grade, all gravel and access roads, and replacing soil removed or eroded. The Palmyra Township Board and the project developer shall establish an agreeable procedure for the rebate of any cash deposits required under this Section, in reasonable proportion to the ratio of the work completed on the required improvements as work progresses. Said agreement shall be written as an element of the conditions contained in the Special Land Use Permit.



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 | CZ24-16

Text Amendment to the Palmyra Township Zoning Ordinance

DATE:	September 12, 2024
REQUEST:	Proposed text amendments to Article VI, Special Land Uses, of the Palmyra Township Zoning Ordinance.
OVERVIEW:	<p>The proposed revisions to the ordinance primarily focus on the process and criteria for granting Special Land Use Permits. Below is a summary of the key changes between the existing ordinance and the revised text:</p> <p>Authority to Grant Permits (Section 6.2):</p> <p>The revised text clarifies the roles of the Planning Commission and the Township Board in the permitting process. It emphasizes that the Township Board retains final authority to grant Special Land Use Permits, while the Planning Commission is responsible for making recommendations.</p> <p>Application and Fee Structure (Section 6.3):</p> <p>The revised ordinance maintains the requirement for an official application form and site plan submission but specifies that no fees will be required from governmental bodies or agencies. This change aims to facilitate the application process for public entities.</p> <p>Application and Site Plan Requirements (Section 6.4):</p> <p>The revised text reiterates the need for detailed information in the application, including the applicant's name, property address, and a compliant site plan. This ensures that all necessary information is collected upfront for efficient processing.</p> <p>Public Hearing Process (Section 6.5):</p> <p>The revisions clarify the public hearing notification process, ensuring that notice is given in a timely manner (within 15 days but not less than 5 days before the hearing). This change aims to enhance transparency and community engagement.</p> <p>Required Standards and Findings (Section 6.6):</p> <p>The revised ordinance outlines specific standards that must be met for a Special Land Use Permit to be granted. These include harmony with the general objectives of the ordinance, adequate public facilities, and minimal impact on neighboring uses. This section has been expanded to provide clearer guidance for both applicants and decision-makers.</p>

Approval Process (Section 6.7):

The approval process has been streamlined, stating that the approval of the site plan constitutes the approval of the Special Land Use Permit. This change simplifies the process and reduces redundancy.

Imposition of Conditions (Section 6.8):

The revised text allows the Township Board to impose reasonable conditions to ensure compatibility with adjacent uses and to protect public services and the environment. This flexibility is crucial for addressing specific concerns related to individual applications.

STAFF RECCOMENDATION: The proposed revisions to the ordinance represent a positive step towards enhancing the planning and zoning framework in Palmyra Township. By adopting these changes, the Planning Commission can better serve the community's needs while maintaining the integrity of the township's development goals.

Based upon these facts, staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the proposed text amendments in Palmyra Township.

Attachment(s): CZ24-16 Staff Report, Proposed Text Submission Documents and Commission Application

LCPC Case #: _____
(For LCPC Use Only)

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 Palmyra 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 VI SECTION all
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 6 day 15 year 2022
D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 5 day 25 year 2022
(Notice must be provided at least fifteen days prior to the public hearing.)
E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: Blissfield Advance

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

By Signature ☒ Chair or ☐ Secretary 5 / 10 / 24 (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

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

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

TOWNSHIP BOARD ACTION:

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

Township Clerk

ARTICLE VI SPECIAL APPROVAL USES

SECTION 6.1 — SPECIAL APPROVAL USES

The formulation and enactment of this Ordinance is based upon the division of Palmyra Township into districts in each of which are permitted specified uses which are mutually compatible. In addition to such permitted compatible uses, however, there are certain other uses which may be necessary or desirable to allow in certain locations in certain districts, but because of their actual or potential impact on neighboring uses or public facilities, need to be carefully regulated with respect to their location for the protection of Palmyra Township. Such uses, on account of their peculiar locational need or the nature of the service offered, may have to be established in a district in which they cannot be reasonably allowed as a permitted use.

SECTION 6.2 — AUTHORITY TO GRANT PERMITS

The Planning Commission as hereinafter provided, shall recommend to the Township Board who shall have the final authority to grant special approval use permits. The Township Board may grant special approval use permits, subject to such conditions of design, operation, and safeguards as the Township Board may determine for all special approval uses specified in the various district provisions of this ordinance.

SECTION 6.3 — APPLICATION AND FEE

Application for any special approval use permit permissible under the provisions of this Ordinance shall be made to the Planning Commission through the Township Clerk by filing an official special approval use permit application form; submitting a site plan in accordance with Article VII and depositing the required fee as established by resolution of the Township Board, except that no fee shall be required of any governmental body or agency. No part of such fee shall be returnable to the applicant.

SECTION 6.4 — APPLICATION AND SITE PLAN REQUIREMENTS

An application for a special approval use permit shall include the applicant's name and address in full, a statement that the applicant is the owner involved or is acting on the owner's behalf, the address of the property involved, and a site plan as specified in, and in conformance with, Article VII Site Plan Review and Approval, of this Ordinance.

SECTION 6.5 — PUBLIC HEARING

The Planning Commission shall hold a public hearing upon any application for a special approval use permit, notice of which shall be given by one (1) application in a newspaper of general circulation in Palmyra Township, within fifteen (15) days but not less than five (5) days preceding the date of said hearing.

SECTION 6.6 — REQUIRED STANDARDS AND FINDINGS FOR MAKING DETERMINATIONS

The Planning Commission and Township Board shall review the site plan submitted in accordance with Article VII for proposed special approval uses in terms of the following standards and required findings, and shall find and record adequate data, information, and evidence showing that such a use on the proposed site, lot, or parcel meets or does not meet these standards:

A. Development standards applying to all proposed special approval uses:

1. The proposed special approval use shall be harmonious with and in accordance with the general objectives, intent, and purpose of this Ordinance.
2. The proposed special approval use shall be designed, constructed, operated, maintained, and managed so as to be harmonious and appropriate in appearance with existing or intended character of the general vicinity.
3. The proposed special approval use shall be served adequately by essential public facilities and services, such as: highways, streets, police and fire protection, drainage structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be responsible to provide adequately any such services.
4. The proposed special approval use shall not be hazardous or disturbing to existing or future neighboring uses.
5. The proposed special approval use shall not create excessive additional requirements at public costs for public facilities and services.

B. Development standards applying to specific proposed special approval uses. A special use permit shall not be issued for the uses specified in this subsection unless complying with the site development requirements as herein specified. The Planning Commission may recommend and the Township Board may impose additional conditions and safeguards when deemed necessary in accordance with Section 6.8 of this Ordinance.

1. Airports subject to the following standards:

- a. The area proposed shall be sufficient to meet the Federal Aeronautics Administration's requirements for the class of airport proposed.
- b. There are no existing flight obstructions such as towers, chimneys or other tall structures, or natural obstructions outside the proposed airport which would fall within the approach zone to any of the proposed runways or land strips of the airport in accordance with the Lenawee County Air Safety Zoning Ordinance.

c. There is sufficient distance between the end of each usable landing strip and the airport boundary to satisfy the requirements of the Federal Aeronautics Administration or any other appropriate authority. In cases where air rights or easements have been acquired from the owners of abutting properties, in which approach zones fall, satisfactory evidence thereof shall be submitted with the application.

d. Any building, hangars, or other structures shall be at least one hundred (100) feet from any street or lot line.

e. The site plan submitted for review and approval shall, in addition to the information required in Article VII shall include the proposed layout of runways, landing strips or areas, taxi strips, aprons, roads, parking areas, hangars, buildings, and other structures and facilities; the location and height of all buildings, structures, trees, and overhead wires falling within the airport approach zone and less than five hundred (500) feet distance from the boundary lines of the airport.

2. Quarries, subject to the following standards:

a. There shall be not more than one (1) entrance way from a public road to said lot for each five hundred (500) feet of front lot line.

b. Such removal, processing, transportation, and activities relating to storage such as stockpiling shall not take place before sunrise or after sunset.

c. On said lot no digging or excavating shall take place closer than one hundred (100) feet to any lot line.

d. On said lot, all roads, driveways, parking lots, and loading and unloading areas within one hundred (100) feet of any lot line shall be paved, oiled, watered, or chemically treated so as to limit adjoining lots and public roads the nuisance caused by wind borne dust.

e. Any odors, smoke, fumes, or dust generated on said lot by any digging, excavating, processing, stockpiling, or transportation operation and borne or able to be borne by the wind shall be confined within the lines of said lot as much as is possible so as not to cause a nuisance or hazard on any adjoining lot or public road.

f. Such removal processing or storage shall not be conducted as to cause the pollution by any material of any surface or subsurface, water course, or body outside the lines of the lot on which such use shall be located.

g. Such removal processing or storage shall not be conducted as to cause or threaten to cause the erosion by water of any land outside of said lot or of any land on said lot so that earth materials are carried outside of the lines of said lot, that such removal shall not be conducted as to alter the drainage pattern of surface or

subsurface waters on adjacent property, and that in the event that such removal, processing, or storage shall cease to be conducted it shall be the continuing responsibility of the owner or operator thereof to assure that no erosion or alteration of drainage patterns, as specified in this paragraph, shall take place after the date of the cessation of operation.

- h. All fixed equipment and machinery shall be located at least one hundred (100) feet from any lot line and five hundred (500) feet from any residential zoning district, but that in the event the zoning classification of any land within five hundred (500) feet of such equipment or machinery shall be changed to residential subsequent to the operation of such equipment or machinery may continue henceforth but in no case less than one hundred (100) feet from any lot line.
 - i. There shall be erected a fence not less than six (6) feet in height around the periphery of the development. Fences shall be adequate to prevent trespass, and shall be placed no closer than fifty (50) feet to the top edge of any slope.
 - j. All areas within any single development shall be rehabilitated progressively as they are worked out or abandoned to a condition of being entirely lacking in hazards, inconspicuous, and blended with the general surrounding ground form so as to appear reasonably natural.
 - k. The operator shall file with the Planning Commission and the Zoning Inspector a detailed plan for the restoration of the development area which shall include the anticipated future use of the restored land, the proposed final topography indicated by contour lines of not greater interval than five (5) feet, steps which shall be taken to conserve topsoil; proposed and final landscaping; and the location of future roads, drives, drainage courses, and/or other improvements contemplated. Said plans shall be subject to review and modification from time to time by the Zoning Board. The anticipated cost of carrying out the plans of restoration shall be included with said plans.
 - l. The operator shall file with Palmyra Township a performance bond, payable to Palmyra Township and conditioned on the faithful performance of all requirements contained in the approved restoration plan. The amount of the required bond which will reflect the anticipated cost of restoration shall be fixed by the Palmyra Township Board. The bond shall be released upon written certification of the Zoning Inspector that the restoration is complete and in compliance with the restoration plan.
 - m. The permit or each renewal thereof shall be for a period of not more than five (5) years and shall be renewable only upon reapplication, a redetermination by the Zoning Board and a filing of a performance bond, said redetermination to be made in accordance with the requirements of this Ordinance for the issuance of a conditional use permit.
3. Group or organized camps, camping grounds, and general or specialized resorts, subject to the following standards:

- a. The lot shall provide direct vehicular access to a public street or road.
 - b. Public stations, housed in all-weather structures, containing adequate water outlet, toilet, waste containers, shall be provided uniformly throughout the lot at a ratio of not less than one (1) such station per each twenty (20) individual camp sites or not less than one (1) such station per each one hundred (100) persons.
 - c. No commercial enterprises shall be permitted to operate on the lot.
 - d. Such use shall be located at least three hundred (300) feet from any abutting residentially zoned lands.
4. Golf courses, subject to the following standards:
- a. The site shall be so planned as to provide all ingress and egress directly onto a County Primary Road or a State or Federal Highway.
 - b. Development features including the principal and accessory buildings and structures shall be so located and related to as to minimize the possibilities of any adverse effects 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.
 - c. The course shall be adequately buffered from surrounding properties with no golf hole being able to extend into the following setback requirements: 300 feet front yard 300 feet side yard 300 feet rear yard.
5. Public and private nurseries, primary or secondary non-profit schools, and colleges and universities subject to the following standards:
- a. There shall be provided and maintained a minimum of one hundred fifty (150) square feet of outdoor play area for each child or student.
 - b. A minimum of five thousand (5,000) square feet of outdoor play area shall be provided.
6. Convalescent homes, nursing homes, sanitariums, and orphanages, subject to the following standards:
- a. The site shall be so developed as to create a land to building ratio on the parcel whereby for each one (1) bed in the convalescent home there shall be provided not less than fifteen hundred (1,500) square feet of land.
7. Riding academies and stables subject to the following standards:

- a. All buildings housing animals and all corrals in which animals are kept or assembled in concentrated groups, shall be at least one hundred (100) feet from any property line.
 - b. Stables shall be located on lots having a minimum of five (5) acres and riding academies shall be located on lots having a minimum of ten (10) acres.
8. Churches, and other buildings for religious worship, subject to the following standards:
- a. The minimum lot area shall be three (3) acres.
9. Cemeteries, subject to the following standards:
- a. The cemetery shall be designed so as to provide principal access directly onto a County Primary Road or a State or Federal Highway.
10. Golf driving ranges, subject to the following standards:
- a. Front, side, and rear yard setbacks shall be three hundred (300) feet and no part of said driving range shall be located in said setback requirements.
 - b. Any floodlights used to illuminate the premises are so directed and shielded as not to be an annoyance to any developed residential property.
 - c. Depending upon location, such activity may be limited to daylight or early evening hours.
11. Travel trailer parks, subject to the following standards:
- a. The site shall be well drained and not exposed to objectionable noise or odors.
 - b. Each travel trailer space shall contain at least two thousand (2,000) square feet and be at least thirty (30) feet wide. Each space shall be clearly defined on the ground by stakes or markers.
 - c. Travel trailer spaces shall be so arranged that no trailer will be parked less than fifteen (15) feet from adjacent trailer.
 - d. Access to travel trailer parks shall be directly from a County Primary Road or State or Federal Highway and such access shall be of a design that will minimize traffic congestion. The minimum street or roadway within such park shall be at least thirty (30) feet in width. A dead-end street shall not exceed one hundred seventy-five (175) feet in length and the turning circle shall be at least eighty (80) feet in diameter.

- e. All entrances and exit lanes within such park shall be lighted to provide an intensity of at least five foot candles.
 - f. A recreational area shall be provided in each travel trailer park at a ratio of at least two hundred (200) square feet per space, with a minimum of five thousand (5,000) square feet per park.
 - g. All provisions for water, laundry, sanitary facilities, fire protection, and electrical services shall be installed and maintained in accordance to all applicable township, county and state laws and ordinances.
 - h. No commercial enterprises shall be permitted to operate on the lot, except that a convenience good shopping building may be provided on a lot containing more than eighty (80) sites.
 - i. Public stations, housed in all weather structures, containing adequate water outlet, toilet, waste containers, shall be provided uniformly throughout the lot at a ratio of not less than one (1) such station per each twenty (20) sites.
12. Animal Hospitals, Animal Shelters, and Humane Society, subject to the following standards:
- a. Except where animals are kept in a soundproof air conditioned building, no structure or area occupied by animals shall be within three hundred (300) feet of the property line of any adjacent lot.
13. Commercially operated trails for use by motorcycles, dune buggies, snowmobiles, and similar types of vehicles, subject to the following standards:
- a. The sites shall have direct access to a County Primary Road or a State or Federal Highway.
 - b. There shall be provided at least a one hundred (100) foot setback from the property line that abuts the County Primary Road or State or Federal Highway.
 - c. Such use shall be located at least five hundred (500) feet from any property line.
 - d. The perimeter of the site shall be fenced to a height of four (4) to six (6) feet.
 - e. Depending upon location, such activity may be limited to daylight or early evening hours.
14. Amusements enterprises, subject to the following standards:
- a. The site shall be so planned as to provide all ingress and egress directly onto a County Primary Road or a State or Federal Highway.

- b. There shall be provided at least a one hundred (100) foot setback from the property line abutting the County Primary Road or State or Federal Highway.
 - c. Such use shall be located at least two hundred (200) feet from any property line.
15. Hospitals, sanitariums, and charitable institutions for human care, subject to the following standards:
- a. All such hospitals shall be developed only on sites consisting of at least ten (10) acres in area.
 - b. The proposed site shall have at least one property line abutting a County Primary Road or a State or Federal Highway. All ingress and egress to the off-street parking area, for guests, employees, staff as well as any other uses of the facilities, shall be directly onto said County Primary Road or State or Federal Highway.
 - c. All front, side, and rear yard setbacks shall be a minimum of one hundred (100) feet.
16. Roadside stands for the sale of agricultural products.
- a. A parking area sufficient to accommodate customers shall be provided on the lot upon which the roadside stand is located.
 - b. Parking shall be prohibited within the road, street, or highway right of way.
 - c. Traffic flow to and from the parking area shall be so designed as to avoid the necessity for vehicles to back onto a public street, road, or highway.
 - d. Operation of the roadside stand shall be limited to seasons associated with the local harvest.
17. Telecommunications Facilities
- a. Refer to Cellular Tower Ordinance. Required standings and findings for marking determinations are established by the Palmyra Township Cellular Tower Ordinance.

SECTION 6.7 — APPROVAL OF SPECIAL APPROVAL USE PERMIT

Upon review of the application and site plan in accordance with the standards established in Section 6.6, holding of public hearing in accordance with Section 6.5, and review of requirements of other provisions of this Ordinance as they apply to the proposed special approval use, the Township Board shall approve, subject to conditions in accordance with Section 6.8, or deny the special approval use within thirty (30) days following the public hearing.

For the purposes of this Section, the approval of the Site Plan shall constitute the approval of the special approval use permit. A request for approval of a special approval use permit which is in

compliance with standards stated in the zoning ordinance, the conditions imposed pursuant to Section 6.8, other applicable ordinances, and state and federal statutes, shall be approved. Upon approval of the special approval use permit, a copy of the approved site plan shall be forwarded to the applicant, Clerk, Zoning Inspector, and Planning Comm. along with full documentation regarding the findings of the review and approval or denial. The Zoning Inspector shall not issue a zoning compliance permit until he has received a copy of the approved site plan.

SECTION 6.8 — IMPOSITION OF CONDITIONS

Upon review of the application and site plan in accordance with the standards established in Section 6.6 and the requirements of other provisions of this Ordinance, the Township Board may require reasonable conditions necessary to insure that public services and facilities affected by the proposed land use or activity shall be capable of accommodating increased service and facility loads generated by the land use or activity; to protect the natural environment and conserve natural resources and energy; to insure compatibility with adjacent uses of land; and to promote the use of land in a socially and economically desirable manner. Conditions imposed with respect to the approval of a land use or activity shall be recorded in the record of the approval action, and shall remain unchanged except upon mutual consent of the Township Board and the landowner.

SECTION 6.9 — PERFORMANCE GUARANTEE

In authorizing a conditional use permit, the Palmyra Township Board may require that a cash deposit, certified check, irrevocable bank letter of credit, or surety bond be furnished by the developer to insure compliance with an approved site plan and special approval use permit requirements. Such guarantee shall be deposited with the Palmyra Township Clerk at the time of the issuance of the conditional use permit. In fixing the amount of such performance guarantee, the Palmyra Township Board shall limit the amount to reasonable improvements required to meet the standards of this Ordinance and to protect the natural resources or the health, safety, and welfare of the residents of the township and future users or inhabitants of the proposed project or project area. These improvements may include, but are not limited to roadways, lighting, utilities, sewer, water, sidewalks, screening and drainage. The Palmyra Township Board and the project developer shall establish an agreeable procedure for the rebate of any cash deposits required under this section, in reasonable proportion to the ratio of the work completed on the required improvements as work progresses. Said agreement shall be written as an element of the conditions contained in the special approval use permit.

Amended March 29, 2022

ARTICLE VI SPECIAL LAND USES

SECTION 6.1 – SPECIAL LAND USES

The formulation and enactment of this Ordinance is based upon the division of Palmyra Township into districts in each of which are permitted specified uses which are mutually compatible. In addition to such permitted compatible uses, however, there are certain other uses which may be necessary or desirable to allow in certain locations in certain districts, but because of their actual or potential impact on neighboring uses or public facilities, need to be carefully regulated with respect to their location for the protection of Palmyra Township. Such uses, on account of their peculiar locational need or the nature of the service offered, may have to be established in a district in which they cannot be reasonably allowed as a permitted use.

SECTION 6.2 – AUTHORITY to GRANT PERMITS

The Planning Commission, as hereinafter provided, shall recommend to the Township Board who shall have the final authority to grant Special Land Use Permits. The Township Board may grant Special Land Use Permits, subject to such conditions of design, operation, and safeguards as the Township Board may determine for all Special Land Uses specified in the various district provisions of this Ordinance.

SECTION 6.3 – APPLICATION and FEE

Application for any Special Land Use Permit permissible under the provisions of this Ordinance shall be made to the Planning Commission through the Township Clerk by filing an official Special Land Use Permit application form; submitting a Site Plan in accordance with Article VII and depositing the required fee as established by resolution of the Township Board.

SECTION 6.4 – APPLICATION and SITE PLAN REQUIREMENTS

An application for a Special Land Use Permit shall include the applicant's name and address in full, a statement that the applicant is the owner involved or is acting on the owner's behalf, the address of the property involved, and a Site Plan as specified in, and in conformance with, Article VII Site Plan Review and Approval, of this Ordinance.

SECTION 6.5 – PUBLIC HEARING

When a request for a Special Land Use Permit has been filed in proper form with the Planning Commission, the Commission shall immediately place said request for appeal upon the calendar for public hearing, notice of which shall be given as required in Section 13.04, PUBLIC NOTIFICATION.

SECTION 6.6 – REQUIRED STANDARDS and FINDINGS for MAKING DETERMINATIONS

The Planning Commission and Township Board shall review the Site Plan submitted in accordance with Article VII for proposed Special Land Uses in terms of the following standards and required findings, and

shall find and record adequate data, information, and evidence showing that such a use on the proposed site, lot, or parcel meets or does not meet these standards.

A. Development standards applying to all proposed Special Land Uses:

1. The proposed Special Land Use shall be harmonious with and in accordance with the general objectives, intent, and purpose of this Ordinance.
2. The proposed Special Land Use shall be designed, constructed, operated, maintained, and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.
3. The proposed Special Land Use shall be served adequately by essential public facilities and services, such as: highways, streets, police and fire protection, drainage structures, and refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be responsible to provide adequately any such services.
4. The proposed Special Land Use shall not be hazardous or disturbing to existing neighboring uses.
5. The proposed Special Land Use shall not create excessive additional requirements at public costs for public facilities and services.
6. Development standards applying to specific proposed Special Land Uses. A Special Land Use Permit shall not be issued for the uses specified in this subsection unless complying with the site development requirements as herein specified. The Planning Commission may recommend and the Township Board may impose additional conditions and safeguards when deemed necessary in accordance with Section 6.08 of this Ordinance.

SECTION 6.7 – APPROVAL of SPECIAL LAND USE PERMIT

Upon review of the application and Site Plan in accordance with the standards established in Section 6.06, holding of the public hearing in accordance with Section 6.05, and review of requirements of other provisions of this Ordinance as they apply to the proposed Special Land Use, the Township Board shall approve, subject to conditions in accordance with Section 6.08, or deny the Special Land Use within thirty (30) days following the public hearing. A written statement of findings and conclusions (e.g., staff report, detailed motion, meeting minutes, etc.) that specifies the basis for a decision and any conditions imposed on a Special Land Use request shall be maintained by the Township.

For the purposes of this Section, the approval of the Site Plan shall constitute the approval of the Special Land Use permit. A request for approval of a Special Land Use Permit which is in compliance with standards stated in the Zoning Ordinance, the conditions imposed pursuant to Section 6.08, other applicable ordinances, and state and federal statutes, shall be approved. Upon approval of the Special Land Use Permit, a copy of the approved Site Plan shall be forwarded to the applicant, Clerk, Zoning Administrator, and Planning Commission along with full documentation regarding the findings of the review and approval or denial. The Zoning Administrator shall not issue a zoning compliance permit until he/she has received a copy of the approved Site Plan.

SECTION 6.8 – IMPOSITION of CONDITIONS

Upon review of the application and Site Plan in accordance with the standards established in Section 6.06 and the requirements of other provisions of this Ordinance, the Township Board may require reasonable conditions necessary to insure that public services and facilities affected by the proposed land use or activity shall be capable of accommodating increased service and facility loads generated by the land use or activity; to protect the natural environment and conserve natural resources and energy; to insure compatibility with adjacent uses of land; and to promote the use of land in a socially and economically desirable manner. Conditions imposed with respect to the approval of a land use or activity shall be recorded in the record of the approval action, and shall remain unchanged except upon mutual consent of the Township Board and the landowner.

SECTION 6.9 – PERFORMANCE GUARANTEE

In authorizing a Special Land Use Permit, the Palmyra Township Board may require that a cash deposit, certified check, irrevocable bank letter of credit, performance bond, surety bond, *or* guaranty bond be furnished by the developer to insure compliance with an approved Site Plan and Special Land Use Permit requirements. The Palmyra Township Board shall determine which type of guarantee is necessary and such guarantee shall be deposited with the Palmyra Township Clerk at the time of the issuance of the Special Land Use Permit. In fixing the amount of such performance guarantee, the Palmyra Township Board shall limit the amount to reasonable improvements required and remediation or restoration necessary after the special land use ceases operation, to restore the site to its condition before the Special Land Use was permitted and to meet the standards of this Ordinance and to protect the natural resources or the health, safety, and welfare of the residents of the Township and future users or inhabitants of the proposed project or project area. These improvements may include, but are not limited to roadways, lighting, utilities, sewer, water, sidewalks, screening and drainage or improvements for decommissioning, including but not limited to removing all nonutility owned equipment, conduits, structures, fencing and foundation to a depth of at least 4 (four) feet below grade, all gravel and access roads, and replacing soil removed or eroded. The Palmyra Township Board and the project developer shall establish an agreeable procedure for the rebate of any cash deposits required under this Section, in reasonable proportion to the ratio of the work completed on the required improvements as work progresses. Said agreement shall be written as an element of the conditions contained in the Special Land Use Permit.



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 | CZ24-17

Text Amendment to the Palmyra Township Zoning Ordinance

- DATE:** September 12, 2024
- REQUEST:** Proposed text amendments to Article VII, Site Plan Review, of the Palmyra Township Zoning Ordinance.
- OVERVIEW:** The proposed revisions to the ordinance primarily focus on enhancing the clarity and efficiency of the site plan review process. Below is a summary of the key changes:
1. **Site Plan Review Process (Section 7.1):**
 - The revised text emphasizes the importance of safe traffic movement and the harmonious relationship of buildings and uses, reinforcing the need for site plan reviews for developments that significantly impact natural resources and traffic patterns.
 2. **Application and Fee Structure (Section 7.3):**
 - The application process has been streamlined, with clearer instructions on submitting the required documentation and fees. The revised text specifies that fees for special approval uses may be waived, which could encourage more applications.
 3. **Criteria for Site Plan Approval (Section 7.5):**
 - The criteria for evaluating site plans have been expanded to include specific considerations regarding the relationship between right-of-ways, as well as the minimizing adverse effects on surrounding areas.
 4. **Final Site Plan Submission Requirements (Section 7.4):**
 - Previously, applicants were required to submit at least four (4) copies of the site plan. The revised ordinance now specifies that applicants must provide at least six (6) copies of the site plan.
 5. **Expiration/Extension of Site Plan Approval (Sections 7.8 & 7.9):**
 - *Previous Ordinance:* The site plan approval was valid for a period of one (1) year from the date of Planning Commission action, but the language may not have explicitly stated the consequences of not securing

necessary permits within that timeframe.

- *Revised Ordinance:* The site plan approval is still valid for one (1) year from the date of Planning Commission action, but it now explicitly states that if the Zoning Inspector has not issued a zoning compliance permit or special approval use permit within that time, the approval will expire. This clarification reinforces the importance of timely action by the applicant.
- *Previous Ordinance:* The previous ordinance allowed for extensions of site plan approval but did not specify the maximum duration for such extensions or the requirements for requesting them.
- *Revised Ordinance:* The revised text specifies that the Planning Commission may grant an extension of site plan approval for up to *one (1) additional year*. Additionally, it now requires that all requests for extensions be made in writing and include a statement of why the extension is necessary, along with confirmation of the ability to complete construction in conformity with the approved Final Site Plan. This adds a formalized process for requesting extensions, ensuring that the reasons for the request are documented.

STAFF RECCOMENDATION: The proposed revisions to the Palmyra Township Zoning Ordinance enhance the clarity of the site plan review process, promote efficient application handling, and ensure that developments are evaluated against comprehensive criteria that consider their impact on the community and environment.

The revisions also provide flexibility in the application process, particularly for Special Land Use Approval uses, which may encourage more development projects that align with the Township's goals. Overall, these updates are expected to improve the effectiveness of the Planning Commission's review process and contribute positively to the Township's development landscape.

Based upon these facts, staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the proposed text amendments in Palmyra Township.

Attachment(s): CZ24-17 Staff Report, Proposed Text Submission Documents and Commission Application

LCPC Case #: _____
(For LCPC Use Only)

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

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

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE VII SECTION All
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 6 day 15 year 2022
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 5 day 25 year 2022
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: Blissfield Advance

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

Don Nuyt ☒ Chair or ☐ Secretary 5 / 10 / 24 (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

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

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

TOWNSHIP BOARD ACTION:

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

Township Clerk

ARTICLE VII SITE PLAN REVIEW

SECTION 7.1—SITE PLAN REVIEW AND APPROVAL

It is recognized by this Ordinance that there is a value to the public in establishing safe and convenient traffic movement to higher density sites, both within the site and in relation to access streets; that there is value in encouraging a harmonious relationship of buildings and uses both within a site and in relation to adjacent uses; further that there are benefits to the public in conserving natural resources. Toward this end, this Ordinance requires site plan review by the Planning Commission and Township Board for certain buildings and structures that can be expected to have a significant impact on natural resources, traffic patterns, and on adjacent land usage.

SECTION 7.2—BUILDINGS, STRUCTURES, AND USES REQUIRING SITE PLAN

The Zoning Inspector shall not issue a zoning compliance permit, special approval use permit, or building permit for any commercial, industrial, or any special approval use unless a site plan has been reviewed and approved by the Township Board.

SECTION 7.3—APPLICATION AND FEE FOR SITE PLAN REVIEW

Any person may file a request for a site plan review by the Township Board by filing with the Clerk the completed application upon the forms furnished by the Clerk and payment of a fee established by resolution of Palmyra Township.

Fees applicable to site plan reviews for special approval uses are waived in lieu of fees established by resolution of Palmyra Township for these purposes. As an integral part of said application, the applicant shall file at least four (4) copies of a site plan.

SECTION 7.4—RESERVED

SECTION 7.5—REQUIRED DATA FOR SITE PLAN

Every site plan submitted to the Planning Commission shall be in accordance with the following requirements:

- A. Every site plan submitted, except site plans required for uses as prescribed in Subsection 7.5.B of this Ordinance, shall be drawn to a readable scale and shall include the following:
 1. The name of the applicant, scale used, a north arrow, the date prepared, and the name and address of the preparer if other than the applicant;
 2. All property boundaries and dimensions thereof; the location and use of all existing and proposed structures;

3. The location of all existing and proposed streets, parking lots, driveways, utilities and other improvements to be constructed or used as a part of the project;

4. The current zoning classifications on the subject property and all adjacent property

B. Site plans submitted for the following uses shall be subject to the requirements of Subsection 7.5.C:

1. The following conditional uses:

a. Quarries

b. Travel trailer parks

c. Commercially operated trails for use by motorcycles, dune buggies, snowmobiles, and similar types of vehicles

d. Amusement enterprises

e. Automobile service stations

f. Hotels or motels

g. Drive-in businesses

h. Automobile repair garages

i. Junk yards

j. Bulk oil storage

k. Airports

l. Multiple family dwellings

C. Site plans submitted for the uses prescribed in Subsection 7.5.B shall be submitted in accordance with the following requirements:

1. The site plan shall be of a scale not to be greater than one (1) inch equals twenty (20) feet nor less than one (1) inch equals two hundred (200) feet, and of such accuracy that the Planning Commission can readily interpret the site plan, and shall include more than one (1) drawing were required for clarity.

2. The property shall be identified by lot lines and location, including dimensions, angles and size, and correlated with the legal description of said property. Such plan

Shall further include the name and address of the property owner, developer, and designer.

3. The site plan shall show the scale; north point; boundary dimensions; topography (at least two (2) foot contour intervals); and natural features, such as, wood, lots, streams, rivers, lakes, drains, and similar features.
4. The site plan shall show existing man-made features, such as buildings; structures; high tension towers; pipe lines; and existing utilities, such as, water and sewer lines, excavations, bridges, culverts, drains, and easements, and shall identify adjacent properties and their existing uses.
5. The site plan shall show the location, proposed finished floor and grade line elevations, size of proposed principal and accessory buildings, their relation one to another and to any existing structure on the site, the height of all buildings, and square footage of floor space. Site plans for residential development shall include a density schedule showing the number of dwelling units per net acre, including a dwelling schedule showing the unit type and number of each unit types.
6. The site plan shall show the proposed streets, driveways, walks, and other vehicular and pedestrian circulation features within and adjacent to the site; also, the location, size and number of parking spaces in the off street parking area, and the identification of service lanes and service parking.
7. The site plan shall show the proposed location, use, and size of open spaces; and the location of any landscaping, fences, or walls on the site. Any proposed alterations to the topography and other natural features shall be indicated. The site plan shall further show any proposed location of connections to existing utilities and proposed extensions thereof.

SECTION 7.6 — STANDARDS FOR SITE PLAN REVIEW

In reviewing the site plan, the Township Board shall ascertain whether the proposed site plan is consistent with all regulations of this Ordinance and state and federal statutes. Further, in consideration of each site plan, the Township Board shall find that provisions of Subsection 7.5 of this Ordinance as well as the provisions of the zoning district in which said buildings, structures and uses as indicated in the proposed site plan have been satisfactorily demonstrated and met by the applicant.

SECTION 7.7 — TOWNSHIP BOARD APPROVAL

Upon receipt of the applications and five (5) copies of the site plan by the Township Board, the Township Board shall have thirty (30) days to make a final decision on said site plan.

Following approval of the site plan by the Township Board site plan, the Township Clerk shall within ten (10) days transmit to the Zoning Inspector one (1) copy with the Clerk's certificate

affixed thereto, certifying that said approved site plan conforms to the provisions of this Ordinance as determined and approved by the Township Board. If the site plan is disapproved by the Township Board, notification of such disapproval shall be given to the applicant within ten (10) days after such Board action. The Zoning Inspector shall not issue a zoning compliance, special approval use permit, or building permit, until he has received a certified approved site plan.

SECTION 7.8 — EXPIRATION OF SITE PLAN CERTIFICATE

The site plan certificate shall expire, and be of no effect, three hundred sixty five (365) days after the date of issuance thereof, unless within such time the Zoning Inspector has issued a zoning compliance permit or special approval use permit for any proposed work authorized under a said site plan certificate.

SECTION 7.9 — AMENDMENT, REVISION OF SITE PLAN

A site plan and site plan certificate, issued thereon, may be amended upon the request of the applicant. Such amendment shall be made upon application and in accordance with the procedure provided in Article VII of this Ordinance. Any fees paid in connection with such application may be waived or refunded at the discretion of the Township Board.

Amended May 3, 2022

ARTICLE VII SITE PLAN REVIEW

SECTION 7.1 - INTENT

The intent of this Article is to require Site Plan Review and to provide for consultation and cooperation between the developer and the Township to realize maximum utilization of land and minimum adverse effects upon the surrounding land uses. Through application of these provisions, compliance with the Zoning Ordinance and the Master Plan of the Township will be assured, and the Township will develop in an orderly fashion consistent with public health, safety, and welfare.

SECTION 7.2 -- REQUIREMENTS

- A. No grading, removal of trees or other vegetation, land filling, or construction of improvements shall commence for any development which requires Site Plan approval, until a Site Plan is approved.
- B. Preliminary Site Plans shall be required for all Special Land Uses as set forth in Article VI.
- C. An applicant may also elect to submit a Preliminary Site Plan as an optional step to obtain feedback on a proposed development. A Preliminary Site Plan shall meet all of the criteria and standards set forth in Section 7.03.
- D. Final Site Plan Review and approval as set forth in Sections 7.04-7.09 is required for all proposed uses and structures within the Township except for individual single-family dwellings. Farm buildings and structures shall not be exempt from the Site Plan Review and approval process except where buildings or structures conform to and are regulated by an applicable GAAMP as adopted and published by the Michigan Department of Agriculture, or its successor, and as amended from time to time. Further, such buildings and structures shall be exempt from the Site Plan approval process only as to those details, regulations, and requirements which are specifically delineated and set forth in the applicable GAAMP.
- E. Final Site Plan Review and approval as set forth in Section 7.04-7.09 is required for existing principal or accessory structures or uses (including parking lots) where an alteration, addition, expansion, change or conversion:
 - 1. Constitutes an increase to the existing structure or use of one thousand (1,000) or more square feet or ten (10) percent, whichever is less;
 - 2. Would require a variance from the provisions of this Ordinance, regardless of its size.

SECTION 7.3 - PRELIMINARY SITE PLAN

- A. A Preliminary Site Plan is a generalized Site Plan required to be submitted for review of Special Land Uses by the Township Planning Commission. An applicant may also elect to submit a Preliminary Site Plan as an optional step in the overall Site Plan Review process to obtain feedback on a proposed development. The purpose of such preliminary review is to confirm compliance with Township standards, policies and relationship to the Master Plan, as well as to suggest changes necessary, if any, for the Final Site Plan approval.

- B. Applicants shall file a Preliminary Site Plan in conjunction with a Special Land Use application, as set forth in Section 6.04.
- C. Information Required for Review – Every Preliminary Site Plan submitted to the Planning Commission shall include the following information:
 - 1. The description, location, size and shape of the property involved.
 - 2. The shape, size, and location of existing and proposed buildings, parking areas and service drives, loading zones, location of existing and proposed public streets serving the property, and natural features including topography and soils.
 - 3. The location of all existing and proposed water and sewage treatment systems serving the property.
 - 4. Any other information deemed necessary to illustrate properly the development concept to the Planning Commission.
- D. The Planning Commission shall review the Preliminary Site Plan to determine if a Special Land Use may be approved, and/or if the overall development concept of an optional Preliminary Site Plan is acceptable.
 - 1. Approval of the Special Land Use and Preliminary Site Plan by the Planning Commission shall constitute approval of the Special Land Use but shall vest no rights in the applicant regarding approval of the Final Site Plan inasmuch as the specific details of a Site Plan prepared in accordance with Section 7.04 serve as the basis for determining that all Township standards have been met.

SECTION 7.4 - FINAL SITE PLAN

- A. All Final Site Plans shall be submitted to the Township Clerk at least twenty-one (21) days prior to the next scheduled meeting of the Planning Commission and must contain the following:
 - 1. A completed application signed by the owner; if the owner is a corporation, the application must be signed by a corporate officer; if the owner is a partnership, the application must be signed by a general partner; if the owner is an individual or individuals, each individual owner must sign the application.
 - 2. At least 6 copies, as determined by the Township, of the Site Plan meeting all informational requirements set forth in Section 7.06 as determined by the Township. Incomplete plans will not be accepted.
 - 3. All items as required by Section 7.06 shown on the Site Plan.
 - 4. Required fees.
 - 5. Upon receipt of a complete application and Site Plan, the Township Zoning Administer shall place review of the Site Plan on the next Planning Commission agenda.

6. The Township may refer the Site Plan to the Township Planner and Engineer for review as well as other applicable outside agencies.
- B. Planning Commission Review. The Planning Commission will consider the application and take one (1) of the following actions:
1. Approval. Upon finding that the application and Final Site Plan meet the criteria of Site Plan Review in Section 7.05, the Planning Commission shall recommend approval.
 2. Approval with Minor Revisions. Upon finding that the Application and Final Site Plan meet the criteria of Site Plan Review in Section 7.05, except for minor revisions, which can be made and confirmed without further technical review, the Planning Commission may recommend approval, conditioned upon said revisions being made and reviewed by appropriate Township staff and/or consultants.
 3. Tabling. Upon finding that the application and Final Site Plan do not, but could, meet the criteria of Site Plan Review in Section 7.05 upon the making of revisions, confirmation of which requires further technical review, the Planning Commission may table its recommendation until the revised Final Site Plan is resubmitted to the Planning Commission.
 4. Denial. Upon finding that the application and Final Site Plan do not meet one (1) or more of the criteria of Site Plan Review in Section 7.05 and that revisions necessary to meet said criteria are so extensive as to require the preparation of a new Site Plan, the Planning Commission shall recommend denial.

SECTION 7.5 - CRITERIA of FINAL SITE PLAN REVIEW

The Site Plan shall be reviewed and approved upon a finding that the following conditions are met:

- A. The proposed use will not be injurious to the surrounding neighborhood.
- B. There is a proper relationship between major thoroughfares and proposed service drives, driveways and parking areas and provisions have been made for acceleration, deceleration, and passing lanes or approaches to preserve the safety and conveniences of pedestrian and vehicular traffic.
- C. The location of buildings, outside storage receptacles, parking areas, screen walls and utility areas is such that the adverse effects of such uses will be minimized for the occupants of that use and surrounding areas.
- D. It provides for proper development of roads, easements, and public utilities and protects the general health, safety, welfare, and character of the Township.
- E. It meets the requirements and standards for grading and surface drainage and for the design and construction of storm sewers, storm water facilities, parking lots, driveways, water mains, sanitary sewers and for acceleration, deceleration and passing lanes or approaches as determined by the Township Zoning Administer and as set forth in any Township design and construction standards, which may be established.
- F. Proper access to all portions of the site and all sides of any structure is provided. All structures or groups of structures shall be so arranged as to permit emergency vehicle access by some practical means to all sides. Site features such as, but not limited to, trees and other plant materials, fences,

retaining walls, berms, outdoor furniture, outdoor structures, and natural and artificial water bodies shall be arranged to permit adequate emergency vehicle access.

- G. Natural resources will be preserved to the maximum extent possible in the site design by developing in a manner, which will not detrimentally affect or destroy natural features such as lakes, ponds, streams, wetlands, steep slopes, groundwater, and woodlands.
- H. The proposed development respects the natural topography to the maximum extent possible by minimizing the amount of cutting, filling, and grading required.
- I. The proposed development will not cause soil erosion or sedimentation.
- J. Storm water management systems and facilities will preserve the natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible, and will not substantially reduce or increase the natural retention or storage capacity of any wetland, water body or watercourse, or cause alterations which could increase flooding or water pollution on or off site.
- K. Wastewater treatment systems, including on-site septic systems, will be located and designed to minimize any potential degradation of surface water or groundwater quality.
- L. A site which includes storage of hazardous materials or waste, fuels, salt, or chemicals will be designed to prevent spills and discharges of polluting materials to the surface of the ground, groundwater or nearby water bodies. See additional requirements in Article X.
- M. The location of buildings, parking, drives, landscaping and other improvements on the site is appropriate and consistent with good design standards for the lot size, shape and general location.
- N. Landscaping, including grass, trees, shrubs, and other vegetation is provided to maintain and improve the aesthetic quality of the site and area.
- O. The proposed use complies with all Township Ordinances and any other applicable laws.

SECTION 7.6 - INFORMATION REQUIRED on FINAL SITE PLAN

Final Site Plans, as required under Section 7.02, shall consist of an overall plan for the entire development. Sheet size shall be at least 24" x 36" with plan view drawn to a scale of 1" = 40' for lots less than three acres or 1" = 80' for lots three (3) or more acres. A Final Site Plan submitted for review and approval shall contain all of the following data prior to its submission to the Planning Commission for review.

- A. General Information:
 - 1. Proprietors, applicants, and owner's names, addresses, email addresses, and telephone numbers.
 - 2. Date (month, day, year), including revisions.
 - 3. Title block.
 - 4. Scale.

5. North point.
6. Location map drawn at a scale of 1" = 2,000' with north point indicated.
7. Architect, Engineer, Surveyor, Landscape Architect, or Planner's seal.
8. Existing lot lines, building lines, structures, parking areas, etc. within the site, and within one hundred (100) feet of the site.
9. Proposed lot lines, property lines and all structures, parking areas, etc. within the site, and within one hundred (100) feet of the site.
10. Centerline and existing and proposed right-of-way lines of any street.
11. Zoning classification of petitioner's parcel and all abutting parcels.
12. Gross acreage figure.
13. Proximity to major thoroughfares and section corners.

B. Physical features.

1. Acceleration, deceleration, and passing lanes and approaches.
2. Proposed locations and dimensions of access drives, street intersections, driveway locations, sidewalks, bike paths, curbing and areas for public use.
3. Location of existing and proposed service facilities above and below ground, including:
 - a. Well sites.
 - b. Septic systems and other wastewater treatment systems. The location of the septic tank and the drain field (soil absorption system) should be clearly identified.
 - c. Chemical and fuel storage tanks and containers.
 - d. Storage, loading, and disposal areas for chemicals, hazardous substances, salt and fuels.
 - e. Water mains, hydrants, pump houses, standpipes and building services and sizes, where applicable.
 - f. Sanitary sewers and pumping stations, where applicable.
 - g. Storm water control facilities and structures including storm sewers, swales, retention and detention basins, drainage-ways, and other facilities, including calculations for sizes.
 - h. Location and dimension of all easements.
4. Location and dimensions of all existing and proposed structures with dimensioned floor plans, setback and yard dimensions, and typical elevation views.

5. Dimensioned parking spaces and calculations, drives, and method of surfacing.
6. Exterior lighting locations and illumination patterns.
7. Location and description of all existing and proposed landscaping, berms, fencing, and walls.
8. Trash receptacle and transformer pad location and method of screening.
9. Dedicated road or service drive locations.
10. Entrance details including sign locations and size.
11. Designation of fire lanes.
12. Any other pertinent physical features.

C. Natural features.

1. Soil characteristics of the parcel to at least the detail provided by the U.S. Natural Resources Conservation Service's "Soil Survey of Lenawee County, Michigan."
2. Existing topography with a maximum contour interval of two (2) feet, both on the site and beyond the site for a distance of one hundred (100) feet in all directions. Grading plan, showing finished contours so as to clearly indicate required cutting, filling and grading.
3. Location of existing drainage-courses and associated bodies of water, on and off site, and their elevations.
4. Location of existing wetlands.
5. Location of natural resource features, including woodlands and areas with slopes greater than ten (10) percent (one (1) foot of vertical elevation for every ten (10) feet of horizontal distance).
6. An impact assessment.

D. Additional requirements for residential developments.

1. Density calculations by type of unit by bedroom counts.
2. Designation of units by type and number of units in each building.
3. Carport locations and details where proposed.
4. Specific amount and location of recreation spaces.
5. Type of recreation facilities to be provided in recreation space.
6. Details of a community building and fencing of swimming pool if proposed.

E. Additional requirements for commercial and industrial developments.

1. Loading/unloading areas.
2. Total and usable floor area.
3. Number of employees in peak usage.
4. A detailed plan for restoration after an operation cease for six (6) months or after hazardous contamination of the property along with a performance guarantee in an amount to be determined by the Palmyra Township Board.

SECTION 7.7 - NOTICE of ACTION or RECOMMENDATION

The Planning Commission shall note on a Final Site Plan any action or recommendation regarding that Plan and provide at least one (1) copy of that Plan together with any required written findings, conditions or reasons to the Clerk. A copy of the Planning Commission minutes shall be sufficient to satisfy the requirement.

SECTION 7.8 - BUILDING PERMITS and CONFORMITY to FINAL SITE PLAN

After filing of the approved application and Final Site Plan, satisfaction of any conditions of said approval and compliance with this and other Township Ordinances, a building permit may be issued. All development and construction shall be in complete conformity with the Site Plan as approved, together with any conditions imposed.

SECTION 7.9 - EXPIRATION of APPROVAL

Final Site Plan approval is valid for a period of one (1) year from the date of Planning Commission action within which time all necessary building or construction permits shall be secured and construction recommenced. The Planning Commission may grant an extension of Site Plan approval for up to one (1) year. All requests for extensions shall be made in writing and include a statement of why the extension is necessary and confirmation of ability to complete construction in conformity with the Final Site Plan as approved.

**Palmyra Township
Planning Commission Special Meeting Minutes
May 3, 2022**

Meeting called to order at 7:02 p.m. by Planning Commission Chair Deborah Comstock at the Palmyra Township Hall, 6490 Palmyra Rd.

Members present: Deborah Comstock, Laurie Isley, Carmen Loar, Vivian Pell, Mark Crane

Members absent: Ryan Mapstone, Laura Brown

Audience Attendance: 4

Motion Isley, support Pell to approve the agenda as amended. **Motion carried**

Add to New Business:

- Article VIII - General Provisions review
- Sun 101 presentation

Written Comment: None

Public Comment:

- Supervisor Pixley reported that the Board had approved to pay for the Planning Commission members to attend the MTA Planning & Zoning training held on May 31, 2022, in Frankenmuth.
- Supervisor Pixley reported that a Special Meeting with Attorney Mike Homier is scheduled on May 19, 2022, 11:00 am, at the Township Hall, to discuss the solar ordinance.

Unfinished Business:

- **Review of Article VII – Site Plan Review:** Motion Isley, support Loar to replace Article VII – Site Plan Review of the Zoning Ordinance #11-2020 with the language of Article VII – Site Plan Review of the working document of the Zoning Ordinance. **Roll call vote: Comstock – yes; Crane – abstain; Pell – yes; Isley – yes; Loar – yes Motion carried** Motion Isley, support Pell to amend the following in Article VII – Site Plan Review of the working document of the Zoning Ordinance (**Motion carried**):
 - Strike “pursuant to Section 9.04” in Section 7.06, C, #6.
 - Strike “See Section 8.49, Wind Energy Facilities” in Section 7.06, F.
(See below for amendments)

New Business:

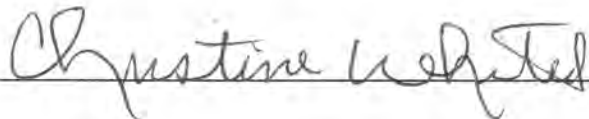
- **Viasat barrier:** Discussed with no action required. A ZBA Public Hearing is scheduled for May 26, 2022, 7:00 pm, at the palmyra Township Hall, to discuss a variance request submitted by Viasat/SSC, Inc.
- **Special Meeting & Public Hearing:** Motion Isley, support Pell to schedule a Special Meeting and Public Hearing on Monday, May 23, 2022, at 7:00 pm, to discuss the Amendments of Section V – Nonconformities; Section VI – Special Approval Uses; and Section VII – Site Plan Review. **Motion carried**
- **Sun 101:** Discussed with no action required. Deborah Comstock encouraged the PC members to attend the Sun 101 presentation to gain a better understanding of solar.
- **Special Meeting:** Motion Crane, support Loar to schedule a Special Meeting at 7:00 pm, on Monday, June 6, 2022, at the Palmyra Township Hall, for the purpose of reviewing and discussing Article VIII – General Provisions of the Zoning Ordinance #11-2020.
- **PC Secretary nomination:** Discussed with no action taken at this time. The Planning Commission agreed to postpone the nomination until the next meeting.

Adjournment

Motion Pell, support Isley to adjourn at 8:19 p.m. **Motion carried**

Next PC Regular Meeting: September 6, 2022

These minutes were prepared by Christine Whited, Clerk.



Christine Whited

ARTICLE VII

SITE PLAN REVIEW

SECTION 7.01 - INTENT

The intent of this Article is to require Site Plan Review and to provide for consultation and cooperation between the developer and the Township to realize maximum utilization of land and minimum adverse effects upon the surrounding land uses. Through application of these provisions, compliance with the Zoning Ordinance and the Master Plan of the Township will be assured, and the Township will develop in an orderly fashion consistent with public health, safety, and welfare.

SECTION 7.02 -- REQUIREMENTS

- A. No grading, removal of trees or other vegetation, land filling, or construction of improvements shall commence for any development which requires Site Plan approval, until a Site Plan is approved.
- B. Preliminary Site Plans shall be required for all Special Land Uses as set forth in Article VI.
- C. An applicant may also elect to submit a Preliminary Site Plan as an optional step to obtain feedback on a proposed development. A Preliminary Site Plan shall meet all of the criteria and standards set forth in Section 7.03.
- D. Final Site Plan Review and approval as set forth in Sections 7.04-7.09 is required for all proposed uses and structures within the Township except for individual single-family dwellings. Farm buildings and structures shall not be exempt from the Site Plan Review and approval process except where buildings or structures conform to and are regulated by an applicable GAAMP as adopted and published by the Michigan Department of Agriculture, or its successor, and as amended from time to time. Further, such buildings and structures shall be exempt from the Site Plan approval process only as to those details, regulations, and requirements which are specifically delineated and set forth in the applicable GAAMP.

- E. Final Site Plan Review and approval as set forth in Section 7.04-7.09 is required for existing principal or accessory structures or uses (including parking lots) where an alteration, addition, expansion, change or conversion:
 - 1. Constitutes an increase to the existing structure or use of one thousand (1,000) or more square feet or ten (10) percent, whichever is less;
 - 2. Would require a variance from the provisions of this Ordinance, regardless of its size.

SECTION 7.03 - PRELIMINARY SITE PLAN

- A. A Preliminary Site Plan is a generalized Site Plan required to be submitted for review of Special Land Uses by the Township Planning Commission. An applicant may also elect to submit a Preliminary Site Plan as an optional step in the overall Site Plan Review process to obtain feedback on a proposed development. The purpose of such preliminary review is to confirm compliance with Township standards, policies and relationship to the Master Plan, as well as to suggest changes necessary, if any, for the Final Site Plan approval.
- B. Applicants shall file a Preliminary Site Plan in conjunction with a Special Land Use application, as set forth in Section 6.04.
- C. Information Required for Review – Every Preliminary Site Plan submitted to the Planning Commission shall include the following information:
 - 1. The description, location, size and shape of the property involved.
 - 2. The shape, size, and location of existing and proposed buildings, parking areas and service drives, loading zones, location of existing and proposed public streets serving the property, and natural features including topography and soils.
 - 3. The location of all existing and proposed water and sewage treatment systems serving the property.
 - 4. Any other information deemed necessary to illustrate properly the development concept to the Planning Commission.

- D. The Planning Commission shall review the Preliminary Site Plan to determine if a Special Land Use may be approved, and/or if the overall development concept of an optional Preliminary Site Plan is acceptable.
 - 1. Approval of the Special Land Use and Preliminary Site Plan by the Planning Commission shall constitute approval of the Special Land Use but shall vest no rights in the applicant regarding approval of the Final Site Plan inasmuch as the specific details of a Site Plan prepared in accordance with Section 7.04 serve as the basis for determining that all Township standards have been met.

SECTION 7.04 - FINAL SITE PLAN

- A. All Final Site Plans shall be submitted to the Township Clerk at least twenty-one (21) days prior to the next scheduled meeting of the Planning Commission and must contain the following:
 - 1. A completed application signed by the owner; if the owner is a corporation, the application must be signed by a corporate officer; if the owner is a partnership, the application must be signed by a general partner; if the owner is an individual or individuals, each individual owner must sign the application.
 - 2. At least 6 copies, as determined by the Township, of the Site Plan meeting all informational requirements set forth in Section 7.06 as determined by the Township. Incomplete plans will not be accepted.
 - 3. All items as required by Section 7.06 shown on the Site Plan.
 - 4. Required fees.
 - 5. Upon receipt of a complete application and Site Plan, the Township Zoning Administer shall place review of the Site Plan on the next Planning Commission agenda.
 - 6. The Township may refer the Site Plan to the Township Planner and Engineer for review as well as other applicable outside agencies.
- B. Planning Commission Review. The Planning Commission will consider the application and take one (1) of the following actions:

1. Approval. Upon finding that the application and Final Site Plan meet the criteria of Site Plan Review in Section 7.05, the Planning Commission shall recommend approval.
2. Approval with Minor Revisions. Upon finding that the Application and Final Site Plan meet the criteria of Site Plan Review in Section 7.05, except for minor revisions, which can be made and confirmed without further technical review, the Planning Commission may recommend approval, conditioned upon said revisions being made and reviewed by appropriate Township staff and/or consultants.
3. Tabling. Upon finding that the application and Final Site Plan do not, but could, meet the criteria of Site Plan Review in Section 7.05 upon the making of revisions, confirmation of which requires further technical review, the Planning Commission may table its recommendation until the revised Final Site Plan is resubmitted to the Planning Commission.
4. Denial. Upon finding that the application and Final Site Plan do not meet one (1) or more of the criteria of Site Plan Review in Section 7.05 and that revisions necessary to meet said criteria are so extensive as to require the preparation of a new Site Plan, the Planning Commission shall recommend denial.

SECTION 7.05 - CRITERIA of FINAL SITE PLAN REVIEW

The Site Plan shall be reviewed and approved upon a finding that the following conditions are met:

- A. The proposed use will not be injurious to the surrounding neighborhood.
- B. There is a proper relationship between major thoroughfares and proposed service drives, driveways and parking areas and provisions have been made for acceleration, *deceleration* and passing lanes or approaches to preserve the safety and convenience of pedestrian and vehicular traffic.
- C. The location of buildings, outside storage receptacles, parking areas, screen walls and utility areas is such that the adverse effects of such uses will be minimized for the occupants of that use and surrounding areas.

- D. It provides for proper development of roads, easements, and public utilities and protects the general health, safety, welfare, and character of the Township.
- E. It meets the requirements and standards for grading and surface drainage and for the design and construction of storm sewers, storm water facilities, parking lots, driveways, water mains, sanitary sewers and for acceleration, deceleration and passing lanes or approaches as determined by the Township Zoning Administer and as set forth in any Township design and construction standards, which may be established.
- F. Proper access to all portions of the site and all sides of any structure is provided. All structures or groups of structures shall be so arranged as to permit emergency vehicle access by some practical means to all sides. Site features such as, but not limited to, trees and other plant materials, fences, retaining walls, berms, outdoor furniture, outdoor structures, and natural and artificial water bodies shall be arranged to permit adequate emergency vehicle access.
- G. Natural resources will be preserved to the maximum extent possible in the site design by developing in a manner, which will not detrimentally affect or destroy natural features such as lakes, ponds, streams, wetlands, steep slopes, groundwater, and woodlands.
- H. The proposed development respects the natural topography to the maximum extent possible by minimizing the amount of cutting, filling, and grading required.
- I. The proposed development will not cause soil erosion or sedimentation.
- J. Storm water management systems and facilities will preserve the natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible, and will not substantially reduce or increase the natural retention or storage capacity of any wetland, water body or watercourse, or cause alterations which could increase flooding or water pollution on or off site.
- K. Wastewater treatment systems, including on-site septic systems, will be located and designed to minimize any potential degradation of surface water or groundwater quality.
- L. A site which includes storage of hazardous materials or waste, fuels, salt, or chemicals will be designed to prevent spills and discharges of polluting materials to the surface of

the ground, groundwater or nearby water bodies. See additional requirements in Article X.

- M. The location of buildings, parking, drives, landscaping and other improvements on the site is appropriate and consistent with good design standards for the lot size, shape and general location.
- N. Landscaping, including grass, trees, shrubs, and other vegetation is provided to maintain and improve the aesthetic quality of the site and area.
- O. The proposed use complies with all Township Ordinances and any other applicable laws.

SECTION 7.06 - INFORMATION REQUIRED on FINAL SITE PLAN

Final Site Plans, as required under Section 7.02, shall consist of an overall plan for the entire development. Sheet size shall be at least 24" x 36" with plan view drawn to a scale of 1" = 40' for lots less than three acres or 1" = 80' for lots three (3) or more acres. A Final Site Plan submitted for review and approval shall contain all of the following data prior to its submission to the Planning Commission for review.

A. General Information:

1. Proprietors, applicants, and owner's names, addresses, email addresses, and telephone numbers.
2. Date (month, day, year), including revisions.
3. Title block.
4. Scale.
5. North point.
6. Location map drawn at a scale of 1" = 2,000' with north point indicated.
7. Architect, Engineer, Surveyor, Landscape Architect, or Planner's seal.

8. Existing lot lines, building lines, structures, parking areas, etc. within the site, and within one hundred (100) feet of the site.
 9. Proposed lot lines, property lines and all structures, parking areas, etc. within the site, and within one hundred (100) feet of the site.
 10. Centerline and existing and proposed right-of-way lines of any street.
 11. Zoning classification of petitioner's parcel and all abutting parcels.
 12. Gross acreage figure.
 13. Proximity to major thoroughfares and section corners.
- B. Physical features.
1. Acceleration, deceleration, and passing lanes and approaches.
 2. Proposed locations and dimensions of access drives, street intersections, driveway locations, sidewalks, bike paths, curbing and areas for public use.
 3. Location of existing and proposed service facilities above and below ground, including:
 - a. Well sites.
 - b. Septic systems and other wastewater treatment systems. The location of the septic tank and the drain field (soil absorption system) should be clearly identified.
 - c. Chemical and fuel storage tanks and containers.
 - d. Storage, loading, and disposal areas for chemicals, hazardous substances, salt and fuels.
 - e. Water mains, hydrants, pump houses, standpipes and building services and sizes, where applicable.
 - f. Sanitary sewers and pumping stations, where applicable.

g. Storm water control facilities and structures including storm sewers, swales, retention and detention basins, drainage-ways, and other facilities, including calculations for sizes.

h. Location and dimension of all easements.

4. Location and dimensions of all existing and proposed structures with dimensioned floor plans, setback and yard dimensions, and typical elevation views.

5. Dimensioned parking spaces and calculations, drives, and method of surfacing.

6. Exterior lighting locations and illumination patterns.

7. Location and description of all existing and proposed landscaping, berms, fencing, and walls.

8. Trash receptacle and transformer pad location and method of screening.

9. Dedicated road or service drive locations.

10. Entrance details including sign locations and size.

11. Designation of fire lanes.

12. Any other pertinent physical features.

C. Natural features.

1. Soil characteristics of the parcel to at least the detail provided by the U.S. Natural Resources Conservation Service's "Soil Survey of Lenawee County, Michigan."

2. Existing topography with a maximum contour interval of two (2) feet, both on the site and beyond the site for a distance of one hundred (100) feet in all directions. Grading plan, showing finished contours so as to clearly indicate required cutting, filling and grading.

3. Location of existing drainage-courses and associated bodies of water, on and off site, and their elevations.

4. Location of existing wetlands.
 5. Location of natural resource features, including woodlands and areas with slopes greater than ten (10) percent (one (1) foot of vertical elevation for every ten (10) feet of horizontal distance).
 6. An impact assessment ~~pursuant to Section 9.04.~~
- D. Additional requirements for residential developments.
1. Density calculations by type of unit by bedroom counts.
 2. Designation of units by type and number of units in each building.
 3. Carport locations and details where proposed.
 4. Specific amount and location of recreation spaces.
 5. Type of recreation facilities to be provided in recreation space.
 6. Details of a community building and fencing of swimming pool if proposed.
- E. Additional requirements for commercial and industrial developments.
1. Loading/unloading areas.
 2. Total and usable floor area.
 3. Number of employees in peak usage.
 4. A detailed plan for restoration after an operation ceases for six (6) months or after hazardous contamination of the property along with a performance guarantee in an amount to be determined by the Palmyra Township Board.
- F. ~~See Section 8.49, Wind Energy Facilities~~

SECTION 7.07 - NOTICE of ACTION or RECOMMENDATION

The Planning Commission shall note on a Final Site Plan any action or recommendation regarding that Plan and provide at least one (1) copy of that Plan together with any required written findings, conditions or reasons to the Clerk. A copy of the Planning Commission minutes shall be sufficient to satisfy the requirement.

SECTION 7.08 - BUILDING PERMITS and CONFORMITY to FINAL SITE PLAN

After filing of the approved application and Final Site Plan, satisfaction of any conditions of said approval and compliance with this and other Township Ordinances, a building permit may be issued. All development and construction shall be in complete conformity with the Site Plan as approved, together with any conditions imposed.

SECTION 7.09 - EXPIRATION of APPROVAL

Final Site Plan approval is valid for a period of one (1) year from the date of Planning Commission action within which time all necessary building or construction permits shall be secured and construction recommenced. The Planning Commission may grant an extension of Site Plan approval for up to one (1) year. All requests for extensions shall be made in writing and include a statement of why the extension is necessary and confirmation of ability to complete construction in conformity with the Final Site Plan as approved.



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 #24-08

RAISIN TOWNSHIP - 5000 CENTENNIAL Rd BLK

APPLICANT(S): Andrew and Carie Rebottaro

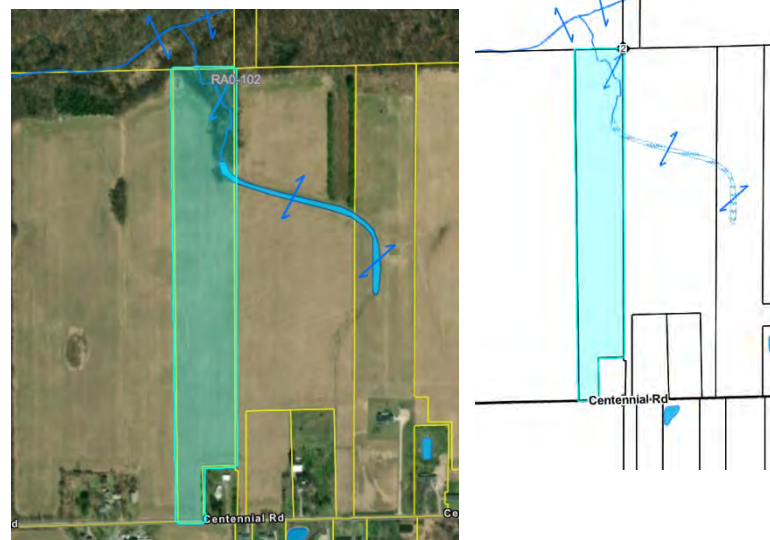
DATE: September 14, 2024

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

LOCATION: The subject site (ID # RAO-102-3900-00) is located in the northwest section of Raisin Township, north of Centennial Road, between Rogers and Billmyer Highways.

DESCRIPTION: The property has an area of approximately twenty (20.003) total acres sixteen (16) of which are cultivated for cash crops and just under two (2) are untillable. There are no buildings located on the property.

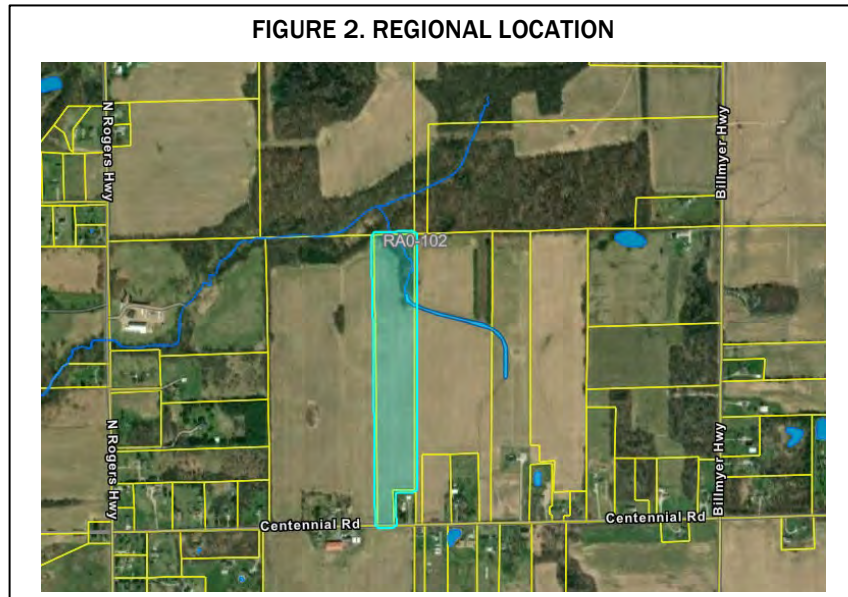
FIGURE 1. AERIAL IMAGE OF SUBJECT PROPERTY & PARCEL BOUNDARY



PROPOSED TERM: 10 years.

LAND USE: The applicant notes that the property has a total annual income of \$9,188:16.12 acres of tillable land = \$570/acre.

The property is predominantly farmland and zoned 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 Raisin Township to the Lenawee County Clerk.

Attachment(s): FA24-08 Staff Report, PA 116 Application



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



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

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

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

OFFICIAL USE ONLY

Local Governing Body: _____

Date Received: 8/28/2024

Application No: 2024-0828B

State: _____

Date Received: _____

Application No: _____

Approved: _____

Rejected: _____

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

I. Personal Information:

1. Name(s) of Applicant: Rebottaro Andrew E
Last First Initial

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

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

☒ Married ☐ Single

2. Mailing Address: 6779 Centennial Road Tecumseh MI 49286
Street City State Zip Code

3. Telephone Number: (Area Code) () 517 605 8634

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

5. E-mail address: arebottaro@yahoo.com

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

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

8. Section No. 2 Town No. 10S Range No. 4E 4E

III. Legal Information:

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

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

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

If "Yes", please explain circumstances: _____

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

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

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

Name the types of mineral(s) involved: _____

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

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

Name: _____

Address: _____

Street City State Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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

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

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

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

This application is for:

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

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

- b. Total number of acres on this farm Cash crop
 c. Total number of acres being applied for (if different than above): 18
 d. Acreage in cultivation: 16.12
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0
 f. All other acres (swamp, woods, etc.) 1.88
 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):**

\$ ~~33450~~ 9188 : 16.12 = \$ 570 (per acre)
 total income total acres of tillable land

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

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

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

V. Signature(s):

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

[Signature]
(Signature of Applicant)
Carrie K. [Signature]
(Co-owner, If Applicable)
8-26-2024
(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: 8/28/2024 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Raisin Charter 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.

II. Please verify the following:

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

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

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

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

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

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

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

COPY SENT TO:

____ County or Regional Planning Commission

____ Conservation District

____ Township (if county has zoning authority)

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

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

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

☒ Map of Farm

☒ Copy of most recent appraisal record

____ Copy of letters from review agencies (if available)

____ Any other applicable documents

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

**QUIT CLAIM DEED**

Know all Men by these Presents, that on July 20, 2022, for the sum of One (\$1.00) Dollar, Anthony R. Rebottaro, Trustee of the Rebottaro Family Living Trust Agreement dated October 4, 2005, as amended, whose address is 6868 Pocklington Road, Britton, Michigan 49229, Quit Claims to Andrew E. Rebottaro, whose address is 6779 Centennial Road, Tecumseh, Michigan 49286, the following described property situated in the Township of Raisin, County of Lenawee, and State of Michigan:

See Exhibit A

Tax I.D. Nos.: RA0-102-3900-00 and RA0-111-1300-00

Subject to zoning ordinances, restrictions and easements of record, and taxes and assessments due and payable after date hereof. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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


The above-described premises 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.

by Mohr Budds Law
Box 368
3pg ✓ Britton MI 49229

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

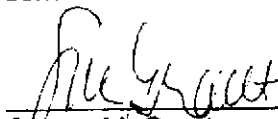
Signed by:

REBOTTARO FAMILY LIVING TRUST
AGREEMENT DATED OCTOBER 4,
2005, as amended

By: 
Anthony R. Rebottaro, Trustee

STATE OF MICHIGAN)
) ss.
COUNTY OF LENAWEE)

The foregoing instrument was signed and sworn to before me in Lenawee County, Michigan, this 20th day of July, 2022, by Anthony R. Rebottaro, Trustee of the Rebottaro Family Living Trust Agreement dated October 4, 2005, as amended.


Stacey M. Grant
Notary Public, Lenawee County, MI
Acting in Lenawee County, MI
My Commission Expires: 04-17-2024

Prepared By:
Kathryn M. Mohr
Mohr Budds Law, PLLC
7251 Ford Highway
Tecumseh, Michigan 49286
(517) 815-1948

STACEY M. GRANT
Notary Public, Lenawee Co., MI
Acting in Lenawee Co., MI
My Comm. Expires April 17, 2024

Send subsequent tax bills to the Grantee.


LIBER 2642 PAGE 0931 2 of 3

EXHIBIT A

Properties situated in the Township of Raisin, County of Lenawee, and State of Michigan:

Parcel 1:

E ½ OF E ½ OF E ½ OF SW ¼ SEC 2 EX LD BEING 184 FT E AND W BY 325 FT N
AND S OUT OF SE COR CONT 1.37 ACRES SEC 2

Tax I.D. No.: RA0-102-3900-00

Parcel 2:

E ½ OF NW ¼ SEC 11

Tax I.D. No.: RA0-111-1300-00

LIBER 2642 PAGE 0931 3 of 3

OFFICIAL TAX STATEMENT

Summer Tax Bill

CHARTER TOWNSHIP OF RAISIN
 RAISIN TOWNSHIP TREASURER
 5525 OCCIDENTAL HWY
 TECUMSEH, MI 49286

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

Property Addr: 5000 CENTENNIAL RD BLK

To: REBOTTARO, ANDREW E
 6779 CENTENNIAL RD
 TECUMSEH MI 49286



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 #: RA0-102-3900-00

Tax for Prop#: RA0-102-3900-00

Make Check Payable To: CHARTER TOWNSHIP OF RAISIN

TOTAL AMOUNT DUE: 262.71

Please detach along perforation. Keep the bottom portion.

CHARTER TOWNSHIP OF RAISIN 2024 Summer Tax Bill

MESSAGE TO TAXPAYER

OFFICE HOURS: MON-THURS 8 AM-4 PM; CLOSED FRIDAY
 PHONE: 517-423-3162

WE ENCOURAGE TAX PAYMENTS TO BE MADE BY THE USE OF THE DROP BOX; MAIL OR ONLINE FOR CREDIT CARD PAYMENTS AT WWW.RAISINCHARTERTOWNSHIP.COM A 3% CONVENIENCE FEE WILL BE ADDED TO ALL CREDIT CARD TRANSACTIONS. NOTE - POSTMARKS ARE NOT ACCEPTED. PLEASE SEND THE ENTIRE TAX STATEMENT AND PROVIDE A SELF-ADDRESSED STAMPED ENVELOPE IF REQUIRING A PAYMENT RECEIPT.

PAYABLE JULY 1, 2024 THRU SEPT 14, 2024.

1% INTEREST PER MONTH AFTER SEPT 14.

3% PENALTY AFTER FEB 14, 2025, PLUS 1% PER MONTH.

DOG LICENSES REQUIRE A SEPARATE CHECK- DO NOT

INCLUDE IN TAX PAYMENT.

PROPERTY INFORMATION

Property Assessed To:
 REBOTTARO, ANDREW E

6779 CENTENNIAL RD
 TECUMSEH, MI 49286

School: TECUMSEH PUBLIC SCHOOLS

Prop #: RA0-102-3900-00

Prop Addr: 5000 CENTENNIAL RD BLK

Legal Description:

E 1/2 OF E 1/2 OF E 1/2 OF SW 1/4 SEC 2 EX LD BEING 184 FT E AND W BY 325 FT N AND S OUT OF SE COR CONT 1.37 ACRES SEC 2

PAYMENT INFORMATION

This tax is payable 7/01/2024 thru 9/14/2024

Pay by mail to: CHARTER TOWNSHIP OF RAISIN
 RAISIN TOWNSHIP TREASURER
 5525 OCCIDENTAL HWY
 TECUMSEH, MI 49286

TAX DETAIL

Taxable Value:	14,872	AGRICULTURAL-VACAN
State Equalized Value:	45,500	
Assessed Value:	45,500	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.

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	89.23
COUNTY OPER	5.40000	80.30
LENAAEE INT SCH	3.64620	54.22
SCHOOL DEBT	2.20000	32.71
SCH PUB REC OPER	0.24590	3.65
SCHOOL OPER	18.00000	EXEMPT

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: JAN 1 - DEC 31
 School: JULY 1 - JUNE 30
 State: OCT 1 - SEPT 30

Does NOT affect when the tax is due or its amount

Total Tax	260.11
Administration Fee	2.60

TOTAL AMOUNT DUE 262.71

Map of Farm with Structures and Natural Features:

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

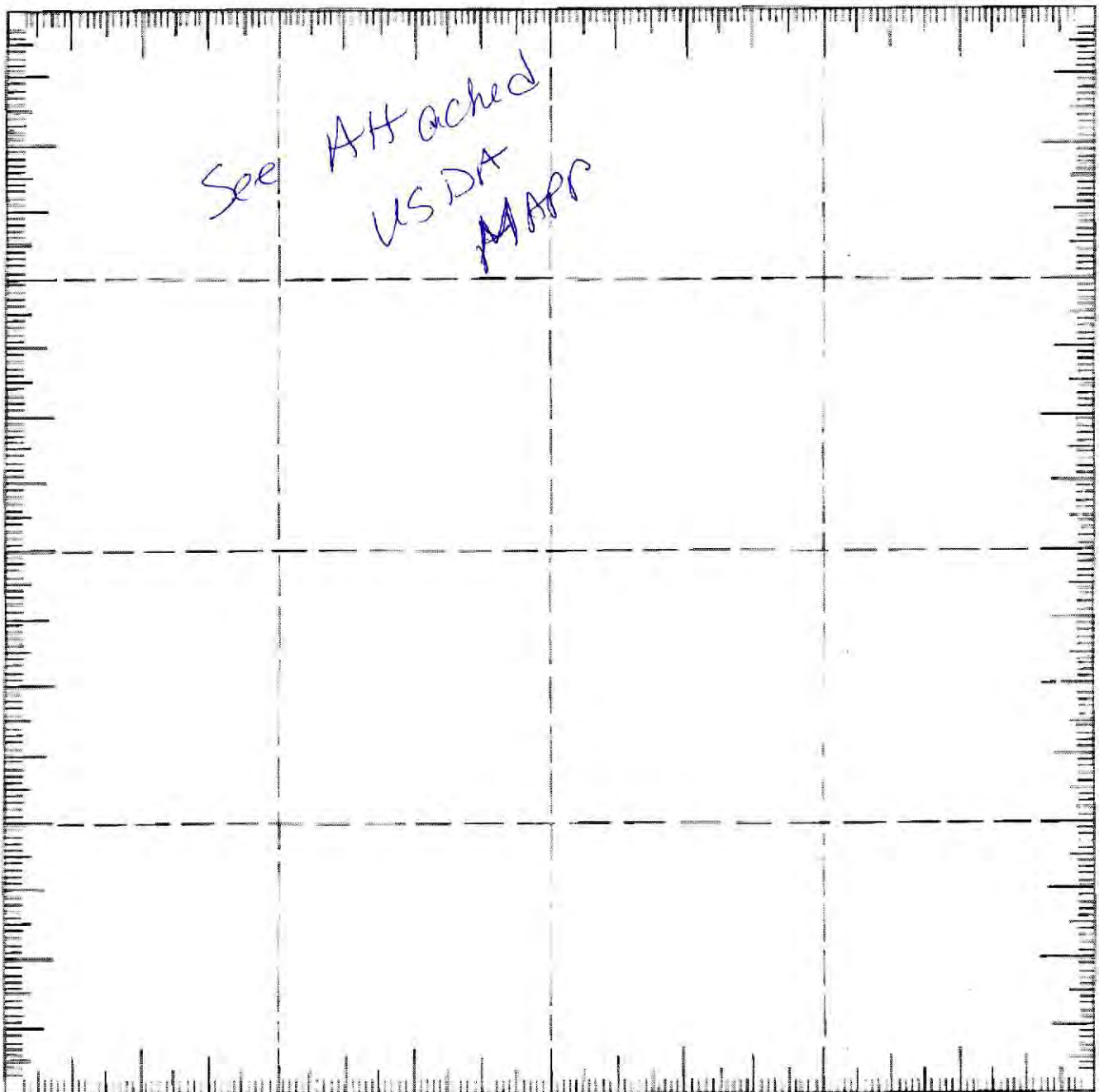
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County Lenawee

Township Charter Township of Raisin

T 6S R 4E Section 2

↑ North





Common Land Unit

- Common Land Unit*
- Non-Cropland
- Tract Boundary
- Section Lines

Cropland vs Noncropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions
- Areas of Concern as of 4/25/24

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

- ☐ Shares - 100% OP
- ☐ Certified Organic
- ☐ All Crops - Non-Irrigated
- ☐ CORN - YEL/GR
- ☐ WHEAT - GR (SRW or SWW)
- ☐ SOYS - COM/GR
- ☐ ALFALFA - FG or GZ
- ☐ DRY BEANS - DE
- ☐ MIXFG - FG or GZ

2024 Program Year


CLU Date: April 25, 2024
2022 NAIP Imagery

Farm 14392
Tract 833

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Areas of Concern represent potential wetland violations (78W, CW+Yr, CWNA, CWTE, MIW, MWM, WX) included in the NRCS Certified Wetland Determination dataset. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). Alternate year NAIP imagery may be displayed for tracts located in other states or along state borders.

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.

FROM: RAISIN TOWNSHIP ASSESSOR CHARTER TOWNSHIP OF RAISIN 301 N-MAIN ST ADRIAN, MI 49221	PARCEL IDENTIFICATION PARCEL NUMBER: 46RA0-102-3900-00 PROPERTY ADDRESS: 5000 CENTENNIAL RD BLK TECUMSEH, MI 49286															
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: *****AUTO**5-DIGIT 49229 REBOTTARO, ANDREW E 6779 CENTENNIAL RD TECUMSEH, MI 49286-9524 	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: E 1/2 OF E 1/2 OF E 1/2 OF SW 1/4 SEC 2 EX LD BEING 184 FT E AND W BY 325 FT N AND S OUT OF SE COR CONT 1.37 ACRES SEC 2																
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 (AGRICULTURAL-VACANT)																
PRIOR YEAR'S CLASSIFICATION: 102 (AGRICULTURAL-VACANT)																
The change in taxable value will increase/decrease your tax bill for the 2024 year by approximately: \$20	<table border="1" style="width:100%"><thead><tr><th style="width:25%;">PRIOR AMOUNT YEAR: 2023</th><th style="width:25%;">CURRENT TENTATIVE AMOUNT YEAR: 2024</th><th style="width:50%;">CHANGE FROM PRIOR YEAR TO CURRENT YEAR</th></tr></thead><tbody><tr><td>1. TAXABLE VALUE:</td><td>14,164</td><td>14,872 708</td></tr><tr><td>2. ASSESSED VALUE:</td><td>44,500</td><td>45,500 1,000</td></tr><tr><td>3. TENTATIVE EQUALIZATION FACTOR: 1.000</td><td></td><td></td></tr><tr><td>4. STATE EQUALIZED VALUE (SEV): 44,500</td><td>45,500</td><td>1,000</td></tr></tbody></table>	PRIOR AMOUNT YEAR: 2023	CURRENT TENTATIVE AMOUNT YEAR: 2024	CHANGE FROM PRIOR YEAR TO CURRENT YEAR	1. TAXABLE VALUE:	14,164	14,872 708	2. ASSESSED VALUE:	44,500	45,500 1,000	3. TENTATIVE EQUALIZATION FACTOR: 1.000			4. STATE EQUALIZED VALUE (SEV): 44,500	45,500	1,000
PRIOR AMOUNT YEAR: 2023	CURRENT TENTATIVE AMOUNT YEAR: 2024	CHANGE FROM PRIOR YEAR TO CURRENT YEAR														
1. TAXABLE VALUE:	14,164	14,872 708														
2. ASSESSED VALUE:	44,500	45,500 1,000														
3. TENTATIVE EQUALIZATION FACTOR: 1.000																
4. STATE EQUALIZED VALUE (SEV): 44,500	45,500	1,000														
5. There WAS or WAS NOT a transfer of ownership on this property in 2023 WAS NOT																
6. Assessor Change Reason: MARKET ADJUSTMENT																

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) 264-4568	Email Address: DAWN.MEEKER@LENAWEE.MI.US
March Board of Review Appeal Information. The board of review will meet at the following dates and times: AT RAISIN TOWNSHIP HALL 5525 OCCIDENTAL HWY, TECUMSEH, MI BY APPOINTMENT, ON THE FOLLOWING DAYS: MON MARCH 11TH 9:00 AM TO 12:00 NOON AND 1:30 PM TO 4:30 PM TUE MARCH 12TH 1:00 PM TO 4:00 PM AND 6:00 PM TO 9:00 PM WED MARCH 13TH 1:00 PM TO 4:00 PM PLEASE CALL DAWN 517-264-4568 TO SET UP AN APPOINTMENT-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: RAISIN BOR, 301 N MAIN ST, ADRIAN, MI 49221 CALL OR EMAIL THE ASSESSOR'S OFFICE WITH QUESTIONS 517-264-4568 OR DAWN.MEEKER@LENAWEE.MI.US		



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 #24-09

RAISIN TOWNSHIP - 5337 CENTENNIAL RD BLK

APPLICANT(S): Andrew and Carie Rebottaro

DATE: September 14, 2024

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

LOCATION: The subject site (ID # RAO-111-1300-00) is located in the northwest section of Raisin Township, south of Centennial Road, between Rogers and Billmyer Highways.

DESCRIPTION: The property has an area of approximately eighty-four (84.8) total acres seventy-four (74) of which are cultivated for cash crops.. There is one (1) dwelling, four (4) barns, and two (2) grain silos, totaling seven (7) structures located on the property.

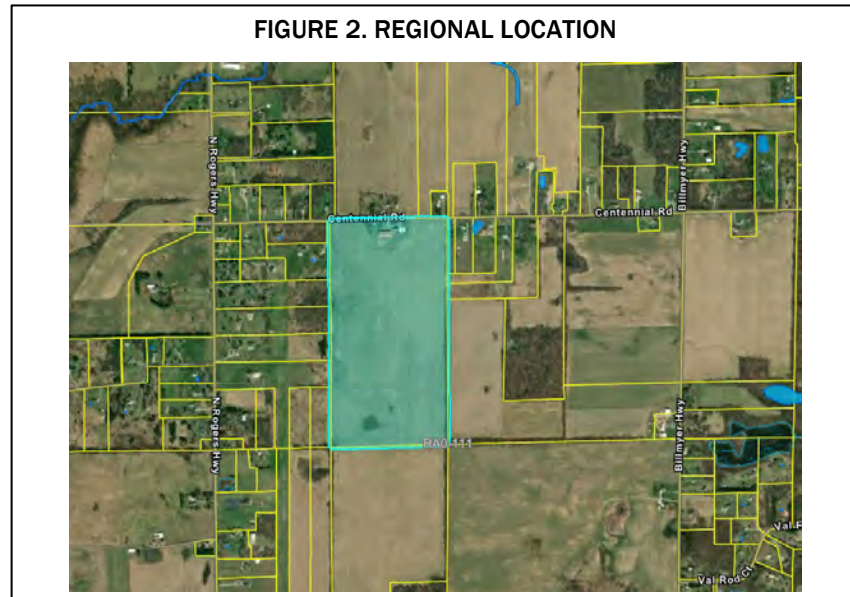
FIGURE 1. AERIAL IMAGE OF SUBJECT PROPERTY & PARCEL BOUNDARY



PROPOSED TERM: 10 years.

LAND USE:

The property is comprised of farmland and zoned 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 Raisin Township to the Lenawee County Clerk.

Attachment(s): FA24-09 Staff Report, PA 116 Application



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



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

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

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

OFFICIAL USE ONLY

Local Governing Body:

Date Received 8/28/2024

Application No: 2024-0828C

State:

Date Received

Application No:

Approved: Rejected

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

I. Personal Information:

1. Name(s) of Applicant: Rebottaro Andrew E
Last First Initial

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

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

☒ Married ☐ Single

2. Mailing Address: 6779 Centennial Road Tecumseh MI 49286
Street City State Zip Code

3. Telephone Number: (Area Code) () 517 605 8634

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

5. E-mail address: arebottaro@yahoo.com

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

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

8. Section No. 11 Town No. 65 Range No. 4E

III. Legal Information: Property # RA0-111-1300-00

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

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

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

If "Yes", please explain circumstances:

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

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

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

Name the types of mineral(s) involved:

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

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

Name:

Address:

Street City State Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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

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

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

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

This application is for:

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

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

Cash Crop

b. Total number of acres on this farm ^{84.8}

c. Total number of acres being applied for (if different than above): 74.8

d. Acreage in cultivation: 80.29

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

f. All other acres (swamp, woods, etc.) ⁰

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

No. of Buildings _____ Residence: 1 Barn: 4 Tool Shed: _____
 Silo: _____ Grain Storage Facility: 2 Grain Drying Facility: _____
 Poultry House: _____ Milking Parlor: _____ Milk House: _____
 Other: (Indicate) _____

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

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

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

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

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

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

V. Signature(s):

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

Ariel E. Sile
(Signature of Applicant)

(Corporate Name, If Applicable)

Cari Schubert
(Co-owner, If Applicable)

(Signature of Corporate Officer)

8-26-2024
(Date)

(Title)

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

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

I. Date Application Received: 8/28/2024 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Raisin Charter 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.

II. Please verify the following:

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

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

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

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

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

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

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

COPY SENT TO:

____ County or Regional Planning Commission

____ Conservation District

____ Township (if county has zoning authority)

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

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

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

☒ Map of Farm

☒ Copy of most recent appraisal record

____ Copy of letters from review agencies (if available)

____ Any other applicable documents

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

**QUIT CLAIM DEED**

Know all Men by these Presents, that on July 20, 2022, for the sum of One (\$1.00) Dollar, Anthony R. Rebottaro, Trustee of the Rebottaro Family Living Trust Agreement dated October 4, 2005, as amended, whose address is 6868 Pocklington Road, Britton, Michigan 49229, Quit Claims to Andrew E. Rebottaro, whose address is 6779 Centennial Road, Tecumseh, Michigan 49286, the following described property situated in the Township of Raisin, County of Lenawee, and State of Michigan:

See Exhibit A

Tax I.D. Nos.: RA0-102-39C0-00 and RA0-111-1300-00

Subject to zoning ordinances, restrictions and easements of record, and taxes and assessments due and payable after date hereof. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

The above-described premises 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.

tnr Mohr Budds Law
Box 368
3pg ✓ Britton mi 49229

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

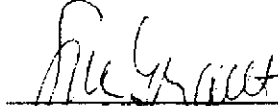
Signed by:

REBOTTARO FAMILY LIVING TRUST
AGREEMENT DATED OCTOBER 4,
2005, as amended


By: Anthony R. Rebottaro, Trustee

STATE OF MICHIGAN)
) ss.
COUNTY OF LENAWEE)

The foregoing instrument was signed and sworn to before me in Lenawee
County, Michigan, this 20th day of July, 2022, by Anthony R. Rebottaro, Trustee of the
Rebottaro Family Living Trust Agreement dated October 4, 2005, as amended.


Stacey M. Grant
Notary Public, Lenawee County, MI
Acting in Lenawee County, MI
My Commission Expires: 04-17-2024

Prepared By:
Kathryn M. Mohr
Mohr Budds Law, PLLC
7251 Ford Highway
Tecumseh, Michigan 49286
(517) 815-1948

STACEY M. GRANT
Notary Public, Lenawee Co., MI
Acting in Lenawee Co., MI
My Comm. Expires April 17, 2024

Send subsequent tax bills to the Grantee.


LIBER 2642 PAGE 0931 2 of 3

EXHIBIT A

Properties situated in the Township of Raisin, County of Lenawee, and State of Michigan:

Parcel 1:

E ½ OF E ½ OF E ½ OF SW ¼ SEC 2 EX LD BEING 184 FT E AND W BY 325 FT N
AND S OUT OF SE COR CONT 1.37 ACRES SEC 2

Tax I.D. No.: RA0-102-3900-00

Parcel 2:

E ½ OF NW ¼ SEC 11

Tax I.D. No.: RA0-111-1300-00

LIBER 2642 PAGE 0931 3 of 3

OFFICIAL TAX STATEMENT
Summer Tax Bill

CHARTER TOWNSHIP OF RAISIN
RAISIN TOWNSHIP TREASURER
5525 OCCIDENTAL HWY
TECUMSEH, MI 49286

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

Property Addr: 5337 CENTENNIAL RD

To: REBOTTARO, ANDREW E
6779 CENTENNIAL RD
TECUMSEH MI 49286



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 #: RA0-111-1300-00

Tax for Prop#: RA0-111-1300-00

Make Check Payable To: CHARTER TOWNSHIP OF RAISIN

TOTAL AMOUNT DUE: 2,826.56

Please detach along perforation. Keep the bottom portion.

CHARTER TOWNSHIP OF RAISIN 2024 Summer Tax Bill

MESSAGE TO TAXPAYER		PAYMENT INFORMATION																															
OFFICE HOURS: MON-THURS 9 AM-4 PM; CLOSED FRIDAY PHONE: 517-423-3162 WE ENCOURAGE TAX PAYMENTS TO BE MADE BY THE USE OF THE DROP BOX; MAIL OR ONLINE FOR CREDIT CARD PAYMENTS AT WWW.RAISINCHARTERTOWNSHIP.COM A 3% CONVENIENCE FEE WILL BE ADDED TO ALL CREDIT CARD TRANSACTIONS. NOTE - POSTMARKS ARE NOT ACCEPTED. PLEASE SEND THE ENTIRE TAX STATEMENT AND PROVIDE A SELF-ADDRESSED STAMPED ENVELOPE IF REQUIRING A PAYMENT RECEIPT. PAYABLE JULY 1, 2024 THRU SEPT 14, 2024. 1% INTEREST PER MONTH AFTER SEPT 14. 3% PENALTY AFTER FEB 14, 2025, PLUS 1% PER MONTH. DOG LICENSES REQUIRE A SEPARATE CHECK- DO NOT INCLUDE IN TAX PAYMENT.		This tax is payable 7/01/2024 thru 9/14/2024 Pay by mail to: CHARTER TOWNSHIP OF RAISIN RAISIN TOWNSHIP TREASURER 5525 OCCIDENTAL HWY TECUMSEH, MI 49286																															
PROPERTY INFORMATION		TAX DETAIL																															
Property Assessed To: REBOTTARO, ANDREW E 6779 CENTENNIAL RD TECUMSEH, MI 49286 School: TECUMSEH PUBLIC SCHOOLS Prop #: RA0-111-1300-00 Prop Addr: 5337 CENTENNIAL RD Legal Description: E 1/2 OF NW 1/4 SEC 11		Taxable Value: 159,992 AGRICULTURAL-IMPRO State Equalized Value: 352,700 Class: 101 Assessed Value: 352,700 P.R.E. %: 100.0000																															
OPERATING FISCAL YEARS		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.																															
The taxes on bill will be used for governmental operations for the following fiscal year(s): County: JAN 1 - DEC 31 Twn/Cty: JAN 1 - DEC 31 School: JULY 1 - JUNE 30 State: OCT 1 - SEPT 30 Does NOT affect when the tax is due or its amount		<table border="1"><thead><tr><th>DESCRIPTION</th><th>MILLAGE</th><th>AMOUNT</th></tr></thead><tbody><tr><td>STATE ED</td><td>6.00000</td><td>959.95</td></tr><tr><td>COUNTY OPER</td><td>5.40000</td><td>863.95</td></tr><tr><td>LENAWEE INT SCH</td><td>3.64620</td><td>583.36</td></tr><tr><td>SCHOOL DEBT</td><td>2.20000</td><td>351.98</td></tr><tr><td>SCH PUB REC OPER</td><td>0.24590</td><td>39.34</td></tr><tr><td>SCHOOL OPER</td><td>18.00000</td><td>EXEMPT</td></tr><tr><td colspan="2">Total Tax</td><td>2,798.58</td></tr><tr><td colspan="2">Administration Fee</td><td>27.98</td></tr><tr><td colspan="2">TOTAL AMOUNT DUE</td><td>2,826.56</td></tr></tbody></table>		DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	959.95	COUNTY OPER	5.40000	863.95	LENAWEE INT SCH	3.64620	583.36	SCHOOL DEBT	2.20000	351.98	SCH PUB REC OPER	0.24590	39.34	SCHOOL OPER	18.00000	EXEMPT	Total Tax		2,798.58	Administration Fee		27.98	TOTAL AMOUNT DUE		2,826.56
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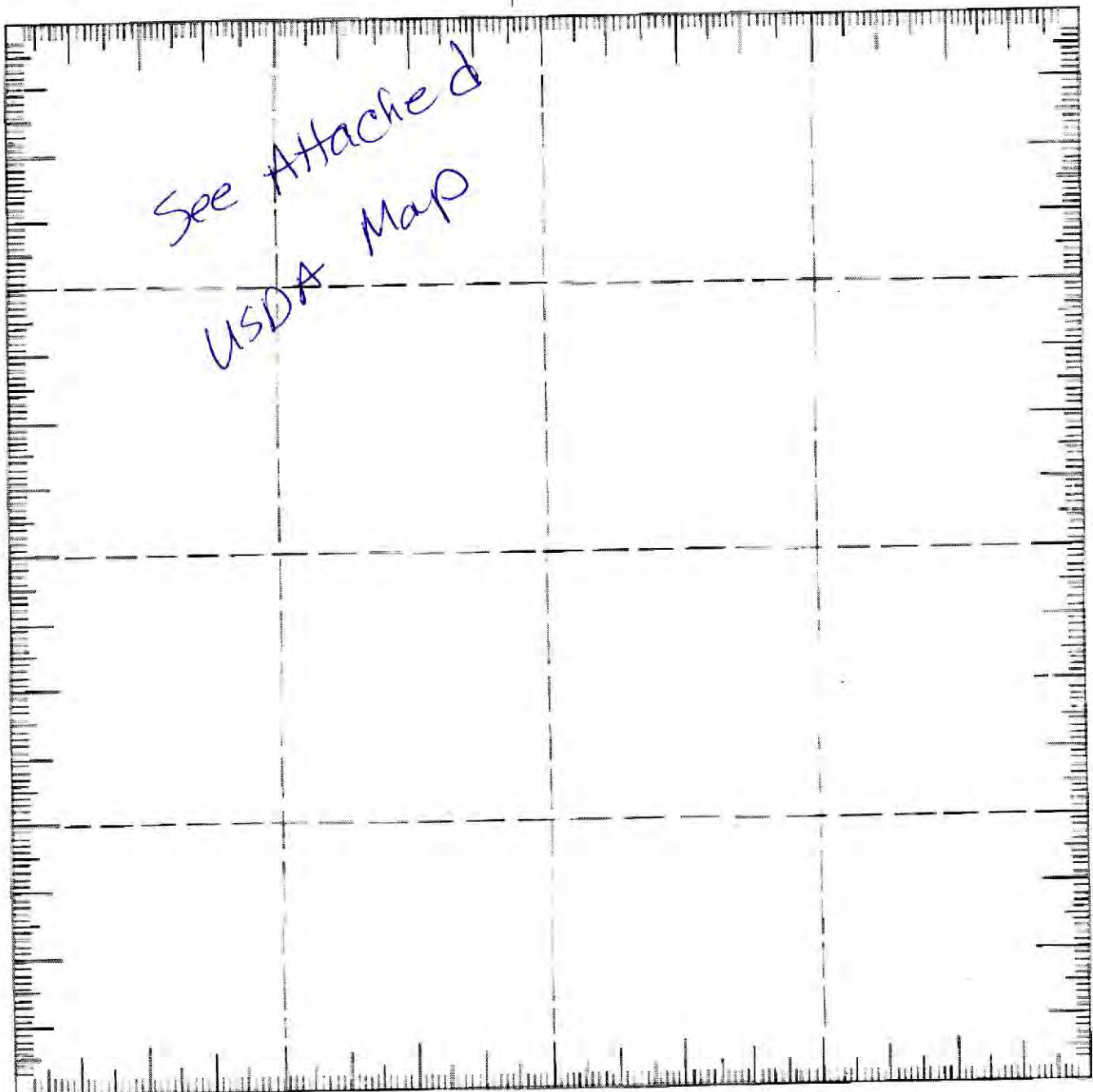
Map of Farm with Structures and Natural Features:

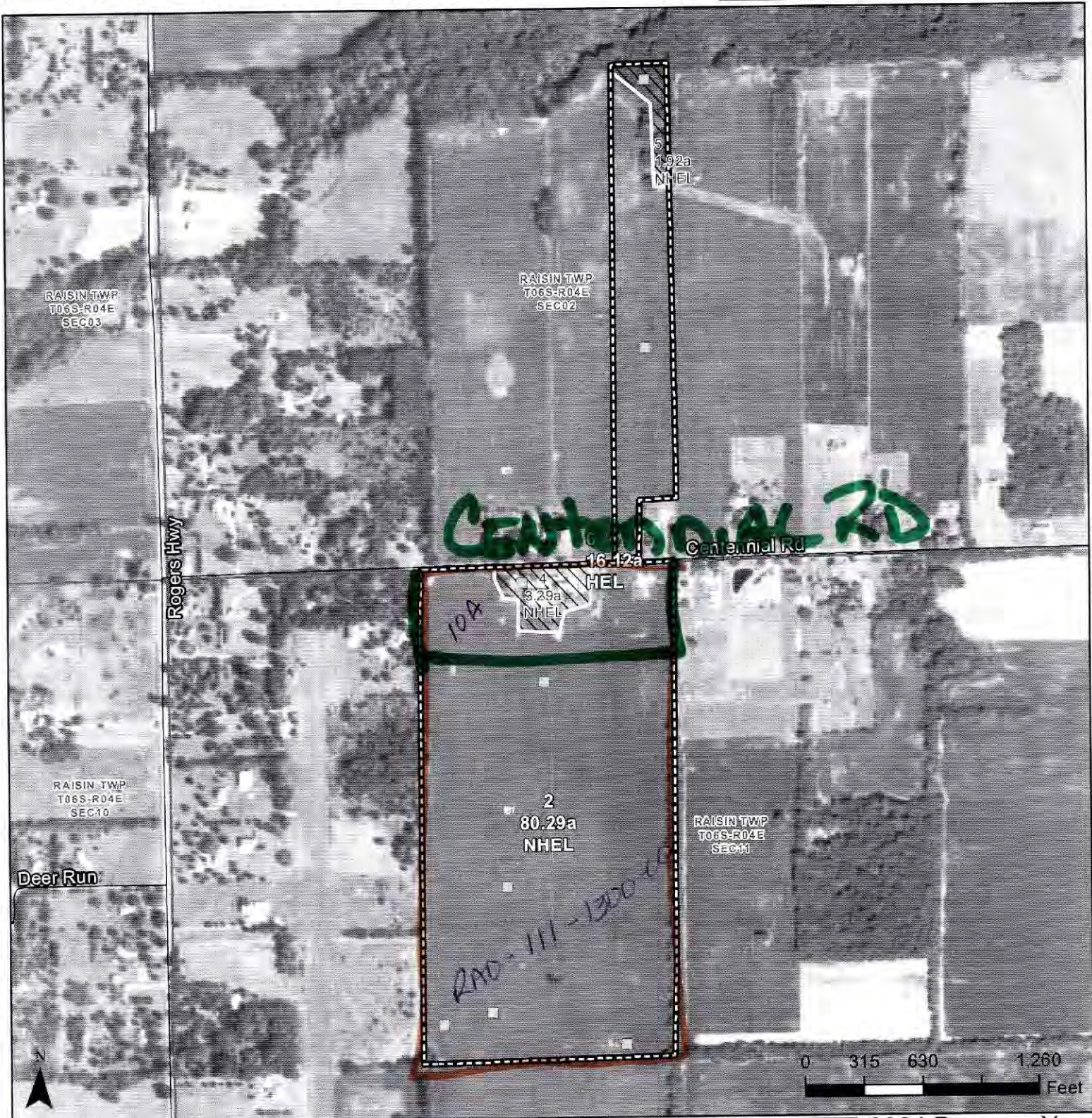
- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
C. Outline and designate the current uses of the property (crops, 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 Lerawee
Township Charter Township of Raisin
T 6S R 4E Section 11

↑ North









Common Land Unit

- Common Land Unit*
-  Non-Cropland
 -  Tract Boundary
 -  Section Lines

Cropland vs Noncropland

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions
-  Areas of Concern as of 4/25/24

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

- | | |
|--|--|
| <input type="checkbox"/> Certified Organic | <input type="checkbox"/> All Crops - Non-Irrigated |
| <input type="checkbox"/> CORN - YEL/GR | <input type="checkbox"/> WHEAT - GR (SRW or SWW) |
| <input type="checkbox"/> SOYS - COM/GR | <input type="checkbox"/> ALFALFA - FG or GZ |
| <input type="checkbox"/> DRY BEANS - DE | <input type="checkbox"/> MIXFG - FG or GZ |

2024 Program Year


CLU Date: April 25, 2024
 2022 NAIP Imagery

Farm 14392
Tract 833

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Areas of Concern represent potential wetland violations 92W, CW+Yr, CWNA, CWTE, MIW, MWM, WX) included in the NRCS Certified Wetland Determination dataset. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). Alternate year NAIP imagery may be displayed for tracts located in other states or along state borders.

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.

FROM: RAISIN TOWNSHIP ASSESSOR CHARTER TOWNSHIP OF RAISIN 301 N MAIN ST ADRIAN, MI 49221	PARCEL IDENTIFICATION PARCEL NUMBER: 46RA0-111-1300-00 PROPERTY ADDRESS: 5337 CENTENNIAL RD TECUMSEH, MI 49286
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: *****AUTO**5-DIGIT 49229 REBOTTARO, ANDREW E 6779 CENTENNIAL RD TECUMSEH, MI 49286-9524 	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: E 1/2 OF NW 1/4 SEC 11	
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 101 (AGRICULTURAL-IMPROVED)	
PRIOR YEAR'S CLASSIFICATION: 101 (AGRICULTURAL-IMPROVED)	
The change in taxable value will increase/decrease your tax bill for the 2024 year by approximately: \$214	
1. TAXABLE VALUE:	152,374
2. ASSESSED VALUE:	341,600
3. TENTATIVE EQUALIZATION FACTOR: 1.000	159,992
4. STATE EQUALIZED VALUE (SEV):	352,700
5. There WAS or WAS NOT a transfer of ownership on this property in 2023	11,100
6. Assessor Change Reason: MARKET ADJUSTMENT Parcel Review	

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) 264-4568	Email Address: DAWN.MEEKER@LENAWEE.MI.US
------------------------------------	---------------------------------	--

March Board of Review Appeal Information. The board of review will meet at the following dates and times:

AT RAISIN TOWNSHIP HALL 5525 OCCIDENTAL HWY, TECUMSEH, MI BY APPOINTMENT, ON THE FOLLOWING DAYS:

MON MARCH 11TH 9:00 AM TO 12:00 NOON AND 1:30 PM TO 4:30 PM

TUE MARCH 12TH 1:00 PM TO 4:00 PM AND 6:00 PM TO 9:00 PM

WED MARCH 13TH 1:00 PM TO 4:00 PM PLEASE CALL DAWN 517-264-4568 TO SET UP AN APPOINTMENT-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: RAISIN BOR, 301 N MAIN ST, ADRIAN, MI 49221

CALL OR EMAIL THE ASSESSOR'S OFFICE WITH QUESTIONS 517-264-4568 OR DAWN.MEEKER@LENAWEE.MI.US



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 #24-10

RAISIN TOWNSHIP - 6000 CENTENNIAL RD BLK

APPLICANT(S): Andrew and Carie Rebottaro

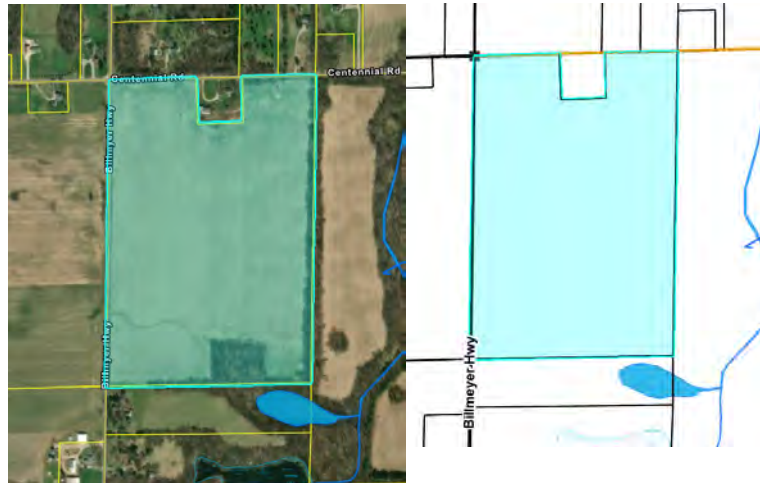
DATE: September 14, 2024

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

LOCATION: The subject site (ID #RA0-112-1100-00) is located in the northwest section of Raisin Township, southwest of the intersection of Centennial Road and Billmyer Highway.

DESCRIPTION: The property has an area of approximately fifty-nine (59.39) total acres fifty-five (55) of which are cultivated for cash crops and just under four (3.98) acres are untillable. There are no structures located on the property.

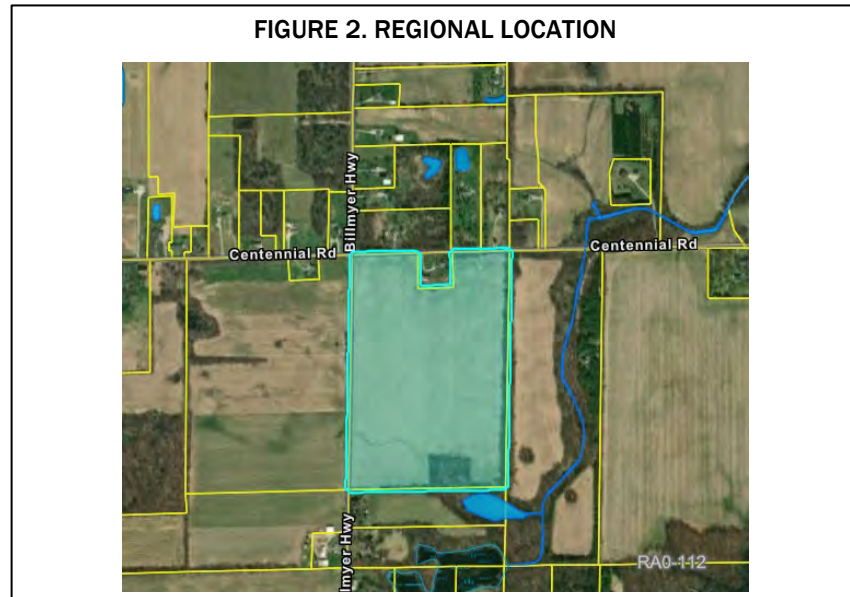
FIGURE 1. AERIAL IMAGE OF SUBJECT PROPERTY & PARCEL BOUNDARY



PROPOSED TERM: 10 years.

LAND USE:

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



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

Attachment(s): FA24-10 Staff Report, PA 116 Application



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



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

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

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

OFFICIAL USE ONLY

Local Governing Body: _____

Date Received: 8/28/24

Application No: 2024-0828 A

State: _____

Date Received: _____

Application No: _____

Approved: _____ Rejected: _____

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

I. Personal Information:

1. Name(s) of Applicant: Rebottaro Andrew E
Last First Initial

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

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

☒ Married ☐ Single

2. Mailing Address: 6779 Centennial Road Tecumseh MI 49286
Street City State Zip Code

3. Telephone Number: (Area Code) () 517 605 8634

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

5. E-mail address: arebottaro@yahoo.com

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

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

8. Section No. 12 12 Town No. 63 Range No. 4E 4E

III. Legal Information:

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

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

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

If "Yes", please explain circumstances: _____

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

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

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

Name the types of mineral(s) involved: _____

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

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

Name: _____

Address: _____
Street City State Zip Code

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

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

Date _____

Signature of Land Contract Vendor(s) (Seller) _____

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

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

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

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

This application is for:

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

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

Cash crop

- b. Total number of acres on this farm ~~55.7~~ 59.39
 c. Total number of acres being applied for (if different than above): ~~55.7~~ ~~59.39~~ 54.39
 d. Acreage in cultivation: ~~55.41~~
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0
 f. All other acres (swamp, woods, etc.) ~~3.98~~
 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); 10

V. Signature(s):

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

[Signature]

(Signature of Applicant)

(Corporate Name, If Applicable)

[Signature]

(Co-owner, If Applicable)

(Signature of Corporate Officer)

8-26-2024

(Date)

(Title)

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

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

I. Date Application Received: 8/28/2024 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Raisin Charter 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.

II. Please verify the following:

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

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

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

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

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

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

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

COPY SENT TO:

____ County or Regional Planning Commission

____ Conservation District

____ Township (if county has zoning authority)

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

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

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

____ Map of Farm

____ Copy of most recent appraisal record

____ Copy of letters from review agencies (if available)

____ Any other applicable documents

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

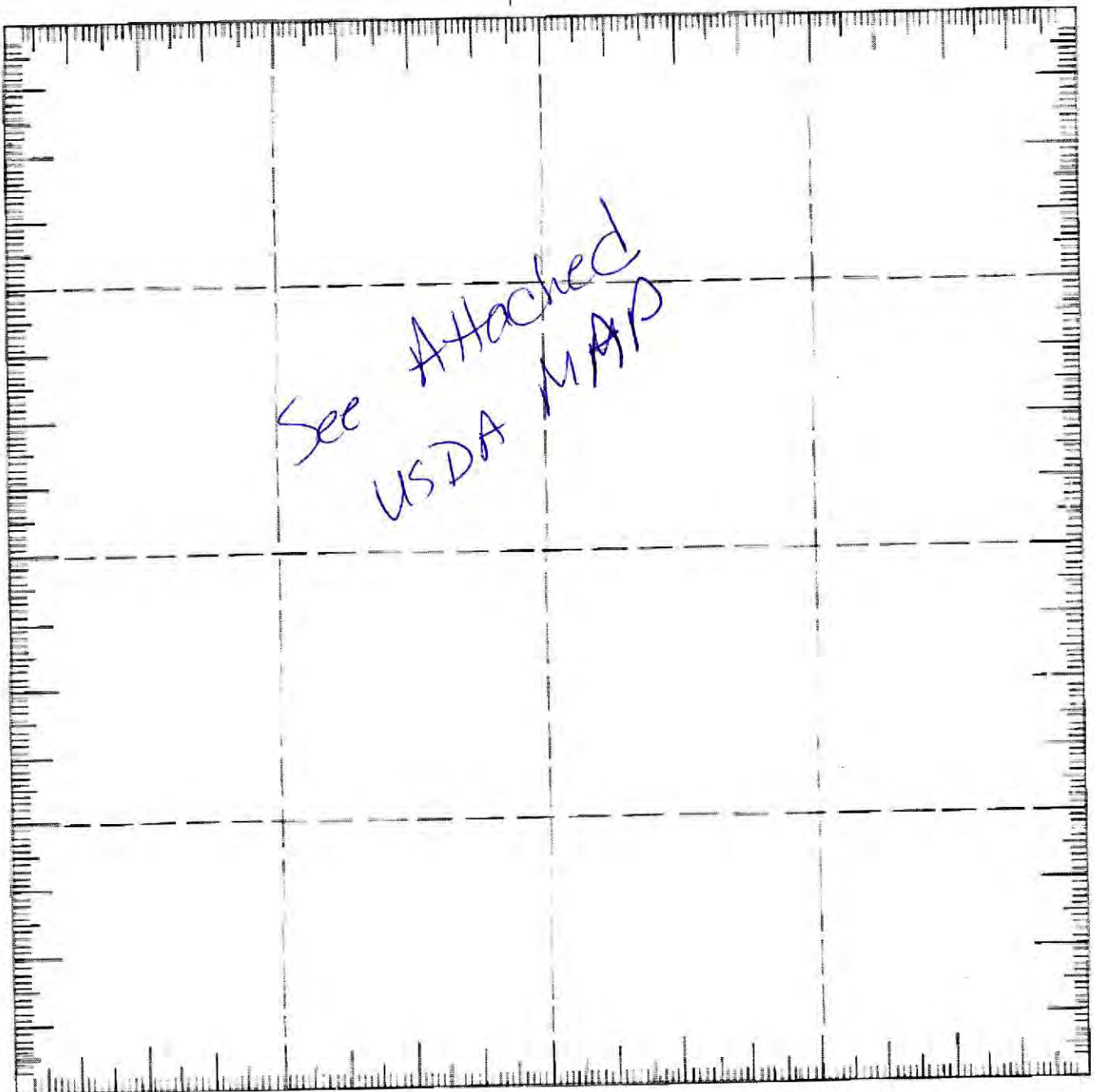
Map of Farm with Structures and Natural Features:

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

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

County Lenawee
Township Charter Township Raisin
T 6S R 4E Section 12

↑ North

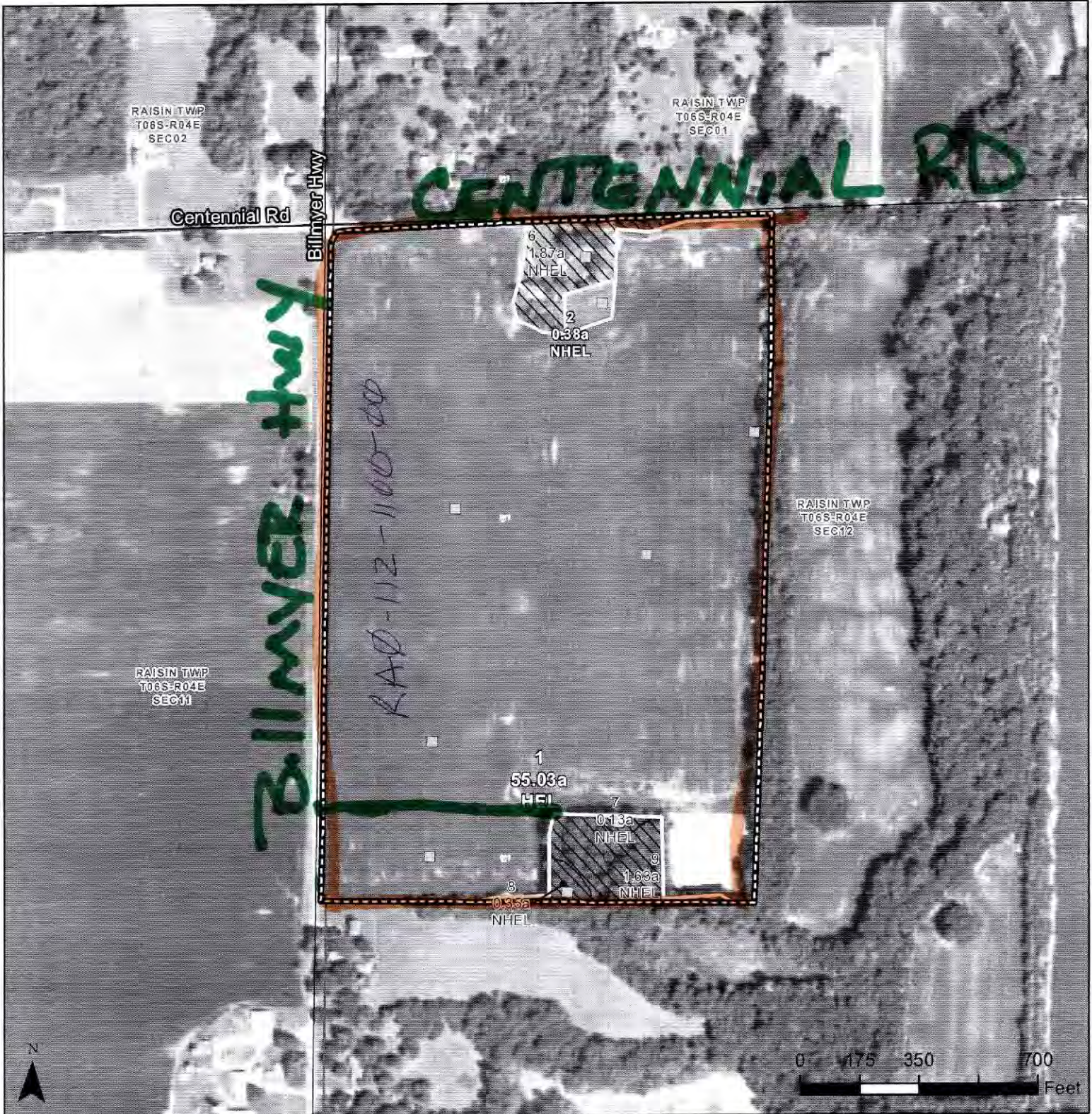




United States
Department of
Agriculture

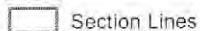
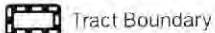
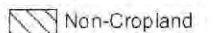
Lenawee County, Michigan

Name: _____ Share: _____
Name: _____ Share: _____
Name: _____ Share: _____



Common Land Unit

Common Land Unit*



Cropland vs Noncropland

Wetland Determination Identifiers

● Restricted Use

▽ Limited Restrictions

□ Exempt from Conservation
Compliance Provisions

☁ Areas of Concern
as of 4/25/24

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

☐ Shares - 100% OP

☐ Certified Organic

☐ CORN - YEL/GR

☐ SOYS - COM/GR

☐ DRY BEANS - DE

☐ All Crops - Non-Irrigated

☐ WHEAT - GR (SRW or SWW)

☐ ALFALFA - FG or GZ

☐ MIXFG - FG or GZ

2024 Program Year

CLU Date: April 25, 2024

2022 NAIP Imagery

Farm 16465
Tract 4404

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

OFFICIAL TAX STATEMENT
Summer Tax Bill

CHARTER TOWNSHIP OF RAISIN
RAISIN TOWNSHIP TREASURER
5525 OCCIDENTAL HWY
TECUMSEH, MI 49286

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

Property Addr: 6000 CENTENNIAL RD BLK

To: REBOTTARO, ANDREW E & CARI S
6779 CENTENNIAL RD
TECUMSEH MI 49286



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 #: RA0-112-1100-00

Tax for Prop#: RA0-112-1100-00

Make Check Payable To: CHARTER TOWNSHIP OF RAISIN

TOTAL AMOUNT DUE: 797.77

Please detach along perforation. Keep the bottom portion.

CHARTER TOWNSHIP OF RAISIN 2024 Summer Tax Bill

MESSAGE TO TAXPAYER

OFFICE HOURS: MON-THURS 8 AM-4 PM; CLOSED FRIDAY
PHONE: 517-423-3162
WE ENCOURAGE TAX PAYMENTS TO BE MADE BY THE USE OF
THE DROP BOX; MAIL OR ONLINE FOR CREDIT CARD
PAYMENTS AT WWW.RAISINCHARTERTOWNSHIP.COM A 3%
CONVENIENCE FEE WILL BE ADDED TO ALL CREDIT CARD
TRANSACTIONS. NOTE - POSTMARKS ARE NOT ACCEPTED.
PLEASE SEND THE ENTIRE TAX STATEMENT AND PROVIDE A
SELF-ADDRESSED STAMPED ENVELOPE IF REQUIRING A
PAYMENT RECEIPT.
PAYABLE JULY 1, 2024 THRU SEPT 14, 2024.
1% INTEREST PER MONTH AFTER SEPT 14.
3% PENALTY AFTER FEB 14, 2025, PLUS 1% PER MONTH.
DOG LICENSES REQUIRE A SEPARATE CHECK- DO NOT
INCLUDE IN TAX PAYMENT.

PROPERTY INFORMATION

Property Assessed To:
REBOTTARO, ANDREW E & CARI S

6779 CENTENNIAL RD
TECUMSEH, MI 49286
School: TECUMSEH PUBLIC SCHOOLS
Prop #: RA0-112-1100-00
Prop Addr: 6000 CENTENNIAL RD BLK

Legal Description:

N 3/4 OF W 1/2 OF NW 1/4 SEC 12 EXC LD DES AS COMM ON N LI OF NW 1/4 OF
SD SEC 12 AT A PT LOC 563 FT N88°02'01"E FROM NW COR OF SEC AND RUNN TH
N88°02'01"E ALG SD LI (CNTRLI OF CENTENNIAL RD) 300 FT TH S1°57'59"E 300
FT TH S88°02'01"W 300 FT TH N1°57'59"W 300 FT TO POB.

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: JAN 1 - DEC 31
School: JULY 1 - JUNE 30
State: OCT 1 - SEPT 30

Does NOT affect when the tax is due or its amount

PAYMENT INFORMATION

This tax is payable 7/01/2024 thru 9/14/2024

Pay by mail to: CHARTER TOWNSHIP OF RAISIN
RAISIN TOWNSHIP TREASURER
5525 OCCIDENTAL HWY
TECUMSEH, MI 49286

TAX DETAIL

Taxable Value:	45,158	AGRICULTURAL-VACAN
State Equalized Value:	148,700	
Assessed Value:	148,700	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.

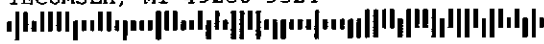
DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	270.94
COUNTY OPER	5.40000	243.85
LENAAWEE INT SCH	3.64620	164.65
SCHOOL DEBT	2.20000	99.34
SCH PUB REC OPER	0.24590	11.10
SCHOOL OPER	18.00000	EXEMPT

Total Tax	789.88
Administration Fee	7.89

TOTAL AMOUNT DUE 797.77

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 208 of 1893, Sec. 211.24 (c) and Sec. 211.34c, as amended.

FROM: RAISIN TOWNSHIP ASSESSOR CHARTER TOWNSHIP OF RAISIN 301 N MAIN ST ADRIAN, MI 49221	PARCEL IDENTIFICATION PARCEL NUMBER: 46RA0-112-1100-00 PROPERTY ADDRESS: 6000 CENTENNIAL RD BLK TECUMSEH, MI 49286									
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: *****AUTO**5-DIGIT 49229 REBOTTARO, ANDREW E & CARI S 6779 CENTENNIAL RD TECUMSEH, MI 49286-9524 	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: N 3/4 OF W 1/2 OF NW 1/4 SEC 12 EXC LD DES AS COMM ON N LI OF NW1/4 OF SD SEC 12 AT A PT LOC 563 FT N88°02'01"E FROM NW COR OF SEC AND RUNN TH N88°02'01"E ALG SD LI (CNTRLI OF CENTENNIAL RD) 300 FT TH S1°57'59"E 300 FT TH S88°02'01"W 300 FT TH N1°57'59"W 300 FT TO POB.										
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 (AGRICULTURAL-VACANT)										
PRIOR YEAR'S CLASSIFICATION: 102 (AGRICULTURAL-VACANT)										
The change in taxable value will increase/decrease your tax bill for the 2024 year by approximately: \$60	<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="width: 25%;">PRIOR AMOUNT YEAR: 2023</th><th style="width: 25%;">CURRENT TENTATIVE AMOUNT YEAR: 2024</th><th style="width: 50%;">CHANGE FROM PRIOR YEAR TO CURRENT YEAR</th></tr></thead><tbody><tr><td style="text-align: center;">43,008</td><td style="text-align: center;">45,158</td><td style="text-align: center;">2,150</td></tr><tr><td style="text-align: center;">146,600</td><td style="text-align: center;">148,700</td><td style="text-align: center;">2,100</td></tr></tbody></table>	PRIOR AMOUNT YEAR: 2023	CURRENT TENTATIVE AMOUNT YEAR: 2024	CHANGE FROM PRIOR YEAR TO CURRENT YEAR	43,008	45,158	2,150	146,600	148,700	2,100
PRIOR AMOUNT YEAR: 2023	CURRENT TENTATIVE AMOUNT YEAR: 2024	CHANGE FROM PRIOR YEAR TO CURRENT YEAR								
43,008	45,158	2,150								
146,600	148,700	2,100								
1. TAXABLE VALUE:										
2. ASSESSED VALUE:										
3. TENTATIVE EQUALIZATION FACTOR: 1.000										
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: MARKET ADJUSTMENT										

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) 264-4568	Email Address: DAWN.MEEKER@LENAWEE.MI.US
March Board of Review Appeal Information. The board of review will meet at the following dates and times: AT RAISIN TOWNSHIP HALL 5525 OCCIDENTAL HWY, TECUMSEH, MI BY APPOINTMENT, ON THE FOLLOWING DAYS: MON MARCH 11TH 9:00 AM TO 12:00 NOON AND 1:30 PM TO 4:30 PM TUE MARCH 12TH 1:00 PM TO 4:00 PM AND 6:00 PM TO 9:00 PM WED MARCH 13TH 1:00 PM TO 4:00 PM PLEASE CALL DAWN 517-264-4568 TO SET UP AN APPOINTMENT-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: RAISIN BOR, 301 N MAIN ST, ADRIAN, MI 49221 CALL OR EMAIL THE ASSESSOR'S OFFICE WITH QUESTIONS 517-264-4568 OR DAWN.MEEKER@LENAWEE.MI.US		



LENAWEE COUNTY TREASURER
TAX CERTIFICATE NO. 1829

STATE OF MICHIGAN - LENAWE COUNTY
RECORDED 08/17/2021 03:19:38 PM D.W.A.
Carolyn S. Bator REGISTER OF DEEDS \$30.00

AUG 17 2021



LENAWEE COUNTY
AUGUST 17, 2021
RECEIPT # 982454

STATE OF MICHIGAN
REAL ESTATE
TRANSFER TAX Stamp # 38668

ERIN VANDYKE AS

WARRANTY DEED

Know all Men by these Presents, That on August 12, 2021, for the sum of Five Hundred Eighty Thousand Six Hundred Seventy Dollars (\$580,670.00), Bishop Family II, LLC, a Michigan limited liability company, whose address is 6725 Ridge Highway, Britton, Michigan 49229, Conveys and Warrants to Andrew E. Rebottaro a/k/a Andrew Rebottaro and Cari S. Rebottaro a/k/a Cari Rebottaro, husband and wife, whose address is 6779 Centennial Road, Tecumseh, Michigan 49286, the following properties situated in the Townships of Raisin and Ridgeway, County of Lenawee, State of Michigan:

See Attached "Exhibit A"

Tax I.D. Nos.: RA0-112-1100-00 (As to Parcel 1); RD0-206-4650-00
(As to Parcel 2); RD0-206-4825-00 (As to Parcel 3)

Subject to zoning ordinances, restrictions and easements of record, and taxes and assessments due and payable after date hereof. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

The above-described premises may be located within the vicinity of farmland

4pgs - Prestige

8 30 Prestige

4996.00

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.

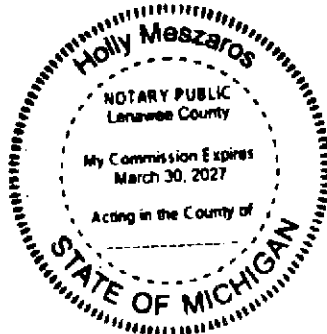
Signed by:

BISHOP FAMILY II, LLC,
a Michigan limited liability company

By: Charles N. Bishop, Manager and Member
Charles N. Bishop, Manager and Member

STATE OF MICHIGAN)
) ss:
COUNTY OF LENAWEE)

The foregoing instrument was signed and sworn to before me in Lenawee County, Michigan, this 12th day of August, 2021, by Charles N. Bishop, Manager and Member of Bishop Family II, LLC, a Michigan limited liability company, on behalf of the Company.



Holly Meszaros
Holly Meszaros
Notary Public, Lenawee County, MI
Acting in Lenawee County, MI
My commission expires: 03/30/2027

Prepared By and Return To:
Kathryn M. Mohr
Mohr Budds Law, PLLC
7251 Ford Highway
Tecumseh, MI 49286
(517) 815-1948

Send subsequent tax bills to the Grantee.

LIBER 2624 PAGE 0367 2 of 4

EXHIBIT A

Parcel 1:

Property situated in the Township of Raisin, County of Lenawee, and State of Michigan:

The North $\frac{3}{4}$ of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 12, Town 6 South, Range 4 East, and being more particularly described as beginning at the Southwest corner of the North $\frac{3}{4}$ of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 12, aforesaid, located 665.92 feet North $00^{\circ}24'03''$ East from the West $\frac{1}{4}$ corner of said Section 12; thence North $00^{\circ}24'03''$ East 1997.77 feet to the Northwest corner of Section 12; thence North $88^{\circ}02'15''$ East 1319.49 feet to the Northeast corner of the said West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 12; thence South $00^{\circ}16'00''$ East 2009.56 feet to the Southeast corner of the said North $\frac{3}{4}$ of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 12; thence South $88^{\circ}34'33''$ West 1342.47 feet to the place of beginning;

EXCEPTING THEREFROM any part of the following described land contained in the above described property: All that part of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 12, Town 6 South, Range 4 East, described as beginning on the West line of Section 12, aforesaid, 343.78 feet North $00^{\circ}24'03''$ East from the West $\frac{1}{4}$ corner of said Section 12; thence North $00^{\circ}24'03''$ East 322.14 feet to the Northwest corner of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence North $88^{\circ}34'33''$ East 1342.47 feet to the Northeast corner of the said South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence South $00^{\circ}16'00''$ East 326.16 feet along the East line of the said South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence South $88^{\circ}45'04''$ West 1346.15 feet to the place of beginning;

ALSO EXCEPTING THEREFROM land situated in Raisin Township, Lenawee County, Michigan, being a part of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 12, Town 6 South, Range 4 East, further described by Walter E. Frazier and Associates, Inc. survey as: Commencing on the North line of the Northwest $\frac{1}{4}$ of said Section 12 at a point located 563.00 feet North $88^{\circ}02'01''$ East from the Northwest corner of said Section 12, and running thence North $88^{\circ}02'01''$ East along said line (centerline of Centennial Road) 300.00 feet; thence South $1^{\circ}57'59''$ East 300.00 feet; thence South $88^{\circ}02'01''$ West 300.00 feet; thence North $1^{\circ}57'59''$ West 300.00 feet to the place of beginning.

Tax I.D. No.: RA0-112-1100-00

Parcel 2:

Land in the Township of Ridgeway, County of Lenawee, State of Michigan, described as follows: The East 40 acres of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 6, Town 6 South, Range 5 East.

Tax I.D. No.: RD0-206-4650-00



Parcel 3:

Property situated in the Township of Ridgeway, County of Lenawee, State of Michigan, described as follows:

All that part of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 6, Town 6 South, Range 5 East and part of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 5, Town 6 South, Range 5 East, which together as one parcel are bounded as follows: West by the East 40 acres of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 6; North by lands of Sisson, as is supposed; East by Ridge Road; and South by lands of Lowe; EXCEPTING THEREFROM all that part of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 6, and the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 5, Town 6 South, Range 5 East, further described by Walter E. Frazier and Associates, Inc. survey as: Commencing at the East $\frac{1}{4}$ corner of said Section 6; thence South $88^{\circ}46'08''$ West along the East and West $\frac{1}{4}$ line of said Section 6 1333.31 feet; thence South $01^{\circ}04'50''$ East along the West line of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 6 1259.94 feet; thence North $88^{\circ}55'10''$ East 1257.43 feet for a further place of beginning, and running thence North $88^{\circ}55'10''$ East 289.07 feet to the centerline of Ridge Road; thence South $24^{\circ}03'25''$ West along the said centerline 771.54 feet; thence South $89^{\circ}18'02''$ West 156.83 feet to the centerline of a drain; thence North $11^{\circ}12'29''$ East along said centerline 555.87 feet; thence North $19^{\circ}26'51''$ East along said centerline 61.21 feet; thence North $28^{\circ}48'17''$ East along said centerline of drain 111.85 feet to the further place of beginning.

ALSO DESCRIBED AS: All that part of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 6, Town 6 South, Range 5 East, further described as: Commencing at the East $\frac{1}{4}$ corner of said Section 6; thence South $88^{\circ}46'08''$ West along the East and West $\frac{1}{4}$ line of said Section 6, 1333.31 feet; thence South $01^{\circ}04'50''$ East along the West line of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 6, 1259.94 feet for a further place of beginning and running thence North $88^{\circ}55'10''$ East 1257.43 feet; thence South $28^{\circ}48'17''$ West along the centerline of a drain 111.85 feet; thence South $19^{\circ}26'51''$ West along said centerline 61.21 feet; thence South $11^{\circ}12'29''$ West along said centerline 555.87 feet; thence leaving said centerline and running thence South $89^{\circ}18'02''$ West 1061.95 feet to the West line of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 6; thence North $01^{\circ}04'50''$ West 690.36 feet to the point of beginning.

Tax I.D. No.: RD0-206-4825-00





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 #24-11

RAISIN TOWNSHIP - 6779 CENTENNIAL RD BLK

APPLICANT(S): Andrew and Carie Rebottaro

DATE: September 14, 2024

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

LOCATION: The subject site (ID # RA0-112-2350-00) is located in the northwest section of Raisin Township, at the southwest corner of the intersection of Centennial Road and Hendershot Highway.

DESCRIPTION: The property has an area of approximately one hundred thirteen (113) total acres, one hundred ten (110.03) of which are cultivated for cash crops. There are no structures located on the property.

FIGURE 1. AERIAL IMAGE OF SUBJECT PROPERTY & PARCEL BOUNDARY



PROPOSED TERM: 10 years.

LAND USE: The property is comprised of farmland and zoned Agricultural. Surrounding land uses are similar in nature and consist of other farms or residential homes. See Regional Location in Figure 2 on the following page.

FIGURE 2. REGIONAL LOCATION



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

Attachment(s): FA24-11 Staff Report, PA 116 Application



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



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

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

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

OFFICIAL USE ONLY

Local Governing Body: _____

Date Received: 8/28/2024

Application No: 2024-0828D

State: _____

Date Received: _____

Application No: _____

Approved: _____ Rejected: _____

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

I. Personal Information:

1. Name(s) of Applicant: Rebottaro Andrew E
Last First Initial

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

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

☒ Married ☐ Single

2. Mailing Address: 6779 Centennial Road Tecumseh MI 49286
Street City State Zip Code

3. Telephone Number: (Area Code) () 517 605 8634

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

5. E-mail address: arebottaro@yahoo.com

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

6. County: Lapeere 7. Township, City or Village: Charter Township of Raisin

8. Section No. 12 Town No. 105 Range No. 4E

III. Legal Information:

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

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

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

If "Yes", please explain circumstances: _____

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

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

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

Name the types of mineral(s) involved: _____

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

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

Name: _____

Address: _____
Street City State Zip Code

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

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

Date _____

Signature of Land Contract Vendor(s) (Seller) _____

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

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

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

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

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

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

Cash crop

b. Total number of acres on this farm ^{124.3}

c. Total number of acres being applied for (if different than above): ~~118~~ 113

d. Acreage in cultivation: ~~118~~ 110.03

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

f. All other acres (swamp, woods, etc.) ^{9.3}

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

No. of Buildings _____ Residence: 1 Barn: 1 Tool Shed: _____

Silo: _____ Grain Storage Facility: 5 Grain Drying Facility: 1

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

Other: (Indicate) _____

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

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

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

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

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

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

V. Signature(s):

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

[Signature]
(Signature of Applicant)
[Signature]
(Co-owner, If Applicable)
8-26-2024
(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: 8/28/2024 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Bain Charter 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.

II. Please verify the following:

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

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

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

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

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

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

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

COPY SENT TO:

____ County or Regional Planning Commission

____ Conservation District

____ Township (if county has zoning authority)

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

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

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

☒ Map of Farm

☒ Copy of most recent appraisal record

____ Copy of letters from review agencies (if available)

____ Any other applicable documents

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

112-2350-00 167

112-4300-00 183

LIBER 1111 PAGE 496

A

QUIT CLAIM DEED-Statutory Form
C.L. 1948. 565.152 M.S.A. 26.372

Furnished by AMERICAN TITLE INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS: That Anthony Rebottaro and Joanne M. Rebottaro, husband and wife

whose Street Number and Post Office address is 5337 Centennial Rd., Tecumseh, MI 49286

Quit Claim to Anthony Rebottaro and Joanne M. Rebottaro, husband and wife, as tenants by the entirety

whose Street Number and Post Office address is 5337 Centennial Rd., Tecumseh, MI 49286

the following described premises situated in the Township of Raisin Lenawee and State of Michigan, to-wit:

County of

The East 1/2 of the Northeast 1/4 of Section 12, and the Northeast 1/4 of the Southeast 1/4 of Section 12, Town 6 South, Range 4 East, EXCEPTING AND RESERVING THEREFROM a parcel of land in the Northeast 1/4 of Section 12, Town 6 South, Range 4 East, beginning at a point on the North Section line, 400 feet West of the Northeast corner; thence South parallel with the East Section Line 522 feet; thence West parallel with the North Section Line 418 feet; thence North parallel with the East Section Line 522 feet; thence East on the North Section Line 418 feet to the Point of Beginning.

(legal description taken from Title Commitment dated 11/13/89, American Title Insurance Company)

for the full consideration of -----\$1.00-----Dollar

Dated this 27th day of NOVEMBER 19 89

Witnesses:

RECORDED

Signed and Sealed:

Timothy P. Pickard
Timothy P. Pickard

Janette D. Tracy
REGISTERED CLERK
1989 NOV 27 PM 4:05

Anthony Rebottaro (L.S.)
Anthony Rebottaro

Kathleen A. Miller
Kathleen A. Miller

Joanne M. Rebottaro (L.S.)
Joanne M. Rebottaro

STATE OF MICHIGAN }
COUNTY OF Lenawee

(L.S.)
115 (L.S.)

OFFICIAL TAX STATEMENT

Summer Tax Bill

CHARTER TOWNSHIP OF RAISIN
 RAISIN TOWNSHIP TREASURER
 5525 OCCIDENTAL HWY
 TECUMSEH, MI 49286

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

Property Addr: 6779 CENTENNIAL RD

To: REBOTTARO, ANDREW E & CARI S
 6779 CENTENNIAL RD
 TECUMSEH MI 49286



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 #: RA0-112-2350-00

Tax for Prop#: RA0-112-2350-00

Make Check Payable To: CHARTER TOWNSHIP OF RAISIN

TOTAL AMOUNT DUE: 4,801.94

Please detach along perforation. Keep the bottom portion.

CHARTER TOWNSHIP OF RAISIN 2024 Summer Tax Bill

MESSAGE TO TAXPAYER

OFFICE HOURS: MON-THURS 8 AM-4 PM; CLOSED FRIDAY
 PHONE: 517-423-3162

WE ENCOURAGE TAX PAYMENTS TO BE MADE BY THE USE OF THE DROP BOX; MAIL OR ONLINE FOR CREDIT CARD PAYMENTS AT WWW.RAISINCHARTERTOWNSHIP.COM A 3% CONVENIENCE FEE WILL BE ADDED TO ALL CREDIT CARD TRANSACTIONS. NOTE - POSTMARKS ARE NOT ACCEPTED. PLEASE SEND THE ENTIRE TAX STATEMENT AND PROVIDE A SELF-ADDRESSED STAMPED ENVELOPE IF REQUIRING A PAYMENT RECEIPT.

PAYABLE JULY 1, 2024 THRU SEPT 14, 2024.

1% INTEREST PER MONTH AFTER SEPT 14.

3% PENALTY AFTER FEB 14, 2025, PLUS 1% PER MONTH.

DOG LICENSES REQUIRE A SEPARATE CHECK- DO NOT INCLUDE IN TAX PAYMENT.

PROPERTY INFORMATION

Property Assessed To:
 REBOTTARO, ANDREW E & CARI S

6779 CENTENNIAL RD
 TECUMSEH, MI 49286

School: TECUMSEH PUBLIC SCHOOLS

Prop #: RA0-112-2350-00

Prop Addr: 6779 CENTENNIAL RD

Legal Description:

E 1/2 OF NE 1/4 SEC 12 EX BEG AT A POINT ON THE N SEC LI 400 FT W OF NE COR TH S PARALLEL WITH E SEC LI 522 FT TH W PARALLEL WITH N SEC LI 418 FT TH N PARALLEL WITH E SEC LI 522 FT TH E ON N SEC LI 418 FT TO POB ALSO NE 1/4 OF SE 1/4 SEC 12
 10/14/2014 COMB FROM RA0-112-4300-00

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: JAN 1 - DEC 31

School: JULY 1 - JUNE 30

State: OCT 1 - SEPT 30

Does NOT affect when the tax is due or its amount

PAYMENT INFORMATION

This tax is payable 7/01/2024 thru 9/14/2024

Pay by mail to: CHARTER TOWNSHIP OF RAISIN
 RAISIN TOWNSHIP TREASURER
 5525 OCCIDENTAL HWY
 TECUMSEH, MI 49286

TAX DETAIL

Taxable Value:	271,804	AGRICULTURAL-IMPRO
State Equalized Value:	573,600	
Assessed Value:	573,600	Class: 101
P.R.E. %:	100.0000	

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

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	1,630.82
COUNTY OPER	5.40000	1,467.74
LENAAWEE INT SCH	3.64620	991.05
SCHOOL DEBT	2.20000	597.96
SCH PUB REC OPER	0.24590	66.83
SCHOOL OPER	18.00000	EXEMPT

Total Tax	4,754.40
Administration Fee	47.54

TOTAL AMOUNT DUE 4,801.94

Map of Farm with Structures and Natural Features:

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

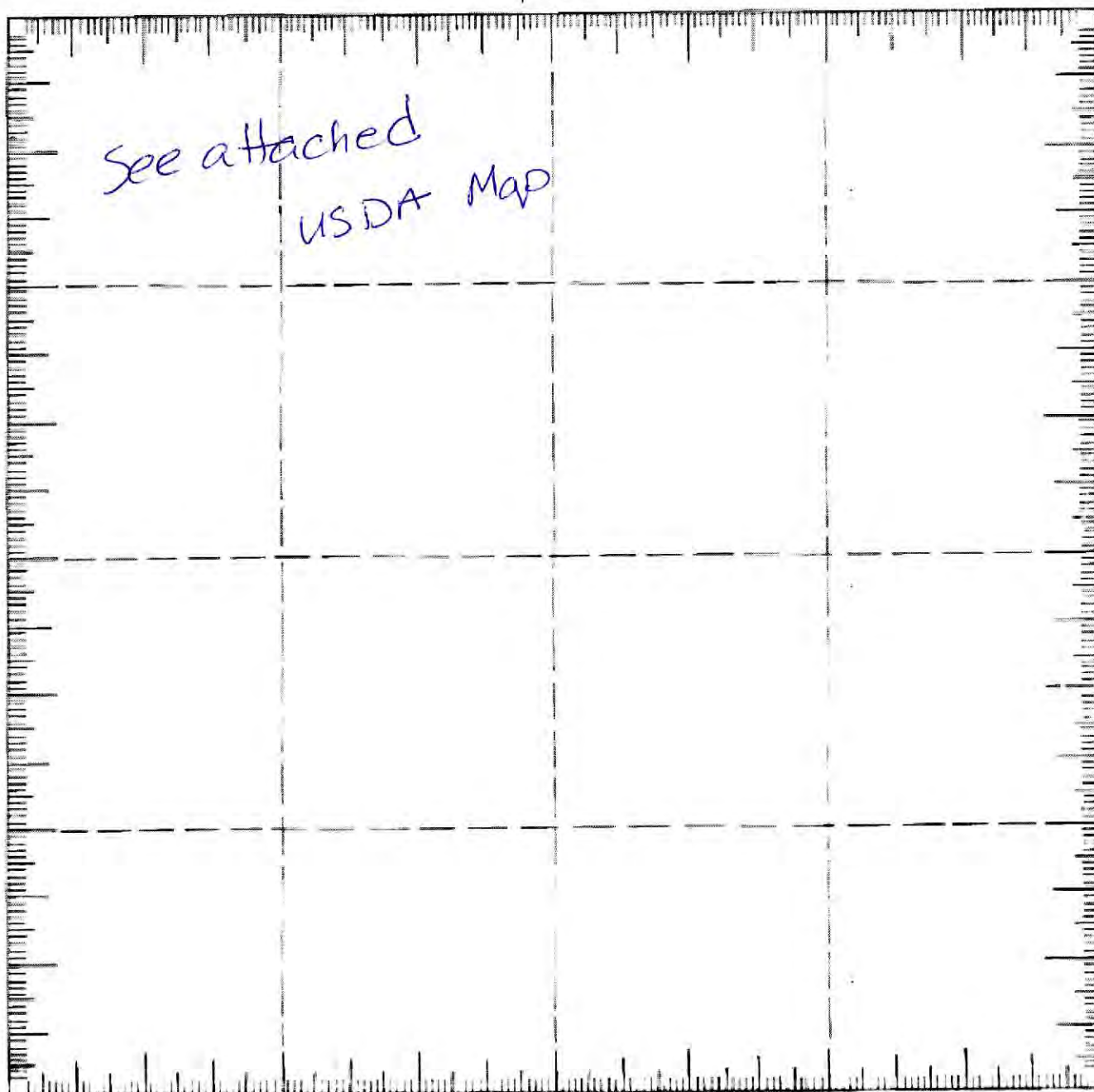
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

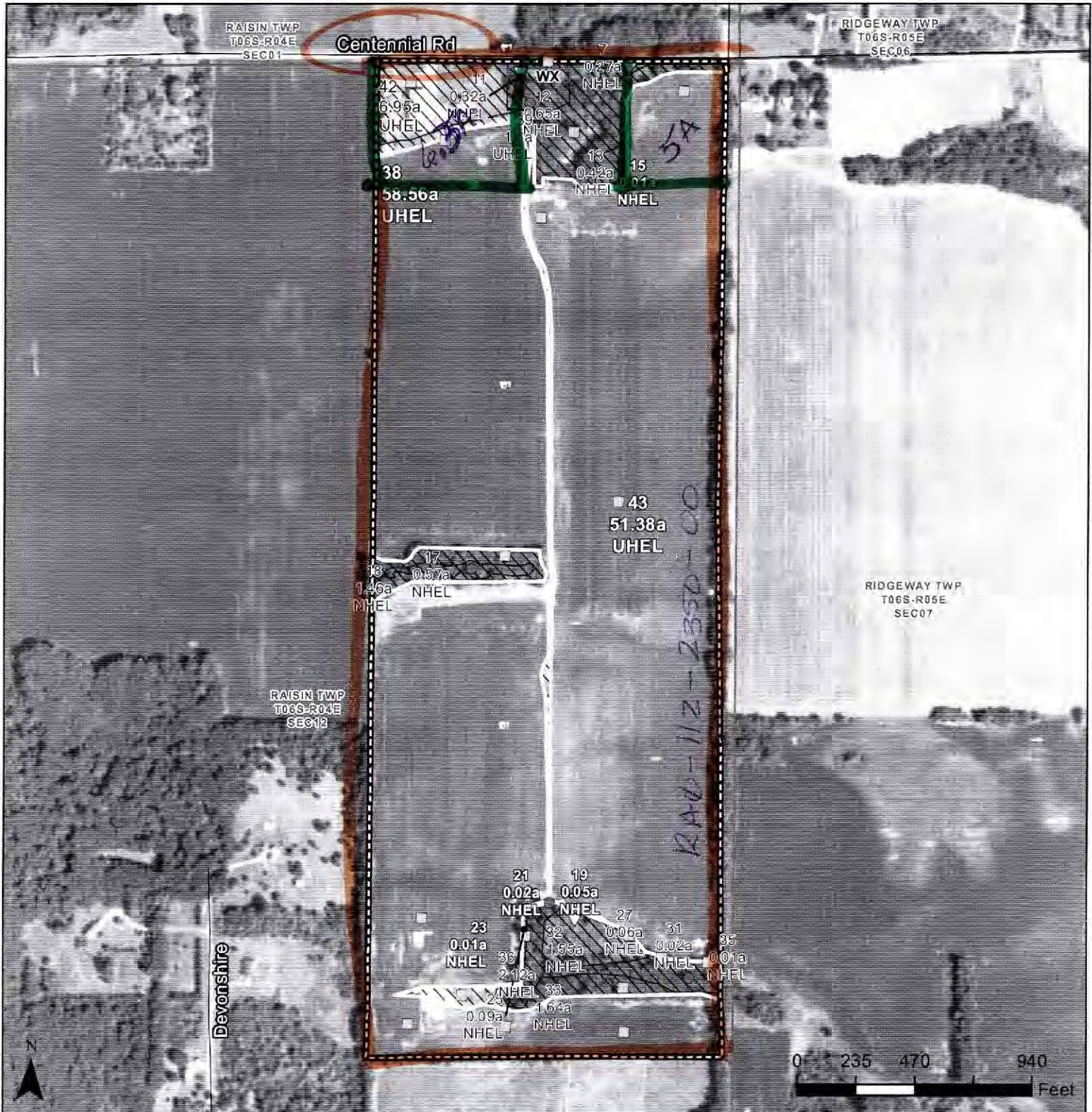
County Lenawee

Township Charter Township of Raisin

T 6S R 4E Section 12

↑ North





Common Land Unit

Common Land Unit*

Non-Cropland

Tract Boundary

Section Lines

Cropland vs Noncropland

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

Areas of Concern as of 4/25/24

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

☐ Shares - 100% OP

☐ Certified Organic

☐ CORN - YEL/GR

☐ SOYS - COM/GR

☐ DRY BEANS - DE

☐ All Crops - Non-Irrigated

☐ WHEAT - GR (SRW or SWW)

☐ ALFALFA - FG or GZ

☐ MIXFG - FG or GZ

2024 Program Year

CLU Date: April 25, 2024

2022 NAIP Imagery

Farm 14392
Tract 10139


THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

18369

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec. 211.34c, as amended.

FROM: RAISIN TOWNSHIP ASSESSOR CHARTER TOWNSHIP OF RAISIN 301 N MAIN ST ADRIAN, MI 49221		PARCEL IDENTIFICATION PARCEL NUMBER: 46RA0-112-2350-00 PROPERTY ADDRESS: 6779 CENTENNIAL RD TECUMSEH, MI 49286	
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: *****AUTO**S-DIGIT 49229 REBOTTARO, ANDREW E & CARI S 6779 CENTENNIAL RD TECUMSEH, MI 49286-9524 		PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": 100.00% % Exempt As "Qualified Agricultural Property": .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: E 1/2 OF NE 1/4 SEC 12 EX BEG AT A POINT ON THE N SEC LI 400 FT W OF NE COR TH S PARALLEL WITH E SEC LI 522 FT TH W PARALLEL WITH N SEC LI 418 FT TH N PARALLEL WITH E SEC LI 522 FT TH E ON N SEC LI 418 FT TO POB ALSO NE 1/4 OF SE 1/4 SEC 12			
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 101 (AGRICULTURAL-IMPROVED)			
PRIOR YEAR'S CLASSIFICATION: 101 (AGRICULTURAL-IMPROVED)			
The change in taxable value will increase/decrease your tax bill for the 2024 year by approximately: \$1,489		PRIOR AMOUNT YEAR: 2023	CURRENT TENTATIVE AMOUNT YEAR: 2024
1. TAXABLE VALUE:		218,766	271,804
2. ASSESSED VALUE:		496,900	573,600
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):		496,900	573,600
5. There WAS or WAS NOT a transfer of ownership on this property in 2023		WAS NOT	
6. Assessor Change Reason: MARKET ADJUSTMENT Parcel Review			

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) 264-4568	Email Address: DAWN.MEEKER@LENAWEE.MI.US
-----------------------------	--------------------------	---

March Board of Review Appeal Information. The board of review will meet at the following dates and times:
AT RAISIN TOWNSHIP HALL 5525 OCCIDENTAL HWY, TECUMSEH, MI BY APPOINTMENT, ON THE FOLLOWING DAYS:
MON MARCH 11TH 9:00 AM TO 12:00 NOON AND 1:30 PM TO 4:30 PM
TUE MARCH 12TH 1:00 PM TO 4:00 PM AND 6:00 PM TO 9:00 PM
WED MARCH 13TH 1:00 PM TO 4:00 PM PLEASE CALL DAWN 517-264-4568 TO SET UP AN APPOINTMENT-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: RAISIN BOR, 301 N MAIN ST, ADRIAN, MI 49221
CALL OR EMAIL THE ASSESSOR'S OFFICE WITH QUESTIONS 517-264-4568 OR DAWN.MEEKER@LENAWEE.MI.US



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 #24-12

RAISIN TOWNSHIP - 1105 N RAISIN CENTER HWY

APPLICANT(S): Michael A. Schmidt Living Trust, est. 2008

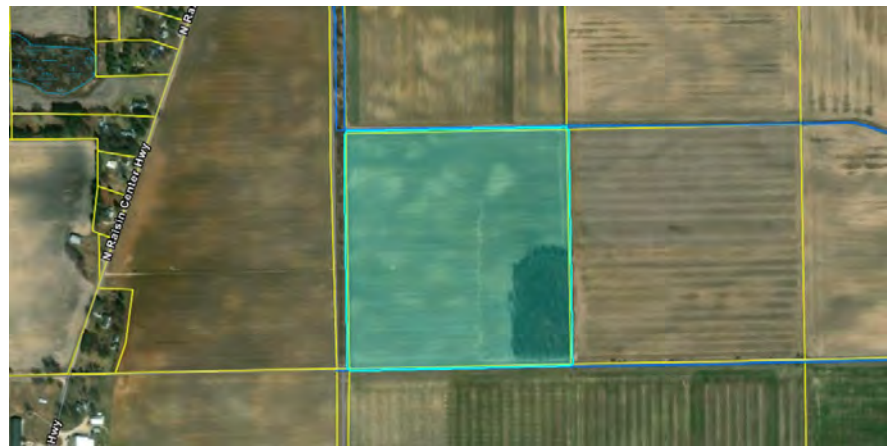
DATE: September 17, 2024

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

LOCATION: The subject site (ID# RAO-134-3550-00) is located in the southeastern portion of Raisin Township in Section 34, along the southernmost border, north of Academy Road, at the southwest corner of the intersection of Centennial Road and Hendershot Highway.

DESCRIPTION: The property has an area of just under forty (39.758) total acres, thirty-five (35) of which are cultivated for cash crops and vegetables. There are no structures located on the property.

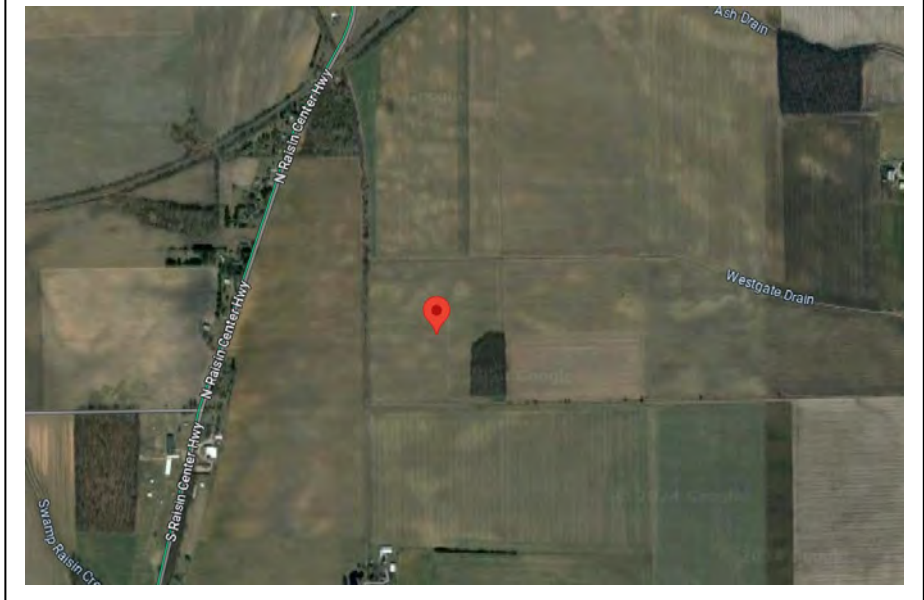
FIGURE 1. AERIAL IMAGE OF SUBJECT PROPERTY



PROPOSED TERM: 90 years.

LAND USE: The property is comprised of farmland and zoned Agricultural. Surrounding land uses are similar in nature and consist of other farms or residential homes. See Regional Location in Figure 3 on the following page.

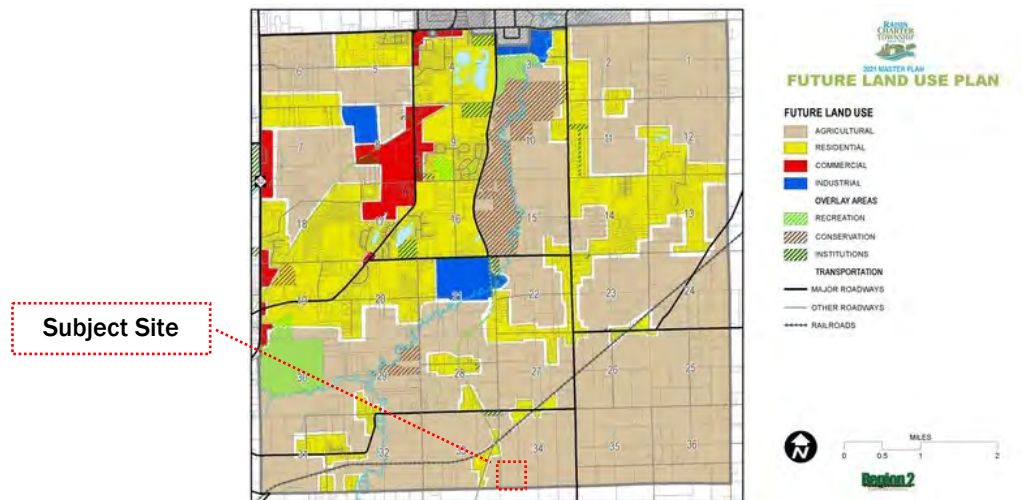
FIGURE 2. REGIONAL LOCATION



To qualify as agricultural land between five (5) and forty (40) acres, the land must generate an annual income of at least \$200 per acre from the sale of value-added agricultural products produced on the farmland.

The average gross annual income from the sale of exclusively value-added products from cleared tillable land over the preceding two of the last three years is provided below:

$$\$10,500/35 \text{ acres of tillable land} = \$300 \text{ per acre.}$$

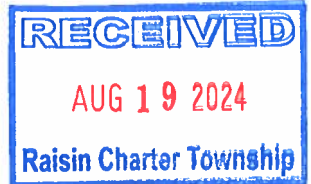


STAFF RECOMMENDATION: Based on the information provided, the future land use, and a comprehensive parcel analysis, staff recommends that the Lenawee County Planning Commission **APPROVE** the PA 116 application for Raisin Township and forward the recommendation to the Lenawee County Clerk for further processing.



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.

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- 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



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 8-19-2024

Application No: _____

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: MICHAEL S. SCHMIDT LIVING TRUST DATED 2/15/08
Last First Initial

(If more than two see #15)

Last First Initial

2. Mailing Address: 6583 Mitchell Road Palmyra MI 49268
Street City State Zip Code

3. Phone Number: (Area Code) (517) 206-3907

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

5. E-mail address: mschmidt@cass.net

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

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

8. Section No. 34 Town No. 6S Range No. 4E

Parcel # (Tax ID): RA0-134-3550-00

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(seller):

Name: _____

Address: _____

Street City State Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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

☐
☐
☐

2 or more persons having a joint or common interest in the land
 Corporation
 Estate

☐
☒

Limited Liability Company
 Trust

☐
☐

Partnership
 Association

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

Name: MICHAEL S. SCHMIDT Title: TRUSTEE

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

This application is for:

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

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

Cash crop and vegetable

b. Total number of acres on this farm: 38 more or less

c. Total number of acres being applied for (if different than above): 35 more or less

d. Acreage in cultivation: 35 more or less

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

f. All other acres (swamp, woods, etc.) 3 more or less

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

No. of Buildings 0 Residence: 0 Barn: 0 Tool Shed: 0

Silo: 0 Grain Storage Facility: 0 Grain Drying Facility: 0

Poultry House: 0 Milking Parlor: 0 Milk House: 0

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):

\$ 10,500 / 35 = \$ 300.00 (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.

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Map of Farm with Structures and Natural Features:

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

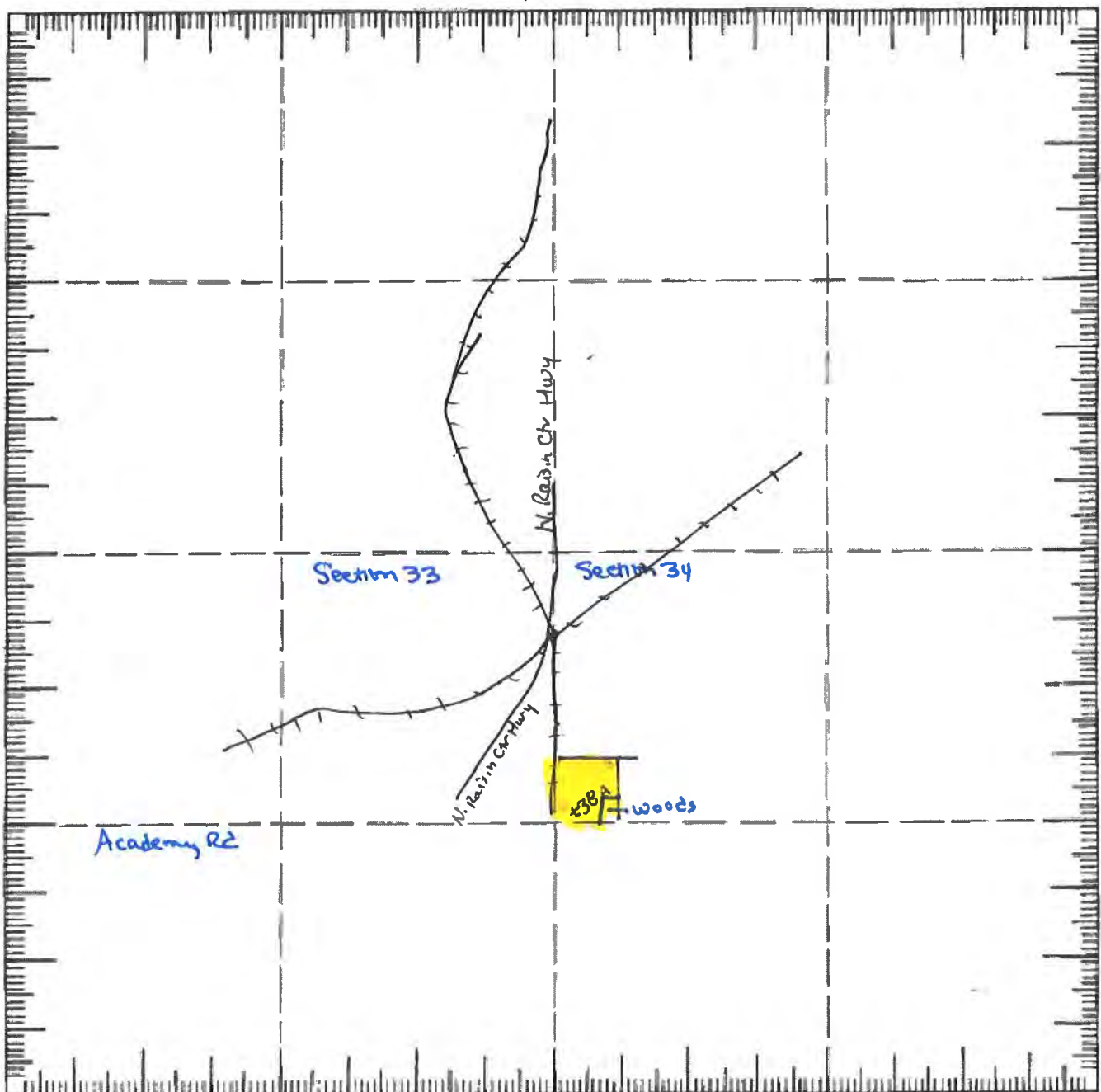
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

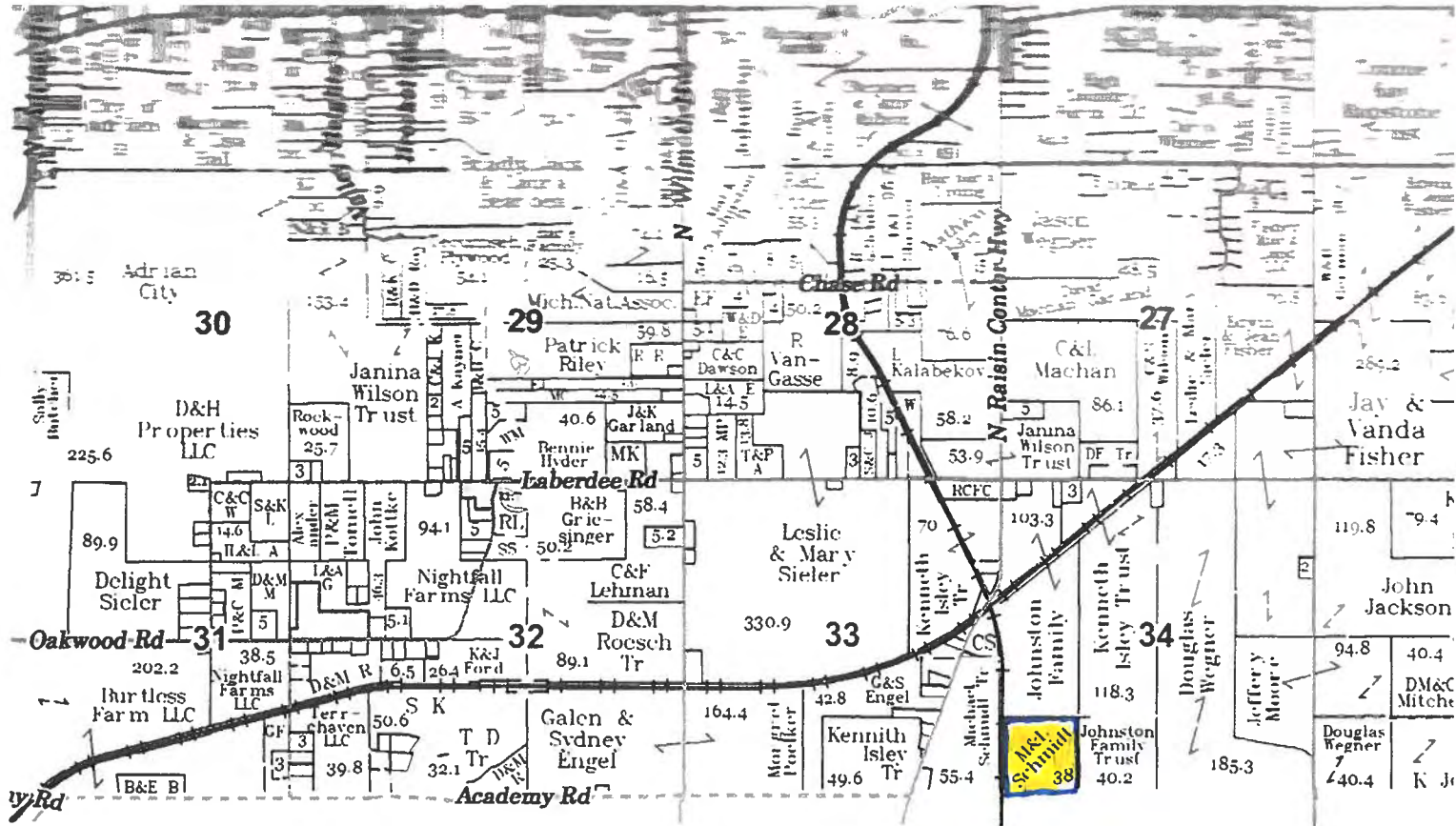
County Lenawee

Township Raisin

T 6S R 4E Section 33

↑ North





MITCHELL AUCTIONEERS

Ken Mitchell Dave Mitchell
423-8147 673-5786

mitchellauctioneering@

3451 W. Beecher
Adrian, MI 492

**QUITCLAIM DEED**

THIS INDENTURE, Made this 29th day of December, 2016, between MICHAEL S. SCHMIDT and LAURIE D. SCHMIDT, husband and wife, as Grantors, residing at 6583 Mitchell Road, Palmyra, Michigan 49268 and MICHAEL S. SCHMIDT AS TRUSTEE OF THE MICHAEL S. SCHMIDT LIVING TRUST DATED 2/15/08, as Grantee, residing at 6583 Mitchell Road, Palmyra, Michigan 49268.

WITNESSETH, that the Grantors, in consideration of the sum of One (\$1.00) Dollar, receipt of which is hereby acknowledged, do hereby CONVEY and QUITCLAIM to Grantee the following described land situate in the Township of Raisin, County of Lenawee, State of Michigan, described as:

See attached

Subject to easements and restrictions of record, if any.

The Grantors also grant to the Grantee the right to make all lawful divisions under Section 108 of the Land Division Act, Act No. 288 of Public Acts of 1967. The Grantors acknowledges the drafter of this deed made no inquiry as to the allowable number of lot divisions and waive any claim against drafter related to the number of allowable divisions.

The above-described premises 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.

IN WITNESS WHEREOF, said Grantors hereunto set their hands and seals the day and year first above written.


MICHAEL S. SCHMIDT



LAURIE D. SCHMIDT

STATE OF MICHIGAN)

)ss.

County of Lenawee)

On this 29th day of December, 2016, before a Notary Public in and for said County, personally appeared, MICHAEL S. SCHMIDT and LAURIE D. SCHMIDT, husband and wife, the same persons described in and who executed the foregoing instrument, who acknowledged the same to be their free act and deed.


Mark A. Jackson - Notary Public
Appointed and Acting in Lenawee
County, Michigan
My Commission Expires: 7/3/2020

Prepared By: Mark A. Jackson, 160 N. Winter St. Adrian, MI 49221 (517) 265-8138

2pgs ✓ pickup

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

Parcel 1

All that part of the Southeast 1/4 of Section 33, Town 6 South, Range 4 East, described as beginning on the South line of Section 33 aforesaid 1409.22 feet North 89 degrees 56' 06" East from the South 1/4 Corner of Section 33; thence North 20 degrees 11' 03" East 183.53 feet; thence North 08 degrees 33' 02" East 299.98 feet; thence North 86 degrees 13' 42" West 198.81 feet to the centerline of Raisin Center Highway; thence along the centerline of Raisin Center Highway North 20 degrees 11' 03" East 1421.97 feet to a found railroad spike; thence North 20 degrees 11' 36" East 531.81 feet to a found round head bolt; thence North 19 degrees 40' 23" East 12.28 feet; thence South 89 degrees 51' 11" East 649.57 feet along the South line of the North 10 acres of the East 1/2 of the Southeast 1/4 of said Section 33 to the westerly line of the former Lake Shore and Michigan Southern Railway, also formerly known as the New York Central Railroad Company; thence 333.70 feet along a 3178.62 foot radius curve to the right with a chord bearing and length of South 02 degrees 22' 01" East 333.54 feet and a central angle of 06 degrees 00' 54"; thence continuing along said railroad right of way line South 00 degree 38' 26" West 835.78 feet and South 00 degree 39' 08" West 1155.34 feet to the South line of said Section 33; thence South 89 degrees 56' 06" West 1228.76 feet along the South line of Section 33 to the point of beginning.

Parcel 2

All that part of the West 1/2 of the Southwest 1/4 of Section 34, Town 6 South, Range 4 East, described as beginning on the South line of Section 34 aforesaid 66.50 feet South 89 degrees 51' 35" East from the Southwest Corner of Section 34; thence along the easterly right of way line of the former Lake Shore and Michigan Southern Railway, also formerly known as the New York Central Railroad Company North 00 degree 39' 08" East 1154.47 feet and North 00 degree 38' 26" East 169.82 feet; thence South 89 degrees 51' 35" East 1246.92 feet along a line parallel with the South line of said Section 34; thence South 00 degrees 19' 59" West 1324.24 feet along the East line of the West 1/2 of the Southwest 1/4 of Section 34 to the South line of Section 34; thence North 89 degrees 51' 35" West 1254.26 feet along the South line of Section 34 to the point of beginning.

MESSAGE TO TAXPAYER	PAYMENT INFORMATION																																							
<p>OFFICE HOURS: MON-THURS 8 AM-4 PM; CLOSED FRIDAY PHONE: 517-423-3162</p> <p>WE ENCOURAGE TAX PAYMENTS TO BE MADE BY THE USE OF THE DROP BOX; MAIL OR ONLINE FOR CREDIT CARD PAYMENTS AT WWW.RAISINCHARTERTOWNSHIP.COM A 3% CONVENIENCE FEE WILL BE ADDED TO ALL CREDIT CARD TRANSACTIONS. NOTE - POSTMARKS ARE NOT ACCEPTED. PLEASE SEND THE ENTIRE TAX STATEMENT AND PROVIDE A SELF-ADDRESSED STAMPED ENVELOPE IF REQUIRING A PAYMENT RECEIPT.</p> <p>PAYABLE JULY 1, 2024 THRU SEPT 14, 2024. 1% INTEREST PER MONTH AFTER SEPT 14. 3% PENALTY AFTER FEB 14, 2025, PLUS 1% PER MONTH. DOG LICENSES REQUIRE A SEPARATE CHECK- DO NOT INCLUDE IN TAX PAYMENT.</p>	<p>This tax is payable 7/01/2024 thru 9/14/2024</p> <p>Pay by mail to: CHARTER TOWNSHIP OF RAISIN RAISIN TOWNSHIP TREASURER 5525 OCCIDENTAL HWY TECUMSEH, MI 49286</p>																																							
<p style="text-align: center;">PROPERTY INFORMATION</p> <p>Property Assessed To: SCHMIDT, MICHAEL S & LAURIE O</p> <p>6583 MITCHELL RD PALMYRA, MI 49268</p> <p>School: ADRIAN CITY SCHOOL DISTRICT Prop #: RA0-134-3550-00</p> <p>Prop Addr: 1105 N RAISIN CENTER HWY</p> <p>Legal Description: LD DRS AS BEG ON THE S LI OF SEC 34 T6S R4E 66.50 FT S89°51'35"E FROM THE SW COR OF SD SEC TH ALG THE E'ERLY R/O/W LI OF THE FORMER LAKE SHORE & MICHIGAN SOUTHERN R/W ALSO FORMERLY KNOWN AS THE NEW YORK CENTRAL R/R COMPANY N00°39'03"E 1154.47 FT & N00°38'26"E 169.92 FT TH S89°51'35"E 1246.92 FT ALG A LI PAR WITH THE S LI OF SD SEC TH S00°19'59"W 1324.24 FT ALG THE E LI OF THE W1/2 OF THE SW1/4 OF SD SEC TO THE S LI OF SD SEC TH N89°51'35"W 1254.26 FT ALG THE S LI OF SD SEC TO THE POB FORMERLY KNOWN AS THE SW1/4 OF SW1/4 SEC 34 T6S R4E EXC R/R R/O/W</p>	<p style="text-align: center;">TAX DETAIL</p> <table style="width: 100%;"> <tr> <td>Taxable Value:</td> <td style="text-align: right;">44,230</td> <td>AGRICULTURAL-VACAN</td> </tr> <tr> <td>State Equalized Value:</td> <td style="text-align: right;">108,400</td> <td></td> </tr> <tr> <td>Assessed Value:</td> <td style="text-align: right;">108,400</td> <td>Class: 102</td> </tr> <tr> <td>P.R.E. %:</td> <td style="text-align: right;">100.0000</td> <td></td> </tr> </table> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges added to this bill.</p> </div> <table style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="text-align: left;">DESCRIPTION</th> <th style="text-align: right;">MILLAGE</th> <th style="text-align: right;">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>STATE ED</td> <td style="text-align: right;">6.00000</td> <td style="text-align: right;">265.38</td> </tr> <tr> <td>COUNTY OPER</td> <td style="text-align: right;">5.40000</td> <td style="text-align: right;">238.84</td> </tr> <tr> <td>JENAWEE INT SCH</td> <td style="text-align: right;">3.64620</td> <td style="text-align: right;">161.27</td> </tr> <tr> <td>SCHOOL DEBT</td> <td style="text-align: right;">1.60000</td> <td style="text-align: right;">70.76</td> </tr> <tr> <td>SCHOOL BOND</td> <td style="text-align: right;">0.95000</td> <td style="text-align: right;">42.01</td> </tr> <tr> <td>SCHOOL OPER</td> <td style="text-align: right;">9.00000</td> <td style="text-align: right;">EXEMPT</td> </tr> </tbody> </table> <div style="text-align: right; margin-top: 20px;"> <p><i>B. Galbraith</i> <i>for</i></p> </div> <table style="width: 100%; margin-top: 20px;"> <tr> <td style="width: 60%;">Total Tax</td> <td style="text-align: right;">778.26</td> </tr> <tr> <td>Administration Fee</td> <td style="text-align: right;">7.78</td> </tr> <tr> <td>TOTAL AMOUNT DUE</td> <td style="text-align: right;">786.04</td> </tr> </table>	Taxable Value:	44,230	AGRICULTURAL-VACAN	State Equalized Value:	108,400		Assessed Value:	108,400	Class: 102	P.R.E. %:	100.0000		DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	265.38	COUNTY OPER	5.40000	238.84	JENAWEE INT SCH	3.64620	161.27	SCHOOL DEBT	1.60000	70.76	SCHOOL BOND	0.95000	42.01	SCHOOL OPER	9.00000	EXEMPT	Total Tax	778.26	Administration Fee	7.78	TOTAL AMOUNT DUE	786.04
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<p style="text-align: center;">OPERATING FISCAL YEARS</p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <p>County: JAN 1 - DEC 31 Twn/Cty: JAN 1 - DEC 31 School: JULY 1 - JUNE 30 State: OCT 1 - SEPT 30</p> <p>Does NOT affect when the tax is due or its amount</p>																																								



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 #24-13

RAISIN TOWNSHIP - 1100 N RAISIN CENTER HWY BLK

APPLICANT(S): Michael A. Schmidt Living Trust, est. 2008

DATE: September 17, 2024

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

LOCATION: The subject site (ID# RAO-133-4805-00) is located in the southeastern portion of Raisin Township in Section 33 along the southernmost border, north of Academy Road, east of N Raisin Center Highway, and southeast of the Norfolk & Western Railroad

DESCRIPTION The property has an area of just under forty (39.758) total acres, thirty-five (35) of which are cultivated for cash crops and vegetables. There are no structures located on the property.

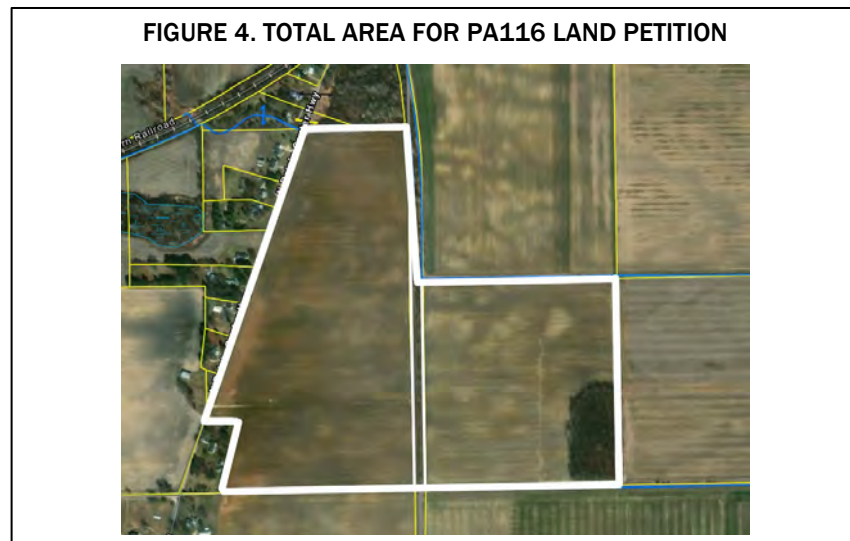
FIGURE 1. AERIAL IMAGE OF SUBJECT PROPERTY



PROPOSED TERM: 90 years.

LAND USE: The property is entirely farmland, zoned Agricultural, and is surrounded by similar land uses,

TOTAL AREA REQUESTED: According to the previous report submitted by the same applicant, the total land area proposed for inclusion in Michigan's Farmland and Open Space Land Preservation Program (PA 116) is illustrated in Figure 4 below. The thicker white line represents the exterior boundaries, while the thinner white lines delineate the interior property boundaries, spanning the 33rd and 34th Sections of Raisin Township.

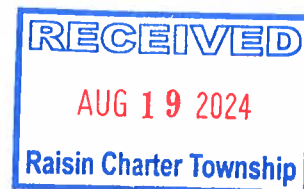


STAFF RECCOMENDATION: Based on the body of this report, staff recommends that the Lenawee County Planning Commission **APPROVE** the PA 116 application for Raisin Township and forward the recommendation to the Lenawee County Clerk for further processing.

Attachment(s): *FA24-13 Staff Report, PA 116 Application*



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



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 8-19-2024

Application No: _____

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: MICHAEL S. SCHMIDT LIVING TRUST DATED 2/15/08
Last First Initial

(If more than two see #15)

2. Mailing Address: 6583 Mitchell Road Palmyra MI 49268
Street City State Zip Code

3. Phone Number: (Area Code) (517) 206-3907

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

5. E-mail address: mschmidt@cass.net

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

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

8. Section No. 33 Town No. 6S Range No. 4E

Parcel # (Tax ID): RA0-133-4805-00

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(seller):

Name: _____

Address: _____

Street City State Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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

<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: MICHAEL S. SCHMIDT Title: TRUSTEE

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

This application is for:

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

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

Cash crop and vegetable

b. Total number of acres on this farm: 55 more or less

c. Total number of acres being applied for (if different than above): 55 more or less

d. Acreage in cultivation: 55 more or less

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

f. All other acres (swamp, woods, etc.) 0

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

No. of Buildings 0 Residence: 0 Barn: 0 Tool Shed: 0

Silo: 0 Grain Storage Facility: 0 Grain Drying Facility: 0

Poultry House: 0 Milking Parlor: 0 Milk House: 0

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); 90

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.

Michael S. Schmidt
(Signature of Applicant)

Michael S. Schmidt Living Trust Dated 2/15/2008
(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

(Date)

(Title)

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

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

I. Date Application Received: 8-19-2024 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: RAISIN CHARTER 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

N/A Township (if county has zoning authority)

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

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

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

Map of Farm

Copy of most recent appraisal record

Copy of letters from review agencies (if available)

Any other applicable documents

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

Map of Farm with Structures and Natural Features:

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

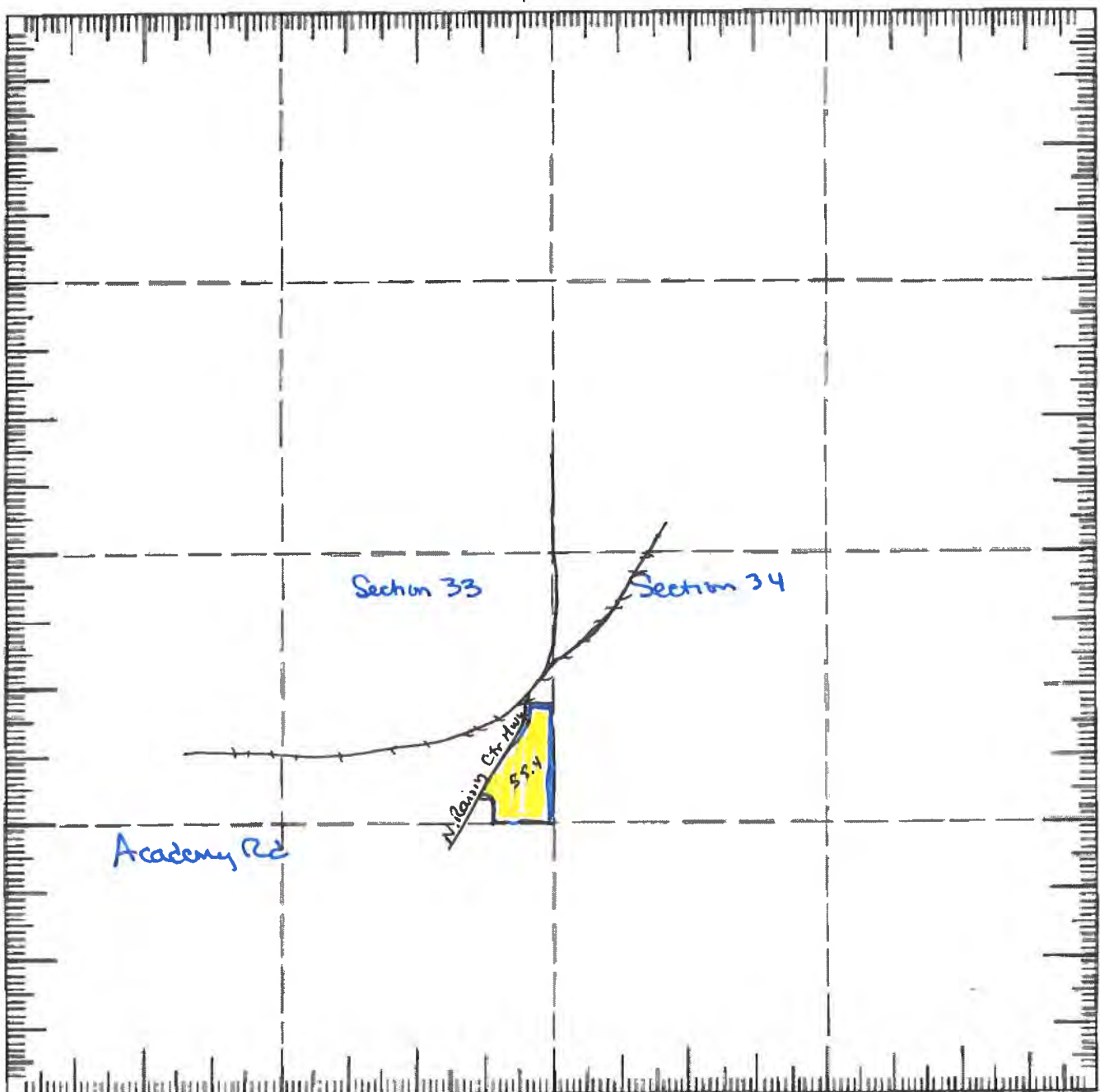
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

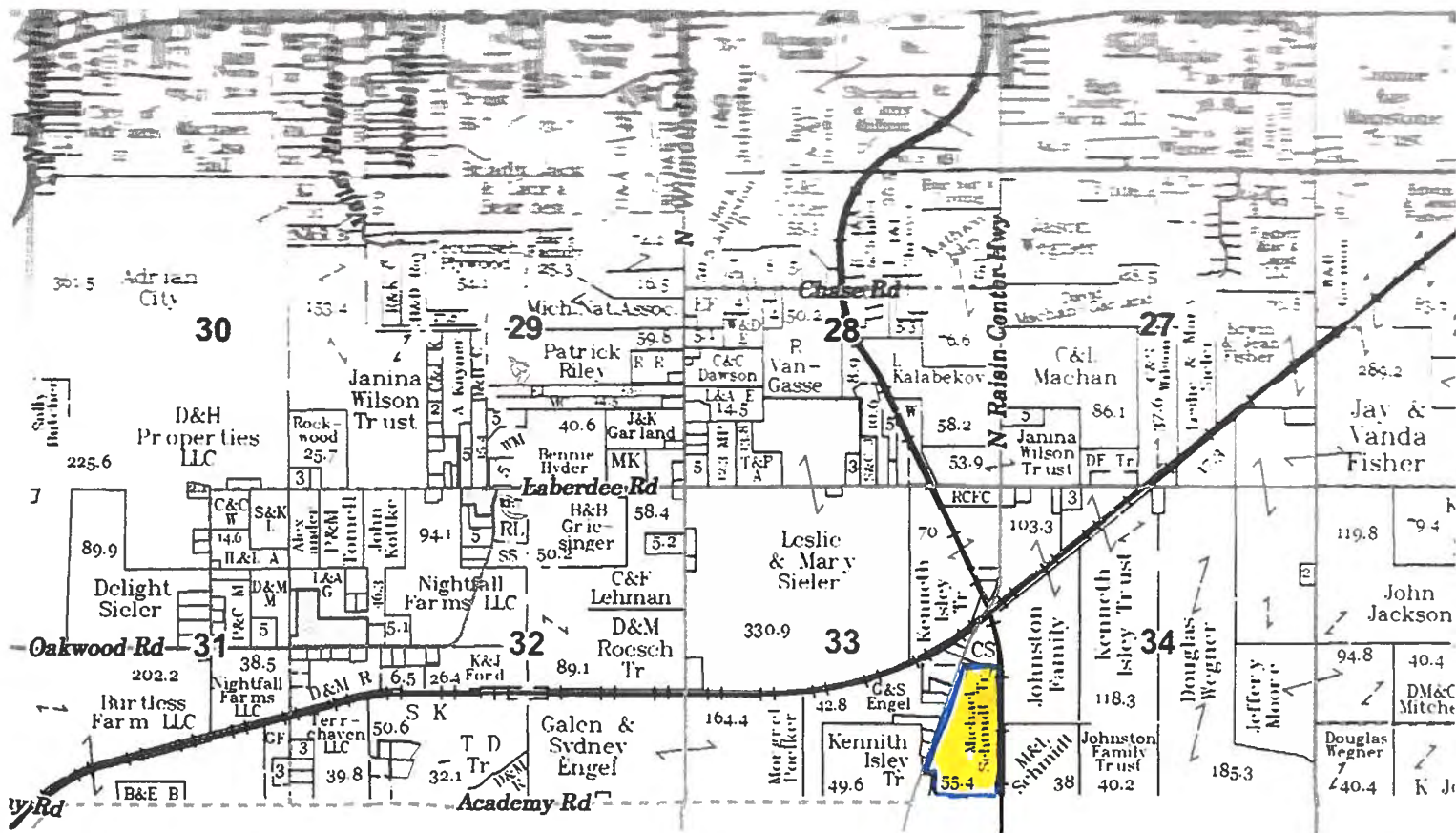
County Lenawee

Township Raisin

T 6S R 4E Section 33

↑ North





MITCHELL

AUCTIONEERS

Ken Mitchell **Dave Mitchell**

423-8147 673-5786

mitchellauctioneering@gmail.com

3451 W. Beecher

Adrian, MI 492

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

Parcel 1

All that part of the Southeast 1/4 of Section 33, Town 6 South, Range 4 East, described as beginning on the South line of Section 33 aforesaid 1409.22 feet North 89 degrees 56' 06" East from the South 1/4 Corner of Section 33; thence North 20 degrees 11' 03" East 183.53 feet; thence North 08 degrees 33' 02" East 299.98 feet; thence North 86 degrees 13' 42" West 198.81 feet to the centerline of Raisin Center Highway; thence along the centerline of Raisin Center Highway North 20 degrees 11' 03" East 1421.97 feet to a found railroad spike; thence North 20 degrees 11' 36" East 531.81 feet to a found round head bolt; thence North 19 degrees 40' 23" East 12.28 feet; thence South 89 degrees 51' 11" East 649.57 feet along the South line of the North 10 acres of the East 1/2 of the Southeast 1/4 of said Section 33 to the westerly line of the former Lake Shore and Michigan Southern Railway, also formerly known as the New York Central Railroad Company; thence 333.70 feet along a 3178.62 foot radius curve to the right with a chord bearing and length of South 02 degrees 22' 01" East 333.54 feet and a central angle of 06 degrees 00' 54"; thence continuing along said railroad right of way line South 00 degree 38' 26" West 835.78 feet and South 00 degree 39' 08" West 1155.34 feet to the South line of said Section 33; thence South 89 degrees 56' 06" West 1228.76 feet along the South line of Section 33 to the point of beginning.

Parcel 2

~~All that part of the West 1/2 of the Southwest 1/4 of Section 34, Town 6 South, Range 4 East, described as beginning on the South line of Section 34 aforesaid 66.50 feet South 89 degrees 51' 35" East from the Southwest Corner of Section 34; thence along the easterly right of way line of the former Lake Shore and Michigan Southern Railway, also formerly known as the New York Central Railroad Company North 00 degree 39' 08" East 1154.47 feet and North 00 degree 38' 26" East 169.82 feet; thence South 89 degrees 51' 35" East 1246.92 feet along a line parallel with the South line of said Section 34; thence South 00 degrees 19' 59" West 1324.24 feet along the East line of the West 1/2 of the Southwest 1/4 of Section 34 to the South line of Section 34; thence North 89 degrees 51' 35" West 1254.26 feet along the South line of Section 34 to the point of beginning.~~

MESSAGE TO TAXPAYER

OFFICE HOURS: MON-THURS 8 AM-4 PM; CLOSED FRIDAY
PHONE: 517-423-3162

WE ENCOURAGE TAX PAYMENTS TO BE MADE BY THE USE OF
THE DROP BOX; MAIL OR ONLINE FOR CREDIT CARD
PAYMENTS AT WWW.RAISINCHARTERTOWNSHIP.COM A 3%
CONVENIENCE FEE WILL BE ADDED TO ALL CREDIT CARD
TRANSACTIONS. NOTE - POSTMARKS ARE NOT ACCEPTED.
PLEASE SEND THE ENTIRE TAX STATEMENT AND PROVIDE A
SELF-ADDRESSED STAMPED ENVELOPE IF REQUIRING A
PAYMENT RECEIPT.

PAYABLE JULY 1, 2024 THRU SEPT 14, 2024.

1% INTEREST PER MONTH AFTER SEPT 14.

3% PENALTY AFTER FEB 14, 2025, PLUS 1% PER MONTH.

DOG LICENSES REQUIRE A SEPARATE CHECK- DO NOT
INCLUDE IN TAX PAYMENT.

PROPERTY INFORMATION

Property Assessed To:

SCHMIDT, MICHAEL S, LIVING TRUST

6583 MITCHELL RD

PALMYRA, MI 49268

School: ADRIAN CITY SCHOOL DISTRICT

Prop #: RA0-133-4805-00

Prop Addr: 1100 N RAISIN CENTER HWY BLK

Legal Description:

TO BE AS BEG ON THE S LI OF SEC 33 T6S R4E 1409.22 FT N89°36'06"E FROM
THE 31/4 COR OF SD SEC 7N R20°11'03"E 183.53 FT TH N08°33'02"E 299.98 FT
TH N86°13'42"W 198.81 FT TO THE CENTER OF RAISIN CENTER HWY TH ALG THE
CENTER OF RAISIN CENTER HWY N20°11'03"E 1421.97 FT TO A ROUND R/R SPTKE
TH N20°11'03"E 531.81 FT TO A ROUND ROUND HEAD BOLT TH N19°40'23"E 12.28
FT TH S89°51'17"E 649.57 FT ALG THE S LI OF THE N 10 AC OF THE 1/2 OF
THE 1/4 OF SD SEC 33 TO THE W'ERLY LI OF THE FORMER LAKE SHORE & MICHIGAN
SOUTHERN R/R ALSO FORMERLY KNOWN AS THE NEW YORK CENTRAL R/R CO TH
633.70 FT ALG A 3178.62 FT RAD CUR TO THE RIGHT WITH A CHD BEAR & LENGTH
OF 562°22'01"E 333.54 FT & A CENTRAL ANGLE OF 06°00'54" TH CONT ALG SD
R/R S/O/W LI S00°38'26"W 835.78 FT & S00°39'08"W 1155.34 FT TO THE S LI
OF SD SEC 7N S89°56'06"W 1228.76 FT ALG THE S LI OF SD SEC TO THE POB
(SURVEY 55.03 AC)
SPRINT ON 10/17/2016 FROM RA0-133-4805-00

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: JAN 1 - DEC 31
School: JULY 1 - JUNE 30
State: OCT 1 - SEPT 30

Does NOT affect when the tax is due or its amount

PAYMENT INFORMATION

This tax is payable 7/01/2024 thru 9/14/2024

Pay by mail to: CHARTER TOWNSHIP OF RAISIN
RAISIN TOWNSHIP TREASURER
5525 OCCIDENTAL HWY
TECUMSEH, MI 49286

TAX DETAIL

Taxable Value:	91,551	AGRICULTURAL-VACAN
State Equalized Value:	168,700	
Assessed Value:	168,700	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.

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	549.30
COUNTY OPER	5.40000	494.37
LENAWEE INT SCH	3.64620	333.81
SCHOOL DEBT	1.60000	146.48
SCHOOL BOND	0.95000	86.97
SCHOOL OPER	9.00000	EXEMPT

Total Tax	1,610.93
Administration Fee	16.10

TOTAL AMOUNT DUE 1,627.03

Hou

gallows

from