



# 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, November 21<sup>st</sup>, 2024  
**TIME:** 6:00 pm  
**PLACE:** Lenawee Room | Human Services Bldg  
1040 S. Winter Street  
Adrian, Michigan

## MEETING AGENDA

- I. CALL TO ORDER & PLEDGE OF ALLEGIANCE..... [ACTION]
- II. PUBLIC COMMENT..... [3 MIN. LIMIT]
- II. APPROVAL OF REGULAR MEETING AGENDA FOR NOV. 21<sup>ST</sup>, 2024..... [ACTION] 1
- V. APPROVAL OF REGULAR MEETING MINUTES FROM OCT. 17<sup>TH</sup>, 2024..... 3
- V. REQUEST(S) FOR REVIEW, COMMENT, AND RECOMMENDATION
  - A. CONSIDERATION OF TOWNSHIP ZONING AMENDMENT(S)
  - B. CONSIDERATION OF COMPREHENSIVE PLAN(S)
  - C. CONSIDERATION OF PA 116 FARMLAND AGREEMENT(S)
    - FA24-12 | Blissfield Township | 10385 Neuroth Hwy..... [ACTION] 7
- /I. OTHER BUSINESS
  - A. NEW BUSINESS
  - B. OLD BUSINESS
  - C. NOTICES
- II. PUBLIC COMMENT [2 MIN. LIMIT]
- II. COMMISSIONER COMMENT
- X. ADJOURNMENT [ACTION]

Please note the next meeting will take place on December 19<sup>th</sup>, 2024.





# LENAWEE COUNTY PLANNING COMMISSION

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## REGULAR MEETING MINUTES

OCTOBER 17TH, 2024

**COMMISSIONERS PRESENT:** R. Liedel, *Chairperson*; K. Dersham, *Vice Chairperson*; K. Bolton; D. Witt *Board of Commissioners*; B. Nickel; & C. Dillon.

**COMMISSIONERS ABSENT:** R Tillotson, *Board of Commissioners*.

**PUBLIC PRESENT:** Donald Powell, *Blissfield Township Planning Commission*

**OTHERS PRESENT:** Alissa Starling, *R2PC Staff Planner*

### I. CALL TO ORDER.

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

### II. PUBLIC COMMENT.

None.

### III. APPROVAL OF AGENDA.

Staff submitted the October 17th, 2024 regular meeting agenda for approval.

Commissioner Nickel made a motion, seconded by Commissioner Liedel, to **APPROVE** the October 17th, 2024 regular meeting agenda, as presented.

**PASSED 6:0**

### IV. APPROVAL OF MINUTES.

Staff submitted the September 19<sup>th</sup>, 2024 regular meeting minutes for approval. Commissioner Bolton made a motion, seconded by Vice Chairperson Dersham, to **APPROVE** the September 19<sup>th</sup> regular meeting minutes, as presented.

**PASSED 6:0**

## VI. REQUEST(S) FOR REVIEW, COMMENT, AND RECOMMENDATION.

### A. CONSIDERATION OF TOWNSHIP ZONING AMENDMENT(S)

#### 1. CZ24-18 | Palmyra Township | Text Amendment

*Staff presented the text amendment submitted by Palmyra Township, petitioning to amend Article II, Definitions, to include the term “Banquet/Rental Hall,” defined as: a facility for rent on a short-term basis for events such as meetings, receptions, and other social gatherings.*

Motion by Vice Chairperson Dersham, to **APPROVE** the submitted Article VI text amendment by Palmyra Township, seconded by Commissioner Bolton.

**PASSED 6:0**

#### 2. CZ24-19 | Palmyra Township | Text Amendment

*Staff presented the text amendment submitted by Palmyra Township to include Banquet/Rental Halls as a Special Land Use in the AR (Agricultural-Residential) Zoning District. Staff expressed concerns about the lack of corresponding performance standards, which are typically included for similar Special Land Uses in Article VI, such as provisions for residential buffers, parking, signage, ingress/egress, noise control, and other public safety measures.*

Motion by Vice Chairperson Dersham, to **APPROVE WITH COMMENT** the submitted Article VI text amendment by Palmyra Township, seconded by Commissioner Bolton.

**PASSED 6:0**

#### 3. CZ24-20 | Ridgeway Township | Text Amendment

*Staff presented the text amendment submitted by Ridgeway Township to amend the Zoning Ordinance to add regulations related to Utility-Scale Battery Energy Storage Systems (BESS). The proposed amendment restricts battery energy storage systems to specific zoning districts and includes stringent requirements, such as full financial surety upfront and a \$5 million liability insurance policy, which do not align with recommended industry best practices. Staff raised concerns that the strict standards deviate from state guidance and that the Township's Master Plan does not address renewable energy development.*

Motion by Commissioner Nickel, to **DENY** the submitted petition by Ridgeway Township to amend the Zoning Ordinance to regulate utility-scale Battery Energy Storage Systems, seconded by Vice Chairperson Dersham, per concerns identified in Staff Report.

**PASSED 6:0**

#### 4. CZ24-21 | Ridgeway Township | Text Amendment

*Staff presented the text amendment submitted by Ridgeway Township to amend the Zoning Ordinance to add regulations related to Solar Energy Systems for both utility scale and residential home development.. The ordinance restricts solar energy development to specific agricultural zones and mandates rigid performance standards, such as upfront financial surety and*

*significant insurance coverage, which are inconsistent with recommendations from industry and state agencies. Staff noted that the Master Plan does not provide guidance for renewable energy development, creating a disconnect between the proposed amendment and long-term land use goals.*

*Motion by Vice Chairperson Dersham, to **DENY** the submitted petition by Ridgeway Township related to Solar Energy regulation, seconded by Commissioner Witt, based on concerns identified in Staff Report*

**PASSED 6:0**

**5. CZ24-22 | Ridgeway Township | Text Amendment**

*Staff presented the text addition submitted by Ridgeway Township pertaining to Wind Energy Systems for both utility-scale and residential development. The amendment proposes restrictive zoning regulations, including development confined to specific agricultural districts, with rigid financial and insurance requirements. Staff had concerns that the proposed regulations are not supported by the current Master Plan, which discourages non-agricultural development, and that the conditionals for approval exceed best practices recommended by relevant institutions.*

*Motion by Vice Chairperson Dersham, to **DENY** the submitted petition by Ridgeway Township related to Wind Energy regulation, seconded by Commissioner Witt, based on concerns identified in Staff Report.*

**PASSED 6:0**

**6. CZ24-23 | Blissfield Township | Text Amendment**

*Staff presented the text amendment submitted by Blissfield Township, which seeks to regulate utility-scale wind, solar, and battery energy storage systems. The proposed amendments include strict zoning limitations, financial surety requirements, and a \$5 million liability insurance policy for all renewable energy facilities. Staff expressed concerns that the Blissfield Master Plan does not address renewable energy development and that the proposed standards are more rigid than recommended by industry best practices and state guidelines, such as those from EGLE. Staff recommended denying the amendment until the Master Plan is updated or the ordinance is revised to align with more flexible, context-appropriate standards.*

*Mr. Powell provided background information on the amendments and discussed with the Commission the possibility of adopting an Overlay District on the Zoning Map or an area in the Future Land Use documents showing areas planned for future development of the like.*

*Motion by Commissioner Nickel, to **DENY** the submitted ordinance amendments related to battery storage, solar energy, and wind energy by Blissfield Township, seconded by Vice Chairperson Dersham, per concerns identified in Staff Report.*

**PASSED 6:0**

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

None.

**C. CONSIDERATION OF MASTER PLAN(S).****CITY OF HUDSON, RECREATION PLAN 2024 – 2029**

*Updated plan includes goals for expanding recreational facilities, ADA compliance, and pathways between community spaces. Staff recommendation finds the plan aligns with best practices for municipal recreation and park development, improving accessibility and community engagement.*

*Motion by Vice-Chairperson Dersham to **APPROVE** the City of Hudson's 2024-2029 Parks and Recreation Plan, seconded by Commissioner Witt.*

**PASSED 6:0**

**VII. OTHER BUSINESS.**

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**A. OLD BUSINESS.**

None.

**B. NEW BUSINESS**

None.

**VIII. PUBLIC COMMENT.**

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None.

**IX. COMMISSIONER COMMENT.**

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None.

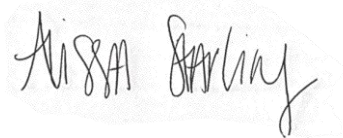
**X. ADJOURNMENT.**

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*Vice Chairperson Dersham made a motion to adjourn the meeting at 6:35 pm, seconded by Commissioner Witt.*

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Respectfully submitted,



Alissa Starling  
LCPC Recording Secretary



## LENAWEE COUNTY PLANNING COMMISSION

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

### PA 116 FARMLAND AGREEMENT | FA #24-12

#### OGDEN TOWNSHIP – 10385 NEUROTH HWY

**APPLICANT(S):** Philip and Cheryl Neuroth

**DATE:** November 20<sup>th</sup>, 2024

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

**LOCATION:** The subject site (ID # OGO-128-2780-00) is located in the southern quadrants of the Township, straddling the eastern and western dividing lines. The subject site located south of East Ridgeville Road and North of East Mulberry Road, straddling Neuroth Highway.

**DESCRIPTION:** The property has an area of approximately forty-eight (48) total acres, all of which are cultivated for cash crops. Additionally, there are no structures located on the property, as it has been split to remove the swelling, as shown in Figure 1 below.

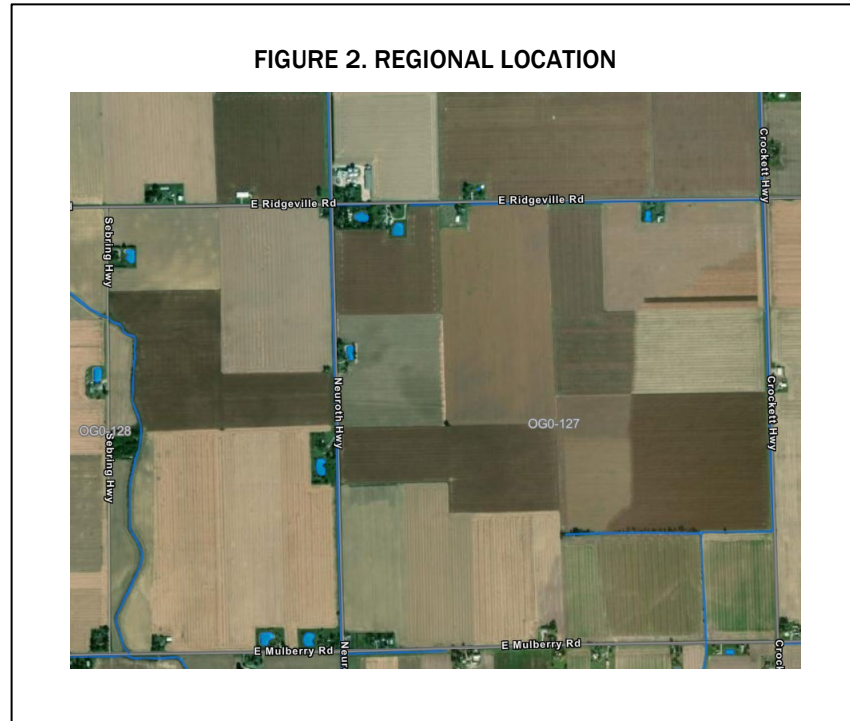
FIGURE 1. AERIAL IMAGE OF SUBJECT PROPERTY



**PROPOSED TERM:** 30 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.



**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 Ogden Township to the Lenawee County Clerk.

*Attachment(s): FA24-12 Staff Report, PA 116 Application & Supporting Submission Documents*





# 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

11/6/24

Application No:

383

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:

Philip H. Neuroth Cheryl L. Neuroth Trust

Last

First

Initial

(If more than two see #15)

Last

First

Initial

2. Mailing Address:

10385 Neuroth Hwy Blissfield

Mi

49228

Street

City

State

Zip Code

3. Phone Number: (Area Code) (517) 902-3339

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

5. E-mail address: philip\_neuroth@hotmail.com

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

6. County: Lenawee

7. Township, City or Village: Ogden

8. Section No. 21-22 Town No. 8 South Range No. 4 East

Parcel # (Tax ID): 060-122-3050-00 060-121-4200-00

### III. Legal Information:

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

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

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

If "Yes", please explain circumstances:

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

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

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

Name the types of mineral(s) involved:

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

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

Name:

Address:

Street

City

State

Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)



# 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](http://www.Michigan.gov/Farmland).**

**The local governing body can send completed applications to:**

Email: [MDARD-PA116@Michigan.gov](mailto:MDARD-PA116@Michigan.gov)

Fax: 517-335-3131

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

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: Philip H. Neuwirth Title: \_\_\_\_\_

Name: Cheryl L. Neuwirth 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 Crops  
b. Total number of acres on this farm: 48  
c. Total number of acres being applied for (if different than above): 0  
d. Acreage in cultivation: 48  
e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0  
f. All other acres (swamp, woods, etc.) 0  
g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings 0 Residence: \_\_\_\_\_ Barn: \_\_\_\_\_ Tool Shed: \_\_\_\_\_  
Silo: \_\_\_\_\_ Grain Storage Facility: \_\_\_\_\_ Grain Drying Facility: \_\_\_\_\_

Poultry House: \_\_\_\_\_ Milking Parlor: \_\_\_\_\_ Milk House: \_\_\_\_\_  
Other: (Indicate) \_\_\_\_\_

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

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

\$ 32,640 / 48 = \$ 680 (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); 30

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.

Philip H. Newirth

(Signature of Applicant)

(Corporate Name, If Applicable)

Cheryl L. Newirth

(Co-owner, If Applicable)

(Signature of Corporate Officer)

11/4/24

(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: 11/6/24 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Lenawee

☒ County ☐ Township ☐ City ☐ Village

This application is ☐ approved, ☐ rejected

Date of approval or rejection: \_\_\_\_\_

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

Clerk's Signature: \_\_\_\_\_

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

Parcel Number (Tax ID): \_\_\_\_\_

II. Please verify the following:

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

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

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

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

**MDARD-Farmland and Open Space Preservation Program, P.O. Box 30449, Lansing, MI 48909**

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

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

**COPY SENT TO:**

☐ County or Regional Planning Commission

☐ Conservation District

☐ Township (if county has zoning authority)

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

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

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

☒ Map of Farm

☒ Copy of most recent appraisal record

☐ Copy of letters from review agencies (if available)

☐ Any other applicable documents

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



United States  
Department of  
Agriculture

# Lenawee County, Michigan

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



Common Land Unit  
Common Land Unit\*

- ☒ Non-Cropland
- ☒ Tract Boundary
- ☐ Section Lines

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  
Map Created June 03, 2024  
2022 NAIP Imagery

Farm 17659  
Tract 18564

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 delineation of the area. Areas of Concern represent potential wetland violations (CW, CW+Y, 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.

## EXHIBIT A

### "Parcel 1"

All that part of the Northeast 1 /4 of the Southeast 1 /4 of Section 21 , Town 8 South, Range 4 East, Ogden Township, Lenawee County, Michigan described as beginning at the East 1/4 Corner of said Section 21 ; thence South 01 °32'54" East 222.56 feet along the East line of said Section 21 ; thence South 88°56'04" West 1352.64 feet along an existing fence line and the easterly extension thereof, to the West line of the Northeast 1 /4 of the Southeast 1 /4 of said Section 21; thence North 02°31 '05" West 292.44 feet along the West line of the Northeast 1/4 of the Southeast 1/4 of said said Section 21 to the North line of the Southeast 1/4 of said Section 21 ; thence South 88°07'26" East 1359.97 feet along said North line of the Southeast 1 /4 of Section 21 to the point of beginning.

Containing 8.01 acres.

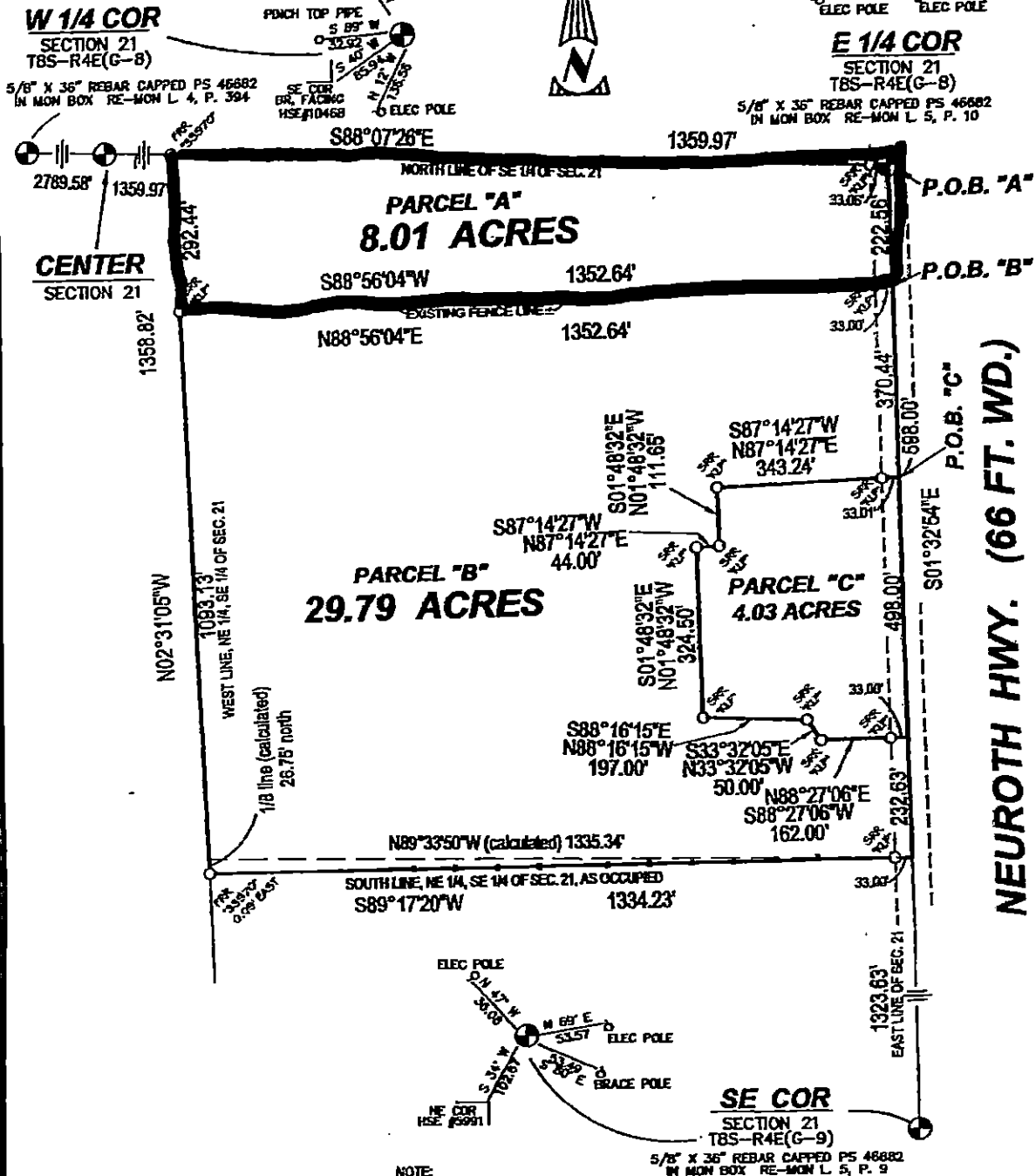
Subject to highway easements and all other easements and restrictions of record, if any.

Bearings are referenced to the Michigan State Plane co-ordinate system South Zone 2113.

### "Parcel 2"

Situated in the Township of Ogden, County of Lenawee, and State of Michigan:

Northwest Quarter (1/4) of the Southwest Quarter (1 /4) of Section Twenty-two (22), Town Eight (8) South, Range four (4) East. Containing Forty (40) acres, more or less.



NOTE  
DUE TO DIFFERENCES FROM STANDARD SECTION DIMENSIONS  
AND THE HISTORY OF THIS SECTION IT WAS DETERMINED  
TO HOLD THE SOUTH LINE OF SUBJECT PROPERTY AS OCCUPIED.

#### LEGEND

F.I.P. = Found Iron Pipe  
S.R.R. = Set Re-Rod  
F.R.R. = Found Re-Rod  
R. = Record  
M. = Measured  
— = Existing Fence Line



W:\Projects\2024\1-19972400143\CAD\SURVEY\M01.2400143.000.dwg

FOR: PHILIP NEUROTH

SCALE: 1 inch = 250

JOB No.: 401.2400143.000

DATE: FEBRUARY 2, 2024



237 NORTH MAIN STREET  
NORWALK, MI 48321  
TEL: 517.263.4515  
FAX: 517.263.4635

Drawn By	Checked By
sy	kp

I hereby certify that I have surveyed the parcel of land described and delineated hereon that the relative positional precision of each corner is within the accepted standards of professional surveying; that all the requirements of P.A. 132, 1973, as amended, have been complied with. This certificate of survey is for the exclusive use of the person(s) or entity named on this certificate and this certification does not extend to any unnamed third party.



*Kevin L. Pickford*  
Professional Surveyor No. 4001046682

**Parcel "A"**

All that part of the Northeast 1/4 of the Southeast 1/4 of Section 21, Town 8 South, Range 4 East, Ogden Township, Lenawee County, Michigan described as beginning at the East 1/4 Corner of said Section 21; thence South 01°32'54" East 222.56 feet along the East line of said Section 21; thence South 88°56'04" West 1352.64 feet along an existing fence line and the easterly extension thereof, to the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 21; thence North 02°31'05" West 292.44 feet along the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 21 to the North line of the Southeast 1/4 of said Section 21; thence South 88°07'26" East 1359.97 feet along said North line of the Southeast 1/4 of Section 21 to the point of beginning.

Containing 8.01 acres.

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

Bearings are referenced to the Michigan State Plane co-ordinate system South Zone 2113.

**Parcel "B"**

All that part of the Northeast 1/4 of the Southeast 1/4 of Section 21, Town 8 South, Range 4 East, Ogden Township, Lenawee County, Michigan described as beginning on the East line of said Section 21 at a point being 222.56 feet South 01°32'54" East from the East 1/4 Corner of said Section 21; thence South 01°32'54" East 370.44 feet continuing along the East line of said Section 21; thence South 87°14'27" West 343.24 feet; thence South 01°48'32" East 111.65 feet; thence South 87°14'27" West 44.00 feet; thence South 01°48'32" East 324.50 feet; thence South 88°16'15" East 197.00 feet; thence South 33°32'05" East 50.00 feet; thence North 88°27'06" East 162.00 feet to the East line of said Section 21; thence South 01°32'54" East 232.63 feet along said East line of Section 21; thence South 89°17'20" West 1334.23 feet along the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 21 as occupied, to the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 21; thence North 02°31'05" West 1093.13 feet along said West line of the Northeast 1/4 of the Southeast 1/4 of Section 21; thence North 88°56'04" East 1352.64 feet along an existing fence line and the easterly extension thereof, to the point of beginning.

Containing 29.79 acres.

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

Bearings are referenced to the Michigan State Plane co-ordinate system South Zone 2113.

**Parcel "C"**

All that part of the Northeast 1/4 of the Southeast 1/4 of Section 21, Town 8 South, Range 4 East, Ogden Township, Lenawee County, Michigan described as beginning on the East line of said Section 21 at a point being 598.00 feet South 01°32'54" East from the East 1/4 Corner of said Section 21; thence South 01°32'54" East 498.00 feet continuing along the East line of said Section 21; thence South 88°27'06" West 162.00 feet; thence North 33°32'05" West 50.00 feet; thence North 88°16'15" West 197.00 feet; thence North 01°48'32" West 324.50 feet; thence North 87°14'27" East 44.00 feet; thence North 01°48'32" West 111.65 feet; thence North 87°14'27" East 343.24 feet to the point of beginning.

Containing 4.03 acres.

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

Bearings are referenced to the Michigan State Plane co-ordinate system South Zone 2113.

W:\Projects\2024\1-189\2400143\CAD\SURVEY\401.2400143.000.dwg

FOR: PHILIP NEUROTH

JOB No.: 401.2400143.000

DATE: FEBRUARY 2, 2024



237 NORTH MAIN STREET  
ADRIAN, MI 48221  
TEL: 517.293.4515  
FAX: 517.293.4515

SHEET 2 OF 2

Drawn By	Checked By
sy	kp

I hereby certify that I have surveyed the parcel of land described and delineated herein; that the relative positional precision of each corner is within the accepted standards of professional surveying; that all the requirements of P.A. 132, 1970, as amended, have been complied with. This certificate of survey is for the exclusive use of the person (s) or entity named on this certificate and this certification does not extend to any unnamed third party.



Kevin L. Pickford  
Professional Surveyor No. 4001046682





07-11-2024

Erin Vandyke JM  
ERIN VANDYKE



LENAWEE COUNTY  
JULY 11, 2024  
RECEIPT # 1094040  
STATE OF MICHIGAN  
REAL ESTATE  
TRANSFER TAX

S354.20- CO  
\$2,415.00- ST  
Stamp # 44891

**WARRANTY DEED**

This Deed made this 2 day of July, 2024.

WITNESSETH That, **HESED ACRES LLC**, by **ROBERTA SUE LAY**, Member, of 11846 County Road J, Wauseon, OH, 43567

IN CONSIDERATION OF **THREE HUNDRED AND TWENTY-TWO THOUSAND DOLLARS (\$322,000)** -----

CONVEY AND WARRANTS TO **THE PHILIP H. NEUROTH and CHERYL L. NEUROTH TRUST**, dated March 27, 2019, as Trustees, of 10385 NEUROTH HWY., BLISSFIELD, MI 49228

Land and premises in the Township of Ogden, Lenawee County, State of Michigan, described on:

Exhibit A attached hereto and made a part hereof

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

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

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

**HESED ACRES LLC**

By Roberta Sue Lay  
Roberta Sue Lay, Member

STATE OF MICHIGAN)  
                                  ) s  
COUNTY OF LENAWEE)

On this 2 day of July, 2024, before me, a notary public in and for said County, personally appeared Roberta Sue Lay, Member, known to be the same persons described in and who executed the foregoing instrument, who acknowledged the same to be their free act and deed.

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

THIS INSTRUMENT DRAFTED BY:  
BRUGGEMAN LAW OFFICES, P.C.  
Mark A. Bruggeman (P66085)  
126 E. Church Street, Adrian, MI 49221-2780

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

State and County Transfer Tax \$2,769.20

Property Identification Numbers OG0122-3050-00 &  
Property Identification Numbers OG0-121-4200-00 (Old)/ (New ID) OG0-121-4280-00  
Legal Description taken from American Title Agency of Lenawee Job No. AT-6942/5

DO NOT RECORD  
E-RECORDED  
7-11-2024

### WARRANTY DEED

This Deed made this 2 day of July, 2024.

WITNESSETH That, **HESED ACRES LLC**, by **ROBERTA SUE LAY**, Member, of 11846 County Road J, Wauseon, OH, 43567

IN CONSIDERATION OF **THREE HUNDRED AND TWENTY-TWO THOUSAND DOLLARS (\$322,000)** \_\_\_\_\_

CONVEY AND WARRANTS TO **THE PHILIP H. NEUROTH and CHERYL L. NEUROTH TRUST**, dated March 27, 2019, as Trustees, of 10385 NEUROTH HWY., BLISSFIELD, MI 49228

Land and premises in the Township of Ogden, Lenawee County, State of Michigan, described on:

Exhibit A attached hereto and made a part hereof

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

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

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


HESED ACRES LLC

By Roberta Sue Lay  
Roberta Sue Lay, Member

STATE OF MICHIGAN)

) §  
COUNTY OF LENAWEE)

On this 2 day of July, 2024, before me, a notary public in and for said County, personally appeared Roberta Sue Lay, Member, known to be the same persons described in and who executed the foregoing instrument, who acknowledged the same to be their free act and deed.

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

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

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

Property Identification Numbers OG0122-3050-00 &  
Property Identification Numbers OG0-121-4200-00 (Old)/ (New ID) OG0-121-4280-00  
Legal Description taken from American Title Agency of Lenawee Job No. AT-6942/5

## EXHIBIT - A

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

**Parcel 1:**

All that part of the Northeast 1/4 of the Southeast 1/4 of Section 21, Town 8 South, Range 4 East, described as beginning at the East 1/4 corner of said Section 21; thence South 01°32'54" East 222.56 feet along the East line of said Section 21; thence South 88°56'04" West 1352.64 feet along an existing fence line and the Easterly extension thereof, to the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 21; thence North 02°31'05" West 292.44 feet along the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 21 to the North line of the Southeast 1/4 of said Section 21; thence South 88°07'26" East 1359.97 feet along said North line of the Southeast 1/4 of Section 21 to the point of beginning.

**Parcel 2:**

The Northwest 1/4 of the Southwest 1/4 of Section 22, Town 8 South, Range 4 East.

Legal Description

AT-6942/9

## OFFICIAL TAX STATEMENT

**Summer Tax Bill**

LENAWEE COUNTY TREASURER

ERIN VAN DYKE

301 N MAIN ST OLD COURTHOUSE

ADRIAN, MI 49221

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

Property Addr: 10000 NEUROTH HWY BLK



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

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

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

2024 Summer Tax for Prop #: OG0-122-3050-00

7975

Tax for Prop#: OG0-122-3050-00

Make Check Payable To: Lenawee County Treasurer

TOTAL AMOUNT DUE: 1,571.66

\*\*\*\*\*AUTO\*\*ALL FOR AADC 481  
HESED ACRES LLC  
11846 COUNTY ROAD J  
WAUSEON, OH 43567-9604



Please detach along perforation. Keep the bottom portion.

## OGDEN TOWNSHIP

## 2024 Summer Tax Bill

## MESSAGE TO TAXPAYER

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

## PAYMENT INFORMATION

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

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

## TAX DETAIL

Taxable Value:	136,500	
State Equalized Value:	136,500	AGRICULTURAL-VACAN
Assessed Value:	136,500	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.

## PROPERTY INFORMATION

Property Assessed To:  
HESED ACRES LLC

11846 CO RD J  
WAUSEON, OH 43567

School: BLISSFIELD COMMUNITY SCHOOLS

Prop #: OG0-122-3050-00

Prop Addr: 10000 NEUROTH HWY BLK

## Legal Description:

NW 1/4 OF SW 1/4 SEC 22

DESCRIPTION	MILLAGE	AMOUNT
STATE ED	6.00000	819.00
COUNTY OPER	5.40000	737.10

## OPERATING FISCAL YEARS

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

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

Does NOT affect when the tax is due or its amount

Total Tax	1,556.10
Administration Fee	15.56

TOTAL AMOUNT DUE 1,571.66

## OFFICIAL TAX STATEMENT

## Summer Tax Bill

LENAWEE COUNTY TREASURER

ERIN VAN DYKE

301 N MAIN ST OLD COURTHOUSE

ADRIAN, MI 49221

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

Property Addr: 10000 NEUROTH HWY BLK



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

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

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

2024 Summer Tax for Prop #: OGO-121-4200-00

7972

Tax for Prop#: OGO-121-4200-00

Make Check Payable To: Lenawee County Treasurer

TOTAL AMOUNT DUE: 299.95

\*\*\*\*\*AUTO\*\*ALL FOR AMC 481  
HESED ACRES LLC  
11846 COUNTY ROAD J  
WAUSEON, OH 43567-9604



Please detach along perforation. Keep the bottom portion.

## OGDEN TOWNSHIP

2024

Summer

Tax Bill

## MESSAGE TO TAXPAYER

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

## PAYMENT INFORMATION

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

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

## TAX DETAIL

Taxable Value:	26,052	AGRICULTURAL-IMPRO Class: 101
State Equalized Value:	27,400	
Assessed Value:	27,400	
P.R.E. %:	71.0000	

## PROPERTY INFORMATION

Property Assessed To:  
HESED ACRES LLC

11846 CO RD J  
WAUSEON, OH 43567

School: BLISSFIELD COMMUNITY SCHOOLS

Prop #: OGO-121-4200-00

Prop Addr: 10000 NEUROTH HWY BLK

## Legal Description:

THAT PT OF NE 1/4 OF SE 1/4 SEC 21 T8S R4E BEG AT E 1/4 COR SEC 21; TH S88°56'04"E 222.56 FT ALG E LI SEC 21 TH S88°56'04"W 1352.64 FT TO W LI OF NE 1/4 OF SE 1/4 SEC 21 TH N02°31'05"W 292.44 FT TH N02°31'05"W 292.44 FT TO N LI SE 1/4 SEC 21 TH S88°07'26"E 1359.97 FT ALG SD N LI TO POB. (SURVEY 8.01 AC)  
SPLIT ON 05/09/2024 FROM OGO-121-4280-00;

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	156.31
COUNTY OPER	5.40000	140.68

\*BALANCE OF DESCRIPTION ON FILE\*

## OPERATING FISCAL YEARS

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

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

Does NOT affect when the tax is due or its amount

Total Tax	296.99
Administration Fee	2.96

TOTAL AMOUNT DUE 299.95