



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

FOR FURTHER INFORMATION, CONTACT:
Kade Peck
R2PC Planner
(517) 416-0405
kpeck@mijackson.org

DATE: February 20, 2025
TIME: 6:00 p.m.
PLACE: Lenawee Room | Human Services Bldg.
1040 S. Winter Street
Adrian, Michigan

MEETING AGENDA

1. Call to Order and Pledge of Allegiance
2. Public Comment *[3-MINUTE LIMIT]*
3. Approval of Agenda *[ACTION]*
4. Meeting Minutes
Approval of the Minutes of the January 16, 2025, Meeting *[ACTION]*3
5. Request(s) for Review, Comment, and Recommendation
 - a. Consideration of Township Zoning Amendment(s) —
Franklin Township *[ACTION]*7
 - b. Consideration of PA 116 Farmland Agreement(s) —
(1) #25-16 — Rome Township *[ACTION]*10
 - c. Consideration of Master Plan(s) —
(1) Village of Cement City (click on the link to view the document)
<http://www.region2planning.com/wp-content/uploads/2025/02/Village-of-Cement-City-2023-Master-Plan-FINAL-PROPOSAL.pdf>
6. Other Business
 - a. Old Business — None
 - b. New Business — None
7. Public Comment *[2 MINUTE LIMIT]*
8. Commissioner Comment
9. Adjournment

*Please note that the meeting will take place on March 20, 2025 at 6:00 p.m. in the
Lenawee Room of the Human Services Building, 1040 S. Winter St., Adrian*



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 MINUTES

Thursday, January 16, 2025

Lenawee Room • Lenawee County Human Services Building • Adrian, Michigan

Members Present: Ms. Rebecca Liedel, LCPC Chair; Mr. Keith Dersham, LCPC Secretary; Mr. Bruce Nickel; Mrs. Carrie Dillon

Members Absent: Mr. Ralph Tillotson, Lenawee County Commission and Mr. Dale Witt

Others Present: Mr. Kade Peck, LCPC Staff/Recording Secretary

- Item 1 **Call to order.** Chair Liedel called the meeting to order at 6:00 p.m. Those in attendance rose and joined in the Pledge of Allegiance.
- Item 2 **Public comment** — None
- Item 3 **Approval of Agenda.** Staff submitted the 01/16/2025 meeting agenda for approval.
A motion was made by Comm. Nickel, and seconded by Comm. Dersham, to approve the January 16, 2025, meeting agenda as presented. *The motion passed unanimously.*
- Item 4 **Approval of Minutes.** Staff submitted the 12/19/24 meeting minutes for approval.
A motion was made by Comm. Nickel, and seconded by Comm. Dillon, to approve the December 19, 2024, meeting minutes as presented. *The motion passed unanimously.*
- Item 5 **Request(s) for Review, Comment, and Recommendation**
 - a. **Consideration of Township Zoning Amendment(s)**
 - (1) **#25-01 | Rollin Township.** Commissioners reviewed the proposed rezoning to 'Lake Residential (LR)' from 'Agricultural (AG)' of a property (ID# RL0-114-1320) located in Section 14 of Rollin Township in the 3000 block of Geneva Highway, Manitou Beach. This is south of Woerner Road and east of Geneva Highway. Staff summarized his report advising Commissioners to recommend approval of the proposed rezoning of the parcel to 'Lake Residential'.
After some discussion, a motion was made by Comm. Nickel, and seconded by Comm. Dersham, to concur with the staff advisement to recommend approval of the proposed 'LR' rezoning to the Rollin Township Board (see the staff report). *The motion passed unanimously.*
 - b. **Consideration of PA 116 Farmland Agreement(s)**
 - (1) **#25-01 | Franklin Township.** Commissioners reviewed a proposed agreement for a property (ID #FR0-102-3300-00) in Section 2 (T5S-R3E) of the Township. Staff summarized his report advising commissioners to recommend approval with comments of the agreement, noting that 14.b needs to be filled out.
After some discussion, a motion was made by Comm. Dersham, and seconded by Comm. Dillon, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Franklin Township Board of Commissioners (see the staff report). *The motion passed unanimously.*

- (2) **#25-02 | Franklin Township.** Commissioners reviewed a proposed agreement for property (ID #FR0-102-3500-00) in Section 2 (T5S-R3E) of the Township. Staff summarized his report advising commissioners to recommend approval of the agreement (see the staff report).

A motion was made by Comm. Nickel, and seconded by Comm. Dersham, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Franklin Township Board with a recommendation of the removal of the homestead on the property (see the staff report). *The motion passed unanimously.*

- (3) **#25-03 | Franklin Township.** Commissioners reviewed a proposed agreement for property (ID #FR0-111-2505-00) in Section 11 (T5S-R3E) of the Township. Staff summarized his report advising commissioners to recommend approval of the agreement (see the staff report).

A motion was made by Comm. Nickel, and seconded by Comm. Dersham, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Franklin Township Board (see the staff report). *The motion passed unanimously.*

- (4) **#25-04 | Franklin Township.** Commissioners reviewed a proposed agreement for property (ID #FR0-113-3800-00) in Section 13 (T5S-R3E) of the Township. Staff summarized his report advising commissioners to recommend approval of the agreement (see the staff report).

A motion was made by Comm. Nickel, and seconded by Comm. Dillon, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Franklin Township Board (see the staff report). *The motion passed unanimously.*

- (5) **#25-05 | Franklin Township.** Commissioners reviewed a proposed agreement for properties (ID #FR0-114-4800-00 and #FR0-114-2200-00) in Section 14 (T5S-R3E) of the Township. Staff summarized his report advising commissioners to recommend approval with comments of the agreement because of the lack of acreage information for one of the parcels (see the staff report).

A motion was made by Comm. Nickel, and seconded by Comm. Dersham, to concur with the staff advisement to recommend approval with comments of the PA 116 agreement to the Franklin Township Board (see the staff report). *The motion passed unanimously.*

- (6) **#25-06 | Franklin Township.** Commissioners reviewed a proposed agreement for properties (ID #FR0-103-3550-00 and #FR0-104-4700-00) in Sections 1 and 3 (T5S-R3E) of the Township. Staff summarized his report advising commissioners to recommend approval of the agreement (see the staff report).

A motion was made by Comm. Dersham, and seconded by Comm. Dillon, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Franklin Township Board (see the staff report). *The motion passed unanimously.*

- (7) **#25-07 | Franklin Township.** Commissioners reviewed a proposed agreement for properties (ID #FR0-114-1600-00 and #FR0-114-1650-00) in Section 14 (T5S-R3E) of the Township. Staff summarized his report advising commissioners to recommend approval of the agreement (see the staff report).

A motion was made by Comm. Dersham, and seconded by Comm. Dillon, to concur with the staff advisement to recommend approval of the PA 116 agreement to the

Franklin Township Board (see the staff report). *The motion passed unanimously.*

- (8) **#25-08 | Franklin Township.** Commissioners reviewed a proposed agreement for properties (ID #FR0-123-1200-00 and #FR0-123-1150-00) in Section 23 (T5S-R3E) of the Township. Staff summarized his report advising commissioners to recommend approval of the agreement (see the staff report).

A motion was made by Comm. Dersham, and seconded by Comm. Nickel, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Franklin Township Board (see the staff report). *The motion passed unanimously.*

- (9) **#25-09 | Franklin Township.** Commissioners reviewed a proposed agreement for properties (ID #FR0-127-1100-00 and #FR0-122-3610-00) in Sections 22 and 27 (T5S-R3E) of the Township. Staff summarized his report advising commissioners to recommend approval of the agreement (see the staff report).

A motion was made by Comm. Nickel, and seconded by Comm. Dillon, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Franklin Township Board (see the staff report). *The motion passed unanimously.*

- (10) **#25-10 | Franklin Township.** Commissioners reviewed a proposed agreement for property (ID #FR0-115-4800-00) in Section 15 (T5S-R3E) of the Township. Staff summarized his report advising commissioners to recommend approval of the agreement (see the staff report).

A motion was made by Comm. Nickel, and seconded by Comm. Dersham, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Franklin Township Board (see the staff report). *The motion passed unanimously.*

- (11) **#25-11 | Franklin Township.** Commissioners reviewed a proposed agreement for property (ID #FR0-122-1200-00) in Section 22 (T5S-R3E) of the Township. Staff summarized his report advising commissioners to recommend approval of the agreement (see the staff report).

A motion was made by Comm. Nickel, and seconded by Comm. Dersham, to concur with the staff advisement to recommend approval of the PA 116 Dillon to the Franklin Township Board (see the staff report). *The motion passed unanimously.*

- (12) **#25-12 | Franklin Township.** Commissioners reviewed a proposed agreement for property (ID #FR0-121-4150-00) in Section 21 (T5S-R3E) of the Township. Staff summarized his report advising commissioners to recommend approval of the agreement (see the staff report).

A motion was made by Comm. Nickel, and seconded by Comm. Dillon, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Franklin Township Board (see the staff report). *The motion passed unanimously.*

- (13) **#25-13 | Franklin Township.** Commissioners reviewed a proposed agreement for property (ID #121-3200-00) in Section 21 (T5S-R3E) of the Township. Staff summarized his report advising commissioners to recommend approval of the agreement (see the staff report).

A motion was made by Comm. Nickel, and seconded by Comm. Dillon, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Franklin Township Board (see the staff report). *The motion passed unanimously.*

- (14) **#25-14 | Franklin Township.** Commissioners reviewed a proposed agreement for

property (ID #FRO-128-1200-00) in Section 28 (T5S-R3E) of the Township. Staff summarized his report advising commissioners to recommend approval of the agreement (see the staff report).

A motion was made by Comm. Nickel, and seconded by Comm. Dersham, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Franklin Township Board (see the staff report). *The motion passed unanimously.*

- (15) **#25-15 | Franklin Township.** Commissioners reviewed a proposed agreement for property (ID #FRO-122-3800-00) in Sections 22 and 27 (T5S-R3E) of the Township. Staff summarized his report advising commissioners to recommend approval of the agreement (see the staff report).

A motion was made by Comm. Dersham, and seconded by Comm. Nickel, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Franklin Township Board (see the staff report). *The motion passed unanimously.*

- c. **Consideration of Master Plan(s)** — None

Item 6 **Other Business**

- a. **Old Business**

- (1.) **2025 Lenawee County Planning Commission Meeting Schedule (Update).**

Discussion about schedule for the year occurred. It was agreed upon for the June 19th meeting that Region 2 Staff members will investigate if the Lenawee District Library will be an available place to meet.

- b. **New Business**

None.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** The meeting was adjourned at 6:56 pm.

Respectfully submitted,



Kade Peck, Recording Secretary

Ordinance No. _____

Amendment to Article IV of the Township Zoning Ordinance

An ordinance to amend Article IV of the Franklin Township Zoning Ordinance to authorize the Township Board to adopt moratoriums to adopt new and/or amended regulations.

THE TOWNSHIP OF FRANKLIN, LENAWEE COUNTY, MICHIGAN, ORDAINS:

Section 1. Amendment to Article IV.

Article IV of the Franklin Township Zoning Ordinance is amended to add Section 4.32 authorizing the Township Board to adopt moratoriums.

SECTION 4.32 - MORATORIUM.

- a. Whenever the Township Board determines that a use of land or activity that was not considered for regulation at the time of adoption of the Zoning Ordinance is being proposed or when in the opinion of the Township Board, existing regulations need to be amended to better protect the health, safety and welfare of the residents, the Township Board is authorized to adopt a resolution placing a twelve (12) month moratorium on such use or activity to enable the Township to study the proposed use and to adopt appropriate regulations.
- b. Moratoriums shall not be used to obstruct or impede a use that is a recognized permitted use under the provisions of the Zoning Ordinance.

Section 2. Severability

The provisions of this ordinance are hereby declared to be severable and if any clause, sentence, word or section or provision is declared void or unenforceable for any reason by any court of competent jurisdiction, it shall not affect any portion of the ordinance other than the said part or portion thereof.

Section 3. Repealer

All ordinances or parts of ordinances in conflict with any of the provisions of this ordinance are hereby repealed.

Section 4. Effective Date

This ordinance shall take effect 30 days after the publication of this ordinance.

Ordinance declared adopted on _____, 2025.

YEAS: _____

NAYS: _____
ABSENT: _____

Ordinance declared adopted on _____ , 2025.

Gordon Whelan
Supervisor for the
Township of Franklin

CERTIFICATE OF ADOPTION AND PUBLICATION

I, Sue Whitehead, the Clerk of the Township of Franklin certify that the foregoing ordinance is a true and correct copy of the ordinance enacted by the Township Board of the Township of Franklin on _____ , 2025 and published in the Tecumseh Herald, a newspaper circulated in the Township of Franklin on _____ , 2025.

Sue Whitehead, Clerk
Township of Franklin

This page is intentionally blank.



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 #25-16

Applicant(s): Chad & Ashley Hart
12023 Forrister Road
Clayton, MI 49235

Date: February 20, 2025

Local Government: Rome Township

Purpose: Enrollment application

Location: The subject property (ID #RM0-132-1075-00) is located on the south side of Monroe Road, in Section 32 of the Township.

West

Description: The subject property have an area of approximately 58.645 acres, all of which are being applied for the program. 55 acres are cultivated for cash crop and 3.645 acres are classified as "all other areas." According to the applicant there are no buildings or structures on the property.

Term: 10 years.

Future Land Use: The *Lenawee County Comprehensive Land Use Plan* places the subject property in an area recommended for 'agricultural' uses.

Staff Comments: None.

Staff Advisement: Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the PA 116 application to the Franklin Township Board.

Attachment(s):

- Background information provided by the applicant/township.

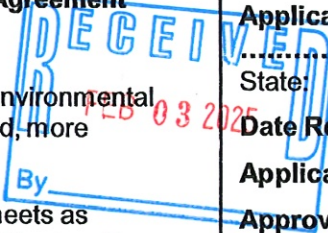


FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

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

11

Local Governing Body: _____

Date Received 10-09-2024

Application No: 2024-001

State: _____

Date Received _____

Application No: _____

Approved: _____ Rejected: _____

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

I. Personal Information:

1. Name(s) of Applicant: HART CHAD W
Last First Initial

(If more than two see #15) HART ASHLEY R
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: 12073 FORRISTER RD CLAYTON MI 49235
Street City State Zip Code

3. Telephone Number: (Area Code) (917) 403-3867

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

5. E-mail address: HART.CHAD@HOTMAIL.COM

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

6. County: LENAWEE 7. Township, City or Village: ROME

8. Section No. 132 Town No. 1075 Range No. 00

Tax ID: RMO-132-1075-00

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)

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: CHAO W HART Title: TRUSTEE

Name: ASHLEY R HART Title: TRUSTEE

Name: _____ Title: _____

Name: _____ Title: _____

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

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

This application is for:

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

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

CASH CROP

b. Total number of acres on this farm 58.645

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

d. Acreage in cultivation: 55

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

f. All other acres (swamp, woods, etc.) 3.645

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):

\$ _____ : _____ = \$ _____ (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); 40

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.

Car W. H. H.

(Signature of Applicant)

(Corporate Name, If Applicable)

Amber R. H.

(Co-owner, If Applicable)

(Signature of Corporate Officer)

9/17/2024

(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: 10/09/2024 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Rome Township, Lenawee County
☐ County ☒ Township ☐ City ☐ Village

This application is ☒ approved, ☐ rejected

Date of approval or rejection: 10/10/2024

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

Clerk's Signature: John Robertson

Property Appraisal: \$ 143,500.00 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

Parce:

Page 5050

Section —

Assessed With:

14

— LoLine

— **Revised**

Hydrography

type

丁巳年

For

Swamp Marsh

Crain

Legend

Reference

Section

Subsurface

5:51

206

Food & Wine

Resentment Pong

Other

Subdivisions



Parcels



Subdivision Lots

Currently Referenced


$$\nabla_{\mathbf{Z}} \mathcal{L}(\mathbf{Z})$$

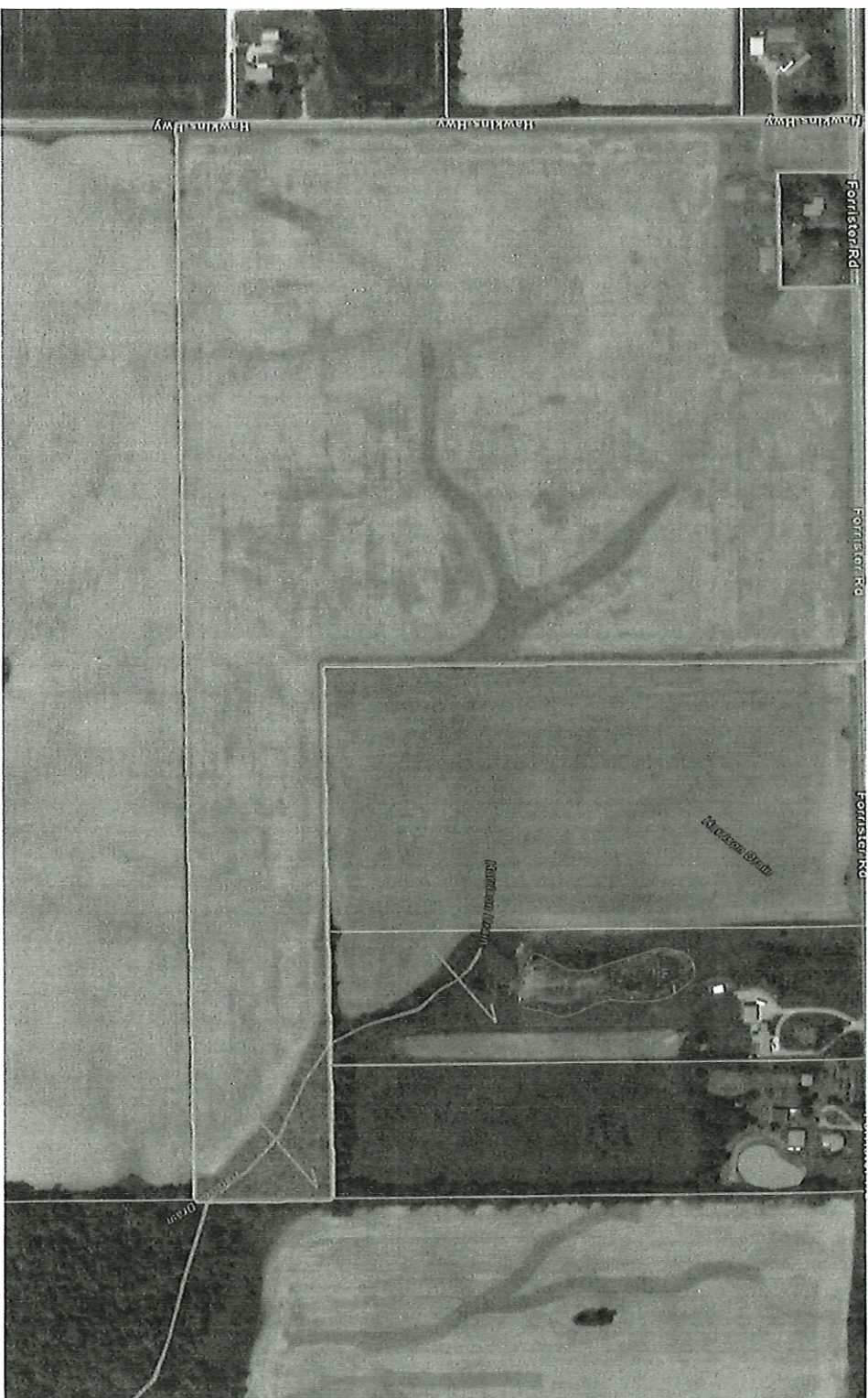
No



☒ Yes



Building DB



Michigan Department of Treasury
3676 (Rev. 12-18)

This form is issued under authority of P.A. 260 of 2000 and P.A. 378 of 2006. Filing is mandatory.

Affidavit Attesting Qualified Agricultural Property Shall Remain Qualified Agricultural Property

1. Street Address of Property 11967 Forrister Road, Clayton, MI 49235		2. Name of County Lenawee	
3. City/Township/Village Where Real Estate is Located Rome		<input type="checkbox"/> City <input checked="" type="checkbox"/> Township <input type="checkbox"/> Village	
4. Name of Property Owner(s) (Print or Type Legibly) Chad W. Hart and Ashley R. Hart Trust		5. Property ID Number (from Tax Bill or Assessment Notice) RM0-132-1050-00	
6. Legal Description (Legal description is required; attach additional sheets if necessary) See Attached "Exhibit A"		7. Percentage of this property that is, and will remain Qualified Agricultural Property (Do Not Include Qualified Forest Program Property) %	
8. Daytime Telephone Number	9. E-mail Address	Partial transfer under MCL 211.27a(6)(K)? See Page 2 <input type="checkbox"/> Yes <input type="checkbox"/> No	

CERTIFICATION & NOTARIZATION (Notarization necessary for recording with Register of Deeds)

I certify that the information above is true and complete to the best of my knowledge. I further certify that the property noted on this affidavit currently is, and will remain, qualified agricultural property. Must be signed by owner, partner, corporate officer, or a duly authorized agent.

Dated: November 8th, 2023

Signed

Name (Printed or Type) Chad W. Hart, Co-Trustee

Title Owner

Dated: November 8th, 2023

Signed

Name (Printed or Type) Ashley R. Hart, Co-Trustee

Title Owner

STATE OF MICHIGAN)

) ss.

COUNTY OF Lenawee)

On this 8th day of November, 2023, the above-named person(s) Chad W. Hart & Ashley R. Hart, Co-Trustees/Owners, each personally appeared before me. Each acknowledged that the persons' execution of this affidavit was that person's free act and deed and affirmed that the contents of this affidavit are true to the best of that person's information, knowledge and belief.

KALLIE DECKER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF LENAWEE
My Commission Expires October 07, 2029
(NOTARY SEAL)

PRINT/TYPE NAME: Kallie Decker

NOTARY PUBLIC, Lenawee County, Michigan

Acting in Lenawee County

My commission expires: 10-07-2029

Drafter's Name Carrie L. Smith / Prestige Title Insurance Agency, LLC

Drafter's Address 3136 North Adrian Highway, Suite C Adrian, MI 49221

FOR LOCAL GOVERNMENT USE ONLY AFTER THE INSTRUMENT IS RECORDED WITH THE REGISTER OF DEEDS

Is the percentage stated above in number 7 the current percentage of the property that is Qualified Agricultural Property?

☐ Yes ☐ No

If NO, what is the correct percentage of the property that is currently Qualified Agricultural Property?

Assessor's Signature

Date

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

16

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

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

TAX DETAIL

Taxable Value:	47,596	AGRICULTURAL-IMPRO
State Equalized Value:	143,600	Class: 101
Assessed Value:	143,600	
P.R.E. %:	100.0000	

PROPERTY INFORMATION

Property Assessed To:

HART, CHAD W & ASHLEY R, TRUST

12073 FORRISTER RD

CLAYTON, MI 49235

School: ONSTED COMMUNITY SCHOOLS

Prop #: RMO-132-1075-00

Prop Addr: 11000 FORRISTER RD BLK

Legal Description:

PT OF NW 1/4 SEC 32 T6S R2E BEG AT NW COR SEC 32 TH N 89°05'06"E 125 FT
ALG N LI SEC 32 TH S00°33'37"E 192 FT TH N89°05'06"E 291 FT TH
N00°33'37"W 192 FT TO SD N LI TH N89°05'06"E 903.19 FT ALG SD N LI TH
S00°36'33"E 1319 FT ALG E LI OF W 1/2 OF NW 1/4 SEC 32 TH N89°03'52"E
1320.32 FT ALG S LI OF N 1/2 OF NW 1/4 TH S00°39'30"E 329.63 FT ALG N-S
1/4 LI SEC 32 TH S89°03'33"W 2641.20 FT ALG S LI OF THE N 20 ACRES OF S
1/2 OF NW 1/4 SEC 32 TH N00°33'37"W 1649.36 FT ALG W LI SEC 32 TO POB.
(SURVEY 56.68 AC)
SPLIT ON 06/26/2024 FROM RMO-132-1050-00;

BALANCE OF DESCRIPTION ON FILE

OPERATING FISCAL YEARS

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

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

Does NOT affect when the tax is due or its amount

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	285.57
COUNTY OPER	5.40000	257.01

CORRECTED

Total Tax	542.58
Administration Fee	5.42

TOTAL AMOUNT DUE	548.00
------------------	--------



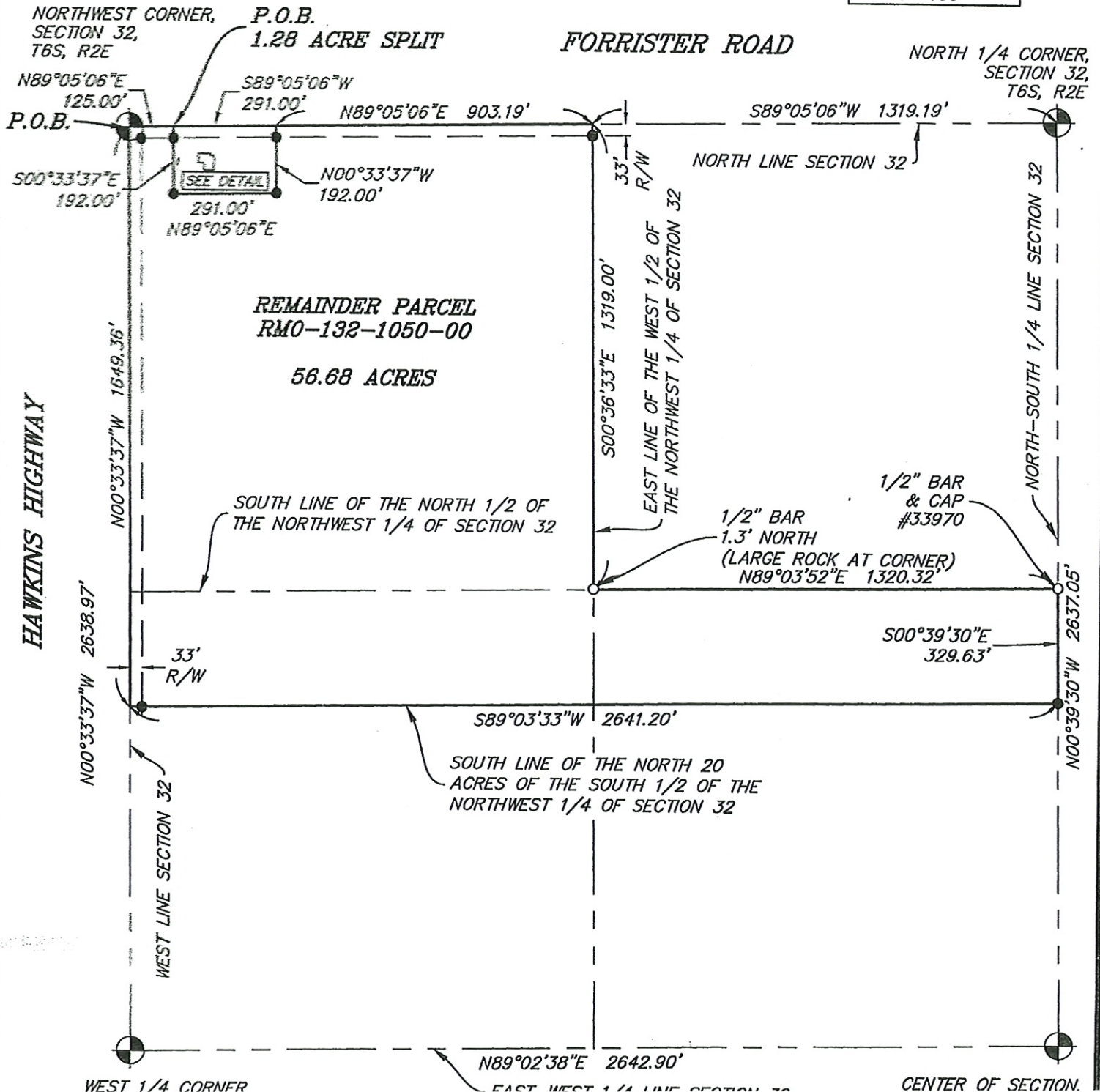
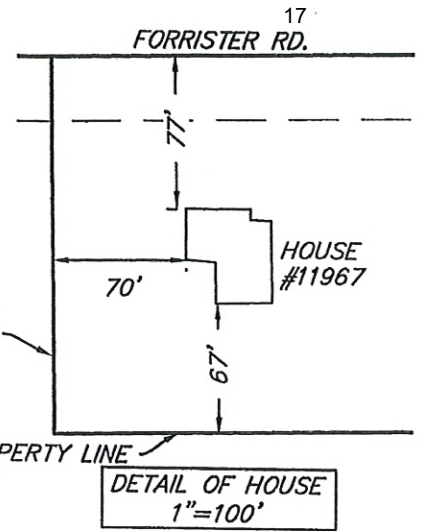
LEGEND

- SECTION CORNER
- SET IRON
- FOUND IRON

CERTIFICATE OF SURVEY

0 400 800

BASIS OF BEARING IS STATE PLANE,
MICHIGAN SOUTH ZONE, GRID AZIMUTH.



*PARCEL RM0-132-1050-00, RECORDED IN LIBER 2662, PAGE 0174,
LENAWEE COUNTY RECORDS:*

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWN 6 SOUTH, RANGE 2 EAST. ALSO, THE NORTH 20 ACRES OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWN 6 SOUTH, RANGE 2 EAST.

1.28 ACRE SPLIT:

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 2 EAST, ROME TOWNSHIP, LENAWE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 89°05'06" EAST 125.00 FEET ALONG THE NORTH LINE OF SAID SECTION 32 TO THE POINT OF BEGINNING; THENCE SOUTH 00°33'37" EAST 192.00 FEET; THENCE NORTH 89°05'06" EAST 291.00 FEET; THENCE NORTH 00°33'37" WEST 192.00 FEET TO SAID NORTH SECTION LINE; THENCE SOUTH 89°05'06" WEST 291.00 FEET ALONG SAID NORTH SECTION LINE TO THE POINT OF BEGINNING. CONTAINING 1.28 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD, IF ANY.

REMAINDER PARCEL RM0-132-1050-00, AS SURVEYED:

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 2 EAST, ROME TOWNSHIP, LENAWE COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 89°05'06" EAST 125.00 FEET ALONG THE NORTH LINE OF SAID SECTION 32; THENCE SOUTH 00°33'37" EAST 192.00 FEET; THENCE NORTH 89°05'06" EAST 291.00 FEET; THENCE NORTH 00°33'37" WEST 192.00 FEET TO SAID NORTH SECTION LINE; THENCE NORTH 89°05'06" EAST 903.19 FEET ALONG SAID NORTH SECTION LINE; THENCE SOUTH 00°36'33" EAST 1319.00 FEET ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE NORTH 89°03'52" EAST 1320.32 FEET ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 00°39'30" EAST 329.63 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 32; THENCE SOUTH 89°03'33" WEST 2641.20 FEET ALONG THE SOUTH LINE OF THE NORTH 20 ACRES OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE NORTH 00°33'37" WEST 1649.36 FEET ALONG THE WEST LINE OF SAID SECTION 32 TO THE POINT OF BEGINNING. CONTAINING 56.68 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD, IF ANY.

CERTIFICATE OF SURVEY

19

WITNESSES TO SECTION CORNERS

SECTION 32, TOWNSHIP 6 SOUTH, RANGE 2 EAST,
ROME TOWNSHIP, LENAWE COUNTY, MICHIGAN

NORTHWEST CORNER:

FOUND 5/8" REBAR WITH CAP STAMPED "LENAWEE COUNTY REMONUMENTATION #46682" IN MONUMENT BOX

FOUND N&T #33970 NE SIDE OF UTILITY POLE	S44°E	80.09'
FOUND N&T "LENAWEE CO. E. SIDE OF 30" COTTONWOOD	S19°W	76.83'
SET N&T "WESI" E. SIDE OF 26" COTTONWOOD	S14°W	100.44'
SET N&T "WESI" NW SIDE OF 16" PEAR	S56°W	111.69'

NORTH 1/4 CORNER:

FOUND 5/8" REBAR WITH CAP STAMPED "LENAWEE COUNTY REMONUMENTATION #46682" IN MONUMENT BOX

SET N&T "WESI" NW SIDE OF UTILITY POLE	S45°W	66.63'
FOUND N&T "LENAWEE CO." E. SIDE OF UTILITY POLE	N18°W	103.89'
FOUND N&T NW SIDE OF 30" LOCUST	N33°E	59.74'
TOP CENTER POINT 4" DIAMETER STEEL POST	N56°W	46.60'

CENTER OF SECTION:

FOUND 5/8" REBAR WITH CAP STAMPED "LENAWEE COUNTY REMONUMENTATION #46682"

FOUND N&T "LENAWEE CO." NE SIDE OF 21" MAPLE,	N31°W	25.40'
FOUND N&T "LENAWEE CO." E. SIDE OF 18" HICKORY	NORTH	31.31'
FOUND N&T "LENAWEE CO." W. SIDE OF 12" MAPLE	S11°W	14.64'
FOUND N&T "LENAWEE CO." SE SIDE OF 14" MAPLE	N60°E	27.58'

WEST 1/4 CORNER:

FOUND 5/8" REBAR WITH CAP STAMPED "LENAWEE COUNTY REMONUMENTATION #46682" IN GRAVEL ROAD

FOUND N&T "LENAWEE CO." N. SIDE OF 16" RED OAK	S85°W	33.49'
FOUND N&T "LENAWEE CO." NE SIDE OF 12" RED OAK	N27°W	49.37'
SET N&T "WESI" S. SIDE OF 18" RED OAK	N82°E	25.64'
SET N&T "WESI" SW SIDE OF 12" WALNUT	S40°E	41.35'

CERTIFICATION STATEMENT:

I, MATTHEW C. KUNKEL, PROFESSIONAL SURVEYOR #71287, CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION, THAT ALL CORNERS HAVE BEEN MARKED AS SHOWN, THAT THE RELATIVE POSITIONAL PRECISION OF THE CORNERS IDENTIFIED FOR THIS SURVEY AND SHOWN ON THE MAP ARE WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING, AND THAT THE REQUIREMENTS FOR SECTION MCL 54.213 OF PA 132 OF 1970, AS AMENDED, HAVE BEEN MET.

Matthew C. Kunkel

6/04/2024
DATE



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That

ESTATE OF DAN LEE SCHLUETER, Deceased, by William Schlueter, Personal Representative, whose address is 116 Twin Lake Drive, Onsted, MI 49265,

Conveys and Warrants to

CHAD W. HART and ASHLEY R. HART, Co-Trustees of the CHAD W. HART AND ASHLEY R. HART TRUST, dated March 16, 2022, whose address is 12073 Forrister Road, Clayton, MI 49235,

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

The Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 32, Town 6 South, Range 2 East. Also, the North 20 acres of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 32, Town 6 South, Range 2 East.

for the full consideration of THREE HUNDRED EIGHTY-FIVE THOUSAND (\$385,000.00) Dollars,

The Grantor grants to the Grantee the right to make all possible division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967.


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.

subject to easements and restrictions of record,

Dated this 8 day of November, 2023,

Signed and Sealed:

Estate of Dan Lee Schlueter

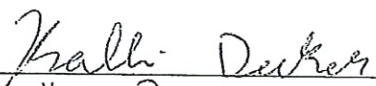

By: **William Schlueter, Personal Representative**

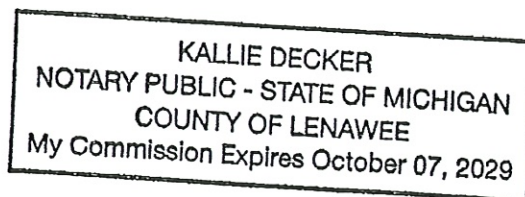
State of Michigan }
 } ss
County of Lenawee }

The foregoing instrument was acknowledged before me this 8 day of November, 2023, by William Schlueter, Personal Representative of the Estate of Dan Lee Schluter.

My Commission expires

10-07-2029


Kallie Decker
Notary Public, Lenawee County, Michigan
Acting in Lenawee County, Michigan




Tax Property No.: RM0-132-1050-00.

Instrument drafted by Douglas Hartung, Attorney at Law, 102 West Maumee, Adrian, MI 49221.

After recording, return to PRESTIGE TITLE INSURANCE AGENCY, 3136 N. Adrian Hwy., Suite C, Adrian, MI 49221.

Rome Township Board Meeting, Thursday, October 10 th , 2024	MEETING MINUTES PAGE 1 of 2																		
<p align="center">Rome Township Board Minutes Corrected Regular Monthly Meeting Thursday, October 10th, 2024 @ 7:00 P.M. Rome Township Hall 9344 Forrister Road – Adrian, Michigan 49221</p>																			
<p><u>Members Present:</u> Scott Gosselin, Roxann Sweet, Leo Oswald, Robin Robertson, Jeremiah Ruttkofsky <u>Absent:</u> Jeremiah Ruttkofsky</p>	<p>CALL TO ORDER</p> <p>ATTENDANCE</p>																		
<p>Approval of the Minutes for September 12th Regular Meeting Minutes. Leo made a Motion to approve the minutes, 2nd by Roxann. All in Favor, Motion Carried MOTION CARRIED – ALL IN FAVOR</p>	<p>MINUTES APPROVED</p> <p>MOTION CARRIED</p>																		
<p>Motion to Approve Agenda by Roxann, 2nd by Leo. Motion Carried, Agenda approved. MOTION CARRIED – ALL IN FAVOR</p>	<p>AGENDA</p> <p>AGENDA APPROVED</p>																		
<p><u>Public Comment:</u> No Discussion</p> <p>1) Treasurer's Report:</p> <ul style="list-style-type: none"> 09/30/2024 <table border="1"> <thead> <tr> <th>BANK ACCOUNTS</th><th>TOTAL</th></tr> </thead> <tbody> <tr> <td>TLC Savings</td><td>\$5.00</td></tr> <tr> <td>TLC Gen Fund Checking</td><td>\$460,633.67</td></tr> <tr> <td>TLC - CD</td><td>\$103,092.58</td></tr> <tr> <td>TLC – CD</td><td>\$100,000.00</td></tr> <tr> <td>Bank MI (OSB) Tax Checking</td><td>\$2,015.38</td></tr> <tr> <td>Bank MI (OSB) General Fund Checking</td><td>\$104,396.79</td></tr> <tr> <td>Bank MI – CD</td><td>\$100,000.00</td></tr> <tr> <td>Premier (First Federal) – CD</td><td>\$231,574.41</td></tr> </tbody> </table> <p>2) Clerk's Report: Accounts Payable: \$49,339.13 Motion to approve Payables by Leo, 2nd by Roxann. Payables approved. Absentee Ballot count to date is 297</p> <p>3) Supervisor/Zoning Report: Not Present</p> <p>4) Planning Commission Report: Attorney Phil Schaedler attended the meeting. Nothing new to report on solar. They discussed combining Twp Ordinances into Zoning Ordinances.</p>	BANK ACCOUNTS	TOTAL	TLC Savings	\$5.00	TLC Gen Fund Checking	\$460,633.67	TLC - CD	\$103,092.58	TLC – CD	\$100,000.00	Bank MI (OSB) Tax Checking	\$2,015.38	Bank MI (OSB) General Fund Checking	\$104,396.79	Bank MI – CD	\$100,000.00	Premier (First Federal) – CD	\$231,574.41	<p>REPORTS</p> <p>FINANCIAL REPORT</p> <p>ACCOUNTS PAYABLES APPROVED</p> <p>MEETING MINUTES PAGE 2 OF 2</p>
BANK ACCOUNTS	TOTAL																		
TLC Savings	\$5.00																		
TLC Gen Fund Checking	\$460,633.67																		
TLC - CD	\$103,092.58																		
TLC – CD	\$100,000.00																		
Bank MI (OSB) Tax Checking	\$2,015.38																		
Bank MI (OSB) General Fund Checking	\$104,396.79																		
Bank MI – CD	\$100,000.00																		
Premier (First Federal) – CD	\$231,574.41																		

Rome Township Board Meeting, Thursday, October 10 th , 2024	
<p>5) County Commissioner Report: Not present, however he sent a County financial update report which Scott read aloud. The details are available at: lenawee.mi.us/documentcenter</p>	REPORTS CONTINUED
<p>Order of Business:</p> <p>1. Reviewed documents of a PA-116 for Chad Hart Property RM0-132-1075-00. The Board received a Motion from Roxann to approve the PA-116, 2nd by Leo. All In Favor. Approval of the PA-116 for Chad Hart.</p>	ORDER OF BUSINESS
<p>With no further business, Motion to adjourn by Roxann, 2nd by Leo. Meeting Adjourned at 7:25pm.</p> <p>Next Regular Meeting to be held November 14th, 2024 @ 7:00pm</p>	MOTION CARRIED ADJOURNED
 October 13 th , 2024	<p>Minutes taken by: Robin Robertson</p> <p>Minutes Submitted by: Robin Robertson Township Clerk</p>