



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: June 11, 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 May 15, 2025, Meeting *[ACTION]* 3
5. Request(s) for Review, Comment, and Recommendation
 - a. **Consideration of Township Zoning Amendment(s) –**
 - (1) #CZ25-6 – Rome Township *[ACTION]*5
 - (2) #CZ25-7 – Rome Township *[ACTION]* 16
 - (3) #CZ25-7 – Rollin Township *[ACTION]* 30
 - b. **Consideration of PA 116 Farmland Agreement(s) –**
 - (1) #FA25-25 – Palmyra Township *[ACTION]*37
 - c. **Consideration of Master Plan(s) — None**
6. Other Business
 - a. Old Business — None.
 - b. New Business — None.
7. Public Comment *[2 MINUTE LIMIT]*
8. Commissioner Comment
9. Adjournment

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

MEETING MINUTES

Thursday, May 15, 2025

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

Members Present: Ms. Rebecca Liedel, LCPC Chair; Mr. Bruce Nickel; Mrs. Carrie Dillon; Lenawee County Commissioner; Mr. Keith Dersham; Mrs. Beth Blanco, Lenawee County Commissioner; Mr. Dale Witt

Members Absent: Mr. Ralph Tillotson

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

Item 1 **Call to order.** Chair Liedel called the meeting to order at 6:02 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 May 15, 2025 meeting agenda for approval. A motion was made by Comm. Nickel, and seconded by Comm. Witt, to approve the May 15, 2025, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the April 17, 2025 meeting minutes for approval. A few changes were made and the minutes were approved with edits.

A motion was made by Comm. Dersham, and seconded by Comm. Blanco, to approve the April 17, 2025, meeting minutes with amended minutes. *The motion passed unanimously.*

Item 5 **Request(s) for Review, Comment, and Recommendation**

a. **Consideration of Township Zoning Amendment(s)** — None

b. **Consideration of PA 116 Farmland Agreements(s)**

(1) **#FA25-22 | Adrian Charter Township.** Commissioners reviewed a proposed agreement for property (ID #AD0-101-3905-00) in Section 1 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. Witt, and seconded by Comm. Nickel, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Adrian Charter Township Board (see the staff report). *The motion passed unanimously.*

(2) **#FA25-23 | Adrian Charter Township.** Commissioners reviewed a proposed agreement for property (ID #AD0-120-4300-00) in Section 20 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. Blanco, to concur

with the staff advisement to recommend approval of the PA 116 agreement to the Adrian Charter Township Board (see the staff report). *The motion passed unanimously.*

- (3) **#FA25-24 | Madison Charter Township.** Commissioners reviewed a proposed agreement for property (ID #MD0-121-3250-00) in Section 34 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. Dillon, and seconded by Comm. Nickel, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Madison Charter Township Board (see the staff report). *The motion passed unanimously.*

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

Item 6 **Other Business**

a. **Old Business**

Discussion of Lenawee Dinner.

b. **New Business**

None.

Item 7 **Public Comment** —

Discussion occurred with deputy supervisor of Rome Township, Howard Peters, about possibly changing the meeting date for the upcoming meeting to accommodate a deadline related to a solar project within their community. The planning commission agreed to move the upcoming June meeting to Wednesday the 11th.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** The meeting was adjourned at 6:35 pm.

Respectfully submitted,



Kade Peck, Recording Secretary

COORDINATED ZONING REPORT | CZ25-06

Text Amendment to the Rome Township Zoning Ordinance

DATE: June 11, 2025

BACKGROUND: Battery Energy Ordinance Text Amendment

Rome Township is adding the a battery ordinance to create rules and permitting processes for batteries for energy storage in accordance with the new state rules around renewable energy. The main part of the ordinance is focused around what permits are required to drive an motorized off road vehicle as well as what roads it is permissible.

R2PC STAFF RECOMMENDATION Staff recommends **APPROVAL** the text amendment request from Rome Township as their changes and addition of language allowing this use is reasonable and adjust the language around batteries language in a proper way.

SUGGESTED ACTIONS

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

ROME TOWNSHIP

ORDINANCE NO. _____

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

Rome Township ordains:

Section 1. Add New Section 11.93 of the Zoning Ordinance

The Township's Zoning Ordinance is amended to add a new section 11.93, which reads as follows in its entirety:

Section 11.93 Utility-Scale Battery Energy Storage Facilities

1. Definitions

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

2. General Provisions.

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

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

c. Utility-Scale Battery Energy Storage Systems are permitted in the Township as a conditional use only in the Renewable Energy Overlay zoning district.

3. Application Requirements.

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

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

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

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

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

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

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

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

4. System and Location Requirements.

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

a. *Lighting.* Lighting of the Utility-Scale Battery Energy Storage System is limited to the minimum light necessary for safe operation. Illumination from any lighting must not extend beyond the perimeter of the lot(s) used for the Utility-Scale Battery Energy Storage System. The Utility-Scale Battery Energy Storage System must not produce any glare that is visible to neighboring lots or to persons traveling on public or private roads.

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

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

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

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

f. *Health and Safety:* The Planning Commission shall not recommend for approval any Utility-Scale Battery Energy Storage System Special Land Use Permit if it finds the Utility-Scale Battery Energy Storage System will pose an unreasonable safety hazard to the occupants of any surrounding properties or area wildlife. The Utility-Scale Battery Energy Storage System shall not contain any element or chemical that either singly or in combination with an element or chemical in the system or environment that has a reasonable potential to result in toxic environmental contamination (air, soil, water), thereby threatening the health of any form of life. A list of all components, elements or chemicals must be accompanied with all applicable MSDS forms and referred to, for clarification if required in associated reference guides, ie. CRC handbook or others to be determined) and is subject to the following:

- i. *Surface Water Containment:* All Utility-Scale Battery Energy Storage Systems must have water run off containment systems that comply with EPA standards. The system must be designed with the intention of containing surface water runoff. This runoff would be contained in the event solar panels or related equipment leaked into the soil of the solar field.
- ii. *In Field Containment of toxins or chemicals:* The solar field must have a liner or containment material that would catch toxins, chemicals, or other harmful materials leaking from the solar panel and related equipment.
- iii. *Soil Testing:* Because some elements or chemicals used by these solar arrays may have the potential for environmental contamination, soil testing of the Utility-Scale Battery Energy Storage System site will be a requirement as follows:

1. Baseline soil testing and analysis shall be done prior to construction with a sample taken from each (4) acre section of the grid.
2. Annually, after construction is complete the samples will be based on (2) acre sections. The samples collected by the solar arrays; the cores will be taken at the drip point (lowest point) of the panel.
3. Soil testing shall be done with a soil probe or auger in the top 4-6 inches producing a core. A minimum of 10 cores would be a sample.
4. Soil samples at the support base shall be taken for potential contamination.
5. Soil samples shall be used to determine the microbial health of the soil.
6. All soil testing shall be grid based with all samples being GPS mapped.
7. If any contamination, as a result of elements or chemicals from the solar array or the maintenance of the solar array, additional soil testing sites may be required. The analysis shall include any element or chemical introduced by the solar array or used during maintenance which either singly or in combination has the potential to result in environmental contamination.
8. The soil testing, lab analysis and review of the analysis shall be performed by a firm or firms chosen by the Planning Commission and paid for from the Application Escrow Deposit. The Planning Commission may require additional testing when warranted.
9. If environmental contamination is discovered the Utility-Scale Battery Energy Storage System shall be shut down, site cleaned and retested before being allowed to go back online.

g. *Fire Protection.*

- i. Before any construction of the Utility-Scale Battery Energy Storage System begins, the Township's fire department (or fire department with which the Township contracts for fire service) will review the fire protection plan submitted with the application. The fire chief will determine whether the fire protection plan adequately protects the

Township's residents and property and whether there is sufficient water supply to comply with the fire protection plan and to respond to fire or explosion incidents. If the fire chief determines that the plan is adequate, then the fire chief will notify the Township Supervisor or his or her designee of that determination. If the fire chief determines that the plan is inadequate, then the fire chief may propose modifications to the plan, which the applicant or operator of the Utility-Scale Battery Energy Storage System must implement. The fire chief's decision may be appealed to the Township Board, and the Township Board will hear the appeal at an open meeting. The Township Board may affirm, reverse, or modify the fire chief's determination. The Township Board's decision is final, subject to any appellate rights available under applicable law.

- ii. The applicant or operator may amend the fire protection plan from time-to-time in light of changing technology or other factors. Any proposed amendment must be submitted to the fire department for review and approval under subsection (a).
- iii. The Utility-Scale Battery Energy Storage System must comply with the fire protection plan as approved by the fire chief (or as approved by the Township Board in the event of an appeal).

h. *Insurance.* The applicant or operator will maintain property/casualty insurance and general commercial liability insurance in an amount of at least \$5 million per occurrence. The Township shall be listed as an additional insured on the policy at all times.

i. *Permits.* All required county, state, and federal permits must be obtained before the Utility-Scale Battery Energy Storage System begins operating. A building permit from Lenawee County is required for construction of a Utility-Scale Battery Energy Storage System, regardless of whether the applicant or operator is otherwise exempt under state law.

j. *Decommissioning.* If a Utility-Scale Battery Energy Storage System is abandoned or otherwise nonoperational for a period of one year, the property owner or the operator must notify the Township and must remove the system within six (6) months after the date of abandonment. Removal requires receipt of a demolition permit from the Building Official and full restoration of the site to the satisfaction of the Zoning Administrator. The site must be filled and covered with top soil and restored to a state compatible with the surrounding vegetation. The requirements of this subsection also apply to a Utility-Scale Battery Energy Storage System that is never fully completed or operational if construction has been halted for a period of one (1) year.

k. *Financial Security.* To ensure proper decommissioning of a Commercial Utility-Scale Battery Energy Storage System upon abandonment, the applicant must post financial security in the form of a security bond or escrow payment in an amount equal to 125% of the total estimated cost of decommissioning, code enforcement, and reclamation, which cost estimate must be approved by the Township. The operator and the Township will

review the amount of the financial security every two (2) years to ensure that the amount remains adequate. This financial security must be posted within fifteen (15) business days after approval of the special use application.

l. *Extraordinary Events.* If the Utility-Scale Battery Energy Storage System experiences a failure, fire, leakage of hazardous materials, personal injury, or other extraordinary or catastrophic event, the applicant or operator must notify the Township within 24 hours.

m. *Annual Report.* The applicant or operator must submit a report on or before January 1 of each year that includes all of the following:

- i. Current proof of insurance;
- ii. Verification of financial security; and
- iii. A summary of all complaints, complaint resolutions, and extraordinary events.

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

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

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

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

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

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

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

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

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

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

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

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

Section 2. Addition of New Article 17

A new Article 17 shall be added to the Zoning Ordinance as follows:

Article 17 Renewable Energy Overlay District, RO

(a) Purpose. The purpose of the overlay district is to provide suitable locations for renewable energy systems that are otherwise authorized under state law and the Zoning

Ordinance while protecting the public health, safety, and welfare of the Township and ensuring compatibility of land uses in the vicinity of renewable energy systems.

(b) Permitted Uses. All uses that are permitted uses in the underlying zoning district are permitted uses in the Renewable Energy Overlay District.

(c) Uses Permitted with Special Land Use Approval. The following uses are permitted by special land use approval in the Renewable Energy Overlay District:

(1) Utility-Scale Battery Energy Storage Systems, subject to Section 11.93

(2) Solar Energy Systems, subject to Section 11.92

(3) Wind Energy Systems, subject to Section 11.91

(d) The new Renewable Energy Overlay District includes the following area:

4000 Townline Hwy Blk; RM0-113-2805-00 – 94 acres

4000 Gilbert Hwy Blk; RM0-113-1100-00 – 79 acres

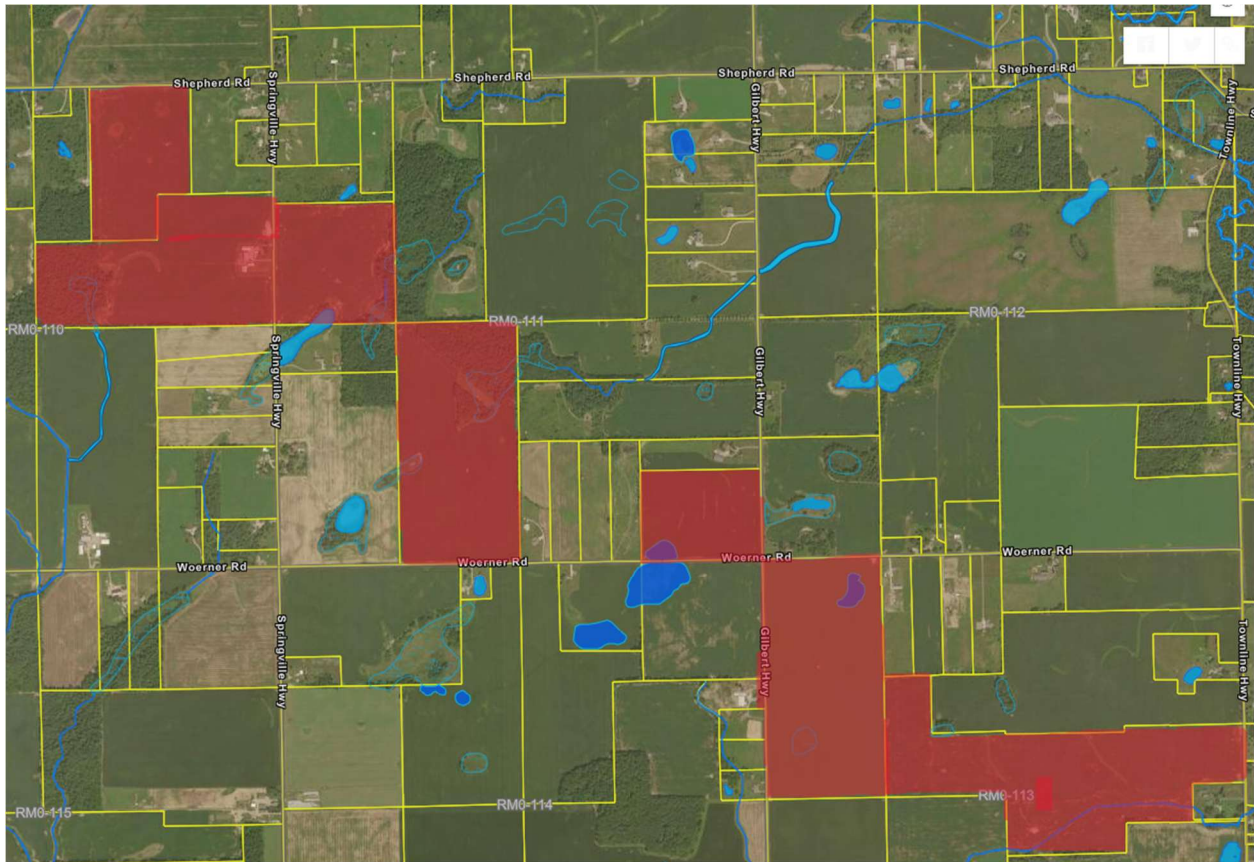
5000 Gilbert Hwy Blk; RM0-111-4855-00 – 30 acres

8000 Woerner Rd Blk; RM0-111-3800-00 – 80 acres

5692 Springville Hwy; RM0-111-1600-00 – 40 acres

5692 Springville Hwy; RM0-100-2800-00 – 71 acres

9000 Shepherd Rd; RM0-100-2175-00 – 38 acres



The Township shall revise the Official Zoning Map to include the boundaries of the Renewable Energy Overlay District.

Section 3. Validity and Severability.

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

Section 4. Repealer.

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

Section 5. Effective Date.

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

COORDINATED ZONING REPORT | CZ25-07

Text Amendment to the Rome Township Zoning Ordinance

DATE: June 11, 2025

BACKGROUND: Solar Text Amendment

Rome Township is adding the solar ordinance to create rules and permitting guidelines for solar developments in

R2PC STAFF RECOMMENDATION Staff recommends **APPROVAL** the text amendment request from Rome Township as their changes and addition of language allowing this use is reasonable and changes the solar ordinance language to fit state guidelines around solar energy.

SUGGESTED ACTIONS

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

ROME TOWNSHIP

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE
TO REGULATE SOLAR ENERGY SYSTEMS**

Rome Township ordains:

Section 1. Add Definitions to Article 15

The following definitions are added to Article 15 of the Zoning Ordinance, and will be placed in the Zoning Ordinances so that all definitions are in alphabetical order:

- A. Abandonment: A Solar Energy System is abandoned if it has not been in operation for a period of one (1) year. This includes a Solar Energy System that was never operational if construction has been halted for a period of one (1) year.
- B. Affected Local Unit: a unit of local government in which all or part of a proposed energy facility will be located.
- C. Aircraft detection lighting system: a sensor-based system designed to detect aircraft as they approach a wind energy facility and that automatically activates obstruction lights until they are no longer needed.
- D. Applicant: an applicant for a Township permit.
- E. Building Integrated Photovoltaics (BIPVs): A small Solar Energy System that is integrated into the structure of a building, such as solar roof tiles and solar shingles.
- F. Certificate: a certificate issued for an energy facility by the Michigan Public Service Commission under MCL 460.1226(5).
- G. Commercial Solar Energy System: A Solar Energy System in which the principal design, purpose, or use is to provide energy to off-site uses or the wholesale or retail sale of generated electricity to any person or entity.
- H. Compatible Renewable Energy Ordinance: an ordinance that provides for the development of energy facilities within the local unit of government, the requirements of which are no more restrictive than the provisions included in section MCL 460.1226(8). A local unit of government is considered not to have a compatible renewable energy ordinance if it has a moratorium on the development of energy facilities in effect within its jurisdiction.
- I. Construction: any substantial action taken constituting the placement, erection, expansion, or repowering of an energy facility.
- J. Dark Sky-Friendly Lighting Technology: a light fixture that is designed to minimize the amount of light that escapes upward into the sky.

- K. Energy Facility: an energy storage facility, solar energy facility, or wind energy facility. An energy facility may be located on more than 1 parcel of property, including noncontiguous parcels, but shares a single point of interconnection to the grid.
- L. Ground Mounted Solar Energy System: A Private or Commercial Solar Energy System that is not attached to or mounted to any roof or exterior wall of any principal or accessory building.
- M. Independent Power Producer or IPP: a person that is not an electric provider but owns or operates facilities to generate electric power for sale to electric providers, this state, or local units of government.
- N. Light Intensity Dimming Solution Technology: obstruction lighting that provides a means of tailoring the intensity level of lights according to surrounding visibility.
- O. Light-Mitigating Technology System: an aircraft detection lighting system, a light intensity dimming solution technology, or a comparable solution that reduces the impact of nighttime lighting while maintaining night conspicuity sufficient to assist aircraft in identifying and avoiding collision with the wind energy facilities.
- P. Local Unit of Government: a county, township, city, or village.
- Q. Nameplate Capacity: the designed full-load sustained generating output of an energy facility. Nameplate capacity shall be determined by reference to the sustained output of an energy facility even if components of the energy facility are located on different parcels, whether contiguous or noncontiguous.
- R. Nonparticipating Property: a property that is adjacent to an energy facility and that is not a participating property.
- S. Occupied Community Building: a school, place of worship, day-care facility, public library, community center, or other similar building that the applicant knows or reasonably should know is used on a regular basis as a gathering place for community members.
- T. Participating Property: real property that either is owned by an applicant or that is the subject of an agreement that provides for the payment by an applicant to a landowner of monetary compensation related to an energy facility regardless of whether any part of that energy facility is constructed on the property.
- U. Person: an individual, governmental entity authorized by this state, political subdivision of this state, business, proprietorship, firm, partnership, limited partnership, limited liability partnership, co-partnership, joint venture, syndicate, business trust, labor organization, company, corporation, association, subchapter S corporation, limited liability company, committee, receiver, estate, trust, or any other legal entity or combination or group of persons acting jointly as a unit.

- V. Private Solar Energy System: A Solar Energy System used exclusively for private purposes and not used for any commercial resale of any energy, except for the sale of surplus electrical energy back to the electrical grid.
- W. Repowering: with respect to an energy facility, means replacement of all or substantially all of the energy facility for the purpose of extending its life. Repowering does not include repairs related to the ongoing operations that do not increase the capacity or energy output of the energy facility.
- X. Roof or Building Mounted Solar Energy System: A Private Solar Energy System attached to or mounted on any roof or exterior wall of any principal or accessory building, but excluding BIPVs.
- Y. Solar Energy System: Any part of a system that collects or stores solar radiation or energy for the purpose of transforming it into any other form of usable energy, including the collection and transfer of heat created by solar energy to any other medium by any means.

Section 2. Add New Section 11.92, entitled “Solar Energy Systems”

Section 11.92, entitled “Solar Energy Systems,” is added to the Township’s Zoning Ordinance. The section reads in its entirety as follows:

Section 11.92. Solar Energy Systems.

A. General Provisions. All Solar Energy Systems are subject to the following requirements:

1. All Solar Energy Systems must conform to the provisions of this Ordinance and all county, state, and federal regulations and safety requirements, including applicable building codes and applicable industry standards, including those of the American National Standards Institute (ANSI).
2. The Township may revoke any approvals for, and require the removal of, any Solar Energy System that does not comply with this Ordinance.
3. Solar Energy Systems must be located or placed so that concentrated solar glare is not directed toward or onto nearby properties or roadways at any time of the day.
4. Solar Energy Systems are permitted in the Township as follows, subject to this Section and other applicable provisions of the Zoning Ordinance:

Type of System	Sub-Type of System	Zoning District	Special Use Permit
Private Solar Energy System	Private BIPVs	All zoning districts	Not required
	Roof or Building Mounted Private Solar Energy System	All zoning districts as accessory use	Not required

	Ground Mounted Private Solar Energy Systems	All zoning districts	Required
Commercial Solar Energy System	All Commercial Solar Energy Systems (Ground Mounted only)	Renewalable Energy Overlay District	Required

* Commercial Solar Energy Systems are not permitted on any properties enrolled in the PA 116 Farmland and Open Space Preservation Program.

B. Private Solar Energy Systems.

1. Private Solar Energy System BIPVs. Private Solar Energy System BIPVs are permitted in all zoning districts. A building permit is required for the installation of BIPVs.

2. Roof or Building Mounted Private Solar Energy Systems. Roof or Building Mounted Private Solar Energy Systems are permitted in all zoning districts as an accessory use, subject to the following requirements:

- a. No part of the Solar Energy System erected on a roof is permitted to extend beyond the peak of the roof. If the Solar Energy System is mounted on a building in an area other than the roof, no part of the Solar Energy System is permitted to extend beyond the wall on which it is mounted.
- b. No part of a Solar Energy System mounted on a roof is to be installed closer than three (3) feet from the edges of the roof, the peak, or eave or valley to maintain pathways of accessibility.
- c. No part of a Solar Energy System mounted on a roof is permitted to extend more than two (2) feet above the surface of the roof.
- d. If a Roof or Building Mounted Private Solar Energy System has been abandoned, the property owner must remove it within three (3) months after the date of abandonment.
- e. A building permit is required for the installation of Roof or Building Mounted Private Solar Energy Systems.

3. Ground Mounted Private Solar Energy Systems. Ground Mounted Private Solar Energy Systems are allowed in any zoning district and require a special land use permit and site plan review. In addition to all requirements for a special land use permit and site plan review and approval, Ground Mounted Private Solar Energy Systems are also subject to the following requirements:

- a. *Site Plan.* Before installation of a Ground Mounted Private Solar Energy System, the property owner must submit a site plan to the Zoning Administrator. The site plan must include setbacks, panel size,

and the location of property lines, buildings, fences, greenbelts, and road right of ways. The site plan must be drawn to scale.

- b. *Maximum Height.* A Ground Mounted Private Solar Energy System must not exceed the maximum building height for adjacent accessory buildings and must not exceed fifteen (15) feet above the ground when oriented at maximum tilt.
- c. *Location.* A Ground Mounted Private Solar Energy System must be located in the rear yard and meet the rear yard setback requirements applicable in the AG zoning district.
- d. *Underground Transmission.* All power transmission or other lines, wires, or conduits from a Ground Mounted Private Solar Energy System to any building or other structure must be located underground. If batteries are used as part of the Ground Mounted Private Solar Energy System, they must be placed in a secured container or enclosure.
- e. *Screening.* Greenbelt screening is required around any Ground Mounted Private Solar Energy System and around any equipment associated with the system to obscure, to the greatest extent possible, the Solar Energy System from any adjacent residences. The greenbelt must consist of shrubbery, trees, or other non-invasive plant species that provide a visual screen. In lieu of a planting greenbelt, a decorative fence that is at least 50% opaque (meeting the requirements of this Ordinance applicable to fences) may be used if approved by the Planning Commission.
- f. *Lot Area Coverage.* No more than 20% of the total lot area may be covered by a Ground Mounted Private Solar Energy System.
- g. *Appearance.* The exterior surfaces of a Ground Mounted Private Solar Energy System must be generally neutral in color and substantially non-reflective of light.
- h. *Abandonment.* If a Ground Mounted Private Solar Energy System has been abandoned, the property owner must notify the Township and remove the system within three (3) months after the date of abandonment.
- i. *Building Permit.* A building permit is required for installation of a Ground Mounted Private Solar Energy System.
- j. *Transferability.* A special use permit for a Ground Mounted Private Solar Energy System is transferable to a new owner. The new owner must register its name and business address with the Township and

must comply with this Ordinance and all approvals and conditions issued by the Township.

- k. *Remedies.* If an applicant or operator of a Ground Mounted Solar Energy System fails to comply with this Ordinance, the Township, in addition to any other remedy under this Ordinance, may revoke the special land use permit and site plan approval after giving the applicant notice and an opportunity to be heard. Additionally, the Township may pursue any legal or equitable action to abate a violation and recover any and all costs, including the Township's actual attorney fees and costs.

C. Commercial Solar Energy Systems. Commercial Solar Energy Systems are allowed only in the Renewable Energy Overlay zoning district (except they are not permitted on any properties enrolled in the PA 116 Farmland and Open Space Preservation Program) and require a special land use permit and site plan review. In addition to all requirements for a special land use permit and site plan review and approval, Commercial Solar Energy Systems are also subject to the following requirements:

1. *Application Requirements.* The applicant for a Commercial Solar Energy System must provide the Township with all of the following:

- a. Application fee in an amount set by resolution of the Township Board.
- b. A list of all parcel numbers that will be used by the Commercial Social Energy System; documentation establishing ownership of each parcel; and any lease agreements, easements, or purchase agreements for the subject parcels.
- c. An operations agreement setting forth the operations parameters, the name and contact information of the certified operator, the applicant's inspection protocol, emergency procedures, and general safety documentation.
- d. Current photographs of the subject property.
- e. A site plan that includes all proposed structures and the location of all equipment, transformers, and substations, as well as all setbacks, panel sizes, and the location of property lines, signage, fences, greenbelts and screening, drain tiles, easements, floodplains, bodies of water, proposed access routes, and road right of ways. The site plan must be drawn to scale and must indicate how the Commercial Solar Energy System will be connected to the power grid.
- f. A copy of the applicant's power purchase agreement or other written agreement with an electric utility showing approval of an interconnection with the proposed Commercial Solar Energy System.

- g. A written plan for maintaining the subject property, including a plan for maintaining and inspecting drain tiles and addressing stormwater management, which is subject to the Township's review and approval.
- h. A decommissioning and land reclamation plan describing the actions to be taken following the abandonment or discontinuation of the Commercial Solar Energy System, including evidence of proposed commitments with property owners to ensure proper final reclamation, repairs to roads, and other steps necessary to fully remove the Commercial Solar Energy System and restore the subject parcels, which is subject to the Township's review and approval.
- i. Financial security that meets the requirements of this Section, which is subject to the Township's review and approval.
- j. A plan for resolving complaints from the public or other property owners concerning the construction and operation of the Commercial Solar Energy System, which is subject to the Township's review and approval.
- k. A plan for managing any hazardous waste, which is subject to the Township's review and approval.
- l. A transportation plan for construction and operation phases, including any applicable agreements with the County Road Commission and Michigan Department of Transportation, which is subject to the Township's review and approval.
- m. An attestation that the applicant will indemnify and hold the Township harmless from any costs or liability arising from the approval, installation, construction, maintenance, use, repair, or removal of the Solar Energy System, which is subject to the Township's review and approval.
- n. Proof of environmental compliance, including compliance with Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act; (MCL 324.3101 et. seq.; Part 91, Soil Erosion and Sedimentation Control (MCL 324.9101 et. seq.) and any corresponding County ordinances; Part 301, Inland Lakes and Streams, (MCL 324.30101 et. seq.); Part 303, Wetlands (MCL 324.30301 et. seq.); Part 365, Endangered Species Protection (MCL324.36501 et. seq.); and any other applicable laws and rules in force at the time the application is considered by the Township
- o. Any additional information or documentation requested by the Planning Commission, Township Board, or other Township representative.

2. *System and Location Requirements.*

- a. Commercial Solar Energy Systems must be ground mounted.
- b. Commercial Solar Energy Systems must be located on parcels of land twenty (20) acres in size or larger.
- c. Commercial Solar Energy Systems are not permitted on any properties enrolled in the PA 116 Farmland and Open Space Preservation Program.
- d. Commercial Solar Energy Systems (including all solar panels, structures, and equipment) must be set back 500 feet from all lot lines and public road rights-of-way. If a single Commercial Solar Energy System is located on more than one lot, then the lot-line setbacks of this subsection do not apply to the lot lines shared by those lots.
- e. The height of the Commercial Solar Energy System and any mounts, buildings, accessory structures, and related equipment must not exceed fifteen (15) feet when oriented at maximum tilt. Lightning rods may exceed 15 feet in height, but they must be limited to the height necessary to protect the Commercial Solar Energy System from lightning.

3. *Permits.* All required county, state, and federal permits must be obtained before the Commercial Solar Energy System begins operating.

4. *Screening.* Greenbelt screening is required around any Commercial Solar Energy System and around any equipment associated with the system to obscure, to the greatest extent possible, the Solar Energy System from any adjacent residences. The greenbelt must consist of shrubbery, trees, or other non-invasive plant species that provide a visual screen. At least 50% of the plants must be evergreen trees that are at least six feet tall at the time of planting. In lieu of a planting greenbelt, a decorative fence that is at least 50% opaque and that meets the requirements of this Ordinance applicable to fences may be used if approved by the Planning Commission.

5. *Lighting.* Lighting of the Commercial Solar Energy System is limited to the minimum light necessary for safe operation. Illumination from any lighting must not extend beyond the perimeter of the lot(s) used for the Commercial Solar Energy System. The Commercial Solar Energy System must not produce any glare that is visible to neighboring lots or to persons traveling on public or private roads.

6. *Security Fencing.* Security fencing must be installed around all electrical equipment related to the Commercial Solar Energy System, including any transformers and transfer stations. Appropriate warning signs must be posted at safe intervals at the entrance and around the perimeter of the Commercial Solar Energy System.

7. *Noise.* The noise generated by a Commercial Solar Energy System must not exceed the following limits:

- a. Forty (40) Dba Lmax, as measured at the property line of any adjacent **R** (Residential) or **C-1 & C-2** (**Commercial**) zoned land in existence at the time the Commercial Solar Energy System is granted special land use approval.
- b. Forty (40) Dba Lmax, as measured at any neighboring residence in existence at the time the Commercial Solar Energy System is granted special land use approval, between the hours of 9:00 p.m. and 7:00 a.m.
- c. Forty (40) Dba Lmax, as measured at the lot lines of the project boundary.
- d. In addition to the above limitations, a sound barrier of a solid decorative masonry wall or evergreen tree berm, with trees spaced not less than 10 feet apart, must be constructed to reduce noise levels surrounding all inverters. The berm must be no more than ten (10) feet from all inverters, must be at least as tall as all inverters but not more than three (3) feet taller than the height of all inverters.

8. *Underground Transmission.* All power transmission or other lines, wires, or conduits from a Commercial Solar Energy System to any building or other structure must be located underground at a depth that complies with current National Electrical Code standards, except for power switchyards or the area within a substation. If batteries are used as part of the Ground Mounted Solar Energy System, they must be placed in a secured container or enclosure.

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

10. *Health and Safety:* The Planning Commission shall not recommend for approval any Commercial Solar Energy System Special Land Use Permit if it finds the Commercial Solar Energy System will pose an unreasonable safety hazard to the occupants of any surrounding properties or area wildlife. The Commercial Solar Energy System shall not contain any element or chemical that either singly or in combination with an element or chemical in the system or environment that has a reasonable potential to result in toxic environmental contamination (air, soil, water), thereby threatening the health of any form of life. A list of all components, elements or chemicals must be accompanied with all applicable MSDS forms and referred to, for clarification if required in associated reference guides, ie. CRC handbook or others to be determined) and is subject to the following:

- a. Surface Water Containment: All Commercial Solar Energy Systems must have water run off containment systems that comply with EPA standards. The system must be designed with the intention of containing surface water runoff. This runoff would be contained in the event solar panels or related equipment leaked into the soil of the solar field.
- b. In Field Containment of toxins or chemicals: The solar field must have a liner or containment material that would catch toxins, chemicals, or other harmful materials leaking from the solar panel and related equipment.
- c. Soil Testing: Because some elements or chemicals used by these solar arrays may have the potential for environmental contamination, soil testing of the Commercial Solar Energy System site will be a requirement as follows:
 - 1. Baseline soil testing and analysis shall be done prior to construction with a sample taken from each (4) acre section of the grid.
 - 2. Annually, after construction is complete the samples will be based on (2) acre sections. The samples collected by the solar arrays; the cores will be taken at the drip point (lowest point) of the panel.
 - 3. Soil testing shall be done with a soil probe or auger in the top 4-6 inches producing a core. A minimum of 10 cores would be a sample.
 - 4. Soil samples at the support base shall be taken for potential contamination.
 - 5. Soil samples shall be used to determine the microbial health of the soil.
 - 6. All soil testing shall be grid based with all samples being GPS mapped.
 - 7. If any contamination, as a result of elements or chemicals from the solar array or the maintenance of the solar array, additional soil testing sites may be required. The analysis shall include any element or chemical introduced by the solar array or used during maintenance which either singly or in combination has the potential to result in environmental contamination.
 - 8. The soil testing, lab analysis and review of the analysis shall be performed by a firm or firms chosen by the Planning Commission and paid for from the Application Escrow Deposit. The Planning Commission may require additional testing when warranted.

9. If environmental contamination is discovered the Commercial Solar Energy System shall be shut down, site cleaned and retested before being allowed to go back online.

11. *Insurance.* The applicant or operator will maintain property/casualty insurance and general commercial liability insurance in an amount of at least \$10 million per occurrence.

12. *Decommissioning.* If a Commercial Solar Energy System is abandoned or otherwise nonoperational for a period of one year, the property owner or the operator must notify the Township and must remove the system within six (6) months after the date of abandonment. Removal requires receipt of a demolition permit from the Building Official and full restoration of the site to the satisfaction of the Zoning Administrator. The site must be filled and covered with top soil and restored to a state compatible with the surrounding vegetation. The requirements of this subsection also apply to a Commercial Solar Energy System that is never fully completed or operational if construction has been halted for a period of one (1) year.

13. *Financial Security.* To ensure proper decommissioning of a Commercial Solar Energy System upon abandonment, the applicant must post financial security in the form of a security bond, escrow payment, or irrevocable letter of credit in an amount equal to 125% of the total estimated cost of decommissioning, code enforcement, and reclamation, which cost estimate must be approved by the Township. The operator and the Township will review the amount of the financial security every two (2) years to ensure that the amount remains adequate. This financial security must be posted within fifteen (15) business days after approval of the special land use application.

14. *Extraordinary Events.* If the Commercial Solar Energy System experiences a failure, fire, leakage of hazardous materials, personal injury, or other extraordinary or catastrophic event, the applicant or operator must notify the Township within 24 hours.

15. *Annual Report.* The applicant or operator must submit a report on or before January 1 of each year that includes all of the following:

- a. Current proof of insurance;
- b. Verification of financial security; and
- c. A summary of all complaints, complaint resolutions, and extraordinary events.

16. *Inspections.* The Township may inspect a Commercial Solar Energy System at any time by providing 24 hours advance notice to the applicant or operator.

17. *Transferability.* A special use permit for a Commercial Solar Energy System is transferable to a new owner. The new owner must register its name and business address with the Township and must comply with this Ordinance and all approvals and conditions issued by the Township.

18. *Remedies.* If an applicant or operator fails to comply with this Ordinance, the Township, in addition to any other remedy under this Ordinance, may revoke the special land use permit and site plan approval after giving the applicant or operator notice and an opportunity to be heard. Additionally, the Township may pursue any legal or equitable action to abate a violation and recover any and all costs, including the Township's actual attorney fees and costs.

D. Commercial Solar Energy Systems under PA 233.

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

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

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

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

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

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

e. *Lighting.* The Commercial Solar Energy System must implement dark sky-friendly lighting solutions.

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

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

Section 3. Validity and Severability.

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

Section 4. Repealer.

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

Section 5. Effective Date.

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

89765:00001:201383963-4



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 | #25-08

To: Lenawee County Planning Commissioners

From: Kade Peck

Date: June 11, 2025

Proposal: The rezoning of property in Rollin Township

Request

The subject property is proposed boundary split and rezoning to 'Lake Residential (LR)', from 'Agricultural (AG)'.

Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to split a parcel off of a larger agricultural parcel and rezone it to Lake Residential.

Location and Size of the Property

The subject property (RL0-104-4025-10) is located West of Devils Lake Highway in Rollin Township.

Land Use and Zoning

- **Current Land Use** – The parcel is currently zoned Agricultural (AG) and is vacant. Lake Residential is located to the South and East. Boat storage is located to the North. Agricultural is located to the West.
- **Future Land Use** – Rollin Township has a future land use map in its 2022 Master Plan that recommends lake Agricultural for this property.
- **Current Zoning** – The subject parcel is currently zoned 'Agricultural (AG)'. The sheet did not express the nearby zoning for the parcels.

Public Facilities and Environmental Constraints

- **Public Road/Street Access** – The subject property is located West of Devils Lake Highway.
- **Public Water and Sewer** – Municipal sewer is available at the subject property while municipal water service is not currently available and will not be made available according to the Township.
- **Environmental Constraints** – There are no known environmental constraints for the site.

Analysis and Recommendation

Township Planning Commission Recommendation – The Rollin Township Planning Commission approved the rezoning at their May meeting.

LCPC Staff Analysis and Advisement –Lake residential and boat storage is located near the parcel and thus this boundary split fits into the area, staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the proposed rezoning to ‘Lake Residential (LR)’ to the Rollin Township Board.

Attachment(s):

- Background information provided by Rollin Township and LCPC staff.

Recommended Actions:

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

ZONING AMENDMENT FORM



LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

SEE ATTACH
WESTFALL FAMILY INVESTMENT CO LLC

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

2. PURPOSE OF PROPOSED CHANGE: BUILD A TWO (2) STORY GARAGE

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE _____ SECTION _____
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) _____

C. **PUBLIC HEARING** on the above amendment was held on: month JUNE day 5 year 2020

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

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

The 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.

Donna Kipch ☒ Chair or ☐ Secretary _____ / _____ / _____ (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 32

REZONING WORKSHEET FORM



LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Rollin Township Case #: _____
Township official we may contact: _____ Phone #: (____) ____ - ____
Applicant: WESTFALL FAMILY INVESTMENT CO. LLC Phone #: (____) ____ - ____
Rezoning Request: From: AGRICULTURAL (AG) To: LAKE RESIDENTIAL (LR)
Property Location: Section(s): _____ Quarter Section(s): ☐ NW ☐ NE ☐ SW ☐ SE
Legal Description and/or Survey Map/Tax Map (please attach) ☐ Yes ☐ No (Please do not use only the Parcel ID Number)
Parcel Size (if more than one parcel, label "A" - "Z"): _____

Please attach location map ☒ Yes ☐ No
What is the existing use of the site? VACANT LAND
What is the proposed use of the site? TWO (2) STORY GARAGE

What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?
North: BOAT STORAGE South: LAKE RESIDENTIAL LR
East: LAKE RESIDENTIAL LR West: AGRICULTURAL AG

What are the surrounding Zoning Districts?
North: _____ (____) South: _____ (____)
East: _____ (____) West: _____ (____)

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

Is municipal water currently available? ☐ Yes ☒ No Will it be made available? ☐ Yes ☐ No If yes, when? _____
Is municipal sewer currently available? ☒ Yes ☐ No Will it be made available? ☐ Yes ☐ No If yes, when? _____
Does the site have access to a public street or road? ☒ Yes ☐ No If yes, name _____
Are there any known environmental constraints on the site? ☐ Yes ☒ No
☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s) ☐ Other (please specify) _____

Please attach the minutes of the Planning Commission.

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

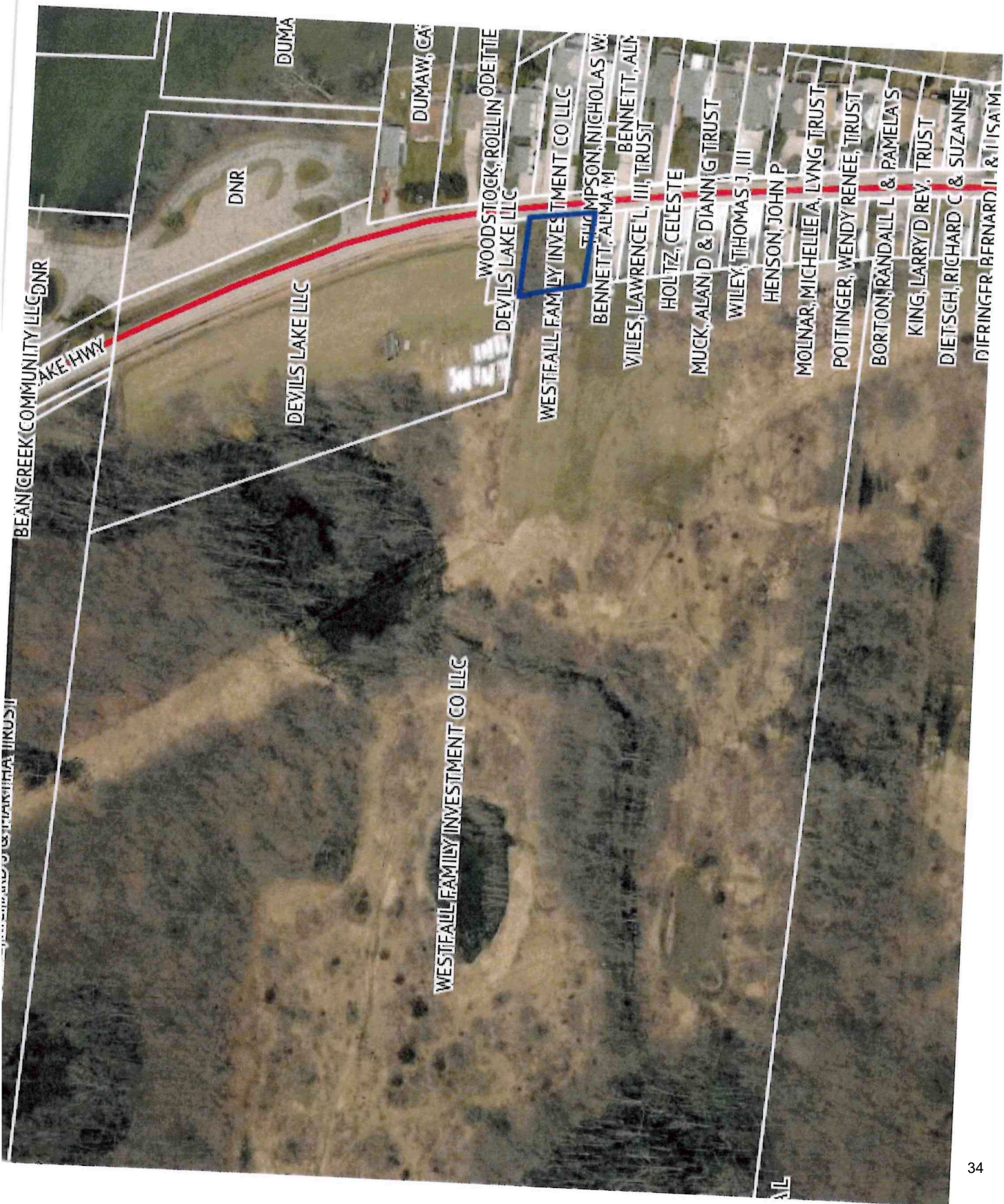
Please attach copies of any reports, exhibits or other documented provided to the Planning Commission.

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

Please attach any public comments, letters, or petitions.

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

Please include any additional information or comments as an attachment.



BEAN CREEK COMMUNITY LLC DNR

LAKE HWY

DNR

DUMA

DUMAW, CA

DEVILS LAKE LLC

WOODSTOCK, ROLLIN ODETTIE
DEVILS LAKE LLC

WESTFALL FAMILY INVESTMENT CO LLC

THOMPSON, NICHOLAS W.
BENNETT, ALMA M.
BENNETT, ALAN
VILES, LAWRENCE L, III, TRUST

HOLTZ, CELESTE

MUCK, ALAN D & DIANNIG TRUST

WILEY, THOMAS J, III

HENSON, JOHN P

MOLNAR, MICHELLE A, LYNG TRUST

POITINGER, WENDY RENEE, TRUST

BORTON, RANDALL L & PAMELA'S

KING, LARRY D REV. TRUST

DIETSCH, RICHARD C & SUZANNE

DIFRINGER, BERNARD J & JISAM

WESTFALL FAMILY INVESTMENT CO LLC

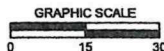
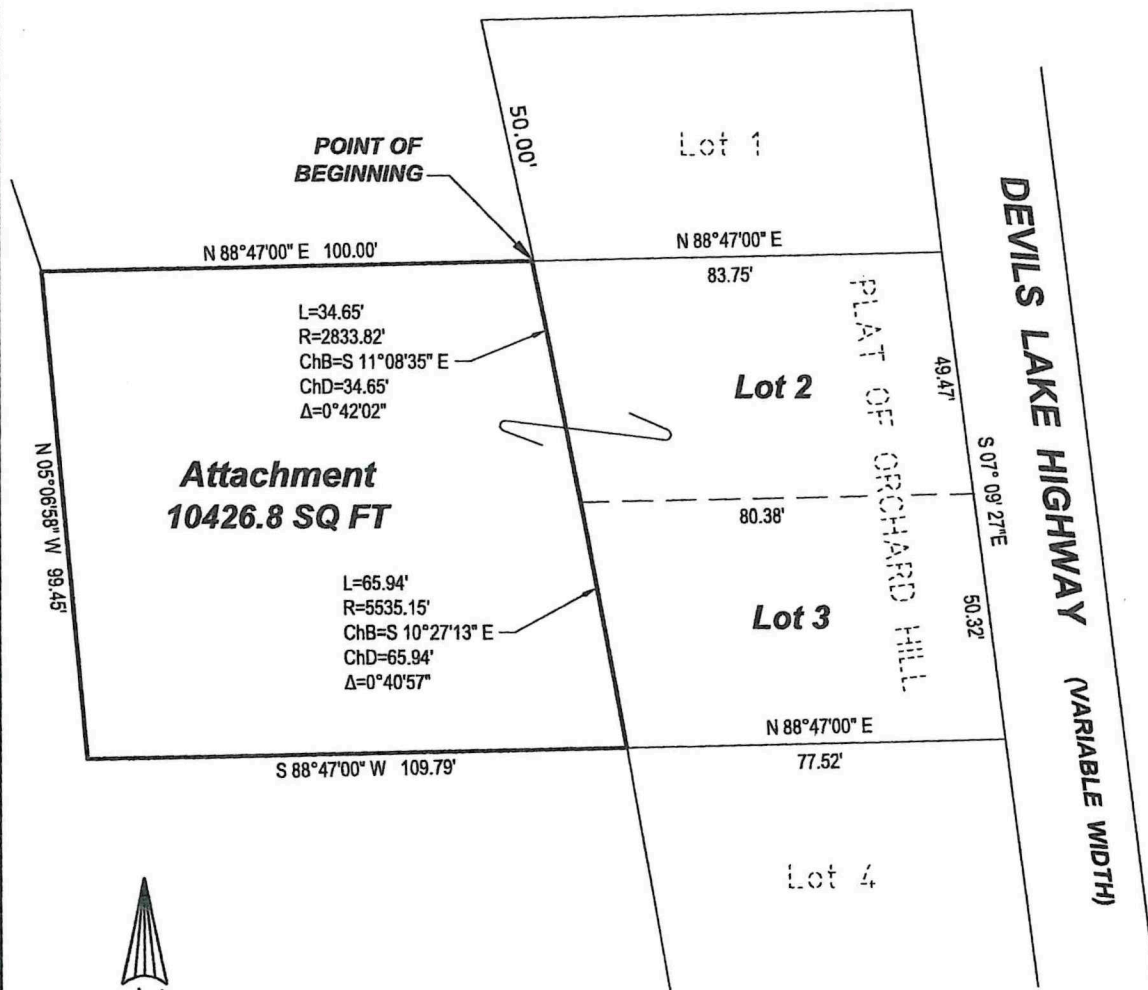
SKETCH OF DESCRIPTION

Description

Rollin Township, Lenawee County, Michigan

All that part of the West 1/2 of the Southeast 1/4 of Section 4, Town 6 South, Range 1 East, Rollin Township, Lenawee County, Michigan, described as beginning at the northwest corner of Lot 2, Plat of Orchard Hill, as Recorded in Liber 18 of Plats, Pages 65 & 66, Lenawee County Records; thence along the west line of Lot 2 of said plat on the arc of a 2833.82 foot radius curve to the right 34.65 feet (chord bearing and distance being South 11°08'35" East 34.65 feet and central angle of 0°42'02"); thence along the west line of Lots 2 and 3 of said plat on the arc of a 5535.15 foot radius curve to the right 65.94 feet (chord bearing and distance being South 10°27'13" East 65.94 feet and central angle of 0°40'57") to the southwest corner of Lot 3 of said plat; thence South 88°47'00" West 109.79 feet along the extension of the south line of Lot 3 of said plat; thence North 05°06'58" West 99.45 feet to the extension of the North line of Lot 2 of said plat; thence North 88°47'00" East 100.00 feet along said extension line to the point of beginning. Containing 10426.8 Square Feet. Subject to easements and all other easements and restrictions if any.

Bearings are referenced to the Plat of Orchard Hill, as Recorded in Liber 18 of Plats, Pages 65 & 66, Lenawee County Records.



W:\Projects\2024\1200-1399\2401224\CADISURV\2401224-CLS Design.dwg

FOR: CLS DESIGN	JOB NO.: 2401224
SCALE: 1 INCH = 30 FEET	DATE: OCTOBER 3, 2024
REVISED: MARCH 13, 2025	



237 NORTH MAIN STREET
ADRIAN, MI 49221
TEL: 517.263.4515
FAX: 517.263.4535

Drawn By	Checked By
DRM	KLP



Kevin L. Pickford
Kevin L. Pickford
Professional Surveyor No. 4001046682

Westfall: Devils Lake

Spoke with Fred Lucas (Attorney for Rollin Township) regarding the building across the road.

He said the simplest solution is to combine the two parcels together into a single parcel, keeping land split zoned as is, in the two zoning districts (1:Lake Residential and 2 Agricultural. This would simplify any legal issues about future selling / ownership, without the need for deed restrictions, covenants, etc.

Fred said having part of the lot be zoned Lake Residential (LR) and part be zoned Agricultural (AG) would be okay.

This would result in making the back parcel no longer landlocked. Also the owner of the lot could build a larger house than the current front lot would allow.

The new house could be built on the property. The AG set backs may be too restrictive. This may require a variance and a request to the Board of Appeals.



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 #25-25

Applicant(s): Terrahaven L.L.C
3007 Wolf Creek Highway
Adrian, MI 49221

Date: June 11, 2025

Local Government: Palmyra Charter Township

Purpose: **Enrollment application**

Location: The subject property (ID #PAO-118-3600-00) is located on the North side of E Carleton Road, in Section 18 of the Township.

Description: The subject property have an area of approximately 54.26 acres, all of which are being applied for the program. 51.32 acres are for cultivation and 2.94 acres are classified as other areas.

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 Palmyra Township Board.

Attachment(s):

- Background information provided by the applicant/township.

PALMYRA TOWNSHIP

6490 Palmyra Rd.
Palmyra, Michigan 49268

Dave Pixley
Supervisor

Christine Whited
Clerk

Angie Koester
Treasurer

Mark Crane
Trustee

Steve Papenhagen
Trustee

May 15, 2025

Region 2 Planning Commission
120 W. Michigan Ave.
Jackson, MI 49201

RE: PA116 Enrolment Applications & Information for James & JoLynne Bleeker: PA0-118-3600-00

To whom it may concern:

Please find enclosed the following information for the above-mentioned applicant for your review:

- ✓ Completed Application
- ✓ Copy of most recent Deed or Land Contract
- ✓ Copy of a recent Tax Bill or Tax Assessment Notice
- ✓ Map of Farm

After reviewing the enclosed information, please send any correspondence to:

Palmyra Township
Attn: Christine Whited, Clerk
6490 Palmyra Rd.
Palmyra, MI 49268

Or you can respond via email at: palmyratownshipclerk@gmail.com

Do not hesitate to call me at 517-260-8628 should you have any questions or need additional information. Thank you in advance for your consideration of the enclosed application.

Sincerely,

Christine Whited

Christine Whited
Palmyra Township Clerk

Enclosures

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Sincerely,

Christine Whited

Christine Whited
Palmyra Township Clerk

Enclosures



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 5-5-2025

Application No: 25-01

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: Terrehaven LLC

Last

First

Initial

(If more than two see #15)

Last

First

Initial

2. Mailing Address: 3007 Wolf Creek Hwy

Street

City

MI
State

49221
Zip Code

3. Phone Number: (Area Code) (517) 673-6993

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (517) 403-3504

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

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

6. County: Lebanon

7. Township, City or Village: Palmyra

8. Section No. 18 Town No. 7 S Range No. 4 E

Parcel # (Tax ID): PA0-118-3600-00

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)

rev. 4/1/20

Application for Farmland Development Rights Agreement

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: James A. Blecker Title: member

Name: Jolynn K. Blecker Title: member

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):

- livestock
 b. Total number of acres on this farm: 54.26
 c. Total number of acres being applied for (if different than above): _____
 d. Acreage in cultivation: 51.32
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____
 f. All other acres (swamp, woods, etc.): 2.94
 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) 0

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 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.

Jan A. Blum
(Signature of Applicant)
Jan A. Blum
(Co-owner, If Applicable)
4/23/25
(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: 5-5-2025 (Note: Local Governing Body has 45 days to take action)
Action by Local Governing Body: Jurisdiction: Palmyra Township
☐ County ☒ Township ☐ City ☐ Village
This application is ☒ approved, ☐ rejected Date of approval or rejection: 5-13-2025
(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)
Clerk's Signature: Christine Whited
Property Appraisal: \$ _____ is the current fair market value of the real property in this application.
Parcel Number (Tax ID): PAD-118-3600-00

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

SKETCH OF LAND

5

(B-6) 
Center Sec 18

Subject Property

Parcel A
53.069 AC.

Ogden Highway (68°W-142E)

(A-7)
SW Cor Sec 18

E Carleton Road

(66' W/kle)

(B-7)
S 1/4 Cor Sec 18



United States
Department of
Agriculture

Lenawee County, Michigan



Common Land Unit

- ☐ Cropland
- ☐ NonCropland
- ☐ Tract Boundary
- ☐ Section Lines

Wetland Determination Identifiers

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

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

- | | |
|---|--|
| <input type="checkbox"/> Shares - 100% OP | <input type="checkbox"/> All Crops - NI |
| <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 |

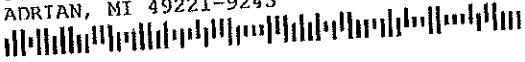
2020 Program Year
Map Created September 09, 2020
2018 NAIP Imagery

Farm: 16879
Tract: 17930

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. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

THIS IS NOT A TAX BILL**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: PALMYRA TOWNSHIP CHRIS RENIUS, ASSESSOR PO BOX 111 OTTAWA LAKE, MI 49267		PARCEL IDENTIFICATION PARCEL NUMBER: PA0-118-3600-00 PROPERTY ADDRESS: 3000 E CARLETON RD BLK ADRIAN, MI 49221	
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: *****AUTO**5-DIGIT 49241 TERREHAVEN LLC 3007 WOLF CREEK HWY ADRIAN, MI 49221-9243 		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: LD DES AS COMM AT THE S1/4 COR OF SEC 18 T7S R4E TH S87°37'00"W 1438.08 FT ALG THE S LI OF SD SEC (CNTRLI OF EAST CARLETON RD) FOR A POB TH CONT S87°37'00"W 204.02 FT ALG SD LI & SD RD TH N44°25'54"W 517.19 FT TH N00°00'44"E 1493.20 FT TH N89°18'44"E 1057.09 FT TH N89°38'07"E 405.47 FT TH S01°15'46"E 738.28 FT TH N88°45'28"E 61.94 FT TH S01°15'46"E 655.54 FT TH S87°37'00"W 1008.52 FT TH S02°23'00"E 435.60 FT TO THE POB (SURVEY 53.069 AC) SPLIT ON 02/07/2020 FROM PA0-118-3955-00			
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 Agricultural			
PRIOR YEAR'S CLASSIFICATION: 102 Agricultural			
The change in taxable value will increase/decrease your tax bill for the 2025 year by approximately: \$150		PRIOR AMOUNT YEAR: 2024	CURRENT TENTATIVE AMOUNT YEAR: 2025
1. TAXABLE VALUE:		176,400	181,700
2. ASSESSED VALUE:		181,700	181,700
3. TENTATIVE EQUALIZATION FACTOR: 1.000		181,700	181,700
4. STATE EQUALIZED VALUE (SEV):		181,700	181,700
5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT			
6. Assessor Change Reason: MARKET ADJUSTMENT			

The 2025 Inflation rate Multiplier is: 1.031

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

Name: CHRISTOPHER RENIUS	Phone: (734) 347-8109	Email Address: RRASSESSING@GMAIL.COM
March Board of Review Appeal Information. The board of review will meet at the following dates and times: AT THE TOWNSHIP HALL LOCATED AT 6490 PALMYRA ROAD ON MONDAY MARCH 10TH 2025: 1:30 TO 7:30 PM AND WEDNESDAY MARCH 12TH 2025: 1:30 TO 7:30 PM ALL WRITTEN APPEALS MUST MAILED TO PO BOX 111 OTTAWA LAKE MI 49267 (NO POSTMARKS) BY FRIDAY, MARCH 7, 2025.		

Print Text Details

03/28/2025
11:00 AM

Parcel #: PA0-118-3600-00
Tax Year: 2024

TERREHAVEN LLC

3007 WOLF CREEK HWY
ADRIAN MI 49221

SUMMER		WINTER	
6.0000 STATE ED	1,058.40	0.7478 DEPT AGING	131.91
5.4000 COUNTY OPER	952.56	0.1896 MED CARE	33.44
3.6462 LENAWEE INT S	643.18	0.0150 VETERANS' REL	2.64
1.6000 SCHOOL DEBT	282.24	3.6460 LENAWEE INT S	643.15
0.9500 SCHOOL BOND	167.58	1.6000 SCHOOL DEBT	282.24
9.0000 SCHOOL OPER	0.00	0.9500 SCHOOL BOND	167.58
9.0000 SCHOOL OPER F	0.00	9.0000 SCHOOL OPER	0.00
		1.0000 TWP TAX	176.40
		0.9955 FIRE	175.60
		0.9955 FIRE OPER	175.60
		9.0000 SCHOOL OPER F	0.00
		0.5998 DISTRICT LIBR	105.80
		PALMYRA TWP N	28.19
		PALMYRA #70	37.45
26.5962 TOTAL TAXES	3,103.96	19.7392 TOTAL TAXES	1,960.00
ADMIN FEE	31.03	ADMIN FEE	0.00
TOTAL W/ADMIN	3,134.99	TOTAL W/ADMIN	1,960.00
INTEREST/PEN	188.10	INTEREST/PEN	0.00
GRAND TOTAL	3,323.09	GRAND TOTAL	1,960.00
TOTAL PAID	0.00	TOTAL PAID	0.00
DATE PAID		DATE PAID	
BALANCE	3,323.09	BALANCE	1,960.00
		GRAND TOTAL BALANCE: 5,283.09	
		(PRE/NET: 100.0000)	
		(TAXABLE: 176,400)	
		(ASSESSED: 181,700)	
		(SEV: 181,700)	

LENAWEE COUNTY TREASURER
TAX CERTIFICATE NO. 392

03-18-2025

Cecilia Vandyke EV
CRIVANESQUE

LIBER 2680

PAGE 0557

1 of 2

STATE OF MICHIGAN - LENAWE COUNTY

RECORDED 03/18/2025 02:14:53 PM DWA

Received 03/18/2025 08:07:54 AM

Carolyn S. Baler, REGISTER OF DEEDS

\$30.00



LENAWEE COUNTY
MARCH 18, 2025
RECEIPT # 1117374

STATE OF MICHIGAN
REAL ESTATE
TRANSFER TAX

\$238.70- CO
\$1,027.60- ST
Stamp # 46137

WARRANTY DEED-Statutory Form
C.L. 1948 565.151 M.S.A. 26.571

KNOWN ALL MEN BY THESE PRESENT SANDY HILLS FIELD OF DREAMS, LLC, A MICHIGAN LIMITED LIABILITY COMPANY,
WHOSE ADDRESS IS: P.O. BOX 905, ADRIAN, MICHIGAN 49221

Convey(s) and Warrant(s) TO: TERREHAVEN, LLC, A MICHIGAN LIMITED LIABILITY COMPANY
WHOSE ADDRESS IS: 3007 WOLF CREEK HIGHWAY, ADRIAN, MICHIGAN 49221

the following described premises is situated in the TOWNSHIP of PALMYRA, COUNTY of LENAWE and STATE of MICHIGAN, described as follows:

SEE ATTACHED RIDER - A.

Commonly know as: 53.069 ACRES - 3000 BLOCK E. CARLETON ROAD, ADRIAN, MICHIGAN 49221 (\$217,000.00)

For the Full Consideration: TWO HUNDRED SEVENTEEN THOUSAND DOLLARS

subject to VISIBLE EASEMENTS, ENCROACHMENTS, RESTRICTIVE COVENANTS AND EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

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 MAKE ZERO (0) POSSIBLE DIVISION(S) UNDER SECTION 108 OF THE FARMLAND DIVISION ACT, NO. 288 OF THE PUBLIC ACTS OF 1967.

RESERVING THEREFROM ONE-HALF (1/2) INTEREST IN OIL AND GAS MINERALS IN AND ON THE ABOVE DESCRIBED LAND TOGETHER WITH THE RIGHT ON INGRESS AND EGRESS FOR THE PURPOSE OF REMOVAL OF THE SAME.

EXCEPTED FROM COVENANTS OF WARRANTY ARE SUCH LIENS OR ENCUMBRANCES AS MAY HAVE ARISEN SINCE FEBRUARY 27, 2020, BY ACTS OR NEGLIGENCE OF OTHERS THAN GRANTORS.

SUBJECT TO EASEMENTS AND BUILDING AND USE RESTRICTIONS OF RECORD AND FURTHER SUBJECT TO ALL PRIOR RESERVATIONS INCLUDING ALL PRIOR OIL, GAS AND OTHER MINERALS AND FURTHER SUBJECT TO ALL LOCAL AND STATE STATUTES, ORDINANCES AND LAWS.

DATED THIS 27TH DAY OF FEBRUARY, 2020

Signed and Sealed:

LARRY FAUST, MEMBER
SANDY HILLS FIELD OF DREAMS, LLC

DIANA FAUST, MEMBER
SANDY HILLS FIELD OF DREAMS, LLC

STATE OF MICHIGAN
COUNTY OF LENAWE

The forgoing Instrument was acknowledged before me this 27TH day of FEBRUARY, 2020
By LARRY FAUST AND DIANA FAUST, MEMBERS OF SANDY HILLS FIELD OF DREAMS, LLC

My commission expires: 4/12/2023

AMBER SWANDER
Notary Public, Lenawee Co., MI
Acting in Lenawee Co., MI
My Comm. Expires April 12, 2023

AMBER SWANDER, Notary public
LENAWE COUNTY, MICHIGAN

Instrument
Drafted by LARRY FAUST DBA FAUST REAL ESTATE, LLC

Business Address 145 E. FRONT STREET,
ADRIAN MI 49221

Tax Parcel: PA0-118-3955-00
NEW ID# FOR 2020: PA0-118-3600-00

When Recorded return to: GRANTEE

WARRANTY DEED-Statutory Form
C.L. 1948 565.151 M.S.A. 26.571

KNOWN ALL MEN BY THESE PRESENT SANDY HILLS FIELD OF DREAMS, LLC, A MICHIGAN LIMITED LIABILITY COMPANY,
WHOSE ADDRESS IS: P.O. BOX 905, ADRIAN, MICHIGAN 49221

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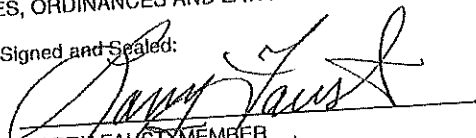
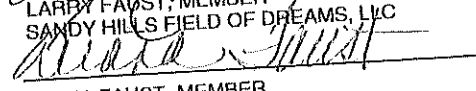
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DATED THIS 27TH DAY OF FEBRUARY, 2020

Signed and Sealed:


LARRY FAUST, MEMBER
SANDY HILLS FIELD OF DREAMS, LLC

DIANA FAUST, MEMBER
SANDY HILLS FIELD OF DREAMS, LLC

STATE OF MICHIGAN
COUNTY OF LENAWEE

The forgoing instrument was acknowledged before me this 27TH day of FEBRUARY, 2020
By LARRY FAUST AND DIANA FAUST, MEMBERS OF SANDY HILLS FIELD OF DREAMS, LLC

My commission expires: 4/12/2023

AMBER SWANDER
Notary Public, Lenawee Co., MI
Acting In Lenawee Co., MI
My Comm. Expires April 12, 2023

AMBER SWANDER, Notary public
LENAWEE COUNTY, MICHIGAN

Instrument
Drafted by

LARRY FAUST DBA FAUST REAL ESTATE, LLC

Business Address 145 E. FRONT STREET,
ADRIAN MI 49221

Tax Parcel: PA0-118-3955-00
NEW ID# FOR 2020: PA0-118-3600-00

When Recorded return to: GRANTEE

RIDER - A

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

All that part of the Southwest 1/4 of Section 18, Town 7 South, Range 4 East, further described by Michael J. Bartolo, Professional Surveyor, as commencing at the South 1/4 Corner of Section 18; thence South 87°37'00" West, 1438.08 feet along the South line of Section 18 (centerline of East Carleton Road) for a point of beginning; thence continuing South 87°37'00" West, 204.02 feet along said line and said road; thence North 44°26'54" West, 517.19 feet; thence North 00°00'44" East, 1493.20 feet; thence North 89°18'44" East, 1057.09 feet; thence North 89°38'07" East, 405.47 feet; thence South 01°16'46" East, 738.28 feet; thence North 88°45'28" East, 61.94 feet; thence South 01°16'46" East, 655.54 feet; thence South 87°37'00" West, 1008.62 feet; thence South 02°23'00" East, 435.60 feet to the point of beginning.