

9.

Adjournment

## **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**

DATE: November 20, 2025

FOR FURTHER INFORMATION, CONTACT:
Thomas Boss
TIME: 6:00 p.m.

Thomas Boss

R2PC Planner

PLACE: Lenawee Room | Human Services Bldg.

(517) 416-8516 1040 S. Winter Street Tboss@mijackson.org Adrian, Michigan

#### **MEETING AGENDA**

1.	Call	to Order and	l Pledge of Allegiance	
2.	Publ	ic Comment	[3-MINUTE LIMIT]	
3.	Арр	oval of Ager	nda [ACTION]	
4.	Mee	ting Minutes	5	
		_	Minutes of the September 18, 2025, Meeting [ACTION]	3
5.			eview, Comment, and Recommendation	
	a. '	• •	tion of Township Zoning Amendment(s) –	
			25-15 – Medina Township <i>[ACTION]</i>	7
			25-16 – Palmyra Township <b>[ACTION]</b>	
			25-17 – Rollin Township [ACTION]	
	b.		tion of PA 116 Farmland Agreement(s) —	
			25-33 – Blissfield Township [ACTION]	.41
			25-34 – Blissfield Township [ACTION]	
			25-35 – Blissfield Township <b>[ACTION]</b>	
			25-36 – Blissfield Township [ACTION]	
	c.		tion of Master Plan(s) — None	
6.	Othe	er Business	• •	
	a.	Old Busine	ess — None.	
	b.	New Busin	iess —	
		(1) Discuss	sion for 2026 meeting schedule and locations.	
		(2) 2026 LO	CPC Member list.	
7.	Publ	ic Comment	[2 MINUTE LIMIT]	
8.	Com	missioner Co	omment	

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## **Lenawee County Planning Commission**

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

#### **MEETING MINUTES**

Thursday, September 18, 2025
Lenawee Room ● Lenawee County Human Services Building ● Adrian, Michigan

Members Present: Ms. Rebecca Liedel, LCPC Chair; Mr. Bruce Nickel; Mr. Ralph Tillotson; Mr.

Keith Dersham; Mr. Dale Witt

Members Absent: Mrs. Carrie Dillon; Lenawee County Commission Mrs. Beth Blanco

Others Present: Mr. Thomas Boss, LCPC Staff/Recording Secretary

- Item 1 **Call to order.** Chair Liedel called the meeting to order at 6:00 p.m. Those in attendance rose and joined in the Pledge of Allegiance.
- Item 2 Public comment None
- Item 3 **Approval of Agenda.** Staff submitted the September 18, 2025 meeting agenda for approval. A motion was made by Comm. Tillotson, and seconded by Comm. Dersham, to <u>approve</u> the September 18, 2025, meeting agenda as presented. *The motion passed unanimously*.
- Item 4 **Approval of Minutes.** Staff submitted the August 21, 2025 meeting minutes for approval. A motion was made by Comm. Nickel, and seconded by Comm. Witt, to <u>approve</u> the August 21, 2025, meeting minutes with amended minutes. *The motion <u>passed</u> unanimously*.
- Item 5 Request(s) for Review, Comment, and Recommendation
  - a. Consideration of Township Zoning Amendment(s)
    - (1) #CZ25-13 | Rollin Township. Commissioners reviewed a proposed rezoning to combine parcels RLO-114-1310-00 and RLO-480-0010-00, and to rezone RLO-114-1310-00 from 'Lake Residential (LR). Staff summarized this report advising commissioners to recommend <u>approval</u> of the agreement (see the staff report). A motion was made by Comm. Nickel, and seconded by Comm. Dersham, to concur with the staff advisement to recommend approval of the rezoning to 'Lake Residential' to the Rollin Township Board (see the staff report). The motion <u>passed</u> unanimously
    - (2) #CZ25-14 | Rome Township. Commissioners reviewed a zoning text amendment about Rome Township adding a new section to the Wind Energy Systems Ordinance and adding new definitions to Article 15. Staff summarized this report advising commissioners to recommend approval of the zoning text amendment (see the staff report).

A motion was made by Comm. Dersham, and seconded by Comm. Witt, to concur with the staff advisement to recommend approval of the zoning text amendment to

the Rome Township Board (see the staff report). The motion <u>passed</u> unanimously.

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

- (1) #FA25-28 | Palmyra Township. Commissioners reviewed a proposed agreement for property ID# PA0-104-4700-00. It is located south of Demlow Rd and west of Lenawee Hwy in section 4 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. Tillotson, and seconded by Comm. Dersham, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Palmyra Township Board (see the staff report). The motion passed unanimously.
- (1) #FA25-29 | Palmyra Township. Commissioners reviewed a proposed agreement for property ID# PA0-104-4575-00. It is located south of Demlow Rd and west of Lenawee Hwy in section 4 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. Tillotson, and seconded by Comm. Dersham, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Palmyra Township Board (see the staff report). The motion passed unanimously.
- (1) #FA25-30 | Palmyra Township. Commissioners reviewed a proposed agreement for property ID# PA0-104-4800-00. It is located south of Demlow Rd and west of Lenawee Hwy in section 4 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. Tillotson, and seconded by Comm. Dersham, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Palmyra Township Board (see the staff report). The motion passed unanimously.
- (1) #FA25-31 | Palmyra Township. Commissioners reviewed a proposed agreement for property ID# PA0-109-2305-00. It is located north of Deerfield Rd and west of Lenawee Hwy in section 9 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. Tillotson, and seconded by Comm. Witt, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Palmyra Township Board (see the staff report). The motion passed unanimously.
- c. **Consideration of Master Plan(s)** Commissioners reviewed the Hudson Master Plan. Chair Liedel suggests that a section of data on elementary school demographics should be added.

#### Item 6 Other Business

#### a. **Old Business**

Region 2 Planning Commission provided the commissioners with a quote for the cost of a potential venue for the annual dinner. After review, the commissioners gave Region 2 several alternatives to research and contact before October's meeting.

#### b. New Business

None.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment**. The meeting was adjourned at 6:49 pm.

Respectfully submitted,

Zhomas Boss

Thomas Boss, Recording Secretary

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## **COORDINATED ZONING REPORT | CZ25-15**

#### **Text Amendment to the Medina Township Zoning Ordinance**

November 20, 2025 DATE:

Section 19. LOCATION

Renewable Energy Ordinance and Updated Definitions. BACKGROUND:

> Medina Township is adding a new Renewable Energy Ordinance to section 19 and adding several new definitions throughout the

ordinance.

R2PC STAFF Staff recommends **APPROVAL** the text amendment request from RECOMMENDATION

Medina Township as their changes and addition of language allowing

this use is reasonable.

SUGGESTED

(1) Recommend APPROVAL

(2) Recommend **DISAPPROVAL** 

ACTIONS (3) Recommend APPROVAL WITH COMMENTS

(4) Take **NO ACTION** 

#### **ZONING AMENDMENT FORM**



## LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to makes 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.

er 4/	TOWNSHIP PLANNING COMMISSION submits the following proposed zoning change to the nawee County Planning Commission for its review, comment, and recommendation:  **NSWER EITHER A or B**  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.)
	The above described property has a proposed zoning change FROM
	The following Article(s) and Section(s) is amended or altered: ARTICLE NINETERY SECTION  The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.)
	PUBLIC HEARING on the above amendment was held on: month Nov day 10 year 3055
).	NOTICE OF PUBLIC HEARING was published/mailed on the following date: month Oct. day 33 year 3035
	(Notice must be provided at least fifteen days prior to the public hearing.)  THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: Horself Post Cazette  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.  Chair or Secretary Post Post Post Post Post Post Post Post
	, Recording Secretary / / (enter date) TOWNSHIP BOARD ACTION:
	1. Date of Meeting: month day year
	2. The Township Board herewith certifies that a legally constituted meeting held on the above date and that the proposed amendment PASSED, DID NOT PASS, or was REFERRED ANEW to the Township Planning Commission.
	Township Clerk

#### **Article XIX – Compatible Renewable Energy Ordinance**

Article XIX shall contain all standards and regulations for Renewable Energy Facilities within Medina Township.

#### **Cross-References in Districts**

The Agricultural and Industrial Districts shall be amended to recognize Utility-Scale and Independent Power Producer (IPP)-Scale Renewable Energy Facilities as permitted uses, subject to the requirements of Article XIX.

#### **Amendment to Agricultural District**

Article VII – Agricultural District Section 7.02 – Permitted Principal Uses

Add new subsection:

**Section 7.02.06** – Utility-Scale or Independent Power Producer-Scale Renewable Energy Facility, subject to the requirements of Article XIX – Compatible Renewable Energy Ordinance.

#### **Amendment to Industrial District**

Article XI – Industrial District Section 11.02 – Permitted Industrial Uses

Add new subsection:

**Section 11.02.06** – Utility-Scale or Independent Power Producer-Scale Renewable Energy Facility, subject to the requirements of Article XIX – Compatible Renewable Energy Ordinance.

#### **Cross-Posting Statement**

By this amendment, a new Article XIX – Compatible Renewable Energy Ordinance is created. Corresponding cross-references are added at **Section 7.02.06** and **Section 11.02.06** to ensure clarity, organization, and legal defensibility of the ordinance.

## **MEDINA TOWNSHIP**

## COUNTY OF LENAWEE, STATE OF MICHIGAN

#### The Township of Medina Ordains:

The Medina Township Land Use Ordinance is hereby amended with the addition of Article XIX, creating a Compatible Renewable Energy Ordinance to read as follows.

#### Article XIX Compatible Renewable Energy Ordinance.

#### Section 19.01. Purpose.

The purpose of this Ordinance Amendment is to establish a multi-scale framework for regulating the development of renewable energy facilities within Medina Township through a Compatible Renewable Energy Ordinance adopted pursuant to 2023 PA 233, as amended, MCL 460.1221 et seq.; to set forth distinct provisions for **Utility-Scale**, **Independent Power Producer-Scale**, **and Residential/Personal-Scale Renewable Energy Systems**; and to provide for severability.

#### Section 19.02. Definitions of Scale.

- 1. Utility-Scale Renewable Energy Facility A renewable energy facility with a nameplate capacity of 50 megawatts or greater for solar, 100 megawatts or greater for wind, or 50 megawatts or greater for battery storage.
- **2. Independent Power Producer (IPP) Scale Renewable Energy Facility** A renewable energy facility developed for the purpose of generating electricity for sale to electric providers, having a nameplate capacity that exceeds the limits permitted for residential or personal use, but that does not meet or exceed the thresholds defining a utility-scale facility. For purposes of this Ordinance, such thresholds are: less than 50 megawatts for solar energy, less than 100 megawatts for wind energy, and less than 50 megawatts for battery storage.
- **3. Residential/Personal-Scale Renewable Energy System** A solar, wind, or energy storage system intended primarily to supply power for on-site use by a residence, farm, or small business. These systems shall not operate as a for-profit commercial enterprise, nor supply electricity to a public utility in excess of the property's annual residential/personal consumption. All such systems are subject to the accessory use limitations and siting requirements of Section 14.01 of the Medina Township Land Use Ordinance.

#### Section 19.03. Applicability.

#### 1. Utility-Scale Renewable Energy Facilities

Regulated through the Michigan Public Service Commission (MPSC) and this Compatible Renewable Energy Ordinance (CREO), and subject to all applicable definitions, application requirements, review standards, and operational conditions set forth herein.

#### 2. Independent Power Providers (IPP)-Scale Renewable Energy Facilities

Regulated through the Michigan Public Service Commission (MPSC) under this Compatible Renewable Energy Ordinance (CREO) in the same manner as Utility-Scale Facilities, except that Medina Township may impose scale-specific conditions as part of the special land use review.

#### 3. Residential/Personal-Scale Renewable Energy Systems

Not regulated under CREO. Governed solely by **Section 14.1 – Schedule of Regulations** of the **Medina Township Land Use Ordinance**. Such systems shall not be operated as a for-profit Independent Power Providers (IPP)-Scale Renewable Energy Facility.

#### Section 19.04. Application and Review Process by Scale.

Utility- and Independent Power Provider (IPP)-Scale applications shall follow the process, timelines, and review standards set forth in the original CREO draft (special land use review, MPSC compliance, setbacks, fencing, sound, shadow flicker, lighting, decommissioning, etc.).

**Residential/Personal-Scale** systems shall be reviewed as accessory structures under Section 14.01 of the Medina Township Land Use Ordinance and approved administratively or through standard zoning review procedures.

#### Section 19.05. Location/Siting by Scale.

"Utility-scale or Independent Power Provider scale alternative energy systems shall be permitted in the Industrial District and in the Agricultural District as a Special Land Use."

"Smaller-scale solar, wind and battery storage energy systems shall be permitted as an accessory use in the Agricultural and Residential Districts."

#### Section 19.06. Definitions.

Words used herein shall have the following definitions:

- 1. "Affected local unit" means a unit of local government exercising zoning authority in which all or part of a proposed energy facility will be located.
- 2. "Aircraft detection lighting system" means 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.
  - 3. "Applicant" means an applicant for a Township permit.

- 4. "Certificate" means a certificate issued for an energy facility by the Michigan Public Service Commission under MCL 460.1226(5).
- 5. "Compatible renewable energy ordinance" means 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.
- 6. "Construction" means any substantial action taken constituting the placement, erection, expansion, or repowering of an energy facility.
- 7. "Dark sky-friendly lighting technology" means a light fixture that is designed to minimize the amount of light that escapes upward into the sky.
- 8. "Energy facility" means 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.
- 9. "Energy storage facility" means a system that absorbs, stores, and discharges electricity with a nameplate capacity of 50 megawatts or more and an energy discharge capacity of 200 megawatt hours or more. Energy storage facility does not include either of the following:
  - (i) Fossil fuel storage.
  - (ii) Power-to-gas storage that directly uses fossil fuel inputs.
- 10. "Independent power producer", or "IPP", means 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.
- 11. "Light intensity dimming solution technology" means obstruction lighting that provides a means of tailoring the intensity level of lights according to surrounding visibility.
- 12. "Light-mitigating technology system" means 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.
- 13. "Local unit of government" or "local unit" means a county, township, city, or village.
- 14. "Maximum blade tip height" means the nominal hub height plus the nominal blade length of a wind turbine, as listed in the wind turbine specifications provided by the wind turbine manufacturer. If not listed in the wind turbine specifications, maximum blade tip height means the actual hub height plus the actual blade length.
- 15. "Nameplate capacity" means 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.

- 16. "Nonparticipating property" means a property that is adjacent to an energy facility and that is not a participating property.
- 17. "Occupied community building" means 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.
- 18. "Participating property" means 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.
- 19. "Person" means 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.
- 20. "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 beyond its original contract. Repowering does not include repairs related to the ongoing operations that do not increase the capacity or energy output of the energy facility.
- 21. "Solar energy facility" means a system that captures and converts solar energy into electricity, for the purpose of sale or for use in locations other than solely the solar energy facility property, and with a nameplate capacity of 50 megawatts or more. Solar energy facility includes, but is not limited to, the following equipment and facilities to be constructed by an electric provider or independent power producer: photovoltaic solar panels; solar inverters; access roads; distribution, collection, and feeder lines; wires and cables; conduit; footings; foundations; towers; poles; crossarms; guy lines and anchors; substations; interconnection or switching facilities; circuit breakers and transformers; energy storage facilities; overhead and underground control; communications and radio relay systems and telecommunications equipment; utility lines and installations; generation tie lines; solar monitoring stations; and accessory equipment and structures.
- 22. "Wind energy facility" means a system that captures and converts wind into electricity, for the purpose of sale or for use in locations other than solely the wind energy facility property, and with a nameplate capacity of 100 megawatts or more. Wind energy facility includes, but is not limited to, the following equipment and facilities to be constructed by an electric provider or independent power producer: wind towers; wind turbines; access roads; distribution, collection, and feeder lines; wires and cables; conduit; footings; foundations; towers; poles; crossarms; guy lines and anchors; substations; interconnection or switching facilities; circuit breakers and transformers; energy storage facilities; overhead and underground control; communications and

radio relay systems and telecommunications equipment; monitoring and recording equipment and facilities; erosion control facilities; utility lines and installations; generation tie lines; ancillary buildings; wind monitoring stations; and accessory equipment and structures.

#### SECTION 19.07. APPLICATION TO CONSTRUCT AN ENERGY FACILITY.

An electric provider or IPP that proposes to obtain a certificate from the Michigan Public Service Commission to construct an energy facility within the Township shall follow the following application process:

- 1. At least 60 days before the public meeting provided for in MCL 460.1223, an electric provider or IPP shall offer in writing to meet with the Township Supervisor, or the Supervisor's designee, to discuss the site plan. The offer to meet must be delivered by email and must also be sent to the Township Board. The Supervisor or Supervisor's designee must respond within 30 days from the offer to meet.
- 2. Within 30 days following the meeting described in paragraph 1, the Township Supervisor shall notify the electric provider or IPP planning to construct the energy facility that the Township has a compatible renewable energy ordinance. If all affected local units with zoning jurisdiction provide similar timely notice to the electric provider or IPP, then the electric provider or IPP shall file for approval of a permit with the Township.
- 3. To file for approval of a permit the electric provider or IPP must submit a complete application to the Township Clerk. The application form to be used shall be adopted by resolution of the Township Board. The application shall contain the items set forth in MCL 460.1225(1), except for (l)(j) and (s). The application may also require other information to determine compliance with this Compatible Renewable Energy Ordinance. By resolution, the Township may establish an application fee and escrow policy to cover the Township's reasonable costs of review and processing of the application, including but not limited to staff, attorney, engineer, planning, environmental, or other professional costs.

#### SECTION 19.08. APPLICATION REVIEW

The application shall be processed as a special land use subject to the provisions of this Article. The **Medina Township Planning Commission** shall approve or deny the application within 120 days after receiving a complete application. This deadline may be extended by up to 120 days if jointly agreed upon by the Township Board and the applicant. In consideration of the application the **Medina Township Board** must approve the application and issue a permit for the requested construction if it complies with the following standards:

#### 1. For a solar energy facility, all of the following:

(i) 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

- (ii) Fencing for the solar energy facility complies with the latest version of the National Electric Code as of November 29, 2024 or any applicable successor standard approved by the Michigan Public Service Commission as provided in MCL 460.1226(8)(a)(ii).
- (iii) Solar panel components do not exceed a maximum height of 25 feet above ground when the arrays are at full tilt.
- (iv) The solar energy facility does 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.
- (v) The solar energy facility will implement dark sky-friendly lighting solutions.
- (vi) The solar energy facility will comply with any more stringent requirements adopted by the Michigan Public Service Commission as provided in MCL 460.1226(8)(a)(iv).

#### 2. For a wind energy facility, all of the following:

(i) The following minimum setback distances, measured from the center of the base of the wind tower:

Setback Description	Setback Distance
Occupied community buildings and residences on nonparticipating properties	2.1 times the maximum blade tip height to the nearest point on the outside wall of the structure
Residences and other structures on participating properties	1.1 times the maximum blade tip height to the nearest point on the outside wall of the structure
Nonparticipating property lines	1.1 times the maximum blade tip height

#### **Setback Description**

#### Public road right-of-way

## Overhead communication and electric transmission, not including utility service lines to individual houses or outbuildings

#### Setback Distance

- 1.1 times the maximum blade tip height to the center line of the public road right-of-way
- 1.1 times the maximum blade tip height to the center line of the easement containing the overhead line
- (ii) Each wind tower is sited such that any occupied community building or nonparticipating residence will not experience more than 30 hours per year of shadow flicker under planned operating conditions as indicated by industry standard computer modeling.
- (iii) Each wind tower blade tip does not exceed the height allowed under a Determination of No Hazard to Air Navigation by the Federal Aviation Administration under 14 CFR part 77.
- (iv) The wind energy facility does 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.
- (v) The wind energy facility is equipped with a functioning light-mitigating technology. To allow proper conspicuity of a wind turbine at night during construction, a turbine may be lighted with temporary lighting until the permanent lighting configuration, including the light-mitigating technology, is implemented. The Township may grant a temporary exemption from the requirements of this subparagraph if installation of appropriate light mitigating technology is not feasible. A request for a temporary exemption must be in writing and state all of the following:
  - (A) The purpose of the exemption.
  - (B) The proposed length of the exemption.
  - (C) A description of the light-mitigating technologies submitted to the Federal Aviation Administration.
  - (D) The technical or economic reason a light-mitigating technology is not feasible.
  - (E) Any other relevant information requested by the Township.
- (vi) The wind energy facility meets any standards concerning radar interference, lighting, subject to subparagraph (v), or other relevant issues as determined by the Township.
- (vii) The wind energy facility will comply with any more stringent requirements adopted by the Michigan Public Service Commission as provided for in MCL 460.1226(8)(b)(vii). Before adopting such requirements, the commission must determine that the requirements are necessary for compliance with state or federal environmental regulations.

- 3. For an energy storage facility, all of the following:
- (i) 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

- (ii) The energy storage facility complies with the version of NFPA 855 "Standard for the Installation of Stationary Energy Storage Systems" in effect on November 29, 2024 or any applicable successor standard adopted by the Michigan Public Service Commission as provided for in MCL 460.1226(8)(c)(ii).
- (iii) The energy storage facility does 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.
- (iv) The energy storage facility will implement dark sky-friendly lighting solutions.
- (v) The energy storage facility will comply with any more stringent requirements adopted by the Michigan Public Service Commission as provided in MCL 460.1226(8)(c)(v).

#### SECTION 19.09. ISSUANCE AND COMPLIANCE WITH PERMIT.

- 1. Upon approval of an application the Township shall issue the permit to the electric provider or IPP. Construction of the proposed energy facility must begin within 5 years after the date the permit is issued and any challenges to the grant of the permit are concluded. The Township Board may extend this timeline at the request of the electric provider or IPP without requiring a new application.
- 2. The permit shall require the electric provider or IPP to remain in compliance at all times with the standards identified for approval of the permit and all documentation submitted with and affirmations made in the application, including, but not limited to, the site plan, decommissioning plan, fire response plan, and emergency plan. No changes may be made to the permit by the electric provider or IPP without the written agreement of the Township. The energy facility must further comply with all local ordinances, state and federal laws and regulations except as otherwise provided in Section MCL 460.1231. The Township shall not revoke a permit except

for material noncompliance with the permit by the electric provider or IPP.

3. A permit may be transferred to another electric provider or IPP upon the filing with the Township of an attestation by the transferee that it accepts the terms of the permit and acknowledges that it is subject to this Ordinance.

#### SECTION 19.10. HOST COMMUNITY AGREEMENT

The permit holder shall enter into a host community agreement with the Township within 90 days after issuance of the permit. The host community agreement shall require that, upon commencement of any operation, the energy facility owner must pay the Township \$2,000.00 per megawatt of nameplate capacity located within the Township. 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 Township and the permit holder within said 90 days.

#### **SECTION 19.11. INTERPRETATION**

The provisions contained in this Article are intended to meet the definition of a Compatible Renewable Energy Ordinance pursuant to 2023 PA 233, as may be amended, MCL 460.1221 *et. seq.* and shall only be interpreted in a manner consistent with such intent.

#### **SECTION 19.12. SEVERABLITY**

The provisions of this ordinance are hereby declared to be severable. If any clause, sentence, word, section or provision is hereafter declared void or unenforceable for any reason by a court of competent jurisdiction, it shall not affect the remainder of such ordinance which shall continue in full force and effect.

#### SECTION 19.13. REPEAL

All ordinance or parts of ordinances in conflict herewith are hereby repealed.

#### SECTION 19.14. EFFECTIVE DATE

This ordinance adoption shall take effect (15) days after publication, which publication shall occur in a newspaper of general circulation in the Township.

MEDINA_TOWNSHIP SUPERVISOR	 	
DATE:	_	

## **Certificate of Adoption and Publication**

I, Sylvia Damon, the duly elected Clerk of the Toregoing amendment to the Medina Township <i>Renewable Energy Ordinance</i> , is a true and corrections.	Land Use Ordinance, Article XIX: Compatible rect copy of the amendment adopted by the
Township Board of the Township of Medina on	and posted on the
Township website on	
Notice of the amendment was also published in circulation within the Township of Medina, the amendment is available upon request by em	
The effective date of 15 days after publication	
	Sylvia Damon Township Clerk for the Township of Medina

#### Medina Township Planning & Zoning Commission Special Meeting Minutes November 10, 2025

#### I. Call to Order

The special meeting of the Medina Township Planning & Zoning Commission was called to order by Chairperson Ron Hauter at 6:00 PM.

#### II. Roll Call

#### **Members Present:**

- Arthur Wheeler
- Dwight Mansfield
- Gary Ries
- Ron Hauter

#### **Members Absent:**

David Gerken

#### **III. Public Present**

- Robert Hackett
- Sylvia Damon
- Jen Blaker
- Jason Root
- Tim Sword

#### **IV. Public Comment**

No public comments were offered.

#### V. Written Comments

No written comments were received.

#### VI. Open Discussion / Public Hearing

**Topic:** Consideration of **Article XIX – Renewable Energy Ordinance** as an amendment to the Medina Township Land Use Ordinance.

#### **Purpose:**

To regulate renewable energy development in Medina Township pursuant to 2023 PA 233, as amended (MCL 460.1221 et seq.); to establish standards based on project scale; and to provide for severability.

#### **Definitions of Scale**

- 1. Utility-Scale Facility:
  - $\circ$  Solar ≥ 50 MW
  - $\circ$  Wind  $\geq 100 \text{ MW}$
  - Battery storage  $\geq$  50 MW

#### 2. Independent Power Producer (IPP) Facility:

- Greater than residential/personal-scale thresholds but below utility-scale thresholds:
  - Solar < 50 MW
  - Wind < 100 MW
  - Battery < 50 MW

#### 3. Residential/Personal-Scale System:

- o Intended for on-site residential, farm, or small business use
- Not for resale or profit
- o Shall not exceed annual on-site energy consumption
- o Subject to Section 14.01 of the Land Use Ordinance

#### **Application & Review Process**

• Utility-Scale and IPP Facilities:

Subject to Compatible Renewable Energy Ordinance (CREO) draft standards, including special land use review, MPSC compliance, setbacks, fencing, sound, shadow flicker, lighting, decommissioning, and related requirements.

• Residential/Personal-Scale Systems:

Reviewed as accessory structures under **Section 14.01** of the Land Use Ordinance.

#### **Location & Siting**

• Utility and IPP-Scale Facilities:

Permitted as Special Land Uses in Industrial and Agricultural districts.

• Smaller-Scale Systems:

Permitted as accessory uses in Agricultural and Residential districts.

#### **Application Review Timeline**

Applications shall be processed as special land uses. The Planning Commission must approve or deny an application within **120 days** of receiving a complete submission. This review period may be extended for up to an additional **120 days** by mutual agreement between the Township Board and the applicant.

#### **Cross-References within the Land Use Ordinance**

- **Section 7.02.06:** "Utility-Scale or Independent Power Producer-Scale Renewable Energy Facility, subject to the requirements of Article XIX Compatible Renewable Energy Ordinance."
- Section 11.02.06: "Utility-Scale or Independent Power Producer-Scale Renewable Energy Facility, subject to the requirements of Article XIX Compatible Renewable Energy Ordinance."

#### VII. Close of Open Discussion/Public Hearing

**Motion:** By **Gary Ries**, seconded by **Arthur Wheeler**, to close the open discussion/public hearing.

Motion carried unanimously.

#### **VIII. Motions of Recommendation**

#### 1. Ordinance Adoption:

Motion by **Gary Ries**, seconded by **Arthur Wheeler**, to adopt the Article XIX **Medina Township Compatible Renewable Energy Ordinance** as presented and to cross reference in sections 7.02.06 and 11.02.06.

Motion carried unanimously.

#### IX. Adjournment

Motion by **Arthur Wheeler**, seconded by **Dwight Mansfield**, to adjourn the meeting. **Motion carried unanimously.** 

The meeting adjourned at 6:55 PM.

#### Respectfully submitted,

#### **Ron Hauter**

Chairperson, Medina Township Planning & Zoning Commission

## **COORDINATED ZONING REPORT | CZ25-16**

#### **Amendment to the Palmyra Township Zoning Ordinance**

DATE: November 20, 2025

**LOCATION** Article VIII. Section 8.13.

**BACKGROUND:** Updated Renewable Energy Overlay Map.

Palmyra Township is amending a Renewable Energy Overlay Map in Section 8.13. The expansion of the Renewable Energy Overlay District is

to be up to, but not to exceed 1,000 net buildable acres.

R2PC STAFF Staff recommends APPROVAL the text amendment request from

**RECOMMENDATION** Palmyra Township as their changes are reasonable.

SUGGESTED ACTIONS

(1) Recommend APPROVAL

(2) Recommend DISAPPROVAL

(3) Recommend APPROVAL WITH COMMENTS

(4) Take **NO ACTION** 

#### ZONING AMENDMENT FORM



## LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to makes its recommendation with this form. Use a separate form for each proposed zening 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,

Th.	PALMYCA TOWNSHIP PLANNING COMMISSION submits the following proposed zoning change to the enamee County Planning Commission for its review, comment, and recommendation:
10	ANSWER EITHER A or B)
	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.)
	The above described property has a proposed zoning change FROM
	ZONE TO ZONI
	2 PURPOSE OF PROPOSED CHANGE
B.	ZONING ORDINANCE TEXT AMENDMENT:
	The following Article(s) and Section(s) is amended or altered: ARTICLE VIII (8) SECTION 8.13, E
	The NEW SECTION reads as follows: (Attach additional sheets if more space is needed )
	The Renewable Energy Overlay Map was amended, addin an expansion of 1,000 net buildable acres. Gross is now 1,616.197a, PUBLIC HEARING on the above amendment was held on month 16 day 7 year 2025
	an expansion of 1,000 not buildable acres. Gross is now 1,616,1970.
(.	PUBLIC HEARING on the above amendment was held on month 16 day 7 year 2025
1).	1015
	(Notice must be provided at least fifteen days prior to the public hearing.)
E.	THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: Bliss Field Advance
	The EMOPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be
	forwarded to the Township Board with a recommendation to [2] APPROVE or [ ] DISAPPROVE
	Volune . Tarpening & Chair or Secretary 10 / 17 /2025 (enter date)
	ZENAWEE COUNTY PLANNING COMPLISSION (LCPC) ACTION:
	1. Date of Meeting: month tlay 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 Clerk

#### **Palmyra Township**

#### **Planning Commission Meeting**

#### October 7, 2025

The meeting was called to order at 7:00 pm and the Pledge of Allegiance was led by Chairperson, John Turpening.

Present: John Turpening, Ryan Mapstone, Vivian Pell, Mark Crane, Carmen Loar, Rich Beauleaux, Dean Schnieder,

Absent: None

Audience in attendance: 3

Motion by Dean Schnieder to approve agenda as presented, carried by John Turpening. **Motion carried**.

Motion by Rich Beauleaux to approve amended September 8, 2025 Special Meeting Minutes, supported by Dean Schnieder. Members agreed to change "... increasing the Overlay District by approximately 1,000 viable acres" to "... increasing the Overlay District to approximately 1,000 viable acres". **Motion carried.** 

#### **Public Comments**

None

#### **Opening of Public Hearing**

Motion to open Public Hearing at 7:07 pm by Carmen Loar, supported by Dean Schnieder. **Roll call vote:** John Turpening – yes; Ryan Mapstone – yes; Vivian Pell – yes; Mark Crane – yes; Carmen Loar – yes; Rich Beauleaux – yes; Dean Schnieder – yes. **Motion carried.** 

Amendment of SECTION 8.13 - SOLAR ENERGY SYSTEMS (SES) paragraph E

 Recommend Palmyra Township Board send decommissioning information to Homier for review.

Public Comment: None

 Mark Crane recommended website and ordinance be reviewed. Information on Township website and current ordinance do not match at this time.

#### Review of Renewable Energy Overlay Map

 Members reviewed the Renewable Energy Overlay Map presented by John Turpening. The expansion of the Renewable Energy Overlay District is to be up to, but not to exceed 1,000 net buildable acres. This increases the entire gross overlay acreage to approximately 1,616.197 acres. Members also discussed land included and what happens if PA 233 is repealed.

Motion to Amend the Renewable Energy Overlay Map of the Zoning Ordinance-Article VIII, Section 8.13, E by Ryan Mapstone, supported by Rich Beauleaux. **Roll call vote:** John Turpening – yes; Ryan Mapstone – yes; Vivian Pell – yes; Mark Crane – yes; Carmen Loar – yes; Rich Beauleaux – yes; Dean Schnieder – yes. **Motion carried.** 

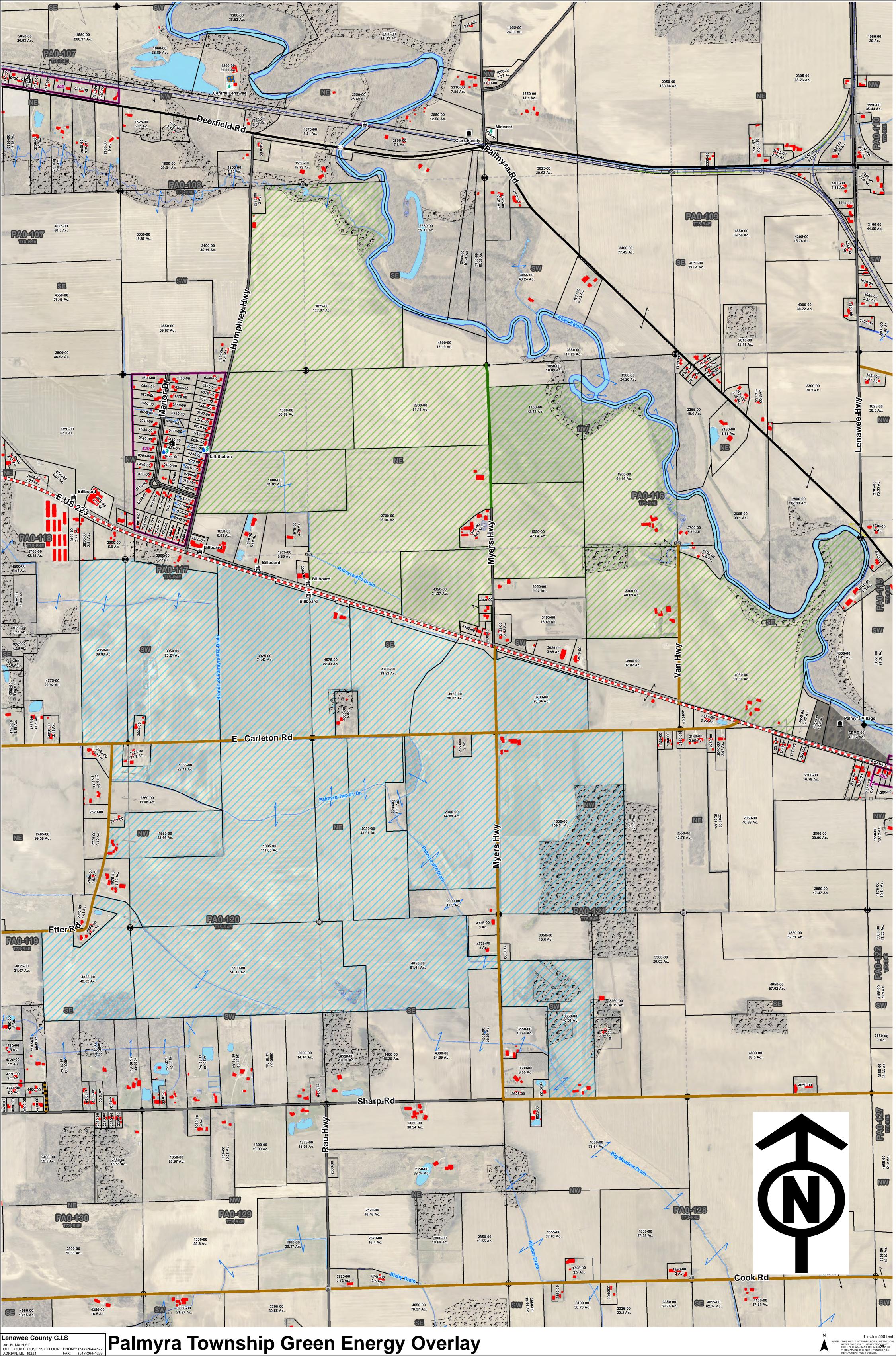
Motion to close Public Hearing at 7:58 pm by Dean Schnieder, supported by Carmen Loar. **Roll call vote:** John Turpening – yes; Ryan Mapstone – yes; Vivian Pell – yes; Mark Crane – yes; Carmen Loar – yes; Rich Beauleaux – yes; Dean Schnieder – yes. **Motion carried.** 

 Motion to recommend Board to send SES Ordinance to Homier for Review on decommissioning language and Special Use Permit Fee Structure for Green Energy by Dean Schnieder, supported by Ryan Mapstone. Roll call vote: John Turpening – yes; Ryan Mapstone – yes; Vivian Pell – yes; Mark Crane – yes; Carmen Loar – yes; Rich Beauleaux – yes; Dean Schnieder – yes. Motion carried.

**Next meeting:** November 4, 2025

Motion to adjourn meeting at 8:13 pm by Carmen Loar. Supported by Dean Schnieder. **Motion carried.** 

These minutes were recorded by Carmen Loar.



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## **Lenawee County Planning Commission**

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

#### **Coordinated Zoning Report | #CZ25-17**

To: Lenawee County Planning Commissioners

From: Thomas Boss

Date: November 20, 2025

Proposal: The rezoning of property in Rollin Township

#### Request

The subject property is proposed to be rezoned from 'Agricultural (AG)' to 'Lake Residential (LR)'.

#### **Purpose**

The Rezoning Worksheet Form states that the purpose of the purpose of the proposed rezoning is to develop the vacant land for residential use.

#### **Location and Size of the Property**

The subject property (RL0-112-1745-30) is located east of Hallenbeck Highway in Rollin Township.

#### **Land Use and Zoning**

- Current Land Use According to the 2020 Rollin Master plan, the property's land use is currently residential.
- Future Land Use According to the 2020 Rollin Master plan, the property is in a 'Medium Density Residential' zone.
- **Current Zoning** The subject parcel is currently zoned 'Agricultural (AG)'. The property is surrounded by 'Agricultural (AG)' except towards the north which is 'Lake Residential (LR)'.

#### **Public Facilities and Environmental Constraints**

- Public Road/Street Access The subject property is located east of Hallenbeck Highway.
- Public Water and Sewer Municipal water is not available, but municipal sewer service is available to the site.
- 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 November meeting.

LCPC Staff Analysis and Advisement – There is 'Lake Residential (LR)' zoning located near the

parcel as well as it fitting into the land uses since it is located near right next to Round Lake. This property would be more properly zoned as 'Lake Residential (LR)' as there are no agricultural uses for the site currently. 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

LCPC Case #: \_\_\_\_\_\_ (For LCPC Use Only)

## 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.

The latest and the la
Township of: Rollin Township Case #: 19aher - RLO-112-1745-30  Township official we may contact: 1 ma David- Planning Chair Phone #: (513) 218-1628
Applicant: Nory Maher Phone #: (616) 777 - 8014
Rezoning Request: From: AG (_) To: Lake Residental (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 X Yes No
What is the existing use of the site? <u>empty</u> land - Planned for residence
What is the proposed use of the site? Residential (Lake Font)
What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?  North: Residential (LR) South: Agriculture / Residential  East: Lake West: Garantial  What are the surrounding Zoning Districts?
North: LR (Lake Residential () south: "Residential ()
East: NA () West: Vacant - Pesidential ()
What is the suggested use of the site on the Township's Land Use Plan map? Residential
Is municipal water currently available? Yes KNo 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?
Wetland(s) Floodplain(s) Brownfield(s) Soil(s) Other (please specify) no - unknown:
Please attach the minutes of the Planning Commission.
Yes, the minutes are 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. — none make

Please include any additional information or comments as an attachment.

LCPC Case #: \_\_\_\_\_ (For LCPC Use Only)

## ZONING AMENDMENT FORM

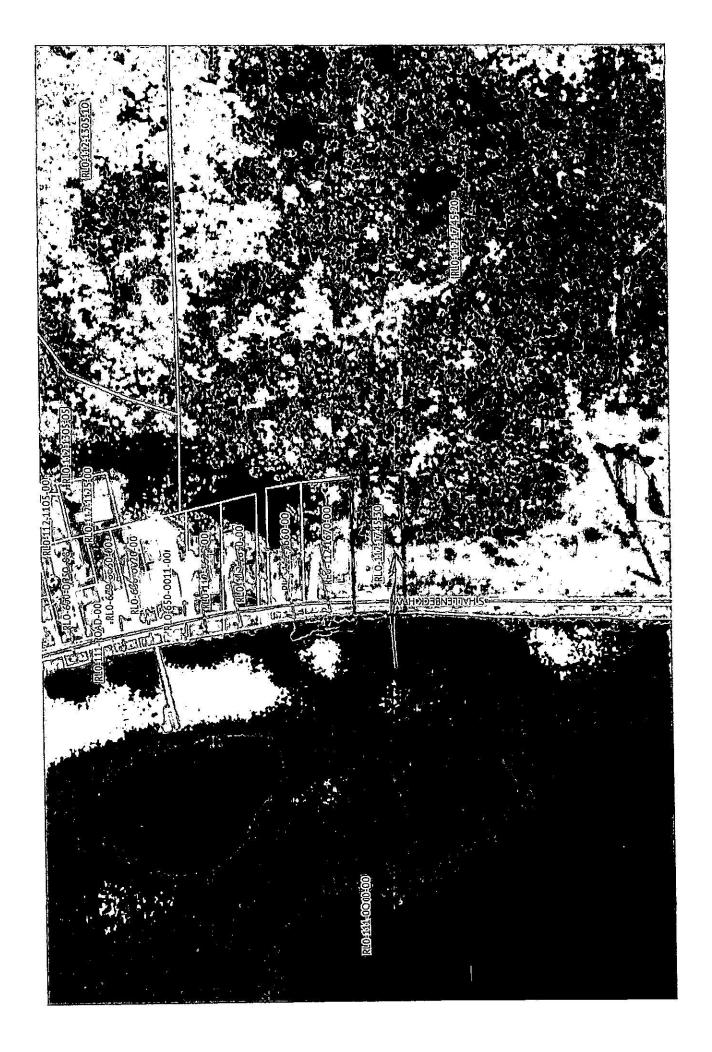


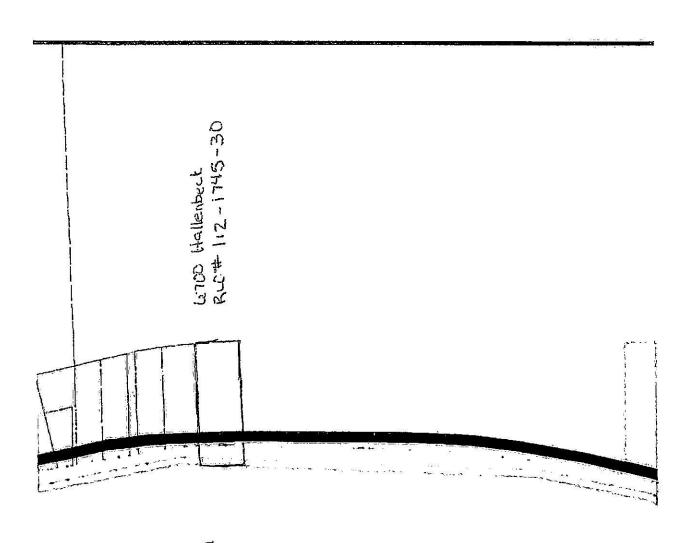
## LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to makes 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.

AC	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_	Polling TOWNSHIP PLANNING COMMISSION submits the following proposed zoning change to the
	to abundy humaning commission for its review, comment, and recommendation:
	NER EITHER A or B)
	ISTRICT BOUNDARY CHANGE (REZONING):
(F	Provide the legal and popular property descriptions, the Parcel ID Number(s), the number of acres, and the section(s) in which the
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1	Of to provide a lot for Lake Residential Mise However it was never
_	rezoned to LR. The lot does not conform to AG property & is traveled as it
1.	The above described property has a proposed zoning change FROM AG north by similar le
	ZONE TO LR - Lake Residential ZONE.
2.	PURPOSE OF PROPOSED CHANGE: To build a residence and conform to love from
20	DNING ORDINANCE TEXT AMENDMENT:
	ne following Article(s) and Section(s) is amended or altered: ARTICLE
Th	ne NEW SECTION reads as follows: (Attach additional sheets if more space is needed.)
S	
PI	JBLIC HEARING on the above amendment was held on: month 11 day 6 year 7025
NO	OTICE OF PURIC HEADING was mendment was held on: month // day 6 year 2025
/N	OTICE OF PUBLIC HEARING was published/mailed on the following date: month /O day Z! year ZOS
TE	otice must be provided at least fifteen days prior to the public hearing.)
Th	HE NEWSPAPER (having general circulation in Township) carrying the NOTICE: The Exponent
for	e PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be
	warded to the Township Board with a recommendation to APPROVE or DISAPPROVE.
	Chair or Secretary 11 / 06 / 2025 (enter date)
	NAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:
1.	Date of Meeting: month day year 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.
TO	WNSHIP BOARD ACTION:  Recording Secretary / / (enter date)
1.	
2.	Date of Meeting: month day year
۷.	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





\* Frent part is LR and sear part is AG

# ROLLIN TOWNSHIP MASTER PLAN

MAP 11 ZONING (5/8/19)

R-1 (SINGLE FAMILY RESIDENTIAL) R-2 (SINGLE FAMILY RESIDENTIAL) RR (RURAL RESIDENTIAL) LR (LAKE RESIDENTIAL) AG (AGRICULTURAL)

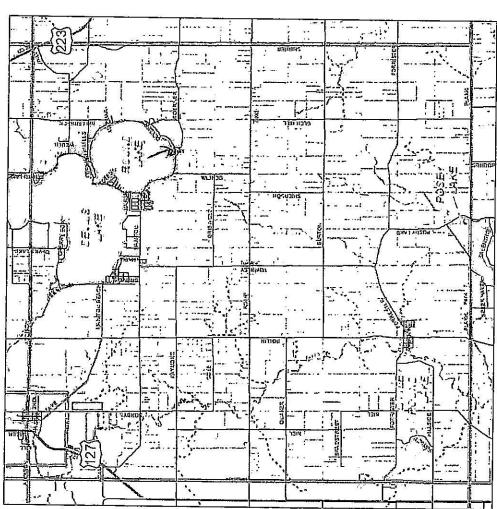
RM (MULTIPLE FAMILY RESIDENTIAL) KK RHM (MANUFACTURED HOME PARK)

C-3 (HIGHWAY SERVICE COMMERCIAL) CR (COMMERCIAL RECREATION) C-2 (GENERAL COMMERCIAL) C-1 (LOCAL COMMERCIAL)

M-1 (INDUSTRIAL)







Percel =:   RL0-112-1745-30	, 1950 A		
Owner: MAHER, MARY C	Actives: 6700 HALLENBECK HWW BLK Property Zp; 49253		
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## **ROLLIN TOWNSHIP PLANNING COMMISSION**

## SPECIAL PUBLIC HEARING MINUTES DATE 11.06.2025

- 1. Meeting called to order at 4:00 p.m.
- 2. Pledge of Allegiance
- 3. **Members present:** Irma David, Chairperson; Michael Leonard, Vice Chair; Pauline Brosamer, Secretary; Dave Briggs, Denice Combs; Bernie Goetz.

Absent Todd Crane

### 4. Purpose of Meeting

Special meeting open to the public to discuss rezoning property at 6700 Hallenbeck Hwy. RLO-112-1745-30 from Agriculture (AG) to Lake Residential (LR) owner Mary Maher

#### 5. Public Comments

No members of the public were in attendance.

### 6. Commission Comments

Non

### 7. Adjournment:

Meeting adjourned at 4.16 p.m.

Respectfully Submitted,

Pauline Brosamer, Secretary

**CC:** Commission members Township supervisor Zoning Officer Clerk

#### ROLLIN TOWNSHIP PLANNING COMMISSION

#### **REGULAR MEETING MINUTES DATE 11.06.2025**

- 1. Meeting called to order at 4:16 p.m.
- 2. Pledge of Allegiance
- 3. **Roll Call:** Irma David, Chairperson; Michael Leonard, Vice Chair; Pauline Brosamer, Secretary; Dave Briggs, Denice Combs; Bernie Goetz.

Absent Todd Crane.

4. Public Comments/Communications/Presentations;

None

#### 5. Approval of Minutes:

Minutes for 10.02.2025 Regular Meeting motion by Goetz seconded by Leonard, all voted yes.

### 6. Reports

a. Appeals Board, Brosamer; two appeals

196 South lakeview blvd approved north and west setbacks for home improvement, lot on dead end street with two sides on lake front.

4031 Woerner Rd approved side and rear yard setbacks for addition of two car garage to home which would improve existing setbacks.

b. Township Board, Combs;

Review of sick leave act.

New website discussed.

Shelving purchased for storage.

Approved zoning change property at Geneva Rd from AG to LR

Approved Devils Lake December Christmas Parade.

### 7. Old Business - none

#### 8. New Business

Approve rezoning property at 6700 Hallenbeck Hwy. RLO-112-1745-30 from Agriculture (AG) to Lake Residential (LR) owner Mary Maher (property should have been rezoned when split, same as neighbors)

Motion to proceed by Combs seconded Leonard all yea.

9. Public comments

None

10. Board Member comments

None

- 11. Next Meeting The next meeting will be December 4 th at 4:00 p.m.
- 12. Adjournment: Meeting adjourned at 4.50 p.m.

Respectfully Submitted,

Pauline Brosamer, Secretary

**CC:** Commission members Township supervisor Zoning Officer Clerk This page is intentionally blank.



## **Lenawee County Planning Commission**

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

### PA 116 FARMLAND AGREEMENT | FA #25-33

**Applicant(s):** lott Benjamin

4681 Seager Rd.

Blissfield, MI 49228 **Date:** November 20, 2025

**Local Government:** Blissfield Township

**Purpose: Enrollment application** 

Location: The subject property is ID #BL0-232-2300-00. The parcels are located west of Sil-

berhorn Rd in section 32 of the township.

**Description:** The subject property have a combined area of approximately 20.3 acres, all of

which are being applied for the program. 20.3 acres are cultivated for cash crop. According to the applicant there are no buildings or structures on the properties.

Term: 90 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 Commis-

sion to recommend APPROVAL of the PA 116 application to the Blissfield Town-

ship Board.

#### Attachment(s):

Background information provided by the applicant/township.



# FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

### **Application for Farmland Agreement**

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

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

<u>OFFICI</u>	AL USE ONLY
Local Governing Body:	By
Date Received:	NECEIVER
Application No:	050 2 4 2025
	T LULU
State:	
Date Received:	2 4 V
Application No:	,
	Parlands.
Approved:	Rejected:

document before filling out this form.			
ALL APPLICATIONS MUST ON OR BEFORE NOVEMBER 1 IN C	T BE APPROVED BY LOCAL GO PADER TO BE EFFECTIVE FOR	OVERNING BODY THE CURRENT TO	AX YEAR
Personal Information:     Name(s) of Applicant:  Last	Benja Firs		Initial
(If more than two see #15)	Bayloi Firs	nt/	M Initlal
Marital status of all individual men listed on a  ☑ Married ☐ Single  ☐ C C C C	application, if more than one, indicated RI Blissfield	ate status after ead	ch name: 49228
2. Mailing Address: 7681 32098 Street  3. Telephone Number: (Area Code) (734)	City	State	Zip Code
4. Alternative Telephone Number (cell, work	, etc.): (Area Code) (		
5. E-mail address Beniotte Ya		Plianti	may
11. Property Location (Can be taken from the D 6. County: Leha Wee 8. Section No	7. Township, City or Villa No. 1,6-7 S Range N	ge: Blisstie lo. R.SE.	213
III. Legal information:  9. Attach a clear copy of the deed, land continuous to the most recent of the most	tax assessment or tax bill with cor cribed above? 🔲 Yes 🔯 No	mplete tax descripti	on of property.
12. Does the applicant own the mineral right if owned by the applicant, are the mineral indicate who dwns or is leasing rights if	ral rights leased? Tyes 🖾 No fother than the applicant:		
Name the types of mineral(s) involved: 13. Is land cited in the application subject to something other than agricultural purpour number of acres involved:	o a lease agreement (other than f oses: Tyes X No If "Yes", indic	cate to whom, for w	hat purpose and the
14. Is land being purchased under land co Name: Address:	ntract 🗌 Yes 🔀 No: if "Yes", indi	cate vendor (sellers	9):
Street  14a. Part 381 of the Natural Resources an vendor (sellers) must agree to allow t the land contract sellers sign below.	he land cited in the application to	State 1994 Act 451 as am be enrolled in the p	Zip Code nended, states that the program. Please have
Land Contract Vendor(s): I, the unde into the Farmland and Open Space I		permit the land cite	ed in this application
Date	Signature of L	and Contract Vend	or(s) (Seller)

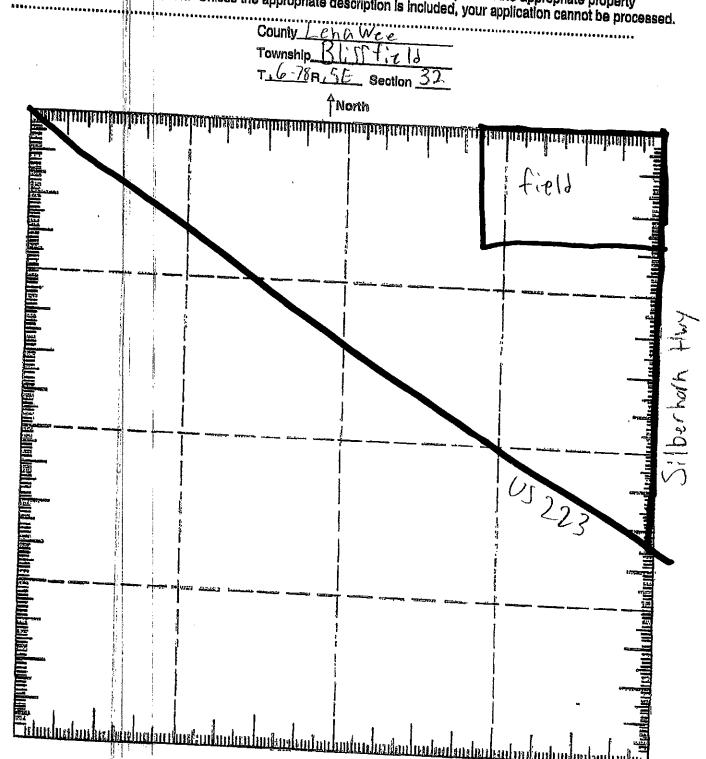
15. If the applica	nt is one of the following, places should be seen to the following places should be seen to the
ine applicant	Page is not one of the following, please check the appropriate box and complete the following information (
- 20 (10)	elbersons having a joint or common interests to
Corporat	(
Epidio	Trust Partnership
if applicable, list the	following: Individual Names if more than a management of the secondary of
reasurer; or Truste	Association  [Pollowing: Individual Names if more than 2 Persons; or President, Vice President, Secretary, or Members; or Partners; or Estate Representative(s):
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	The Partnership
Mann	100000
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	/Additional new Title:
	(Additional names may be attached on a separate sheet.)
	attached on a separate sheet.)
IV. Land Eligibility	Qualifications Ob at
This application	Qualifications: Check one and fill out correct section(s)
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X	es or more complete only Section 16 (a thru g);
c. a spė	claity farm complete only Sections 16 and 17; or complete only Sections 16.
16. a. Type of agr	complete only Sections 16 and 18.    Complete only Sections 16 and 18.
h Tet-1	COP FIVIT VERTABLE
C Total numb	ar of acres on this farm: $20.3$
	TO TO THE REPORT OF THE AMERICAN ALL THE PROPERTY OF THE PROPE
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g. Indicate any	structures on the property: (If more then
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Assista Atox	agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum annual income of \$200.00 per acre from the sale of agricultural products.
Plassa nrautili	A the second products,
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LIANSA UOIO; 8	pecially farm designation may require an on-the-farm site visit by an MDA staff person.
<b>()</b>	with the visit by an MDA staff person,

pplication for Farmland Agreement	
19. What is the number of years you wish the agreement	Pag
V. Signature(s):	with the real to years, maximum 90 years);
20. The undersigned declare that this application, includi examined by them and to the best of their knowledge	ng any accompanying informational material, has been
	and belief is true and correct.
- Junstens Co	
(Signature of Applicant)	
Barley 1 Not 1	(Corporate Name, If Applicable)
(Co-owner, if Applicable)	
2-101-15	(Signature of Corporate Officer)
3 1 ( )	
(Date)	
At I APPLIA	(Title)
ON OR BEFORE NOVEMBER 1 IN ORDER TO E	OVED BY LOCAL GOVERNING BODY
RESERVED FOR LOCAL GOVERNMENT LA	CLERK PLEASE COMPLETE SECTIONS I & II
EDUAL GOVERIVMENT USE	CLERK PLEASE COMPLETE SECTIONS 1.2.11
I. Date Application Received: 9-24-2025 (No.	One Land Co.
Action by Local Government Dealers I am I am	te: Local Governing Body has 45 days to take action)
Action by Local Governing Body: Jurisdiction: Bliss	field
	☐ County ☒ Township ☐ City ☐ Village
This application is approved, rejected	Village
(If rejected plane of the ball of the leading	Date of approval or rejection: 18-14-2025
The state of the s	man (T) - at a t t t t
	in a season(s) for rejection.)
Proportion & Info	
is the cu	rrent fair market value of the real property in this application
"" ' 'UUUU VOIIIV [BE MINIMINA.	
Upon filing an application plant !	
Upon filling an application, clerk issues receipt to the Clerk notines reviewing agencies by forwarding a	e landowner indicating date received
Clerk notifies reviewing agencies by forwarding a c Note: Heview Agencies have 30 days in which	opy of the application and attechments
If rejected appliant is never 30 days in which t	topy of the application and attachments to respond before local governing body can proceed.
altechments of available in writing within 10 c	lays stating reason for relection and the
altachments, etc. are returned to the applicant. Applicant applicant is notified and the original applicant of returned to the applicant.	to respond before local governing body can proceed. Plays stating reason for rejection and the original application
If approved, applicant is notified and the original ap letters of review/comment from reviewing agencies	plication, all supportive materials/ettechnoise
letters of review/comment from reviewing agencies	(if provided) are sent to:
	1. na
"Please do not send multiple copies of applicable	ion 30449, Lansing 48909 ons and/or send additional attachments in separate Preservation office.
mailings without first contacting the Farmland	Procession of additional attachments in separate
Piease verify the following	
	Sefore forwarding to State Agency,
required):	FINAL APPLICATION SHOULD INCLUDE:
COPY SENT TO:	Copy of Deed or Land Contract (most recent
County or Regional Planning Commission	showing current covnership)
Conservation District	Copy of most recent Tax Bill (must include tax
Conservation District	description of property)
Township (if county has zoning authority)	Map of Farm
City (if land its wishing and	l /
With the within a miles of cibr boundary	Copy of most recent appraisal record
City (if land is within 3 miles of city boundary)  Village (if land is within 1 mile of village)	-1-1- mineri (00010
Village (if land is within 1 mile of village boundary)	Copy of letters from review agencies (if available)
Village (if land is within 1 mile of village boundary)  Guestions? Please call Farmland	Copy of letters from review agencies (if available)

# Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- 5. Show all buildings (nouse(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.). C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on
  - map, structures and their use, etc.

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



Info



BL0-232-2300-00



Q Zoom



## Tax Parcels

Tax Parcel Fields

Tax ID

BL0-232-2300-

00

Liber/Page

Owner 1

IOTT,

BENJAMIN J &

BAYLEIGH M

Owner 2

Prop Address

5600 CARROLL

RD

Prop Address

Note

Prop Address

**BLISSFIELD** 

City

BSA Link

<u>View</u>

GIS Calculated

20.364

Acres

**BSA Recorded** 

20.360

Acres

Gov Unit

BL0

Tax Unit

BL0



0.3 mi

000562

7

47

# Exhibit "A" Property Description

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

A parcel of land being of the East 1/2 of the Southeast 1/4, of Section 29, Town 7 South, Range 5 East, and part of the East 1/2 of the Northeast 1/4, Section 32, Town 7 South, Range 5 East, (entirely south of Carroll Road) Blissfield Township, Lenawee County, Michigan more particularly described as follows:

Commencing at the East 1/4 corner of said Section 29 at the centerline intersection of Berry Road and Carroll Road, currently defined by an aluminum disk (#46682) in monument box, designated as E-10 and recorded as L.C.R.C. (Land Corner Recordation Certificate) in Liber 3, Page 205, Register of Deeds, Lenawee County; thence South 01° 18' 12" East on the centerline of Carroll Road and the East line of said Southeast 1/4 a distance of 411.34 feet to a monument box with 1" square bolt and the Point of Beginning of the herein described parcel; thence continuing South 01° 18' 12" East on said East line and the centerline of Silberhorn Highway a distance of 2231.44 feet to the Northeast corner (E-11) of the Northeast 1/4 of Section 32, currently defined by an aluminum disk (stamped #46632) in monument box and recorded in a Land Corner Recordation Certificate (L.C.R.C.) Liber 3, Page 204; thence South 01° 20' 01" East on the east line of Section 32 and the centerline of Silberhorn Highway a distance of 667.32 feet to a set mag nail with shiner; thence South 88° 04' 15" West a distance of 1335.09 feet to a found capped iron bar (#GER13040) on the west line of the East 1/2 of the Northeast 1/4 Section 32, passing a found capped iron bar (#GER13040) at 32.95 feet; thence North 01° 16' 15" West on said west line a distance of 663.28 feet to a set capped iron bar on the north line of the Northeast 1/4 of said Section 32, and the south line of the Southeast 1/4 of said Section 29; thence North 01° 25' 36" West on the West line of the East 1/2 of the Southeast 1/4 of Section 29 a distance of 1925.74 feet to a found boat spike at the centerline of Lane Street to the West and Carroll Road to the East; thence South 86° 40' 52" East a distance of 314.96 feet on the centerline of pavement this survey, to the point of curve to the Northeast of a non-tangent curve; thence on said curve with an arc of 214.89 feet, a radius of 675.30 feet, a chord of 213.98 feet, a chord bearing of North 86° 28' 45" East and a central angle of 18° 13' 55"; thence South 00° 39' 15" East a distance of 625.04 feet (624.95 Recorded) to a found 1/2" iron bar; thence North 89° 36' 34" East a distance of 412.47 feet (412.60 Recorded) to a found 1/2" iron bar; thence North 01° 18' 52" West a distance of 789.39 feet to the centerline of Carroll Road and a set mag nail with shiner; thence North 65° 37' 43" East a distance of 65.46 feet to a set mag nail with shiner; thence North 64° 48' 06" East a distance of 301.57 feet to a set mag nail with shiner; thence North 61° 29° 22" East a distance of 78.16 feet to Point of Beginning. 75.047 Acres more or less.

# LIBER 2657 PAGE 0170 2 of 3

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

Dated this	day of July, 2023,
Sig	gned and Sealed:
; ;	
15-	Make 1
Estate of Thomas	Edmund Mallory 6/18/a Thomas E. Mallory
By: Brian G. Mall	ory, Personal Representative
State of Michigan	
County of Lenawee	
The foregoing instr Personal Representa	ument was acknowledged before me this \(\frac{1}{2}\) day of July, 2023, by Brian G. Mallory, tive of the Estate of Thomas Edmund Mallory a/k/a Thomas E. Mallory.
My Commission expir	es es
10-07-707	9 16 10

Tax Property No.: BL0-232-2300-00, BL0-229-4500-00.
Instrument drafted by Douglas Hartung, Attorney at Law, 102 West Maumee, Adrian, MI 49221.
After recording, return to PRESTIGE TITLE INSURANCE AGENCY, 3136 N. Adrian Hwy., Suite C, Adrian, MI 49221.

KALLIE DECKER

NOTARY PUBLIC - STATE OF MICHIGAN

COUNTY OF LENAWEE

My Commission Expires October 07, 2029

RCUD PM 2013 JULIO '20 LENAVEE



STATE OF MICHIGAN - LENAWEE COUNTY RECORDED 07/13/2023 03:23 56 PM D WA Carolyn S Bater REGISTER OF DEEDS \$30.00





JUL 1 3 2023

LENAWEE COUNTY JULY 13 2023 RECEIPT # 1058098 15-35 En 16 Stamp # 42964

\$825.55- 00 MICHIOAN 55 628 75. ST

**ERIN VANDYKE** 

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That

THE ESTATE OF THOMAS EDMUND MALLORY, also known as Thomas E. Mallory, Deceased, by Brian G. Mallory, Personal Representative, whose address is 5643 Carroll Road, Blissfield, MI 49228,

Conveys and Warrants to

BENJAMIN J. IOTT and BAYLEIGH M. IOTT, husband and wife, whose address is 4681 Seager Rd. Blissfield, MI 49228,

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

SEE ATTACHED "Exhibit A"

for the full consideration of SEVEN HUNDRED FIFTY THOUSAND FORTY-SEVEN (\$750,047.00) Dollars,

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

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

subject to easements and restrictions of record,

3 pgs prestige

\$4.454.30

Community   Transis of Sale   Sale   1981   Transis of Sale   1984   Transis of Sale	Parcel Number: BLO-232-2300-00	Jurisdiction: BLISSFIELD TOWNSHIP	TOWNSHIP	County: Lenawee	Pri	Printed on	09/25/2025
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## **Lenawee County Planning Commission**

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

### PA 116 FARMLAND AGREEMENT | FA #25-34

Applicant(s): lott Benjamin

4681 Seager Rd.

Blissfield, MI 49228

Date: November 20, 2025

**Local Government:** Blissfield Township

Purpose: Enrollment application

Location: The subject property is ID #BLO-222-1525-00. The parcels are located west of Sil-

berhorn Rd in section 22 of the township.

**Description:** The subject property have a combined area of approximately 57 acres, all of

which are being applied for the program. 35 acres are cultivated for cash crop and 22 acres are classified as "all other areas." According to the applicant there

are no buildings or structures on the properties.

Term: 90 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 Commis-

sion to recommend APPROVAL of the PA 116 application to the Blissfield Town-

ship Board.

#### Attachment(s):

Background information provided by the applicant/township.

Comments   Courties   Partie   The Courties   Courties   Partie   The Courties   Courties   Partie   The Courties   Partie   The Courties	Parcel Number: BL0-232-2300-00	Jurisdiction:	BLISSFIELD TOWNSHIP	4IP	County: Lenawee	4	Printed on	09/25/2025
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# FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

# Application for Farmland Agreement

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

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

Local Governing Body:  Date Received:  Application No:  State:  Date Received:  Application No:	Approved:	Rejected:
Date Received:  Application No:  State:		*
Date Received: OCT 2 2025 Application No: SEPEN AUDI	Date Received:	and the state of t
Date Received: OCT 2 2025	State:	000001 10000000000000000000000000000000
Date Received: OCT 2 2025	alabanamenen 1/0 -	and your first
Local Governing Body: 00 F 2N 2025		2 ANTA BY ANTA
Local Governing Body: Of Figure 2005		"
	Local Governing Body	FICIAL USE ONLY

document before fill	ing out this form.	Approved:	Rejected:
ON OR BI	ALL APPLICATIONS MUST BE APP FORE NOVEMBER 1 IN ORDER TO	ROVED BY LOCAL GOVER	NING BODY
i. Personal Informati 1. Name(s) of Ap	on:	Benjamin	<u>J</u>
(If more than two	see #15)Last	First	Initial
Marital status of a  Married	Single	if more than one, indicate st	Initial atus after each name:
2. Mailing Addres	Street	A-57A	M1 49228 State Zip Code
3. Telephone Nun	nber: (Area Code) (734) <u>777 - 8</u>	3712	State Zip Code
4. Allemative   616	Dhone Number (cell work at a train.	m (*) 1 - 1 - 1 - 1	Mary Person of the Conference of Conference
5. E-mall address:	Beniotte Yahao. Co	m	and the second s
I 1994	(Can be taken from the Deed/Land C GWCC Town No. T. 6	· · · · · · · · · · · · · · · · · · ·	31:00-1-11
B. Section No.	Town No. T. 6	-7.5 Range No R	SE
9. Attach a clear of the start	copy of the deed, land contract or mer copy of the most recent tax assessm lien against the land described above expirin circumstances:	morandum of land contract. (i lent or tax bill with complete t	See #14)
If owned by the	e applicant, are the mineral rights? New Year	No Sed? I Vee 121 No	
something other	or than agricultural purposes: Yes	eement (other than for miner X No if "Yes", indicate to wi	al rights) permitting a use for
Name:	urchased under land contract \( \sum \) Yes	No: If "Yes", indicate vent	dor (sellers):
14a. Part 361 of th vendor (sellar	Street  P Natural Resources and Environmer  S) must agree to allow the land cited it  act sellers sign below. (All sellers mu	City ntal Protection Act, 1994 Act in the application to be enrolled	State Zip Cod 451 as amended, states that the ed in the program. Please have
Land Contractinto the Farm	Vendor(s): I, the undersigned, under and and Open Space Preservation P	retand and agree to permit the Program.	e land cited in this application
	ž .		

15.	. If the applican the applicant I	is one of the following, please check the appropriate box and complete the following information (if s not one of the following – please leave blank):
	2 or more Corporati Estate	persons having a joint or common interest in the land on Limited Liability Company Partnership Trust Association
If app	olicable, list the surer; or Truste	following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, e(s); or Members; or Partners; or Estate Representative(s):
Namo	9:	
Name	<del>0</del> :	Title:
Name	9:	
Name	9;	Title:
<del>-</del>		(Additional names may be attached on a separate sheet.)
IV.	ins applicatio	
	_X a. 40 a	cres or more ——— ⊳ complete only Section 16 (a thru g);
	b. 5 ac	res or more but less than 40 acres ——— ⇒ complete only Sections 16 and 17; or
	c. a sp	ecialty farm complete only Sections 16 and 18.
16.	a. Type of an	ricultural enterprise (e.g., livestock, cash crops, fruit, etc):  (USh Claps + (vid , Vcg + ad =
	b. Total numb	per of acres on this farm:
	c. I otal numb	per of acres on this farm:
	o. Acreage in	cultivation: 35 cleared, fenced, improved pasture, or harvested grassland: 0
	f. All other ac	res (swamp, woods, etc.)
	g. Indicate an	y structures on the property: (If more than one building, indicate the number of buildings):
	No of Building	The state of the state of the state of buildings):
	Silo:	S Residence: Barn: Tool Shed:
	Poultry House:	Grain Storage Facility: Grain Drying Facility: Milking Parlor: Milk House:
	Other: (Indicate	e) Wilk House:
1	7. To qualify as average gro	agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum ss annual income of \$200.00 per acre from the sale of agricultural products.
	Please provi immediately	de the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years preceding this application from the sale of agricultural products (not from rental income):
\$	total income	total acres of tillable land (per acre)
1	specialty far	sa specialty farm, the land must be designated by the Michigan Department of Agriculture, be 15 re in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a m, indicate average gross annual income during 2 of the last 3 years immediately preceding rom the sale of agricultural products: \$

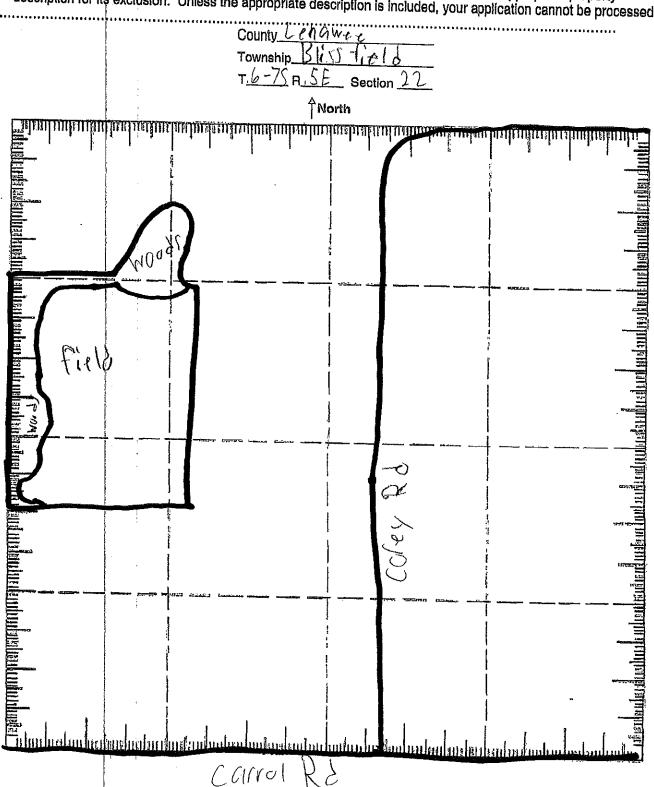
Application for Farmland	d Agreement	C. Page 3
19. What is the num	ber of years you wish the agreement to	run? (Minimum 10 years, maximum 90 years);
V. Signature(s):		
20. The undersigned	d declare that this application, including	any accompanying informational material, has been
examined by the	and to the pest of their knowledge si	nd belief is true and correct.
<u>domenin</u>	- Cth	
(Signature o	of Applicant)	(Corporate Name, If Applicable)
(Co-owner,	, If Applicable)	(Signature of Corporate Officer)
3-191	75	(-ignation of corporate officer)
Da	ate)	(Title)
ON OR BEFO	L APPLICATIONS MUST BE APPROV ORE NOVEMBER 1 IN ORDER TO BE	/ED BY LOCAL GOVERNING BODY EFFECTIVE FOR THE CURRENT TAX YEAR.
1		CLERK PLEASE COMPLETE SECTIONS I & II
I Date Application F	Pennivadi 9.24 2025	LERK PLEASE COMPLETE SECTIONS I & II
Action by Logal G	overning Body: Jurisdiction: 3	Local Governing Body has 45 days to take action)
Action by Local Go	overning Body: Jurisdiction: <u>101/55-</u>	☐ County ☐ Township ☐ City ☐ Village
This application is	☑ approved, ☐ rejected	
		g Body indicating reason(s) for rejection.)
Clerk's Signature:	Diann Paul Wayne	g body indicating reason(s) for rejection.)
		ent fair market value of the real property in this application.
i		or that market value of the real property in this application.
II. Please verify the t	following:	lamalarum au la III III
Cleff (lottijes	n application, clerk issues receipt to the reviewing agencies by forwarding a co	NV Of the application and attacked and
יאטובי עופי	view Auencies have 30 days in which to	respond hotoro logal marantam hands
n rejudicuj aj	Spiicair is nomieu m whiling within 11 as	IVS Station reason for rejection and the state of the
Section (1) (0)	Archard refutition to the applicant. Appli	ICANT then had 30 days to some alter Attendant
letters of revie	ew/comment from reviewing agencies (i	lication, all supportive materials/attachments, and f provided) are sent to:
MDA-Farmia	and and Open Space Program, PO Bo	ж 30449, Lansing 48909
*Please do n	not send multiple copies of application	ne and or and additional attack
	mitar mat contacting the Latiniand F	reservation office.
Please verify the following a	owing regarding Reviewing copy to reviewing agencies is	Before forwarding to State Agency,
required):		FINAL APPLICATION SHOULD INCLUDE:
COPY SENT TO:		Copy of Deed or Land Contract (most recent showing current ownership)
j i	ional Planning Commission	Copy of most recent Tax Bill (must include tax
Conservation [	,	description of property)
J F	ounty has zoning authority)	Map of Farm
	within 3 miles of city boundary)	Copy of most recent appraisal record
village (it land	is within 1 mile of village boundary)	Copy of letters from review agencies (if available)
<u> </u>		Any other applicable documents

Questions? Please call Farmland Preservation at (517) 373-3328

## Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.). C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on

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



Info

(i)

 $\otimes$ 

BL0-222-1525-00

Q Zoom

## Tax Parcels

Tax Parcel Fields

Tax ID

BL0-222-1525-

00

Liber/Page

2580/0680

Owner 1

IOTT,

**BENJAMIN J** 

Owner 2

**Prop Address** 

11000 SEAGER

RD BLK

Prop Address

Note

BLK

Prop Address

**BLISSFIELD** 

City

BSA Link

<u>View</u>

GIS Calculated

54.292

Acres

BSA Recorded

57.120

Acres

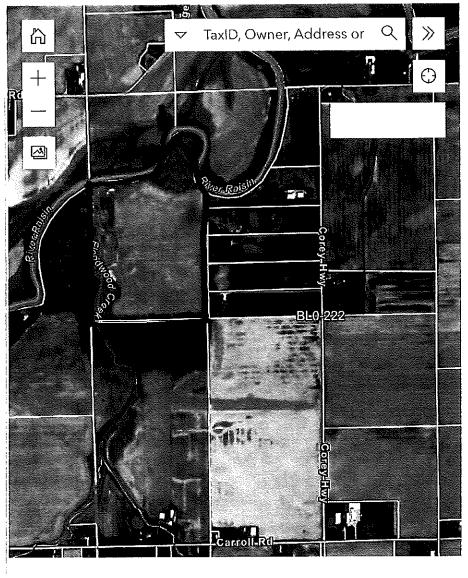
Gov Unit

BL0

Tax Unit

BLO

Townships: Blissfield



0.3 mi

Bill #: 000372

202			THE REPORT TO TH
		Previous Payment	s NOT affect when the t
1,393.98		TOTAL AMOUNT DUE	
13.80		Interest/Pen:	JULY 1 - JUNE
1,380.18	37.46830	Total Tax	operations for the following fiscal year(s):  County: JAN 1 - DEC 31
	ing me <sup>2</sup> g land has represented by the land when the same the same of the same common.		OPERATIN
88,62	1.25000	E F DANKET	
1.06	0.01500	VET RELIEF	
230.41	3.25000	SCH BOND	
70.89	1.00000		
70.89	0.50000 1.0000	FIRE EQUIP	
104.48	1.47370	FIRE OPER	
70.89	1.00000	POADS TAX	
EXEMPT	18.00000	SCHOOL OPER	
124.06	1.75000	SCH SINKING FUND	
516.99	7.29220	LENAWEE INT SCH	
13.44	0.18960	MED CARE	
	n 7478n	DEPT AGING	
AMOUNT	MILLAGE	DESCRIPTION	11HAI EART OF W 1/2 OF NW 1/4 SEC 22 T7S-R5E LYING S OF RAISH RIVER SEC 22
added to this bill.	or other charges added t	Assessments or other	regal Description:
Value. xable Value. x Special	Taxes are based upon Taxable Value.  nill equals \$1.00 per \$1000 of Taxable Valu  Amounts with no millage are either Special	Taxes are based upon Taxable Value.  1 mill equals \$1.00 per \$1000 of Taxable Value.  Amounts with no millage are either Special	#: BI0-222-1525-00 Addr: 11000 SEAGER RD BLKBLI
Mort Code:	is	7,000	BLISSFIELD COMMUNIT
AGRICULTURAL-VACAN Class:	897 600 000	Taxable Value: State Equalized Value: Homestead %:	
	TAX DETAIL		PROPERTY INFORMATION
CHANGE**	MUST BE EXACT	**CASH PAYMENTS N	
	BLISSFIELD, MI 49228	BLIS	**************************************
	PO BOX 58	8 Od	**CASH PAYMENTS MUST BE EXACT AMOUNT****
OWNSHIP TREASURER	BLISSFIELD TOWNSHIP	Pay by mail to: BLTS	ADD 3% PENALTY AFTER 5PM FEB 14TH, 2025
025	is due by: 02/14/2025	This tax is o	·
	PAXMENT INFORMATION	PAYM	OPEN MON THRU THURS 9-12 CLOSED FRIDAY
			MESSAGE TO TAXPAYER

KON M

05-31-2019

Marilyn J Woods JG

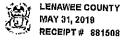
LIBER 2580

PAGE 0680

1 of 3

STATE OF MICHIGAN - LENAWEE COUNTY RECORDED 05/31/2019 01:19:13 PM D.FI Received 05/31/2019 11:49:19 AM Carolyn S. Bater , REGISTER OF DEEDS \$30.00





MICHIGAN REAL ESTATE TRANSFER TAX Stamp # 33133

### FIDUCIARY DEED

# Know all Men by these Presents:

That Susan M. Garland, Successor Trustee of the Marlene J. Keller Living Trust dated 02/28/2014, hereinafter the "Trust Agreement", whose address is 4681 Seager Rd., Blissfield, MI 49228, the Grantor herein, pursuant to the powers and provisions of the Trust Agreement, especially Article IX, Paragraphs 1,2,3,14 and 22 of the Trust Agreement, which are still in full force and effect as of this date, and every other power, for valuable consideration, conveys, grants, bargains, remises, aliens and confirms to the Grantee, Benjamin J. lott, whose tax-mailing address is 3369 Rodesiler Hwy., Deerfield, MI 49238, two (2) parcels of real estate which are located at 11000 & 4681 Seager Rd., Blissfield, MI 49228, and further respectively described as follows:

Parcel 1 is located at and commonly known as 11000 Seager Rd., Blissfield, MI 49228 and which land is situated in the Township of Blissfield, County of Lenawee, State of Michigan, described as:

Being that part of a part of the West 1/2 of the Northwest Fractional 1/4 of Section 22, Town 7 South, Range 5 East, lying South of the Raisin River, Section 22.

Property No. BLO-222-1525-00; (The above property number shall not be considered a legal description and is provided for informational purposes only.)

and.

Parcel 2 is located at and commonly known as 4681 Seager Rd., Blissfield MI 49228 and which land is situated in the Township of Blissfield, County of Lenawee, State of Michigan, described as:

Land beginning at the East 1/4 post, Section 21, Town 7 South, Range 5 East, running thence South 1° 05' West 1116.35 feet; thence North 88° 10'West 1328.55 feet; thence North 695.90 feet; thence Northeasterly along the Southerly bank of the river to the East line of Section 21; thence South to point of beginning.

F.T. 18271

X 2

Property No. BLO-221-4275-00; (The above property number shall not be considered a legal description and is provided for informational purposes only.)

together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining thereto;

This deed is given for the full consideration of payment of the sum of Seven Hundred Sixty-two Thousand Five Hundred dollars (\$762,500.00), receipt of which is hereby acknowledged, subject to easements, building and use restrictions, zoning ordinances, any acts or omissions by the Grantee from and after this date, including, without limitation, payment of any taxes and assessments due and owing from such date forward, and other matters of record, if any.

The Grantor covenants and agrees that the Grantor has not previously done or committed or willingly suffered to be done or committed any act, matter, or thing that would cause the premises or any part of them to be charged or encumbered in title, estate, or otherwise.

The grantor grants to the grantee the right to make any and all permissible divisions under Section 108 of the Land Division Act, Act. No. 288 of the Public Acts of 1967, as amended.

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.

Executed and acknowledged this 3041 day of May, 2019, by Susan M. Garland, Successor Trustee of the Marlene J. Keller Living Trust dated 02/28/2014, the Grantor herein.

Susan M. Garland, Successor Trustee of the Marlene
J. Keller Living Trust dated 02/28/2014

# STATE OF MICHIGAN COUNTY OF MONROE, SS:

I, a notary public, within and for the state and county aforesaid, do hereby certify that the foregoing instrument of writing was this 35 day of May, 2019, produced to me in the above state and county by Susan M. Garland, Successor Trustee of the Marlene J. Keller Living Trust dated 02/28/2014, the Grantor herein, personally known by me, who acknowledged before me that she

voluntarily executed the same on behalf of said Trust, as her and its legal act and deed for the purposes provided for herein.

KELLY J. SURDELL NOTARY PUBLIC, STATE OF ME COUNTY OF MONROE MY COMMISSION EXPIRES May 16, 2022 ACTING IN COUNTY OF L

Notary Public, Monroe County, State of Michigan

Instrument Drafted by: Timothy J. Horne, Law Offices of Timothy J. Horne, Inc. Business Address: 4303 Talmadge Road, Suite 102, Toledo, Ohio 43623

Recording fee \$30.00
State Transfer Tax \$
County Transfer Tax \$

When recorded return to and send subsequent tax bills to Benjamin J. Iott at: 3369 Rodesiler Hwy., Deerfield, MI 49238

Parcel 1Tax Parcel #BLO-222-1525-00 Parcel 2Tax Parcel #BLO-221-4275-00

	ADDRESS CHANGE PER OWNER 9	KELLER, MARLENE J, LIVING KELLER, MARLENE J KELLER, MARLENE J KELLER, DEAN HERBERT, DEC KELLER, DEAN H Property Address 11000 SEAGER RD BLK Owner's Name/Address 11000 SEAGER HWY DEERFIELD, MI 49238 TAX DESCRIPTION THAT PART OF W 1/2 OF NW 1/2 R5E LYING S OF RAISN RIVER COmments/Influences	Parcel Number:
	PER OWNER 9 21 2021 TO	Grantee IOTT, BE KELLER, KELLER, KELLER, 24 SEC 22	: BL0-222-1525-00
who when creation who when creation in the cre	Sewer Elect Gas Gas Curb Stree Stand Under Topog Site Level Rolli X Low X High Lands Swamp X Woode Pond Water Ravin Wetla		Jurisdiction: BL
What 2025 INSPECTED 2024 INSPECTED 2023 2022		o e = 50 P &	BLISSFIELD TOWNSHIP
169,600 163,600 159,600 151,600		nst. Terms of Sype  D 03-ARM'S L D 14-INTO/OU TH 07-DEATH C C 21-NOT USE Building Permi	County: Lenawee
0 169,600 0 163,600 0 159,600 0 151,600	<b>&gt;</b>	TRUST FICATE THER  Able AG.AG Front Dep On Acres On Acres	lwee.
0 0	Board of Review	Liber Verified & Page By 2580/0680 PROPERTY 2509-830 OTHER 2418-987 OTHER 2355-215 OTHER Date Number Page 100 100 100 100 100 100 100 100 100 Total Est. Land Value	Printed on
73,094C 70,897C 67,521C 64,306C	Tribunal/ Taxable Value	TRANK	09/25/2025



## **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 #25-35

**Applicant(s):** lott Benjamin

4681 Seager Rd.

Blissfield, MI 49228 **Date:** November 20, 2025

**Local Government:** Blissfield Township

**Purpose: Enrollment application** 

Location: The subject property is ID #BL0-229-4500-00. The parcels are located west of Sil-

berhorn Rd in section 29 of the township.

Description: The subject property have a combined area of approximately 55.4 acres, all of

which are being applied for the program. 55.4 acres are cultivated for cash crop. According to the applicant there are no buildings or structures on the properties.

Term: 90 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 Commis-

sion to recommend APPROVAL of the PA 116 application to the Blissfield Town-

ship Board.

#### Attachment(s):

Background information provided by the applicant/township.



# FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

**Application for Farmland Agreement** 

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

Approved:	Rejected:
Application No:	P. Yv
Date Received:	
State:	5EF 7.4.2025
Application No:	1.4
Date Received:	
Local Governing Body:	
	AL USE ONLY DOCT 2 1 2025
	MEGETV

needec	print or type. A d. Please read tent before filli	the El	igibility an	d instructions	Application Approved	n No: :	Rejected	g	 
uocuii	sailt balota tilli	ig op	Lune ionin						i -
	ON OR BE	LL A	PLICATIO NOVEMB	INS MUST BE AP ER 1 IN ORDER 1	Proved by O be effec	LOCAL GOV TIVE FOR TH	ERNING BOD IE CURRENT	Y TAX YEAR	<u>-</u>
i. Per 1.	rsonal Informatic Name(s) of Ap	n: licant:	Io-			Benjam		J Initial	
(lf	more than two	see #1	15) <u> </u>	Last ott		First Bayleig		Initial Initial	
	Married		☐ Single	listed on application	n, if more tha		4		
2.	. Mailing Addres	31	4681 Street	Seager RI	DI/SIT	ield	// 上 State	Zip Code	
3.	. Telephone Nur	nber:		1734) 777-	8712			*	
4.	. Alternative Teld	phon	e Number (	cell, work, etc.): (/	rea Code) (	)			
5.	. E-mail address		eniot	eyahaa.	on				
II. P	Property Location County: 上七	(Can	be taken fi	rom the Deed/Lan	d Contract) 7. Township,	City or Village	Blisst	ield	
8	. Section No	1		Town No	<u>6-7</u> 5_	Range No.	R.5E.		
9	<ol> <li>Attach a cler</li> <li>Is there a tar</li> </ol>	copy ar cop x lien	y of the mo against the	d, land contract or let recent tax asse land described at stances:	ssment or tax ove? 🔲 Yes	bill with compi S 🔀 No	lete lax descrip		
	If owned by i Indicate who Name the tw	he ap owns	plicant, are or is leasir mineral(s)	lineral righte? (2) The mineral rights are rights if other the involved:	leased? 🔲 Y an the applica	res 🗷 No ant:			
	13. is land cited	in the th <b>e</b> r tr	application an agricult	i subject to a lease	agreement ( Yes 🔀 No If	other than for "Yes", Indicate	mineral righte) to whom, for	permitting a use for what purpose and the	
	14. Is land being Name:	3 puro	hased unde	er land contract	Yes 🔀 No: I	f "Yes", Indicat	e vendor (selle	ore):	
	Address:	11 1	Stree	t		City	Stat	e Zip Co	do
	vendor (se	llers) i	latural Res must agree	ources and Enviro	nmental Prote cited in the ap	ection Act, 199 plication to be	4 Act 451 as a	mended, states that the program. Please hav	e
	Land Cont into the Fa	ract V armiar	endor(s): I, id and Ope	the undersigned, n Space Preserva	understend a lion Program.	nd agree to pe	rmit the land c	ited in this application	
	Date				Si	onature of I an	d Contract Ver	ndor(s) (Seller)	

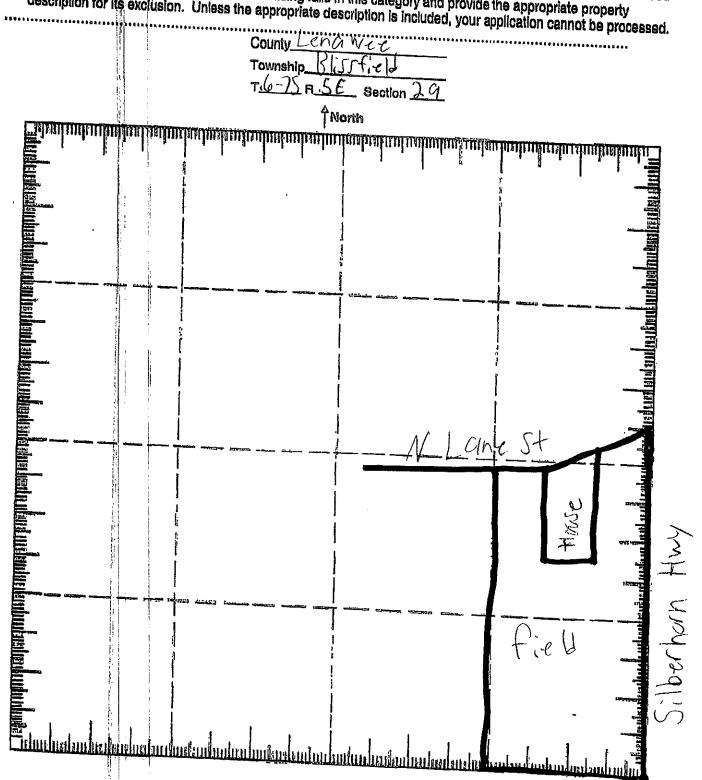
15. If the applica	Pag
the applican	Pag t is not one of the following, please check the appropriate box and complete the following information
2 or mo	re persons having a joint or common interest in the land
Corpora	Limited Limited Common and
581819	Limited Liability Company Partnership
If applicable, list th	Association
Treasurer; or Trus	Association e following: Individual Names If more than 2 Persons; or President, Vice President, Secretary, es(s); or Members; or Pariners; or Estate Representative(s):
Name: Bayl	hi cla
	Title: Partruship
	10
Name:	
	Title:
Name:	
	Title:
Name:	
	Title:
	(Additional names may be attached on a separate sheet.)
IV. Land Eligibilit	Qualifications: Check one and fill out correct section(s)
This application	is for:
X a. 40 a	cres or more but less than 40.
h E no	complete only Section 16 (a thru g):
c. a sp	ecialty farm complete only Sections 16 and 17; or
16. a. Type of ag	ricultural enterprise (e.g. livestock, cash crops, fruit, etc):
	per of acres being applied for its arrest of acres of acres being applied for its arrest of acres of acres being applied for its arrest of acres of acres being applied for its arrest of acres
b. Total num	per of acres on this farm: 55, 4
c. I otal numb	er of acres being applied for (if different then above).
u. Acreage in	or of acres on this farm: 55, 4  ar of acres being applied for (if different than above): 55.4  bleared terral ter
f All other a	cleared, fenced, improved pasture, or harvested grassland:
O. Indicate on	es (swamp, woods, etc.) O
2 Milesty Cit	y Structures on the property: (If more than
No. of Building	Residence:
Silo:	Grain Storage Facility: Barn: Tool Shed:
Poultry House:	Grain Drying Facility
Other: (Indicate	Milk House:
17. To qualify as	Strictifural land of E
BVBIANA nros	agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum sannual income of \$200.00 per acre from the sale of agricultural products.
	sannual income of \$200.00 per acre from the sale of agricultural products.
Piago prout	An Alamina products.
immediately	preceding this application from the sale of cleared and tillable land during 2 of the last a
	of the average gross annual income per acre of cleared and tiliable land during 2 of the last 3 years this application from the sale of agricultural products (not from rental income):
total income	total acres of tillable land (per acre)
	(per acre)
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Specialty farm	in size, and produce a gross annual income from an acronitive the Agriculture, he 15
application fr	a specialty farm, the land must be designated by the Michigan Department of Agriculture, be 15 in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a michigan designation may require an on-the-farm site visit by an MDA staff person
Please note:	specially farm designation mouses a
	The state of the s

19. What is the number of years your the	Pag
19. What is the number of years you wish the agreement.	nt to run? (Minimum 10 years, maximum an years).
V. Signature(s):	, tanificant do years);
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examined by them and to the best of their knowledge	ding any accompanying informational material, has been ge and belief is true and correct
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(Signature of Applicant)	18
Carley ( Most	(Corporate Name, If Applicable)
(Co-owner, if Applicable)	(Signature of Corporate Officer)
3-19-25	(a or corbotate Officer)
(Date)	
Al L Amplia and	(Title)
ON OR BEFORE MOVEMBER 1 IN CORRE	ROVED BY LOCAL GOVERNING BODY BE EFFECTIVE FOR THE
RESERVED FOR LOCAL GOVERNMENT USE	E: CLERK PLEASE COMPLETE SECTIONS   &
I. Date Application Received: 9-24-2435 (Me	POSETA PLEASE COMPLETE SECTIONS   &
Mindsted As August	Mac I and Carrent m
Action by Local Governing Body: Jurisdiction: 予办	35 field : 5 take action)
	☐ County ☑ Township ☐ City ☐ Village
This application is approved, approved	
(If rejected, please attach statement from Local Govern Clerk's Signature:	Date of approved or rejection: 10 · 14 - 2025
Clerk's Signature: The ann fund Wa	ning Body indicating reason(s) for rejection.)
Property Appreciate A 4/4/	cy cc
is the cr	urrent fair market value of the real property in this application
II. Please verify the following:	and real property in this application
UDON tillndign sinnlighting at the	ha tau t
Upon filing an application, clerk issues receipt to the Clerk notifies reviewing agencies by forwarding a Note: Haview Agencies have 30 days in which	ne landowner indicating date received.
NOIG: MANIGH Aganatas ta	YONY OF ITO ADDICATION and attacked and a
" GIGGED ANDICANT IC NATIONAL IN	
If approved any item and to the applicant. Ar	policant then has 30 deve to and the original application
if approved, applicant is notified and the original all letters of review/comment from reviewing agencies	pplication, all supportive materials (state Agency.
MDA-Farmland and Open Speed P	(if provided) are sent to:
mailings without first contacting the Farmland	50x 30449, Lansing 48909 ilons and/or send additional attachments in separate ! Preservation office.
Discountry the raymland	Preservation office.
FIRMED HOVELALL INC.	
Figure 1 and	Before forwarding to St.
Agencies (sending a copy to reviewing	Before forwarding to State Agency, FINAL APPLICATION SHOULD INC.
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Agencies (sending a copy to reviewing agencies is required):  COPY SENT TO:  County or Regional Planning Commission	Copy of Dead or Land Contract (most recent showing current ownership)
Agencies (sending a copy to reviewing Agencies (sending a copy to reviewing agencies is required):  COPY SENT TO:  County or Regional Planning Commission  Conservation District	Copy of Dead or Land Contract (most recent showing current gwnership)  Copy of most recent Tay Bill (must be the showing current gwnership)
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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)	Copy of Deed or Land Contract (most recent showing current gwnership)  Copy of most recent Tax Bill (must include tax description of property)  Map of Farm
Agencies (sending a copy to 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)  City (if land is within 3 miles of city boundary)	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
Agencies (sending a copy to 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)	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 switch)
Agencies (sending a copy to 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)  City (if land is within 3 miles of city boundary)	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)

# Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (nouse(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.). C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on
  - map, structures and their use, etc.

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



- 15°

Info





BL0-229-4500-00

Q Zoom

## Tax Parcels

Tax Parcel Fields

Tax ID

BL0-229-4500-

00

Liber/Page

Owner 1

IOTT,

BENJAMIN J & BAYLEIGH M

Owner 2

Prop Address

5000 CARROLL

RD BLK

Prop Address

Note

BLK

Prop Address

**BLISSFIELD** 

City

BSA Link

<u>View</u>

GIS Calculated

54.726

Acres

**BSA** Recorded

55.470

Acres

Gov Unit

BL<sub>0</sub>

Tax Unit

BL0

Townships: Blissfield



:

2,505.60	Balance Due		Does Not dilect when the tax is the or its amount
2,505.60	TOTAL AMOUNT DUE Previous Payment	TO	JULY 1 - JUNE 30 OCT 1 - SEPT 30
24.80	Administration Fee Interest/Pen:	Admi	JAN 1 -
2,480.80	Total Tax 37.46830		OPERATING FISCAL YEARS The taxes on bill will be used for governmental operations for the following fiscal year(s):
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13.50	1.25000	LIBRARY	
1 45	0.	VET RELIEF	OF NE1/4 OF NE1/4 SEC 32 02/02/2023 SPLIT FROM BDU-ZZ3-4403-UU
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48.60 97.20	EQUIP 0.50000	FIRE EQU	NOT 18:52 WA DIST OF 78:38 ET TO THE CUTELI OF CARROLL RD TH
97.20		FIRE OPER	6 A CENTRAL ANGLE OF 18*13'55" TH SOO*39'15"E A DIST OF 625.04 FT REC) TH
143.25		ROADS	A CURVE TO THE NE OF A NON-TANGENT CURVE THE ON SD CURVE WITH AN ANCION 214.89 FT A RAD OF 675.30 FT A CHD 213.98 FT A CHD BEAR OF N86^28'45"E
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Value. exable Value.	Taxes are based upon Taxable Value. mill equals \$1.00 per \$1000 of Taxable Value	<u> </u>	Prop #: BIO-229-4500-00 School: 46040 School: 46040
Mort Code:	Mo	]	
Class:	Value: 196,100 cead %: 100.0000	State 1	Property Assessed To: IOTT, BENJAMIN J & BAYLEIGH M
AGRICULTURAL-VACAN			PROPERTY INFORMATION
CHANGE**	SH PAYMENTS MUST BE EXACT	**CASH	DOG LICENSE NOW AVAILABLE
····	BLISSFIELD, MI 49228		**CASH PAYMENTS MUST BE EXACT AMOUNT****  *******************************
TREASURER	Pay by mail to: BLISSFIELD TOWNSHIP TR 177 W BROOKE LANE PO ROX 58	Рау Ьу	9AM-12PM & 1PM-5PM CLOSED 12-1 FOR LUNCH ADD 38 PENALTY AFTER 5PM FEB 14TH, 2025  **********************************
·Ϋ́	This tax is due by: 02/14/2025		OPEN MON THRU THURS 9-12 CLOSED FRIDAY OPEN DEC 30TH, 2024, FEB 14TH AND FEB 28TH, 2025
	PAYMENT INFORMATION		MESSAGE TO TAXPATER
	1 C C C C C C C C C C C C C C C C C C C	TOMNSTE	

# Exhibit "A" Property Description

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

A parcel of land being of the East 1/2 of the Southeast 1/4, of Section 29, Town 7 South, Range 5 East, and part of the East 1/2 of the Northeast 1/4, Section 32, Town 7 South, Range 5 East, (entirely south of Carroll Road) Blissfield Township, Lenawee County, Michigan more particularly described as follows:

Commencing at the East 1/4 corner of said Section 29 at the centerline intersection of Berry Road and Carroll Road, currently defined by an aluminum disk (#46682) in monument box, designated as E-10 and recorded as L.C.R.C. (Land Corner Recordation Certificate) in Liber 3, Page 205, Register of Deeds, Lenawee County; thence South 01° 18' 12" East on the centerline of Carroll Road and the East line of said Southeast 1/4 a distance of 411.34 feet to a monument box with 1" square bolt and the Point of Beginning of the herein described parcel; thence continuing South 01° 18' 12" East on said East line and the centerline of Silberhorn Highway a distance of 2231.44 feet to the Northeast corner (E-11) of the Northeast 1/4 of Section 32, currently defined by an aluminum disk (stamped #46632) in monument box and recorded in a Land Corner Recordation Certificate (L.C.R.C.) Liber 3, Page 204; thence South 01° 20' 01" East on the east line of Section 32 and the centerline of Silberhorn Highway a distance of 667.32 feet to a set mag nail with shiner; thence South 88° 04' 15" West a distance of 1335.09 feet to a found capped iron bar (#GER13040) on the west line of the East 1/2 of the Northeast 1/4 Section 32, passing a found capped iron bar (#GER13040) at 32.95 feet; thence North 01° 16' 15" West on said west line a distance of 663.28 feet to a set capped iron bar on the north line of the Northeast 1/4 of said Section 32, and the south line of the Southeast 1/4 of said Section 29; thence North 01° 25' 36" West on the West line of the East 1/2 of the Southeast 1/4 of Section 29 a distance of 1925.74 feet to a found boat spike at the centerline of Lane Street to the West and Carroll Road to the East; thence South 86° 40' 52" East a distance of 314.96 feet on the centerline of pavement this survey, to the point of curve to the Northeast of a non-tangent curve; thence on said curve with an arc of 214.89 feet, a radius of 675.30 feet, a chord of 213.98 feet, a chord bearing of North 86° 28' 45" East and a central angle of 18° 13' 55"; thence South 00° 39' 15" East a distance of 625.04 feet (624.95 Recorded) to a found 1/2" iron bar; thence North 89° 36' 34" East a distance of 412.47 feet (412.60 Recorded) to a found 1/2" iron bar; thence North 01° 18' 52" West a distance of 789.39 feet to the centerline of Carroll Road and a set mag nail with shiner; thence North 65° 37' 43" East a distance of 65.46 feet to a set mag nail with shiner; thence North 64° 48' 06" East a distance of 301.57 feet to a set mag nail with shiner; thence North 61° 29' 22" East a distance of 78.16 feet to Point of Beginning. 75.047 Acres more or less.

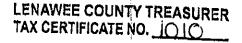
SENJAMIN J & BAYLEI 750,04 SENJAMIN J & BAYLEI 750,04 Class: AGRICULTURAL-V SCHOOl: BLISSFIELD CC P.R.E. 100% 02/09/202  E. SCHOOl: BLISSFIELD CC P.R.E. 100% 02/09/202  Improved X Vacan Public Improved X Vacan Improved	Te te 7/2023 7/2	Inst. Terms of Type 03-ARM'S	of Sale M'S LENGTH	Liber & Page	Verified By	Prcnt. Trans.
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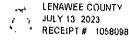


STATE OF MICHIGAN - LENAWEE COUNTY RECORDED 07/13/2023 03:23:56 PM D WA Carolyn S Bater REGISTER OF DEEDS





JUL 1 3, 2023



MICHIGAN \$825.55- CO RECEIPT # 1058098 (FIVE Line) Stamp # 42964





### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That

THE ESTATE OF THOMAS EDMUND MALLORY, also known as Thomas E. Mallory, Deceased, by Brian G. Mallory, Personal Representative, whose address is 5643 Carroll Road, Blissfield, MI 49228,

Conveys and Warrants to

BENJAMIN J. IOTT and BAYLEIGH M. IOTT, husband and wife, whose address is 4681 Seager Rd. Blissfield, MI 49228,

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

SEE ATTACHED "Exhibit A"

for the full consideration of SEVEN HUNDRED FIFTY THOUSAND FORTY-SEVEN (\$750,047.00) Dollars,

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

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

subject to easements and restrictions of record,

3 pgs plestige

\$6454.30

## LIBER 2657 PAGE 0170 2 of 3

Dated this day of July, 2023,	
Signed and Sealed:	
;	
3- Make	
Estate of Thomas Edmund Mallory alk/a Thom By: Brian G. Mallory, Personal Representative	ias E. Mallory
State of Michigan } ss County of Lenawee}	
The foregoing instrument was acknowledged before Personal Representative of the Estate of Thomas Edmu	me this day of July, 2023, by Brian G. Mallory and Mallory a/k/a Thomas E. Mallory.
My Commission expires	
10-07-2029	_ Kalli Deckey
	Notary Public, Lenawee County, Michigan Acting in Lenawee County, Michigan

Tax Property No.: BL0-232-2300-00, BL0-229-4500-00.
Instrument drafted by Douglas Hartung, Attorney at Law, 102 West Maumee, Adrian, MI 49221.
After recording, return to PRESTIGE TITLE INSURANCE AGENCY, 3136 N. Adrian Hwy., Suite C, Adrian, MI 49221.

KALLIE DECKER

NOTARY PUBLIC - STATE OF MICHIGAN

COUNTY OF LENAWEE

My Commission Expires October 07, 2029



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### **Lenawee County Planning Commission**

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

### PA 116 FARMLAND AGREEMENT | FA #25-36

**Applicant(s):** lott Benjamin

4681 Seager Rd.

Blissfield, MI 49228 **Date:** November 20, 2025

**Local Government:** Blissfield Township

Purpose: Enrollment application

Location: The subject property is ID #BL0-221-4275-00. The parcels are located west of Sil-

berhorn Rd in section 21 of the township.

Description: The subject property have a combined area of approximately 56 acres, 55 of

which are being applied for the program. 27 acres are cultivated for cash crop and 29 acres are classified as "all other areas." According to the applicant there is

a residential building on the property.

Term: 90 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 Commis-

sion to recommend APPROVAL of the PA 116 application to the Blissfield Town-

ship Board.

#### Attachment(s):

Background information provided by the applicant/township.



# FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

## Application for Farmland Agreement

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

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

Approved:	Rejected:				
Application No:					
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		Last	Firet	Initial
	(If more than two	see #15)  Last		
	☑ Married	Single	if more than one, indicate	Initial status after each name:
	2. Mailing Addres	s: 4681 Seager RJ Street	Blissfield	MI 49228 State Zip Code
	3. Telephone Nur	mber: (Area Code) ( 734) <u>777 - 8</u>	712	
	4. Alternative Tele	phone Number (cell, work, etc.): (Area	a Cadal ( )	
	5. E-mall address	BenioHe Yahao. Co	m	
II.	Property Location 6. County:	(Can be taken from the Deed/Land C AWCC 7. Town No	Ontract)	Rierfini
	8. Section No	Town No	-7.5 Bange No.	2.5E
111.	9. Attach a clear 10. Attach a clear 11. Is there a tay	copy of the deed, land contract or mer copy of the most recent tax assessm lien against the land described above explain circumstances:	morandum of land contract. ent or tax bill with complete	(See #14)
	If owned by the Indicate who	cant own the mineral rights? \( \) Yes e applicant, are the mineral rights leas was or is leasing rights if other than t	S ☐ No Sed? ☐ Yes ☒ No Te applicant:	
	something of	er than agricultural purposes: Yes	eement (other than for min No If "Yes", indicate to	Wildin, for What purpose and the
	Name: Name:	ourchased under land contract \( \sum \) Yes	No: If "Yes", indicate ve	ndor (sellers):
	the land con	Street he Natural Resources and Environmer rs) must agree to allow the land cited tract sellers sign below. (All sellers mu	ist sign).	med in the program. Please have
	Land Contra into the Farr	ct Vendor(s): I, the undersigned, under nland and Open Space Preservation P	rstend and agree to permit Program.	the land cited in this application
*	Date		Signature of Land Co	niract Vendor(s) (Selier)

15. If the applicant the applicant is	is one of the following, please check the appropriate box and complete the following information (if not one of the following – please leave blank):
2 or more Corporatio Estate	persons having a joint or common interest in the land  Limited Liability Company Partnership Trust Association
if applicable, list the f Freasurer; or Trustee	ollowing: Individual Names if more than 2 Persons; or President, Vice President, Secretary, (s); or Members; or Partners; or Estate Representative(s):
, i	
X L. D.	
Vame:	
;	Title:
,	(Additional names may be attached on a separate sheet.)
a. 40 ac	Qualifications: Check one and fill out correct section(s) is for:  res or more ————> complete only Section 16 (a thru g); es or more but less than 40 acres ———> complete only Sections 16 and 17; or claity farm ——> complete only Sections 16.
b. Total number c. Total number d. Acreage in	rof acres being applied for (if different than above):
e. Acreage in t	eleared, fenced, improved pasture, or harvested grassland:
u. Hullale anv	Structures on the property: (If more than one building, indicate the number of buildings):
Silo: Poultry House: Other: (Indicate	Milking Parlor:Milk House:
17. To qualify as average gros	agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum s annual income of \$200.00 per acre from the sale of agricultural products.
Piease provid immediately	te the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years preceding this application from the sale of agricultural products (not from rental income):
total income	
Shecialty form	a specialty farm, the land must be designated by the Michigan Department of Agriculture, be 15 bill size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a indicate average gross annual income during 2 of the last 3 years immediately preceding the sale of agricultural products: \$
	an on-me-farm site visit by an MDA staff person.

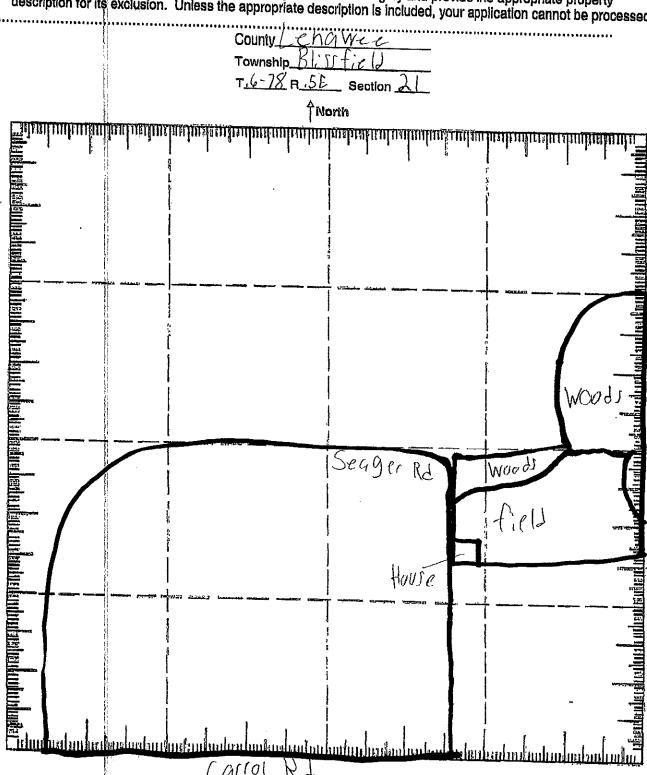
Application for Farmia	nd Agreement	Page 3
19. What is the n	mber of years you wish the agreement to	run? (Minimum 10 years, maximum 90 years);
V. Signature(s):		
20. The undersign	ed declare that this application, including	any accompanying informational material, has been
<i>1-2</i> !	them and to the best of their knowledge as	to belief is true and correct,
2 lyen	e of Applicant)	(Coursella Name H. A., Western
		(Corporate Name, if Applicable)
(Co-own	er, if Applicable)	(Signature of Corporate Officer)
3-17	-25	(-g.maro or corporate critical)
·	Date)	(Title)
ON OR B	ALL APPLICATIONS MUST BE APPROV FORE NOVEMBER 1 IN ORDER TO BE	/ED BY LOCAL GOVERNING BODY EFFECTIVE FOR THE CURRENT TAX YEAR.
3	ţ.	LERK PLEASE COMPLETE SECTIONS I & II
		Local Governing Body has 45 days to take action)
Action by Local	Governing Body: Jurisdiction: 3/135	reld
k 		☐ County ☐ Township ☐ City ☐ Village
This application	is 🖾 approved, 🗌 rejected 💢 🖸	ate of approval or rejection: 10 - 14 - 2025
(If rejected, ple	ase attach statement from Local Governing	g Body indicating reason(s) for rejection \
Clerk's Signatu	re: Deann Plul Warne	
Property Appra	isal: \$ 299 380,00 is the curr	ent fair market value of the real property in this application.
II. Please verify t	ne following:	
Upon filing	an application, clerk issues receipt to the	landowner indicating date received.
Olett Hotel	ies reviewing agencies by forwarding a co	MV of the application and attacked to
I AOIG' B	noview Audicies have su have in which to	roonand hafaya lagat maranaban t
	r GNARGALICIS LICIDIMED IN WITHING WITHIN TO RE	ays stating reason for rejection and the original application, licant then has 30 days to appeal to State Agency.
	ri ampiiamii la Homiso and ille Dulliusi ann	
	view/comment from reviewing agencies (in name of the n	if provided) are sent to:
"Piease d	o not send multiple copies of applicable	san maden and all the
	The state of the s	Preservation office.
Please verify the Agencies (sendin required):	cilowing regarding Reviewing g a copy to reviewing agencies is	Sefore forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:
COPY SENT TO:		Copy of Deed or Land Contract (most recent
County or H	egional Planning Commission	arrowing current ownership)
Conservation	j	Copy of most recent Tax Bill (must include tax description of property)
Township (i	county has zoning authority)	Map of Farm
	s within 3 miles of city boundary)	Copy of most recent appraisal record
	nd is within 1 mile of village boundary)	Copy of letters from review agencies (if available)
		Any other applicable documents
	Questions? Please call Farmland	Preservation at (517) 373-3328

### Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.). C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on

map, structures and their use, etc.

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



1000 Info (<u>i</u>) BL0-221-4275-00 ♦ Q Zoom Tax Parcels Tax Parcel Fields BL0-221-4275-Tax ID 00 Liber/Page 2590/0487 Owner 1 IOTT, **BENJAMIN J** Owner 2 Prop Address 4681 SEAGER RD Prop Address Note Prop Address **BLISSFIELD** City **BSA Link** <u>View</u>



Townships: Blissfield

GIS Calculated

BSA Recorded

Acres

Acres

Gov Unit

Tax Unit

52.218

56.880

BL0

**BLO** 

**CASH	
PAYMENTS	
MUST	
BE EXAC	
T CHANGE**	

TAX DETAIL

AGRICULTURAL-IMPRO

Class:

Taxable Value: State Equalized Value: Homestead %:

181,886 286,300 100.0000

Mort Code:

1 mill equals \$1 Amounts with r Assessments or ot	1 mill equals \$1.00 per \$1000 of Taxable Value.  1 mill equals \$1.00 per \$1000 of Taxable Value.  Amounts with no millage are either Special  Assessments or other charges added to this bill.	Lue. ble Value. Special this bill.
DESCRIPTION	MILLAGE	THOOME
DEPT AGING	0.74780	136.01
MED CARE	0.18960	34.48
LENAWEE INT SCH	7.29220	1,326.34
SCH SINKING FUND	1.75000	318.30
SCHOOL OPER	18.00000	EXEMPT
TWP TAX	1.00000	181.88
ROADS	1.47370	268.04
FIRE OPER	1.00000	181.88
FIRE EQUIP	0.50000	90.94
FIRE OP/EQUIP	1.00000	181.88
SCH BOND	3.25000	591.12
VET RELIEF	0.01500	2.72
LIBRARY	1.25000	227.35

LD BEG AT E 1/4 POST SEC 21 RUNN TH S 1^05'W 1116.35 FT TH N 88^10'W 1328.55 FT TH N 695.90 FT TH NE'LY ALG S'LY BK OF RIVER TO E LI SEC 21 TH S TO POB SEC 21

Legal Description:

Prop Addr: 4681 SEAGER RDBIISSFIELD, MI 49228

BLISSFIELD COMMUNIT School: 46040

Prop #: BL0-221-4275-00

Property Assessed To:

PROPERTY INFORMATION

IOTT, BENJAMIN J 3369 RODESILER HWY DEERFIELD, MI 49238

も変

County: Twn/Cty: School: State:

> JAN 1 - DEC 31 JULY 1 - JUNE 30 JULY 1 - JUNE 30

> > Administration Fee

Total Tax

37.46830

3,540.94 35.40

Interest/Pen:
TOTAL AMOUNT DUE
Previous Payment

Balance Due

3,576.34

3,576.34

OPERATING FISCAL YEARS
The taxes on bill will be used for governmentaloperations for the following fiscal year(s):

Does NOT affect when the tax is due or its amount

OCT 1 - SEPT 30

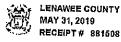
05-31-2019

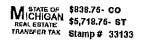
**LIBER 2580** 

**PAGE 0680** 

1 of 3

STATE OF MICHIGAN - LENAWEE COUNTY RECORDED 05/31/2019 01:19:13 PM Received 05/31/2019 11:49:19 AM Carolyn S. Bater , REGISTER OF DEEDS \$30.00





#### FIDUCIARY DEED

## Know all Men by these Presents:

That Susan M. Garland, Successor Trustee of the Marlene J. Keller Living Trust dated 02/28/2014, hereinafter the "Trust Agreement", whose address is 4681 Seager Rd., Blissfield, MI 49228, the Grantor herein, pursuant to the powers and provisions of the Trust Agreement, especially Article IX, Paragraphs 1,2,3,14 and 22 of the Trust Agreement, which are still in full force and effect as of this date, and every other power, for valuable consideration, conveys, grants, bargains, remises, aliens and confirms to the Grantee, Benjamin J. lott, whose tax-mailing address is 3369 Rodesiler Hwy., Deerfield, MI 49238, two (2) parcels of real estate which are located at 11000 & 4681 Seager Rd., Blissfield, MI 49228, and further respectively described as follows:

Parcel 1 is located at and commonly known as 11000 Seager Rd., Blissfield, MI 49228 and which land is situated in the Township of Blissfield, County of Lenawee, State of Michigan, described as:

Being that part of a part of the West 1/2 of the Northwest Fractional 1/4 of Section 22, Town 7 South, Range 5 East, lying South of the Raisin River, Section 22.

Property No. BLO-222-1525-00; (The above property number shall not be considered a legal description and is provided for informational purposes only.)

and.

Parcel 2 is located at and commonly known as 4681 Seager Rd., Blissfield MI 49228 and which land is situated in the Township of Blissfield, County of Lenawee, State of Michigan, described as:

Land beginning at the East 1/4 post, Section 21, Town 7 South, Range 5 East, running thence South 1° 05' West 1116.35 feet; thence North 88° 10'West 1328.55 feet; thence North 695.90 feet; thence Northeasterly along the Southerly bank of the river to the East line of Section 21; thence South to point of beginning.

Property No. BLO-221-4275-00; (The above property number shall not be considered a legal description and is provided for informational purposes only.)

together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining thereto;

This deed is given for the full consideration of payment of the sum of Seven Hundred Sixty-two Thousand Five Hundred dollars (\$762,500.00), receipt of which is hereby acknowledged, subject to easements, building and use restrictions, zoning ordinances, any acts or omissions by the Grantee from and after this date, including, without limitation, payment of any taxes and assessments due and owing from such date forward, and other matters of record, if any.

The Grantor covenants and agrees that the Grantor has not previously done or committed or willingly suffered to be done or committed any act, matter, or thing that would cause the premises or any part of them to be charged or encumbered in title, estate, or otherwise.

The grantor grants to the grantee the right to make any and all permissible divisions under Section 108 of the Land Division Act, Act. No. 288 of the Public Acts of 1967, as amended.

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.

Executed and acknowledged this 304 day of May, 2019, by Susan M. Garland, Successor Trustee of the Marlene J. Keller Living Trust dated 02/28/2014, the Grantor herein.

Susan M. Garland, Successor Trustee of the Marlene
J. Keller Living Trust dated 02/28/2014

STATE OF MICHIGAN COUNTY OF MONROE, SS:

I, a notary public, within and for the state and county aforesaid, do hereby certify that the foregoing instrument of writing was this 3½ day of May, 2019, produced to me in the above state and county by Susan M. Garland, Successor Trustee of the Marlene J. Keller Living Trust dated 02/28/2014, the Grantor herein, personally known by me, who acknowledged before me that she

voluntarily executed the same on beha	lf of said	Trust a	e her	and it	ta local	A 64 x 1		•	
purposes provided for herein.		******	io noi	and I	re regar	act and	deed	tor	the

KELLY J. SURDELL
NOTARY PUBLIC, STATE OF AB
COUNTY OF MONROE
MY COMMISSION EXPIRES May 16, 2022
ACTING IN COUNTY OF

Instrument Drafted by: Timothy J. Horne, Law Offices of Timothy J. Horne, Inc. Business Address: 4303 Talmadge Road, Suite 102, Toledo, Ohio 43623

Recording fee \$30.00 State Transfer Tax \$ County Transfer Tax \$

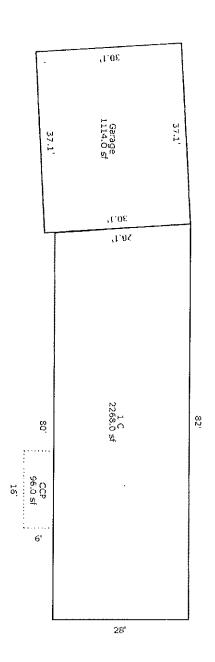
When recorded return to and send subsequent tax bills to Benjamin J. Iott at: 3369 Rodesile: Hwy., Deerfield, MI 49238

Parcel 1Tax Parcel #BLO-222-1525-00 Parcel 2Tax Parcel #BLO-221-4275-00

	Tax Description  LD BEG AT E 1/4 POST SEC 21 RUNN TH S 1.05'W 1116.35 FT TH N 88A10'W 1328.55 FT H N 695.90 FT TH NE'LY ALG S'LY BK OF RIVER TO E LI SEC 21 TH S TO POB SEC 21  Comments/Influences  ADDRESS CHANGE 9 21 2021 PER OWNER TO IOTT FARMS	Owner's Name/Address  OWNER'S Name/Address  IOTT, BENJAMIN J  3369 RODESILER HWY  DEERFIELD, MI 49238	, <u> </u>	Parcel Number: BL0-221-4275-00 Grantor Grantee
Topography of Site  X Level Rolling Low X High X Landscaped Swamp X wooded Pond Waterfront Ravine Wetland Flood Plain  Who When What  CRR 09/29/2020 INSPECTED 000 01/01/2000 INSPECTED	× ×	P.R.E. 100% 06/06/2019  2025 Est TCV 583,077 TCV/TFA: 260  X Improved Vacant Land Value	J, LIVIN Class: A	Jurisdiction: BLISSFIELL Sale Price
Year Land Value 2025 149,700 2024 144,100 2023 141,200 2022 135,400	Description Frontage AG LD AG AG LD 1 ACRE BLDG AG LD LOW/WET AG LD WOOD LOT AG LD ROW 56.88 Total Acres  Land Improvement Cost in Description D/W/P: 4in Ren. Conc. Total in	TCV/TFA: 260.30 Land Value Estimates	VD (	Co Inst. Type
Building Asse Value Value 79 141,800 29 142,200 28 134,100 27 122,600 25	e Depth Front Depth 29.00 Acres 1.00 Acres 1.00 Acres 19.00 Acres 0.50 Acres Estimates	for Land Table AG.AGR	21-NOT USED/OTHER  03-ARM'S LENGTH  14-INTO/OUT OF TRUST  07-DEATH CERTIFICATE  Building Permit(S)	
Assessed Board of Tribumal/ Value Review Other 291,500 286,300 275,300	h Rate %Adj. Reason 7,500 100 1,500 100 1,000 100 3,000 100 Total Est. Land Value = Rate Size % Good 8.47 2935 71 Vements True Cash Value =	AG. AGRICULTURAL LAND	2590/048/ DEED 2580/0680 PROPERTY TR 2509-830 OTHER 2418-987 OTHER Date Number	inted
Taxable value 187,524C 181,886C 173,225C 164,977C	Value 217,500 17,500 7,380 57,000 00 299,380 cash Value 17,650 17,650		TRANSFER Status	09/25/2025 Prcnt. Trans.

266.047	V				7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7		•
		AI ECE) 1.019	ECF (AGRICULTURAL ECF)	1	2000 Gal. Septic	Cnts.Sup: WD BM	Chimney: Vinyl
261,086	342,416	Totals:		Notes:	1 1000 Gal. Septic	Joists: 2 X 10 Len: 13	15 + C + C
2,187	2,804	96		Porches CCP (1 Story)	Public Water Public Sewer	(10) Floor	X Gable Gambrel
31,84	40,826	1110		Base Cost	(14) Water/Sewer	No Floor S	(3) Roof
-2,169 1,324	-2,781 1,698	ωH		on wall: 1 wal Opener	2 Vent Fan	t Doors	Storms & Screens
	shed)	42 Inch (Unfinished)	iding Foundation: 42 In	Exterior: S		Recreation SF	X Double Glass
+, 5/.	0,014	F		F	Ceramic Tile Floor	(9) Basement Finish	Casement
3,828	5,037	<b>→  </b>		Septic System - MI	Extra Sink	Concrete Floor	
				Water/Sewer	Extra Toilet	Treated Wood	x Double Hung
2,446 397	3,219 523	2+		Z Fixture Bath Vent Fan	No Plumbing	Stone Coic.	
3,656	4,810	ı <b>—</b>		3 Fixture Bath	Softner, Manual		d Sash
					oftner, Auto	(8) Basement	Few .
213,002	280,266	Total:	tments	Other Additions/Adiustments	Bath	Height to Joists: 0.0	Y Ave Y Ave
י נסאר	COST NEW	2,240	Crawl Space	1 Story Siding	verage Fixture(s)	Slab: O S.F.	ndows
O S T	Cost New	97.5	FOIR Cation	'	(13) Plumbing	Crawl: 2240 S.F.	
				Building Areas	Many <sub>X</sub> Ave. Few	C) EXCAVACTOR	
		0/100/76	/comb. % Good=76/100/10	_	No. of Elec. Outlets	ACCIDENT. TO THE PROPERTY AND A STATE OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF	
		<u>,</u>	Forced Air w/ Ducts Floor Area = 2240 SF.	П	Ex. X Ord. Min		Aluminum/Vinyl
מיר 200	Ċ	1000 CAR/ 197		-	No./Qual. of Fixtures	x Drywall	wood/shingle
7000 + Ca	ר]	M) AV ICICOM	OC T STREET OF CHANNEY	Security System	200 Amps Service	(6) Ceilings	(1) Exterior
	70 20	,047	Estimated T.C.V.: 266,047	Central Vacuum	(12) Electric	Other:	3 Bedrooms
Carport Area:	x 1.019 Ca		Total Depr Cost: 261,086	Trash Compactor	Wood Furnace	Other: Carpeted	2nd Floor
Bsmnt Garage:	E.C.F. BSI	.16	Base		Central Air		7 lst Floor
No Conc. Floor:	NoNo		Area:	Self Clean Range	No Heating/Cooling	(5) Floors	ROOM LIST
	St		Class: C	Microwave	Heat Pump	Doors Solid X H.C.	
% Good: 78	% ;				Forced Heat & Cool	Lg x Ord . Small	2000
Area: 1110	A R		Wood Stove		Wall/Floor Furnace	d Size of Closets	11 LD
	Au		Raised Hearth	Intercom Lntercom	Space Heater	EX X Ord Min	MA
hed ?:	T).		Heat Circulator	Vented Hood	Electric Wall wast	Trim & Decoration	Building Style:
Foundation: 42	Fo		Prefab 2 Story	Unvented Hood	Badiant (in Eleca)	Paneled wood T&G	1
	C)	٠	Exterior 2 Story	Hot Tub			x wood Frame
Stone Ven.: O	Λ G	-		Bath Heater	Forced Hot Water	(4) Interior	A-Frame
Exterior: Siding	, EX		sided	Garbage Disposal	Air w/ I	0 other overhang	Duplex
class: c	(1 story) cl	96 CCP	v, r	Dishwasher	ed Air w/o [		Town Home
Year Bullt: 2000 Car Capracity: 3			Interior 1 Story	Appliance Allow.	X Gas Oll Elect	X Eavestrougn X Insulation	x Single Family Mobile Home
(T/) Galage	(1100) DOCA	(±0) =0:	(HU) - 1 - 67 - 91 CU	The contraction of the contracti			

<sup>\*\*\*</sup> Information herein deemed reliable but not guaranteed\*\*\*



Sketch by Apen Sketch

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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