



Lenawee County Planning Commission

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

MEETING NOTICE

FOR FURTHER INFORMATION, CONTACT:
Thomas Boss
R2PC Planner
(517) 416-8516
Tboss@mijackson.org

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

MEETING AGENDA

1. Call to Order and Pledge of Allegiance
2. Public Comment *[3-MINUTE LIMIT]*
3. Approval of Agenda *[ACTION]*
4. Meeting Minutes
Approval of the Minutes of the September 18, 2025, Meeting *[ACTION]* 3
5. Request(s) for Review, Comment, and Recommendation
 - a. **Consideration of Township Zoning Amendment(s) –**
 - (1) #CZ25-15 – Medina Township *[ACTION]* 7
 - (2) #CZ25-16 – Palmyra Township *[ACTION]*23
 - (3) #CZ25-17 – Rollin Township *[ACTION]*29
 - b. **Consideration of PA 116 Farmland Agreement(s) –**
 - (1) #FA25-33 – Blissfield Township *[ACTION]*41
 - (2) #FA25-34 – Blissfield Township *[ACTION]*53
 - (3) #FA25-35 – Blissfield Township *[ACTION]*65
 - (4) #FA25-36 – Blissfield Township *[ACTION]*77
 - c. **Consideration of Master Plan(s) — None**
6. Other Business
 - a. Old Business — None.
 - b. New Business —
 - (1) Discussion for 2026 meeting schedule and locations.
 - (2) 2026 LCPC Member list.
7. Public Comment *[2 MINUTE LIMIT]*
8. Commissioner Comment
9. Adjournment

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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 approve 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 approve the August 21, 2025, meeting minutes with amended minutes. *The motion passed unanimously.*
- Item 5 **Request(s) for Review, Comment, and Recommendation**
- a. **Consideration of Township Zoning Amendment(s)**
- (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 approval of the agreement (see the staff report). A motion was made by Comm. Nickel, and seconded by Comm. Dersham, to concur with the staff advisement to recommend approval of the rezoning to 'Lake Residential' to the Rollin Township Board (see the staff report). *The motion passed 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 passed 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,

Thomas Boss

Thomas Boss, Recording Secretary

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COORDINATED ZONING REPORT | CZ25-15

Text Amendment to the Medina Township Zoning Ordinance

DATE: November 20, 2025

LOCATION Section 19.

BACKGROUND: Renewable Energy Ordinance and Updated Definitions.

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

R2PC STAFF RECOMMENDATION Staff recommends **APPROVAL** the text amendment request from Medina Township as their changes and addition of language allowing this use is 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 make its recommendation with this form. Use a separate form for each proposed zoning change. Please include a legal description/survey with rezoning requests in addition to the Parcel ID Number.

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

1. The above described property has a proposed zoning change FROM _____
ZONE TO _____ ZONE.

2. PURPOSE OF PROPOSED CHANGE: _____

B. ZONING ORDINANCE TEXT AMENDMENT:

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

ATTACHED

C. PUBLIC HEARING on the above amendment was held on: month Nov day 10 year 2025

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month Oct. day 23 year 2025
(Notice must be provided at least fifteen days prior to the public hearing.)

E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: HUDSON POST GAZETTE

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.

RON HAUTER ☒ Chair or ☐ Secretary DEC 8 / 2025 (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

1. Date of Meeting: month _____ day _____ year _____

2. The LCPC herewith certifies receipt of the proposed amendment on the above date and:

- ☐ Recommends APPROVAL of the zoning change
☐ Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.
☐ Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.
☐ Takes NO ACTION.

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

TOWNSHIP BOARD ACTION:

1. Date of Meeting: month _____ day _____ year _____

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

Township Clerk

Article 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 LENA WEE, 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:

<u>Setback Description</u>	<u>Setback Distance</u>
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:

<u>Setback Description</u>	<u>Setback Distance</u>
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

<u>Setback Description</u>	<u>Setback Distance</u>
Public road right-of-way	1.1 times the maximum blade tip height to the center line of the public road right-of-way
Overhead communication and electric transmission, not including utility service lines to individual houses or outbuildings	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:

<u>Setback Description</u>	<u>Setback Distance</u>
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. SEVERABILITY

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 Township of Medina, hereby certify that the foregoing amendment to the Medina Township Land Use Ordinance, Article XIX: *Compatible Renewable Energy Ordinance*, is a true and correct 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 the *Hudson Post Gazette*, a newspaper of general circulation within the Township of Medina, _____ stating that a copy of the amendment is available upon request by email at medinaclerk@gmail.com.

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:

- Solar \geq 50 MW
- Wind \geq 100 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:**

- Intended for on-site residential, farm, or small business use
- Not for resale or profit
- Shall not exceed annual on-site energy consumption
- 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
RECOMMENDATION** Staff recommends **APPROVAL** the text amendment request from 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 make its recommendation with this form. Use a separate form for each proposed zoning change. Please include a legal description/survey with rezoning requests in addition to the Parcel ID Number.

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

1. The above described property has a proposed zoning change FROM _____ ZONE TO _____ ZONE.

2. PURPOSE OF PROPOSED CHANGE: _____

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE 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, adding an expansion of 1,000 net buildable acres. Gross is now 1,616.197 acres.

C. PUBLIC HEARING on the above amendment was held on: month 10 day 7 year 2025

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 09 day 17 year 2025

(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 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

John C. Tarpene ☒ Chair or ☐ Secretary 10 / 17 / 2025 (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

1. Date of Meeting: month _____ day _____ year _____

2. The LCPC herewith certifies receipt of the proposed amendment on the above date and:

- ☐ Recommends APPROVAL of the zoning change
☐ Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.
☐ Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.
☐ Takes NO ACTION.

_____, Recording Secretary / / (enter date)

TOWNSHIP BOARD ACTION:

1. Date of Meeting: month _____ day _____ year _____

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

Township Clerk

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.**

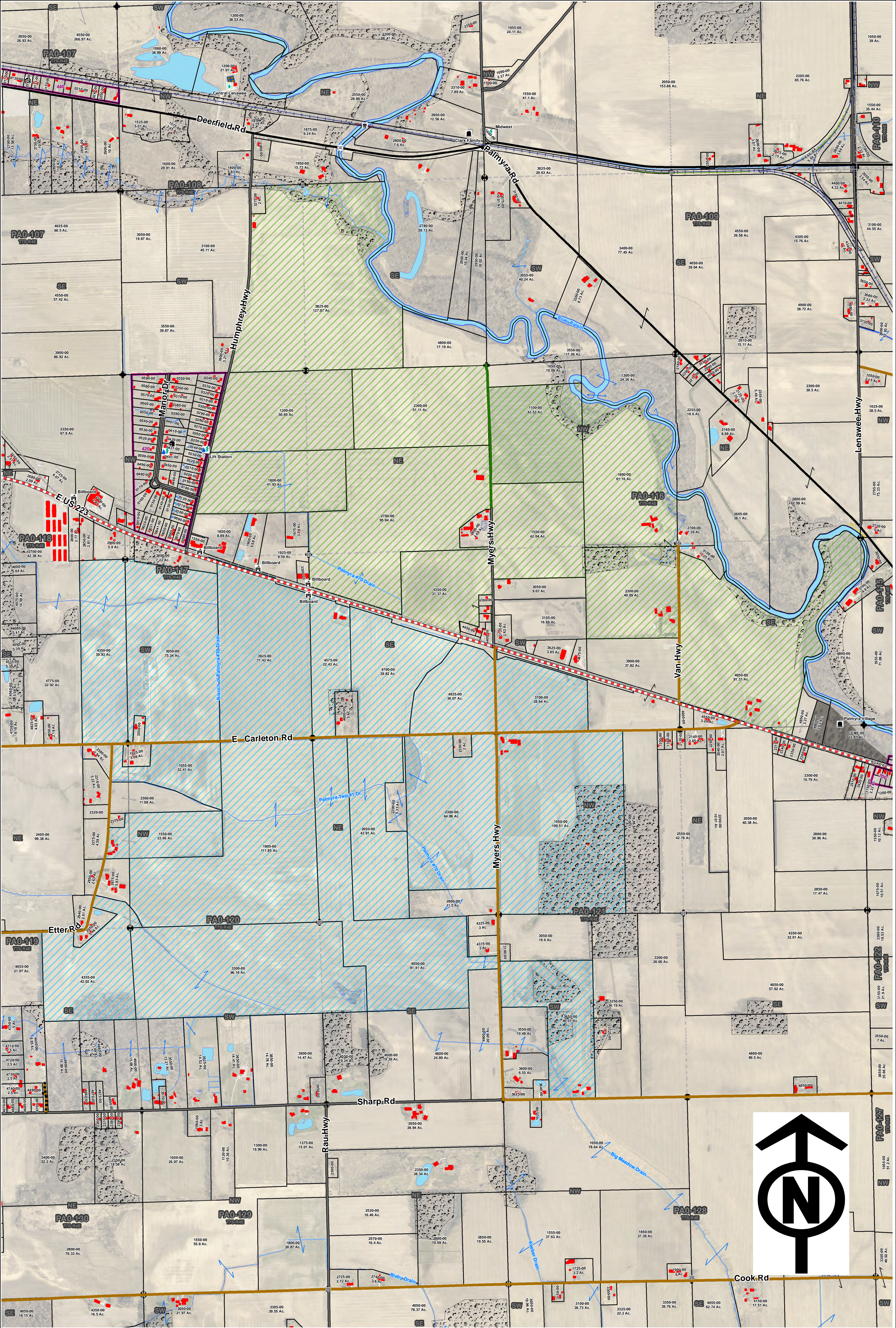
Motion to close Public Hearing at 7:58 pm by Dean Schnieder, supported by Carmen Loar. **Roll call vote:** John Turpening – yes; Ryan Mapstone – yes; Vivian Pell – yes; Mark Crane – yes; Carmen Loar – yes; Rich Beauleaux – yes; Dean Schnieder – yes. **Motion carried.**

- 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 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**

REZONING WORKSHEET FORM



LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Rollin Township Case #: Mahe - BLO-112-1745-30
Township official we may contact: Irma David - Planning Chair Phone #: (513) 218-1628
Applicant: Mary Maher Phone #: (616) 277-8014
Rezoning Request: From: AG () To: Lake Residential (LR)
Property Location: Section(s): _____ Quarter Section(s): ☐ NW ☐ NE ☐ SW ☐ SE
Legal Description and/or Survey Map/Tax Map (please attach) ☐ Yes ☒ No (Please do not use only the Parcel ID Number)
Parcel Size (if more than one parcel, label "A" - "Z"): .61 Acres

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? empty land - Planned for residence

What is the proposed use of the site? Residential (Lake Front)

What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?

North: Residential (LR)

South: Agriculture / Residential

East: Lake

West: Agriculture - / Residential

What are the surrounding Zoning Districts?

North: LR (Lake Residential) ()

South: Residential ()

East: NA ()

West: Vacant - Residential ()

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

Is municipal water currently available? ☐ Yes ☒ No Will it be made available? ☐ Yes ☐ No If yes, when? _____

Is municipal sewer currently available? ☒ Yes ☐ No Will it be made available? ☐ Yes ☐ No If yes, when? _____

Does the site have access to a public street or road? ☒ Yes ☐ No If yes, name _____

Are there any known environmental constraints on the site? ☐ Yes ☒ No

☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s) ☐ Other (please specify) no - unknown!

Please attach the minutes of the Planning Commission.

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

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

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

Please attach any public comments, letters, or petitions.

☐ Yes, public comments are attached. ☐ No, public comments are not attached. - none made

Please include any additional information or comments as an attachment.

ZONING AMENDMENT FORM



LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

R10-112-1745-30, 61 acres lot originally split from larger lot to provide a lot for Lake Residential house. However it was never rezoned to LR. The lot does not conform to AG property & is bounded on the north by similar lots in LR

1. The above described property has a proposed zoning change FROM AG ZONE TO LR - Lake Residential ZONE.
2. PURPOSE OF PROPOSED CHANGE: To build a residence and conform to lake front property. It was split off 4-5 years ago

B. ZONING ORDINANCE TEXT AMENDMENT:

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

- C. PUBLIC HEARING on the above amendment was held on: month 11 day 6 year 2025
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 10 day 21 year 2025
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: The Exponent

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.

Anna Ward ☒ Chair or ☐ Secretary 11 / 06 / 2025 (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

1. Date of Meeting: month 11 day 6 year 20
2. The LCPC herewith certifies receipt of the proposed amendment on the above date and:
☐ Recommends APPROVAL of the zoning change
☐ Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.
☐ Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.
☐ Takes NO ACTION.

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

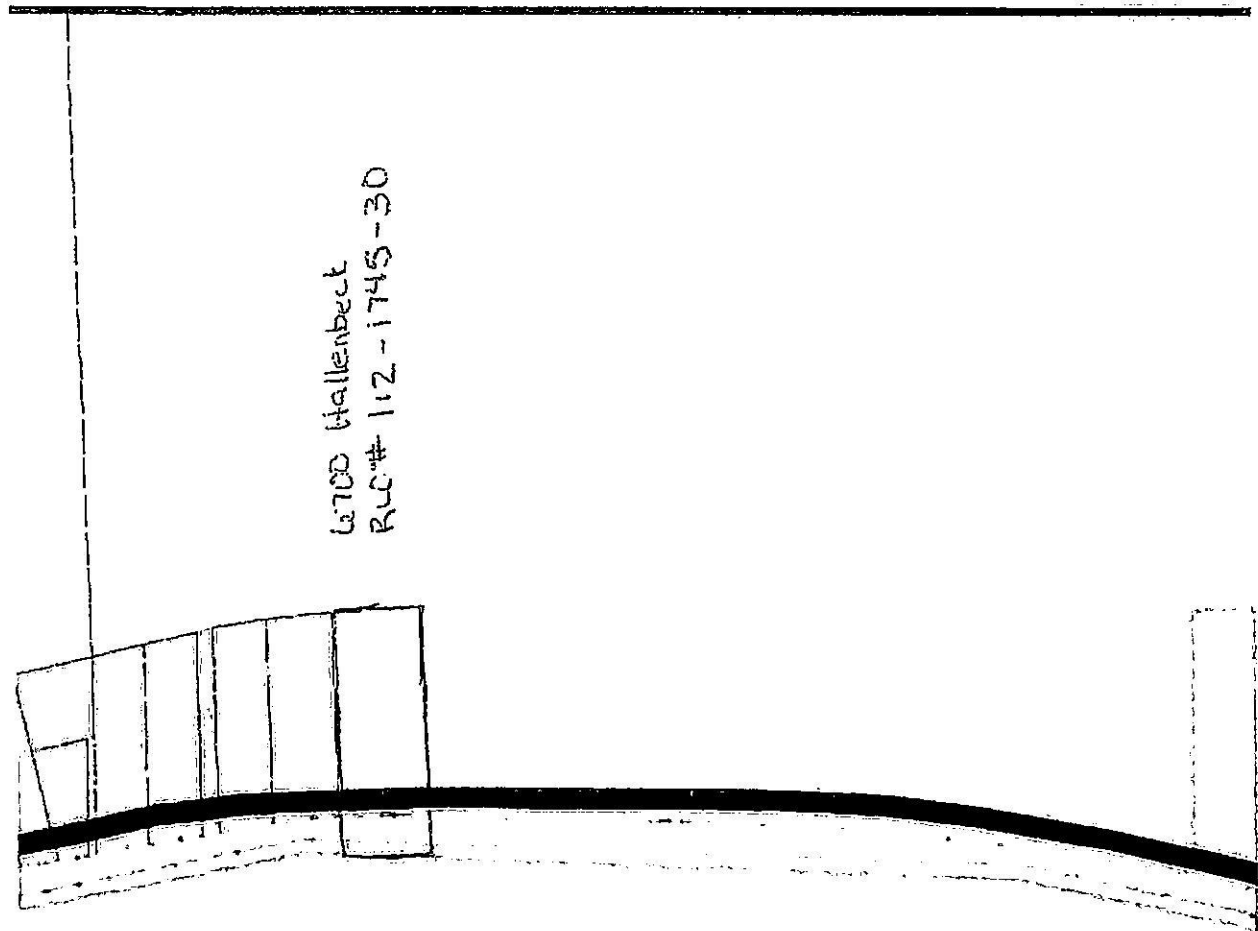
TOWNSHIP BOARD ACTION:

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

Township Clerk



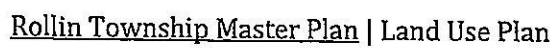
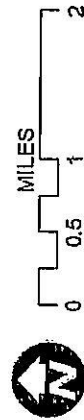
* Front part is LR
and rear part is AG



6700 Hallenbeck
R/C # 112-1745-30

MAP 11
ZONING (5/8/19)

- ☐ AG (AGRICULTURAL)
☐ RR (RURAL RESIDENTIAL)
☐ R-1 (SINGLE FAMILY RESIDENTIAL)
☐ R-2 (SINGLE FAMILY RESIDENTIAL)
☐ LR (LAKE RESIDENTIAL)
☒ RM (MULTIPLE FAMILY RESIDENTIAL)
☐ RHM (MANUFACTURED HOME PARK)
☐ C-1 (LOCAL COMMERCIAL)
☐ C-2 (GENERAL COMMERCIAL)
☐ C-3 (HIGHWAY SERVICE COMMERCIAL)
☐ CR (COMMERCIAL RECREATION)
☐ M-1 (INDUSTRIAL)



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 4th 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

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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 #25-33

Applicant(s): Iott 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 Silberhorn 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 Commission to recommend **APPROVAL** of the PA 116 application to the Blissfield Township Board.

Attachment(s):

- Background information provided by the applicant/township.



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

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

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

OFFICIAL USE ONLY	
Local Governing Body:	By _____
Date Received:	_____
Application No:	_____
State:	_____
Date Received:	_____
Application No:	_____
Approved:	_____ Rejected: _____

RECEIVED
OCT 21 2025

RECEIVED
SEP 24 2025

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

I. Personal Information:

1. Name(s) of Applicant: Iott Benjamin J
Last First Initial

(If more than two see #15) Iott Bayleigh M
Last First Initial

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

☒ Married ☐ Single

2. Mailing Address: 4681 Seager Rd Blissfield MI 49228
Street City State Zip Code

3. Telephone Number: (Area Code) (734) 777-8712

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

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

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

6. County: Lehawee 7. Township, City or Village: Blissfield

8. Section No. _____ Town No. T.6-7S Range No. R.5E.

III. Legal Information:

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

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

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

If "Yes", please explain circumstances: _____

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

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

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

Name the types of mineral(s) involved: _____

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

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

Name: _____

Address: _____

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

Application for Farmland Agreement

Page 2

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

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

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

Name: Baugh Telt Title: Partnership

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

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

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

Cash crop, fruit, vegetables

- b. Total number of acres on this farm: 20.3
 c. Total number of acres being applied for (if different than above): 20.3
 d. Acreage in cultivation: 20.3
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0
 f. All other acres (swamp, woods, etc.) 0
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings 0 Residence: _____ Barn: _____ Tool Shed: _____
 Silo: _____ Grain Storage Facility: _____ Grain Drying Facility: _____
 Poultry House: _____ Milking Parlor: _____ Milk House: _____
 Other: (Indicate) _____

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

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

\$ 20,000 : 20.3 = \$ 1,000.00 (per acre)
 total income : total acres of tillable land

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

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

Application for Farmland Agreement

Page 3

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

V. Signature(s):

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

Benjamin Lee

(Signature of Applicant)

Baylynn Lee

(Co-owner, If Applicable)

3-19-25

(Date)

(Corporate Name, If Applicable)

(Signature of Corporate Officer)

(Title)

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

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

I. Date Application Received: 9-24-2025 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Blissfield

☐ County ☒ Township ☐ City ☐ Village

This application is ☒ approved, ☐ rejected

Date of approval or rejection: 10-14-2025

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

Clerk's Signature: Diana Paul Warner

Property Appraisal: \$ 148,950.00 is the current fair market value of the real property in this application.

II. Please verify the following:

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

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

Note: Review Agencies have 30 days in which to respond before local governing body can proceed.

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

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

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

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

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

COPY SENT TO:

- ☒ County or Regional Planning Commission
- ☒ Conservation District
- ☒ Township (if county has zoning authority)
- ☐ City (if land is within 3 miles of city boundary)
- ☐ Village (if land is within 1 mile of village boundary)

Before forwarding to State Agency,
FINAL APPLICATION SHOULD INCLUDE:

- ☒ Copy of Deed or Land Contract (most recent showing current ownership)
- ☒ Copy of most recent Tax Bill (must include tax description of property)
- ☒ Map of Farm
- ☒ Copy of most recent appraisal record
- ☐ Copy of letters from review agencies (if available)
- ☐ Any other applicable documents

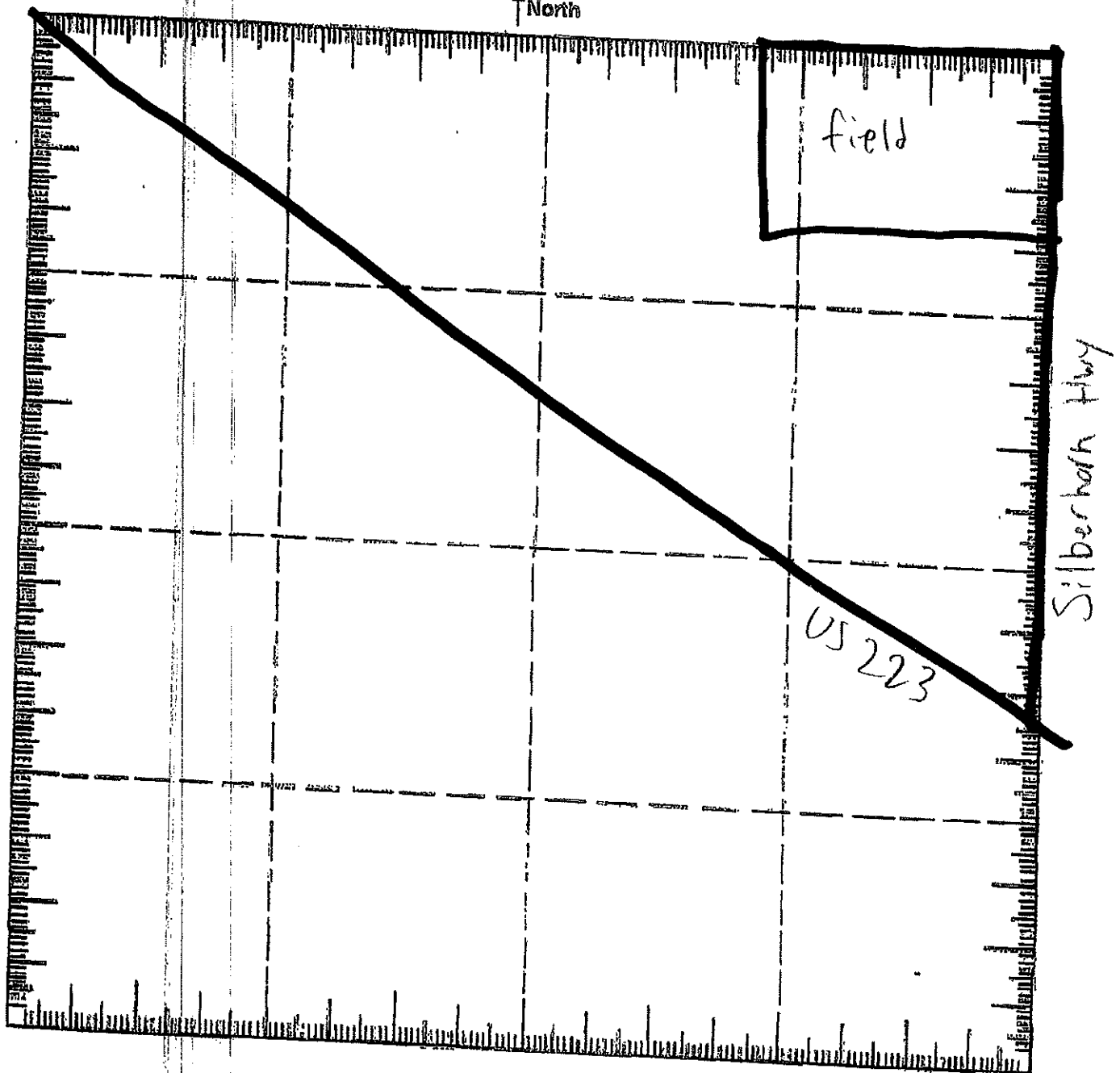
Questions? Please call Farmland Preservation at (517) 373-3328

Map of Farm with Structures and Natural Features:

- Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
 - Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
 - Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
 - Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.
- Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County Lenawee
 Township Blissfield
 T. 6-78 R. 5E Section 32

↑ North





Info

BL0-232-2300-00

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 City	BLISSFIELD
BSA Link	View
GIS Calculated Acres	20.364
BSA Recorded Acres	20.360
Gov Unit	BL0
Tax Unit	BL0



0.3 mi

>>

BLISSFIELD TOWNSHIP 2024 Winter

Bill #: 000562

MESSAGE TO TAXPAYER

OPEN MON THRU THURS 9-12 CLOSED FRIDAY
 OPEN DEC 30TH, 2024, FEB 14TH AND FEB 28TH, 2025
 9AM-12PM & 1PM-5PM CLOSED 12-1 FOR LUNCH
 ADD 3% PENALTY AFTER 5PM FEB 14TH, 2025
 *****POSTMARKS NOT ACCEPTED*****
 CASH PAYMENTS MUST BE EXACT AMOUNT
 *****NO CHANGE WILL BE GIVEN*****
 DOG LICENSE NOW AVAILABLE

PAYMENT INFORMATION

This tax is due by: 02/14/2025
 Pay by mail to: BLISSFIELD TOWNSHIP TREASURER
 177 W BROOKE LANE
 PO BOX 58
 BLISSFIELD, MI 49228

****CASH PAYMENTS MUST BE EXACT CHANGE****

PROPERTY INFORMATION

Property Assessed To:
 IOTT, BENJAMIN J & BAYLEIGH M
 4694 SEAGER RD
 BLISSFIELD, MI 49228
 School: 46040
 Prop #: BL0-232-2300-00
 Prop Addr: 5600 CARROLL RDBLISSFIELD, MI 49228
 Legal Description:
 N 1/2 OF NE 1/4 OF NE 1/4 SEC 32

TAX DETAIL

Taxable Value: 18,844 AGRICULTURAL-VACAN
 State Equalized Value: 71,500 Class:
 Homestead %: 100.0000
 Mort Code:

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

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.74780	14.09
MED CARE	0.18960	3.57
LENAMER INT SCH	7.29220	137.41
SCH SINKING FUND	1.75000	32.97
SCHOOL OPER	18.00000	EXEMPT
TWP TAX	1.00000	18.84
ROADS	1.47370	27.77
FIRE OPER	1.00000	18.84
FIRE EQUIP	0.50000	9.42
FIRE OP/EQUIP	1.00000	18.84
SCH BOND	3.25000	61.24
VET RELIEF	0.01500	0.28
LIBRARY	1.25000	23.55
POLLARD		34.00

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental
 operations for the following fiscal year(s):
 County: JAN 1 - DEC 31
 Twp/Cty: JULY 1 - JUNE 30
 School: JULY 1 - JUNE 30
 State: OCT 1 - SEPT 30
 Does NOT affect when the tax is due or its amount

Total Tax	37.46830	400.82
Administration Fee		4.00
Interest/Pen:		
TOTAL AMOUNT DUE		404.82
Previous Payment		
Balance Due		404.82

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 $01^{\circ} 18' 12''$ 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 $01^{\circ} 18' 12''$ 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 $01^{\circ} 20' 01''$ 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 $88^{\circ} 04' 15''$ 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 $01^{\circ} 16' 15''$ 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 $01^{\circ} 25' 36''$ 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 $86^{\circ} 40' 52''$ 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 $86^{\circ} 28' 45''$ East and a central angle of $18^{\circ} 13' 55''$; thence South $00^{\circ} 39' 15''$ East a distance of 625.04 feet (624.95 Recorded) to a found 1/2" iron bar; thence North $89^{\circ} 36' 34''$ East a distance of 412.47 feet (412.60 Recorded) to a found 1/2" iron bar; thence North $01^{\circ} 18' 52''$ West a distance of 789.39 feet to the centerline of Carroll Road and a set mag nail with shiner; thence North $65^{\circ} 37' 43''$ East a distance of 65.46 feet to a set mag nail with shiner; thence North $64^{\circ} 48' 06''$ East a distance of 301.57 feet to a set mag nail with shiner; thence North $61^{\circ} 29' 22''$ East a distance of 78.16 feet to Point of Beginning. 75.047 Acres more or less.

Dated this 11 day of July, 2023,

Signed and Sealed:

Brian G. Mallory
Estate of Thomas Edmund Mallory a/k/a Thomas E. Mallory
By: Brian G. Mallory, Personal Representative

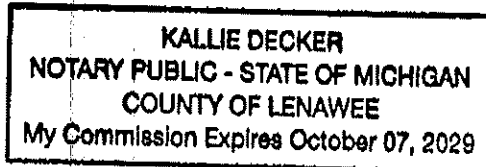
State of Michigan }
 } ss
County of Lenawee }

The foregoing instrument was acknowledged before me this 11 day of July, 2023, by Brian G. Mallory, Personal Representative of the Estate of Thomas Edmund Mallory a/k/a Thomas E. Mallory.

My Commission expires

10-07-2029

Kallie Decker
Kallie Decker
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.

RCVD PM 213 JUL13 '23 LENAWEE

LENAWEE COUNTY TREASURER
TAX CERTIFICATE NO. 1010

JUL 13 2023

ERIN VANDYKE

LIBER 2657 PAGE 0170 1 of 3

STATE OF MICHIGAN - LENAWEE COUNTY
RECORDED 07/13/2023 03:23 56 PM DWA
Carolyn S. Bator REGISTER OF DEEDS \$30.00



3

LENAWEE COUNTY
JULY 13 2023
RECEIPT # 1058098

MICHIGAN
\$825 65- 00
\$5 628 75- ST
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,

\$30 Prestige

3pgs prestige

\$6,454.30

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
MALLORY, THOMAS	IOTT, BENJAMIN J & BAYLEY	750,047	07/11/2023	WD	03-ARM'S LENGTH	08300171	PROPERTY TRANSFER	
00000		0	05/01/1977	QC	21-NOT USED/OTHER	09270341	OTHER	
		0	01/01/1916	OTH	03-ARM'S LENGTH		OTHER	

Property Address Class: AGRICULTURAL-VACA Zoning: A Building Permit(s) Date Number Status
 5600 CARROLL RD School: BLISSFIELD COMMUNITY SCHOOLS
 P.R.E. 100% / / Qual. Ag.

Owner's Name/Address :
 IOTT, BENJAMIN J & BAYLEIGH M
 4681 SEAGER RD
 BLISSFIELD, MI 49228

Improved	X	Vacant	2025 Est	TCV	148,950
Public					
Improvements					
Dirt Road					
Gravel Road					
X Paved Road					
Storm Sewer					
Sidewalk					
Water					
Sewer					
X Electric					
X Gas					
Curb					
Street Lights					
Standard Utilities					
Underground Utils.					
Topography of Site					

Tax Description	Description	Frontage	Depth	%Adj.	Reason	Value
N 1/2 OF NE 1/4 OF NE 1/4 SEC 32	AG LD		19.86 Acres	7,500	100	148,950
	AG LD		0.50 Acres	0	100	00
	20.36 Total Acres			Total Est.	Land Value =	148,950

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	74,500	0	74,500			19,428C
2024	71,500	0	71,500			18,844C
2023	69,500	0	69,500			17,947C
2022	65,500	0	65,500			17,093C

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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): Iott Benjamin

4681 Seager Rd.

Blissfield, MI 49228

Date: November 20, 2025

Local Government: Blissfield Township

Purpose: **Enrollment application**

Location: The subject property is ID #BL0-222-1525-00. The parcels are located west of Silberhorn 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 Commission to recommend **APPROVAL** of the PA 116 application to the Blissfield Township Board.

Attachment(s):

- Background information provided by the applicant/township.

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
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 BLISSFIELD, MI 49228

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Public				
Improvements				
Dirt Road				
Gravel Road				
X Paved Road				
Storm Sewer				
Sidewalk				
Water				
Sewer				
X Electric				
X Gas				
Curb				
Street Lights				
Standard Utilities				
Underground Utils.				
Topography of Site				

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	AG LD		0.50	100		148,950
	ROW					00
	Total Acres				Total Est. Land Value =	148,950

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2023	69,500	0	69,500			17,947C
2022	65,500	0	65,500			17,093C

2



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

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

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

OFFICIAL USE ONLY	
Local Governing Body:	
Date Received:	
Application No:	SEP BY 2025
State:	
Date Received:	
Application No:	
Approved:	Rejected:

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

I. Personal Information:

1. Name(s) of Applicant: Iott Benjamin J
Last First Initial

(If more than two see #15)

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

2. Mailing Address: 4681 Seager Rd Blissfield MI 49228
Street City State Zip Code

3. Telephone Number: (Area Code) 734 777-8712

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

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

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

6. County: Lenawee 7. Township, City or Village: Blissfield
8. Section No. _____ Town No. T.6-7.5 Range No. R.5E.

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)
10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.
11. Is there a tax lien against the land described above? ☐ Yes ☒ No
If "Yes", please explain circumstances: _____

12. Does the applicant own the mineral rights? ☒ Yes ☐ No
If owned by the applicant, are the mineral rights leased? ☐ Yes ☒ No
Indicate who owns or is leasing rights if other than the applicant: _____
Name the types of mineral(s) involved: _____

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

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

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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

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

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

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

This application is for:

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

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

Cash Crops, Fruit, Veg-table

b. Total number of acres on this farm: 57

c. Total number of acres being applied for (if different than above): 57

d. Acreage in cultivation: 35

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

f. All other acres (swamp, woods, etc.): 22

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

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

Silo: _____ Grain Storage Facility: _____ Grain Drying Facility: _____

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

Other: (Indicate) _____

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

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

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

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

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

Application for Farmland Agreement

Page 3

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

V. Signature(s):

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

Bernie Lee

(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

3-19-25

(Date)

(Signature of Corporate Officer)

(Title)

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

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

I. Date Application Received: 9-24-2025 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Blissfield

☐ County ☒ Township ☐ City ☐ Village

This application is ☒ approved, ☐ rejected

Date of approval or rejection: 10-14-2025

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

Clerk's Signature: Diana Paul Warner

Property Appraisal: \$ 339,120.00 is the current fair market value of the real property in this application.

II. Please verify the following:

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

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

Note: Review Agencies have 30 days in which to respond before local governing body can proceed.

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

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

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

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

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

COPY SENT TO:

☒ County or Regional Planning Commission

☒ Conservation District

☒ Township (if county has zoning authority)

☐ City (if land is within 3 miles of city boundary)

☐ Village (if land is within 1 mile of village boundary)

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

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

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

☒ Map of Farm

☒ Copy of most recent appraisal record

☐ Copy of letters from review agencies (if available)

☐ Any other applicable documents

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

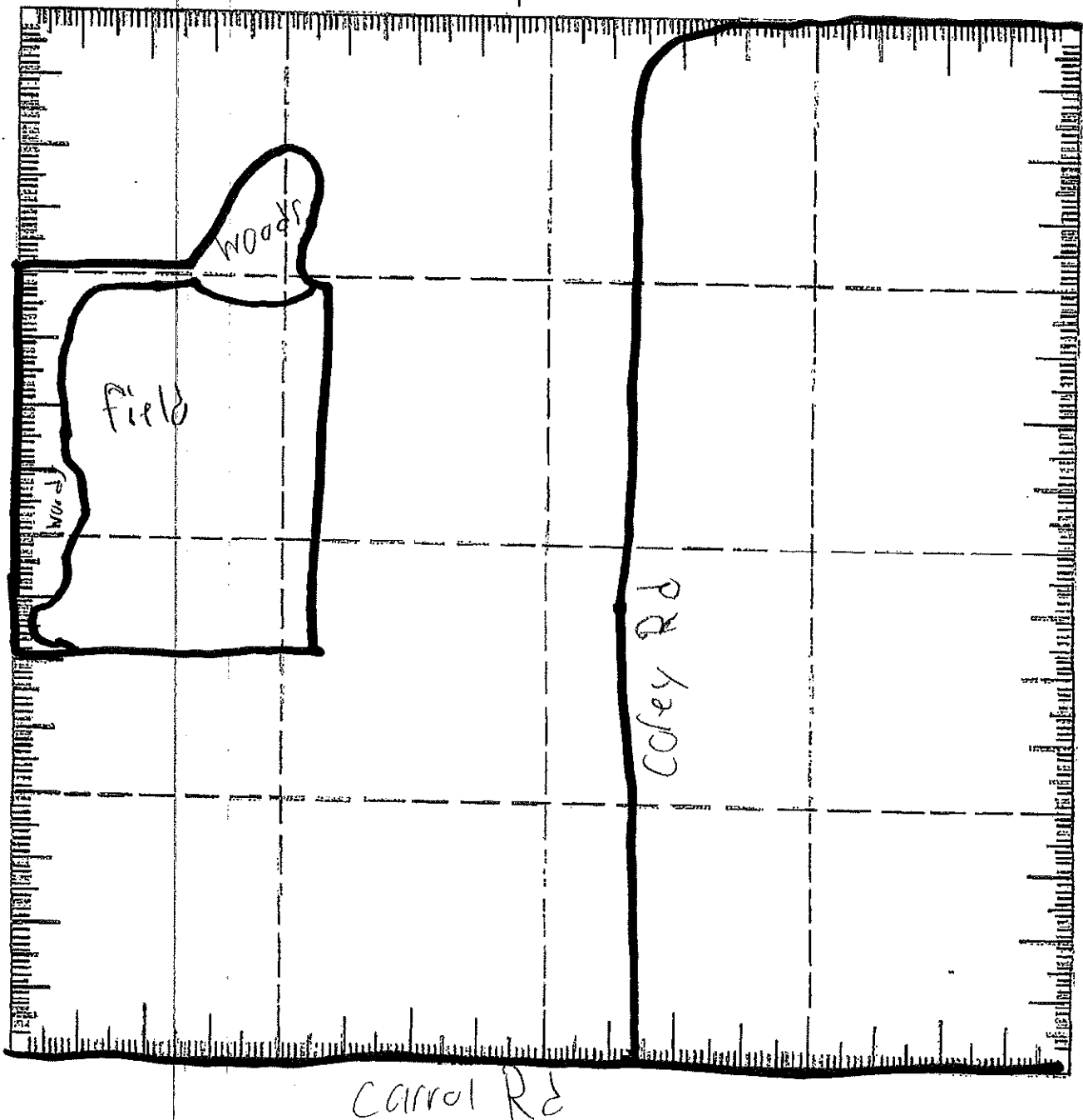
Map of Farm with Structures and Natural Features:

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

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

County Lehigh
 Township Blissfield
 T. 6-7S R. 5E Section 22

↑ North





Info

BL0-222-1525-00

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 City	BLISSFIELD
BSA Link	View
GIS Calculated Acres	54.292
BSA Recorded Acres	57.120
Gov Unit	BL0
Tax Unit	BL0

Townships: Blissfield



0.3 mi

>>

BLISSFIELD TOWNSHIP 2024 Winter

Bill #: 000372

MESSAGE TO TAXPAYER

OPEN MON THRU THURS 9-12 CLOSED FRIDAY
OPEN DEC 30TH, 2024, FEB 14TH AND FEB 28TH, 2025
9AM-12PM & 1PM-5PM CLOSED 12-1 FOR LUNCH
ADD 3% PENALTY AFTER 5PM FEB 14TH, 2025
POSTMARKS NOT ACCEPTED
CASH PAYMENTS MUST BE EXACT AMOUNT
*****NO CHANGE WILL BE GIVEN*****
DOG LICENSE NOW AVAILABLE

PAYMENT INFORMATION

This tax is due by: 02/14/2025
Pay by mail to: BLISSFIELD TOWNSHIP TREASURER
177 W BROOKE LANE
PO BOX 58
BLISSFIELD, MI 49228

CASH PAYMENTS MUST BE EXACT CHANGE

PROPERTY INFORMATION

Property Assessed To:
TOTT, BENJAMIN J
3369 RODESTER HWY
DEERFIELD, MI 49238
Blissfield Community
Prop #: BL0-222-1525-00 School: 46040
Prop Addr: 11000 SEAGER RD BLKBLISSFIELD, MI 492
Legal Description:
THAT PART OF W 1/2 OF NW 1/4 SEC 22 T1S-R5E LYING S OF RAISIN RIVER SEC
22

TAX DETAIL

Taxable Value: 70,897 AGRICULTURAL-VACAN
State Equalized Value: 163,600 Class:
Homestead #: 100.0000 Mort Code:

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

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.74780	53.01
MED CARE	0.18960	13.44
LENAMER INT SCH	7.29220	516.99
SCH SINKING FUND	1.75000	124.06
SCHOOL OPER	18.00000	EXEMPT
TWP TAX	1.00000	70.89
ROADS	1.47370	104.48
FIRE OPER	1.00000	70.89
FIRE EQUIP	0.50000	35.44
FIRE OP/EQUIP	1.00000	70.89
SCH BOND	3.25000	230.41
VET RELIEF	0.01500	1.06
LIBRARY	1.25000	88.62

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental
operations for the following fiscal year(s):
County: JAN 1 - DEC 31
Twp/Cty: JULY 1 - JUNE 30
School: JULY 1 - JUNE 30
State: OCT 1 - SEPT 30
Does NOT affect when the tax is due or its amount

Total Tax	37,46830	1,380.18
Administration Fee		13.80
Interest/Pen:		
TOTAL AMOUNT DUE		1,393.98
Previous Payment		
Balance Due		1,393.98

FORM

05-31-2019

Marilyn J Woods JG
MARILYN J WOODS

LIBER 2580

PAGE 0680

1 of 3

STATE OF MICHIGAN - LENAWE COUNTY
RECORDED 05/31/2019 01:19:13 PM D.FI
Received 05/31/2019 11:49:19 AM
Carolyn S. Bator, REGISTER OF DEEDS

\$30.00



LENAWEE COUNTY
MAY 31, 2019
RECEIPT # 881508

STATE OF MICHIGAN
REAL ESTATE
TRANSFER TAX

\$838.75- CO
\$5,718.75- ST
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. Iott, 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.

E.T. 18271

#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 30th 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 30th 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 MI
COUNTY OF MONROE
MY COMMISSION EXPIRES May 18, 2022
ACTING IN COUNTY OF Monro

Kelly J. Surdell
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 1 Tax Parcel #BLO-222-1525-00
Parcel 2 Tax Parcel #BLO-221-4275-00

Parcel Number: BL0-222-1525-00

Jurisdiction: BLISSFIELD TOWNSHIP

County: Lenawee

Printed on

09/25/2025

Grantor Grantee

Sale Price Sale Date Inst. Type Terms of Sale Liber & Page Verified By Prent. Trans.

KELLER, MARLENE J, LIVING IOTT, BENJAMIN J

762,500 05/30/2019 WD 03-ARM'S LENGTH 2580/0680 OTHER PROPERTY TRANSFER

KELLER, MARLENE J KELLER, MARLENE J, LIVING

1 02/25/2014 WD 14-INTO/OUT OF TRUST 2509-830 OTHER

KELLER, DEAN HERBERT, DEC

0 02/17/2011 OTH 07-DEATH CERTIFICATE 2418-987 OTHER

KELLER, DEAN H KELLER, MARLENE J

1 10/29/2007 QC 21-NOT USED/OTHER 2355-215 OTHER

Property Address

Class: AGRICULTURAL-VACA Zoning: AA Building Permits(s) Date Number Status

11000 SEAGER RD BLK

School: BLISSFIELD COMMUNITY SCHOOLS

Owner's Name/Address

P.R.E. 100% / / Qual. Ag.

IOTT, BENJAMIN J
3369 RODESTER HWY
DEERFIELD, WI 49238

2025 Est TCV 339,120

Improved X Vacant Land Value Estimates for Land Table AG.AGRICULTURAL LAND

Tax Description

Public Improvements Description Frontage Depth Front Depth Rate %Adj. Reason Value
AG LD AG 40.00 Acres 7,500 100 300,000
Dirt Road AG WOOD LOT 11.00 Acres 3,000 100 33,000
Gravel Road AG LD LOW/WET 6.12 Acres 1,000 100 6,120
Paved Road 57.12 Total Acres Total Est. Land Value = 339,120

THAT PART OF W 1/2 OF NW 1/4 SEC 22 T7S-
R5E LYING S OF RAISN RIVER SEC 22

Comments/Influences

Water

Sewer

Electric

Gas

Curb

Street Lights

Standard Utilities

Underground Utils.

Topography of

Site

Level

Rolling

X Low

X High

Landscaped

Swamp

X Wooded

Pond

Waterfront

Ravine

Wetland

X Flood Plain



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
CRR	09/29/2020	INSPECTED	2024	163,600	0	163,600			70,897C
000	01/01/2000	INSPECTED	2023	159,600	0	159,600			67,521C
			2022	151,600	0	151,600			64,306C



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): Iott 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 Silberhorn 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 Commission to recommend **APPROVAL** of the PA 116 application to the Blissfield Township Board.

Attachment(s):

- Background information provided by the applicant/township.



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

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

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

OFFICIAL USE ONLY	
Local Governing Body:	
Date Received:	
Application No:	
State:	SEP 24 2025
Date Received:	
Application No:	
Approved:	Rejected:

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

I. Personal Information:

1. Name(s) of Applicant: Iott Benjamin J
Last First Initial
- (If more than two see #15) Iott Bayleigh M
Last First Initial
- Marital status of all individual men listed on application, if more than one, indicate status after each name:
☒ Married ☐ Single
2. Mailing Address: 4681 Seager Rd Blissfield MI 49228
Street City State Zip Code
3. Telephone Number: (Area Code) (734) 777-8712
4. Alternative Telephone Number (cell, work, etc.): (Area Code) () _____
5. E-mail address: Beniott@yahoo.com

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

6. County: Lenawee 7. Township, City or Village: Blissfield
8. Section No. _____ Town No. T.6-7S Range No. R.5E.

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)
10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.
11. Is there a tax lien against the land described above? ☐ Yes ☒ No
If "Yes", please explain circumstances: _____
12. Does the applicant own the mineral rights? ☒ Yes ☐ No
If owned by the applicant, are the mineral rights leased? ☐ Yes ☒ No
Indicate who owns or is leasing rights if other than the applicant: _____
Name the types of mineral(s) involved: _____
13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes? ☐ Yes ☒ No If "Yes", indicate to whom, for what purpose and the number of acres involved: _____
14. Is land being purchased under land contract ☐ Yes ☒ No: If "Yes", indicate vendor (seller):
Name: _____
Address: _____
Street City State Zip Code
- 14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).
- Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date

Signature of Land Contract Vendor(s) (Seller)

Application for Farmland Agreement

Page 2

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

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

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

Name: Bayleigh Iott Title: Partnership

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

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

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

Cash crop, fruit, vegetable

b. Total number of acres on this farm: 55.4

c. Total number of acres being applied for (if different than above): 55.4

d. Acreage in cultivation: 55.4

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

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

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

No. of Buildings 0 Residence: _____

Silo: _____ Grain Storage Facility: _____ Barn: _____ Tool Shed: _____

Poultry House: _____ Grain Drying Facility: _____

Other: (Indicate) _____ Milking Parlor: _____ Milk House: _____

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

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

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

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

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

Application for Farmland Agreement

Page 3

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

V. Signature(s):

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

Benjamin Lett

(Signature of Applicant)

Baylynn Lett

(Co-owner, If Applicable)

3-19-25

(Date)

(Corporate Name, If Applicable)

(Signature of Corporate Officer)

(Title)

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

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

I. Date Application Received: 9-24-2025 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Blissfield

☐ County ☒ Township ☐ City ☐ Village

This application is ☒ approved, ☐ rejected

Date of approval or rejection: 10-14-2025

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

Clerk's Signature: Dianne Paul Warner

Property Appraisal: \$ 408,525.00 is the current fair market value of the real property in this application.

II. Please verify the following:

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

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

Note: Review Agencies have 30 days in which to respond before local governing body can proceed.

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

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

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

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

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

COPY SENT TO:

☒ County or Regional Planning Commission

☒ Conservation District

☒ Township (if county has zoning authority)

☐ City (if land is within 3 miles of city boundary)

☐ Village (if land is within 1 mile of village boundary)

Before forwarding to State Agency,
FINAL APPLICATION SHOULD INCLUDE:

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

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

☒ Map of Farm

☒ Copy of most recent appraisal record

☐ Copy of letters from review agencies (if available)

☐ Any other applicable documents

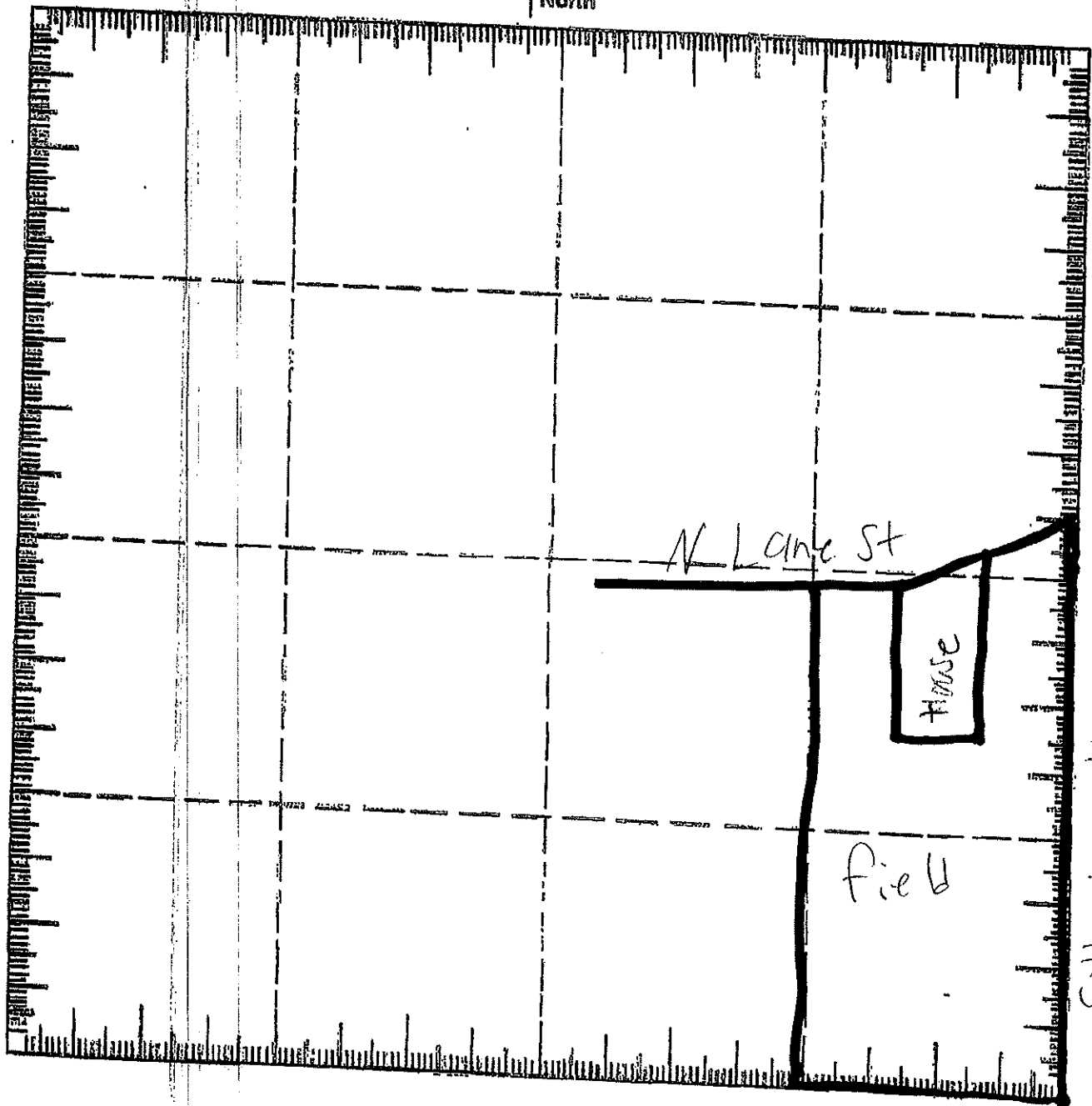
Questions? Please call Farmland Preservation at (517) 373-3328

Map of Farm with Structures and Natural Features:

- Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
 - Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
 - Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
 - Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.
- Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County Lena Wcc
 Township Blissfield
 T. 6-7S R. 5E Section 29

↑ North





Info

BL0-229-4500-00

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 City	BLISSFIELD
BSA Link	View
GIS Calculated Acres	54.726
BSA Recorded Acres	55.470
Gov Unit	BL0
Tax Unit	BL0



Townships: Blissfield

0.3 mi

BLISSFIELD TOWNSHIP

2024 Winter

Bill #: 000494

MESSAGE TO TAXPAYER

OPEN MON THRU THURS 9-12 CLOSED FRIDAY
OPEN DEC 30TH, 2024, FEB 14TH AND FEB 28TH, 2025
9AM-12PM & 1PM-5PM CLOSED 12-1 FOR LUNCH
ADD 3% PENALTY AFTER 5PM FEB 14TH, 2025
*****POSTMARKS NOT ACCEPTED*****
CASH PAYMENTS MUST BE EXACT AMOUNT***
*****NO CHANGE WILL BE GIVEN*****
DOG LICENSE NOW AVAILABLE

PAYMENT INFORMATION

This tax is due by: 02/14/2025
Pay by mail to: BLISSFIELD TOWNSHIP TREASURER
177 W BROOKE LANE
PO BOX 58
BLISSFIELD, MI 49228

CASH PAYMENTS MUST BE EXACT CHANGE

PROPERTY INFORMATION

Property Assessed To:
JOHN, BENJAMIN J & BAYLEIGH M
4681 SEAGER RD
BLISSFIELD, MI 49228
Prop #: BL0-229-4500-00 School: 46040
Prop Addr: 5000 CARROLL RD BLKBLISSFIELD, MI 492
Legal Description:
LD DES AS COM AT THE E1/4 COR OF SEC 28 T1S R2E AT THE CENTRAL
INTERSECTION OF BERRY RD & CARROLL RD TH S01°18'12"E ON THE CENTRAL OF
CARROLL RD & THE E LI OF SD S01°18'12"E OF 411.34 FT & THE POB TH CONT
S01°18'12"E ON SD E LI & CENTRAL OF SIBBORN HWY A DIST OF 2231.44 FT
TO THE NE COR OF THE NE1/4 OF SD SEC 32 TH S01°20'01"E ON THE E LI OF
SD SEC 32 & THE CENTRAL OF SIBBORN HWY A DIST OF 667.32 FT TH
S88°04'15"W A DIST OF 1335.09 FT TH N01°16'15"W ON SD W LI A DIST OF
663.28 FT TH N01°25'16"W ON THE N LI OF THE E1/2 OF THE NE1/4 OF SD SEC
29 A DIST OF 1935.74 FT TH S86°40'12"W A DIST OF 314.66 FT TO THE PT OF
A CURVE TO THE NE OF A NON-TANGENT CURVE TH ON SD CURVE WITH AN ARC OF
214.89 FT A RAD OF 675.30 FT A CHD 213.98 FT A DIST OF 625.04 FT
& A CENTRAL ANGLE OF 18°13'55" TH S00°39'15"E A DIST OF 412.47 FT (412.60 FT SEC) TH
(624.58 FT REC) TH N89°36'34"E A DIST OF 412.47 FT (412.60 FT SEC) TH
N01°18'52"W A DIST OF 785.39 FT TO THE CENTRAL OF CARROLL RD TH
N85°37'43"E A DIST OF 65.46 FT TH N64°48'06"E A DIST OF 301.57 FT TH
N61°29'22"E A DIST OF 78.16 FT TO THE POB (SURVEY 75.047 ACI EXC N1/2
OF NE1/4 OF NE1/4 SEC 32 02/02/2023 SPLIT FROM BL0-229-4455-00

TAX DETAIL

Taxable Value: 97,205 AGRICULTURAL-VACAN
State Equalized Value: 196,100 Class:
Homestead #: 100.0000 Mort Code:

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

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.74780	72.68
MED CARE	0.18960	18.43
LENAMER INT SCH	7.29220	708.83
SCH SINKING FUND	1.75000	170.10
SCHOOL OPER	18.00000	EXEMPT
TWP TAX	1.00000	97.20
ROADS	1.47370	143.25
FIRE OPER	1.00000	97.20
FIRE EQUIP	0.50000	48.60
FIRE OP/EQUIP	1.00000	97.20
SCH BOND	3.25000	315.91
VET RELIEF	0.01500	1.45
LIBRARY		121.50
POLLARD		13.50
POLLARD #2		574.95

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental
operations for the following fiscal year(s):
County: JAN 1 - DEC 31
Twp/City: JULY 1 - JUNE 30
School: JULY 1 - JUNE 30
State: OCT 1 - SEPT 30
Does NOT affect when the tax is due or its amount

Total Tax	37.46830	2,480.80
Administration Fee		24.80
Interest/Pen:		
TOTAL AMOUNT DUE		2,505.60
Previous Payment		
Balance Due		2,505.60

ME/10/24

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 $01^{\circ} 18' 12''$ 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 $01^{\circ} 18' 12''$ 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 $01^{\circ} 20' 01''$ 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 $88^{\circ} 04' 15''$ 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 $01^{\circ} 16' 15''$ 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 $01^{\circ} 25' 36''$ 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 $86^{\circ} 40' 52''$ 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 $86^{\circ} 28' 45''$ East and a central angle of $18^{\circ} 13' 55''$; thence South $00^{\circ} 39' 15''$ East a distance of 625.04 feet (624.95 Recorded) to a found 1/2" iron bar; thence North $89^{\circ} 36' 34''$ East a distance of 412.47 feet (412.60 Recorded) to a found 1/2" iron bar; thence North $01^{\circ} 18' 52''$ West a distance of 789.39 feet to the centerline of Carroll Road and a set mag nail with shiner; thence North $65^{\circ} 37' 43''$ East a distance of 65.46 feet to a set mag nail with shiner; thence North $64^{\circ} 48' 06''$ East a distance of 301.57 feet to a set mag nail with shiner; thence North $61^{\circ} 29' 22''$ East a distance of 78.16 feet to Point of Beginning. 75.047 Acres more or less.

Parcel Number: BL0-229-4500-00 Jurisdiction: BLISSFIELD TOWNSHIP County: Lenawee Printed on 09/25/2025

Grantor: MALLORY, THOMAS Grantee: IOTT, BENJAMIN J & BAYLEIGH Sale Price: 750,047 Sale Date: 07/11/2023 Inst. Type: WD Terms of Sale: 03-ARM'S LENGTH Verified By: Liber & Page: Prct. Trans.:

Property Address: 5000 CARROLL RD BLK

Class: AGRICULTURAL-VACA Zoning: A Building Permit(s):

School: BLISSFIELD COMMUNITY SCHOOLS

P.R.E. 100% 02/09/2023 Qual. Ag.

Owner's Name/Address: IOTT, BENJAMIN J & BAYLEIGH M
4681 SEAGER RD
BLISSFIELD, MI 49228

Improved	X Vacant	Land Value	Estimates for Land Table	AG-AGRICULTURAL LAND
Public Improvements				
Dirt Road				
Gravel Road				
Paved Road				
Storm Sewer				
Sidewalk				
Water				
Sewer				
Electric				
Gas				
Curb				
Street Lights				
Standard Utilities				
Underground Utils.				
Topography of Site				
Level				
Rolling				
Low				
High				
Landsclaped				
Swamp				
wooded				
Pond				
Waterfront				
Ravine				
Wetland				
Flood Plain				

Tax Description	*BALANCE OF LEGAL ON FILE	* Factors	Value
LD DES AS COMM AT THE E1/4 COR OF SEC 29 T7S R5E AT THE CNTRLI INTERSECTION OF BERRY RD & CARROLL RD TH S01A18'12"E ON THE CNTRLI OF CARROLL RD & THE E LI OF SD SEL/4 A DIST OF 411.34 FT & THE POB TH CONT S01A18'12"E ON SD E LI & CNTRLI OF SILBERHORN HWY A DIST OF 2231.44 FT TO THE NE COR OF THE NE1/4 OF SD SEC 32 TH S01A20'01"E ON THE E LI OF SD SEC 32 & THE CNTRLI OF SILBERHORN HWY A DIST OF 667.32 FT TH S88A04'15"W A DIST OF 1335.09 FT TH N01A16'15"W ON SD W LI A DIST OF 663.28 FT TH N01A25'36"W ON THE W LI OF THE E1/2 OF THE NE1/4 OF SD SEC 29 A DIST OF 1925.74 FT TH S86A40'52"W A DIST OF 314.96 FT TO THE PT OF A CURVE TO THE NE OF A NON-TANGENT CURVE TH ON SD CURVE WITH AN ARC OF 214.89 FT A RAD OF 6			
Public Improvements			
Dirt Road			
Gravel Road			
Paved Road			
Storm Sewer			
Sidewalk			
Water			
Sewer			
Electric			
Gas			
Curb			
Street Lights			
Standard Utilities			
Underground Utils.			
Topography of Site			
Level			
Rolling			
Low			
High			
Landsclaped			
Swamp			
wooded			
Pond			
Waterfront			
Ravine			
Wetland			
Flood Plain			

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	204,300	0	204,300			100,218C
2024	196,100	0	196,100			97,205C
2023	190,600	0	190,600			92,577C
2022	0	0	0			0

Comments/Influences



LENAWEE COUNTY TREASURER
TAX CERTIFICATE NO. 1010

STATE OF MICHIGAN - LENAWEE COUNTY
RECORDED 07/13/2023 03:23:56 PM DWA
Carolyn S. Bater REGISTER OF DEEDS 530.00

JUL 13 2023

LENAWEE COUNTY
JULY 13 2023
RECEIPT # 1058098

MICHIGAN \$825.55- CO
\$5 628 75- ST
Stamp # 42984

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,

\$30 Prestige

3 pgs prestige

\$6,454.30

Dated this 11 day of July, 2023,

Signed and Sealed:

Brian G. Mallory
Estate of Thomas Edmund Mallory a/k/a Thomas E. Mallory
By: Brian G. Mallory, Personal Representative

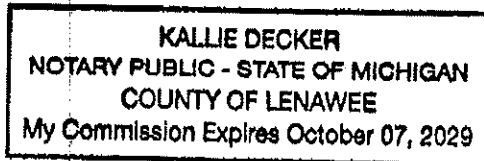
State of Michigan }
 } ss
County of Lenawee }

The foregoing instrument was acknowledged before me this 11 day of July, 2023, by Brian G. Mallory, Personal Representative of the Estate of Thomas Edmund Mallory a/k/a Thomas E. Mallory.

My Commission expires

10-07-2029

Kallie Decker
Kallie Decker
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.

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.



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): Iott 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 Silberhorn 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 Commission to recommend **APPROVAL** of the PA 116 application to the Blissfield Township Board.

Attachment(s):

- Background information provided by the applicant/township.



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

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

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

OFFICIAL USE ONLY	
Local Governing Body:	
Date Received:	
Application No:	
State:	
Date Received:	
Application No:	
Approved:	Rejected:

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

I. Personal Information:

1. Name(s) of Applicant: Iott Benjamin J
Last First Initial

(If more than two see #15)

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

2. Mailing Address: 4681 Seager Rd Blissfield MI 49228
Street City State Zip Code

3. Telephone Number: (Area Code) (734) 777-8712

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

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

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

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

8. Section No. _____ Town No. T.6-7S Range No. R.5E.

III. Legal Information:

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

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

11. Is there a tax lien against the land described above? ☐ Yes ☒ No
If "Yes", please explain circumstances:

12. Does the applicant own the mineral rights? ☒ Yes ☐ No
If owned by the applicant, are the mineral rights leased? ☐ Yes ☒ No
Indicate who owns or is leasing rights if other than the applicant:
Name the types of mineral(s) involved:

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

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

Name:

Address:

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

Application for Farmland Agreement

Page 2

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

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

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

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

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

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

- b. Total number of acres on this farm: 56 Acres
 c. Total number of acres being applied for (if different than above): 55
 d. Acreage in cultivation: 29 Ac
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0
 f. All other acres (swamp, woods, etc.): 29 Ac
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

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

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

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

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

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

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

Application for Farmland Agreement

Page 3

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

V. Signature(s):

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

Bennett

(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

3-17-25

(Date)

(Signature of Corporate Officer)

(Title)

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

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

I. Date Application Received: 9-24-2025 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Blissfield

☐ County ☒ Township ☐ City ☐ Village

This application is ☒ approved, ☐ rejected

Date of approval or rejection: 10-14-2025

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

Clerk's Signature: Diana Paul Warner

Property Appraisal: \$ 299,380.00 is the current fair market value of the real property in this application.

II. Please verify the following:

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

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

Note: Review Agencies have 30 days in which to respond before local governing body can proceed.

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

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

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

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

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

COPY SENT TO:

☒ County or Regional Planning Commission

☒ Conservation District

☒ Township (if county has zoning authority)

☐ City (if land is within 3 miles of city boundary)

☐ Village (if land is within 1 mile of village boundary)

Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:

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

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

☒ Map of Farm

☒ Copy of most recent appraisal record

☐ Copy of letters from review agencies (if available)

☐ Any other applicable documents

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

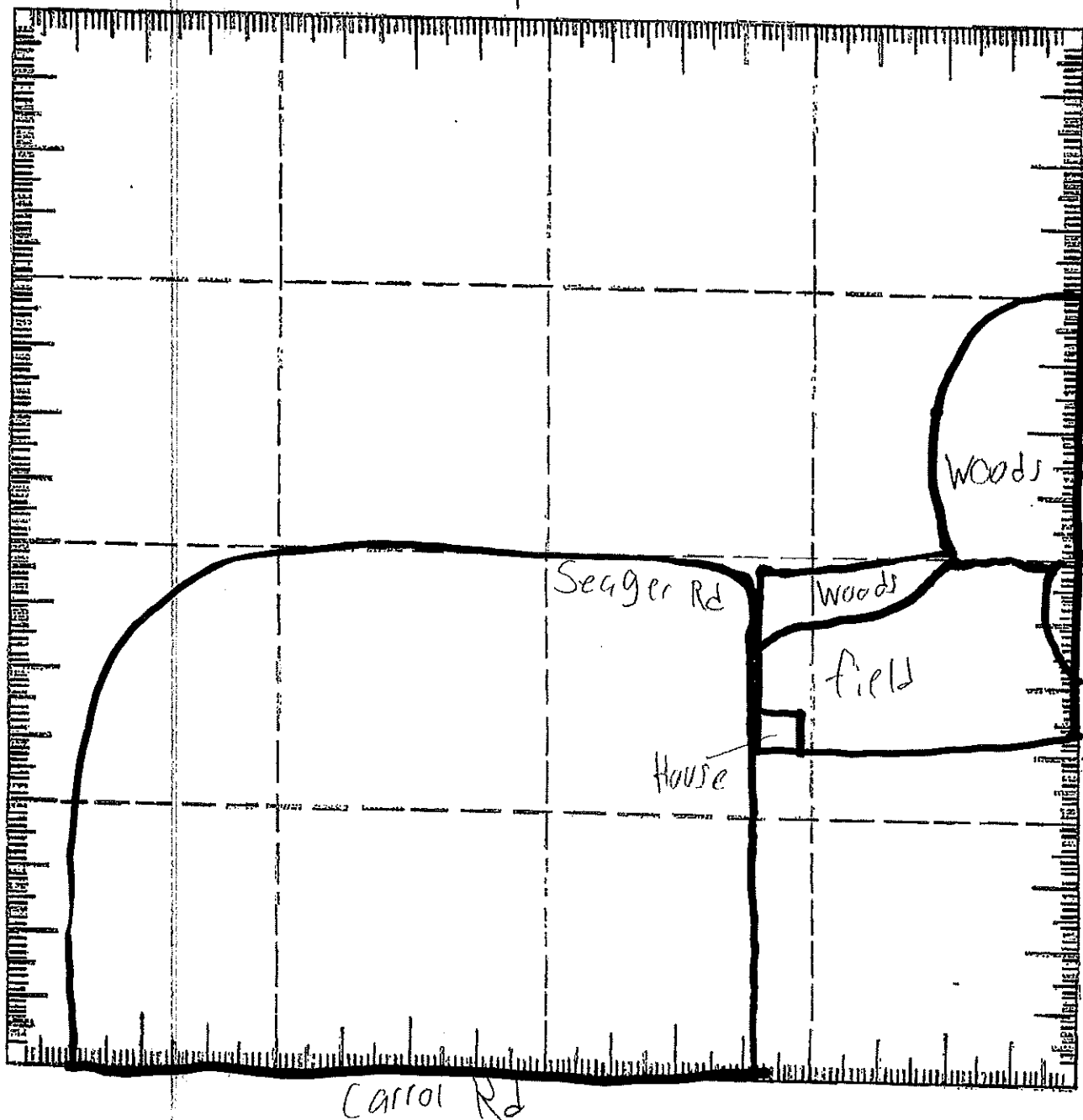
Map of Farm with Structures and Natural Features:

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

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

County Lehawee
Township Blissfield
T. 6-78 R. 5E Section 21

↑ North





Info

BL0-221-4275-00

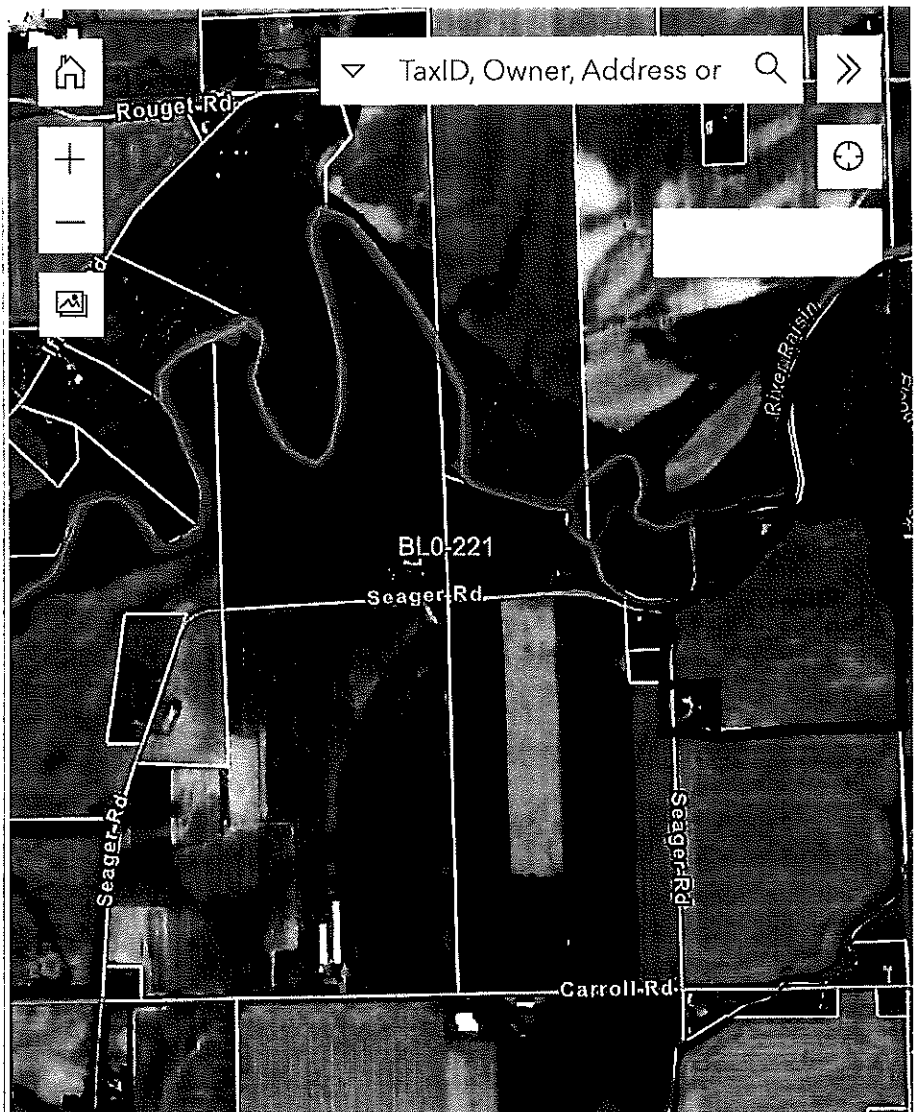
Zoom

Tax Parcels

Tax Parcel Fields

Tax ID	BL0-221-4275-00
Liber/Page	2590/0487
Owner 1	IOTT, BENJAMIN J
Owner 2	
Prop Address	4681 SEAGER RD
Prop Address Note	
Prop Address City	BLISSFIELD
BSA Link	View
GIS Calculated Acres	52.218
BSA Recorded Acres	56.880
Gov Unit	BL0
Tax Unit	BL0

Townships: Blissfield



0.3 mi

>>

BLISSFIELD TOWNSHIP

2024 Winter

Bill #: 000363

MESSAGE TO TAXPAYER

OPEN MON THRU THURS 9-12 CLOSED FRIDAY
OPEN DEC 30TH, 2024, FEB 14TH AND FEB 28TH, 2025
9AM-12PM & 1PM-5PM CLOSED 12-1 FOR LUNCH
ADD 3% PENALTY AFTER 5PM FEB 14TH, 2025
*****POSTMARKS NOT ACCEPTED*****
CASH PAYMENTS MUST BE EXACT AMOUNT***
*****NO CHANGE WILL BE GIVEN*****
DOG LICENSE NOW AVAILABLE

PAYMENT INFORMATION

This tax is due by: 02/14/2025
Pay by mail to: BLISSFIELD TOWNSHIP TREASURER
177 W BROOKE LANE
PO BOX 58
BLISSFIELD, MI 49228

****CASH PAYMENTS MUST BE EXACT CHANGE****

PROPERTY INFORMATION

Property Assessed To:
IOTT, BENJAMIN J
3369 RODESTER HWY
DEERFIELD, MI 49238

Prop #: BL0-221-4275-00 School: 46040
Prop Addr: 4681 SEAGER RD BLISSFIELD, MI 49228

Legal Description:

LD BEG AT E 1/4 POST SEC 21 ROWN TH S 1°05'W 1116.35 FT TH N 88°10'W
1328.35 FT TH N 695.90 FT TH NE LY ALG S LY BK OF RIVER TO E LY SEC 21
TH S TO POB SEC 21

TAX DETAIL

Taxable Value: 181,886 AGRICULTURAL-IMPRO
State Equalized Value: 286,300 Class:
Homestead %: 100.0000

Mort Code:

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

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.74780	136.01
MED CARE	0.18960	34.48
LENAMEE 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

OPERATING FISCAL YEARS

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

County: JAN 1 - DEC 31
Twn/Cty: JULY 1 - JUNE 30
School: JULY 1 - JUNE 30
State: OCT 1 - SEPT 30
Does NOT affect when the tax is due or its amount

Total Tax	37,468.30	3,540.94
Administration Fee		35.40
Interest/Pen:		
TOTAL AMOUNT DUE		3,576.34
Previous Payment		
Balance Due		3,576.34

4058

05-31-2019

Marilyn J Woods JG
MARILYN J WOODS

LIBER 2580 PAGE 0680 1 of 3

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



LENAWEE COUNTY
MAY 31, 2019
RECEIPT # 881608

STATE OF
MICHIGAN
REAL ESTATE
TRANSFER TAX

\$838.76- CO
\$5,719.76- ST
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. Iott, 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.

E.T. 18271

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 30th 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 31st 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 MI
COUNTY OF MONROE
MY COMMISSION EXPIRES May 18, 2022
ACTING IN COUNTY OF Monro

Kelly J. Surdell
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 Rhodesler Hwy., Deerfield, MI 49238

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

Parcel Number: BL0-221-4275-00

Jurisdiction: BLISSFIELD TOWNSHIP

County: Lenawee

Printed on

09/25/2025

Grantor Grantee

Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
0	11/14/2019	AF	21-NOT USED/OTHER	2590/0487	DEED	

IOTT, BENJAMIN J

KELLER, MARLENE J, LIVING IOTT, BENJAMIN J

KELLER, MARLENE J, LIVING KELLER, MARLENE J, LIVING

KELLER, DEAN HERBERT, DEC

Property Address

4681 SEAGER RD

Class: AGRICULTURAL-IMPR zoning: AA Building Permit(s) Date Number Status

School: BLISSFIELD COMMUNITY SCHOOLS

P.R.E. 100% 06/06/2019

Owner's Name/Address

IOTT, BENJAMIN J
3369 RODESILLER HWY
DEERFIELD, MI 49238

2025 Est TCV 583,077 TCV/TFA: 260.30

X Improved Vacant Land Value Estimates for Land table AG.AGRICULTURAL LAND

Public Improvements

Description	Frontage	Depth	Front Acres	Depth	Rate	%Adj.	Reason	Value
Dirt Road	AG LD	AG	29.00	Acres	7,500	100		217,500
Gravel Road	AG LD	1 ACRE BLDG SIT	1.00	Acres	17,500	100		17,500
Paved Road	AG LD	LOW/WET	7.38	Acres	1,000	100		7,380
Storm Sewer	AG LD	WOOD LOT	19.00	Acres	3,000	100		57,000
Sidewalk	AG LD	ROW	0.50	Acres	0	100		00
Water	56.88	Total Acres					Total Est. Land Value =	299,380

LD BEG AT E 1/4 POST SEC 21 RUNN TH S 1A05'W 1116.35 FT TH N 88A10'W 1328.55 FT TH N 69S.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

X Electric Gas Curb Street Lights Standard Utilities Underground Utilis. Topography of Site

Land Improvement Cost Estimates

Description D/W/P: 4in Ren. Conc. Total Estimated Land Improvements True Cash Value =

Rate 8.47 Size % Good 2935 71 Cash Value 17,650 17,650

X Level Rolling Low

X High

X Landslapped Swamp

X Wooded Pond

waterfront Ravine Wetland Flood Plain

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
CRR	09/29/2020	INSPECTED	2024	144,100	142,200	286,300			181,886C
000	01/01/2000	INSPECTED	2023	141,200	134,100	275,300			173,225C
			2022	135,400	122,600	258,000			164,977C



[illegible]

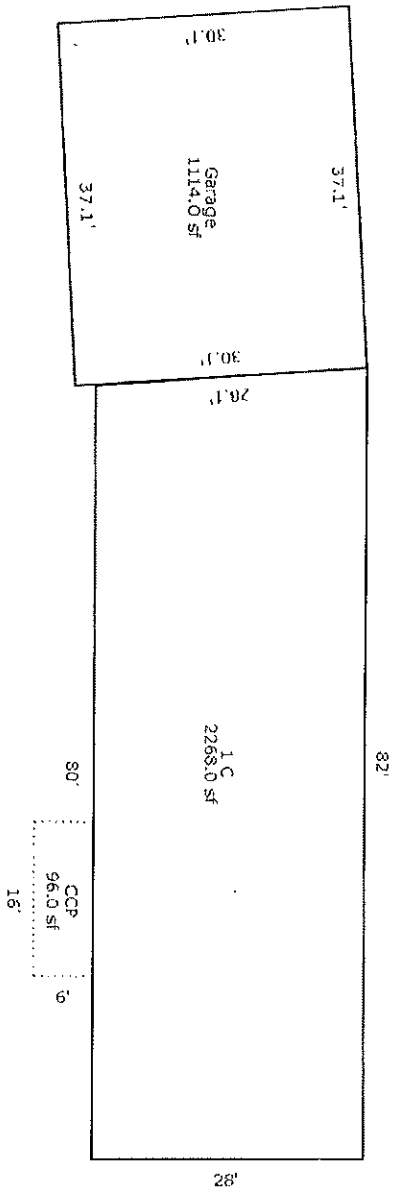
Parcel Number:

BL0-221-4275-00

Residential Building 1 of 1

Printed on

09/25/2025



Sketch by: Anna Skoch

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

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