



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: March 19, 2026
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 February 19, 2026, Meeting *[ACTION]*3
5. Request(s) for Review, Comment, and Recommendation
 - a. **Consideration of Township Zoning Amendment(s) –**
 - (1) #CZ26-2 – Woodstock Township *[ACTION]* 5
 - (2) #CZ26-3 – Cambridge Township *[ACTION]* 25
 - (3) #CZ26-4 – Rome Township *[ACTION]* 31
 - (4) #CZ26-5 – Macon Township *[ACTION]* 39
 - b. **Consideration of PA 116 Farmland Agreement(s) –**
 - (1) #FA26-2 – Ridgeway Township *[ACTION]* 45
 - c. **Consideration of Master Plan(s) — None**
6. Other Business
 - a. Old Business — Update on Lenawee County Master Plan.
 - b. New Business — None.
7. Public Comment *[2 MINUTE LIMIT]*
8. Commissioner Comment
9. Adjournment

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120 W. Michigan Avenue • Jackson, MI 49201

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

MEETING MINUTES

Thursday, February 19, 2026

Community Room • William J. Ross Center • Adrian, Michigan

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

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

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

Item 1 **Call to order.** Chair Liedel called the meeting to order at 6:01 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 February 19, 2026 meeting agenda for approval. An amended minutes was presented as Region 2 received a Termination Request from Palmyra Township after packets were sent. A motion was made by Carrie Dillon, and seconded by Bruce Nickel, to approve the amended February 19, 2026, meeting agenda. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the January 15, 2026 meeting minutes for approval. A motion was made by Keith Dersham and seconded by Beth Blanco, to approve the January 15, 2026, meeting minutes. *The motion passed unanimously.*

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

a. **Consideration of Township Zoning Amendment(s)**

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

(1) **#FA26-1 | Ogden Township.** Commissioners reviewed a PA 116 Farmland Agreement for Ogden Township. The subject property was approximately 37.33 acres, all of which is being applied for the program. Staff summarized this report advising commissioners to recommend approval of the agreement (see the staff report).

A motion was made by Keith Dersham, and seconded by Bruce Nickel, to concur with the staff advisement to recommend approval of the text amendment to the Lenawee County Clerk (see the staff report). *The motion passed unanimously.*

(2) **#FA26-2 | Palmyra Township.** Commissioners reviewed a PA 116 Farmland Agreement Death & Disability Termination Request in Palmyra Township. The request included a physician's note and a personal affidavit. Staff summarized this report advising commissioners to recommend approval of the agreement (see the staff report).

www.region2planning.com/lenawee-county-planning-commission

A motion was made by Keith Dersham, and seconded by Beth Blanco, to concur with the staff advisement to recommend approval of the to the Palmyra Township Board (see the staff report). *The motion passed unanimously.*

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

Item 6 **Other Business**

a. **Old Business** — Lenawee County planning commissioners want to hold a meeting with Region 2 and Lenawee County Administrator, Kimberly L. Murphy, to discuss updating the 2002 Lenawee County Master Plan.

b. **New Business** — None.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** The meeting was adjourned at 6:28 pm.

Respectfully submitted,



Thomas Boss, Recording Secretary



Lenawee County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201
Phone (517) 788-4426 • Fax (517) 788-4635

Coordinated Zoning Report | #CZ26-2

To: Lenawee County Planning Commissioners

From: Thomas Boss

Date: March 19, 2026

Proposal: [The rezoning of property in Woodstock Township](#)

Request

The subject property is proposed to have 1.3 acres split of the 7 total acres and be rezoned from 'Agricultural (AG)' to 'Commercial (C2)'.

Purpose

The Rezoning Worksheet Form states that the purpose of the proposed rezoning is to have a construction business headquarters for their business and have a place to store a few pallets.

Location and Size of the Property

The subject property (WD0-118-2150-00) is located east of US-127, just north of the US-127 and US-223 roundabout in Woodstock Township.

Land Use and Zoning

- **Current Land Use** – According to the 2018 Woodstock Master plan, the property currently has no current use.
- **Future Land Use** – According to the 2018 Woodstock Master plan, the property is in a 'Commercial' zone.
- **Current Zoning** – The subject parcel is currently zoned 'Agricultural (AG)'. The property is surrounded by several C2 zones to the east, south, and west. Additionally it has Agricultural zoning to the north and east.

Public Facilities and Environmental Constraints

- **Public Road/Street Access** – The subject property is accessible through US-127.
- **Public Water and Sewer** – Municipal water and sewer is not available to the site.
- **Environmental Constraints** – There are no known environmental constraints for the site.

Analysis and Recommendation

Township Planning Commission Recommendation – The Woodstock Township Planning Commission approved the rezoning at their February meeting.

LCPC Staff Analysis and Advisement –

There is several ‘Commercial (C2)’ zoning located near the parcel as well as it fitting into the future land use plan for Woodstock Township. Staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the proposed rezoning to ‘Commercial (C2)’ to the Woodstock Township Board.

Attachment(s):

- Background information provided by 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: Woodstock Township Case #: W10-118-2150-00
 Township official we may contact: Matthew Selgraves Phone #: (517) 514-2525
 Applicant: Brad Fawle Phone #: () - -
 Rezoning Request: From: AG () To: C-2 ()
 Property Location: Section(s): 1055 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"): 7 acres in earlier PDF

Please attach location map Yes No
 What is the existing use of the site? no current use

What is the proposed use of the site? a business head quarters for a builder, and a place to set a few pallets of basic construction materials

What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?
 North: vacant parcel, and farther N, a residence South: commercial use apartments - Family multi-residential
 East: East-vacant / S/E corner is C-2 West: C-2 medical office/Realtor

What are the surrounding Zoning Districts?
 North: AG () South: Multi-Fam. Res. and C-2 ()
 East: AG and C-2 () West: C-2 ()

What is the suggested use of the site on the Township's Land Use Plan map? Commercial corridor
 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 US 127
 Are there any known environmental constraints on the site? Yes No
 Wetland(s) Floodplain(s) Brownfield(s) Soil(s) Other (please specify) _____

Please attach the minutes of the Planning Commission.
 Yes, the minutes are attached. No, the minutes are not attached.
 Please attach copies of any reports, exhibits or other documented provided to the Planning Commission.
 Yes, copies of documentation are attached. No, copies of documentation are not attached.
 Please attach any public comments, letters, or petitions. in original PDF
 Yes, public comments are attached. No, public comments are not attached.

N/A

Please include any additional information or comments as an attachment.

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**Woodstock Township
6486 Devils Lake Hwy
Addison, MI 49220**

Planning Commission, Public Hearing

Date Posted 1/20/2026

Woodstock Township Planning Commission will hold a **Public Hearing** on **Thursday, February, 19, 2026**, at 5:00pm, at 6486 Devils Lake Hwy.

This Hearing is to consider a zoning change to C-2, of one acre of road frontage, on current Agriculturally-zoned parcel WDO-118-2150-00. Current parcel is 18,000 Blk N. US 127, and is 7.0 acres.

John Nicholl- PC Chair

Copies of documents are available for review at 6486 Devils Lake Hwy.

Any written comments relating to these meetings can be forwarded to:

Woodstock Township
Attn. Planning Commission
6486 Devils Lake Hwy
Addison, MI 49220

Or emailed to
woodstocktownshipzoning@gmail.com

Matthew SeGraves,
Zoning/Ordinance Administrator

Woodstock Township Zoning Compliance Permit

Applicant BRAD L. FOWLE, JR
Address 11510 Greenlawn Dr
City, State, Zip Jerome, MI 49249
Contact No. (517) 403-3444
Email rightchoicecontractors@gmail.com
Tax # 46-WD0-118-2150-00
Parcel Number/Tax ID- _____

PROPERTY OWNER'S NAME AND ADDRESS (if not the applicant)

Name: _____
Address SAME
City, State, Zip _____
Contact No. _____

If you are not the property owner what is your relationship (circle one):

Builder _____
Have option to purchase _____
Agent/other _____

Proposed Construction Site Address (if known)

18000 N US-127 BLK, Cement City, MI 49233

Property Information

Proposed Land Use/Building Right Choice Contractors, LLC

Present Zoning M #

Parcel Size/Dimensions 210' x 210' proposed after I parcel my land

Property Description VACANT LAND

Size of Building, Structure, Addition 30 x 40 w/lean to

Percentage of Lot Covered 2.75%

Central Sewer Available NO

Parcel Number/Tax ID WD0-118-2150-00

UNCOMMON VALOR

1688

74-269/724

BRAD L. FOWLE JR
DBA RIGHT CHOICE CONTRACTORS
11510 E. GREENLAWN DR
JEROME, MI 49249



12/16/25 DATE

PAY TO
THE ORDER OF

Woodstock Township

\$ 80

Eighty dollars & 00/100

DOLLARS

Security Features
Included
Details on Back.

COUNTY NATIONAL BANK
WWW.COUNTYNATIONALBANK.COM

FOR

ZCP

[Handwritten Signature]

MP

⑆072402694⑆ 5500 3 1706 9 1688

STARS & STRIPES



Woodstock Township
 6486 Devils Lake Hwy, Addison, MI 49220
 Phone: (517) 547-6598 Fax: (517) 547-4618
Zoning Compliance Permit

PERMIT #: WDO-118-215**ISSUED:****EXPIRES:**

LOCATION:	OWNER:	CONTRACTOR:
18000 N US-127 BLK WDO-118-2150-00 Zoning:	FOWLE, BRAD L, JR 11510 GREENLAWN DR JEROME MI 49249 Phone: Fax:	 Phone: Fax:

Work Description:**Stipulations:**

Fee Description	Fee Category	Quantity	Item Total
Zoning Compliance	Standard Item	1.00	80.00

Fee Total: \$80.00
 Amount Paid: \$0.00
 Balance Due: ~~\$80.00~~ *0.00*

AGREEMENT AND SWORN STATEMENT

The work for which this permit is issued shall be performed according to: (1) The conditions of this permit; (2) the approval plans and specifications; (3) the applicable approvals, Ordinances and Codes; and (4) The State Building Code. This permit is for only work described, and does not grant permission for additional or related work which requires separate permits. This permit will expire and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days any time after work has commenced. The applicant is responsible for assuring all required inspections are requested in conformance with the State Building Code.

Issued by: Building Official, Woodstock Township

Denial - pending new survey of 1 acre (for the new commercial parcel) - pending (also) rezoning to C-2 (currently Ag.)
Matt Schuman

Woodstock Township Application for Zoning Changes

Planning Commission Recommendation/Township Board Approval

Applicant BRAD L. FOWLE, JR
Address 11510 Greentown Dr.
City, State, Zip Jerome, MI 49249
Contact No. (517) 403-3444
Email rightchoicecontractors@gmail.com
Tax # 46-1150-118-2150-00
Parcel Number/Tax ID- _____

PROPERTY OWNER'S NAME AND ADDRESS (if not the applicant)

Name: _____
Address S A M E
City, State, Zip _____
Contact No. _____

If you are not the property owner what is your relationship?

- Builder
- Have option to purchase
- Agent/other _____

Requested Zoning Classification From Agricultural, to C-2
18000 N US-127 BLK, Cement City, MI 49233

Property Information

Proposed Land Use/Building Right Choice Contractors, LLC
Present Zoning ~~AG~~ (AG)
Parcel Size/Dimensions 210' x 230' 1 acre
proposed after I parcel my LAND
Property Description VACANT LAND
Size of Building, Structure, Addition 30 x 40 w/Lean too
Percentage of Lot Covered 2.75%
Central Sewer Available NO

Parcel Number/Tax ID WDO-118-2150-00

ALL MEN ARE CREATED EQUAL

74-269/724

1689

BRAD L. FOWLE JR
DBA RIGHT CHOICE CONTRACTORS
11510 E. GREENLAWN DR
JEROME, MI 49249

12/16/25 DATE

PAY TO
THE ORDER OF

Woodstock Township

\$ 505

Five hundred & five & 1/100

DOLLARS



Security Features
pictured.
Details on Back.

COUNTY NATIONAL BANK
WWW.COUNTYNATIONALBANK.COM

FOR

Re-zoning

[Signature]

MP

⑆072402694⑆ 5500⑆31706⑆9⑆ 1689

STARS & STRIPES

WD0-118-1055-00
WAGNER, STACY L
ANDREW C WAGNER
2013 MARMOOR DR
UTICA MI 48317-2755

WD0-118-1240-00
KIMBLE, COTY W
18501 N US-127
CEMENT CITY MI 49233

WD0-118-2075-00
LAMBERT, HAROLD
9700 SKIFF RD
JEROME MI 49249

WD0-118-2100-00
WALDROP, JAMES & ELIZABETH, JR
13335 KERR ST
SOUTHGATE MI 48195

WD0-118-2150-00
FOWLE, BRAD L. JR.
11510 GREENLAWN DR
JEROME MI 49249

WD0-118-2400-00
WELLDAY, DIANE
2465 S WASHINGTON AVE A-101
TITUSVILLE FL 32780

WD0-118-2400-00
WEBB, ALBERT
10500 BRIGGS HWY
CEMENT CITY MI 49233

WD0-118-2450-00
HOOVEN, DANIEL R & RIZALYN P
10400 BRIGGS HWY
CEMENT CITY MI 49233

WD0-118-2550-00
KELLEY, DUSTIN R
18301 N US-127
CEMENT CITY MI 49233

WD0-118-2575-00
SANT/HADASH LLC
7754 HIDDEN RIDGE LN
NORTHVILLE MI 48167

WD0-118-2580-00
SANT/HADASH LLC
7754 HIDDEN RIDGE LN
NORTHVILLE MI 48167

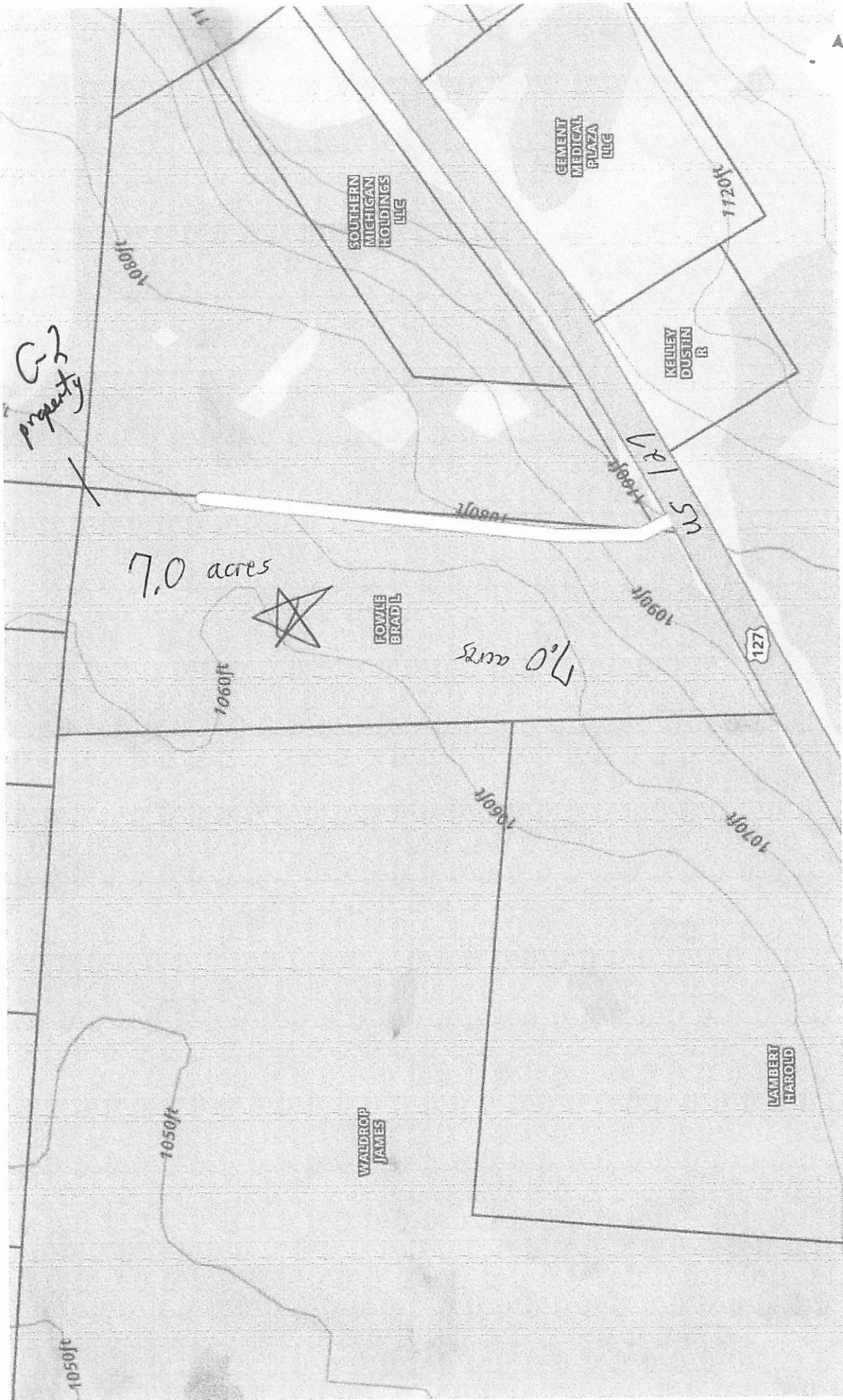
WD0-118-2585-00
SANT/HADASH LLC
7754 HIDDEN RIDGE LN
NORTHVILLE MI 48167

WD0-118-2590-00
SANT/HADASH LLC
7754 HIDDEN RIDGE LN
NORTHVILLE MI 48167

WD0-118-2600-00
CEMENT MEDICAL PLAZA, LLC
3271 W CARLETON RD
HILLSDALE MI 49242

WD0-118-2635-00
SOUTHERN MICHIGAN HOLDINGS LLC
17575 US-223
CEMENT CITY MI 49233

WD0-118-2785-00
KING FAMILY REV. TRUST
2118 WAMPLERS HEIGHTS
BROOKLYN MI 49230



11/1/11



C-2 1.3
Acres

AG 5.7 Acres

6.0
acres

FOWLE
BRADLE

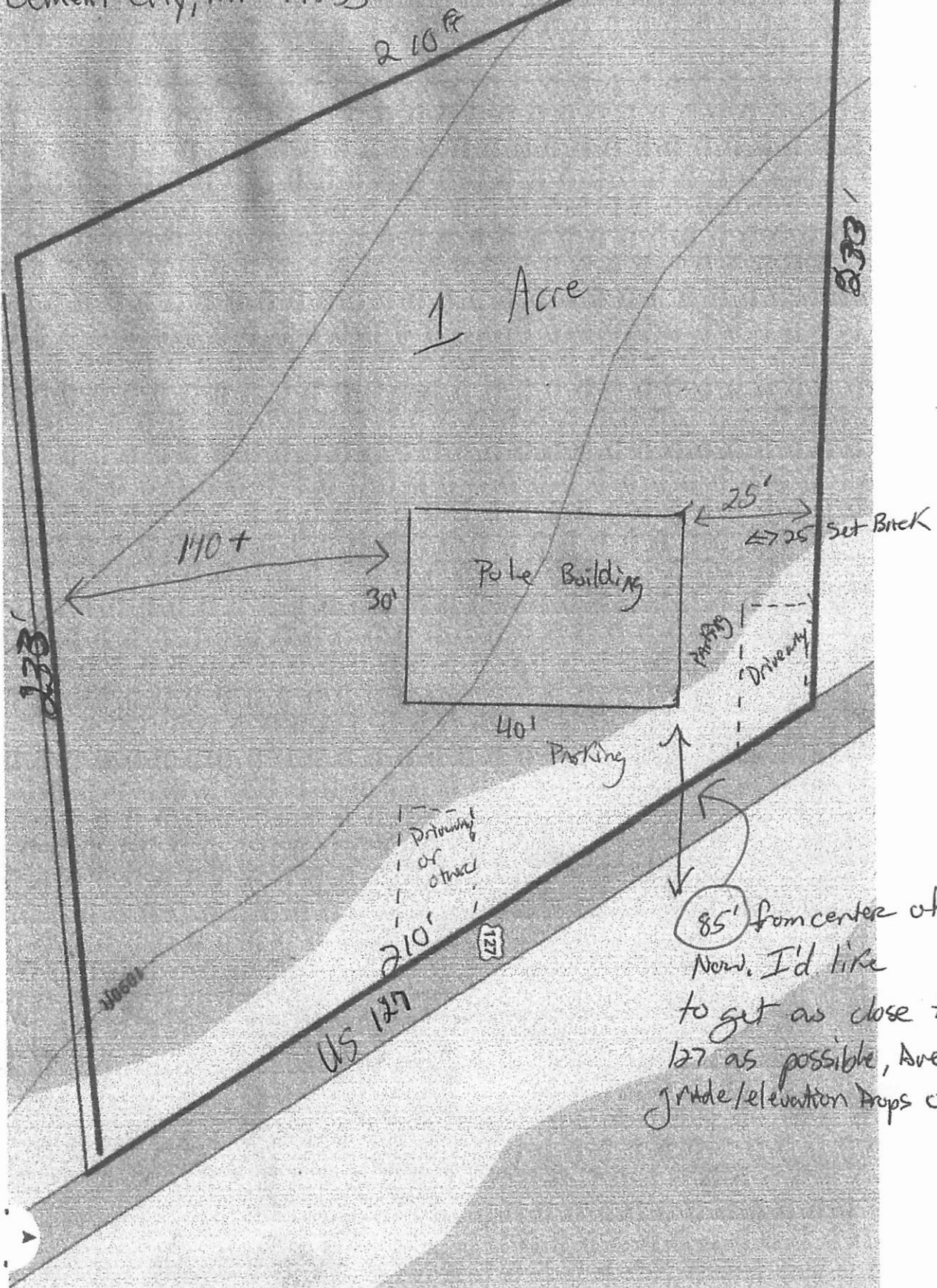
1339.25

1071.95

369.89

C-2 property

TAX # 46-WDO-118-2150-00
18000 N US-127 BLK
Cement City, MI 49233



85' from center of rd
Now, I'd like
to get as close to
127 as possible, Ave to
grade/elevation drops off.

WD0-118-2150-00

Zoom to

Tax Parcels

Tax Parcel Fields

Tax ID	WD0-118-2150-00
Liber/Page	2651-0174
Owner 1	FOWLE, BRAD L, JR
Owner 2	
Prop Address	18000 N US-127 BLK
Prop Address Note	BLK
Prop Address City	CEMENT CITY
BSA Link	View
GIS Calculated Acres	6.966
BSA Recorded Acres	7.460
Gov Unit	WD0
Tax Unit	WD0



Hand-drawn note in a circle: "Near Rnd - a - boat"

Pay this tax to:

Woodstock Township
HEIDI PERRY, TREASURER
6486 DEVILS LAKE HWY
ADDISON, MI 49220

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.

This tax is due by: 02/17/2026
After 02/17/2026 additional interest and fees apply

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

2025 Winter Tax for Prop #: 46-WD0-118-2150-00

Property Addr: 18000 N US-127 BLK

Make Check Payable To: Woodstock Township

2788

TOTAL AMOUNT DUE: 851.50

*****AUTO**5-DIGIT 49241
FOWLE, BRAD L, JR
11510 GREENLAWN DR
JEROME, MI 49249-7602



Please detach along perforation. Keep the bottom portion.

WOODSTOCK TOWNSHIP

2025 Winter

Bill #: 00782

MESSAGE TO TAXPAYER

TREASURER OFFICE HOURS:
MONDAY & TUESDAY 9:00AM - 1:00PM
WEDNESDAY - 9:30AM - 1:00PM
NOTE: AN OUTDOOR DROP BOX IS AVAILABLE FOR PAYMENTS.
PAY BY CASH, CHECK, OR CC. PAYMENTS MAY ALSO BE MADE ONLINE.
WOODSTOCKTOWNSHIP.COM
IF YOU WOULD LIKE A RECEIPT FOR YOUR PAYMENT, PLEASE ENCLOSE
A SELF-ADDRESSED STAMPED ENVELOPE.
ADD 33 PENALTY FROM FEB 17, 2016 THRU MARCH 2, 2026
WOODSTOCK TOWNSHIP: 517-847-8588

PAYMENT INFORMATION

This tax is due by: 02/17/2026
Pay by mail to: Woodstock Township
6486 DEVILS LAKE HWY
ADDISON, MI 49220

PROPERTY INFORMATION

Property Assessed To:
FOWLE, BRAD L, JR
11510 GREENLAWN DR
JEROME, MI 49249
ADDISON COMMUNITY SCH
School: 46020
Prop #: 46-WD0-118-2150-00
Prop Addr: 18000 N US-127 BLK

TAX DETAIL

Taxable Value: 27,321 RESIDENTIAL-VACANT
State Equalized Value: 30,600 Class: 402
Homestead %: 0.0000
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.

Legal Description:
LD BEG 1339.25 FT E & 977.23 FT S 1 DEG 04'W ALG E LI OF NW-1/4 OF NE-
1/4 FROM N-1/4 POST SEC 18 RGNH TH E 1 DEG 04'W 360.00 FT TH N ALG S LI
OF NW-1/4 OF NE-1/4 899.53 FT TH N 32 DEG 35'W 300 FT ALG CTR LI HWY US
-127 TH N 84 DEG 55'E 1071.95 FT TO POB - SEC 18

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.74720	20.41
MED CARE	0.18940	5.17
LENAWEE INT SCH	7.28170	198.94
SCHOOL BOND	1.80000	49.17
SCHOOL OPER	18.00000	491.77
TWP TAX	0.96410	26.34
PUBLIC SAFETY	0.84440	23.06
FIRE	0.72940	19.92
DISTRICT LIBRARY	0.59770	16.32
VETERAN RELIEF	0.01500	0.40

BALANCE OF DESCRIPTION ON FILE

OPERATING FISCAL YEARS

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

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

Total Tax	31.16890	851.50
Administration Fee		0.00
TOTAL AMOUNT DUE		851.50
PREV. PAYMENTS		
BALANCE DUE		

Amount paid 92.00 USD

Based on this email

Correct?



noreply@fiserv...  12:39 PM

to me 



Thank you for your recent payment to MDOT Permit Gateway.

Payment Application: MDOT Permit Gateway
Payment Status: Payment completed successfully.
Confirmation Number: 26011466330655
Payment Date: 01/14/2026

Billing Address: RIGHT CHOICE CONTRACTORS
11510 GREENLAWN DR
Jerome, MI 49249
5174033444

Card Type: MC
Card Number: x4067

Payment Amount: 92.00 USD
Total Amount: 92.00 USD

Reference: 656779-1186311

DO NOT REPLY DIRECTLY TO THIS EMAIL.

Application Reference Number:116210

Applicant Info

Applicant Name: BRAD L FOWLE
Mailing Address: 11510 Greenlawn Dr, 18000 N US 127, CEMENT CITY, MI 49233
City: Jerome State: MI

Zip: 49249

Primary Contact

Contact Name: BRAD FOWLE JR
Phone No: 517-403-3444 Cell Phone No:
Email Address: rightchoicecontractors@gmail.com

Site Info

State Route: US127 Township Of: Woodstock County: Lenawee County
Latitude: 42.0413636541572 Longitude: -84.35312492016482

Work Info

Proposed Start Date: 01/15/2026 Proposed Completion Date: 02/28/2026

Purpose: 18000 N US 127 BLK
CEMENT, CITY, MI 49233
THERE IS A GUARD RAIL THAT WILL NEED CUT

Zoom in
Zoom out
Vantir

Work Order #:
Organizations Job #:

Requisition #:

MDOT Job #:

Lane Closure Proposed: No

Work Located on Restricted Route: No

Work performed outside of time restrictions: No

Date Submitted: 01/14/2026

Bond Info

Department Bond Number:

Insurance Info

Certificate of Insurance Number:

Attachments

Attachments Included:

Type of Work

Driveways

Commercial Driveways - Parking spaces < 10 (per driveway)

Government

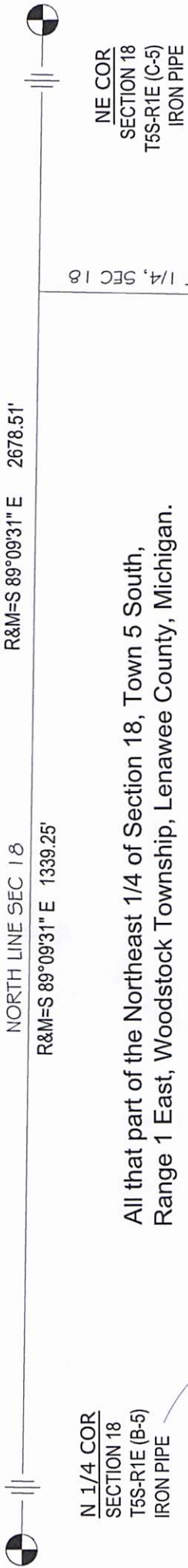
Banners & Christmas Decorations

Application Fee (Nonrefundable)

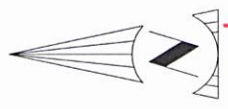
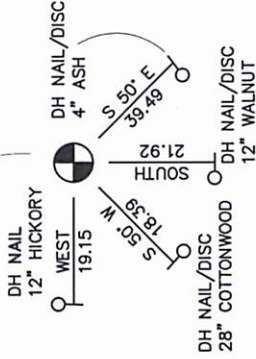
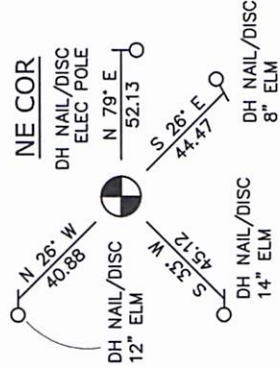
Additional fees may be applied.

\$90.00

CERTIFICATE OF SURVEY

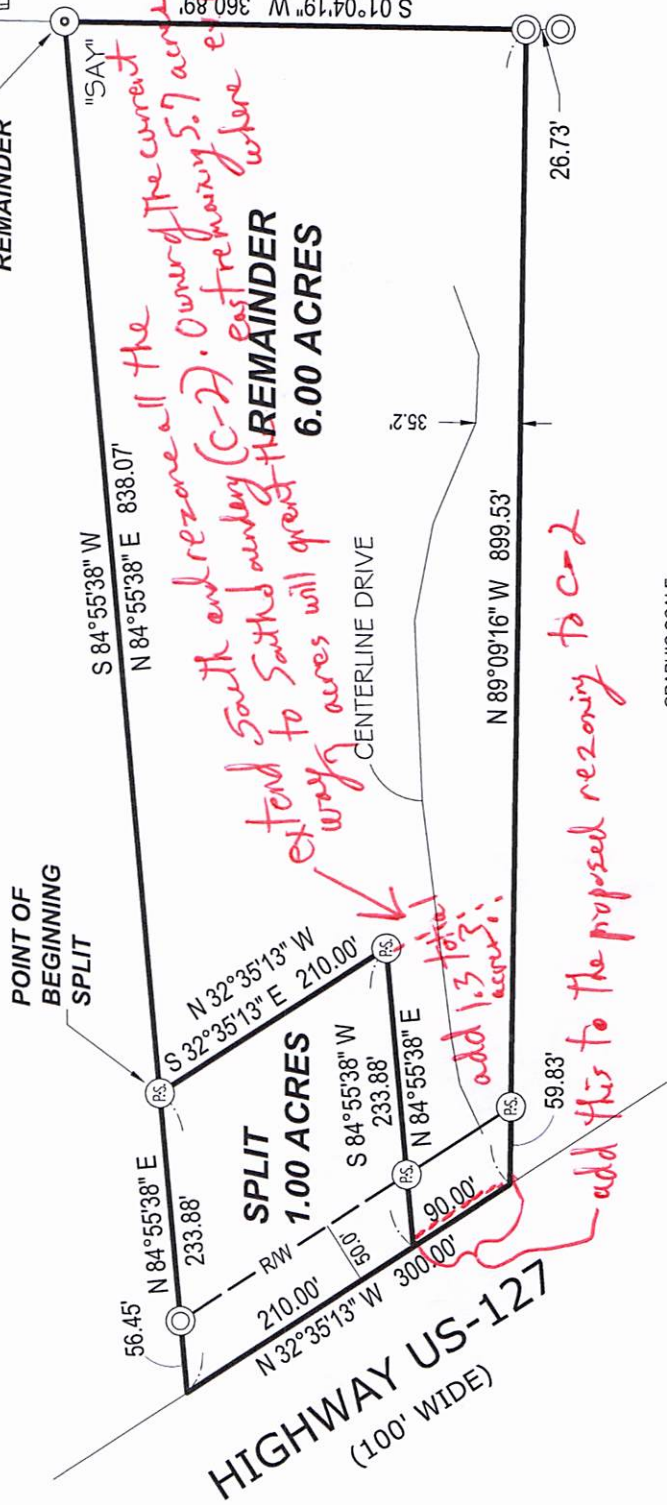


All that part of the Northeast 1/4 of Section 18, Town 5 South,
Range 1 East, Woodstock Township, Lenawee County, Michigan.



LEGEND	
	REBAR & CAP SET "JDC"
	IRON PIPE FOUND
	REBAR FOUND
	PLAT MONUMENT
	RECORD
	MEASURED

EAST LINE, NORTHWEST 1/4, NORTHEAST 1/4, SEC 18
S 01°04'19" W 360.89' S 01°04'19" W 977.23'



Drawn By	Checked By
DRM	JDC

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



Jacob D. Carpenter
Jacob D. Carpenter
Professional Surveyor No. 4001071323
Page 23

W:\Projects\401\2025\2000-2199\2502046\CAD\SURVIC3D\2502046-Fowle JR.dwg

FOR: BRAD FOWLE JR.	JOB NO: 401.2502046
SCALE: 1 INCH = 150 FEET	DATE: DECEMBER 22, 2025

SHEET 1 OF 2

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

www.MannikSmithGroup.com



CERTIFICATE OF SURVEY

Descriptions
Woodstock Township, Lenawee County, Michigan

SPLIT

All that part of the Northeast 1/4 of Section 18, Town 5 South, Range 1 East, Woodstock Township, Lenawee County, Michigan, described as beginning 1339.25 feet South 89°09'31" East along the North line of said Section 18 and 977.23 feet South 01°04'19" West along the East line of the Northwest 1/4 of the Northeast 1/4 of said Section 18 and 838.07 feet South 84°55'38" West from the North 1/4 Corner of said Section 18; thence South 32°35'13" East 210.00 feet; thence South 84°55'38" West 233.88 feet; thence North 32°35'13" West 210.00 feet along the centerline of Highway US-127 (100 feet wide); thence North 84°55'38" East 233.88 feet to the point of beginning. Containing 1.00 acres.
Subject to highway easements and all other easements and restrictions of record, if any.

REMAINDER

All that part of the Northeast 1/4 of Section 18, Town 5 South, Range 1 East, Woodstock Township, Lenawee County, Michigan, described as beginning 1339.25 feet South 89°09'31" East along the North line of said Section 18 and 977.23 feet South 01°04'19" West along the East line of the Northwest 1/4 of the Northeast 1/4 of said Section 18 from the North 1/4 of said Section 18; thence continuing South 01°04'19" West 360.89 feet along said east line; thence North 89°09'16" West 899.53 feet; thence North 32°35'13" West 90.00 feet along the centerline of Highway US-127 (100 feet wide); thence North 84°55'38" East 233.88 feet; thence North 32°35'13" West 210.00 feet; thence North 84°55'38" East 838.07 feet to the point of beginning. Containing 6.00 acres.
Subject to highway easements and all other easements and restrictions of record, if any.

The bearings are referenced to a survey dated January 22, 1980 by Walter E. Frazier & Associates which uses the centerline of US-127 running through the South 1/2, Southeast 1/2, Section 18 as reference bearing

W:\Projects\401\2025\2000-2199\2502046\CAD\SURVIC3D\2502046-Fowle JR.dwg

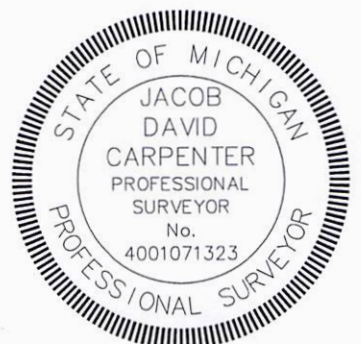
Drawn By	Checked By
DRM	JDC

FOR: BRAD FOWLE JR.	JOB NO: 401.2502046
	DATE: DECEMBER 22, 2025



SHEET 2 OF 2
237 NORTH MAIN STREET
ADRIAN, MI 49221
TEL: 517.263.4515
FAX: 517.263.4535

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



Jacob D. Carpenter
Jacob D. Carpenter
Professional Surveyor No. 4001071323
Page 24

COORDINATED ZONING REPORT | CZ26-3

Amendment to the Cambridge Township Zoning Ordinance

DATE: March 19, 2026 Article

LOCATION III. Section 36-132 (e)(7).

BACKGROUND: Amendments to the Cambridge Township Zoning Ordinance in Article III, Section 36-132 (e)(7).

Cambridge Township is amending text in Section 36-132 (e)(7), “The maximum lot coverage shall be no more than forty (40)% lot coverage.” Additionally, existing Sections 36-132(e)(7), (8) and (9) shall be renumbered as Sections 36-132(e)(8), (9) and (10).

R2PC STAFF RECOMMENDATION Staff recommends **APPROVAL** for the text amendment request from Cambridge Township as their changes help prevent impervious surfaces which would increase the amount of storm runoff into the lakes. 40% lot coverage is a reasonable amount and allows for better drainage and protecting the water quality within their ‘Lake District Overlay Zone.’

SUGGESTED ACTIONS

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

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LCPC Case #: _____
(For LCPC Use Only)

ZONING AMENDMENT FORM



**LENAWEE COUNTY PLANNING COMMISSION
(COORDINATING ZONING)**

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

Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to 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 CAMBRIDGE 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 III, Div. 3 SECTION 31-132(2)(7)

The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.)

THE MAXIMUM LOT COVERAGE MAY BE 40%

- PUBLIC HEARING** on the above amendment was held on: month 02 day 25 year 2026
- NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month 02 day 10 year 2026
(Notice must be provided at least fifteen days prior to the public hearing.)
- THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: 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.

Cinda Sparks, Recording Secretary 02/25/2026 (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.
- _____ () Chair or () 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

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**CAMBRIDGE TOWNSHIP
NOTICE OF PUBLIC HEARING**

The Cambridge Township Planning Commission will conduct a public hearing on Wednesday, February 25, 2026 at 7:00 PM at the Cambridge Township Hall, located at 9990 M-50, Onsted, Michigan to consider the following zoning ordinance amendment:

Amendment to Section 36-132

- a. Section 36-132, Lake District Overlay Zone (RL-O), of Chapter 36, Zoning, of the Cambridge Township Code of Ordinances is amended to add a new Section 36-132(e)(7) to provide as follows:

(7) The maximum lot coverage shall be no more than forty (40)% lot coverage.

- b. Existing Sections 36-132(e)(7), (8) and (9) shall be renumbered as Sections 36-132(e)(8), (9) and (10) respectively.

Written comments on the proposed ordinance amendment may be submitted to the Planning Commission either by mailing to: Cambridge Township, Attn. Township Clerk, P.O. Box 417, Onsted, MI 49265, or by emailing to: rick@cambridgetownshipmi.gov, or by delivery to the township office at the above address.

Rick W. Richardson
Cambridge Township Clerk

Cambridge Township Planning Commission

Regular Meeting Minutes – Wednesday, February 25, 2026

- 1) Meeting called to order at 7:00 p.m. by Chairman Streams, with the Pledge of Allegiance to the flag.
- 2) Roll Call: Chairman Streams welcomed new member: Phil Kittridge.

R. Streams	Present	P. Kittredge	Present.
L. Pelham	Present	D. Hubbard	Present
K. Kelley	Present	C. Shanks	Present
B. Stewart	Absent	D. Horner	Excused
N. Snyder	Present		

- Public Attendance – 2
- 3) Report of the Secretary: **MSC (Hubbard, Kelley)** To approve the PC Meeting minutes of February 25, 2026. **Passed unanimously)**
- 4) Old Business:
 - a. Open Public Hearing to discuss the following Zoning Ordinance Amendment to Section 36-132.
 - i. Maximum Lot coverage shall be no more than forty% of lot coverage
 - ii. No comments.
 - iii. **MSC (Hubbard, Kelley)** to close Public Hearing. **Unanimous.**
- 5) **MSC (Hubbard, Kelley)** to send Amendment 36-132 to Region 2. **Unanimous.**
- 6) More discussion was held concerning Frame and Membrane as an Accessory Structure. It is exempt. Concerns about whether there is a need for an ordinance to be developed and who would enforce it. Concerns about whether this is a structure or is it just a cover. Is it enforceable? Fire Department concerns were raised as to the distance between building and structure. There are many variables to consider. **MSC (Hubbard, Kelley)** to table until next meeting. Everyone should consider what is a temporary vs. a permanent structure. Bring ideas to next meeting.
- 7) Written Correspondence – none.
- 8) Public Comments – None
- 9) Adjourn Meeting: **MSC (Hubbard, Kelley)**, to adjourn meeting. **Passed unanimous-7:20 p.m.**

Submitted by C. Shanks, Acting Secretary



COORDINATED ZONING REPORT | CZ26-4

Amendment to the Rome Township Zoning Ordinance

DATE: March 19, 2026 Article

LOCATION Section 11.94

BACKGROUND: Amendments to the Rome Township Zoning Ordinance in Section 11.94.

Rome Township is amending text in Section 11.94 to add a moratorium ordinance.

**R2PC STAFF
RECOMMENDATION**

Staff recommends **APPROVAL** for the text addition from Rome Township as adding a moratorium helps protect the township by allowing them to temporarily pause an application, giving the planning commission time to study and update their zoning ordinance. This can help a township if they lack a data center, solar, or any other ordinance.

**SUGGESTED
ACTIONS**

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

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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 _____ 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 _____ 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 _____ day _____ year _____

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

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

The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be forwarded to the Township Board with a recommendation to APPROVE or DISAPPROVE.

_____, Chair or Secretary _____ / _____ / _____ (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

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

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

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

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

TOWNSHIP BOARD ACTION:

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

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

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ROME TOWNSHIP

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE REGARDING SPECIAL
LAND USES**

The Township of Rome ordains:

Section 1. Addition of New Section 11.94 to the Zoning Ordinance.

A new Section 11.94 is added to Article XI of the Zoning Ordinance and reads in its entirety as follows:

Section 11.94. MORATORIUMS.

A. Moratorium by Resolution.

1. The Township Board, by resolution, may impose a temporary moratorium upon the review or issuance of any and all applications, permits, rezonings, licenses, or approvals for specific special or other new or emerging land uses in the Township if the Township Board desires to review, enact, or amend provisions of the master plan or zoning ordinance to regulate specific special or other new or emerging land uses that may impact the health, safety or welfare of Township residents or property.
2. A temporary moratorium may also be imposed by the Township Board upon the recommendation of the Planning Commission when the Planning Commission determines that a moratorium is needed to allow it sufficient time to review and recommend amendments to the master plan or zoning ordinance concerning existing, new, or emerging land uses that may adversely affect the health, safety, or welfare of Township residents or property.

B. Purpose and Findings. The resolution must state the purpose of the moratorium and include findings of the Township Board in support of the moratorium.

C. Length of Moratorium. Any resolution adopted pursuant to this Section must specify the length of the moratorium which may not exceed twelve (12) months. The resolution may provide for one (1) extension of the moratorium, by resolution, for up to six (6) months.

D. Notice. Notice of the resolution must be published within seven (7) days of its adoption. The notice must include the following:

1. A summary of the resolution's effect.
2. The length of the moratorium and whether an extension is possible.
3. Where the public may inspect the resolution enacting the moratorium.

Section 2. Validity and Severability.

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

Section 3. Repealer.

Any ordinances or parts of ordinances that conflict with this Ordinance are repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Effective Date.

This Ordinance takes effect upon the expiration of seven (7) days after its publication pursuant to MCL 125.3401.

89765:00001:202343011-1



ROME TOWNSHIP PLANNING COMMISSION SPECIAL MEETING MINUTES

March 5, 2026 – 7:00pm
Rome Township Hall

Chairperson Rob Apoian called the meeting to order at 7:00pm and led the Pledge of Allegiance to the flag.

ROLL CALL: Pat Bournes, Scott Peters, Rob Apoian, Matt Minnick, and Leo Oswald were all present. Kevin Fisher and Sheri Wilt were absent.

OTHERS PRESENT: Howard Peters – Rome Township Deputy Supervisor

PUBLIC COMMENT: None.

ORDER OF BUSINESS

1. Open Public Hearing for Zoning Ordinance Amendment.

Pat Bournes made a motion to close the regular meeting, Leo Oswald seconded the motion. Motion carried 5-0.

Leo Oswald made a motion to open the public hearing for the Zoning Ordinance Amendment, Pat Bournes seconded the motion. Motion carried 5-0.

Leo Oswald inquired about the difference in moratorium ordinance and a resolution as the Township Board has used resolutions in the past. Scott Peters explained that the Zoning Ordinance Amendment (Zoning Moratorium/ Police Moratorium) to allow zoning moratoriums is more likely to be upheld in court should it be challenged. Discussion between the PC members continued for several more minutes regarding the Zoning Ordinance Amendment. Matt Minnick stated he had some concerns regarding the ordinance as written; specifically, the “health, safety, and welfare”. The main concern is what/who determines what can adversely affect health, safety, and welfare.

2. Close Public Hearing for Zoning Ordinance Amendment.

Leo Oswald made a motion to close the Zoning Ordinance Public Hearing; Scott Peters seconded the motion. Motion carried 5-0. Scott Peters made a motion to re-open the special meeting; Leo Oswald seconded the motion. Motion carried 5-0.

Scott Peters made a motion to approve a resolution recommending the Rome Township Board adopt a zoning ordinance amendment regarding special land uses. Chairperson Rob Apoian seconded the motion.

Roll Call Vote: Scott Peters – Yes

Leo Oswald – Yes

Pat Bournes – Yes

Matt Minnick – No

Chairperson Rob Apoian – Yes

The resolution recommending the Rome Township Board adopt a zoning ordinance amendment regarding special land uses passes 4-1.

PUBLIC COMMENT: Pat Bournes asked for some clarification on an email the Planning Commission received from Supervisor Millner regarding a conversation that he had with Consumers Energy. It was explained to Pat Bournes that he was just updating the PC on the status of past conversations.

Howard Peters also thanked the Planning Commission members for taking the time to work on the recent ordinances. He stated that if Townships didn't have ordinances in place they could be taken advantage of.

ADJOURNMENT: Pat Bournes moved to adjourn at 7:35pm. Leo Oswald seconded the motion; motion carried 5-0.



Matt Minnick
Secretary
Rome Township Planning Commission

Robert Apoian, MD
Chairman
Rome Township Planning Commission

COORDINATED ZONING REPORT | CZ26-5

Amendment to the Macon Township Zoning Ordinance

DATE: March 19, 2026 Article

LOCATION Section 16.11

BACKGROUND: Amendments to the Macon Township Zoning Ordinance in Section 16.11.

Macon Township is amending text in Section 16.11 to add a moratorium ordinance.

R2PC STAFF RECOMMENDATION Staff recommends **APPROVAL** for the text addition from Macon Township as adding a moratorium helps protect the township by allowing them to temporarily pause an application, giving the planning commission time to study and update their zoning ordinance. This can help a township if they lack a data center, solar, or any other form of ordinance.

SUGGESTED ACTIONS	(1) Recommend APPROVAL (2) Recommend DISAPPROVAL (3) Recommend APPROVAL WITH COMMENTS (4) Take NO ACTION
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LCPC Case #: _____
(For LCPC Use Only)

ZONING AMENDMENT FORM



**LENAWEE COUNTY PLANNING COMMISSION
(COORDINATING ZONING)**

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

Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to 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 Newton 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 XVI SECTION 16.11
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 03 day 04 year 2026

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 02 day 11 year 2026
(Notice must be provided at least fifteen days prior to the public hearing.) 02 18

E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: Tecumseh Herald

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.

Adam Smethka Chair or Secretary 03 / 04 / 2026 (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

- Date of Meeting: month _____ day _____ year _____
- 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:

- Date of Meeting: month _____ day _____ year _____
- 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

Form 11/19/18

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AN ORDINANCE TO AMEND THE ZONING ORDINANCE REGARDING SPECIAL LAND USES

The Township of Macon ordains:

Section 1. Addition of New Section 16.11 to the Zoning Ordinance.

A new Section 16.11 is added to Article XVI of the Zoning Ordinance and reads in its entirety as follows:

Section 16.11. MORATORIUMS.

- A. **Moratorium by Resolution.** The Township Board, by resolution, may impose a temporary moratorium upon the review or issuance of any and all applications, permits, rezonings, licenses, or approvals for specific special or other new or emerging land uses in the Township if the Township Board desires to review, enact, or amend provisions of the master plan or zoning ordinance to regulate specific special or other new or emerging land uses that may impact the health, safety or welfare of Township residents or property.
- B. **Purpose and Findings.** The resolution must state the purpose of the moratorium and include findings of the Township Board in support of the moratorium.
- C. **Length of Moratorium.** Any resolution adopted pursuant to this Section must specify the length of the moratorium which may not exceed twelve (12) months. The resolution may provide for one (1) extension of the moratorium, by resolution, for up to six (6) months.
- D. **Notice.** Notice of the resolution must be published within seven (7) days of its adoption. The notice must include the following:
 - (a) A summary of the resolution's effect.
 - (b) The length of the moratorium and whether an extension is possible.
 - (c) Where the public may inspect the resolution enacting the moratorium.

Section 2. Validity and Severability.

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

Section 3. Repealer.

Any ordinances or parts of ordinances that conflict with this Ordinance are repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Effective Date.

This Ordinance takes effect upon the expiration of seven (7) days after its publication pursuant to MCL 125.3401.

MACON TOWNSHIP MINUTES - Public Hearing on Proposed Moratorium Ordinance

Macon Township Hall

**March 4, 2026
6:30 PM**

- (1) Call to Order and Roll Call at 6:30 PM**
 - a. Present – Adam Smetka, Don DeJonghe, Dean Montrief, and Yvonne Cadmus**
 - b. Absent – Ronda Miller**
- (2) Pledge of Allegiance**
- (3) Review of Agenda**
- (4) Important Dates**
 - a. Next Township Board Meeting – March 9, 2026, at 7 PM**
 - b. Next Scheduled Planning Commission Meeting- March 4, 2026, at 7 PM**
- (5) Public Comment on the Proposed Moratorium Ordinance – please state name and property address.**
 - a. Gary Moore – 9992 Tangent Rd, Tecumseh, MI 49286**
 - G.M. questioned wording in the ordinance**
- (6) Adjournment at 6:40 pm**



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 #26-02

Applicant(s): Alan Reau

4633 Countyline Rd
Britton, MI 49229

Date: March 19th, 2026

Local Government: Ridgeway Township

Purpose: **Enrollment application**

Location: The subject property is ID #RD0-212-4100-00. The parcel is located north of Pocklington Rd. and just west of N County Lane Hwy in section 12 of the township.

Description: The subject property has a combined area of approximately 43.47 acres, all of which is being applied for the program. All 43.47 acres are cultivated for cash crop. According to the applicant there are no structures on the property, however there is a cell tower in the southwest corner with access to Pocklington Rd.

Term: 15 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: Due to a cell tower existing on the parcel and the term duration being a very reasonable length of 15 years, Region 2 staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENT** of the PA 116 application to the Ridgeway Township Board. Region 2 staff advises the applicant to add the cell tower as a structure on the application, since it is in the corner, we do not see it becoming an issue with MDARD.

Attachment(s):

- Background information provided by the applicant/township.

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Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Contact and Legal Information

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

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

OFFICIAL USE ONLY

Local Governing Body

Date received: 3/3/26

Application #: 2026-01

I. Personal Information

1. Name(s) of applicant

<u>Reau</u>	<u>Alan</u>		
Last	First		Initial
(If more than two, see #18) <u>Reau</u>	<u>Dawn</u>		
Last	First		Initial

2. Entity name:

3. Mailing address:

<u>4633 Countyline Road</u>	<u>Britton</u>	<u>MI</u>	<u>49229</u>
Street	City	State	Zip Code

4. Phone number: (517) 403 - 9652

5. Alternative telephone number (cell, work, etc.): (____) ____ - _____

6. Email address: dawn.reau@reaumfg.com

II. Property Location (can be taken from the deed/land contract)

7. County: Lenawee

8. Township, city, or village: Ridgeway

9. Section #: 12 Town #: T6S

Range #: R5E Parcel # (Tax ID): RD0-212-4100-00

III. Legal Information

10. Attach a clear copy of the recorded deed or land contract. Must include all pages and must include the legal description. (See #15, #16, and #17)

11. Date of purchase from your deed: 10/12/2023

NOTE: If land was transferred from yourself to your trust, a copy of the previous deed indicating whom you purchased it from is required.

CONTACT AND LEGAL INFORMATION CONTINUES ON PAGE 5



Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Contact and Legal Information

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

13. Is there a tax lien against the land described above? Yes No

If "Yes," please explain circumstances:

14. Does the applicant own the mineral rights? Yes No Unknown

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 type(s) of mineral(s) involved: _____

15. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting use for something other than agricultural purposes? Yes No

If "Yes," indicate to whom, for what purpose, and the number of acres involved:

16. Is land cited in the application subject to any other encumbrances (such as easements) that would prohibit agricultural use of the property, or impact the applicant's eligibility for the farmland tax credit? Yes No Unknown

If "Yes," indicate the type of encumbrance and grantee:

17. Is land being purchased under land contract? Yes No

If "Yes," a complete copy of the recorded land contract is required and must include the name and address of both the vendor (seller) and vendee (buyer).

If the property is under land contract, the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract seller sign below (all sellers must sign).

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

Printed Name of Land Contract Vendor (Seller)

Signature of Land Contract Vendor (Seller)

Date

CONTACT AND LEGAL INFORMATION CONTINUES ON PAGE 6

18. Please check the appropriate selection(s) below. A copy of the executed document supporting your choice must be provided (trust, agreement, articles of incorporation, etc.).

- 2 or more persons have 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, President, Vice President, Secretary, Treasurer, Trustee(s), Member(s), Partner(s), or Estate Representative(s):

Name: Alan J Reau, Sr. Title: Owner

Name: Dawn R, Reau Title: Owner

Name: _____ Title: _____

Name: _____ Title: _____

(Additional names may be attached on a separate sheet)

LAND ELIGIBILITY

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

This application is for

- 40 acres or more and 51% agriculture use → Complete only Section 19 (a-g).
- 5 acres or more but less than 40 acres and 51% agriculture use and income requirement → Complete only Sections 19 and 20.
- A specialty farm of 15 acres or more → Complete only Sections 19 and 21.

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

cash crop

b. Total number of acres on this farm: 43.47

c. Total number of acres to be enrolled (if different than above): 43.47

d. Acreage in cultivation: 43.47

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

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

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

Total: 0

NOTE: Rental houses and other non-agricultural structures are not considered a permitted use and will require a survey to exclude these uses from the application.

Description of structures (include items such as residence, barn, shed, silo, wind turbines, cell towers, etc.): _____

20. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a gross annual income from agriculture of \$200.00 per year or more per acre of cleared and tillable land.

- » Supporting documentation is necessary to validate the income requirements.
- » Landowner signature on the application is required to certify the income information provided.
- » A signed statement by a licensed professional (such as an attorney or accountant) may also be provided.

21. To qualify as a specialty farm, the land must be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000 or more. If applying as a specialty farm, provide a signed affidavit attesting to the annual income earned during 2 of the prior 3 years immediately preceding the application. A signed affidavit by a licensed professional is preferred (such as an attorney or accountant). Include supporting documentation.

NOTE: A specialty farm designation by MDARD may require an on-site visit by an MDARD staff person.

22. Number of years requested to enroll in a Farmland Agreement (minimum 10 years, maximum 90 years): 15

Landowner Signature

V. Signature(s)

- 23. The undersigned certifies the information contained in this application is accurate and true, and identifies the owner of record, legal description of property, and all encumbrances affecting the title of the land.
- 24. The undersigned certifies that there are no additional encumbrances that would impact the agreement or eligibility for the farmland tax credit including:
 - a. Other conservation easements that would prevent agricultural use on the property.
 - b. Other easements granted to non-MDARD entities that could impact farmland tax credit eligibility.

<u>ALAN T. REACH</u>	<u>OWNER</u>
Printed Name of Applicant	Title
<u>[Signature]</u>	<u>2/27/26</u>
Signature of Applicant (Corporate Name, If Applicable)	Date
<u>Dawn R Reach</u>	<u>Owner</u>
Printed Name of Co-owner, If Applicable	Title
<u>Dawn R Reach</u>	<u>2/27/26</u>
Signature of Co-owner, If Applicable (Signature of Corporate Officer)	Date

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



Farmland and Open Space Preservation Program Application for Farmland Development Rights Agreement

Local Governing Body Requirements

RESERVED FOR LOCAL GOVERNMENT USE: COMPLETED BY CLERK

I. Application Processing

Date application received: 3/2/2026 (Note: Local governing body has 45 days to take action)

Date action taken by local governing body jurisdiction: 3/3/2026

County Township City Village

Included documentation: Resolution Meeting Minutes

This application is Approved Rejected

***Clerk must complete verification on the next page.**

Date of approval or rejection by local governing body: 03/03/2026
(If rejected, please attach statement from local governing body indicating reason(s) for rejection)

Property appraisal: \$ document attached

Assessor certifies this is the current fair market value of the property.

Parcel # (Tax ID): RDO - 212-4100-00

Clerk's name: Lora Feldkamp

Clerk's phone: (517) 451-4111 Clerk's email: ridgewaytwpclerk@gmail.com

Lora Feldkamp Lora Feldkamp 3/3/2026
Printed Name of Clerk Signature of Clerk Date

Assessor's name: G & W Assessing

Assessor's phone: (517) 759 6228 Assessor's email: _____

Printed Name of Assessor Signature of Assessor Date

LOCAL GOVERNING BODY VERIFICATION IS FOUND ON PAGE 10

RESOLUTION 2026-R1

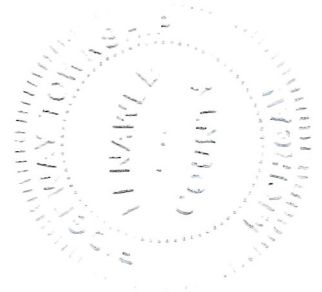
At the March 3, 2026 regular Ridgeway Township Board meeting, the following resolution was offered by Feldkamp and supported by Downing.

NOW THEREFORE, THE TOWNSHIP OF RIDGEWAY HEREBY RESOLVES AS FOLLOWS: The Township of Ridgeway resolves to approve the Farmland and Open Space Preservation Program application for property #RD0-212-4100-00 owned by Alan and Dawn Reau Trust consisting of 43.47 acres. The applicant meets all the requirements for application.

I hereby certify that the forgoing is a true statement of an action taken by Ridgeway Township Board at an official meeting of said board on March 3, 2026.

Lora Feldkamp
Lora Feldkamp, Ridgeway Township Clerk

3/3/2026
Date



Ridgeway

RD0-212-4100-00

LIBER 2660 PAGE 0818 1 of 2

STATE OF MICHIGAN - LENAWEE COUNTY
RECORDED 10/18/2023 02:46:05 PM D.QU
Carolyn S. Bater, REGISTER OF DEEDS \$30.00



QUIT CLAIM DEED
Statutory Form
Individual

Drafted by: Conly K. Crossley (P47157), Petrangelo Bondy & Crossley, P.C.
212 E. First St., Monroe, MI 48161

Know all Men by these Presents, that on this 12th day of October, 2023

for the sum of **NO CONSIDERATION**

ALAN REAU AND DAWN REAU, husband and wife,

whose address is 4633 N. County Line Highway, Britton, Michigan 49229

QUIT CLAIM TO

ALAN REAU AND DAWN REAU, TRUSTEES OF THE ALAN REAU AND DAWN REAU TRUST DATED OCTOBER 12, 2023,

whose address is 4633 N. County Line Highway, Britton, Michigan 49229

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

Parcel B - 43.753 Acres
Land situated in Ridgeway Township, Lenawee County, Michigan being part of the West 1/2 of the Southeast 1/4 of Section 12, Town 6 South, Range 5 East, further described by Michael J. Bartolo, Professional Surveyor, as commencing at the South 1/4 corner of Section 12; thence North 89 degrees 09 minutes 40 seconds East 939.89 feet along the South line of Section 12 for a point of beginning; thence North 00 degrees 57 minutes 49 seconds West, 1848.45 feet; thence South 89 degrees 37 minutes 34 seconds West, 202.70 feet; thence North 72 degrees 19 minutes 24 seconds West, 342.92 feet; thence North 60 degrees 40 minutes 36 seconds West 237.76 feet; thence North 37 degrees 31 minutes 16 seconds West, 114.35 feet; thence North 00 degrees 07 minutes 41 seconds West, 271.12 feet; thence North 12 degrees 47 minutes 41 seconds West, 101.11 feet; thence North 25 degrees 53 minutes 11 seconds West, 103.63 feet to the East-West 1/4 line of Section 12; thence North 88 degrees 44 minutes 59 seconds East, 1369.55 feet along the East-West 1/4 line of Section 12; thence South 00 degrees 57 minutes 49 seconds East, 2643.89 feet along the East line of the West 1/2 of the Southeast 1/4 of Section 12; thence South 89 degrees 09 minutes 40 seconds West, 508.06 feet along the South line of Section 12 (centerline of Pocklington Road) to the point of beginning. Contains 43.753 Acres, more or less. Subject to highway, easements, and restrictions of record.

Commonly known as Vacant Pocklington Road

Tax Parcel Number RD0-212-4100-00

Subject to easements and building and use restrictions of record.

This transfer is exempt under Section 6(a) of Act 330, P.A. Michigan 1993 (MCLA 207.526(a)), as amended, and Section 5(a) of Act 134, P.A. Michigan 1966 (MCLA 207.505(a)), 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.

2pg v eny

The Grantor grants to the Grantee the right to make all available division(s) under Section 108 of the Land Division of the Land Division Act, No. 288 of the Public Acts of 1967, as amended ("Act").

Together with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signed by:

Alan Reau
ALAN REAU

Dawn Reau
DAWN REAU

STATE OF MICHIGAN, County of Monroe

On this 12th day of October, 2023, the foregoing instrument was acknowledged before me by Alan Reau and Dawn Reau, husband and wife.

Cony K Crossley
CONY K CROSSLEY
Notary Public
Wayne County, Michigan
My Commission Expires: 08/26/2024
Acting in the County of Monroe

Recording fee: _____
County Treasurers Certificate: _____
State Transfer Tax _____
Tax Parcel No. _____

✓ After recording return to:
Petrangelo Bondy & Crossley, P.C.
212 E. First Street
Monroe, MI 48161

THIS IS NOT A TAX BILL

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

<p>FROM: RIDGEWAY TOWNSHIP ASSESSOR 6440 CENTENNIAL RD TECUMSEH, MI 49286</p>	<p style="text-align: center;">PARCEL IDENTIFICATION</p> <p>PARCEL NUMBER: RD0-212-4100-00</p> <p>PROPERTY ADDRESS: 12000 POCKLINGTON RD BLK BRITTON, MI 49229</p>
<p>OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL:</p> <p style="text-align: right; font-size: x-small;">11033</p> <p>*****AUTO**5-DIGIT 49229 REAU, ALAN & DAWN, TRUST 4633 N COUNTY LINE HWY BRITTON, MI 49229-9418</p>	<p style="text-align: center;">PRINCIPAL RESIDENCE EXEMPTION</p> <p>% Exempt As "Homeowners Principal Residence": .00%</p> <p>% Exempt As "Qualified Agricultural Property": 100.00%</p> <p>% Exempt As "MBT Industrial Personal": .00%</p> <p>% Exempt As "MBT Commercial Personal": .00%</p> <p>Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

LEGAL DESCRIPTION:
LD DES AS COMM AT THE S1/4 COR OF SEC 12 T6S R5E TH N89°09'40"E 939.89 FT ALG THE S LI OF SD SEC FOR A POB TH N00°57'49"W 1848.45 FT TH S89°37'34"W 202.70 FT TH N72°19'24"W 342.92 FT TH N60°40'36"W 237.75 FT TH N37°31'16"W 114.35 FT TH N00°07'41"W 271.12 FT TH N12°47'41"W 101.11 FT TH N25°53'11"W 103.63 FT TO THE E-W 1/4 LI OF SD SEC TH N88°44'59"E 1369.55 FT ALG THE E-W 1/4 LI OF SD SEC TH S00°57'49"E 2643.89 FT ALG THE E LI OF THE W1/2 OF THE SE1/4 OF SD SEC TH S89°09'40"W 508.06 FT ALG THE S LI OF SD SEC (CNTRLI OF POCKLINGTON RD) TO THE POB

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 101 Agricultural

PRIOR YEAR'S CLASSIFICATION: 101 Agricultural

The change in taxable value will increase/decrease your tax bill for the 2025 year by approximately: \$76	PRIOR AMOUNT YEAR: 2024	CURRENT TENTATIVE AMOUNT YEAR: 2025	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	80,868	83,374	2,506
2. ASSESSED VALUE:	143,900	151,500	7,600
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):	143,900	151,500	7,600
5. There WAS or WAS NOT a transfer of ownership on this property in 2024	WAS NOT		

6. Assessor Change Reason:

The 2025 inflation rate Multiplier is: 1.031

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

Name: RACHELE WILLIAMS	Phone: (517) 759-6228	Email Address: CGRMM3@AOL.COM
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March Board of Review Appeal Information. The board of review will meet at the following dates and times:

BOARD OF REVIEW FOR RIDGEWAY TOWNSHIP WILL MEET ON THE FOLLOWING DAYS AT THE TOWNSHIP HALL:

MARCH 10TH : 1:30 PM - 4:30 PM AND FROM 6:00 PM - 9:00 PM

MARCH 12TH: 9:00 AM - 12:00 PM AND FROM 1:30 PM - 4:30 PM

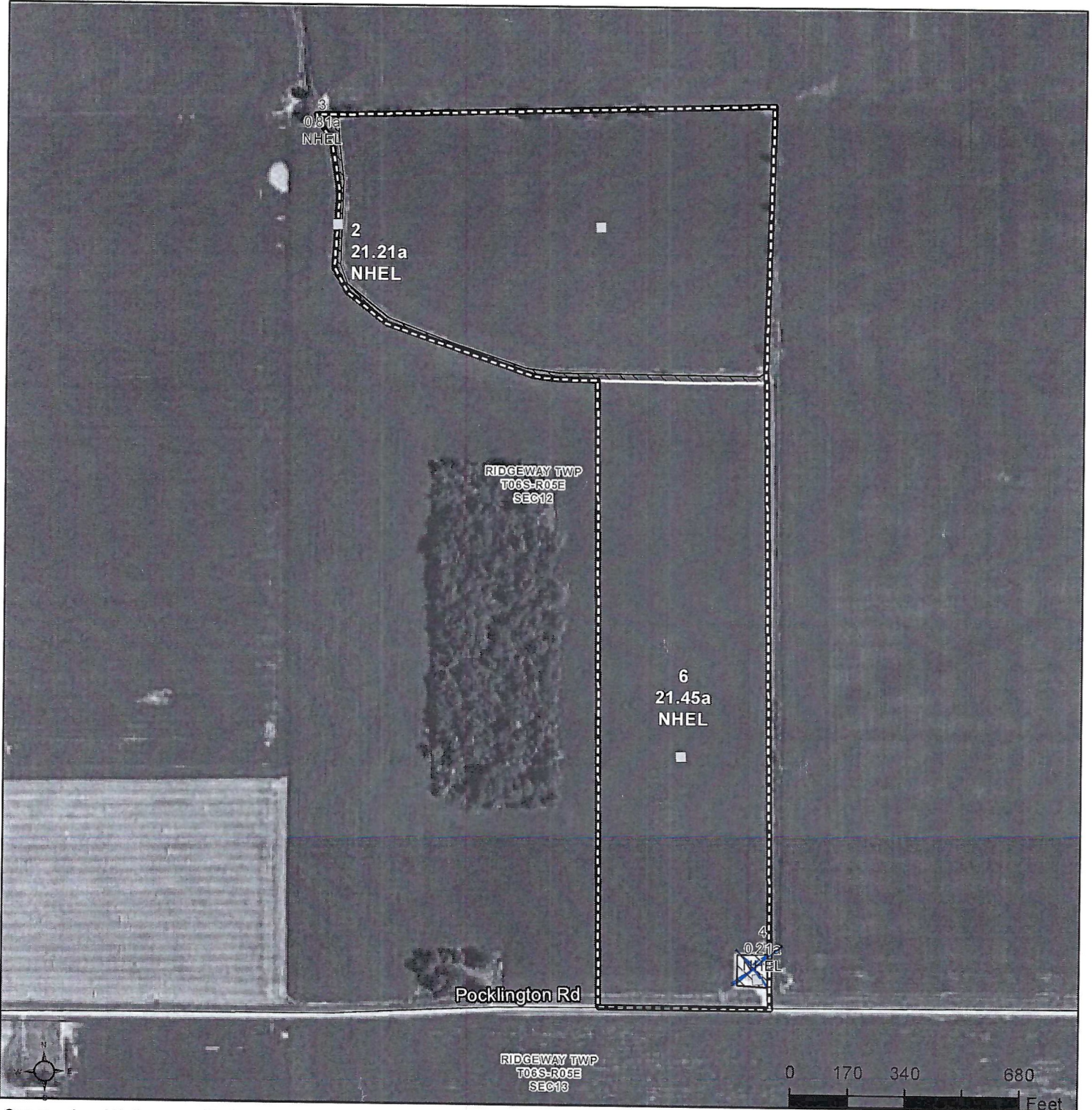
PLEASE CALL (517)-759-6228 TO SET UP AN APPOINTMENT OR E-MAIL CGRMM3@AOL.COM

APPOINTMENTS WILL BE TAKEN UP UNTIL FRIDAY MARCH 7TH.

APPEALS ALSO ACCEPTED BY MAIL OR EMAIL IF RECIEVED BY MONDAY MARCH 10, 2025 AT THE FOLLOWING ADDRESS:

RIDGEWAY TOWNSHIP ASSESSOR
6440 CENTENNIAL RD
TECUMSEH, MI 49286

PLEASE INCLUDE NAME, PROPERTY ADDRESS, PROPERTY NUMBER AND REASON FOR PROTEST



Common Land Unit

- Common Land Unit
- Non-Cropland
- Tract Boundary
- Section Line

Cropland CLU's contain white text with a thin black outline; Non-Cropland CLU's contain black text with a thin white outline.

Wetland Determination Identifiers

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

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

- Shares - 100% to Operator
- All Crops - NI
- CORN - YEL/GR
- SOYS - COM/GR
- ALF, MIXFG - FG
- WHEAT - GR
- DRY BEANS - DE

2017 Program Year

Map Created March 28, 2017
2016 NAIP Imagery

Farm 10837
Tract 7052



Existing Cell-Tower on the SE Corner of the property



Pocklington Rd

Pocklington Rd

Pocklington Rd

Pocklington Rd

Pocklington Rd

60 ft