



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:	DATE: April 16, 2026
Thomas Boss	TIME: 6:00 p.m.
R2PC Planner	PLACE: Lenawee Room Human Services Bldg.
(517) 416-8516	1040 S. Winter Street
Tboss@mijackson.org	Adrian, Michigan

MEETING AGENDA

1. Call to Order and Pledge of Allegiance
2. Public Comment *[3-MINUTE LIMIT]*
3. Approval of Agenda *[ACTION]*
4. Meeting Minutes
- Approval of the Minutes of the March 19, 2026, Meeting *[ACTION]*3
5. Request(s) for Review, Comment, and Recommendation
 - a. **Consideration of Township Zoning Amendment(s) –**
 - (1) #CZ26-7 – Clinton Township *[ACTION]*5
 - (2) #CZ26-8 – Medina Township *[ACTION]*13
 - b. **Consideration of PA 116 Farmland Agreement(s) –**
 - (3) #FA26-3 – Ogden Township *[ACTION]*33
 - (4) #FA26-4 – Ridgeway Township *[ACTION]*59
 - (5) #FA26-5 – Ridgeway Township *[ACTION]*75
 - (6) #FA26-6 – Riga Township *[ACTION]*91
 - 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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MEETING MINUTES

Thursday, March 19, 2026

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

Members Present: Ms. Rebecca Liedel, LCPC Chair; Mr. Ralph Tillotson, Lenawee County Commission; Mr. Bruce Nickel; Mrs. Beth Blanco, Lenawee County Commission.

Members Absent: Mr. Keith Dersham; Dale Witt.

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

- Item 1 **Call to order.** Chair Liedel called the meeting to order at 6:01 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 agenda for approval.
A zoning text amendment request from Deerfield Township was added to the agenda. A motion was made by Beth Blanco, and seconded by Bruce Nickel, to approve the amended March 19, 2026, meeting agenda. *The motion passed unanimously.*
- Item 4 **Approval of Minutes.** Staff submitted the February 19, 2026 meeting minutes for approval. A motion was made by Bruce Nickel and seconded by Beth Blanco, to approve the February 19, 2026, meeting minutes. *The motion passed unanimously.*
- Item 5 **Request(s) for Review, Comment, and Recommendation**
 - a. **Consideration of Township Zoning Amendment(s)**
 - (1) **#CZ26-2 | Woodstock Township.** Commissioners reviewed a Rezoning Application for Woodstock Township. The application proposed to rezone 1.3 acres of the parcel to Commercial (C-2) from Agricultural (AG). Staff summarized this report advising commissioners to recommend approval of the rezoning (see the staff report).

Comments were made related to the diagram/description not depicting the property getting rezoned. There was some confusion if a boundary split is a part of the application. Some commissioners recommended rezoning the whole parcel because of the small size of the parcel.

A motion was made by Beth Blanco, and seconded by Bruce Nickel, to concur with the staff advisement to recommend approval of the text amendment to the Woodstock Township Clerk (see the staff report).

Rebecca Liedel and Ralph Tillotson voted against recommending the approval of the text amendment making the vote a 2-2 tie.

- (2) **#CZ26-3 | Cambridge Township.** Commissioners reviewed a Zoning Text Amendment Application for Cambridge Township. The zoning text amendment makes changes to lot coverage in the Lake District Overlay Zone. Staff summarized this report advising commissioners to recommend approval of the zoning text amendment (see the staff report).

A motion was made by Ralph Tillotson, and seconded by Beth Blanco, to concur with the staff advisement to recommend approval of the text amendment to the Cambridge Township Clerk (see the staff report). *The motion passed unanimously.*

- (3) **#CZ26-4 | Rome Township.** Commissioners reviewed a Zoning Text Amendment Application for Rome Township. The zoning text amendment is for a moratorium for their ordinance. Staff summarized this report advising commissioners to recommend approval of the zoning text amendment (see the staff report).

A motion was made by Beth Blanco, and seconded by Bruce Nickel, to concur with the staff advisement to recommend approval of the text amendment to the Rome Township Clerk (see the staff report). *The motion passed unanimously.*

- (4) **#CZ26-5 | Macon Township.** Commissioners reviewed a Zoning Text Amendment Application for Macon Township. The zoning text amendment is for a moratorium for their ordinance. Staff summarized this report advising commissioners to recommend approval of the zoning text amendment (see the staff report).

A motion was made by Ralph Tillotson, and seconded by Beth Blanco, to concur with the staff advisement to recommend approval of the text amendment to the Macon Township Clerk (see the staff report). *The motion passed unanimously.*

- (5) **#CZ26-6 | Deerfield Township.** Commissioners reviewed a Zoning Text Amendment Application for Deerfield Township. The zoning text amendment was about both a moratorium and a data center ordinance outlining rules and regulations for that use in the Township. Staff summarized this report advising commissioners to recommend approval of the zoning text amendment (see the staff report).

A motion was made by Ralph Tillotson, and seconded by Beth Blanco, to concur with the staff advisement to recommend approval of the text amendment to the Deerfield Township Clerk (see the staff report). *The motion passed unanimously.*

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

- (1) **#FA26-2 | Ridgeway Township.** Commissioners reviewed a PA 116 Farmland Agreement from Ridgeway Township. The subject property was approximately 43.47

acres, all of which is being applied for the program. Staff summarized this report advising commissioners to recommend approval with comments of the agreement (see the staff report).

Comments focused on how the cell tower on the property should be listed as a structure in the application.

A motion was made by Ralph Tillotson, and seconded by Beth Blanco, to concur with the staff advisement to recommend approval of the text amendment to the Ridge-way Township Clerk (see the staff report). *The motion passed unanimously.*

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

Item 6 **Other Business**

a. **Old Business** — Planner Kade Peck gave some information about conversations happening with Lenawee County about a Master Plan Update

b. **New Business** — None.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** The meeting was adjourned at 6:42 pm.

Respectfully submitted,

Kade Peck, Recording Secretary

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Coordinated Zoning Report | #CZ26-7

To: Lenawee County Planning Commissioners

From: Thomas Boss

Date: April 16, 2026

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

Request

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

Purpose

The Rezoning Worksheet Form states that the property is currently used as Suburban Residential, however, it is currently zoned Agricultural.

Location and Size of the Property

The subject property (CL0-460-0160-00) is located on Village Lane in a suburb west of Tecumseh Clinton Highway.

Land Use and Zoning

- **Current Land Use** – According to the Rezoning Worksheet, the property is currently used as 'Suburban Residential (SR)'.
- **Future Land Use** – According to the township's master plan, the property is in a 'Suburban Residential (SR)' zone.
- **Current Zoning** – The subject parcel is currently zoned 'Agricultural (AG)'. The property is surrounded by SR zones to the east and south but has Agricultural zoning to the west. Village of Clinton is to the north.

Public Facilities and Environmental Constraints

- **Public Road/Street Access** – The subject property is accessible through Tecumseh Clinton Highway.
- **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 Clinton Township Planning Commission approved the rezoning at their March meeting.

LCPC Staff Analysis and Advise ment –

There is several 'Suburban Residential (SR)' uses located near the parcel, also it is a currently used as Suburban Residential. Additionally, it fits into the future land use plan for Clinton Township. Staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the proposed rezoning to 'Suburban Residential' to the Clinton 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: Clinton Township Case #: _____

Township official we may contact: Clerk Kim Scott Phone #: (517) 456 - 6701

Applicant: _____ Phone #: (_____) _____ - _____

Rezoning Request: From: Township Planning (_____) To: Region 2 + County (_____)

Property Location: Section(s): Deer Point Sub Quarter Section(s): NW NE SW SE

Legal Description and/or Survey Map/Tax Map (please attach) Yes No (Please do not use only the Parcel ID Number)

Parcel Size (if more than one parcel, label "A" - "Z"): _____

Please attach location map Yes No

What is the existing use of the site? used as Suburban Residential but
currently zoned AG

What is the proposed use of the site? Suburban Residential

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

North: Village of Clinton South: SR + AG

East: Suburban Residential West: AG

What are the surrounding Zoning Districts?

North: Village of Clinton (_____) South: SR + AG (_____)

East: SR (_____) West: AG (_____)

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

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 Tecumseh / Clinton Hwy

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

Wetland(s) Floodplain(s) Brownfield(s) Soil(s) Other (please specify) _____

Please attach the minutes of the Planning Commission.

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

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

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

Please attach any public comments, letters, or petitions.

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

No comments made

Please include any additional information or comments as an attachment.

Lenawee County Parcel Mapping App



Esri Community Maps Contributors | Province of Ontario | Vantor | Ohio Rail Development Commission | SEMCOG | © OpenStreetMap, Microsoft | Esri | TomTom | Garmin | SafeGraph | GeoTechnologies, Inc | METI/NASA | USGS | Lenawee County Michigan | Lenawee County Michigan | EPA | NPS | US Census Bureau | USDA | USFWS

**Clinton Township
Lenawee County Planning Commission**

**March 23, 2026
172 W. Michigan Ave.
Clinton Township Hall**

The meeting of the Clinton Township Planning Commission was called to order and at 7:00 p.m. by Don Merritt. The Pledge of Allegiance was said to the American flag.

Board Members Present: Dave Penterics, Kim Scott, Don Merritt, Marsha Kershner **Absent:** Brandt Clark, Kelly Schmittlein

Guests and Citizens Present: Jim & Linda Strickland, Brad Heineman, Duane & Katja Hansen

Approval of Minutes:

Motion by Scott, 2nd by Kershner, to approve the minutes from the **January 26, 2026** meeting.

Vote: 4 Yes, 0 No – Motion passed.

Public Comments: Jim Strickland noted that Canton, Raisin Township, and Macon do not use complaint forms, and he recommended that we stop using them as well, giving the Ordinance Officer authority to regulate township properties directly.

Public Hearing to discuss Rezoning Deer Point Subdivision from Agriculture to Suburban Residential.

Motion Scott, 2nd Kershner, to open Public hearing at 7:04pm.

Public Hearing Comments: Duane Hansen asked whether it would affect his taxes. Don Merritt clarified that taxes are determined by how the property is used, not by its zoning classification. He added that the zoning change simply aligns with the property's current use and updates the Master Plan accordingly.

Motion by Scott, 2nd by Penterics, to close the Public Hearing at 7:09pm.

Motion by Penterics, 2nd by Kershner, to rezone the Deer Point Subdivision from Agriculture to Suburban Residential.

Vote: 4 yes, 0 No- Motion Passed

Planning Commission Discussion:

- The Commission discussed what still needs to be done on the Master Plan.
- Discussed the information given by Strickland on zoning enforcement and will do research and discuss it at April's Meeting.

Adjournment:

Motion by Kershner, Second by Penterics, to adjourn the meeting at 7:12 p.m.

Vote: 5 Yes, 0 No – Motion passed.

Next Meeting:

The next regular meeting will be held on April 27, 2026, at 172 W. Michigan Ave., Clinton Township Hall.

Submitted by:

Kim Scott

www.twpofclinton.com

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COORDINATED ZONING REPORT | CZ26-8

Amendment to the Medina Township Zoning Ordinance

DATE: April 16, 2026

LOCATION Section 11.02.07

BACKGROUND: Amendments to the Medina Township Zoning Ordinance.

Medina Township is creating a “Server Farm Ordinance” to Section 11.02.07.

**R2PC STAFF
RECOMMENDATION**

Staff recommends **APPROVAL** for the text addition from Medina Township as this ordinance is not prohibiting “Server Farms,” but placing restrictions that address many locals concerns such as noise, electrical grid concerns, and decommissioning. These restrictions help prevent adverse impacts that data centers create, while still remaining a business-ready community.

**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 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 TWENTY 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 MARCH day 19 year 2026

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month FEB. day 26 year 2026
(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 MAY 11 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.

_____, 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

Cross-References in Districts

The Industrial Districts shall be amended to recognize Server Farms as permitted uses, subject to the requirements of Article XX.

Add new subsection:

Section 11.02.07 – Server Farms subject to the requirements of Article XX – Server Farm Ordinance.

Cross-Posting Statement

By this amendment, a new Article XX – Server Farm Ordinance is created. Corresponding cross-references are added to **Section 11.02.07** to ensure clarity, organization, and legal defensibility of the ordinance.

MEDINA TOWNSHIP

COUNTY OF LENAWEЕ, STATE OF MICHIGAN

The Township of Medina Ordains:

The Medina Township Land Use Ordinance is hereby amended by the addition of **Article XX**, establishing regulations for Server Farms and related facilities, to read as follows:

ARTICLE XX – SERVER FARM ORDINANCE

SECTION 20.01 – PURPOSE AND INTENT

The purpose of this Article is to establish standards and procedures for the development, operation, and decommissioning of Server Farms, including but not limited to Data Centers, within Medina Township. This Article is intended to:

- Protect public health, safety, and general welfare;
- Ensure compatibility with surrounding land uses and rural character;
- Regulate noise, lighting, traffic, utilities, and environmental impacts;
- Provide clear and objective review criteria;
- Mitigate impacts on adjacent properties, natural resources, and public infrastructure; and
- Establish performance, monitoring, and decommissioning requirements consistent with the Michigan Zoning Enabling Act, PA 110 of 2006.

Nothing in this Article shall be interpreted to prohibit a lawful land use in violation of **MCL 125.3207**.

SECTION 20.02 – DEFINITIONS

A. Server Farm

A facility consisting of one or more buildings and associated infrastructure used primarily to house computer servers, data storage systems, networking equipment, battery storage and related systems for commercial data processing, cloud computing, cryptocurrency mining, or similar activities. The term includes all accessory cooling, electrical, and communications equipment. It does **not** include minor on-site computer or server rooms that are accessory to a permitted principal use and which do not exceed 500 square feet or 10 Kw of total equipment capacity.

B. Ancillary Equipment

Cooling towers, chillers, HVAC units, generators, transformers, battery backup systems, fire suppression systems, and similar support equipment.

C. Critical Infrastructure/Support Equipment. On-site equipment reliably required to support the data center including backup generators, uninterruptible power supplies (UPS), switchgear, cooling towers, chillers, fuel storage tanks, and telecommunications equipment.

E. Decommissioning

The physical removal of equipment, structures, and associated materials, and the restoration of the site to a condition compliant with applicable local, state, and federal regulations, following cessation of operations for **12 consecutive months** or more.

F. Emergency Generator

A generator used only during power failures or for manufacturer-required periodic testing.

F. Net Metering / Renewable Power Agreement

Any on-site or off-site power purchase agreement, net metering arrangement, or renewable energy supply contract used to provide energy to the facility.

G. Performance Bond

A financial guarantee, in a form acceptable to the Township, ensuring completion of all decommissioning obligations.

SECTION 20.03 – DISTRICTS PERMITTED

A. Industrial District (I) – Allowed as a **Special Land Use** on parcels **80 acres or larger**.

B. Prohibited Districts – Server Farms are prohibited in all other Zoning Districts.

(These provisions satisfy **MCL 125.3207** by permitting the use in some districts while protecting others.)

SECTION 20.04 – APPLICATION AND REVIEW PROCEDURES

A. Site Plan Requirements (signed and sealed)

The applicant shall submit a complete Site Plan including:

1. Property boundaries; existing and proposed buildings; parking/loading areas; circulation; access points; buffers; landscape plan; lighting; finished floor elevations; and the location of all major mechanical equipment and fuel storage.
2. Building elevations.
3. Acoustical analysis by a qualified acoustical engineer.
4. Utility certifications and electrical load study demonstrating adequate service capacity.
5. Emergency generator specifications and proposed testing schedule.
6. Traffic study if more than 50 average daily truck trips are expected.
7. Stormwater management plan meeting Lenawee County Drain Commissioner standards.
8. Exterior lighting photometric plan (dark-sky compliant).
9. Landscaping and screening plan.
10. Environmental assessment if within 500 ft of wetlands, streams, or protected woodlands.
11. Operations plan detailing hours, staffing, and utility demand.

12. Security plan including fencing, access control, and monitoring.
13. Fire/rescue response plan approved by the Township Fire Department.
14. Decommissioning plan supported by a Performance Bond equal to the estimated removal and restoration cost.

B. Required Professional Studies

Studies prepared by licensed professionals shall include:

1. Noise Impact Study, including low-frequency analysis.
2. Electrical Infrastructure Study verifying grid stability and applicant-funded upgrades.
3. Water Supply & Wastewater Analysis with annual consumption and peak demand.
4. Cooling System Study addressing heat rejection and plume effects.
5. Traffic Impact Study including construction-phase traffic.
6. Environmental Impact Assessment covering stormwater, fuel storage, and air emissions.
7. Emergency Services Impact Review including training and equipment needs.

C. SPECIAL LAND USE REVIEW

Applications shall be reviewed including but not limited to:

1. Compatibility with surrounding uses.
2. Noise and lighting impacts.
3. Traffic and road capacity.
4. Utility availability and impact.
5. Groundwater and stormwater management.
6. Screening and buffering.
7. Emergency service needs.
8. Agricultural impacts.
9. Consistency with the Township Master Plan.
10. No impairment of nearby farming operations or rural residential character.
11. Adequacy of utility and emergency access infrastructure.

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:

SECTION 20.05 – PERMIT APPLICATION AND APPROVL PROCEDURES

A. No person shall install, construct, maintain, or operate a Server Farm within Medina Township without first duly obtaining an approved Medina Township Server Farm Special Land Use permit.

B. Upon completion of the review process, the Township Board, by resolution, shall approve, approve with conditions, or deny the Server Farm Permit application based on its determination of compliance with this Ordinance. The Township Board may require revisions to the application or impose reasonable conditions on the construction or operation of the Server Farm as necessary to ensure conformity with all applicable standards. **If the application is denied, the Township Board shall provide the applicant with a written statement of the reasons for denial.**

C. Construction authorized under an approved Server Farm Permit shall begin within two (2) years of the date the permit is issued. Upon a showing of good cause, the Township Board may grant one (1) extension of up to one year. The Township Board shall have sole discretion to determine whether construction has commenced in a manner sufficient to demonstrate a good-faith effort toward timely completion of the project. **Failure to commence construction within the required timeframe, including any approved extension, shall result in the automatic termination of the permit.**

D. A permit may be transferred to another Server Farm operator upon submission to the Township of a written attestation by the transferee affirming acceptance of all permit terms and acknowledging full compliance with the requirements of this Ordinance.

SECTION 20.06 – SITE DEVELOPMENT REQUIREMENTS

A. Setbacks

1. A minimum setback of **600 feet** from any property line abutting a property with **dwelling**.
2. A minimum setback of **300 feet** from all other property lines.

B. Maximum Building Height: 35 feet, except where additional height is demonstrated to be necessary for essential mechanical or operational equipment.

C. Maximum Impervious Surface Coverage: 50%, unless a higher percentage is approved by the **County Drain Commissioner**.

D. Outdoor storage of equipment or materials is **prohibited**.

SECTION 20.07 – NOISE REGULATIONS

A. Maximum noise levels at any property line:

- **50 dBA** daytime (7 AM – 10 PM)
 - **45 dBA** nighttime (10 PM – 7 AM)
- B. Low-frequency noise (31.5–63 Hz) shall not exceed ANSI preferred levels.
- C. Emergency generator testing allowed only **9 AM – 5 PM**, limited to **one hour per week per unit**.

SECTION 20.08 – LIGHTING REGULATIONS

- A. Full-cutoff LED, dark-sky compliant, no upward lighting.
- B. Maximum **0.3 foot-candles** at any property line.
- C. Flashing, strobe, or moving lights are prohibited.
- D. Lighting shall not spill onto adjacent properties or roadways.

SECTION 20.09 – AIR & THERMAL EMISSIONS

- A. Heat discharge shall not raise ambient temperatures at any property line by more than **3°F** under peak load.
- B. All air emissions must meet Michigan Department of Environment, Great Lakes, and Energy (EGLE) standards.

SECTION 20.10 – BACKUP POWER & FUEL STORAGE

- A. Diesel storage must comply with all state and federal standards.
- B. Generators may operate only during emergencies or scheduled testing.

SECTION 20.11 – ELECTROMAGNETIC INTERFERENCE

Each Server Farm shall be designed, constructed and operated so as not to cause radio, wireless internet, telephone (both landlines and cell phones) and television interference. In the event that electromagnetic interference is experienced as a result of the Server Farm, the applicant must take appropriate action to minimize such interference, and if that is not feasible, the applicant shall provide alternative service to each individual resident or property owner affected.

SECTION 20.12 – ACCESS AND TRAFFIC

- A. Access must be from a Lenawee County primary road or greater standards.
- B. No access from residential or subdivision streets.
- C. Construction traffic limited to 7:00 AM – 7:00 PM, Monday–Saturday.

SECTION 20.13 – LANDSCAPING AND SCREENING

- A. A 30-foot landscaped buffer is required along all non-industrial boundaries.
- B. Security fencing up to 8 feet high permitted behind required landscaping.

SECTION 20.14 – UTILITIES AND INFRASTRUCTURE

- A. Electrical service shall not destabilize the grid; adequate capacity must be demonstrated.
- B. High-capacity water use may require a hydrogeologic review to protect nearby wells and aquifers.
- C. Fiber-optic lines shall be installed underground where feasible.
- D. Stormwater management must comply with Lenawee County Drain Commission standards.
- E. On-site generators must meet all state and federal emission standards and be enclosed.

F. Cooling systems must be recirculating, with fresh water usage not exceeding 20% of total daily water consumption.

SECTION 20.15 – ELECTRICAL INFRASTRUCTURE AND POWER SUPPLY

A. Primary Power Supply Options

To ensure adequate and reliable electrical service, the following primary power supply methods are permitted:

1. Dedicated Utility Service

Connection to an electric utility system is permitted. The applicant shall submit a written Utility Capacity Statement from the electric utility provider confirming:

- a. The existing grid capacity available to serve the proposed Server Farm; and
- b. All upgrades, extensions, or system improvements required to provide adequate and reliable service.

2. Off-Site Power Purchase Agreements (PPAs)

The applicant may obtain electricity through off-site generation sources, including but not limited to wind, solar, hydroelectric, or other utility-scale generation resources.

3. On-Site Generation (Optional)

On-site electrical generation may be utilized, provided it complies with all applicable state and federal regulations. Permitted technologies include, but are not limited to:

- a. Natural gas-fired generation;
- b. Fuel-cell generation;
- c. Microturbines;
- d. Combined Heat and Power (CHP) systems;
- e. Renewable energy systems.
- f. Small Modular Reactors (SMRs).

Township approval is required for any on-site generation intended to operate continuously as a primary power source

B. Utility Capacity and Service Requirements

1. Construction of the Server Farm shall not commence until the Township receives documentation demonstrating that adequate electrical service will be available to meet both projected peak demand and continuous load requirements.

C. Applicant Responsibility for Electrical Upgrades

1. All electrical infrastructure required to serve the facility, whether located on-site or off-site, shall be planned, engineered, and constructed at the sole expense of the applicant. This includes, but is not limited to:
 - a. New or upgraded substations;
 - b. New or upgraded transmission or distribution lines;

- c. Transformers, switchgear, and protective equipment; and
 - d. Redundant power feeds or looped circuits.
2. All electrical improvements shall comply with applicable local, state, and federal codes, utility provider standards, and the Michigan Electrical Code.

D. On-Site Power Systems (Backup and Supplemental)

1. The Server Farm shall provide on-site **emergency backup generation** sufficient to maintain critical systems during utility outages. Backup systems may include:
 - a. Diesel or propane generators,
 - b. Natural gas or renewable natural gas generators,
 - c. Microturbines,
 - d. Hydrogen or fuel-cell systems,
 - e. Battery energy storage systems (BESS),
 - f. Combined Heat and Power (CHP) units.
2. Backup generation shall not be used as the primary power source except during outages, testing, or maintenance.
3. All on-site power systems shall comply with Michigan Department of Environment, Great Lakes, and Energy (EGLE) emission and air quality requirements.

E. Redundancy and Reliability Standards

1. The Server Farm shall maintain **N+1 redundancy** for electrical supply components, including UPS equipment, switchgear, battery systems, and backup generators.
2. The applicant shall provide a **Power Reliability Plan** demonstrating how the facility will maintain operations during utility outages, failures of any single component, or maintenance events.

F. Prohibition of Adverse Impacts

1. Electrical infrastructure shall not create excessive noise, vibration, glare, or electromagnetic interference affecting surrounding properties.
2. All electrical equipment shall be fully enclosed, screened, or located within buildings unless otherwise approved by the Township.

SECTION 20.16 – FIBER-OPTIC INFRASTRUCTURE REQUIREMENTS

A. Server Farms shall be served by fiber-optic infrastructure of sufficient capacity, bandwidth, and reliability to meet all projected operational demands.

B. Applicants shall submit written verification from one or more telecommunications providers identifying:

1. The location and technical specifications of existing fiber-optic lines;
2. Available bandwidth and system capacity; and
3. Any upgrades or improvements required to meet the facility’s operational requirements.

C. If existing fiber-optic infrastructure is determined to be inadequate, the applicant shall be responsible for all costs associated with necessary upgrades or extensions.

D. All required fiber-optic improvements shall be completed prior to the issuance of a building permit, unless the applicant provides a financial guarantee acceptable to the Township to ensure timely completion.

E. The Township shall have no obligation to construct, extend, maintain, or finance any fiber-optic infrastructure serving a Server Farm.

SECTION 20.17 – DECOMMISSIONING

A. If operations cease for 12 months, the facility shall be presumed abandoned and subject to decommissioning.

B. Decommissioning shall include removal of above-ground equipment, removal of all underground equipment including fuel tanks, soil remediation as required, and site restoration.

C. Decommissioning must be completed within 180 days of abandonment.

D. Failure to complete decommissioning authorizes the Township to draw on the Performance Bond and assess remaining costs as a lien.

E. Financial assurance shall be updated every three years.

SECTION 20.18 – INFRASTRUCTURE AND PUBLIC COSTS

A. Applicant Responsibilities

The applicant shall pay **100%** of all required infrastructure upgrades, including:

1. Electrical grid improvements;
2. Transmission or distribution lines;
3. Road improvements;
4. Water infrastructure;
5. Fiber optic cable infrastructure improvements
6. Emergency services training and equipment.

B. No Township funds, tax subsidies, tax deferral or tax abatements may be used for construction or operation.

SECTION 20.19 FEES AND ESCROW

Prior to consideration by the Planning Commission, the applicant shall submit the non-refundable application fee specified in the Medina Township Server Farm Special Land Use Application, which shall be used to cover processing costs and review-related legal fees. In addition, the applicant shall deposit an initial escrow in the amount of \$25,000.00 to reimburse the Township for costs incurred by consultants retained to review submitted materials, including but not limited to engineering, environmental, traffic, and legal services. The Township shall

provide an accounting of escrow expenditures and may require the escrow to be replenished as necessary to ensure full recovery of such costs.

SECTION 20.20 – CONFLICTING ORDINANCES

Where conflicts occur between this Article and other provisions of the Ordinance, the more restrictive shall apply.

SECTION 20.21 - ENFORCEMENT, PENALTIES AND APPEALS

11.1. Enforcement shall be by the Zoning Administrator, Code Enforcement Official, or other official as designated. Violations are subject to penalties and remedies as set forth in the Medina Township Zoning Ordinances and applicable Michigan law.

11.2. Appeals or variances shall follow procedures stated in the Medina Township Zoning Ordinances and the Michigan Zoning Enabling Act.

SECTION 20.22 – SEVERABILITY

If any portion of this Article is held invalid, the remaining provisions shall remain in full force and effect.

SECTION 20.23 – ABANDONMENT

If operations cease for **12 consecutive months**, the Township may require decommissioning. Failure to comply authorizes the Township to call the Performance Bond and assess any deficiency as a lien on the property.

SECTION 20.24 – EFFECTIVE DATE

This Ordinance shall take effect **15 days after publication** as required by law.

Adopted by the Medina Township Board of Trustees on _____.

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of an ordinance adopted by the Medina Township Board at a duly noticed meeting held on _____.

Supervisor: _____

CERTIFICATE OF ADOPTION AND PUBLICATION

I, **Sylvia Damon**, the duly elected Clerk of the Township of Medina, certify that the foregoing amendment to the Medina Township Land Use Ordinance is a true and correct copy of the amendment adopted by the Township Board on _____ and posted on the Township website on _____.

Notice of the amendment was published in the *Hudson Post Gazette*, a newspaper of general circulation within the Township.

Effective date (15 days after publication): _____

Sylvia Damon
Clerk, Township of Medina

Medina Township Planning & Zoning Commission Special Meeting Minutes

Date: March 19, 2026

Location: Medina Township Hall, 13450 Lime Creek Road, Morenci, Michigan.

I. Call to Order

The special meeting of the Medina Township Planning & Zoning Commission was called to order by Chairperson **Ron Hauter** at **7:00 PM**.

II. Roll Call

Members Present:

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

III. Public Present

- Sylvia Damon
- Jason Root
- Tim Sword

IV. Written Comments

No written comments were offered.

V. Public Comments/Open Discussion

Topic: Consideration of **Article XX – Server Farm Ordinance** as an amendment to the Medina Township Land Use Ordinance.

Server Farm Definition:

A facility consisting of one or more buildings and associated infrastructure used primarily to house computer servers, data storage systems, networking equipment, battery storage and related systems for commercial data processing, cloud computing, cryptocurrency mining, or similar activities. The term includes all accessory cooling, electrical, and communications equipment. It does **not** include minor on-site computer or server rooms that are accessory to a permitted principal use and which do not exceed 500 square feet or 10 Kw of total equipment capacity.

District Permitted:

A. **Industrial District (I)** – Allowed as a **Special Land Use** on parcels **80 acres or larger**.

B. **Prohibited Districts** – Server Farms are prohibited in all other Zoning Districts.

(These provisions satisfy **MCL 125.3207** by permitting the use in some districts while protecting others.)

Sylvia Damon questioned the 80-acre minimum parcel size. The requirement that server farms be located on parcels of 80 acres or more is intended to ensure sufficient land area to accommodate the required setbacks of 600 feet and 300 feet. Parcels smaller than 80 acres would likely be insufficient to meet these setback requirements.

Required Professional Studies

Studies prepared by licensed professionals shall include:

1. Noise Impact Study, including low-frequency analysis.
2. Electrical Infrastructure Study verifying grid stability and applicant-funded upgrades.
3. Water Supply & Wastewater Analysis with annual consumption and peak demand.
4. Cooling System Study addressing heat rejection and plume effects.
5. Traffic Impact Study including construction-phase traffic.
6. Environmental Impact Assessment covering stormwater, fuel storage, and air emissions.
7. Emergency Services Impact Review including training and equipment needs.

SPECIAL LAND USE REVIEW

Applications shall be reviewed including but not limited to:

1. Compatibility with surrounding uses.
2. Noise and lighting impacts.
3. Traffic and road capacity.
4. Utility availability and impact.
5. Groundwater and stormwater management.
6. Screening and buffering.
7. Emergency service needs.
8. Agricultural impacts.
9. Consistency with the Township Master Plan.
10. No impairment of nearby farming operations or rural residential character.
11. Adequacy of utility and emergency access infrastructure.

Site Development Requirements:

Setbacks

1. A minimum setback of **600 feet** from any property line abutting a property with **dwelling**.
2. A minimum setback of **300 feet** from all other property lines.

Noise Regulations:

Maximum noise levels at any property line:

- **50 dBA** daytime (7 AM – 10 PM)
- **45 dBA** nighttime (10 PM – 7 AM)

Lighting Regulations:

Maximum **0.3 foot-candles** at any property line.

Air & Thermal Emissions:

Heat discharge shall not raise ambient temperatures at any property line by more than 3°F under peak load.

Access and Traffic:

Access must be from a Lenawee County primary road or greater standards.

Utilities and Infrastructure:

High-capacity water use may require a hydrogeologic review to protect nearby wells and aquifers. Cooling systems must be recirculating, with fresh water usage not exceeding 20% of total daily water consumption.

Sylvia Damon asked how the Township would enforce the various regulations. It was determined that, through the application process, the applicant must demonstrate compliance with all requirements. In the event of a suspected violation, enforcement would fall to the Township’s zoning administrator, who would pursue appropriate legal action in circuit court, as with any other zoning violation.

Primary Power Supply Options:

Dedicated Utility Service

Connection to an electric utility system is permitted. The applicant shall submit a written Utility Capacity Statement from the electric utility provider confirming. **Off-Site Power Purchase Agreements (PPAs)** The applicant may obtain electricity through off-site generation sources, including but not limited to wind, solar, hydroelectric, or other utility-scale generation resources. **On-Site Generation (Optional)** On-site electrical generation may be utilized, provided it complies with all applicable state and federal regulations. Township approval is required for any on-site generation intended to operate continuously as a primary power source. All electrical infrastructure required to serve the facility, whether located on-site or off-site, shall be planned, engineered, and constructed at the sole expense of the applicant.

Fiber-Optic Infrastructure Requirements:

Server Farms shall be served by fiber-optic infrastructure of sufficient capacity, bandwidth, and reliability to meet all projected operational demands. The Township shall have no obligation to construct, extend, maintain, or finance any fiber-optic infrastructure serving a Server Farm.

Decommissioning:

Failure to complete decommissioning authorizes the Township to draw on the Performance Bond and assess remaining costs as a lien. Financial assurance shall be updated every three years.

Infrastructure & Public Costs:

The applicant shall pay 100% of all required infrastructure upgrades, including: No Township funds, tax subsidies, tax deferral or tax abatements may be used for construction or operation.

Fees and Escrow:

Prior to consideration by the Planning Commission, the applicant shall submit the non-refundable application fee specified in the Medina Township Server Farm Special Land Use

Application, which shall be used to cover processing costs and review-related legal fees. In addition, the applicant shall deposit an initial escrow in the amount of \$25,000.00 to reimburse the Township for costs incurred by consultants retained to review submitted materials, including but not limited to engineering, environmental, traffic, and legal services. The Township shall provide an accounting of escrow expenditures and may require the escrow to be replenished as necessary to ensure full recovery of such costs.

Sylvia Damon acknowledged that the \$2,500 application fee could be adjusted by the Township Board at any time. She then questioned whether the \$25,000 escrow deposit, intended to reimburse the Township for consultant costs, should also be subject to adjustment by the Board as needed. It was determined that the \$25,000 escrow amount would be sufficient, with the ability to replenish the escrow as necessary.

Severability:

If any portion of this Article is held invalid, the remaining provisions shall remain in full force and effect.

Server Farm Application:

Required Submittal: Site plan requirements, professional studies and supporting documentation.

Performance Bond requirements:

The applicant shall provide a **Performance Bond** equal to the full cost of decommissioning as determined by the Township. The bond must be renewed **every three years**.

The application shall be processed as a special land use subject to the provisions of Article XX. 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. An approved permit is nontransferable.

Cross-References within the Land Use Ordinance

- **Section 11.02.07:** “Server Farms subject to the requirements of Article XX – Sever Farm Ordinance”

VI. Close of Open Discussion/Public Hearing

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

Motion carried unanimously.

VII. Motions of Recommendation

1. Server Farm Ordinance Article XX Adoption:

Motion by Arthur Wheeler, seconded by Gary Ries, to adopt the Article XX Medina Township Server Farm Ordinance. **Motion carried unanimously.**

2. Industrial District (I)

Motion by Gary Ries, seconded by Dwight Mansfield to Amend Article XI by adding section 11.02.07 Server Farms subject to the requirements of Article XX – Sever Farm Ordinance. **Motion carried unanimously.**

VIII. Adjournment

Motion by **Arthur Wheeler**, seconded by **David Gerken**, to adjourn the meeting.

Motion carried unanimously.

The meeting adjourned at **8:15 PM.**

Respectfully submitted,

Ron Hauter

Chairperson, Medina Township Planning & Zoning Commission

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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 #26-03

Applicant(s): Stacey Gleckler
Pamela Gleckler

13802 Elliot Highway
Morenci, MI 49256

Date: April 16, 2026

Local Government: Ogden Township

Purpose: **Enrollment application**

Location: The subject property is ID #OG0-126-1050-00. The parcel is located south of E. Ridgeville Rd. in section 26 of the township.

Description: The subject property has a combined area of approximately 80 acres, all of which is being applied for the program. 80 acres are cultivated for cash crop. According to the applicant there are no buildings on the property.

Term: 10 years.

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

Staff Comments: None.

Staff Advisement: Due to no residential buildings existing on the parcel and the term duration being a reasonable length, Region 2 staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the PA 116 application to the Ogden Township Board.

Attachment(s):

- Background information provided by the applicant/township.

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INTRODUCTION

The Farmland and Open Space Preservation Program, or P.A. 116, is designed to protect farmland and open space through agreements that restrict development and provide tax incentives for program participation. A temporary restriction on the land between the state and a landowner, voluntarily entered into by a landowner, preserves the land for agriculture in exchange for certain tax benefits and exemptions for various special assessments.

The requirement for the land to be enrolled is either 40 acres or more and at least 51% in an agricultural use; or more than 5 acres but less than 40 acres and at least 51% in an agricultural use with a minimum income of \$200 per acre per year.

All items listed below must be included with the new application packet prior to submitting to your local governing body for review. Applications must be approved by the local governing body on or before November 1 to be effective for the current tax year. Incomplete applications will be returned to the local governing body and landowner for additional information and may be rejected to comply with the statutory 60-day deadline from the date of receipt by Michigan Department of Agriculture and Rural Development (MDARD).

LANDOWNER CHECKLIST

1 Complete all sections of the application.

Applications which do not contain all required information will be returned to the landowner for completion. Incomplete applications may be rejected if required information is not provided within 60 days of receipt by MDARD.

2 Copy of recorded deed(s) or land contract(s), including signature page(s).

Copies must contain all pages of the recorded documents and sufficiently document the chain of title from the previous owner.

- › If providing more than one deed or land contract, the land described in each recorded document must be under the same exact ownership (grantee names must match). If the names on the recorded documents do not match, separate applications will need to be completed.
- › All pages from recorded document, including any recorded exhibits, must be included.
- › If a current owner named on the deed/land contract is deceased, a copy of the death certificate must be provided.
- › All vendors/sellers listed on a land contract must sign and date the application where indicated.

3 Verify landowner has no additional encumbrances that would impact the agreement, such as:

- › Other conservation easements that would prevent agriculture use on the property.
- › Other easements granted to non-MDARD entities that could impact farmland tax credit eligibility.

4 Copy of most recent property tax assessment notice or tax bill with complete tax description of property and State Equalized Value (SEV).

Include a statement by the applicant certifying the name of the owner of record, the legal description of the property, and all liens, covenants, and other encumbrances affecting the title to the land.

☉ Map of the farm with structures and natural features.

A property survey or GIS image showing the property boundaries is sufficient. The map must include:

- › The boundary of land cited in the application.
- › A survey or accurate legal description for the property to be enrolled if less than property described in recorded deed.
- › All buildings (house, barn(s), etc.); label roads and other encumbrances (such as utilities and other non-agricultural uses); label all buildings and indicate current use and who resides in residences.
- › Current uses of the property (crops, pasture, forest, swamp, etc.).

NOTE: Any residential structures housing persons who are not essential to the farm operation will be excluded from the application. Residential buildings that fall within this category must have a property description for its exclusion or your application cannot be processed.

○ Submit complete application and checklist to the clerk of the local governing body (see below).

Maintain a copy of your application for your records.

The clerk will issue a receipt indicating the date the application was received and send copies of the application to the reviewing agencies.

The clerk will present the application to the local governing body at their next scheduled meeting. The local governing body has 45 days from the date the application is presented to approve or reject the application.

- › If the application is approved, the applicant will be notified by the local governing body within 10 days. The local governing body will forward the entire application packet to the MDARD Farmland and Open Space Preservation Office within 30 days.
- › Application documentation provided to MDARD must include local governing body resolution or meeting minutes.
- › If the application is rejected by the local governing body, the applicant will be notified within 10 days, stating the reason for rejection. The original application and all supporting documentation will be returned to the applicant. The applicant has 30 days to appeal the local rejection to MDARD.

LOCAL GOVERNING BODY CHECKLIST

- **“Local Governing Body Requirements” on page 9 must be completed by the local governing body (Township Clerk if township has zoning authority; County Clerk if county has zoning authority). Local Clerk must present to the local governing body for approval or rejection.**
- **Statement from the assessing officer where the property is located specifying the current fair market value of the land and structures.**

The local assessor must provide the property appraisal value on Page 10, in “Section I. Application Processing.”

- Copy of documents demonstrating minimum income from agricultural products (\$200 per acre for 2 of the last 3 years required for applications of 5 acres or more but less than 40 acres; or \$2,000 gross annual income for specialty farms).

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.

MDARD HAS 60 DAYS FROM DATE OF RECEIPT FROM LOCAL GOVERNING BODY TO APPROVE OR REJECT THE APPLICATION.

The applicant will be notified within 10 days of the date of approval or rejection by MDARD.

New applications, eligibility requirements, and instructions for completing a new application can be found online: Michigan.gov/Farmland.

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

OFFICIAL USE ONLY

Local Governing Body

Date received: April 3, 2026

Application #: 2026-1

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

I. Personal Information

1. Name(s) of applicant

<u>Gleckler</u>	<u>Stacey</u>	<u>A</u>
Last	First	Initial
(If more than two, see #18) <u>Gleckler</u>	<u>Pamela</u>	<u>J</u>
Last	First	Initial

2. Entity name:

3. Mailing address:

<u>13802 Elliott Hwy</u>	<u>Moscow</u>	<u>MI</u>	<u>49256</u>
Street	City	State	Zip Code

4. Phone number: (517) 403-6864

5. Alternative telephone number (cell, work, etc.): (517) 403-6864

6. Email address: spgleckler@gmail.com

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

7. County: LeNawee

8. Township, city, or village: Ogden

9. Section #: 26 Town #: 8 South

Range #: 4 East Parcel # (Tax ID): 060-126-1050-00

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: 5/24/2012

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

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:

Cordelio DevCo II LLC 80 acres

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.

Stacey Gleckler
Printed Name of Land Contract Vendor (Seller)

Stacy Gleckler
Signature of Land Contract Vendor (Seller)

3/28/2026
Date

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: Stacey Gleckler Title: CO-Trustee

Name: Pamela Gleckler Title: CO-Trustee

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 Crops

b. Total number of acres on this farm: 80

c. Total number of acres to be enrolled (if different than above): 80

d. Acreage in cultivation: 80

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 80

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.): 0

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): 10

LANDOWNER SIGNATURE REQUIRED ON PAGE 8

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.

Stacey A Gleckler

Printed Name of Applicant

Co-Trustee

Title

Stacey A Gleckler

Signature of Applicant (Corporate Name, If Applicable)

3/30/2026

Date

Pamela J. Gleckler

Printed Name of Co-owner, If Applicable

Co-Trustee

Title

Pamela J Gleckler

Signature of Co-owner, If Applicable (Signature of Corporate Officer)

3-30-2026

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.

RESERVED FOR LOCAL GOVERNMENT USE: COMPLETED BY CLERK

I. Application Processing

Date application received: 4/3/2026 (Note: Local governing body has 45 days to take action)

Date action taken by local governing body jurisdiction: _____

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: _____
(If rejected, please attach statement from local governing body indicating reason(s) for rejection)

Property appraisal: \$ _____

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

Parcel # (Tax ID): _____

Clerk's name: Leandra Bryan

Clerk's phone: (517) 443-5409 Clerk's email: ogdenclerk@yahoo.com

Leandra Bryan _____
Printed Name of Clerk Signature of Clerk Date

Assessor's name: _____

Assessor's phone: (____) ____-____ Assessor's email: _____

Printed Name of Assessor Signature of Assessor Date

II. Verification

Please verify the following:

- Upon filing an application, clerk issues receipt to the landowner indicating date received.
- Clerk notifies reviewing agencies by forwarding a copy of the application and attachments.
- If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to MDARD.
- If approved, applicant is notified within 10 days of the vote taken. Original application, board resolution or meeting minutes, and other supporting documentation (owner, size, use, and income documents if applicable), or emails to reviewing agencies for review/comment are sent to address at the bottom of the page.

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

(The application must be sent to all reviewing agencies below for comment. Copies of the emails or letters to each reviewing agency should be included with the application package provided to MDARD.)

COPY SENT TO:

- County or Regional Planning Commission
- Conservation District
- Township (if county has zoning authority)

Before forwarding to State Agency

FINAL APPLICATION MUST INCLUDE:

- Copy of local governing body meeting minutes and/or resolution of approval
- Copy of deed or land contract (most recent showing current ownership)
- Copy of most recent tax bill (tax description and property assessment must be included)
- Map of farm
- Assessing office statement (fair market value)
- Copy of letters from review agencies (if available)
- Any other applicable documents (such as proof of income)

The local governing body can send completed applications to:

Mailing Address:
MDARD FARMLAND AND OPEN SPACE
PRESERVATION PROGRAM
P.O. BOX 30449
LANSING, MI 48909

Email: MDARD-PA116@Michigan.gov
Phone: [517-284-5663](tel:517-284-5663)
Fax: 517-335-3131



LENAWEE COUNTY TREASURER
TAX CERTIFICATE NO. 947

STATE OF MICHIGAN - LENAWEE COUNTY
RECORDED 06/04/2012 04:37:11 PM D.W.A.
Carolyn S. Bater, REGISTER OF DEEDS \$17.00

JUN - 4 2012

Mary J. Woods
MARY J. WOODS



LENAWEE COUNTY
JUNE 04, 2012
RECEIPT # 598373

STATE OF MICHIGAN
REAL ESTATE
TRANSFER TAX \$426.80- CO
\$2,910.00- ST
Stamp # 18313

WARRANTY DEED

This INDENTURE, made the 24th day of May, 2012.

WITNESSETH, that **GERALD R. BEAGLE, SUCCESSOR TRUSTEE OF THE DANIEL E. BEAGLE LIVING TRUST DATED NOVEMBER 7, 2000 AND SUCCESSOR TRUSTEE OF THE MABLE I. BEAGLE LIVING TRUST DATED NOVEMBER 7, 2000**, whose address is 7280 Thompson Hwy., Blissfield, MI 49228, party of the first part, for the sum of **THREE HUNDRED EIGHTY-EIGHT THOUSAND (\$388,000.00) DOLLARS** to him duly paid by **STACEY A. GLECKLER AND PAMELA J. GLECKLER, CO-TRUSTEES OF THE STACEY A. GLECKLER AND PAMELA J. GLECKLER LIVING TRUST DATED JUNE 15, 2011**, whose address is 13802 Elliott, Morenci, MI 49256, parties of the second part, does convey and warrant to said parties of the second part, the following premises situated in the Township of Ogden, County of Lenawee, State of Michigan, described as follows:

The North ½ of the Northwest 1/4 of Section 26 in Town 8 South, Range 4 East.

Commonly known as: 7000 E. Ridgeville Road Block, Blissfield, MI 49228

The Grantor also grants to the Grantee the right to make all possible divisions under Section 108 of the Land Division Act, Act No. 288 of Public Acts of 1967.

The above-described premises may be located within the vicinity of farm land 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.


17⁰⁰ 3,336.⁸⁰ - Riley & Riley

Notice of Assessment, Taxable Valuation, and Property Classification

17628

This form is issued under the authority of Public Act 206 of 1893, Sec. 211.24c and Sec.211.34c, as amended.

FROM OGDEN TOWNSHIP CHRIS RENIUS, ASSESSOR PO BOX 111 OTTAWA LAKE, MI 49267	PARCEL IDENTIFICATION PARCEL NUMBER: OG0-126-1050-00 PROPERTY ADDRESS: 7000 E RIDGEVILLE RD BLK BLISSFIELD, MI 49228 SCHOOL DISTRICT CODE: 46040
--	--

OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: <p style="text-align: right;">17628</p> *****AUTO***5-DIGIT 49267 T28 P1 ### GLECKLER, STACEY A & PAMELA J, TRUST 13802 ELLIOTT HWY MORENCI, MI 49256-9576 	EXEMPTIONS % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Disabled Veteran or Surviving Spouse": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	--

LEGAL DESCRIPTION:
N 1/2 OF NW 1/4 SEC 26

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 Agricultural

PRIOR YEAR'S CLASSIFICATION IF DIFFERENT: 102 Agricultural

The change in taxable value will increase/decrease your tax bill for the 2026 year by approximately: \$92	PRIOR AMOUNT YEAR: 2025	CURRENT TENTATIVE AMOUNT YEAR: 2026	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	115,675	118,798	3,123
2. ASSESSED VALUE:	270,400	277,900	7,500
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):	270,400	277,900	7,500
5. WAS THERE A TRANSFER OF OWNERSHIP IN 2025 THAT RESULTED IN A TAXABLE VALUE UNCAPPING? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

6. Assessor Change Reason(s): **MARKET ADJUSTMENT**

The 2026 Inflation rate Multiplier is: 1.027

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

Name: CHRISTOPHER RENIUS	Telephone Number: (734) 347-8109	Email Address: RRASSESSING@GMAIL.COM
-----------------------------	-------------------------------------	---

March Board of Review Appeal Information. The Board of Review will meet at the following dates and times:

AT THE OGDEN TOWNSHIP HALL- 10128 PENCE HWY BLISSFIELD MI, ON THE FOLLOWOING DAYS: MONDAY MARCH 9TH: 1:00 PM - 4:00 PM & 6:00 PM - 9:00 PM & THURSDAY MARCH 12TH: 9:00 AM TO 3:00 PM IF PROTESTING BY MAIL, IT MUST BE RECEIVED AT PO BOX 111 OTTAWA LAKE MI 49267 BY MARCH 6, 2026. VISIT WWW.OGDENTOWNSHIP.COM FOR INFORMATION

MESSAGE TO TAXPAYER

TAXES MAY BE PAID BY MAIL; AT MY HOME OFFICE ON DEC 12, FEB 6; AT THE OGDEN TWP HALL ON DEC 31 OR FEB 17 A 3% LATE FEE IS ADDED AFTER FEB 17. HOURS ON THESE DATES ARE 9AM - NOON AND 1PM - 5PM.

FOR AN APPOINTMENT AT OTHER TIMES CALL: 517-443-5571.

PLEASE MAKE CHECK PAYABLE TO OGDEN TOWNSHIP IF YOU NEED A RECEIPT PLEASE INCLUDE ENTIRE BILL AND A SELF-ADDRESSED STAMPED ENVELOPE.

PAYMENT INFORMATION

This tax is payable: Dec 1, 2025 thru Feb 14, 2026

Pay by mail to: OGDEN TOWNSHIP
RICK DENNISON, TREASURER
6324 E RIDGEVILLE RD
BLISSFIELD, MI 49228

TAX DETAIL

Taxable Value: 115,675 AGRICULTURAL-VACAN
State Equalized Value: 270,400 Class: 102
Assessed Value: 270,400
P.R.E. %: 100.0000

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.

PROPERTY INFORMATION

Property Assessed To:
GLECKLER, STACEY A & PAMELA J, TRUST

13802 ELLIOTT
MORENCI, MI 49256

School: BLISSFIELD COMMUNITY SCHOOLS

Prop #: OGO-126-1050-00

Prop Addr: 7000 E RIDGEVILLE RD BLK

Legal Description:

N 1/2 OF NW 1/4 SEC 26

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.74720	86.43
MED CARE	0.18940	21.90
VETERANS' RELIEF	0.01500	1.73
LENAWEE INT SCH	7.28170	842.31
SCH SINKING FUND	1.75000	202.43
SCH BOND	3.25000	375.94
SCHOOL OPER	18.00000	EXEMPT
TWP TAX	1.00000	115.67
FIRE	0.60000	69.40
ROADS/BRIDGES	2.00000	231.35
SCHULTZ HOLMES	1.25000	144.59
BAY		236.00

Total Tax 2,327.75
Administration Fee 23.27

TOTAL AMOUNT DUE 2,351.02

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



MORTGAGE

THIS INDENTURE, made May 24, 2012.

WITNESSETH that **STACEY A. GLECKLER AND PAMELA J. GLECKLER, CO-TRUSTEES OF THE STACEY A. GLECKLER AND PAMELA J. GLECKLER LIVING TRUST DATED JUNE 15, 2011**, whose address is 13802 Elliott, Morenci, MI 49256, hereinafter referred to as the Mortgagor, hereby mortgages and warrants to **GERALD R. BEAGLE, TRUSTEE, OR ANY SUCCESSOR TRUSTEE, OF THE GERALD R. BEAGLE LIVING TRUST DATED MARCH 22, 2000**, whose address is 7280 Thompson Hwy., Blissfield, MI 49228, hereinafter referred to as the Mortgagee, the following described lands and premises situated in the Township of Ogden, County of Lenawee, and State of Michigan, to wit:

The North 1/2 of the Northwest 1/4 of Section 26 in Town 8 South, Range 4 East.

Commonly known as: 7000 E. Ridgeville Road Block, Blissfield, MI 49228

together with all tenements, hereditaments and appurtenances now or hereafter thereunto belonging, to secure the repayment of **ONE HUNDRED EIGHTY-SIX THOUSAND (\$186,000.00) DOLLARS** according to the terms of the Promissory Note of even date; and the Mortgagor further covenants: To make all payments promptly and if any payment remains unpaid for thirty (30) days after due, all unpaid hereon shall at the option of the Mortgagee become forthwith due; That they will pay when due all taxes on the premises and keep all buildings on the premises adequately

20⁰⁰ - Riley & Riley

insured against loss or damage by fire and windstorm with usual loss payable to Mortgagee; That in case of default in paying taxes or insurance premiums, the Mortgagee may pay same and the sums so paid shall be added to the amount secured by this Mortgage and shall be due forthwith; That in case default is made in any payment or covenant, the Mortgagee is authorized to sell the premises at public auction, pursuant to the statute in such case made and provided, and to make and deliver to the purchaser a good and sufficient deed, and out of the proceeds to retain all sums due hereon as well as the costs of such sale including the attorney fee provided by statute, rendering the surplus, if any, to the Mortgagor; That in case of foreclosure, the abstract shall belong to the Mortgagee.

If more than one appears as Mortgagor or Mortgagee, or if either be of the feminine sex, or a corporation, the pronouns and relative words used herein shall be read as written in the plural, feminine or neuter respectively and all covenants shall bind and inure to the benefit of the heirs, personal representatives, assigns and successors of the respective parties.

IN WITNESS WHEREOF, the Mortgagors have hereunto set their hands and seals.

Signed, Sealed and Delivered in the Presence of:

Frank C. Riley
 Frank C. Riley

Stacey A. Gleckler, Co-Trustee
 Stacey A. Gleckler, Co-Trustee of the Stacey A. Gleckler and Pamela J. Gleckler Living Trust Dated June 15, 2011

Janice L. Moorehead
 Janice L. Moorehead

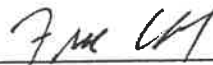
Pamela J. Gleckler, Co-Trustee
 Pamela J. Gleckler, Co-Trustee of the Stacey A. Gleckler and Pamela J. Gleckler Living Trust Dated June 15, 2011

STATE OF MICHIGAN)
) SS
 COUNTY OF LENAWE)


 LIBER 2446 PAGE 0497 2 of 3

On May 24, 2012, before me, a Notary Public in and for said County, personally appeared Stacey A. Gleckler and Pamela J. Gleckler, Co-Trustees of the Stacey A. Gleckler and

Pamela J. Gleckler Living Trust Dated June 15, 2011, to me known to be the same persons described in and who executed the within instrument and acknowledged the same to be their free act and deed.



Frank C. Riley, Notary Public
Lenawee County, MI
Acting in Lenawee County, MI
My Commission Expires: 3/18/2017

PREPARED BY:
Frank C. Riley
RILEY & RILEY
107 W. Jefferson St.
PO Box 50
Blissfield, MI 49228
(517) 486-4353



LIBER 2446 PAGE 0497 3 of 3

CASH FARM LEASE

This lease is entered into this 15th day of November, 2024, between Stacey Gleckler, landlord, of 13802 Elliot Hwy, Morencie MI 49256 and T Vandebusch Farms, Inc tenant of 13481 Pence Hwy Jasper, MI 49248

DESCRIPTION OF FARM

In consideration of the agreements and stipulations hereinafter set forth to be kept and performed by the tenant, the landlord hereby leases to the tenant, to occupy and use for farming purposes his/her farm of about 78.1 acres situated in the county of Lenawee, and the State of Michigan and described as

Farm 14549 Tract2835, located in the northwest corner of section 26 Ogden Twp.

TERM OF LEASE

The term of this lease shall be 3 year(s), from January 1st 2025 to December 31st 2027. This lease shall continue in effect from year to year thereafter until written notice of termination is given by either party on or before the 1st day of September before the expiration of this lease.

RENTAL PAYMENTS

The annual cash rent for this farm which is to be paid by the tenant to the landlord is to be \$17,572.50 and is to be paid in 2 installments of \$ 8786.25 each. The first installment is to be paid April 15. The other installments are to be paid as follows: November 15. Annual rent per/Acre=\$225.00Per/Acre.

THE TENANT AGREES AS FOLLOWS:

Maintenance of Landlord's Property: To keep the property in good farming practices, improvements in as good repair as they were when he took possession and to prevent any unnecessary loss or damage to the landlord's property.

Right to enter, Yielding Possession: (1) To not assign this lease or sublet any portion of the farm without the consent of the landlord. (2) To permit the landlord or his agent to enter the farm at any reasonable time for repairs, improvements and inspection. (3) To yield possession of the farm at the end of the term of this lease or any renewal or extension.

TENANT'S RIGHT TO MAKE IMPROVEMENTS AND RECEIVE REIMBURSEMENTS FOR EXHAUSTED IMPROVEMNETS

Reimbursing Tenant for Lime and Fertilizer Applied: After reaching an agreement with the landlord as to the approximate cost and the amount of lime to be applied, the tenant may at his own expense, purchase and apply such materials to the above described land. If for any cause he vacates the said land before a crop has been harvested following the application of such materials, then the landlord or his agent shall reimburse the tenant for the full cost to him (including labor) for such lime or fertilizers, or said amount may be deducted from the unpaid rent. For the lime applied, the tenant's proportion of reimbursement shall be reduced by 15% of the total purchase cost following the harvest of each crop after such application.

All government payments and or subsidies go to the tenant.

Extent of Agreement: The terms of this lease shall be binding upon heirs, executors, administrators and assigns of both the landlord and the tenant in like manner as upon original parties.

Neither party shall have the right to bind the other by any contract outside the scope of this agreement or have any purchases made within the scope of this agreement except with the consent of the other.

IN WITNESS WHEREOF, we affix our signatures the day and year first above written,

Stacey Gleckler

(Landlord)

[Handwritten signature]

Date: 11/25/2024

T Vandenburg Farms Inc.

(Tenant)

By: *[Handwritten signature]* (President)

Date: 11/15/24



- Common Land Unit**
- Common Land Unit*
 - Non-Cropland
 - Tract Boundary
 - Section Lines
 - Cropland vs Noncropland

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions
 - Areas of Concern as of 4/23/25

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

<input type="checkbox"/> Certified Organic	<input type="checkbox"/> All Crops - Non-Irrigated
<input type="checkbox"/> CORN - YEL/GR	<input type="checkbox"/> WHEAT - GR (SRW or SWW)
<input type="checkbox"/> SOYS - COM/GR	<input type="checkbox"/> ALFALFA - FG or GZ
<input type="checkbox"/> DRY BEANS - DE	<input type="checkbox"/> MIXFG - FG or GZ
<input type="checkbox"/> Shares - 100% OP	

2025 Program Year
 CLU Date: April 23, 2025
 2024 NAIP Production Imagery

Farm 14549
Tract 2835

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Areas of Concern represent potential wetland violations (CW, CW+Yr, CWNA, CWTE, M1W, MWM, WX) included in the NRCS Certified Wetland Determination dataset. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). *Tracts in other states will reflect NAIP 2022/2023. NAIP Early Access Production Imagery has gone through an initial quality control process but may not be final.

LOUIS U. G. CRENSHAW & ASSOCIATES, P.C.
 ATTORNEYS AND COUNSELORS AT LAW
 2157 COMMONS PARKWAY
 UNIVERSITY COMMERCE PARK
 OKEMOS, MI 48864
 (517) 347-2100

CERTIFICATE OF TRUST EXISTENCE AND AUTHORITY

STACEY A. GLECKLER AND PAMELA J. GLECKLER LIVING TRUST

STATE OF MICHIGAN)
)ss
 COUNTY OF INGHAM)

I, **LOUIS U. G. CRENSHAW**, attorney for the Trustmakers and for the Trustees, certify that the:

1. **STACEY A. GLECKLER AND PAMELA J. GLECKLER LIVING TRUST** exists under an:
2. Agreement dated June 15, 2011, created by:
3. **STACEY A. GLECKLER AND PAMELA J. GLECKLER**, who were the original sole trustees.
4. Successor Trustee is: **GERALD BEAGLE**. Second Successor Trustee is: **DAWN HOLGATE**.
5. Legal description(s) of affected real estate, if any, are on the attached Exhibit A.
6. The following are selected provisions of the trust which are available upon request:

a. Article One	-	Creation of the Trust and Initial Trustees
b. Article Four	-	Statement of revocability of the trust
c. Article Thirteen	-	Successor Trustees
d. Article Fifteen	-	Power of the Trustees
e. Article Sixteen	-	Signature pages
7. The trust agreement remains in full force and effect.

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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 #26-04

Applicant(s): Alan Reau

4633 Countyline Rd
Britton, MI 49229

Date: April 16, 2026

Local Government: Ridgeway Township

Purpose: **Enrollment application**

Location: The subject property is ID #RD0-213-2055-00. The parcel is located south of Pocklington Rd. and just west of N County Lane Hwy in section 13 of the township.

Description: The subject property has a combined area of approximately 38.82 acres, all of which is being applied for the program. All 38.82 acres are cultivated for cash crop. According to the applicant there are no structures on the property.

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 the term duration being a very reasonable length of 15 years and meeting MDARD standards, Region 2 staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the PA 116 application to the Ridgeway Township Board.

Attachment(s):

- Background information provided by the applicant/township.

This page is intentionally blank.



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: 03/03/2026

Application #: 2026-2

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 #: 13 Town #: T6S

Range #: R5E Parcel # (Tax ID): RD0-213-2055-00

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: 07/30/2024

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: 38.82

c. Total number of acres to be enrolled (if different than above): 38.82

d. Acreage in cultivation: 38.82

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

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 J BEAU</u>	<u>OWNER</u>
Printed Name of Applicant	Title
<u><i>Alan J Beau</i></u>	<u>2/27/26</u>
Signature of Applicant (Corporate Name, If Applicable)	Date
<u>Dawn B. Beau</u>	<u>Owner</u>
Printed Name of Co-owner, If Applicable	Title
<u><i>Dawn B Beau</i></u>	<u>2/27/24</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: 3/3/2026 (Note: Local governing body has 45 days to take action)

Date action taken by local governing body jurisdiction: 03/03/2026

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: \$ See attached

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

Parcel # (Tax ID): RDO - 213-2055-00

Clerk's name: Lora Feldkamp

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

Lora Feldkamp
Printed Name of Clerk

Lora Feldkamp
Signature of Clerk

03/03/2026
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-R2

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 #RD0-213-2055-00 owned by Alan and Dawn Reau Trust consisting of 38.82 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

03/03/2026
Date





Ridgeway Twp
RDO-213-2055-00

QUIT CLAIM DEED
Statutory Form
Individual

✓ Drafted By: Conly K. Crossley (P47157), Petrangelo Bondy & Crossley, P.C.
212 E. First Street, Monroe, Michigan 48161

Know all Men by these Presents, that on this 30th day of July, 2024

for the sum of NO CONSIDERATION

ALAN J. REAU AND DAWN R. 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:

The North 1/2 of the North 1/2 of the Northeast 1/4 of Section 13, Town 6 South, Range 5 East, EXCEPT PARCEL DESCRIBED AS Commencing at the Northeast corner of Section 13, Town 6 South, Range 5 East; thence due South 400 feet; thence due West 428 feet; thence due North 400 feet; thence due East 428 feet to the point of beginning.

Tax Parcel Number RDO-213-2055-00

Commonly known as 4000 N County Line Hwy Blk

Subject to easements and building and use restrictions of record.

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").

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.

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

Signed by:

ALAN J. REAU

DAWN R. REAU

2 JRS V FAN



STATE OF MICHIGAN, County of Monroe

On this 30 day of July, 2024, the foregoing instrument was acknowledged before me by Alan J. Reau and Dawn R. Reau, husband and wife.

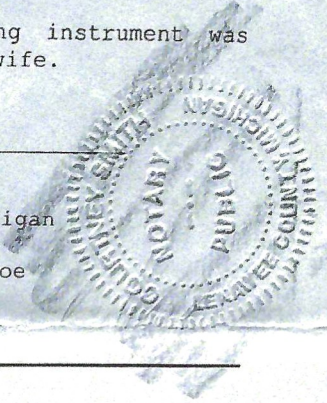
Courtney Smith

Courtney Smith
Notary Public

Lenawee County, Michigan

My Commission Expires:

Acting in the County of Monroe



Recording fee: _____
County Treasurers Cert.: _____
Transfer Tax: _____
Tax Parcel No. _____

When recorded return to:
Petrangelo Bondy & Crossley
212 E. First Street
Monroe, Michigan 48161

DEC - 4 1998

LENAWEE COUNTY TREASURER
TAX CERTIFICATE NO. 2999

LIBER 1600 PAGE 172

Ethel May Crow, y

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX
Lenawee 96.80-CO
4 DEC 1998 660.00-ST
5899 #100013992

STATE OF MICHIGAN
LENAWEE COUNTY
RECORDED

4 DEC 1998 4:18:28 PM

VICTORIA J. DANIELS
REGISTER OF DEEDS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That

VIVIAN L. KNIGHT, Independent Personal Representative of the ESTATE OF
ELLNORA PFEIFER, Deceased, whose address is 460 Redmond Drive, Blissfield, MI 49228,

Conveys and Warrants to

ALAN J. REAU and DAWN R. REAU, husband and wife, whose address is 4633 County Line
Rd., Britton, MI 49229,

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

The North 1/2 of the North 1/2 of the Northeast 1/4 of Section 13, Town 6 South, Range 5 East.

for the full consideration of EIGHTY EIGHT THOUSAND (\$88,000.00) Dollars,

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

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

subject to easements and restrictions of record,

Dated this 4th day of December, 1998,

Witness:

Signed and Sealed:

Stacy L. Carpenter
Stacy L. Carpenter

Vivian L. Knight
Vivian L. Knight
Independent Personal Representative

Terry N. Harris
Terry N. Harris

State of Michigan }
 }ss
County of Lenawee }

The foregoing instrument was acknowledged before me this 4th day of December, 1998,
by Vivian L. Knight, Independent Personal Representative.

My Commission expires
August 5, 2002
Notary Public, Lenawee County, Michigan

Stacy L. Carpenter
Stacy L. Carpenter

Instrument drafted by Douglas Hartung, Attorney at Law, 402 West Maumee, Adrian, MI 49221
Tax Property No.: RDO 213 2050 00

When recorded return to: K.Sheldon, FCS of S.E. MI, P.O. Box 459, Adrain, MI 49221

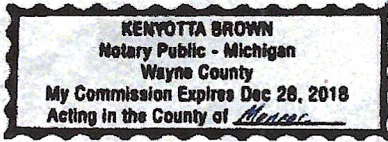
9⁰⁰ 756.⁸⁰ Farm Credit Services

3885 Research Park Drive, LLC,
a Michigan Limited Liability Company

By: Amy Albert
Amy Albert, its Member

State of: Michigan
County of: Monroe

The foregoing instrument was acknowledged before me this 27th day of December, 2012 by
Amy Albert, Member of 3885 Research Park Drive, LLC, a Michigan Limited Liability Company .



Kenyotta Brown
Notary Public
My Commission Expires: 12-28-2018

End of Document

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.

FROM: RIDGEWAY TOWNSHIP ASSESSOR 6440 CENTENNIAL RD TECUMSEH, MI 49286	PARCEL IDENTIFICATION PARCEL NUMBER: RD0-213-2055-00 PROPERTY ADDRESS: 4000 N COUNTY LINE HWY BLK BRITTON, MI 49229
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: <div style="text-align: right; font-size: x-small;">11039</div> *****AUTO**5-DIGIT 49229 REAU, ALAN & DAWN, TRUST 4633 N COUNTY LINE HWY BRITTON, MI 49229-9418 	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

LEGAL DESCRIPTION:
 N1/2 OF N1/2 OF NE1/4 SEC 13 T6S R5E EXC LD DES AS COMM AT THE NE COR OF SD SEC TH S 400 FT TH W 428 FT TH N 400 FT TH E 428 FT TO THE POB
 SPLIT ON 12/06/2012 FROM RD0-213-2050-00

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 Agricultural

PRIOR YEAR'S CLASSIFICATION: 101 Agricultural

The change in taxable value will increase/decrease your tax bill for the 2025 year by approximately: \$77	PRIOR AMOUNT YEAR: 2024	CURRENT TENTATIVE AMOUNT YEAR: 2025	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	82,129	84,674	2,545
2. ASSESSED VALUE:	133,700	141,200	7,500
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):	133,700	141,200	7,500
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
---------------------------	--------------------------	----------------------------------

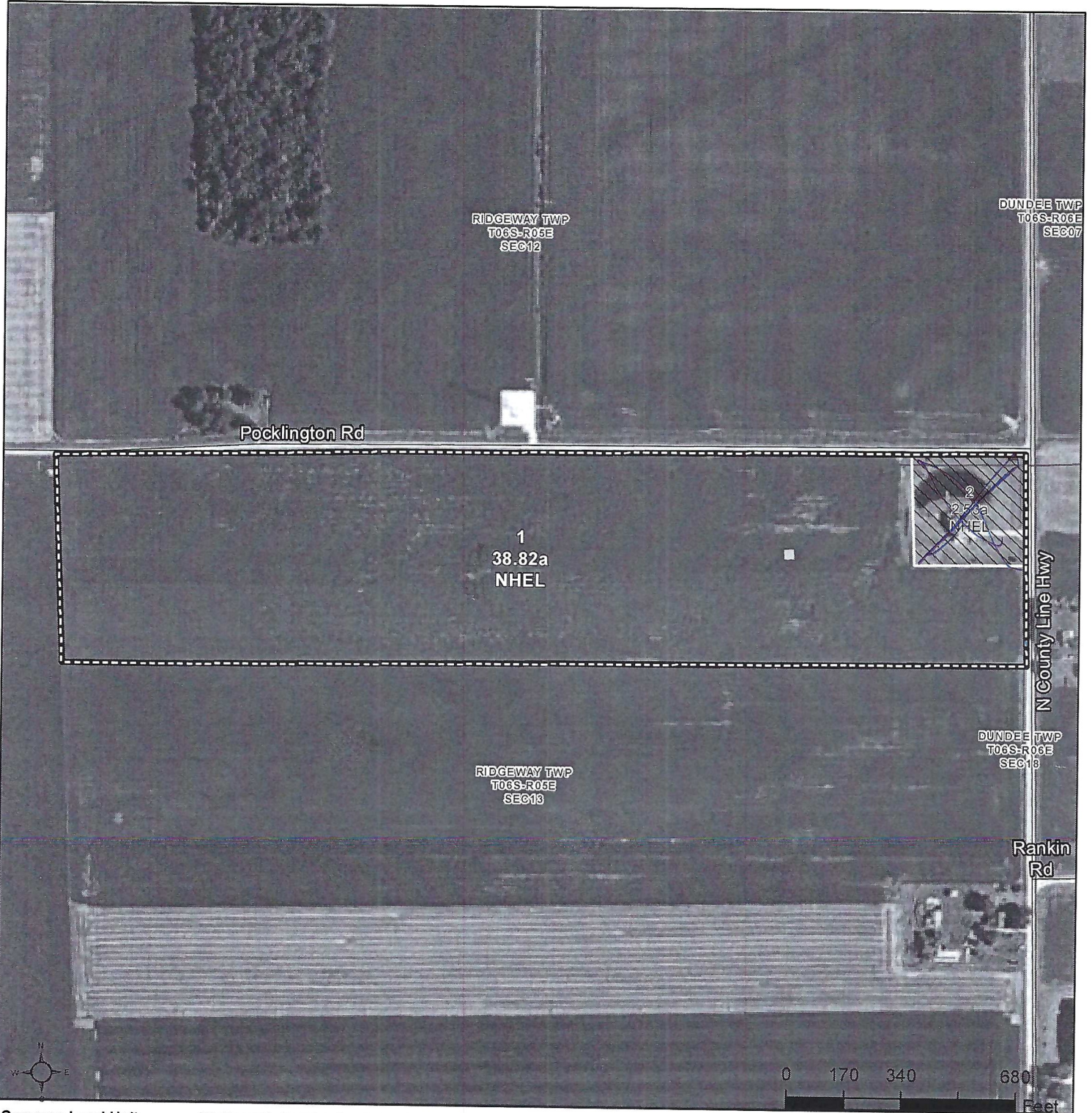
March Board of Review Appeal Information. The board of review will meet at the following dates and times:

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



United States
Department of
Agriculture

Monroe County, Michigan



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

<input type="checkbox"/> All Crops - NI	<input type="checkbox"/> ALF, MIXFG - FG
<input type="checkbox"/> CORN - YEL/GR	<input type="checkbox"/> WHEAT - GR
<input type="checkbox"/> SOYS - COM/GR	<input type="checkbox"/> DRY BEANS - DE

2017 Program Year

Map Created March 28, 2017
2016 NAIP Imagery

Farm 10837
Tract 14800

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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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 #26-05

Applicant(s): Alan Reau

4633 Countyline Rd
Britton, MI 49229

Date: April 16, 2026

Local Government: Ridgeway Township

Purpose: **Enrollment application**

Location: The subject property is ID #RD0-213-4800-00. The parcel is located south of Pocklington Rd. and just west of N County Lane Hwy in section 13 of the township.

Description: The subject property has a combined area of approximately 40.33 acres, all of which is being applied for the program. 37.19 acres are cultivated for cash crop, 3.14 acres are labeled as "all other areas." According to the applicant there are no structures on the property.

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 the term duration being a very reasonable length of 15 years and meeting MDARD requirements, Region 2 staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the PA 116 application to the Ridgeway Township Board.

Attachment(s):

- Background information provided by the applicant/township.

This page is intentionally blank.



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: 03/03/2026

Application #: 2026-3

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 #: 13 Town #: T06S

Range #: R05E Parcel # (Tax ID): RD0-213-4800-00

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: 02/28/2023

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



Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Contact and Legal Information

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: 40.33

c. Total number of acres to be enrolled (if different than above): 40.33

d. Acreage in cultivation: 37.19

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

f. All other acres (swamp, woods, etc.): 3.14

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



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

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.

ALAN J REAU

Printed Name of Applicant

OWNER

Title

Alan Reau

Signature of Applicant (Corporate Name, If Applicable)

2/27/26

Date

Dawn B. Beaul

Printed Name of Co-owner, If Applicable

2/27/26 Owner

Title

Dawn R Reau

Signature of Co-owner, If Applicable (Signature of Corporate Officer)

2/27/26

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.

LOCAL GOVERNING BODY REQUIREMENTS ARE FOUND ON PAGE 9



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: 03/03/2026 (Note: Local governing body has 45 days to take action)

Date action taken by local governing body jurisdiction: 03/03/2026

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: \$ _____

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

Parcel # (Tax ID): R D O - 213 - 4800 - 00

Clerk's name: Lora Feldkamp

Clerk's phone: (517) 457-4111 Clerk's email: ridgewaytwpclerk@gmail.com

Lora Feldkamp Lora Feldkamp _____
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-R3

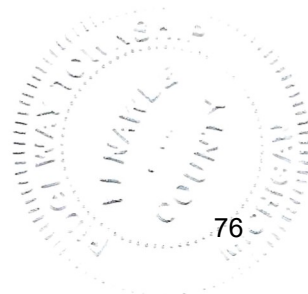
At the March 3, 2026 regular Ridgeway Township Board meeting, the following resolution was offered by Feldkamp and supported by Downing.

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 #RD0-213-4800-00 owned by Alan and Dawn Reau Trust consisting of 40.33 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

03/03/2026
Date



2/25/26, 12:34 PM

RCVD 01/11:50 JAN 2 '24 LENAWEE



LIBER 2663 PAGE 0374 1 of 2



STATE OF MICHIGAN - LENAWEE COUNTY
RECORDED 01/02/2024 03:03:13 PM D.QU
Carolyn S. Bater, REGISTER OF DEEDS \$30.00

Ridgeway Twp
RDO-213-4800-00

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 28th day of December, 2023

for the sum of **NO CONSIDERATION**

ALAN J. REAU AND DAWN R. 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:

All that part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 13, Town 6 South, Range 5 East; EXCEPTING THEREFROM all that part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 13, Town 6 South, Range 5 East, described as beginning on the East line of Section 13, aforesaid, 1176.09 feet North 00 degrees 47 minutes 00 seconds West from the Southeast corner of said Section 13; thence South 89 degrees 09 minutes 37 seconds West 508.20 feet; thence North 00 degrees 47 minutes 00 seconds West 150.00 feet; thence North 89 degrees 09 minutes 37 seconds East 508.20 feet along the North line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 13; thence South 00 degrees 47 minutes 00 seconds East 150.00 feet along the said East line of Section 13 to the point of beginning.

Commonly known as 4000 N. County Line Highway

Tax Parcel Number RDO-213-4800-00

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.

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 J. REAU

DAWN R. REAU

2/25/26, 12:34 PM

LIBER 2663 PAGE 0374 2 of 2

STATE OF MICHIGAN, County of Monroe

On this 28th day of December, 2023, the foregoing instrument was acknowledged before me by Alan J. Reau and Dawn R. Reau, husband and wife.

HANNAH KEEFER
Notary Public, State of Michigan
County of Lenawee
My Commission Expires Nov. 02, 2025
Acting in the County of Monroe

Hannah Keefe
Hannah Keefe
Notary Public
Lenawee County, Michigan
My Commission Expires: 11/02/25
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: RD0-213-4800-00</p> <p>PROPERTY ADDRESS: 4000 N COUNTY LINE HWY BLK BRITTON, MI 49229</p>
<p>OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: *****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:
SE1/4 OF SE1/4 OF SEC 13 T6S R5E EXC LD DES AS BEG ON THE E LI OF SD SEC 1176.09 FT N FROM THE SE COR OF SD SEC TH S89°09'37"W 508.20 FT TH N 150 FT TH N89°09'37"E 508.20 FT ALG THE N LI OF SE1/4 OF SE1/4 OF SD SEC TH S 150 FT ALG THE SD E LI OF SD SEC TO POB (SURVEY 1.75 AC)

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: \$97	PRIOR AMOUNT YEAR: 2024	CURRENT TENTATIVE AMOUNT YEAR: 2025	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	103,317	106,519	3,202
2. ASSESSED VALUE:	112,100	118,200	6,100
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):	112,100	118,200	6,100
5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT			

6. Assessor Change Reason:

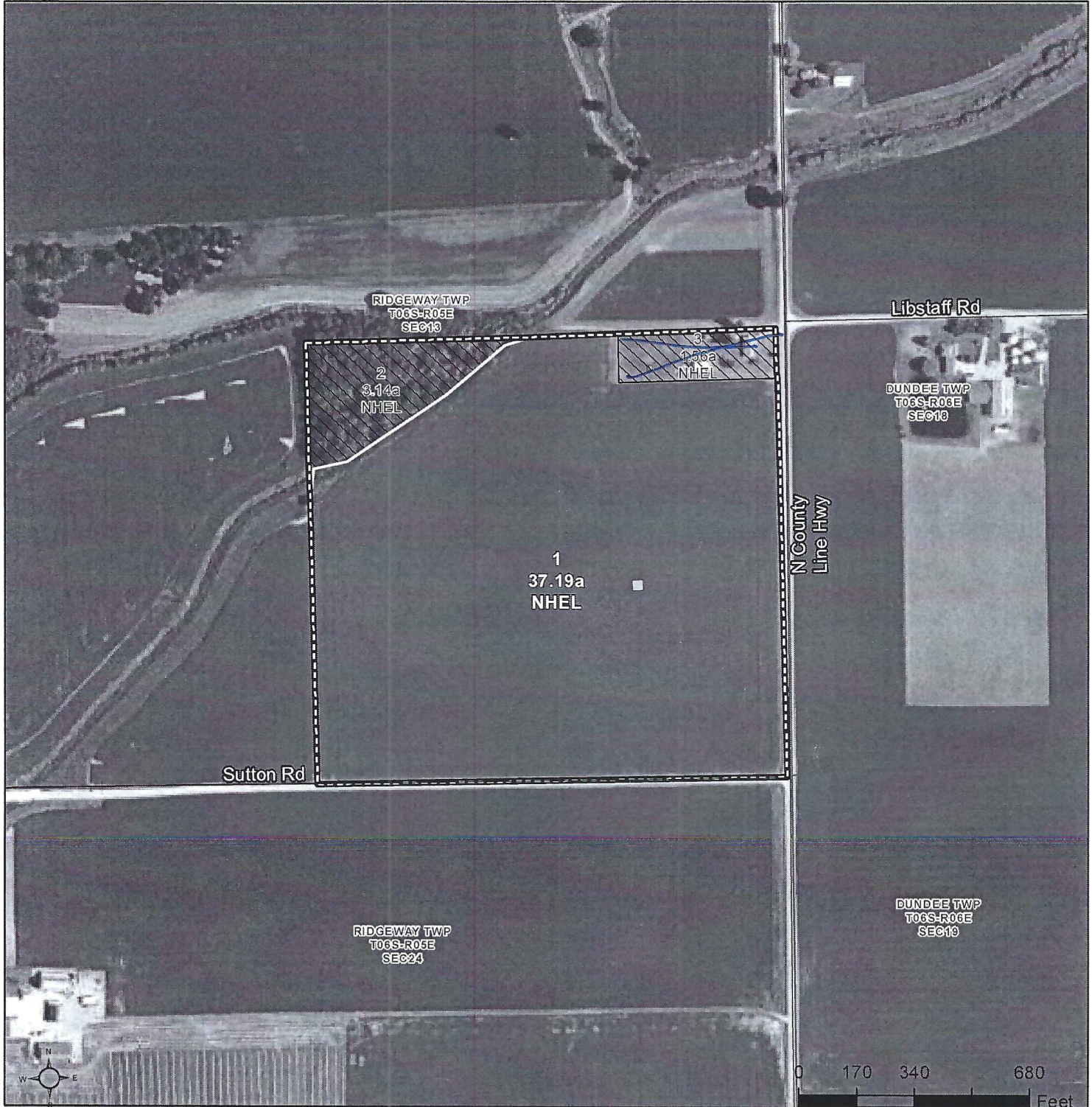
The 2025 Inflation rate Multiplier is: 1.031

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
---------------------------	--------------------------	----------------------------------

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

<input type="checkbox"/> All Crops - NI	<input type="checkbox"/> ALF, MIXFG - FG
<input type="checkbox"/> CORN - YEL/GR	<input type="checkbox"/> WHEAT - GR
<input type="checkbox"/> SOYS - COM/GR	<input type="checkbox"/> DRY BEANS - DE

2017 Program Year

Map Created March 28, 2017
2016 NAIP Imagery

Farm 10837
Tract 2063

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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 #26-06

Applicant(s): Eric Ford

13026 Mulberry Rd.
Ottawa Lake, MI 49267

Date: April 16, 2026

Local Government: Riga Township

Purpose: **Enrollment application**

Location: The subject property is ID #RG0-129-4300-00. The parcel is located west of Silberhorn Hwy. in section 29 of the township.

Description: The subject property has a combined area of approximately 69 acres, all of which is being applied for the program. All 69 acres are cultivated for cash crop. According to the applicant there are no structures on the property.

Term: 10 years.

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

Staff Comments: None.

Staff Advisement: Due to the term duration being a very reasonable length of 10 years and meeting MDARD requirements, Region 2 staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the PA 116 application to the Riga Township Board.

Attachment(s):

- Background information provided by the applicant/township.

This page is intentionally blank.

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: 3/26/2025

Application #: 2024-1

I. Personal Information

1. Name(s) of applicant

<u>Ford</u>	<u>ERIC</u>	<u>A</u>
Last	First	Initial
(If more than two, see #18) <u>Ford</u>	<u>Laura</u>	<u>L</u>
Last	First	Initial

2. Entity name: _____

3. Mailing address:

<u>13026 Mulberry</u>	<u>Ottawa Lake</u>	<u>MI</u>	<u>49207</u>
Street	City	State	Zip Code

4. Phone number: (517) 402-3395

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

6. Email address: fordfarmsbeef@gmail.com

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

7. County: Lenawee

8. Township, city, or village: Riga Twp

9. Section #: 29 Town #: S South

Range #: 5 east Parcel # (Tax ID): RGO-129-4300-00

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: April 2, 2025

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

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

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: _____ Title: _____

Name: _____ Title: _____

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: 69

c. Total number of acres to be enrolled (if different than above): 69

d. Acreage in cultivation: 69

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 structure, indicate the number of structures):

Total: None

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): 10

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.

ERIC FORD

Printed Name of Applicant

Title

Eric Ford

Signature of Applicant (Corporate Name, If Applicable)

3/13/26

Date

Laura Ford

Printed Name of Co-owner, If Applicable

Title

Laura Ford

Signature of Co-owner, If Applicable (Signature of Corporate Officer)

3/13/26

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.

RESERVED FOR LOCAL GOVERNMENT USE: COMPLETED BY CLERK

I. Application Processing

Date application received: 3/24/2025 (Note: Local governing body has 45 days to take action)

Date action taken by local governing body jurisdiction: _____

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: _____
(If rejected, please attach statement from local governing body indicating reason(s) for rejection)

Property appraisal: \$ _____

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

Parcel # (Tax ID): RGD-129-4300-00

Clerk's name: Natalie Thompson

Clerk's phone: (419) 260-6203 Clerk's email: rigaclerk@gmail.com

Printed Name of Clerk Signature of Clerk Date

Assessor's name: _____

Assessor's phone: (____) _____-____ Assessor's email: _____

Printed Name of Assessor Signature of Assessor Date

II. Verification

Please verify the following:

- Upon filing an application, clerk issues receipt to the landowner indicating date received.
- Clerk notifies reviewing agencies by forwarding a copy of the application and attachments.
- If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to MDARD.
- If approved, applicant is notified within 10 days of the vote taken. Original application, board resolution or meeting minutes, and other supporting documentation (owner, size, use, and income documents if applicable), or emails to reviewing agencies for review/comment are sent to address at the bottom of the page.

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

(The application must be sent to all reviewing agencies below for comment. Copies of the emails or letters to each reviewing agency should be included with the application package provided to MDARD.)

COPY SENT TO:

- County or Regional Planning Commission
- Conservation District
- Township (if county has zoning authority)

Before forwarding to State Agency

FINAL APPLICATION MUST INCLUDE:

- Copy of local governing body meeting minutes and/or resolution of approval
- Copy of deed or land contract (most recent showing current ownership)
- Copy of most recent tax bill (tax description and property assessment must be included)
- Map of farm
- Assessing office statement (fair market value)
- Copy of letters from review agencies (if available)
- Any other applicable documents (such as proof of income)

The local governing body can send completed applications to:

Mailing Address:
MDARD FARMLAND AND OPEN SPACE
PRESERVATION PROGRAM
P.O. BOX 30449
LANSING, MI 48909

Email: MDARD-PA116@Michigan.gov
Phone: **517-284-5663**
Fax: 517-335-3131



04-08-2025

Erin Vandyke AS
ERIN VANDYKE



LENAWEE COUNTY
APRIL 08, 2025
RECEIPT # 1119483

STATE OF MICHIGAN
REAL ESTATE
TRANSFER TAX

\$688.60- CO
\$0.00- ST
Stamp # 46223

WARRANTY DEED

The GRANTOR(S), **EUGENE FORD and JANICE FORD, husband and wife**, whose address is 12366 Silberhorn Hwy., Blissfield, MI 49228, convey(s) and warrant(s) to **ERIC ANTHONY FORD and LAURA LEE FORD, husband and wife**, whose address is 13026 Mulberry Road, Ottawa Lake, MI 49267, the following described premises situated in the **Township of Riga, County of Lenawee, State of Michigan**:

SEE ATTACHED "Exhibit A"

(Source of Legal Description: Prestige Title Insurance Agency, File No. PR-24-3601, dated February 27, 2025)

for the sum of **SIX HUNDRED TWENTY-SIX THOUSAND (\$626,000) DOLLARS**, subject to easements, reservations and building and use restrictions of record.

The Grantor(s) also grant(s) to the Grantee(s) the right to make 9 11 division(s) under Section 108 of the Land Division Act, Act No. 288 of Public Acts of 1967. The Grantor(s) acknowledge the drafter of this deed made no inquiry as to the allowable number of lot divisions and waive any claim against drafter related to the number of allowable divisions.

The above-described premises 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.

This instrument is exempt from the state real estate transfer tax by virtue of MCL 207.526(j) A conveyance from an individual to that individual's child, stepchild, or adopted child.

Exhibit "A"
Property Description

Situated in the Township of Riga, County of Lenawee, and State of Michigan:

The North 1/2 of the Southeast 1/4 of Section 29, Town 8 South, Range 5 East; EXCEPTING AND RESERVING THEREFROM all that part of the North 1/2 of the Southeast 1/4 of Section 29 Town 8 South, Range 5 East, described as beginning at the East 1/4 corner of Section 29 aforesaid; thence South 88° 40' 30" West along the East and West 1/4 line of said Section 29 a distance of 665.11 feet; thence South 2° 10' 00" East 262.00 feet; thence North 88° 40' 30" East 665.11 feet to the East line of said Section 29; thence North 2° 10' 00" West 262.00 feet to the place of beginning;

ALSO EXCEPTING AND RESERVING THEREFROM all that part of the North 1/2 of the Southeast 1/4 of Section 29, Town 8 South, Range 5 East, described as beginning on the East line of Section 29 aforesaid 262.00 feet South 02° 10' 00" East from the East 1/4 corner of said Section 29; thence South 02° 10' 00" East 176.00 feet along the East line of said Section 29; thence South 88° 40' 30" West 665.11 feet; thence North 02° 10' 00" West 176.00 feet; thence North 88° 40' 30" East 665.11 feet to the place of beginning.

Notice of Assessment, Taxable Valuation, and Property Classification

436

This form is issued under the authority of Public Act 206 of 1893, Sec. 211.24c and Sec.211.34c, as amended.

FROM RIGA TOWNSHIP CHRIS RENIUS, ASSESSOR PO BOX 111 OTTAWA LAKE, MI 49267	PARCEL IDENTIFICATION PARCEL NUMBER: RG0-129-4300-00 PROPERTY ADDRESS: 11000 SILBERHORN HWY BLK BLISSFIELD, MI 49228 SCHOOL DISTRICT CODE: 46040
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: <div style="text-align: right; font-size: small;">436</div> *****AUTO**5-DIGIT 49267 T3 P1 ### FORD, ERIC ANTHONY & LAURA LEE 13026 MULBERRY RD OTTAWA LAKE, MI 49267-9304 	EXEMPTIONS % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Disabled Veteran or Surviving Spouse": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

LEGAL DESCRIPTION:
 N 1/2 OF SE 1/4 EX LD OUT OF NE COR OF SE 1/4 SEC 29 BEING 665.11 FT E AND W BY 438 FT N AND S CONT 6.69 ACRES SEC 29

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 Agricultural

PRIOR YEAR'S CLASSIFICATION IF DIFFERENT: 102 Agricultural

The change in taxable value will increase/decrease your tax bill for the 2026 year by approximately: \$91	PRIOR AMOUNT YEAR: 2025	CURRENT TENTATIVE AMOUNT YEAR: 2026	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	107,862	110,774	2,912
2. ASSESSED VALUE:	255,300	276,000	20,700
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):	255,300	276,000	20,700
5. WAS THERE A TRANSFER OF OWNERSHIP IN 2025 THAT RESULTED IN A TAXABLE VALUE UNCAPPING? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

6. Assessor Change Reason(s): MARKET ADJUSTMENT

The 2026 Inflation rate Multiplier is: 1.027

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

Name: CHRISTOPHER R RENIUS	Telephone Number: (734) 347-8109	Email Address: RRASSESSING@GMAIL.COM
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March Board of Review Appeal Information. The Board of Review will meet at the following dates and times:
 THE RIGA MUNICIPAL BUILDING LOCATED AT 7817 RIGA HIGHWAY ON MONDAY MARCH 9TH FROM 9:00 AM TO 3:00 PM AND TUESDAY MARCH 10TH FROM 3:00 PM TO 9:00 PM IF PROTESTING BY MAIL, IT MUST BE MAILED TO PO BOX 111, OTTAWA LAKE, MI 49267 BY FRIDAY, MARCH 6, 2026. POSTMARKS ARE NOT ACCEPTED.

RIGA TWP
 T08S-R05E
 SEC29

1
 69.32a
 NHEL

Silberhorn Hwy

RIGA TWP
 T08S-R05E
 SEC28

0.43a
 NHEL

- Common Land Unit**
- Common Land Unit*
 - Non-Cropland
 - Tract Boundary
 - Section Lines
 - Cropland vs Noncropland

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions
 - Areas of Concern
as of 4/25/24

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

Shares - 100% OP

<input type="checkbox"/> Certified Organic	<input type="checkbox"/> All Crops - Non-Irrigated
<input type="checkbox"/> CORN - YEL/GR	<input type="checkbox"/> WHEAT - GR (SRW or SWW)
<input type="checkbox"/> SOYS - COM/GR	<input type="checkbox"/> ALFALFA - FG or GZ
<input type="checkbox"/> DRY BEANS - DE	<input type="checkbox"/> MIXFG - FG or GZ

2024 Program Year
 CLU Date: April 25, 2024
 2022 NAIP Imagery

Farm 12510
Tract 1980

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Areas of Concern represent potential wetland violations (CW, CW+Yr, CWNA, CWTE, MIW, MWM, WX) included in the NRCS Certified Wetland Determination dataset. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). Alternate year NAIP imagery may be displayed for tracts located in other states or along state borders.

OFFICIAL TAX STATEMENT



RIGA TOWNSHIP
 KATY GUST, TREASURER
 13708 YANKEE RD
 OTTAWA LAKE, MI 49267

PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE: DEC 1, 2025 THRU FEB 14, 2026
 After 2/14/2026, additional interest and fees apply

2025 Winter Tax for Prop #: RG0-129-4300-00

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

Property Addr: 11000 SILBERHORN HWY BLK

To: FORD, ERIC ANTHONY & LAURA LEE
 13026 MULBERRY RD
 OTTAWA LAKE MI 49267

Tax for Prop#: **RG0-129-4300-00**

Make Check Payable To: RIGA TOWNSHIP

TOTAL AMOUNT DUE: 2,580.81

Please detach along perforation. Keep the bottom portion.

RIGA TOWNSHIP 2025 Winter Tax Bill

<p>MESSAGE TO TAXPAYER</p> <p>WE WILL BE RECEIVING TAX PAYMENTS AT THE RIGA MUN BLDG ON THE FOLLOWING DATES AND TIMES: DEC.30 & MAR 2: 9:00 AM - 5:00 PM JAN 22 & FEB 12: 9:00 AM - 2:00 PM</p> <p>AND BY MAIL: KATY GUST 13708 YANKEE RD, OTTAWA LAKE, MI 49267; PLEASE INCLUDE FULL BILL IF YOU WANT A RETURNED STAMPED PAID BILL; DROP BOX LOCATED ON OFFICE DOOR LOCATED ON WEST SIDE OF BUILDING *****MAIL MUST BE RECEIVED BY FEB 28***** PHONE 734-347-4109 PENALTY & INTEREST AFTER FEB 17</p> <p>DOG LICENSE AVAILABLE DEC. 1ST - FEB. 28TH, WITH VALID RABBIES CERTIFICATE</p>	<p>PAYMENT INFORMATION</p> <p>This tax is payable: Dec 1, 2025 thru Feb 14, 2026</p> <p>Pay by mail to: RIGA TOWNSHIP KATY GUST, TREASURER 13708 YANKEE RD OTTAWA LAKE, MI 49267</p>																																																			
<p>PROPERTY INFORMATION</p> <p>Property Assessed To: FORD, ERIC ANTHONY & LAURA LEE</p> <p>13026 MULBERRY RD OTTAWA LAKE, MI 49267 School: BLISSFIELD COMMUNITY SCHOOLS Prop #: RG0-129-4300-00 Prop Addr: 11000 SILBERHORN HWY BLK</p> <p>Legal Description: N 1/2 OF SE 1/4 EX LD OUT OF NE COR OF SE 1/4 SEC 29 BEING 665.11 FT E AND W BY 438 FT N AND S CONT 6.69 ACRES SEC 29</p>	<p>TAX DETAIL</p> <table> <tr> <td>Taxable Value:</td> <td>107,862</td> <td>AGRICULTURAL-VACAN</td> </tr> <tr> <td>State Equalized Value:</td> <td>255,300</td> <td>Class: 102</td> </tr> <tr> <td>Assessed Value:</td> <td>255,300</td> <td></td> </tr> <tr> <td>P.R.E. %:</td> <td>100.0000</td> <td></td> </tr> </table> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>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.</p> </div>	Taxable Value:	107,862	AGRICULTURAL-VACAN	State Equalized Value:	255,300	Class: 102	Assessed Value:	255,300		P.R.E. %:	100.0000																																								
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<p>OPERATING FISCAL YEARS</p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <p>County: JAN 1 - DEC 31 Twn/Cty: JAN 1 - DEC 31 School: JULY 1 - JUNE 30 State: OCT 1 - SEPT 30</p> <p>Does NOT affect when the tax is due or its amount</p>	<table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr><td>DEPT AGING</td><td>0.74720</td><td>80.59</td></tr> <tr><td>MED CARE</td><td>0.18940</td><td>20.42</td></tr> <tr><td>VETERANS' RELIEF</td><td>0.01500</td><td>1.61</td></tr> <tr><td>LENAAWEE INT SCH</td><td>7.28170</td><td>785.41</td></tr> <tr><td>SCH SINKING FUND</td><td>1.75000</td><td>188.75</td></tr> <tr><td>SCH BOND</td><td>3.25000</td><td>350.55</td></tr> <tr><td>SCHOOL OPER</td><td>18.00000</td><td>EXEMPT</td></tr> <tr><td>TWP TAX</td><td>0.99890</td><td>107.74</td></tr> <tr><td>FIRE OPER</td><td>1.50000</td><td>161.79</td></tr> <tr><td>ROADS/BRIDGES</td><td>2.00000</td><td>215.72</td></tr> <tr><td>FIRE EQUIP</td><td>1.00000</td><td>107.86</td></tr> <tr><td>SCHULTZ HOLMES</td><td>1.25000</td><td>134.82</td></tr> <tr><td>ROSNSTL&BRNM</td><td></td><td>404.00</td></tr> <tr><td colspan="2">Total Tax</td><td>2,559.26</td></tr> <tr><td colspan="2">Administration Fee</td><td>21.55</td></tr> <tr><td colspan="2">TOTAL AMOUNT DUE</td><td>2,580.81</td></tr> </tbody> </table>	DESCRIPTION	MILLAGE	AMOUNT	DEPT AGING	0.74720	80.59	MED CARE	0.18940	20.42	VETERANS' RELIEF	0.01500	1.61	LENAAWEE INT SCH	7.28170	785.41	SCH SINKING FUND	1.75000	188.75	SCH BOND	3.25000	350.55	SCHOOL OPER	18.00000	EXEMPT	TWP TAX	0.99890	107.74	FIRE OPER	1.50000	161.79	ROADS/BRIDGES	2.00000	215.72	FIRE EQUIP	1.00000	107.86	SCHULTZ HOLMES	1.25000	134.82	ROSNSTL&BRNM		404.00	Total Tax		2,559.26	Administration Fee		21.55	TOTAL AMOUNT DUE		2,580.81
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FIRE EQUIP	1.00000	107.86																																																		
SCHULTZ HOLMES	1.25000	134.82																																																		
ROSNSTL&BRNM		404.00																																																		
Total Tax		2,559.26																																																		
Administration Fee		21.55																																																		
TOTAL AMOUNT DUE		2,580.81																																																		

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: 3/24/2020

Application #: 2020-2

I. Personal Information

1. Name(s) of applicant

<u>Ford</u>	<u>ERIC</u>	<u>A</u>
Last	First	Initial
(If more than two, see #18) <u>Ford</u>	<u>Laura</u>	<u>L</u>
Last	First	Initial

2. Entity name:

3. Mailing address:

13026 Mulberry Rd. Ottawa Lake MI 49267

Street City State Zip Code

4. Phone number: (517) 402-3395

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

6. Email address: fordfarmsbeefasmail.com

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

7. County: Lenawee

8. Township, city, or village: Riga Twp

9. Section #: 35 Town #: S South

Range #: 5 East Parcel # (Tax ID): R 60-135-4875-00

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: November 21/2023

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

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

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: _____ Title: _____

Name: _____ Title: _____

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: 17

c. Total number of acres to be enrolled (if different than above): 17

d. Acreage in cultivation: 17

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 structure, indicate the number of structures):

Total: none

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): 10

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.

Eric Ford

Printed Name of Applicant

Title

Eric Ford

Signature of Applicant (Corporate Name, If Applicable)

3/13/26

Date

Laura Ford

Printed Name of Co-owner, If Applicable

Title

Laura Ford

Signature of Co-owner, If Applicable (Signature of Corporate Officer)

3/13/26

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.

RESERVED FOR LOCAL GOVERNMENT USE: COMPLETED BY CLERK

I. Application Processing

Date application received: 3/24/2020 (Note: Local governing body has 45 days to take action)

Date action taken by local governing body jurisdiction: _____

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: _____
(If rejected, please attach statement from local governing body indicating reason(s) for rejection)

Property appraisal: \$ _____

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

Parcel # (Tax ID): R40-135-4875-00

Clerk's name: Natalie Thompson

Clerk's phone: (419) 260-6203 Clerk's email: rigaclerk@gmail.com

Printed Name of Clerk Signature of Clerk Date

Assessor's name: _____

Assessor's phone: (____) ____-____ Assessor's email: _____

Printed Name of Assessor Signature of Assessor Date

II. Verification

Please verify the following:

- Upon filing an application, clerk issues receipt to the landowner indicating date received.
- Clerk notifies reviewing agencies by forwarding a copy of the application and attachments.
- If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to MDARD.
- If approved, applicant is notified within 10 days of the vote taken. Original application, board resolution or meeting minutes, and other supporting documentation (owner, size, use, and income documents if applicable), or emails to reviewing agencies for review/comment are sent to address at the bottom of the page.

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

(The application must be sent to all reviewing agencies below for comment. Copies of the emails or letters to each reviewing agency should be included with the application package provided to MDARD.)

COPY SENT TO:

- County or Regional Planning Commission
- Conservation District
- Township (if county has zoning authority)

Before forwarding to State Agency

FINAL APPLICATION MUST INCLUDE:

- Copy of local governing body meeting minutes and/or resolution of approval
- Copy of deed or land contract (most recent showing current ownership)
- Copy of most recent tax bill (tax description and property assessment must be included)
- Map of farm
- Assessing office statement (fair market value)
- Copy of letters from review agencies (if available)
- Any other applicable documents (such as proof of income)

The local governing body can send completed applications to:

Mailing Address:
MDARD FARMLAND AND OPEN SPACE
PRESERVATION PROGRAM
P.O. BOX 30449
LANSING, MI 48909


Email: MDARD-PA116@Michigan.gov
Phone: [517-284-5663](tel:517-284-5663)
Fax: 517-335-3131

Notice of Assessment, Taxable Valuation, and Property Classification

487

This form is issued under the authority of Public Act 206 of 1893, Sec. 211.24c and Sec.211.34c, as amended.

FROM RIGA TOWNSHIP CHRIS RENIUS, ASSESSOR PO BOX 111 OTTAWA LAKE, MI 49267	PARCEL IDENTIFICATION PARCEL NUMBER: RG0-135-4875-00 PROPERTY ADDRESS: 13000 E YANKEE RD BLK OTTAWA LAKE, MI 49267 SCHOOL DISTRICT CODE: 58110
---	---

OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: <p style="text-align: right;">487</p> *****AUTO**5-DIGIT 49267 T3 P1 ### FORD, ERIC & LAURA 13026 MULBERRY RD OTTAWA LAKE, MI 49267-9304 	EXEMPTIONS % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Disabled Veteran or Surviving Spouse": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	---

LEGAL DESCRIPTION:
 S 17 ACRES OF E-1/2 OF E-1/2 OF SE-1/4 EX LD BEG SE COR SEC 35 RUNN TH W 220 FT TH N 300 FT TH E 220 FT TH S 300 FT TO POB CONT 1.515 ACRES SEC 35 EXC LD DES AS COMM AT THE SE COR OF SEC 35 T8S R5E TH S89°59'57"W 640.46 FT ALG THE S LI OF SD SEC (CNTRLI OF YANKEE RD) FOR A POB TH CONT ALG SD LI ALG SD RD S89°59'57"W 15.30 FT TO THE SE CO

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 Agricultural

PRIOR YEAR'S CLASSIFICATION IF DIFFERENT: 102 Agricultural

The change in taxable value will increase/decrease your tax bill for the 2026 year by approximately: \$20	PRIOR AMOUNT YEAR: 2025	CURRENT TENTATIVE AMOUNT YEAR: 2026	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	28,137	28,896	759
2. ASSESSED VALUE:	52,900	57,200	4,300
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):	52,900	57,200	4,300
5. WAS THERE A TRANSFER OF OWNERSHIP IN 2025 THAT RESULTED IN A TAXABLE VALUE UNCAPPING? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

6. Assessor Change Reason(s): MARKET ADJUSTMENT

The 2026 Inflation rate Multiplier is: 1.027

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

Name: CHRISTOPHER R RENIUS	Telephone Number: (734) 347-8109	Email Address: RRASSESSING@GMAIL.COM
-------------------------------	-------------------------------------	---

March Board of Review Appeal Information. The Board of Review will meet at the following dates and times:
 THE RIGA MUNICIPAL BUILDING LOCATED AT 7817 RIGA HIGHWAY ON MONDAY MARCH 9TH FROM 9:00 AM TO 3:00 PM AND TUESDAY MARCH 10TH FROM 3:00 PM TO 9:00 PM IF PROTESTING BY MAIL, IT MUST BE MAILED TO PO BOX 111, OTTAWA LAKE, MI 49267 BY FRIDAY, MARCH 6, 2026. POSTMARKS ARE NOT ACCEPTED.

Do not
Re cord
already
Done

WARRANTY DEED

This Deed made this 21 day of, November, 2023.

WITNESSETH That, **GARY L. GOETZ and LAURIE A. GOETZ, husband and wife, 8135 CLARK RD., OTTAWA LAKE, MI 49267**

IN CONSIDERATION OF **SIXTY THOUSAND DOLLARS (\$60,000)** -----

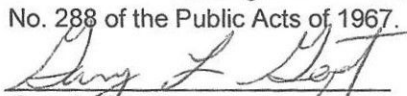
CONVEY AND WARRANTS TO **ERIC FORD and LAURA FORD, husband and wife, 13026 MULBERRY RD., OTTAWA LAKE, MI 49267**

Land and premises in the Township of Riga, Lenawee County, State of Michigan, as described on Exhibit A, attached hereto and made a part hereof.

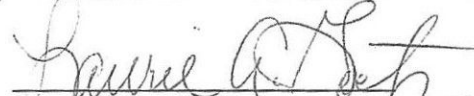
Subject to zoning ordinances, easements and restrictions of record and that portion of the property taken or used by the public for road or highway purposes.

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

The Grantor grants to the Grantee the right to create all parcels under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.



Gary L. Goetz

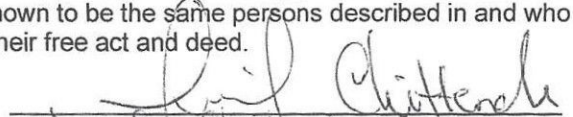


Laurie A. Goetz

STATE OF MICHIGAN)
) §
COUNTY OF LENAWEE)

On this 21 day of November, 2023, before me, a notary public in and for said County, personally appeared Gary L. Goetz and Laurie A. Goetz, known to be the same persons described in and who executed the foregoing instrument, who acknowledged the same to be their free act and deed.

JENNIFER CHITTENDEN
Notary Public, Lenawee Co., MI
My Comm. Expires Aug. 22, 2025



Jennifer Chittenden Notary Public
Lenawee County, Michigan
My Commission Expires: 08-22-2025

THIS INSTRUMENT DRAFTED BY:
BRUGGEMAN LAW OFFICES, P.C.
Mark A. Bruggeman (P66065)
126 E. Church Street, Adrian, MI 49221-2780

AFTER RECORDING RETURN TO:
Mark A. Bruggeman
126 E. Church Street
Adrian, MI 49221-2780

Property Identification Number RGO-135-4875-00
Legal Description taken from American Title Agency of Lenawee Job No. AT-6585
This instrument is exempt from taxation for the state real estate transfer tax pursuant to MCL 207.526 (j)

EXHIBIT A

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

Being a part of the Southeast 1/4 of Section 35, Town 8 South, Range 5 East, further described as commencing at the Southeast corner of Section 35; thence South 89° 59' 57" West, 220.00 feet along the South line of Section 35 (centerline of Yankee Road) for a point of beginning; thence continuing South 89° 59' 57" West, 435.76 feet along said line along said road to the Southwest corner of the East 1/2 of the East 1/2 of the Southeast 1/4 of Section 35; thence North 01° 37' 03" West, 1120.71 feet (recorded as 68 rods = 1122 feet) along the West line of the East 1/2 of the East 1/2 of the Southeast 1/4 of Section 35; thence South 89° 54' 05" East, 666.17 feet (recorded as 40 rods = 660 feet) to the East line of Section 35; thence South 01° 05' 12" East (recorded as South 01° 00' 00" East), 819.31 feet along the East line of Section 35 (centerline of Rodesiler Highway); thence South 89° 59' 57" West (recorded as North 89° 55' 15" West), 220.00 feet; thence South 01° 05' 12" East (recorded as South 01° 00' 00" East), 300.00 feet to the point of beginning;

EXCEPTING THEREFROM: Land situated in Riga Township, Lenawee County, Michigan, being a part of the Southeast 1/4 of Section 35, Town 8 South, Range 5 East, further described by Walter E. Frazier & Associates, Inc. Certified Boundary Survey (Job No. 0908133) as commencing at the Southeast corner of Section 35; thence South 89° 59' 57" West, 640.46 feet along the South line of Section 35 (centerline of Yankee Road) for a point of beginning; thence continuing along said line along said road South 89° 59' 57" West, 15.30 feet to the Southeast corner of a parcel recited in a Warranty Deed recorded in Liber 1268, Page 640 and a Warranty Deed recorded in Liber 1420, Page 288, Lenawee County Records; thence North 01° 37' 03" West, 189.50 feet along the West line of the East 1/2 of the East 1/2 of the Southeast 1/4 of Section 35 to the Northeast corner of said deeded parcel: thence North 89° 59' 57" East, 13.56 feet; thence South 02° 08' 36" East, 189.56 feet to the point of beginning;

ALSO EXCEPTING THEREFROM: Land situated in Riga Township, Lenawee County, Michigan, being a part of the Southeast 1/4 of Section 35, Town 8 South, Range 5 East, further described by Walter E. Frazier & Associates, Inc. Certified Boundary Survey (Job No. 0908133) as commencing at the Southeast corner of Section 35; thence South 89° 59' 57" West, 655.76 feet along the South line of Section 35 (centerline of Yankee Road) to the Southeast corner of a parcel recited in a Warranty Deed recorded in Liber 1268, Page 288 and a Warranty Deed recorded in Liber 1420, Page 640, Lenawee County Records; thence North 01° 37' 03" West, 189.50 feet along the West line of the East 1/2 of the East 1/2 of the Southeast 1/4 of Section 35 to the Southeast corner of parcel recited in a Special Warranty Deed recorded in Liber 1143, Pages 400-401, Lenawee County Records for a point of beginning; thence continuing along said line of said deeded parcel North 01° 37' 03" West, 931.21 feet; thence South 89° 54' 05" East, 5.00 feet: thence South 02° 08' 38" East, 931.48 feet; thence South 89° 59' 57" West, 13.56 feet to the point of beginning.

***** SETTLEMENT *****

STAR OF THE WEST
421 N. Cochran Ave.
P.O. BOX F
Charlotte MI 48813
Phone: 517-541-1449
Fax: 517-541-2555

***** SETTLEMENT *****

Run Date 10/14/25 Time 15:25:53
Settlement Date: 10/14/25
Settlement Seq: 1
Settlement No.: 43758

Comment 1:
Comment 2:
Control Date: 5/21/25
Message: SON25-2.4s

Customer No.: 9548 Crop: FD SOY Class: Fixed Price Contract

Control No.: 28383

Eric Ford
13026 Mulberry Rd
Ottawa Lake MI 49267

Priced 5/21/25 2698.82 Bu. @ \$ 10.5500
Total Price Adjustments 4.25000

Number	Date	Loc	Gross	Shrink	Dock	Net	Gross Price	Total Disc.	Net Price	Drying Charge	Current Stg Chgs	Net Amount
MT	MOIS	T.W.	F.M. ENV	K Dam	PRO	SPLITS	OIL			CD	\$	
48945	10/13/25	40	1974.67		11.85	1962.82	14.8000	.4500-	14.3500			28166.47
113	11.00	58.60	.60	.43	18.00	40.90	18.00	19.40				
								.4500-				

Ref# = 38486R

48951*10/13/25	40	738.21		2.21	736.00	14.8000	.4000-	14.4000				10598.40
113	11.80	59.10	.30		16.00	42.35	16.00	19.06				
								.4000-				

Ref# = 38492R

*Income from 17 ac
\$623/ac*

		***** Bushels *****			***** Gross *****			Net		Drying	Current	Net
		Gross	Shrink	Dock	Net	Price	Price	Price	Charge	Stg Chgs	Amount	
Totals		2712.88		14.06	2698.82	14.8000		14.3636			38764.87	
Averages	MOIS	T.W.	F.M. ENV	K Dam	PRO	SPLITS	OIL					
	11.22	58.74	.52	.43	17.46	41.29	17.46	19.31				

* = Split Load

Settled Bu.	2698.82	Gross Amount	28472.55
		Price Adjustment	11469.99
		Prem./Disc./Deductions	1177.67-
		Indemnity Fee	4.07-
		Checkoff Fee	136.47-
		Net Amount	38624.33

ymt Type / Number	Date	Payee	Bushels	Net Amt	Deferred Amt.	Def.Cont#	Due Date
HECK NO	3205015	10/14/2025 Eric Ford	2698.82	38624.33			

PRICE ADJUSTMENT RECAP- DESCRIPTION	RATE/UNIT	AMOUNT
Food Soy Premium	4.25000	11,469.99

Name: Eric Ford Share: 100
 Name: _____ Share: _____
 Name: _____ Share: _____



- Common Land Unit**
- Common Land Unit*
 - Non-Cropland
 - Tract Boundary
 - Section Lines
- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions
 - Areas of Concern as of 9/30/23

- This box is applicable ONLY for certification maps. Options only valid if checked.**
- Shares - 100% OP
 - Certified Organic
 - All Crops - Non-Irrigated
 - CORN - YEL/GR
 - WHEAT - GR (SRW or SWW)
 - SOYS - COM/GR
 - ALFALFA - FG or GZ
 - DRY BEANS - DE
 - MIXFG - FG or GZ

2024 Program Year
 Map Created January 05, 2024
 2022 NAIP Imagery

Farm 17564
Tract 10868

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and releases all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Areas of Concern represent potential wetland violations (CW, CW+Yr, CWN, MIW, MWM, WX) included in the NRCS Certified Wetland Determination dataset. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and designations or contact USDA Natural Resources Conservation Service (NRCS). Alternate year NAIP imagery may be displayed for tracts located in other states or please state your...

OFFICIAL TAX STATEMENT

RIGA TOWNSHIP
 KATY GUST, TREASURER
 13708 YANKEE RD
 OTTAWA LAKE, MI 49267



PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.

THIS TAX IS PAYABLE: DEC 1, 2025 THRU FEB 14, 2026
 After 2/14/2026, additional interest and fees apply

2025 Winter Tax for Prop #: RG0-135-4875-00

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

Property Addr: 13000 E YANKEE RD BLK

To: FORD, ERIC & LAURA
 13026 MULBERRY RD
 OTTAWA LAKE MI 49267

Tax for Prop#: **RG0-135-4875-00**

Make Check Payable To: RIGA TOWNSHIP

TOTAL AMOUNT DUE: 506.58

Please detach along perforation. Keep the bottom portion.

RIGA TOWNSHIP 2025 Winter Tax Bill

MESSAGE TO TAXPAYER

WE WILL BE RECEIVING TAX PAYMENTS AT THE RIGA MUN BLDG ON THE FOLLOWING DATES AND TIMES:
 DEC.30 & MAR 2: 9:00 AM - 5:00 PM
 JAN 22 & FEB 12: 9:00 AM - 2:00 PM

AND BY MAIL: KATY GUST 13708 YANKEE RD, OTTAWA LAKE, MI 49267; PLEASE INCLUDE FULL BILL IF YOU WANT A RETURNED STAMPED PAID BILL; DROP BOX LOCATED ON OFFICE DOOR LOCATED ON WEST SIDE OF BUILDING
 *****MAIL MUST BE RECEIVED BY FEB 28*****
 PHONE 734-347-4109
 PENALTY & INTEREST AFTER FEB 17

DOG LICENSE AVAILABLE DEC. 1ST - FEB. 28TH, WITH VALID RABBIES CERTIFICATE

PAYMENT INFORMATION

This tax is payable: Dec 1, 2025 thru Feb 14, 2026

Pay by mail to: RIGA TOWNSHIP
 KATY GUST, TREASURER
 13708 YANKEE RD
 OTTAWA LAKE, MI 49267

TAX DETAIL

Taxable Value:	28,137	
State Equalized Value:	52,900	AGRICULTURAL-VACAN
Assessed Value:	52,900	Class: 102
P.R.E. %:	100.0000	

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.

PROPERTY INFORMATION

Property Assessed To:
 FORD, ERIC & LAURA

13026 MULBERRY RD
 OTTAWA LAKE, MI 49267

School: WHITEFORD AGR SCHOOL DIST

Prop #: RG0-135-4875-00

Prop Addr: 13000 E YANKEE RD BLK

Legal Description:

S 17 ACRES OF E-1/2 OF E-1/2 OF SE-1/4 EX LD BEG SE COR SEC 35 RUNN TH W 220 FT TH N 300 FT TH E 220 FT TH S 300 FT TO POB CONT 1.515 ACRES SEC 35 EXC LD DES AS COMM AT THE SE COR OF SEC 35 T8S R5E TH S89°59'57"W 640.46 FT ALG THE S LI OF SD SEC (CNTRLI OF YANKEE RD) FOR A POB TH CONT ALG SD LI ALG SD RD S89°59'57"W 15.30 FT TO THE SE COR OF A PARCEL RECITED IN W/DEED REC IN LIBER 1268 PAGE 288 & A W/DEED REC IN LIBER 1420 PAGE 640 TH N01°37'03"W 189.50 FT ALG THE W LI OF THE E1/2 OF THE E1/2 OF THE SE1/4 OF SD SEC TO THE NE COR OF SD DEEDED PARCEL TH N89°59'57"E 13.56 FT TH S02°08'38"E 189.56 FT TO THE POB (EXC - SURVEY 0.063 AC) ALSO EXC LD DES AS COMM AT THE SE COR OF SEC 35 T8S R5E TH S89°59'57"W 655.76 FT ALG THE S LI OF SD SEC (CNTRLI OF YANKEE RD) TO THE SE COR OF A PARCEL RECITED IN W/DEED REC 1268 PAGE 288 & A W/DEED REC IN LIBER 1420 PAGE 640 TH N01°37'03"W 189.50 FT ALG THE W LI OF THE E1/2 OF E1/2 OF SE1/4 OF SD SEC TO THE SE COR OF A PARCEL RECITED IN SPECIAL W/DEED REC IN LIBER 1143 PAGE 400 FOR A POB TH CONT ALG SD LI OF

BALANCE OF DESCRIPTION ON FILE

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.74720	21.02
MED CARE	0.18940	5.32
VETERANS' RELIEF	0.01500	0.42
MONROE INT SCH	4.75410	133.76
SCHOOL DEBT '01	1.82000	51.20
SCHOOL DEBT -19	0.44000	12.38
SCHOOL DEBT '19	0.97000	27.29
SCHOOL DEBT --19	0.52000	14.63
SCHOOL OPER	18.00000	EXEMPT
TWP TAX	0.99890	28.10
FIRE OPER	1.50000	42.20
ROADS/BRIDGES	2.00000	56.27
FIRE EQUIP	1.00000	28.13
FREEMAN		81.66

Total Tax 502.38
 Administration Fee 4.20

TOTAL AMOUNT DUE 506.58

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: JAN 1 - DEC 31
 School: JULY 1 - JUNE 30
 State: OCT 1 - SEPT 30

Does NOT affect when the tax is due or its amount

Gary Kastel, Supervisor
Natalie Thompson, Clerk
Katy Gust, Treasurer

RIGA TOWNSHIP
Box 25
Riga, Michigan 49276

Brenda Delgado, Trustee
David LaMontaine, Trustee

3/30/2026

Eric and Laura Ford
13026 Mulberry Rd
Ottawa Lake, MI 49267

RE: PA 116 Application for parcel RGO-129-4300-00 and RGO-135-4875-00

Mr. and Mrs. Ford,

Riga Township received your PA 116 application and the required supplemental documentation on March 26, 2026. A copy of the complete application will be sent to the Lenawee County Planning Commission and the Lenawee Conservation District for review. The Riga Township Board will review all comments and the applications and make a determination at the May 11, 2026 regular board meeting.

You will be notified if the application is approved or rejected. If approved, the complete application will be sent to MDARD-Farmland and Open Space Program, PO Box 30449, Lansing 48909 by the Township. The State will then review the application, make a determination, and notify you with further instructions.

Sincerely,



Natalie Thompson

Riga Township Clerk

rigaclerk@gmail.com

CC: Lenawee Conservation District

Lenawee County Planning Commission