



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

MEETING NOTICE

FOR FURTHER INFORMATION, CONTACT:

Kade Peck

R2PC Planner

(517) 768-6708

kpeck@mijackson.org

DATE: August 20, 2026

TIME: 6:00 p.m.

PLACE: Lenawee Room | Human Services Bldg.

1040 S. Winter Street

Adrian, Michigan

MEETING AGENDA

1. Call to Order and Pledge of Allegiance
2. Public Comment *[3-MINUTE LIMIT]*
3. Approval of Agenda *[ACTION]*
4. Meeting Minutes
- Approval of the Minutes of the July 16, 2026, Meeting *[ACTION]*3
5. Request(s) for Review, Comment, and Recommendation
 - a. **Consideration of Township Zoning Amendment(s) –**
 - (1) #FA26-11 – Raisin Charter Township Rezoning *[ACTION]* 5
 - b. **Consideration of PA 116 Farmland Agreement(s) –**
 - (1) #FA26-11 – Riga Township *[ACTION]*24
 - (2) #FA26-12 – Riga Township *[ACTION]*38
 - c. **Consideration of Master Plan(s) — None**
6. Other Business
 - a. Old Business — None
 - b. New Business — None
 - (1) Scam Invoice54
7. Public Comment *[2 MINUTE LIMIT]*
8. Commissioner Comment
9. Adjournment

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MEETING MINUTES

Thursday, July 16, 2026

William J. Ross • Lenawee County Intermediate School District • Adrian, Michigan

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

Members Absent: Mrs. Beth Blanco, Lenawee County Commission; Mr. Ralph Tillotson, Lenawee County Commission.

Others Present: Mr. Thomas Boss, LCPC Staff/Recording Secretary; Evan Blake, R2PC Intern

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 motion was made by Ralph Tillotson, and seconded by Bruce Nickel, to approve the July 16, 2026, meeting agenda. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the June 18, 2026 meeting minutes for approval.

A motion was made by Bruce Nickel and seconded by Keith Dersham, to approve the June 18, 2026, meeting minutes. *The motion passed unanimously.*

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

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

(1) **#CZ26-10 | Blissfield Township.** Commissioners reviewed a zoning text amendment from Blissfield Township. The amendment centered around creating a Cryptocurrency Data Mining Facilities and Data Centers ordinance. This business item was tabled due to lack of proper documentation.

A motion was made by Keith Dersham, and seconded by Bruce Nickel, to table discussion on this amendment until proper documentation is received. *The motion passed unanimously.*

(2) **#CZ26-11 | Palmyra Township.** Commissioners reviewed a zoning text amendment from Palmyra Township, adding a new section to the township zoning ordinance in Article VI Section 6.10, adding a moratorium ordinance.

A motion was made by Keith Dersham, and seconded by Dale Witt, to approve the text addition to the zoning ordinance. The motion passed unanimously.

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

None, Deerfield Township's PA 116 applications have been tabled until further documentation is provided.

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

Item 6 **Other Business**

a. **Old Business** — None.

b. **New Business** — None.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** The meeting was adjourned at 6:15 p.m.

Respectfully submitted,

Thomas Boss, Recording Secretary



Lenawee County Planning Commission

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

Coordinated Zoning Report | #CZ26-12

To: Lenawee County Planning Commissioners

From: Kade Peck

Date: August 20, 2026

Proposal: The rezoning of property in Raisin Charter Township

Request

The subject property is proposed to be rezoned from 'Commercial (C-2)' to 'Residential (R-1)'.

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 (RA0-104-1525-00) is located off of Occidental Highway in section 4 of the township. The size of the parcel is 5.48 acres.

Land Use and Zoning

- **Current Land Use** – According to the Rezoning Worksheet, the property is currently used as Vacant. The surrounding uses is a church to the North and Residential in the other directions.
- **Future Land Use** – According to the township's master plan, the property is in a 'Commercial' area. (2021)
- **Current Zoning** – The subject parcel is currently zoned 'Commercial (C-2)'. Commercial (C-2) is located to the North and Residential (R-1) surrounds the rest.

Public Facilities and Environmental Constraints

- **Public Road/Street Access** – The subject property is accessible through Occidental 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 Raisin Township Planning Commission approved the rezoning at their July meeting.

LCPC Staff Analysis and Advise –

There is several 'Residential (R-1)' uses located near the parcel. The future land use map does outline the area as commercial, which goes against the rezoning. Staff advises the Lenawee County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the proposed rezoning to Residential R-1 to the Raisin Township Board.

Comments are related to the future land use map not outlining the area as residential.

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**

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

(ANSWER EITHER A or B)

(A) DISTRICT BOUNDARY CHANGE (REZONING):

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

(SEE ATTACHED) PARCEL PAO-104-1525-00, APPROX. 5.48 ACRES, SECTION 4
OF THE TOWNSHIP ALONG OCCIDENTAL HWY.

1. The above described property has a proposed zoning change FROM COMMERCIAL C-2
ZONE TO RESIDENTIAL R-1 ZONE.
2. PURPOSE OF PROPOSED CHANGE: TO BE USED FOR SINGLE-FAMILY RESIDENTIAL HOMES

B. ZONING ORDINANCE TEXT AMENDMENT:

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

- C. PUBLIC HEARING on the above amendment was held on: month 7 day 14 year 2026
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 6 day 25 year 2024
(Notice must be provided at least fifteen days prior to the public hearing.)

- E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: THE ADRIAN DAILY TELEGRAM
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.
MIKE BARTOLO (Acting Sec.) ☐ Chair or ☒ Secretary 7/14/26 (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

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: RAISIN Township Case #: _____
Township official we may contact: DALG WITT (C) Phone #: (517) 260-8873
Applicant: DSW DEVELOPMENT, LLC Phone #: (517) 858-2834
Rezoning Request: From: COMMERCIAL (C-2) To: RESIDENTIAL (R-1)
Property Location: Section(s): 4 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"): APPROX 5.48 ACRES

Please attach location map ☒ Yes ☐ No
What is the existing use of the site? VACANT (PROPERTY CARD CLASS - COMMERCIAL C-2 VACANT)
What is the proposed use of the site? TO BE USED FOR SINGLE FAMILY RESIDENTIAL HOMES.

What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?
North: CHURCH South: RESIDENTIAL
East: RESIDENTIAL West: RESIDENTIAL

What are the surrounding Zoning Districts?
North: COMMERCIAL (C-2) South: RESIDENTIAL (RM-1)
East: RESIDENTIAL (R-1) West: RESIDENTIAL (R-1)

What is the suggested use of the site on the Township's Land Use Plan map? COMMERCIAL (2021 MAP)
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 OCCIDENTAL HWY / COBBLESTONE RIDGE
Are there any known environmental constraints on the site? ☐ Yes ☒ No
☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s) ☐ Other (please specify) _____

Please attach the minutes of the Planning Commission.

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

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

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

Please attach any public comments, letters, or petitions.

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

Please include any additional information or comments as an attachment.

Application for Rezoning/Land Use Plan Amendment

CHARTER TOWNSHIP OF RAISIN

5525 OCCIDENTAL HWY

TECUMSEH, MI 49286

Phone: 517-423-3162 Fax: 517-423-6732

Date Received:

By:

Fee Paid:

6/22/2024

Samantha Simpson
\$650.00

1 Petitioner:

NTW Development LLC

Mailing Address:

1075 Sutton Rd

Adrian MI 49221

Phone Number:

517-258-2834

Fax Number:

2 Are you the Owner of the property involved:

Yes:

X

No:

3 State your interest in the property (land contract, purchase agreement, etc.)

We would like to rezone it for R-1 to build
residential homes

4 State briefly the proposed Zoning Amendment or Change:

Rezone to R-1

5 State the reasons for seeking the Amendment or Change and the proposed use and/or structures to be placed on the property:

Residential Homes

(6/22/24 SINGLE FAMILY)

6 Briefly describe the property being considered and give the general location:

6000 Block of Occidental - BAO-104-1525-00

7 List the parcel numbers (RAO Number) involved in this request:

BAO-104-1525-00

8 Attach the legal property description:

Attached

X

9 Attach a sketch plan of the area involved showing adjoining streets:

Attached

X

10 The applicant shall submit or attach any other information requested or may include any additional information that will assist in reaching an equitable decision.

Attached

on back

I, the undersigned, acknowledge that approval of this Rezoning Application by the Raisin Charter Township Board constitutes an agreement to comply with Raisin Charter Township ordinances.

Applicant's Signature:

Shane H. Deed

Date

6/22/2024

Rezoning Application Revision B
January 22, 2008

AUTHORIZATION TO PURSUE REZONING, PERMITS, AND LAND DIVISION

This Authorization Agreement is made effective as of 06/18/26, 2026, by and between **Cobblestone Ridge Raisin Township, LLC** ("Owner") and **DJW Development, LLC** ("Developer").

Owner is the owner of the real property identified as **Parcel No. RA0-104-1525-00**, Raisin Township, Michigan ("Property"), and Developer is under contract to purchase the Property.

Owner hereby authorizes Developer, its employees, agents, engineers, surveyors, consultants, and representatives, to act on Owner's behalf with respect to the Property for the purpose of obtaining and pursuing:

- Rezoning applications and approvals;
- Perc (Perk) tests and soil evaluations;
- Land divisions, parcel splits, and related approvals;
- Permit applications and governmental approvals;
- Engineering, surveying, and related development reviews;
- Any documents, submissions, meetings, or correspondence necessary to obtain the foregoing approvals.

Developer is authorized to prepare, sign, submit, amend, and withdraw applications and supporting documents as required by any governmental agency, municipality, county, state agency, or utility provider and may pay all associated fees, deposits, and expenses at its sole cost.

This authorization shall remain in effect until revoked in writing by Owner or until the closing or termination of the purchase transaction between the parties, whichever occurs first.

OWNER

COBBLESTONE RIDGE RAISIN TOWNSHIP, LLC

By: Vito Pampalona, Sr. 06/18/26

Name: _____

Title: _____

Date: _____

DEVELOPER

DJW DEVELOPMENT, LLC

By: DJW Development LLC

Name: Dreyson Waynick

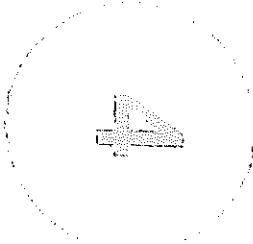
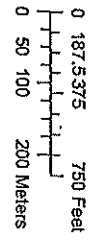
Title: Authorized Representative

Date: 06/18/26

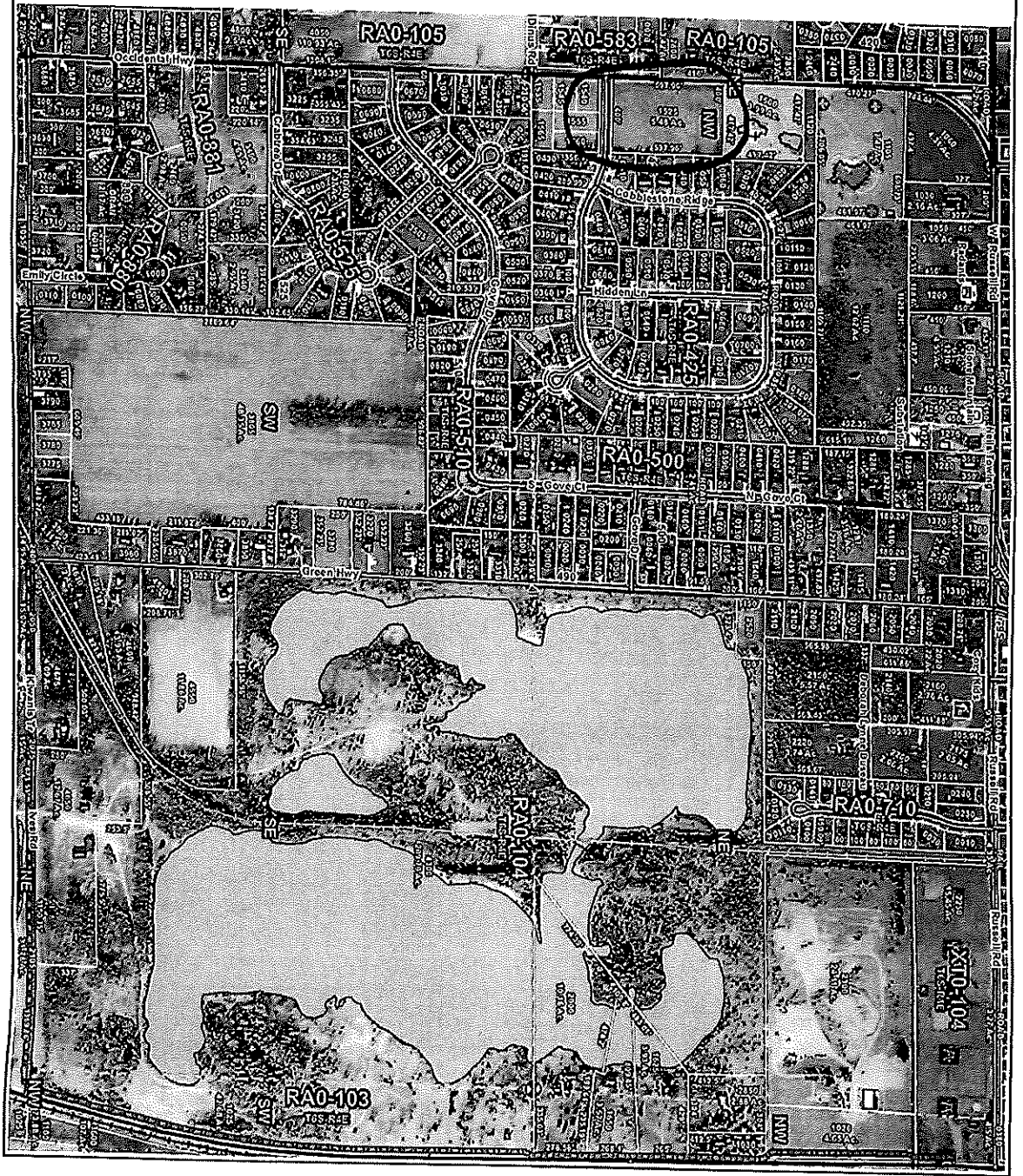
LENAAWEE COUNTY GIS



1 inch = 500 Feet



NOTE: THIS MAP IS INTENDED FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT A LEGAL DOCUMENT. ANY REPRODUCTION OF THIS MAP AND ITS CONTENTS WITHOUT THE WRITTEN PERMISSION OF LENA WEE COUNTY GIS IS STRICTLY PROHIBITED.



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Print. Trans.
Property Address 6000 OCCIDENTAL HWY BLK Owner's Name/Address COBLESTONE RIDGE RAISIN TOWNSHIP LLC 1235 N MAIN SUITE 130 ROCHESTER MI 48307-1119								
Class: COMMERCIAL-VACANT Zoning: C-2 Building Permit(s) School: TECUMSEH PUBLIC SCHOOLS P.R.E. 0%								
2027 Est TCV 96,480 Land Value Estimates for Land Table 20100.20100 COMMERCIAL								
Improved X Vacant Public Improvements Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
Description Frontage Depth Rate Adj. Reason Value HWY 4.61 Acres 20,928 100 96,480 4.61 Total Acres Total Est. Land Value = 96,480								
Tax Description LD DES AS COM 1425.90 FT S FROM NW1/4 COR TH CONT S 597.96 FT TH E 400 FT TH N 597.96 FT TH N 400 FT TO POB.								
Comments/Influences GIS -> 5.48 ACRES								
Topography of Site Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain								
Year Land Value Building Value Assessed Value Board of Review Taxable Value 2027 48,200 0 48,200 11,221C 2026 48,200 0 48,200 11,221C 2025 46,200 0 46,200 10,926C 2024 46,100 0 46,100 10,598C								

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

**NOTICE OF PUBLIC HEARING
RAISIN CHARTER TOWNSHIP PLANNING COMMISSION**

The Raisin Charter Township Planning Commission will be holding a Public Hearing on July 14, 2026 at 6:30 P.M. for the purpose of a rezone request for property owned by Cobblestone Ridge, Raisin Township LLC, 1235 N Main Suite 130, Rochester, MI 48307. The parcel # RA0-104-1525-00 located at 6000 Occidental Hwy Block, approximately 5.48 acres, is being requested by DJW Development, 1075 Sutton Rd., Adrian, MI 49221 to be rezoned from currently Commercial (C-2) to Residential (R-1). The requested rezone is for residential single family dwelling purposes. The zoning map / land use plan may be examined at the township office located at 5525 Occidental Hwy., Tecumseh, MI 49286 anytime M – Th from 8 am to 4 pm.

Anyone wishing to make comment may do so by attending the meeting at the Raisin Community Center located at 3266 Gady Rd., Adrian, MI 49221. Comments may also be sent by letter to the Raisin Charter Township Planning Commission, 5525 Occidental Hwy., Tecumseh, MI 49286. Telephone: 517-423-3162

Dale Witt, Treasurer
Raisin Charter Township
1T

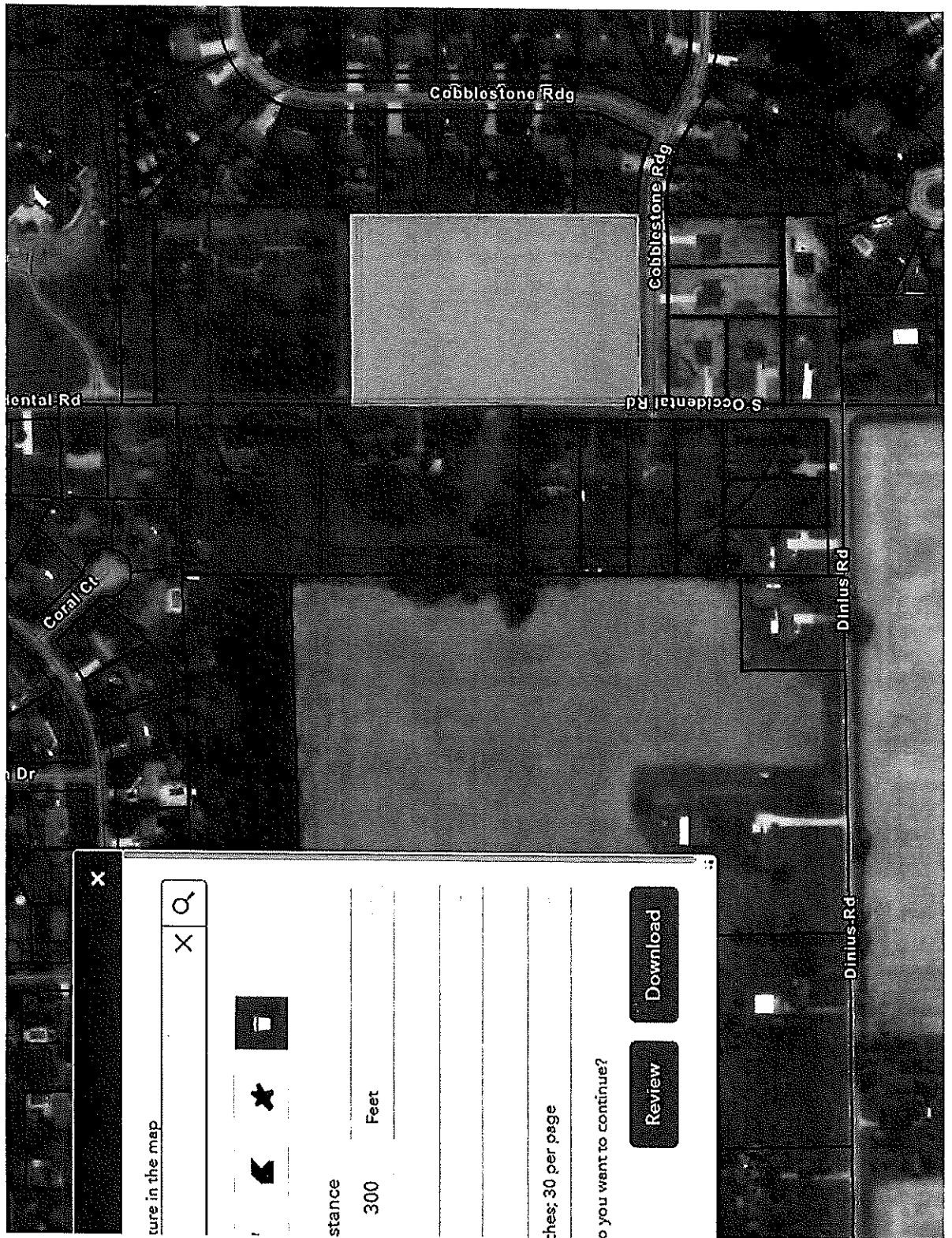
NOTICE OF PUBLIC HEARING**RAISIN CHARTER TOWNSHIP PLANNING COMMISSION**

The Raisin Charter Township Planning Commission will be holding a Public Hearing on July 14, 2026 at 6:30 P.M. for the purpose of a rezone request for property owned by Cobblestone Ridge, Raisin Township LLC, 1235 N Main Suite 130, Rochester, MI 48307. The parcel # RA0 104-1525-00 located at 6000 Occidental Hwy Block, approximately 5.48 acres, is being requested by DJW Development, 1075 Sutton Rd., Adrian, MI 49221 to be rezoned from currently Commercial (C-2) to Residential (R-1). The requested rezone is for residential single family dwelling purposes. The zoning map / land use plan may be examined at the township office located at 5525 Occidental Hwy., Tecumseh, MI 49286 anytime M - Th from 8 am to 4 pm.

Anyone wishing to make comment may do so by attending the meeting at the Raisin Community Center located at 3266 Gady Rd., Adrian, MI 49221. Comments may also be sent by letter to the Raisin Charter Township Planning Commission, 5525 Occidental Hwy., Tecumseh, MI 49286. Telephone: 517-423-3162

Dale Witt, Treasurer
Raisin Charter Township
1T June 25

Thursday, 06/25/2026 Page .B04



TAXID	OWNNM1	OWNNM2	PRADDCOMB
RAO-425-0030-00	BREWER, CHRISTOPHER & HEATHER		3170 COBBLESTONE RIDGE
RAO-425-0480-00	FREY, SILVIA & TRAVIS SCOTT		3169 COBBLESTONE RIDGE
RAO-425-0410-00	WALTERS, STEVEN B & JENNIFER M		3104 COBBLESTONE RIDGE
RAO-583-0060-00	JACKSON, ANDREW & TERESA L		6630 OCCIDENTAL HWY
RAO-104-1555-00	DENSMORE, STEVEN W & KELLY		3094 COBBLESTONE RDG
RAO-105-2850-00	ROCK, DAVID M & CHERYL L WILD-		6750 OCCIDENTAL HWY
RAO-425-0460-00	MC CRATE FAMILY TRUST		3173 COBBLESTONE RIDGE
RAO-425-0080-00	HUNTER, JODY L & LOIS M		3160 COBBLESTONE RIDGE
RAO-425-0020-00	STARK, DAVID A & JANEY		3172 COBBLESTONE RIDGE
RAO-425-0490-00	JENKINS, DANIEL & HEATHER		3167 COBBLESTONE RIDGE
RAO-425-0420-00	HAWLEY, LYNNE & JAMES		3102 COBBLESTONE RIDGE
RAO-425-0050-00	HIEBER, TERRY		3166 COBBLESTONE RIDGE
RAO-425-0440-00	KISH, KATHERINE L		3105 COBBLESTONE RIDGE
RAO-425-0010-00	BAGOZZI, JUSTIN LEE		3101 COBBLESTONE RIDGE
RAO-104-1545-00	BAKER, TYLER & SYDNEY		6527 OCCIDENTAL HWY
RAO-104-1500-00	SEVENTH-DAY ADVENTIST	MICHIGAN CONFERENCE ASSOC	5759 OCCIDENTAL HWY
RAO-425-0500-00	PACKARD, CHRISTOPHER R & AMY L		3165 COBBLESTONE RIDGE
RAO-583-0020-00	BROWN, STEPHEN C & JENNIE		6000 OCCIDENTAL HWY BLK
RAO-425-0040-00	BARNHILL, BENJAMIN F & AMANDA		3168 COBBLESTONE RIDGE
RAO-583-0050-00	KEDZIOREK, EARL S & WYOMING R		6620 OCCIDENTAL HWY
RAO-104-1560-00	LYTLE, JOHN C		3096 COBBLESTONE RIDGE
RAO-105-2800-00	SPENCER, CLARE S		6650 OCCIDENTAL HWY
RAO-425-0470-00	NORTHUP, JOSEPH F & CARRIE N		3171 COBBLESTONE RIDGE
RAO-425-0070-00	FINNIS, LOUIS F, JR & SHEILA L		3162 COBBLESTONE RIDGE
RAO-583-0070-00	BEAUDIN, SHERRY L & CHAD J		6640 OCCIDENTAL HWY
RAO-583-0030-00	BROWN, STEPHEN C & JENNIE		2995 DINIUS RD
RAO-425-0430-00	OBSURN, LOUDAN		3100 COBBLESTONE RIDGE
RAO-425-0060-00	HOEFT, JOHN A & KIMBERLY R		3164 COBBLESTONE RIDGE
RAO-583-0040-00	BROWN, STEPHEN C		6000 OCCIDENTAL HWY BLK
RAO-425-0450-00	RATCLIFF, TY A		3175 COBBLESTONE RIDGE
RAO-104-1540-00	TIPTON, TABITHA & ERIC		6535 OCCIDENTAL HWY
RAO-425-0510-00	STIVER, RICHARD F & KIRSTEN I		3159 COBBLESTONE RIDGE
RAO-104-1525-00	COBBLESTONE RIDGE	RAISIN TOWNSHIP LLC	6000 OCCIDENTAL HWY BLK

RAISIN CHARTER TOWNSHIP
RAISIN COMMUNITY CENTER

3266 GADY ROAD
ADRIAN, MI. 49221
517-423-3162

PLANNING COMMISSION

July 14, 2026

6:30 PM

AGENDA

CALL TO ORDER

APPROVAL OF AGENDA

APPROVAL OF MINUTES: June 9, 2026

PUBLIC COMMENTS: Please state your name, address, and limit comments to (3) minutes

PUBLIC HEARINGS: The parcel # RA0 104-1525-00 located at 6000 Occidental Hwy Block, approximately 5.48 acres, is being requested by DJW Development, 1075 Sutton Rd., Adrian, MI 49221 to be rezoned from currently Commercial (C-2) to Residential (R-1).

COMMUNICATIONS:

1. TOWNSHIP BOARD
2. BOARD OF APPEALS
3. OTHER

UNFINISHED BUSINESS:

1. Ordinances Revisions to Region II
 - a. Solar – Battery Storage
 - b. Accessory Buildings
 - c. Sign Illumination
 - d. Data Centers
2. 5-Year Review of Raisin Township Master Plan
3. DJW Condominium Final Site Plan Review, Parcel # RA0-117-2205-00 located at 2000 Gady Road Block, approximately 20.22 acres

NEW BUSINESS:

1. The parcel # RA0 104-1525-00 located at 6000 Occidental Hwy Block, approximately 5.48 acres, is being requested by DJW Development, 1075 Sutton Rd., Adrian, MI 49221 to be rezoned from currently Commercial (C-2) to Residential (R-1).

SECOND PUBLIC COMMENTS: Please state your name, address, and limit comments to (3) minutes

PC COMMISSIONER'S COMMENTS:

Raisin Charter Township Planning Commission Minutes of 07/14/26

Submitted by Michael Bartolo, acting secretary.

McNamara called the Raisin Township Planning Commission meeting to order at 6:30 pm.

Members Present: Marcus McNamara, Michael Bartolo, Dale Witt, Mark Spohr

Members Absent: Laura VanSickle, excused absence

Others Present: Dove and Dreyson Waynick (for DJW Development),

Kade Peck (from Region 2 Planning Commission), and several Township residents in attendance.

Roll Call:

McNamara – here

Spohr – here

Bartolo – here

VanSickle – excused absence

Witt – here

Approval of the Agenda:

Motion to approve the agenda as presented by McNamara, Witt support.

Motion carried unanimously.

Minutes:

Motion to approve the June 9, 2026 meeting minutes as submitted by Spohr, Witt support.

Motion carried unanimously.

Public Comment: - none

Public Hearing:

Motion by McNamara to open the Public Hearing at 6:35 p.m. Support by Witt.

Witt reported that Raisin Township offices had received no written comments for this meeting regarding this project. On June 25, 2026, the Public Notice was published in The Adrian Daily Telegram and notices were sent to surrounding area residents within 300 feet of subject parcel.

There was no public comments from the audience.

McNamara closed the public hearing at 6:37 p.m.

Communications:

1. Township Board – Witt reported on the Headley Amendment and the local millage rate. He noted a recent meeting with representatives from Colonial Life Insurance about the possibility of offering certain types of policies to township employees. He also noted Andrew Harris has been appointed to the Raisin River Watershed Council, and Tom Hawkins and Abby Liske have been appointed to the Park Committee.
2. Board of Appeals – Bartolo reported that the Zoning Board of Appeals meeting scheduled for July has been rescheduled for Monday August 10, 2026. He also noted Chairman McAran has requested Raisin Township on two Occasions, to form a committee to discuss the review of the official Zoning Ordinance. There has been no response from the Township.
3. Other - none

Unfinished Business:

1. Ordinance Revisions from Region II
 - a. Solar Battery Storage – Witt noted the sample ordinance sent out before
 - b. Accessory Buildings – on-going with Township Attorney
 - c. Sign Illumination – on-going with Township Attorney
 - d. Data Centers – the Township has several months left on the moratorium
2. 5 year review for the Raisin Township Master Plan
Peck identified 2 maps he handed out; the Raisin Township base map, and the Water Features map. He noted Region 2 is working on updates for the plan. The mission statement for the plan may have changed if there are changes to any of the goals and objectives. Some new items of interest in other townships are renewable energy and Airbnb services.
There was some discussion about the community survey. Region 2 can generate the survey and use survey monkey to distribute it. The commission would like to use the same questions as the last survey. The new survey will be distributed to the Planning Commission for review and comment. When distributed to the public, there will be a one month duration for responses.
3. Final Site Plan for DJW Condominium Plan, Parcel #RAO-117-2205-00 located at 2000 Gady Road block, approximately 22.2 acres.

Witt noted the final plan has not been submitted to the Township office. There was a list of required site plan documents for this project published in the June 9, 2026 Raisin Township Planning Commission meeting minutes. DJW stated many of these items are complete, and most things are in progress. There was no action on the final plan.

New Business:

A rezone request at the 6000 Occidental Highway block for Parcel RAO-104-1525-00, approximately 5.4 acres to rezone from current C-2 zoning to R-1 zoning.

DJW Development noted, for the record, that they had a signed affidavit from the owner, Cobblestone Ridge, Raisin Township LLC, giving them the authority to proceed with the rezoning request.

There was a similar request by DJW Development in 2023 to split and develop property adjoining to the south. DJW can take 4 parcel splits now, and another 6 parcel splits in 2027, for a total of 10 parcel splits from this property. Currently, they are unsure of which parcels will be developed first. This commercial parcel was created in 2000 when the Plat of Cobblestone Ridge was created.

McNamara noted the township has limited commercial zoning. The future land use plan has this property noted as commercial. The township is losing commercial property. He read a listing of the permitted uses and conditional uses in R1 zoning and C2 zoning. He supports the uses in these zoning classifications.

R-1 RESIDENTIAL DISTRICT

SECTION 5.10 PURPOSE:

This District is intended for suburban residential use in the township in areas where the predominant land use is single-family non-farm dwellings. This District should be limited to those areas having suitable soil for septic tank operation and sufficient ground water potential for individual wells. The provisions of this District are designed to protect and stabilize the essential characteristics of these areas and to promote and encourage a suitable, safe and healthy environment for family life. To these ends, development is restricted to a low density residential settlement, in grouped or cluster form, and consistent with suburban type public facilities and services and public health and safety considerations. Further, the provisions of this District are to prohibit business, commercial and industrial use of land, and to inhibit any other use which would substantially interfere with the development, conservation and continuation of single-family non-farm dwellings in this District.

Planning Commission members have to look at all the uses of the land, both Permitted and Conditional (Special). The 3 C's to evaluate the rezone and 4 bullet points in the Master Plan (2021 Edition) referenced in Chapter 3, page 11 to be reviewed.

The PC members discussed the following:

The Planning Commission must consider the following criteria when deciding a rezone request:

1. *Is the proposed rezoning consistent with the policies and uses proposed for that area in the Township's Master Plan?* Yes
2. *Will all the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?* Yes
3. *Will public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?* No (Note: Water and Septic have to be developed for Site Plan submission.)
4. *Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning of the land?* Yes

Review of the standards for the 3 C's (Consistency, Compatibility, Capability – referenced in Michigan Township's Handbook, Section 5, Review Standards).

3 C's Standards Discussion:

1. **Consistency standard** – Is zoning consistent with Master Plan and Land Use Plan?
This rezone is consistent with the plan. Presently it is Commercial and the higher density in the Master Plan would apply with the development. Proposed planning is compatible.
2. **Capability standard** – density and traffic detail will be evaluated in the site plan.
Uses allowed under R-1 are generally less intense than C-2 district zoning. Zoning allows the use. There are requirements in the Township Ordinance that have to be followed for the Site Plan submission. It is okay to go from Commercial to Residential single family development. Property class and zoning are different.
3. **Compatibility standard** – the market availability for C-2 use has been limited for the last 20 years. In the last 20 years no real interest has developed for the property. Rezoning the parcel to residential is consistent and capability use of the land.

The Master Plan documents for recharge areas and soils are acceptable.

Motion to approve the rezoning for parcel RA0-104-1525-00 from Commercial C-2 to Residential R-1 by Witt, support by Bartolo. Roll call vote: Witt – yes, Bartolo – yes, Spohr – yes, McNamara – yes. Motion carried unanimously.

Second Public Comment:

Rich and Kirsten Stiver, 3159 Cobblestone Drive, questioned how many houses are involved with this project? They also inquired about the possibility of a data center in the Township.

Steve Densmore, 3094 Cobblestone Drive, noted he was pleased to see residential homes coming into this area instead of commercial buildings.

Andrew Jackson, 6630 Occidental Highway, questioned a need for a traffic study in this area, and a possibility of a reduction in the speed limit.

Commissioner's comments:

Spohr, thanked McNamara for his experience on similar projects.

McNamara reported the Occidental \ Valley Road round about project is ahead of schedule, and it is possible it may be open for public travel near the end of this month.

Adjournment:

Motion to adjourn at 7:43 pm by McNamara, support by Witt.

Motion carried unanimously.



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 #26-11

Applicant(s): Joshua D Iffland Trust

12327 Loar Highway

Blissfield, MI 49228

Date: August 20th, 2026

Local Government: Riga Township

Purpose: **Enrollment application**

Location: The subject property ID is RG0-205-2800-00. It is located in section 5 of the Township.

Description: The subject property has an area of 70 acres, all of which is being enrolled in the program. There are zero structures on the property and the intended agricultural enterprise is cash crops.

Term: 20 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 20 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.

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: 7/16/20

Application #: 2020-3

I. Personal Information

1. Name(s) of applicant

Iffland Joshua D
Last First Initial

(If more than two, see #18)

Last First Initial

2. Entity name:

Joshua D Iffland Trust

3. Mailing address:

12327 Loar Hwy, Blissfield, MI 49228
Street City State Zip Code

4. Phone number: (419) 367-8614

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

6. Email address: jiffland22@yahoo.com

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

7. County: Lenawee

8. Township, city, or village: Pigea

9. Section #: 5 Town #: T. 8-9 S.

Range #: R. 5 E. Parcel # (Tax ID): RG0-205-2800-00

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: 2/25/2025

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

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

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: Joshua D Iffland Title: Trustee

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 crops

b. Total number of acres on this farm: 70

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

d. Acreage in cultivation: 70

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): 0

Total: 70

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): 20 years

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.

Joshua D Iffland

Printed Name of Applicant

Joshua D Iffland

Signature of Applicant (Corporate Name, If Applicable)

Owner

Title

7-16-26

Date

Printed Name of Co-owner, If Applicable

Title

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.**

RESERVED FOR LOCAL GOVERNMENT USE: COMPLETED BY CLERK

I. Application Processing

Date application received: 7/16/2026 (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: Natalie Thompson

Clerk's phone: (419) 266-6203 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:

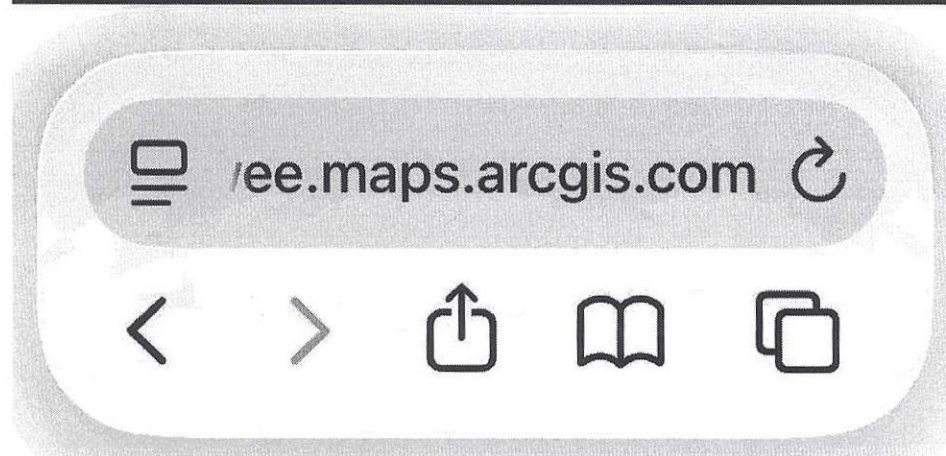
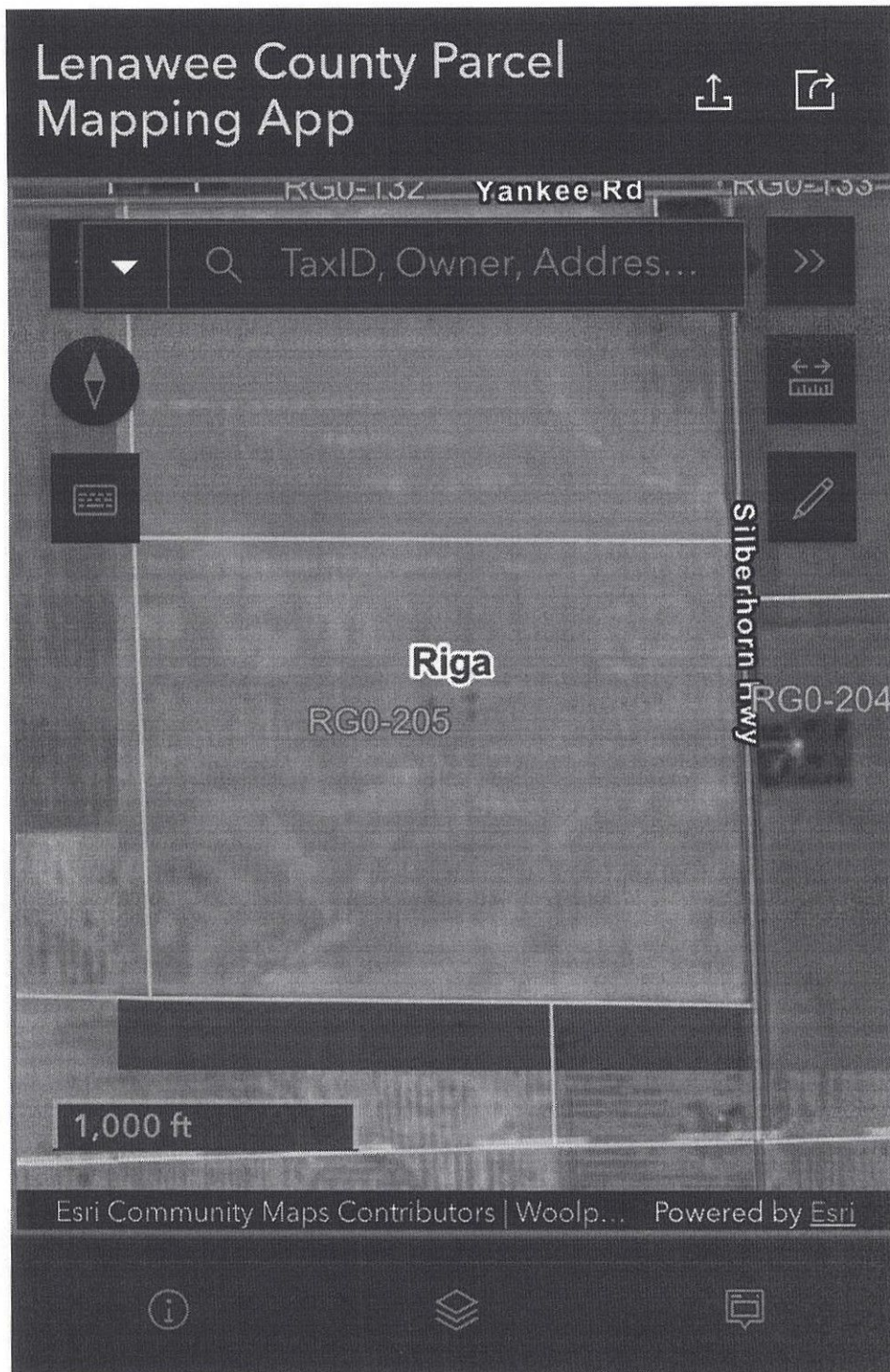
Mailing Address:

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



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 #: RG0-205-2800-00

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

Property Addr: 13000 SILBERHORN HWY BLK

*****AUTO**5-DIGIT 49267
IFFLAND, JOSHUA D, TRUST
12327 LOAR HWY
BLISSFIELD, MI 49228-9746

4751

Tax for Prop#: RG0-205-2800-00

Make Check Payable To: RIGA TOWNSHIP

TOTAL AMOUNT DUE: 3,134.14

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

PROPERTY INFORMATION

Property Assessed To:
IFFLAND, JOSHUA D, TRUST

12327 LOAR HWY

BLISSFIELD, MI 49228-9747

School: BLISSFIELD COMMUNITY SCHOOLS

Prop #: RG0-205-2800-00

Prop Addr: 13000 SILBERHORN HWY BLK

Legal Description:

S 70 ACRES OF E 3/4 OF NE 1/4 SEC 5

Sliker South

no agreement

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

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:	106,221	
State Equalized Value:	254,900	AGRICULTURAL-VACAN
Assessed Value:	254,900	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.

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.74720	79.36
MED CARE	0.18940	20.11
VETERANS' RELIEF	0.01500	1.59
LENAAWEE INT SCH	7.28170	773.46
SCH SINKING FUND	1.75000	185.88
SCH BOND	3.25000	345.21
SCHOOL OPER	18.00000	EXEMPT
TWP TAX	0.99890	106.10
FIRE OPER	1.50000	159.33
ROADS/BRIDGES	2.00000	212.44
FIRE EQUIP	1.00000	106.22
SCHULTZ HOLMES	1.25000	132.77
YANKEE & SILBERH		990.45

Total Tax 3,112.92
Administration Fee 21.22

TOTAL AMOUNT DUE 3,134.14



QUIT CLAIM DEED

Know all Men by these Presents, That on February 25, 2025, for the sum of One Dollar (\$1.00), David N. Iffland, whose address is 13465 Loar Highway, Blissfield, Michigan 49228, Quit Claims to Joshua D. Iffland, Trustee of the Joshua D. Iffland Trust dated April 5, 2016, as amended, whose address is 12327 Loar Highway, Blissfield, Michigan 49228, the following properties situated in the Townships of Riga and Ogden, County of Lenawee, and State of Michigan:

See Exhibit A

Tax I.D. Nos.: RG0-133-3750-00; OG0-135-2800-00; OG0-201-1280-00;
RG0-205-2400-00; RG0-205-2800-00

Subject to zoning ordinances, restrictions and easements of record, and taxes and assessments due and payable after date hereof. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

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 transfer is exempt from Michigan transfer tax under M.C.L.A. 207.526(a) and county transfer tax under M.C.L.A. 207.505(a).

4 PGS - ENV BLISSFIELD STATE BANK
PO BOX 40

73

EXHIBIT A

Parcel 1:

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

All that part of the Southwest $\frac{1}{4}$ of Section 33, Town 8 South, Range 5 East, described as commencing on the South line of the Southwest $\frac{1}{4}$ of Section 33, aforesaid, at a point located One Thousand Eight Hundred Seventy-nine and Thirty-six Hundredths (1879.36) feet North $88^{\circ}18'20''$ East from the Southwest corner of said Section 33, and running thence North $2^{\circ}40'35''$ West Two Thousand Six Hundred Seventy-five and Ninety-three Hundredths (2675.93) feet to the East and West $\frac{1}{4}$ line of Section 33; thence North $88^{\circ}13'42''$ East along said line Four Hundred Six and Ninety-nine Hundredths (406.99) feet; thence South $2^{\circ}40'35''$ East Two Thousand Six Hundred Seventy-six and Forty-eight Hundredths (2676.48) feet to the South line of said Southwest $\frac{1}{4}$ of Section 33; thence South $88^{\circ}18'20''$ West along the said line Four Hundred Six and Ninety-nine Hundredths (406.99) feet to the place of beginning. Containing 25.001 acres, more or less.

Tax I.D. No.: RG0-133-3750-00

Parcel 2:

Property situated in the Township of Ogden, County of Lenawee, and State of Michigan:

The South 40 acres of the East 60 acres of the Northeast $\frac{1}{4}$ of Section 35, Town 8 South, Range 4 East, EXCEPTING THEREFROM the right of way of the railroad known as the Ford Railroad or the Detroit and Ironton Railroad, the deed to said Railroad right of way being recorded April 25, 1925, in Liber 291, Folio 410, Lenawee County Records.

Tax I.D. No.: OG0-135-2800-00

Parcel 3:

Property situated in the Township of Ogden, County of Lenawee, and State of Michigan:

The East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 1, Town 9 South, Range 4 East.

Tax I.D. No.: OG0-201-1280-00

Parcel 4:

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

The North $33\frac{1}{3}$ acres of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the North $16\frac{2}{3}$ acres of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, all being in Section 5, Town 9 South, Range 5 East. EXCEPTING THEREFROM a parcel out of the Northeast corner commencing at the Northeast corner of Section 5 aforesaid; thence South 00 degrees 02 minutes 33 seconds East 354.53 feet along the East line of said Section 5, thence North 88 degrees 50 minutes 35 seconds West 245.99 feet; thence North 00 degrees 02 minutes 33 seconds West 354.53 feet; thence South 88 degrees 40 minutes 55 Seconds East 213.00 feet along the North line of said Section 5

to the Southeast corner of Section 32, Town 8 South, Range 5 East; thence South 89 degrees 52 minutes 56 seconds East 33.00 feet to the point of beginning.

Tax I.D. No.: RG0-205-2400-00

Parcel 5:

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

Commencing at the Southeast corner of the Northeast fractional $\frac{1}{4}$ of Section 5, Town 9 South, Range 5 East, thence North $93 \frac{1}{2}$ rods; thence West 120 rods; thence South $93 \frac{1}{3}$ rods; thence East 120 rods to the beginning; ALSO described as the South 70 acres of the East 120 acres of the Northeast $\frac{1}{4}$ of Section 5, Town 9 South, Range 5 East.

Tax I.D. No.: RG0-205-2800-00


LIBER 2680 PAGE 0153 3 of 4

Signed by:

David N. Iffland
David N. Iffland

STATE OF MICHIGAN)
) ss
COUNTY OF LENAWEE)

Signed and sworn to before me in Lenawee County, Michigan this 25 day of February, 2025, by David N. Iffland.

Julie A. Goll
Julie A. Goll, Notary Public
Lenawee County, Michigan
Acting in Lenawee County, Michigan
My commission expires: 7/26/2027

Prepared By and Return To:

Kathryn M. Mohr
Mohr Budds Law, PLLC
7251 Ford Highway
Tecumseh, MI 49286
(517) 815-1948

Send subsequent tax bills to the Grantee.


LIBER 2680 PAGE 0153 4 of 4



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

PA 116 FARMLAND AGREEMENT | FA #26-12

Applicant(s): Joshua D Iffland Trust
12327 Loar Highway Wisner
Blissfield, MI 49228

Date: August 20th, 2026

Local Government: Riga Township

Purpose: **Enrollment application**

Location: The subject property ID is RG0-133-3800-00. It is in section 33 of the Township. The property is off of Yankee Road.

Description: The subject property has an area of 20 acres, all of which are being applied to the program. There are zero structures. There is not stated type of agricultural enterprise on the document.

Term: 20 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 20 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.

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: 7/16/24Application #: 2020-4**I. Personal Information**

1. Name(s) of applicant

Iffland Joshua D
Last First Initial(If more than two, see #18) _____
Last First Initial

2. Entity name:

Joshua D Iffland Trust

3. Mailing address:

12327 Loar Hwy, Blissfield, MI 49228
Street City State Zip Code4. Phone number: (419) 367-8614

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

6. Email address: jiffland22@yahoo.com**II. Property Location (can be taken from the deed/land contract)**7. County: Lenawee8. Township, city, or village: Riga9. Section #: 33 Town #: T. 8-9 S.Range #: R. 5 E. Parcel # (Tax ID): RGO-133-3800-00**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: 2/25/2025

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

- ☐ 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.

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: Joshua D Iffland Title: Trustee

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.):

b. Total number of acres on this farm: 20

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

d. Acreage in cultivation: 20

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: 20

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): 20 years

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.

Joshua D Iffland

Printed Name of Applicant

Joshua D Iffland

Signature of Applicant (Corporate Name, If Applicable)

Owner

Title

7-16-26

Date

Printed Name of Co-owner, If Applicable

Title

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.**

RESERVED FOR LOCAL GOVERNMENT USE: COMPLETED BY CLERK

I. Application Processing

Date application received: 7/14/20 (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: 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

Lenawee County Parcel Mapping App



▼ TaxID, Owner, Address... >>



RG0-133
Riga

1,000 ft

Yankee Rd

RG0-204

Esri Community Maps Contributors | Provin... Powered by Esri



ee.maps.arcgis.com



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 #: RG0-133-3800-00

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

Property Addr: 11000 E YANKEE RD BLK

4726

*****AUTO**5-DIGIT 49267
IFFLAND, JOSHUA D, TRUST
12327 LOAR HWY
BLISSFIELD, MI 49228-9746



Tax for Prop#: RG0-133-3800-00

Make Check Payable To: RIGA TOWNSHIP

TOTAL AMOUNT DUE: 839.04

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:	29,981	AGRICULTURAL-VACAN
State Equalized Value:	73,100	
Assessed Value:	73,100	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:
IFFLAND, JOSHUA D, TRUST

12327 LOAR HWY

BLISSFIELD, MI 49228

School: BLISSFIELD COMMUNITY SCHOOLS

Prop #: RG0-133-3800-00

Prop Addr: 11000 E YANKEE RD BLK

Legal Description:

20 ACRES OFF AND ACROSS E'LY SIDE OF SW 1/4 SEC 33 T8S-R5E TH W'LY SIDE
OF WHICH IS PARALLEL WITH E'LY SIDE THEREOF SEC 33



Yankee 20
no agreement

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

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.74720	22.40
MED CARE	0.18940	5.67
VETERANS' RELIEF	0.01500	0.44
LENAWEE INT SCH	7.28170	218.31
SCH SINKING FUND	1.75000	52.46
SCH BOND	3.25000	97.43
SCHOOL OPER	18.00000	EXEMPT
TWP TAX	0.99890	29.94
FIRE OPER	1.50000	44.97
ROADS/BRIDGES	2.00000	59.96
FIRE EQUIP	1.00000	29.98
SCHULTZ HOLMES	1.25000	37.47
YANKEE & SILBERH		234.02

Total Tax 833.05
Administration Fee 5.99

TOTAL AMOUNT DUE 839.04



QUIT CLAIM DEED

Know all Men by these Presents, That on February 25, 2025, for the sum of One Dollar (\$1.00), David N. Iffland, Trustee of the David N. Iffland Trust a/k/a the David N. Iffland Living Trust dated May 8, 2014, whose address is 13465 Loar Highway, Blissfield, Michigan 49228, Quit Claims to Joshua D. Iffland, Trustee of the Joshua D. Iffland Trust dated April 5, 2016, as amended, whose address is 12327 Loar Highway, Blissfield, Michigan 49228, the following properties situated in the Townships of Riga and Ogden, County of Lenawee, and State of Michigan:

See Exhibit A

Tax I.D. Nos.: OG0-125-3800-00; OG0-125-4280-00; OG0-135-2280-00;
OG0-136-1050-00; RG0-130-3105-00; RG0-205-1350-00;
RG0-206-2050-00; RG0-133-3800-00

Subject to zoning ordinances, restrictions and easements of record, and taxes and assessments due and payable after date hereof. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

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.

ENV

BLISSFIELD STATE BANK
PO BOX 40

5 PGS

This transfer is exempt from Michigan transfer tax under M.C.L.A. 207.526(a) and county transfer tax under M.C.L.A. 207.505(a).

Signed by:

DAVID N. IFFLAND TRUST A/K/A THE
DAVID N. IFFLAND LIVING TRUST DATED
MAY 8, 2014

By: David N. Iffland
David N. Iffland, Trustee

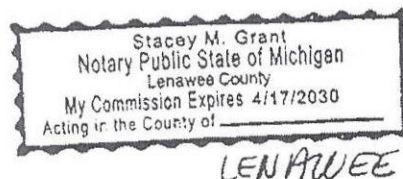
STATE OF MICHIGAN)
) ss
COUNTY OF LENAWEE)

Signed and sworn to before me in Lenawee County, Michigan this 25th day of February, 2025, by David N. Iffland, Trustee of the David N. Iffland Trust a/k/a the David N. Iffland Living Trust dated May 8, 2014.

Stacey M. Grant
Stacey M. Grant, Notary Public
Lenawee County, Michigan
Acting in Lenawee County, Michigan
My commission expires: 04-17-2030

Prepared By and Return To:

Kathryn M. Mohr
Mohr Budds Law, PLLC
7251 Ford Highway
Tecumseh, MI 49286
(517) 815-1948



Send subsequent tax bills to the Grantee.

LIBER 2680 PAGE 0152 2 of 5

EXHIBIT A

Properties situated in the Township of Ogden, County of Lenawee, and State of Michigan:

Parcel 1:

The East $33 \frac{1}{3}$ of the South $93 \frac{1}{3}$ acres of the Southwest $\frac{1}{4}$ of Section 25, Town 8 South, Range 4 East; ALSO, the West $6 \frac{2}{3}$ acres of the South $46 \frac{2}{3}$ acres of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 25, Town 8 South, Range 4 East; EXCEPTING THEREFROM the right of way of Detroit and Ironton Railroad; ALSO EXCEPTING THEREFROM all that part of the Southwest $\frac{1}{4}$ of Section 25, Town 8 South, Range 4 East, described as beginning on the South line of Section 25 aforesaid, 1127.67 feet North $89^{\circ}27'20''$ East from the Southwest corner of said Section 25; thence North $89^{\circ}27'20''$ East 559.02 feet along the said South line of Section 25; thence North $01^{\circ}06'30''$ West 711.23 feet; thence South $46^{\circ}05'30''$ West 761.56 feet along the Southerly line of the Detroit, Toledo and Ironton Railroad; thence South $01^{\circ}02'30''$ East 188.29 feet to the place of beginning. ALSO EXCEPTING THEREFROM all that part of the Southwest $\frac{1}{4}$ of Section 25, Town 8 South, Range 4 East, described as beginning on the South line of Section 25 aforesaid, 381.48 feet South $87^{\circ}27'20''$ West from the South $\frac{1}{4}$ of said Section 25; thence South $87^{\circ}27'20''$ West 196.05 feet along the said South line of Section 25; thence North $01^{\circ}14'30''$ West 274.16 feet; thence North $88^{\circ}05'19''$ East 186.88 feet; thence South $03^{\circ}09'53''$ East 272.04 feet to the point of beginning.

Tax I.D. No.: OG0-125-3800-00

Parcel 2:

The Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 25, Town 8 South, Range 4 East; EXCEPTING THEREFROM all that part of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 26, Town 8 South, Range 4 East, described as commencing on the East line of Section 25, aforesaid, at a point located 577.74 feet South $1^{\circ}48'00''$ East from the East $\frac{1}{4}$ corner of said Section 25, and running thence South $1^{\circ}48'00''$ East along said line 294.32 feet; thence South $88^{\circ}12'00''$ West 222.00 feet; thence North $1^{\circ}48'00''$ West 294.32 feet; thence North $88^{\circ}12'00''$ East 222.00 feet to the place of beginning.

Tax I.D. No.: OG0-125-4280-00

Parcel 3:

The North 20 acres of the East 60 acres of the Northeast $\frac{1}{4}$ of Section 35, Town 8 South, Range 4 East. ALSO the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 36, Town 8 South, Range 4 East. ALSO the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 36, Town 8 South, Range 4 East. ALSO the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 36, Town 8 South, Range 4 East. EXCEPTING AND RESERVING THEREFROM lands in the Northeast $\frac{1}{4}$ of Section 35 and the Northwest $\frac{1}{4}$ of Section 36, described as follows: Commencing at a point which is North $89^{\circ}19'30''$ East 535.25 feet and North $46^{\circ}05'30''$ East 6325.17 feet from the Northwest corner of Section 2, Town 9 South, Range 4 East; thence South $88^{\circ}30'30''$ West 74.13 feet; thence North $46^{\circ}05'30''$ East 1294.45 feet to the North line of Section 36; thence along said North line North $89^{\circ}31'50''$ East 145.44 feet; thence South $46^{\circ}05'30''$ West 1290.59 feet; thence South $88^{\circ}30'30''$ West 74.13 feet to the point of commencement. ALSO EXCEPTING

THEREFROM the following described parcel: all that part of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 36, beginning on the West line of Section 36 aforesaid, 1022.01 feet South $01^{\circ}01'30''$ East from the Northwest corner of said Section 36; thence North $89^{\circ}27'48''$ East 293.00 feet; thence South $01^{\circ}01'30''$ East 289.00 feet; thence South $89^{\circ}27'48''$ West 293.00 feet along the South line of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 36 to the West line of Section 36; thence North $01^{\circ}01'30''$ West 289.00 feet to the point of beginning.

Tax I.D. No.: OG0-135-2280-00 and OG0-136-1050-00

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

Parcel 4:

The South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 30, Town 8 South, Range 5 East; ALSO, the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ (fractional) of Section 30, Town 8 South, Range 5 East; EXCEPTING the East 20 acres thereof; ALSO EXCEPTING all that part of the Southwest $\frac{1}{4}$ of Section 30, Town 8 South, Range 5 East, further described by Walter E. Frazier & Associates, Inc. Certified Boundary Survey (Job No. 0804060) as commencing at the West $\frac{1}{4}$ corner of Section 30; thence South, 941.00 feet along the West line of Section 30 for a point of beginning; thence continuing South, 346.00 feet along the West line of Section 30 (centerline of Thompson Highway); thence East, 252.00 feet at right angles to said line; thence North, 346.00 feet parallel with said West line; thence West 252.00 feet to the point of beginning.

Tax I.D. No.: RG0-130-3105-00

Parcel 5:

The East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Northwest fractional $\frac{1}{4}$ of Section 5, Town 9 South, Range 5 East; ALSO, the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast fractional $\frac{1}{4}$ of Section 5, Town 9 South, Range 5 East.

Tax I.D. No.: RG0-205-1350-00

Parcel 6:

The West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 6, Town 9 South, Range 5 East, EXCEPTING AND RESERVING THEREFROM: Commencing on the North line of Section 6 at a point located 834.00 feet West from the Northeast corner of said West $\frac{1}{2}$ of the Northeast Fractional $\frac{1}{4}$ of Section 6 and running thence West along the North line of Section 6, 110 feet; thence South at right angles to the North line of Section 6, 190.7 feet; thence East 70 feet; thence in a Northeasterly direction to a point 160 feet South from the point of beginning; thence North 160 feet to the point of beginning. ALSO EXCEPTING AND RESERVING THEREFROM: Commencing in the North line of Section 6 at a point located 688.00 feet West from the Northeast corner of said West $\frac{1}{2}$ of the Northeast Fractional $\frac{1}{4}$ of Section 6; thence West along the North line of Section 6 130.0 feet; thence South at right angles to the North line of Section 6, 170.00 feet; thence East 130.0 feet; thence North 170.00 feet to the place of beginning.

Tax I.D. No.: RG0-206-2050-00


LIBER 2680 PAGE 0152 4 of 5

Parcel 7:

20 acres off and across the Easterly side of the Southwest $\frac{1}{4}$ of Section 33, Town 8 South, Range 5 East, the Westerly side of which is parallel with the Easterly side thereof.

Tax I.D. No.: RG0-133-3800-00



Diane Knoblauch

From: CITY OF LINDEN PLANNING COMMISSION MICHIGAN <Planning-Dept.CityOfPortageKalamazooCountyMI@usa.com>
Sent: Monday, July 27, 2026 10:04 AM
To: Diane Knoblauch
Subject: Application Approval Recommendation and Request for Settlement of Application Approval Fee
Attachments: INVOICE (1).pdf

Lenawee County Planning commission

120 W. Michigan Avenue, Jackson, MI 49201

Dear Mr. Gregg

I hope this message finds you well.

We extend our sincere appreciation for your submission of the PA 116 Farmland and Open Space Preservation Program enrollment application concerning the agricultural properties located within Deerfield Township, Lenawee County.

Following staff review of the application materials, we are pleased to advise that planning staff have **recommended approval** of your application based on its consistency with the applicable program requirements. The staff report notes that the proposed **20-year enrollment term** is considered reasonable, satisfies the requirements of the Michigan Department of Agriculture and Rural Development (MDARD), and is consistent with the Lenawee County Comprehensive Land Use Plan, which identifies the subject properties for agricultural use. The application also documents approximately **810.14 acres** of land, with **805 acres** proposed for enrollment and the acreage being actively cultivated for cash crop production.

To allow the administrative process to move toward completion, the **attached Application Approval Fee Invoice** must now be settled. Receipt of this payment enables the remaining administrative and financial processing associated with the application.

Why the Application Approval Fee Is Important

Settlement of the application approval fee supports the final stages of application administration by helping to:

- **Facilitate final administrative review and processing.**
- **Support documentation management and permanent record maintenance.**
- **Cover application coordination and compliance tracking activities.**
- **Assist with interdepartmental processing and administrative workflow.**
- **Maintain organized auditing and recordkeeping procedures.**
- **Support preparation of final application documentation and related correspondence.**

Because planning staff have recommended approval of your application, timely settlement of the attached invoice will help ensure there are no unnecessary administrative delays in completing the remaining processing requirements.

Next Steps

Please complete the following steps:

- 1. Reply to this email if you require settlement advice or additional information regarding the attached invoice.**
- 2. Settle the issued wire instruction in accordance with the attached invoice.**
- 3. Return a copy of the wire transfer receipt by replying to this email so that payment can be verified and your application file can be updated accordingly.**

For auditing, documentation, and record management purposes, **all correspondence relating to this application should be communicated exclusively by email.** This helps maintain a complete administrative record of all communications and ensures prompt processing of your application.

If you have any questions regarding the application process or require clarification concerning the payment procedure, please do not hesitate to reply to this email. We will be pleased to assist you throughout the remaining administrative process.

Thank you for your prompt attention and continued cooperation. We appreciate your participation in the PA 116 Farmland and Open Space Preservation Program and look forward to assisting you through the completion of your application.

Best regards,

Becky Liedel, Chair

Lenawee County Planning commission

120 W. Michigan Avenue, Jackson, MI 49201



Lenawee County Planning Commission

120 W. Michigan Avenue Jackson, MI 49201

INVOICE

Invoice Number: 8573016498

Due Date: Due Upon Receipt

Total Amount Due: \$4,400.00

BILL TO

Judson Farms LLC

6757 Pope Road

Palmyra, MI 49268

Phone: (517) 403-1038

Email: djkk@djkklegal.com

Invoice Details

Description

**Amount
(USD)**

Application Review & Processing Fee \$1,800.00

Zoning & Compliance Assessment \$1,200.00

Legal & Administration Fees \$600.00

Public Notification & Documentation \$800.00

Total Amount Due \$4,400.00

Remittance Instructions

Wire transfer instructions will be provided upon request.

A **signed copy of this invoice** must be returned together with your **wire payment receipt** to the email address listed above for payment confirmation and processing.

Best Regards,

Lenawee County Planning Commission

120 W. Michigan Avenue Jackson, MI 49201