

Agenda

Wednesday, November 15, 2023, 7:00 p.m.

- 1. Call to Order**
- 2. Roll Call**
- 3. Public Comment**
- 4. Correspondences**
 - a. Copy of Letter from MDARD to Rudy & Ruth Graber dated November 8, 2023
 - b. Copy of Letter from MDARD to Steven & Emma Eicher dated November 9, 2023
 - c. 2024 Proposed Budget for Planning Commission with Requested Changes and Additions Summary
- 5. Approval of Minutes - September 20, 2023**
- 6. Approval of Agenda**
- 7. Public Hearings - None scheduled**
- 8. Unfinished Business**
- 9. New Business**
 - a. Farmland and Open Space Preservation Program Applications
 - i. Woodbridge Township - Eicher (Section 16 T8S R3W 66.93 acres m/l)
Program Type: Farmland Development Rights Agreement
 - b. Farmland and Open Space Preservation Program Applications
 - i. Litchfield Township - Landis (Section 5 T5S R4W 26.51 acres m/l)
Program Type: Farmland Development Rights Agreement
 - c. Farmland and Open Space Preservation Program Applications
 - i. Litchfield Township - Landis (Section 29 T5S R4W 80 acres m/l)
Program Type: Farmland Development Rights Agreement
 - d. Farmland and Open Space Preservation Program Applications
 - i. Litchfield Township - Landis (Section 6 T5S R4W 47 acres m/l)
Program Type: Farmland Development Rights Agreement
 - e. Farmland and Open Space Preservation Program Applications
 - i. Litchfield Township - Landis (Section 6 T5S R4W 13.98 acres m/l)
Program Type: Farmland Development Rights Agreement
 - f. Litchfield Township Zoning - Ordinance 1A Update
 - i. 5.5.9.I. Solar Farms Small & Large Adopted: September 19, 2023
Effective: October 19, 2023
 - g. Somerset Township Zoning – Rezoning Request Parcel# 30 04 009 400 001
 - i. Application #260 (Applicant John Berro) Request Rezoning from C-2 (Commercial)/RM-1 (Multiple-Family Residential) to AG-1 (Agricultural)
 - h. Adopt 2024 Meeting Schedule

10. Any Other Business/On-going Business

- a.** Continued discussion on update of Master Plan
- b.** Review of members terms expiring at the end of 2023
 - Townships (Carolan) – MTA Recommendation of Carolan
 - Industrial & Economic Development (Smith)
 - Environmental & Natural Resources (Clark)
 - Citizen At-Large (Scoville)

11. Public Comment

12. Adjournment

Next Meeting: **Tentatively** Wednesday, January 17, 2024 @ 7:00 p.m.



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF AGRICULTURE
AND RURAL DEVELOPMENT

DR. TIM BORING
DIRECTOR

November 8, 2023

Rudy M Graber
Ruth R Graber
11000 Patrick Rd
Camden MI 49232

RE: Farmland Development Rights Application 72938

Dear Mr. and Mrs. Graber,

On September 28, 2023, our office received your application to enroll an 80-acre parcel, located in Section 23 of Camden Township, for enrollment in the Farmland and Open Space Preservation Program. The application indicates 40 of the 80 acres are in cultivation, improved pasture, or harvested grassland. To qualify for enrollment in the program, a parcel of 40 or more acres must have 51% or more of the land area devoted to an agricultural use. Per the information provided on the application, the land does not meet the 51% agricultural use condition and therefore is denied for enrollment.

The aerial image provided with the application shows there may be more than 50% in agricultural production. You may want to contact the Hillsdale County Farm Service Agency (FSA) for assistance in determining the exact acreage in agricultural production. The Hillsdale County FSA can be contacted at 517-849-9890. If the Hillsdale FSA verifies there is at least 51% of the land in agricultural production and can provide documentation, please submit the information to our office for another review.

The requested information should be returned by email, fax, or post mail within 30 days of receipt of this letter. **Please provide a copy of this letter for reference with your correspondence.**

Email: MDARD-PA116@Michigan.gov

Fax: 517-335-3131

Mail: MDARD-Farmland
PO Box 30449
Lansing MI 48909

Mr. and Mrs. Graber
November 8, 2023
Page 2

I have enclosed your application and an Enrollment, Eligibility and Benefits brochure.

If you have any questions, please don't hesitate to contact me at 517-930-1111.

Sincerely,

A handwritten signature in black ink that reads "Jennifer Eyde". The signature is written in a cursive, flowing style.

Jennifer Eyde
Farmland & Open Space Preservation
Environmental Stewardship Division

email cc: Abe Dane, Hillsdale County Chief Deputy Clerk
Derek Renius, Camden Township Assessor
Jenny Leininger, Hillsdale Conservation District Manager
Forest Kraus, Farmland Preservation Program Manager

Enclosures



STATE OF MICHIGAN
DEPARTMENT OF AGRICULTURE
AND RURAL DEVELOPMENT

GRETCHEN WHITMER
GOVERNOR

DR. TIM BORING
DIRECTOR

November 9, 2023

Steven V Eicher
Emma T Eicher
11667 Gilmore Rd
Camden MI 49232

RE: Farmland Development Rights Application 72939

Dear Mr. and Mrs. Eicher,

On September 28, 2023, our office received your application to enroll an 8.68-acre parcel, located in Section 22 in the Village of Camden, for enrollment in the Farmland and Open Space Preservation Program. Your address on the application is listed as 11667 Gilmore Rd, Camden, Michigan. The address of the parcel for enrollment is listed as 957 Dean Rd, Camden, Michigan. Since rental properties are not a permitted use under the statute, we need to verify the use of the residence on the parcel to be enrolled.

Please provide the use of the residence located at 316 E Bell St. If the home is a rental residence, please provide a legal description/survey of the parcel to exclude from enrollment.

The requested information should be returned by email, fax, or post mail within 30 days of receipt of this letter. **Please provide a copy of this letter for reference with your correspondence.**

Email: MDARD-PA116@Michigan.gov

Fax: 517-335-3131

Mail: MDARD-Farmland
PO Box 30449
Lansing MI 48909

If you have any questions, please don't hesitate to contact me at 517-930-1111.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Eyde".

Jennifer Eyde
Farmland & Open Space Preservation
Environmental Stewardship Division

email cc: Abe Dane, Hillsdale County Chief Deputy Clerk
Marney M Kast, Hillsdale County Clerk
Namrata Carolan, Hillsdale County Planning Commission Chair

GL NUMBER	DESCRIPTION	2022 ACTIVITY	2023 AMENDED BUDGET	2023 PROJECTED ACTIVITY	2024 REQUESTED BUDGET	2024 PROPOSED BUDGET
Dept 701.00 - PLANNING COMMISSION						
101-701.00-704.000	PERMANENT SALARIES				8,670.00	
101-701.00-707.000	PER DIEM- PLANNING		1,350.00	675.00	1,350.00	1,350.00
101-701.00-715.000	FICA		80.00	42.00	620.00	76.00
101-701.00-716.000	MEDICARE		19.00	10.00	146.00	18.00
101-701.00-718.000	RETIREMENT				564.00	
101-701.00-727.000	OFFICE SUPPLIES		50.00	25.00	50.00	50.00
101-701.00-729.000	POSTAGE		100.00	50.00	100.00	100.00
101-701.00-860.000	TRAVEL/MILEAGE		500.00	250.00	1,000.00	1,000.00
101-701.00-861.000	SEMINARS & EDUCATION		1,000.00	500.00	2,000.00	1,000.00
101-701.00-862.000	SPECIAL PROJECTS		1,300.00	400.00	10,000.00	6,000.00
101-701.00-900.000	ADVERTISING		250.00	125.00	500.00	500.00
Totals for dept 701.00 - PLANNING COMMISSION			4,649.00	2,077.00	25,000.00	10,094.00

*This list outlines various decisions that were made while preparing the 2024 Proposed Budget
 *Requested items that were above and beyond the general fund 2023 approved budget are listed
 *As well as minimal adjustments that were made based on need.

Dept #	DEPT	Request	Details	In GF Requested Budget	Funded	Not Funded
296.00	Prosecutor's Office	Printer				\$ -
296.00	Prosecutor's Office	Postage	Reduced Request	\$ 1,000.00	\$ 1,500.00	\$ (500.00)
301.00	Sheriff's Department	Wage Increase for Mechanic	From \$46,468 to \$60,000	\$ 16,886.00		\$ 16,886.00
301.00	Sheriff's Department	Salary Increase for Sheriff		\$ 4,330.00		\$ 4,330.00
301.00	Sheriff's Department	Salary Increase for Under Sheriff	From \$67,213.39 to \$70,574.00	\$ 3,835.00		\$ 3,835.00
301.00	Sheriff's Department	Printer	Reduced Request	\$ 3,395.00		\$ 3,395.00
301.00	Sheriff's Department	Legal Fees	Reduced Request	\$ 2,000.00		\$ 2,000.00
301.00	Sheriff's Department	Parking lot				\$ -
351.00	Jail	Increase Part time Nurse Wage Total		\$ 10,689.00		\$ 10,689.00
351.00	Jail	Central Air for Jail				\$ -
426.00	OEM	New vehicle - Tahoe		\$ 10,000.00		\$ 10,000.00
426.00	OEM	5 Used Portable Radios		\$ 9,000.00		\$ 9,000.00
426.00	OEM	New mobile VHF/800 Radio		\$ 8,500.00		\$ 8,500.00
426.00	OEM	DJI Drone	Has a \$200.00 yearly fee	\$ 4,000.00		\$ 4,000.00
426.00	OEM	Seminars and Education	Reduced Request	\$ 1,000.00	\$ 500.00	\$ 500.00
426.00	OEM	Printing and Binding	Reduced Request	\$ 1,000.00	\$ 500.00	\$ 500.00
426.00	OEM	Radio Equipment	Reduced Request	\$ 1,000.00	\$ 500.00	\$ 500.00
426.00	OEM	Vehicle Repair	Reduced Request	\$ 1,000.00	\$ 500.00	\$ 500.00
441.00	DPW	Accounting Change		\$ 28,456.00	\$ 100.00	\$ 28,356.00
442.00	Drains	Travel & Mileage	Reduced Request	\$ 6,000.00	\$ 5,000.00	\$ 1,000.00
442.00	Drains	Accounting Change			\$ 28,456.00	\$ (28,456.00)
701.00	Planning Commission	Budget for Permanent Salaries	Requesting \$8670. No budget in 2022 or 2023	\$ 9,906.00		\$ 9,906.00
701.00	Planning Commission	Special Projects	MSUE vs Region II vs nothing	\$ 10,000.00	\$ 6,000.00	\$ 4,000.00
701.00	Planning Commission	Seminars and Education	Reduce Request	\$ 2,000.00	\$ 1,000.00	\$ 1,000.00
901.00	Equipment	3rd Vehicle For Sheriff		\$ 18,065.00	\$ 18,065.00	\$ -
966.00	Lifeways	Appropriation	GF Allocation	\$ 313,357.00		\$ 313,357.00
966.00	B&G	replace existing lots	Sheriff Parking Lots	\$ 110,000.00		\$ 110,000.00
966.00	B&G - Lifeways	Parking lot repave		\$ 65,000.00		\$ 65,000.00
966.00	B&G - DHHS Bldg	New roof	May be Reimbursed by DHHS	\$ 50,000.00		\$ 50,000.00
966.00	Animal Control	ACO Truck w/extended cab		\$ 43,000.00		\$ 43,000.00
966.00	B&G	Siding for gym	To repair a gap	\$ 40,000.00		\$ 40,000.00

Minutes

Wednesday, September 20, 2023

1. **Call to Order** - *Chair Carolan called the meeting to order at 7:00 p.m.*
2. **Roll Call**

Members Present: *Namrata Carolan, Chair; Susan Smith, Vice-Chair; Michael Clark; Steve Lanius; Jack McLain; Denise Belson*
Members Absent: *Troy Reehl, Secretary-Excused; Annette Scoville-Excused*
3. **Public Comment** - *None*
4. **Correspondences** - *None*
5. **Approval of Minutes** - *Motion by Clark to approve the July 17, 2023 minutes. Second by Lanius. Approved unanimously.*
6. **Approval of Agenda** - *Motion by Clark to approve the September 20, 2023 agenda. Second by Smith. Approved unanimously.*
7. **Public Hearings** - *No public hearings scheduled.*
8. **Unfinished Business** - *No unfinished business listed.*
9. **New Business**
 - a. **Farmland and Open Space Preservation Program Applications**
 - i. **Camden Township - Graber (Section 23 T8S R4W 80 acres m/l)**
Program Type: *Farmland Development Rights Agreement - Motion by McLain to recommend approval of the application. Second by Lanius. Approved unanimously.*
 - b. **Farmland and Open Space Preservation Program Applications**
 - i. **Camden Township - Steury (Section 21 T8S R4W 40 acres m/l)**
Program Type: *Farmland Development Rights Agreement - Motion by Clark to recommend approval of the application. Second by McLain. Approved unanimously.*
 - c. **Farmland and Open Space Preservation Program Applications**
 - i. **Camden Township - Eicher (Section 22 T8S R4W 8.68 acres m/l)**
Program Type: *Farmland Development Rights Agreement - Motion by Clark to recommend approval of the application. Second by McLain. Approved unanimously.*
10. **Any Other Business/On-going Business**
 - a. **Continued discussion on update of Master Plan**
Chair Carolan summarized her meeting with the County's Budget Committee including the Committee's preference that the Region 2 proposal not be considered and that assistance from Michigan State

University Extension is preferred. Chair Carolan will seek an updated proposal from MSUE for assistance in updating the master plan.

- b.** Review of members terms expiring at the end of 2023
 - Townships (Carolan) - *Chair Carolan indicated the at the September 6th meeting of the Hillsdale Chapter of the Michigan Townships Association it was approved to recommend to the Board of Commissioners that Carolan be reappointed as a Township Representative on the County's Planning Commission.*
 - Industrial & Economic Development (Smith) - *There was no update*
 - Environmental & Natural Resources (Clark) - *There was no update*
 - Citizen At-Large (Scoville) - *There was no update*

- c.** Wright Township Cellular Communication Tower - *There was discussion on communications involving a tower to be placed in Wright Township that would be on land currently enrolled in PA116. No action was taken as there has been no official request made to the County in regards to this tower.*

11. Public Comment - None

12. Adjournment - Motion to adjourn by Clark. Second by Smith. Approved unanimously to adjourn at 8:05 p.m.

Troy Reehl, Secretary

Recorded by: Nicolas Wheeler, Equalization Director, County of Hillsdale



MARNEY M. KAST
County Clerk
mkast@co.hillsdale.mi.us

Court House, Room #1
29 N. Howell Street
Hillsdale, Michigan 49242

ABE DANE
Chief Deputy Clerk
a.dane@co.hillsdale.mi.us

Phone: (517) 437-3391
Fax: (517) 437-3392

October 11, 2023

Hillsdale County Planning Commission
C/O Hillsdale County Equalization Dept.
33 McCollum Street
Hillsdale, MI 49242

Mr. Nick Wheeler

The Hillsdale County Clerk is in receipt of an application for enrollment in PA 116 from:

WOODBRIIDGE TOWNSHIP

SEC 16 T8S R3W
Parcel #: 30 15 016 100 008 16 8 3

Michael & Rosa Eicher
2549 W Montgomery Rd.
Reading, MI 49274

Please find enclosed a copy of the application for enrollment.

For me to complete the application, I need a separate letter from the Hillsdale County Planning Commission indicating approval for inclusion of the property within the provisions of PA 116.

Please reply at the earliest possible time. If you have any questions or concerns, please contact me.

Sincerely,

Abe Dane
Chief Deputy Clerk



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

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

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

OFFICIAL USE ONLY	
Local Governing Body:	
Date Received	<u>10/2/23</u>
Application No:	_____
State:	_____
Date Received	_____
Application No:	_____
Approved:	_____ Rejected _____

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

I. Personal Information:

1. Name(s) of Applicant: Eicher Last Michael First B. Initial

(If more than two see #15) Eicher Last Rosa First N. Initial

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

Married Single

2. Mailing Address: 11860 Carpenter Rd Street Camden City Michigan State 49232 Zip Code

3. Telephone Number: (Area Code) (517) 331-6625

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (517) 331-6625

5. E-mail address: _____

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

6. County: Hillsdale 7. Township, City or Village: Woodbridge

8. Section No. 16 Town No. 85 Range No. 3W

III. Legal Information:

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

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

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

If "Yes", please explain circumstances: _____

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

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

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

Name the types of mineral(s) involved: _____

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

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

Name: _____

Address: _____

Street City State Zip Code

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

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

Date _____

Signature of Land Contract Vendor(s) (Seller) _____

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

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

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

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

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

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

- b. Total number of acres on this farm 672 acres
- c. Total number of acres being applied for (if different than above): 672 acres
- d. Acreage in cultivation: 502 acres
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 502 acres
- f. All other acres (swamp woods, etc.): 172 acres
- g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

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

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

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

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

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ _____
Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

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

V. Signature(s):

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

x Michael B Eicher
(Signature of Applicant)

(Corporate Name, If Applicable)

Rona n Eicher
(Co-owner, If Applicable)

(Signature of Corporate Officer)

8-28-23
(Date)

(Title)

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

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

I. Date Application Received: 10/2/23 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Hillsdale
 County Township City Village

This application is approved, rejected Date of approval or rejection: _____

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

Clerk's Signature: _____

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

II. Please verify the following:

- Upon filing an application, clerk issues receipt to the landowner indicating date received.
- Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

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

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

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

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

<p>Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):</p> <p>COPY SENT TO:</p> <p>____ County or Regional Planning Commission</p> <p>____ Conservation District</p> <p>____ Township (if county has zoning authority)</p>	<p>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</p> <p>____ Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p>____ Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p>____ Map of Farm</p> <p>____ Copy of most recent appraisal record</p> <p>____ Copy of letters from review agencies (if available)</p> <p>____ Any other applicable documents</p>
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Map of Farm with Structures and Natural Features:

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

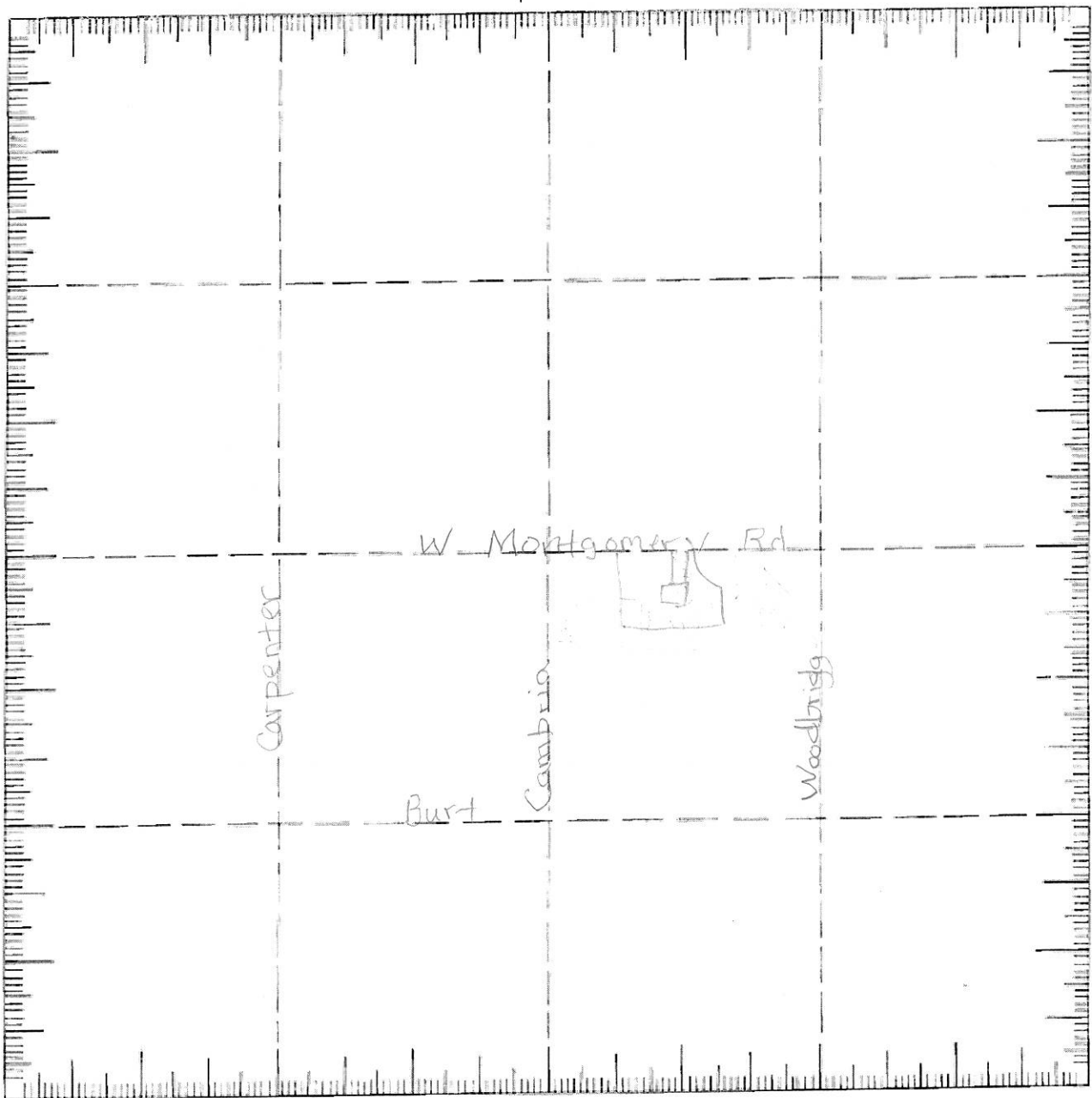
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County Hillsdale

Township Woodbridge

T 85 R 34 Section 16

↑ North



Certified Copy

Page 2 of 2 of Warranty Deed between William K. Easterday a/k/a William Easterday, ("Grantor") and Michael B. Eicher and Rosa N. Eicher, husband and wife, ("Grantee") dated this November 22, 2022.

EXHIBIT "A"

Land situated in the Township of Woodbridge, County of Hillsdale, State of Michigan

PARCEL 6:

The Northeast 1/4 of the Northwest 1/4 of Section 16, Town 8 South, Range 3 West, Woodbridge Township, Hillsdale County, Michigan.

Parcel No. 30-15-016-100-002-16-8-3

PARCEL 7:

The Northwest 1/4 of the Northeast 1/4 of Section 16, Town 8 South, Range 3 West, Woodbridge Township, Hillsdale County, Michigan.

EXCEPTING THEREFROM: All that part lying Northerly and Easterly of the centerline of Carruthers Drain.

Parcel No. 30-15-016-200-001-16-8-3 (COVERS MORE LAND)

Commonly Known as: V/L W. Montgomery Rd. and 2311 W. Montgomery Rd.

Tax Parcel ID: 30-15-016-100-002-16-8-3 and 30-15-016-200-001-16-8-3 (COVERS MORE LAND)

2023 WOODBRIDGE TOWNSHIP SUMMER TAX BILL

Bill # 00464

MESSAGE TO TAXPAYER

Tax is due July 1st thru September 14th inclusive. Beginning September 15th interest shall be added at the rate of 1% per month or fraction of a month until paid. Beginning March 1, 2024 all taxes, except personal property taxes are collected at the County Treasurer's office with an additional monthly interest rate per state law plus 4% administration fee. Treasurer not responsible for payment on wrong description.

PLEASE ENCLOSE SELF ADDRESSED STAMPED ENVELOPE OR SUPPLY AN E-MAIL ADDRESS FOR RETURN RECEIPT

PAYMENT INFORMATION

This tax is due by: 09/14/2023
 Pay by mail to: WOODBRIDGE TOWNSHIP TREASURER
 GRACE REED (517) 254-0098
 PO BOX 94
 FRONTIER, MI 49239
 woodbridgetwp.mi.treas@gmail.com

PROPERTY INFORMATION

Property Assessed To:
 EICHER, MICHAEL B & ROSA N

11860 CARPENTER RD
 CAMDEN, MI 49232

Prop #: 30 15 016 100 008 16 8 3 School: 30010
 Prop Addr: 2549 W MONTGOMERY RD

Property Description:

NE1/4 NW1/4 ALSO NW1/4 NE1/4 EXC THAT PRT LY NLY & ELY OF C/L CARRUTHERS DRAIN SEC 16 T8S R3W 66.93 A M/L SPLIT/COMB ON 05/31/2022 FROM 15 016 100 002 16 8 3, 15 016 200 001 16 8 3;

TAX DETAIL

Taxable Value: 41,841 Class: 102
 State Equalized Value: 119,800
 PRE/MBT %: 100.0000
 QUALIFIED AGRICULTURAL PROPERTY EXEMPTION

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
STATE EDUC TAX	6.00000	251.04
COUNTY ALLOCATED	4.86190	203.42

OPERATING FISCAL YEARS

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

County: JAN 1 - DEC 31
 Twp/Vil/City: APRIL 1 - MARCH 31
 School: JULY 1 - JUNE 30
 State: OCT 1 - SEPT 30

Tax Due	10.86190	454.46
Admin Fee		0.00
Total Amount Due ----->		\$454.46

Please detach along perforation. Return this portion with payment.

2023 WOODBRIDGE TOWNSHIP SUMMER TAX BILL

Bill # 00464

Make Check Payable & Return To:

WOODBRIDGE TOWNSHIP TREASURER
 GRACE REED (517) 254-0098
 PO BOX 94
 FRONTIER, MI 49239
 woodbridgetwp.mi.treas@gmail.com

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

Property Addr: 2549 W MONTGOMERY RD

To: EICHER, MICHAEL B & ROSA N
 11860 CARPENTER RD
 CAMDEN MI 49232

Total taxes due if paid no later than: 09/14/2023 **\$454.46**

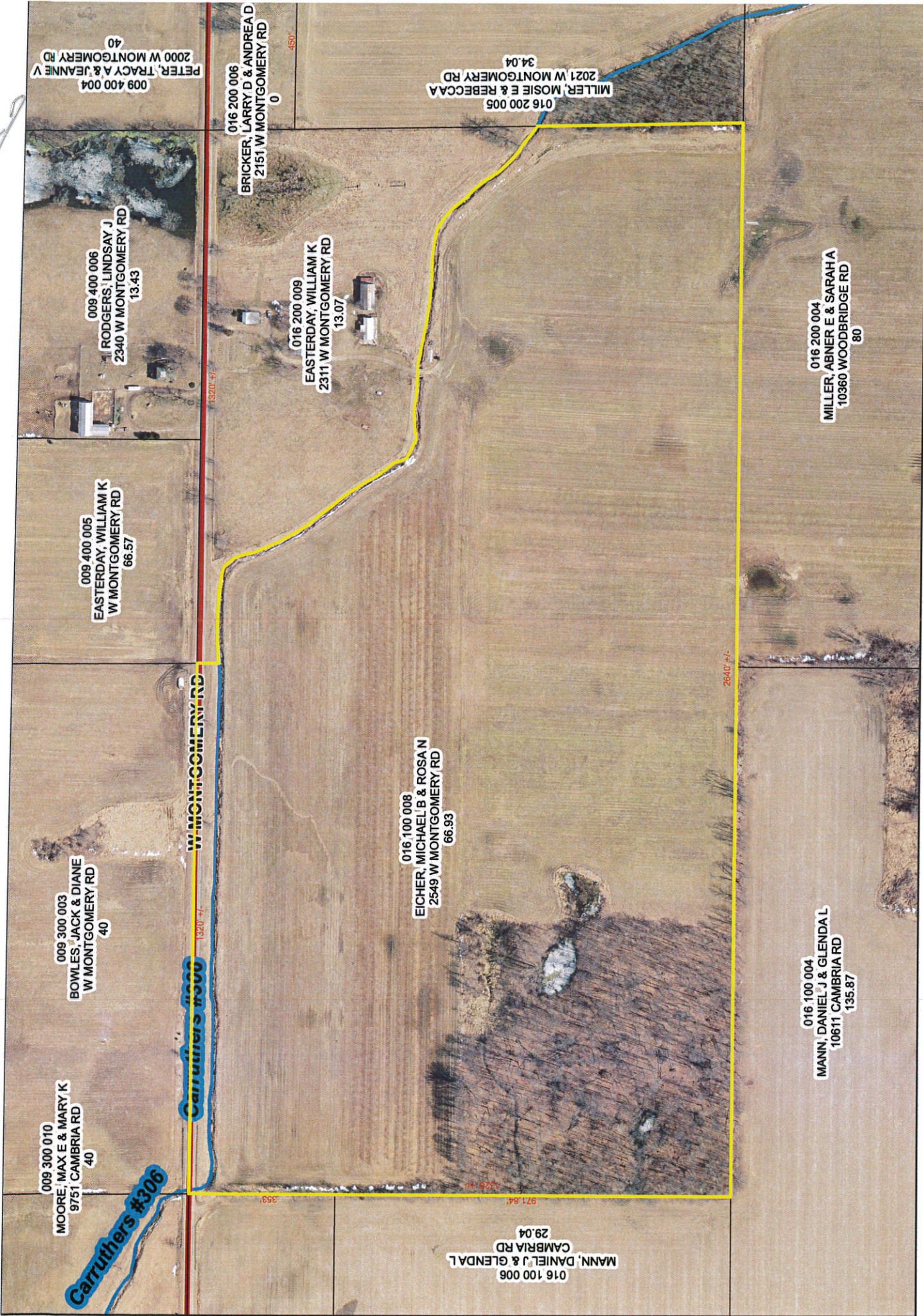
Amount due on 9/15 thru 9/30	\$459.00
Amount due if paid in October	\$463.55
Amount due if paid in November	\$468.09
Amount due if paid in December	\$472.64
Amount due if paid in January	\$477.18
Amount due if paid in February	\$481.73

After 2/29/2024 Taxes are payable to the Hillsdale County Treasurer with Additional Interest & Fees added to the balance due.

Tax for Prop #: 30 15 016 100 008 16 8 3

Amount Remitted: \$ _____





NOT A SURVEY
 This map is for informational use only.
 Created by: Hillsdale County GIS
 Printed: October 2023
 Imagery: March 2020

Township of Woodbridge



HILLSDALE COUNTY ADDRESS APPLICATION

Section 1 (to be completed by Applicant)

Name of Property Owner: Michael + Rosa Eicher

Current Address: 11860 Carpenter Rd Camden

Contact Person: Michael B. Eicher

Daytime Phone: 517-331-6625

E-mail Address: N/A Combined for 2023 15 016 100 008 16 83

Parcel#: 30-15-016-100-002-16-8-3 and 30-15-016-200-001-16-8-3
this one driveway →

Township: Woodbridge Section: 16

Nearest Intersection: Woodbridge ^{Montgomery} and Cambria

Location of Existing Driveway (Number of feet from nearest intersection. Include site plan, if available):

2325' East of W Section line & Cambria Rd.
closer to Cambria about 1000' to 1500'

If a driveway does not currently exist and the property is accessible from a public roadway, you must include Driveway Permit obtained from the Hillsdale County Road Commission.

Type of structure (e.g.: Barn, Residence, business, etc): Residence

Michael B. Eicher 5-22-23
Signature (Property Owner/Authorized Representative) Date

Address requests will be handled as soon as possible, but may take up to 5 business days for processing.

Section 2 (to be completed by County Equalization)

ADDRESS ASSIGNED FOR LOCATION: 2549 W Montgomery Rd

Please consider this notification that address assignments are considered tentative until construction is complete and may require a site visit to verify the actual placement or location of the driveway. If necessary, we reserve the right to change the tentative address to rectify any discrepancies.

By Whom: Julie Becker Date: 5-23-23

Date Application Received: 5-23-23 Application Complete: Yes No

If not, Date Applicant Sent Additional Information Request: 5-23-23

Date Add'l Info Received: 5-23-23 Date Applicant Notified of Address Assignment: _____

Hillsdale County Road Commission
 1919 Hudson Road
 Hillsdale, MI 49242-0000
 Phone: 517-437-4458
 Fax: 517-437-0048

APPLICATION AND PERMIT TO CONSTRUCT, OPERATE, USE AND/OR MAINTAIN WITHIN THE RIGHT-OF-WAY; OR TO CLOSE A COUNTY ROAD. If a contractor is to perform the construction entailed in this application and permit, and is supplying the deposit, and bond, he will fill out the information block provided, and thereby assumes responsibility, along with the applicant, for any provisions of this application and permit which apply to him.

Application No. 4855
 Permit No. 2023-000010
 Date 1/3/2023

Ticket #
 2023 052202287
 Positive restoration

A P P L I C A N T	Michael Eicher 11860 Carpenter Rd Camden, MI 49232-0000	C O N T R I B U T O R	
	Signature <u>Signature on file</u>		Signature _____
	Title _____		Title _____
	Date _____		Date _____

R E Q U I R E M E N T	Permit	30.00	A T T A C H M E N T S	Insurance	
	Receipt No.	46630		Plans	No
	To Be Billed		Retainer Letter	No	
	Letter/Credit		Attachments	No	
	Work Order No.		Bond No.		
			Bond Amt.		

3 WORKING DAYS
 BEFORE YOU DIG - DIAL
 (MISS DIG)
 (TOLL FREE)
 (800-482-7171)

Applicant and/or Contractor request a Permit for the purpose indicated in the attached plans and specifications at the following location:

City/Township Woodbridge Project D.w. Gravel, , , ,
 Name of Road Montgomery Roadside South
 Between Cambria and Woodbridge

For a Period Beginning 01/03/2023 and Ending 01/03/2004
 and Agrees to the terms of this permit.

Install RESID driveway at: Montgomery Road closer to Cambria Road. Owner will stake the driveway.
 Approx. CLEAR SIGHT BOTH DIRECTIONS
 A driveway culvert of 142"W X 91"T X50'L size is required. No headwalls or structures or fences are allowed to be built at the ends of the driveway within the road right-of-way. Corrugated steel culverts are preferred, but smooth-lined corrugated plastic pipe is acceptable if 2' of cover or more is available. Applicant shall assume any and all responsibility and liability for said driveway. MAILBOXES: Light sheet metal or plastic mailboxes per U.S. Postal Service standards. Mailbox posts shall be breakaway type of single 4" x 4" square or 4 1/2" diameter wooden posts or equivalent. Face of mailbox shall be no closer than the outside edge of shoulder.

Permit is approved with adequate sight distance.

Recommended For Issuance:
Therese Rabe 2-6-23
 (Investigator) Date

Board of County Road Commissioners
 Hillsdale County, Michigan
 By _____

Pass
 1324R

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/04/2023 2:02 PM

Parcel: 15 016 100 008 16 8 3
Owner's Name: EICHER, MICHAEL B & ROSA N
Property Address: 2549 W MONTGOMERY RD
READING, MI 49274
Liber/Page: 1839/1031
Split: / /
Public Impr.: None
Topography: None

Current Class: 102.AGRICULTURAL-VACANT
Previous Class: 002.NEW SPLIT/COMBINE
Taxable Status: TAXABLE
Prev. Taxable Statu: TAXABLE
Gov. Unit: 15 WOODBRIDGE TOWNSHIP
MAP #:
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: RES RESIDENTIAL

Mailing Address:

EICHER, MICHAEL B & ROSA N
11860 CARPENTER RD
CAMDEN MI 49232

Description:

NE1/4 NW1/4 ALSO NW1/4 NE1/4 EXC THAT PRT LY NLY & ELY OF C/L CARRUTHERS DRAIN SEC 16 T8S R3W 66.93 A
M/L SPLIT/COMB ON 05/31/2022 FROM 15 016 100 002 16 8 3, 15 016 200 001 16 8 3;

Most Recent Sale Information

Sold on 11/22/2022 for 404,400 by EASTERDAY, WILLIAM K.

Terms of Sale: 32-SPLIT VACANT

Liber/Page: 1839/1031

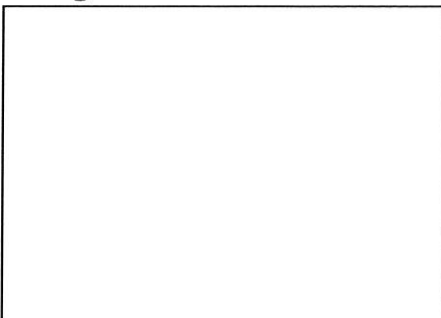
Most Recent Permit Information

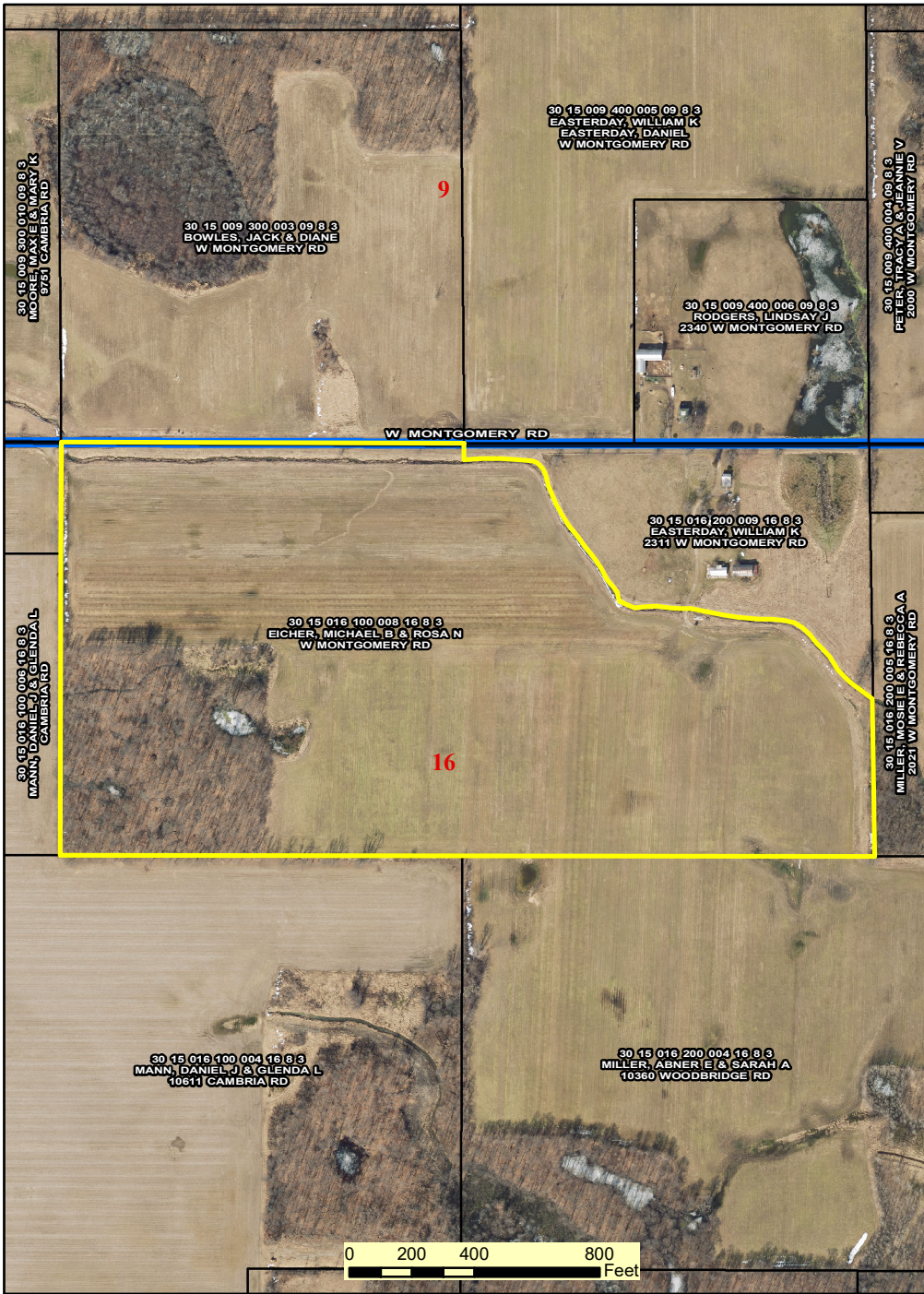
None Found

Physical Property Characteristics

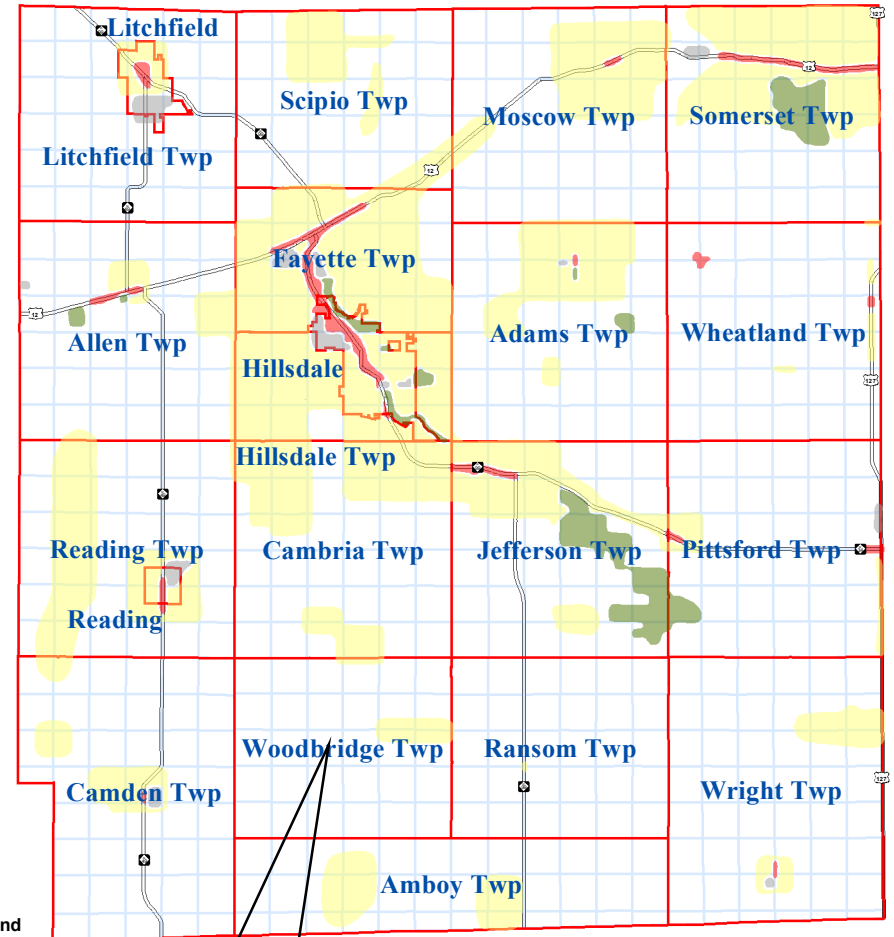
2023 S.E.V.:	119,800	2023 Taxable:	41,841	Lot Dimensions:	
2022 S.E.V.:	0	2022 Taxable:	0	Acreage:	66.93
Zoning:		Land Value:	239,584	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	0	Average Depth:	0.0

Image





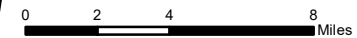
Hillsdale County Master Plan



Legend

County Master Plan

- Agricultural/Open Space
- Commercial
- Industrial
- Residential
- Public/Quasi-Public
- Minor Civil Divisions
- Section Line
- Highway



**Montgomery Rd East of
Cambria Rd**



Farmland & Open Space Preservation Program Application
Program Type: Farmland Development Rights Agreement
Michael B & Rosa N Eicher
Section 16 T8S R3W 66.93 acres m/l

Created by: Hillsdale County GIS
 Printed: November 2023
 Aerial Imagery: March 2020
 This map is not a survey!



Resolution # 10092023-01

RESOLUTION SUPPORTING APPLICATION FROM TODD AND CHRISTIINE LANDIS FOR FARMLAND AND OPEN SPACE PRESERVATION PROGRAM, COMMONLY KNOWN AS PA-116.

WHEREAS, the Township Board of the Township of Litchfield, Michigan, has received a request to support PA-116 application for property # 30 01 005 200 011 05 5 4.

WHEREAS, the Township Board as the local government reviewing agency

Approves

Disapproves

On the 9th day of October, 2023. The Township Clerk will send the application to the following Reviewing Agencies for the County:

Hillsdale County Planning Commision (planning@co.hillsdale.mi.us)

Hillsdale County Conservation District (hillsdalecd@macd.org)

NOW, THEREFORE, BE IT RESOLVED the Litchfield township board supports the application for PA-116 for Todd and Christine Landis.

Motioned by: Ben Thomas

Seconded by: Ann McCormick

Tammy Dow Aye Nay

Vicki Heckel Aye Nay

Ann McCormick Aye Nay

Ben Thomas Aye Nay

Ken Burns Aye Nay

Absent

CERTIFICATE

I, Vicki Heckel, the duly elected and acting Clerk of Litchfield Township, hereby certify that the foregoing resolution was adopted by the Township Board of said Township at the regular meeting of said Board held on October 9, 2023, at which meeting a quorum was present, by a roll call vote of said members as hereinbefore set forth; that said resolution was ordered to take immediate effect.

Vicki Heckel
Clerk



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

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

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

OFFICIAL USE ONLY

Local Governing Body: _____

Date Received October 9, 2023

Application No: 102023-09-01

State: _____

Date Received _____

Application No: _____

Approved: _____ Rejected _____

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

I. Personal Information:

1. Name(s) of Applicant: Landis Todd E
Last First Initial

(If more than two see #15) Landis Christine M
Last First Initial

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

Married Single

2. Mailing Address: 24455 S County Line Rd. Homer MT 49245
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 617-0067 Todd

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (261) 580-3441 Chris

5. E-mail address: Chrismlandis@hotmail.com

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

6. County: Hillsdale 7. Township, City or Village: Litchfield

8. Section No. 5 Town No. 55 Range No. 4W

III. Legal Information:

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

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

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

If "Yes", please explain circumstances: _____

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

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

Indicate who owns or is leasing rights if other than the applicant: _____
Name the types of mineral(s) involved: _____

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

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

Name: _____

Address: _____

Street City State Zip Code

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

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

Date _____

Signature of Land Contract Vendor(s) (Seller) _____

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

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

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

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

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

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

livestock cash crop

b. Total number of acres on this farm 26.51

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

d. Acreage in cultivation: 25

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

f. All other acres (swamp, woods, etc.) 1.51

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

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

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

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

\$ 18750 : 25 = \$ 750 (per acre)
 total income : total acres of tillable land

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

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

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 25

V. Signature(s):

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

Todd Zarr
(Signature of Applicant)

(Corporate Name, If Applicable)

Christie M. Lewis
(Co-owner, If Applicable)

(Signature of Corporate Officer)

10-3-23
(Date)

(Title)

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

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

I. Date Application Received: 10-9-2023 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Litchfield Township
 County Township City Village

This application is approved, rejected Date of approval or rejection: 10-9-23

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

Clerk's Signature: Vicki Hechel

Property Appraisal: \$ 112,000.00 is the current fair market value of the real property in this application.

II. Please verify the following:

- Upon filing an application, clerk issues receipt to the landowner indicating date received.
- Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

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

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

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

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

<p>Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):</p> <p>COPY SENT TO:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> County or Regional Planning Commission <input checked="" type="checkbox"/> Conservation District <input checked="" type="checkbox"/> Township (if county has zoning authority) 	<p>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Copy of Deed or Land Contract (most recent showing <u>current ownership</u>) <input checked="" type="checkbox"/> Copy of most recent Tax Bill (must include <u>tax description</u> of property) <input checked="" type="checkbox"/> Map of Farm <input checked="" type="checkbox"/> Copy of most recent appraisal record <input type="checkbox"/> Copy of letters from review agencies (if available) <input checked="" type="checkbox"/> Any other applicable documents
--	--



LIBER 1775 PAGE 0890 1
 STATE OF MICHIGAN - HILLSDALE COUNTY
 Received 10/13/2020 09:10:50 AM 574490
 RECORDED 10/13/2020 09:24:34 AM 1 of 2
 BAMBI SCMERLOTT, REGISTER OF DEEDS

State of Mich. Co. Hillsdale S.S. No. 1079 I hereby
 certify that there are no tax liens, tax titles or unpaid
 taxes against said lands for five years preceding the date
 of said deed. This does not apply to taxes in process of
 collection by Twp., City or Village Officers.

Dated 10/13/2020
Stephanie Fallick Co. Treas.

✓ midstate

WARRANTY DEED

30-20733771-HIL

KNOW ALL PERSONS BY THESE PRESENTS: That: Jeremy Crandall, ("Grantor")

the address of which is: 8251 W. Litchfield Rd., Litchfield, MI 49252

convey(s) and warrant(s) to: Todd Landis and Christine Landis, husband and wife, ("Grantee")

the address of which is: 24455 S. County Line Rd., Homer, MI 49245

the following described premises situated in the Township of Litchfield, County of Hillsdale, State of Michigan, to wit:

SEE EXHIBIT A

Commonly known as: Homer Rd., Litchfield, MI 49252

Parcel ID No.: 30-01-005-200-011-05-5-4

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 division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of REAL ESTATE TRANSFER TAX VALUATION AFFIDAVIT FILED.

Subject to existing building and use restrictions, easements of record, and zoning ordinances, if any.

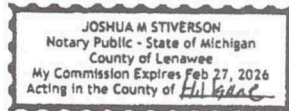
Dated this October 08, 2020

Signed by:

Jeremy Crandall
 Jeremy Crandall

State of Michigan)
) SS.
 County of Hillsdale)

The foregoing instrument was acknowledged before me on this 8th day of October, 2020 by Jeremy Crandall



Joshua M. Stiverson
 Notary Public: Joshua M. Stiverson
 Notary County: Lenawee, State: Michigan
 Commission Expires: 02-27-2026
 Acting In: Hillsdale

When Recorded return to:
 Todd Landis
 Christine Landis
 24455 S. County Line Rd.
 Homer, MI 49245

Send Subsequent Tax Bills To:
 Grantee

Drafted By:
 Jeremy Crandall
 8251 W. Litchfield Rd.
 Litchfield, MI 49252
 Assisted by: Midstate Title Agency of
 Southern Michigan, LLC

EXHIBIT "A"

Land situated in the Township of Litchfield, County of Hillsdale, State of Michigan

(Beginning) at a point on the North line of Section 5, Town 5 South, Range 4 West, Township of Litchfield, Hillsdale County, Michigan, at its intersection with the centerline of Highway M-99; thence West, along the North line of said Section, 686 feet; thence South 15 chains 8 links; thence East 1799 feet to the centerline of said highway; thence North 47° West, along the centerline of said highway, 22 chains 35 links to the Point of Beginning.

EXCEPTING THEREFROM commencing at a point on the North line of Section 5, Town 5 South, Range 4 West, Township of Litchfield, Hillsdale County, Michigan, at its intersection with the centerline of Highway M-99; thence West, along the North line of said Section, 150 feet to the point of beginning; thence West 500 feet; thence South 130 feet; thence East 500 feet; thence North 130 feet to the point of beginning.

Commonly Known as: Homer Rd.
Tax Parcel ID: 30-01-005-200-011-05-5-4

MESSAGE TO TAXPAYER

Tax is due July 1st thru September 14th inclusive. Beginning September 15th interest shall be added at the rate of 1% per month or fraction of a month until paid. Beginning March 1, 2024 all taxes, except personal property taxes are collected at the County Treasurer's Office with an additional monthly interest rate per state law plus 4% administration fee. Treasurer not responsible for payment on wrong description.

PAYMENT INFORMATION

This tax is due by: 09/14/2023
Pay by mail to: LITCHFIELD TOWNSHIP TREASURER
ANN B MCCORMICK
PO BOX 417
LITCHFIELD, MI 49252
E-mail: twpoflitchfield@gmail.com

PROPERTY INFORMATION

Property Assessed To: LANDIS, TODD & CHRISTINE

24455 S COUNTY LINE RD
HOMER, MI 49245
Prop #: 30 01 005 200 011 05 5 4 School: 30040
Prop Addr: HOMER RD

Property Description:
COM AT PT ON N SEC LN AT INT W/ C/L HWY M-99 TH W ALG
N SEC LN 686 FT TH S 995.28 FT TH E 1799 FT TO C/L SD
HWY TH N 47°W ALG C/L SD HWY 1475.1 FT TO POB EXC COM
AT PT ON N SEC LN AT INT W/ C/L HWY M-99 TH W ALG N
SEC LN 150 FT TO POB TH W 500 FT TH S 130 FT TH E 500
FT TH N 130 FT TO POB SEC 5 T5S R4W 26.51 A M/L
SPLIT ON 09/19/2019 FROM 01 005 200 007 05 5 4;

TAX DETAIL

Taxable Value: 43,145 Class: 102
State Equalized Value: 56,800
PRE/MBT %: 100.0000

QUALIFIED AGRICULTURAL PROPERTY EXEMPTION

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.

Table with 3 columns: DESCRIPTION, MILLAGE, AMOUNT. Rows include STATE EDUC TAX (6.00000, 258.87) and COUNTY ALLOCATED (4.86190, 209.76).

OPERATING FISCAL YEARS

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

Table mapping County, Twp/Vil/City, School, and State to fiscal years (e.g., County: JAN 1 - DEC 31).

Table with 3 columns: Description, Millage, Amount. Rows include Tax Due (10.86190, 468.63) and Admin Fee (4.68).

Total Amount Due -----> \$473.31

Please detach along perforation. Return this portion with payment.

2023 LITCHFIELD TOWNSHIP SUMMER TAX BILL

Make Check Payable & Return To:

LITCHFIELD TOWNSHIP TREASURER
ANN B MCCORMICK
PO BOX 417
LITCHFIELD, MI 49252
E-mail: twpoflitchfield@gmail.com

Summary table showing total taxes due if paid no later than 09/14/2023 (\$473.31) and a breakdown of amounts due by month from 9/15 to 2/29.

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

Property Addr: HOMER RD

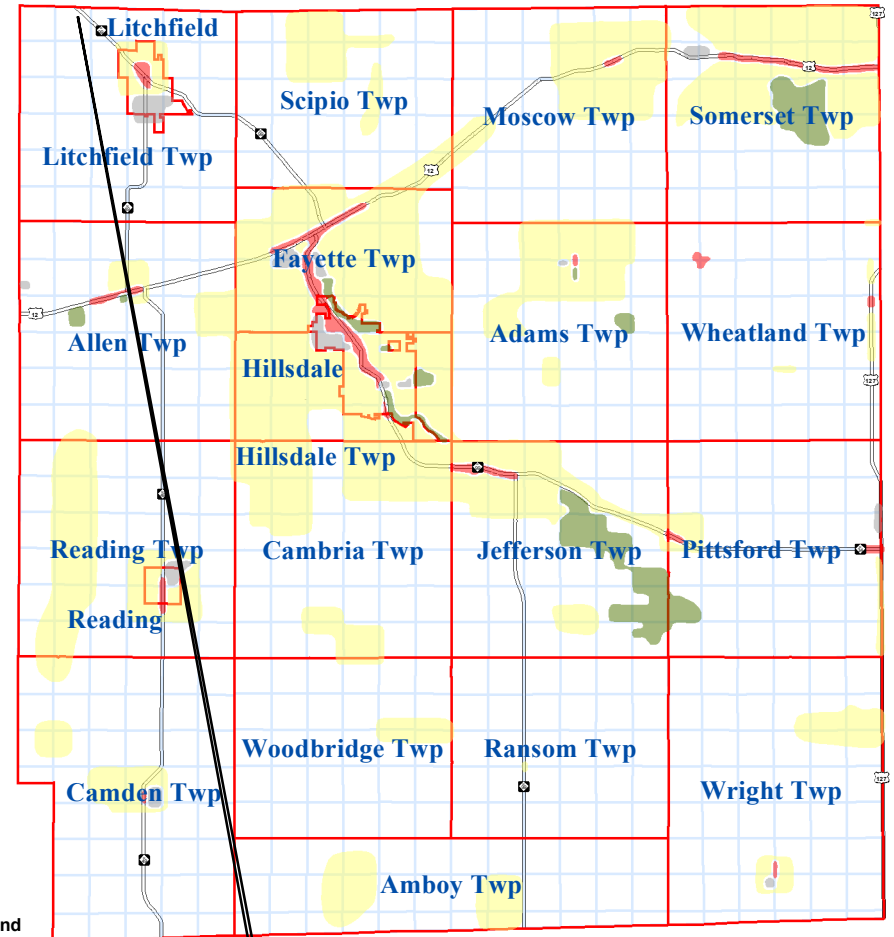
To: LANDIS, TODD & CHRISTINE
24455 S COUNTY LINE RD
HOMER MI 49245

Tax for Prop #: 30 01 005 200 011 05 5 4

Amount Remitted: \$ _____



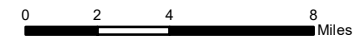
Hillsdale County Master Plan



Legend

County Master Plan

- Agricultural/Open Space
- Commercial
- Industrial
- Residential
- Public/Quasi-Public
- Minor Civil Divisions
- Section Line
- Highway



Homer Rd (M-99) & County Line Rd



Farmland & Open Space Preservation Program Application
Program Type: Farmland Development Rights Agreement
Todd E & Christine M Lantis
Section 5 T5S R4W 26.51 acres m/l



Created by: Hillsdale County GIS
 Printed: November 2023
 Aerial Imagery: March 2020
 This map is not a survey!



Resolution # 10092023-02

RESOLUTION SUPPORTING APPLICATION FROM TODD AND CHRISTIINE LANDIS FOR FARMLAND AND OPEN SPACE PRESERVATION PROGRAM, COMMONLY KNOWN AS PA-116.

WHEREAS, the Township Board of the Township of Litchfield, Michigan, has received a request to support PA-116 application for property # 30 01 029 200 002 29 5 4.

WHEREAS, the Township Board as the local government reviewing agency

Approves

Disapproves

On the 9th day of October, 2023. The Township Clerk will send the application to the following Reviewing Agencies for the County:

Hillsdale County Planning Commission (planning@co.hillsdale.mi.us)

Hillsdale County Conservation District (hillsdalecd@macd.org)

NOW, THEREFORE, BE IT RESOLVED the Litchfield township board supports the application for PA-116 for Todd and Christine Landis.

Motioned by: Ben Thomas

Seconded by: Ann McCormick

Tammy Dow Aye Nay

Vicki Heckel Aye Nay

Ann McCormick Aye Nay

Ben Thomas Aye Nay

Ken Burns Aye Nay Absent

CERTIFICATE

I, Vicki Heckel, the duly elected and acting Clerk of Litchfield Township, hereby certify that the foregoing resolution was adopted by the Township Board of said Township at the regular meeting of said Board held on October 9, 2023, at which meeting a quorum was present, by a roll call vote of said members as hereinbefore set forth; that said resolution was ordered to take immediate effect.

Vicki Heckel
Clerk



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

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

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

OFFICIAL USE ONLY	
Local Governing Body:	
Date Received	October 9, 2023
Application No:	102023-09-02
State:	
Date Received	
Application No:	
Approved:	Rejected

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

I. Personal Information:

1. Name(s) of Applicant: Landis Todd E
Last First Initial

(If more than two see #15) Landis Christine M
Last First Initial

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

2. Mailing Address: 24455 S County Line Rd. Homer MT 49245
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 617-0067 Todd

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (269) 580-3441 Chris

5. E-mail address: Chrislandis@hotmail.com

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

6. County: Hillsdale 7. Township, City or Village: Litchfield

8. Section No. 29 Town No. 55 Range No. 4W

III. Legal Information:

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

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

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

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

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

14. Is land being purchased under land contract Yes No: If "Yes", indicate vendor (sellers):
 Name: Nellie Cronk
 Address: 2499 Squares Rd. Litchfield MT 49252
Street City State Zip Code

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

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

10-3-2023
Date

Nellie Cronk
Signature of Land Contract Vendor(s) (Seller)

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

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

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

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

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

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

Cash crop livestock.

b. Total number of acres on this farm 80

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

d. Acreage in cultivation: 62

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

f. All other acres (swamp, woods, etc.) 18

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

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

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

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

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

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

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

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 25

V. Signature(s):

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

Todd Zamboni
(Signature of Applicant)

(Corporate Name, If Applicable)

Christie M. Zamboni
(Co-owner, If Applicable)

(Signature of Corporate Officer)

10-3-23
(Date)

(Title)

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

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

I. Date Application Received: 10-09-2023 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Litchfield Township
 County Township City Village

This application is approved, rejected

Date of approval or rejection: 10-9-23

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

Clerk's Signature: Vicki Heckel

Property Appraisal: \$ 327,000.00 is the current fair market value of the real property in this application.

II. Please verify the following:

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

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

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

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

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

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

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

COPY SENT TO:

County or Regional Planning Commission

Conservation District

Township (if county has zoning authority)

Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:

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

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

Map of Farm

Copy of most recent appraisal record

____ Copy of letters from review agencies (if available)

Any other applicable documents

Questions? Please call Farmland Preservation at 517-284-5663

✓ Branch County Abstract
22 Illinois Plaza
Coldwater, MI 49036

LIBER 1707 PAGE 0222 1
STATE OF MICHIGAN - HILLSDALE COUNTY
Received 11/05/2018 10:38:16 AM 555989
RECORDED 11/05/2018 10:47:23 AM 1 of 2
BAMBI SOMERLOTT, REGISTER OF DEEDS

MEMORANDUM OF LAND CONTRACT

THIS MEMORANDUM OF LAND CONTRACT entered into this 1st day of November, 2018, by and between: Carroll Jean Cronk, and his successors, as trustee of the Carroll Jean Cronk Trust dated October 4, 2001, as to an undivided $\frac{1}{2}$ interest AND Carroll Jean Cronk and Nellie Arlene Cronk, and their successors, as Trustees of The Carroll Jean Cronk and Nellie Arlene Cronk Revocable Trust dated June 30, 2016, as to an undivided $\frac{1}{2}$ interest whose address is 7499 Squires Road, Litchfield, Michigan, 49252, herein referred to as "Seller", and Todd Landis and Christine Landis, husband and wife whose address is 24455 South County Line Road, Homer, Michigan, 49245, hereinafter referred to as "Buyer".

WITNESSETH:

The Buyer and Seller have entered into a land contract of even date herewith and they desire to enter into this Memorandum of Land Contract to give record notice of the existence of the said Land Contract.

In consideration of the premises and other good and valuable consideration, the Seller acknowledges and agrees that the property described below was sold to the Buyer on Land Contract of even date:

Said property being located in the Township of Litchfield, County of Hillsdale, State of Michigan.

The East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 29, Town 5 South, Range 4 West, Township of Litchfield, Hillsdale County, Michigan.

Tax Parcel No. 30-01-029-200-002-29-5-4

The purpose of this Memorandum of Land Contract is to give record notice to the existence of the aforesaid land contract.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Land Contract and have caused their hands and seals to be affixed hereto the day and year first above written.

Signed:

Carroll Jean Cronk
Carroll Jean Cronk, Trustee

Nellie Arlene Cronk
Nellie Arlene Cronk, Trustee

Todd Landis
Todd Landis

Christine Landis
Christine Landis

STATE OF MICHIGAN) ss
County of Branch)

The foregoing instrument was acknowledged before me
this 1st day of November, 2018, by Carroll Jean Cronk,
Trustee, Nellie Arlene Cronk, Trustee and Todd Landis and
Christine Landis, husband and wife

ROSE M. TUCKER
Notary Public, State of Michigan
County of Branch
My Commission Expires Jun. 05, 2019
Acting in the County of _____

Rose M Tucker

Notary Public, _____
County, Michigan
My Commission Expires: _____
Acting in the County of _____

ROSE M. TUCKER
Notary Public, State of Michigan
County of Branch
My Commission Expires Jun. 05, 2019
Acting in the County of Branch

Prepared by: Carroll Jean Cronk
address: 7499 Squires Road, Litchfield, Michigan, 49252
ASSISTED BY: Branch County Abstract & Title Inc.

MESSAGE TO TAXPAYER

Tax is due July 1st thru September 14th inclusive. Beginning September 15th interest shall be added at the rate of 1% per month or fraction of a month until paid. Beginning March 1, 2024 all taxes, except personal property taxes are collected at the County Treasurer's Office with an additional monthly interest rate per state law plus 4% administration fee. Treasurer not responsible for payment on wrong description.

PAYMENT INFORMATION

This tax is due by: 09/14/2023
 Pay by mail to: LITCHFIELD TOWNSHIP TREASURER
 ANN B MCCORMICK
 PO BOX 417
 LITCHFIELD, MI 49252
 E-mail: twpoflitchfield@gmail.com

PROPERTY INFORMATION

Property Assessed To:
 LANDIS, TODD & CHRISTINE

24455 S COUNTY LINE RD
 HOMER, MI 49245

Prop #: 30 01 029 200 002 29 5 4 School: 30040
 Prop Addr: MCLAIN RD

Property Description:
 E1/2 NE1/4 SEC 29 T5S R4W 80 A M/L

TAX DETAIL

Taxable Value: 40,146 Class: 102
 State Equalized Value: 163,500
 PRE/MBT %: 100.0000
 QUALIFIED AGRICULTURAL PROPERTY EXEMPTION

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
STATE EDUC TAX	6.00000	240.87
COUNTY ALLOCATED	4.86190	195.18

OPERATING FISCAL YEARS

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

County: JAN 1 - DEC 31
 Twp/Vil/City: APRIL 1 - MARCH 31
 School: JULY 1 - JUNE 30
 State: OCT 1 - SEPT 30

Tax Due	10.86190	436.05
Admin Fee		4.36

Total Amount Due -----> **\$440.41**

Please detach along perforation. Return this portion with payment.

2023 LITCHFIELD TOWNSHIP SUMMER TAX BILL

Make Check Payable & Return To:

LITCHFIELD TOWNSHIP TREASURER
 ANN B MCCORMICK
 PO BOX 417
 LITCHFIELD, MI 49252
 E-mail: twpoflitchfield@gmail.com

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

Property Addr: MCLAIN RD

To: LANDIS, TODD & CHRISTINE
 24455 S COUNTY LINE RD
 HOMER MI 49245

Total taxes due if paid
 no later than: **09/14/2023** **\$440.41**

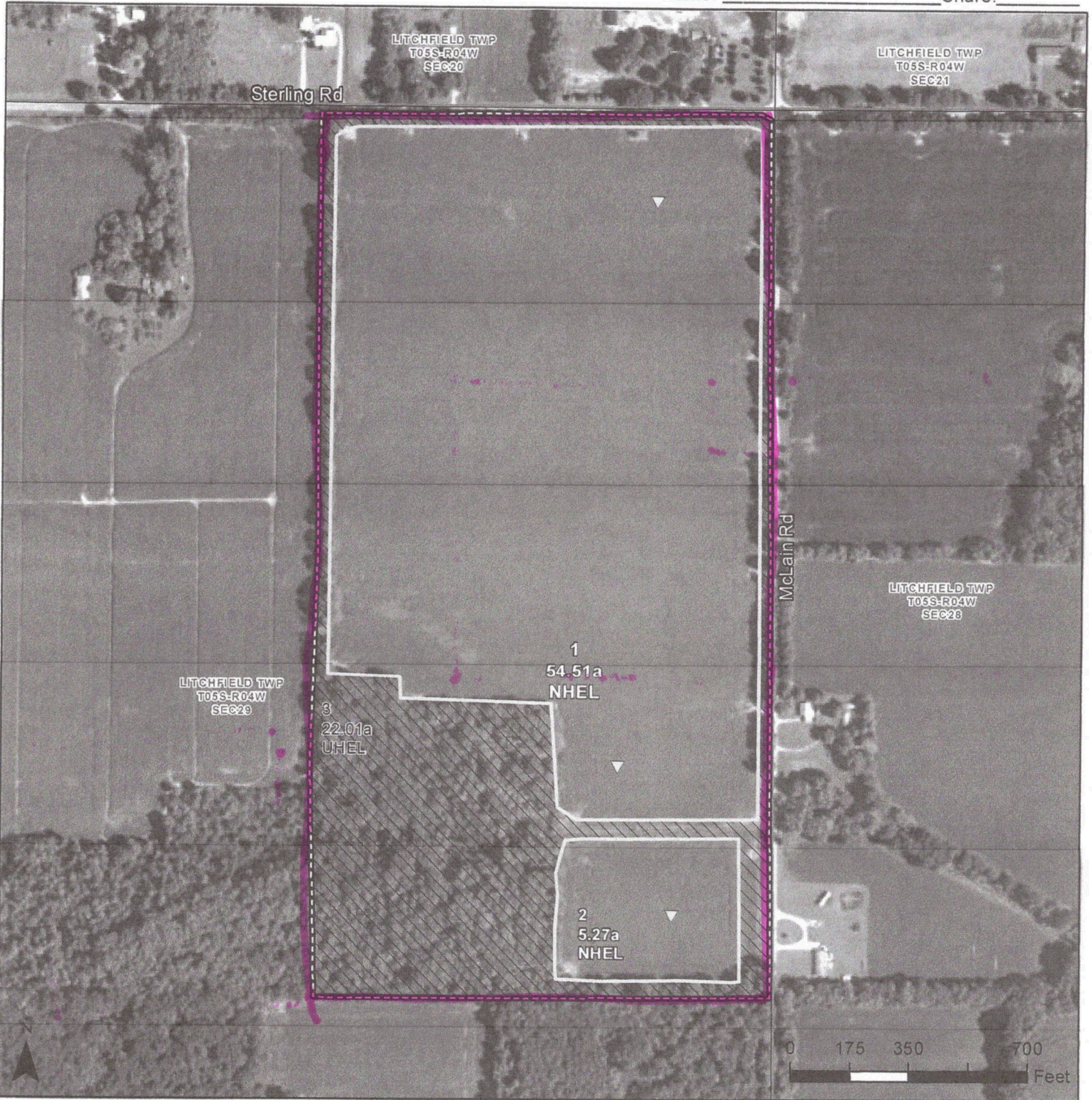
Amount due on 9/15 thru 9/30	\$444.77
Amount due if paid in October	\$449.13
Amount due if paid in November	\$453.49
Amount due if paid in December	\$457.85
Amount due if paid in January	\$462.21
Amount due if paid in February	\$466.57

After 2/29/2024 Taxes are payable to the Hillsdale County Treasurer with Additional Interest & Fees added to the balance due.

Tax for Prop #: 30 01 029 200 002 29 5 4

Amount Remitted: \$ _____





- 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 4/26/23

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

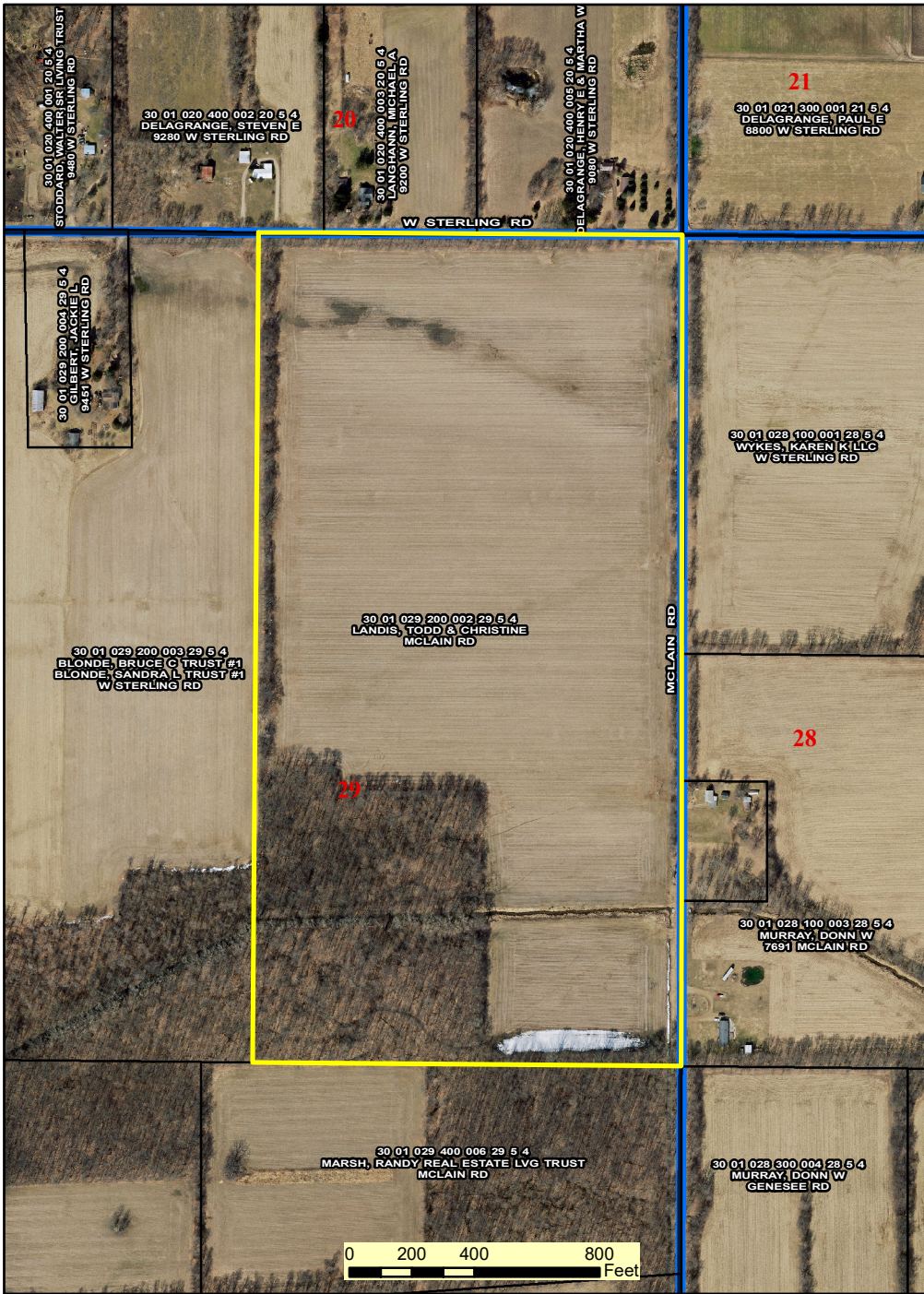
Shares - 100% OP

<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

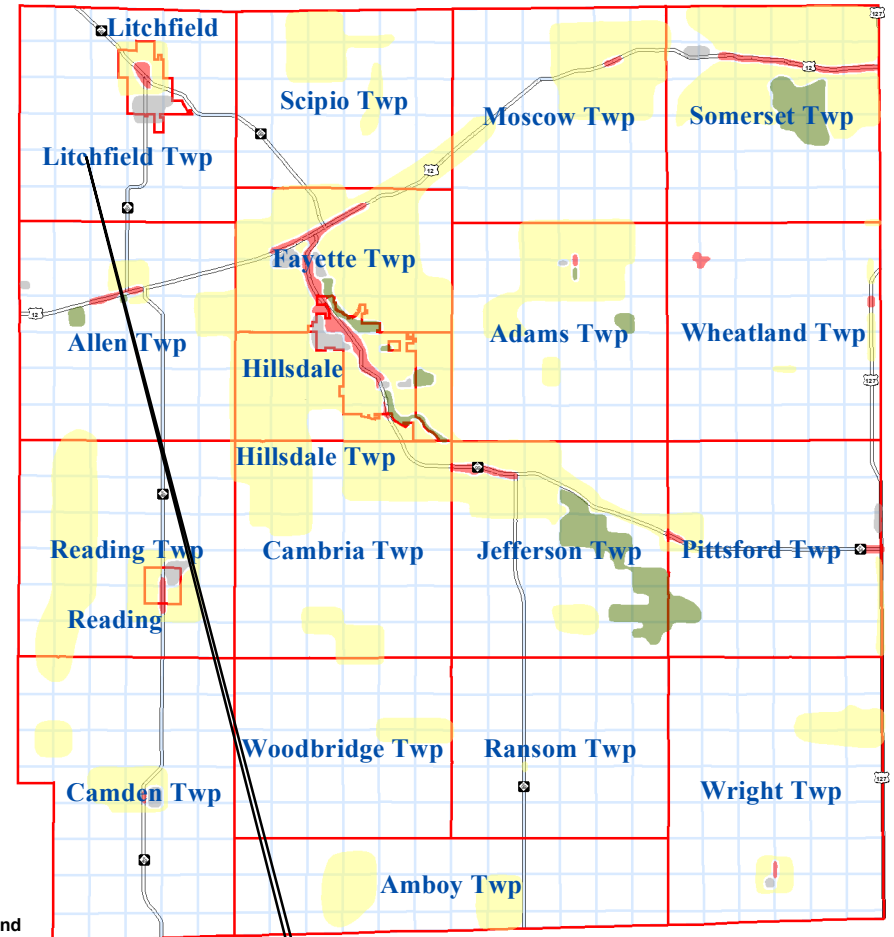
2023 Program Year
 CLU Date: April 27, 2023
 2022 NAIP Imagery

Farm 7438
Tract 4048

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.



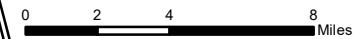
Hillsdale County Master Plan



Legend

County Master Plan

- Agricultural/Open Space
- Commercial
- Industrial
- Residential
- Public/Quasi-Public
- Minor Civil Divisions
- Section Line
- Highway



McLain Rd & Sterling Rd



Farmland & Open Space Preservation Program Application
Program Type: Farmland Development Rights Agreement
Todd E & Christine M Lantis
Section 29 T5S R4W 80 acres m/l

Created by: Hillsdale County GIS
 Printed: November 2023
 Aerial Imagery: March 2020
 This map is not a survey!



Resolution # 10092023-03

RESOLUTION SUPPORTING APPLICATION FROM TODD AND CHRISTIINE LANDIS FOR FARMLAND AND OPEN SPACE PRESERVATION PROGRAM, COMMONLY KNOWN AS PA-116.

WHEREAS, the Township Board of the Township of Litchfield, Michigan, has received a request to support PA-116 application for property # 30 01 006 200 002 06 5 4.

WHEREAS, the Township Board as the local government reviewing agency

Approves

Disapproves

On the 9th day of October, 2023. The Township Clerk will send the application to the following Reviewing Agencies for the County:

Hillsdale County Planning Commision (planning@co.hillsdale.mi.us)

Hillsdale County Conservation District (hillsdalecd@macd.org)

NOW, THEREFORE, BE IT RESOLVED the Litchfield township board supports the application for PA-116 for Todd and Christine Landis.

Motioned by: Ben Thomas

Seconded by: Anna McCormick

Tammy Dow	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay	
Vicki Heckel	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay	
Ann McCormick	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay	
Ben Thomas	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay	
Ken Burns	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	Absent

CERTIFICATE

I, Vicki Heckel, the duly elected and acting Clerk of Litchfield Township, hereby certify that the foregoing resolution was adopted by the Township Board of said Township at the regular meeting of said Board held on October 9, 2023, at which meeting a quorum was present, by a roll call vote of said members as hereinbefore set forth; that said resolution was ordered to take immediate effect.

Vicki Heckel
Clerk



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

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

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

OFFICIAL USE ONLY	
Local Governing Body:	
Date Received:	October 9, 2023
Application No:	102023-09-03
State:	
Date Received:	
Application No:	
Approved:	Rejected

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

I. Personal Information:

1. Name(s) of Applicant: Landis Todd E
Last First Initial

(If more than two see #15) Landis Christine M
Last First Initial

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

2. Mailing Address: 24455 S County Line Rd. Homer MT 49245
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 617-0067 Todd

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (269) 580-3441 Chris

5. E-mail address: ChrisLandis@hotmail.com

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

6. County: Hillsdale 7. Township, City or Village: Litchfield

8. Section No. le Town No. 55 Range No. 4W

III. Legal Information:

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

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

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

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

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

14. Is land being purchased under land contract Yes No: If "Yes", indicate vendor (seller):
Name: Daniel Jay Landis Trust
Address: 24581 South County Line Rd. Homer MT 49245
Street City State Zip Code

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

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

10-3-23
Date

Barbara Landis
Signature of Land Contract Vendor(s) (Seller)

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

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

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

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

This application is for:

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

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

livestock & cash crop

- b. Total number of acres on this farm 47
- c. Total number of acres being applied for (if different than above): 47
- d. Acreage in cultivation: 45
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____
- f. All other acres (swamp, woods, etc.) 2
- g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

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

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

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

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

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

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

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 25

V. Signature(s):

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

Todd Zank

(Signature of Applicant)

(Corporate Name, If Applicable)

Christa M. Zank

(Co-owner, If Applicable)

(Signature of Corporate Officer)

10-3-23

(Date)

(Title)

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

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

I. Date Application Received: 10-09-2023 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Litchfield Township
 County Township City Village

This application is approved, rejected

Date of approval or rejection: 10-9-23

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

Clerk's Signature: Vicki Hechel

Property Appraisal: \$ 205,000.00 is the current fair market value of the real property in this application.

II. Please verify the following:

- Upon filing an application, clerk issues receipt to the landowner indicating date received.
- Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

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

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

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

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

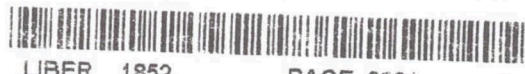
Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):

COPY SENT TO:

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

Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:

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



LIBER 1852 PAGE 0821 1
 STATE OF MICHIGAN - HILLSDALE COUNTY
 Received 06/26/2023 10:07:08 AM 599962
 RECORDED 06/26/2023 10:43:15 AM 1 of 2
 BAMB I SOMERLOTT, REGISTER OF DEEDS

AMERICAN TITLE COMPANY
 280 W CORTLAND STREET
 JACKSON, MI 49201

1852 0823

HILLSDALE COUNTY
 JUNE 26, 2023
 RECEIPT # 238688

STATE OF MICHIGAN
 REAL ESTATE
 TRANSFER TAX

\$204.60 - CO
 \$1,395.00 - ST
 Stamp # 26142

WARRANTY DEED: Grantor, BARBARA A. LANDIS, Trustee of the Daniel J. Landis Trust No. 1, dated December 15, 2005, whose address is: 24581 S. County Line Road, Homer, MI 49245, CONVEYS AND WARRANTS TO: TODD E. LANDIS and CHRISTINE M. LANDIS, husband and wife, whose address is: 24455 S. County Line Road, Homer, MI 49245, as tenants by the entireties, the premises situated in the Township of Litchfield, County of Hillsdale, State of Michigan, described as follows:

Commencing at the Northwest corner of the Northeast fractional quarter of Section 6 in Town 5 South, Range 4 West and running thence East on the county line 23 chains and 70 links to land formerly owned by Frank Thurber; thence South 16 chains and 89 links; thence West 23 chains and 67 links; thence North to the place of beginning, containing 40 acres of land.

ALSO, commencing at the Northeast corner of the Northwest fractional quarter of Section 6 aforesaid and extending thence South 67½ rods; thence West 23 rods and 17½ links; thence North parallel with the East line of said Section, 67½ rods to the highway; thence East along the line of said highway, 23 rods and 17½ links to the place of beginning, containing 10 acres, more or less.

Excepting therefrom the following described land: A parcel of land in the Northeast fractional quarter of Section 6, Town 5 South, Range 4 West, described as beginning at a point on the North line of said Section 6 which is 43¼ rods East of the Northwest corner of said Northeast fractional quarter thence South 300 feet; thence West 181 feet; thence North 300 feet; thence East 181 feet, to the point of beginning.

Parcel I. D. #: 30 01 006 200 002 06 5 4
 More commonly known as: Vacant Land at South County Line Road, Homer, MI 49245

Grantor grants to Grantee the right to make any and all divisions 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.

State of Mich. Co. Hillsdale S.S. No. 628 I hereby certify that there are no tax liens, tax titles or unpaid taxes against said lands for five years preceeding the date of said deed. This does not apply to taxes in process of collection by Twp., City or Village Officers.

Dated 6/26/2023
Demra G. Long, Chief Dep. Co. Treas.

1852/14

MESSAGE TO TAXPAYER

Tax is due July 1st thru September 14th inclusive. Beginning September 15th interest shall be added at the rate of 1% per month or fraction of a month until paid. Beginning March 1, 2024 all taxes, except personal property taxes are collected at the County Treasurer's Office with an additional monthly interest rate per state law plus 4% administration fee. Treasurer not responsible for payment on wrong description.

PAYMENT INFORMATION

This tax is due by: 09/14/2023
 Pay by mail to: LITCHFIELD TOWNSHIP TREASURER
 ANN B MCCORMICK
 PO BOX 417
 LITCHFIELD, MI 49252
 E-mail: twpoflitchfield@gmail.com

PROPERTY INFORMATION

Property Assessed To:
 LANDIS, DANIEL J TRUST

24581 S COUNTY LINE RD
 HOMER, MI 49245

Prop #: 30 01 006 200 002 06 5 4 School: 30040
 Prop Addr: COUNTY LINE RD

Property Description:

COM AT NW COR NE FR1/4 TH E 1564.2 FT TH S 1114.74 FT
 TH W 1562.22 FT TH N TO POB ALSO COM AT NE COR NW
 FR1/4 TH S 1113.75 FT TH W 391.05 FT TH N 1113.75 FT
 TH E ALG HWY 391.05 FT TO POB EXC COM 713.62 FT E OF
 NW COR NE FR1/4 TH S 300 FT TH W 181 FT TH N 300 FT TH
 E 181 FT TO POB SEC 6 T5S R4W 47 A M/L

TAX DETAIL

Taxable Value: 26,127 Class: 102
 State Equalized Value: 102,500
 PRE/MBT %: 100.0000

QUALIFIED AGRICULTURAL PROPERTY EXEMPTION

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
STATE EDUC TAX	6.00000	156.76
COUNTY ALLOCATED	4.86190	127.02

OPERATING FISCAL YEARS

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

County: JAN 1 - DEC 31
 Twp/Vil/City: APRIL 1 - MARCH 31
 School: JULY 1 - JUNE 30
 State: OCT 1 - SEPT 30

Tax Due	10.86190	283.78
Admin Fee		2.83

Total Amount Due -----> **\$286.61**

Please detach along perforation. Return this portion with payment.

2023 LITCHFIELD TOWNSHIP SUMMER TAX BILL

Make Check Payable & Return To:

LITCHFIELD TOWNSHIP TREASURER
 ANN B MCCORMICK
 PO BOX 417
 LITCHFIELD, MI 49252
 E-mail: twpoflitchfield@gmail.com

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

Property Addr: COUNTY LINE RD

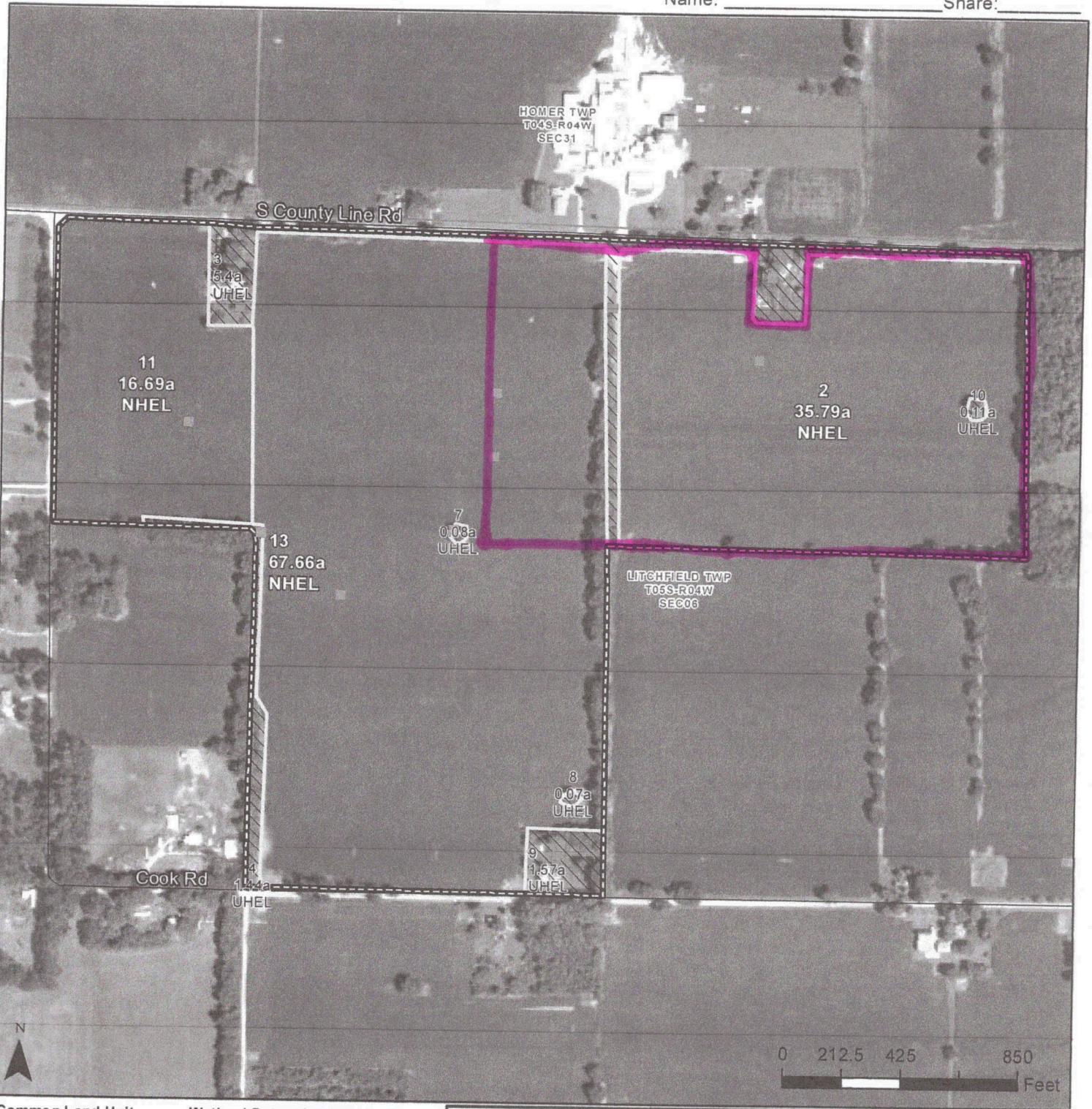
To: LANDIS, DANIEL J TRUST
 24581 S COUNTY LINE RD
 HOMER MI 49245

Total taxes due if paid no later than: 09/14/2023	\$286.61
Amount due on 9/15 thru 9/30	\$289.45
Amount due if paid in October	\$292.29
Amount due if paid in November	\$295.12
Amount due if paid in December	\$297.96
Amount due if paid in January	\$300.80
Amount due if paid in February	\$303.64
<i>After 2/29/2024 Taxes are payable to the Hillsdale County Treasurer with Additional Interest & Fees added to the balance due.</i>	

Tax for Prop #: 30 01 006 200 002 06 5 4

Amount Remitted: \$ _____





- 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 4/26/23

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

Shares - 100% OP

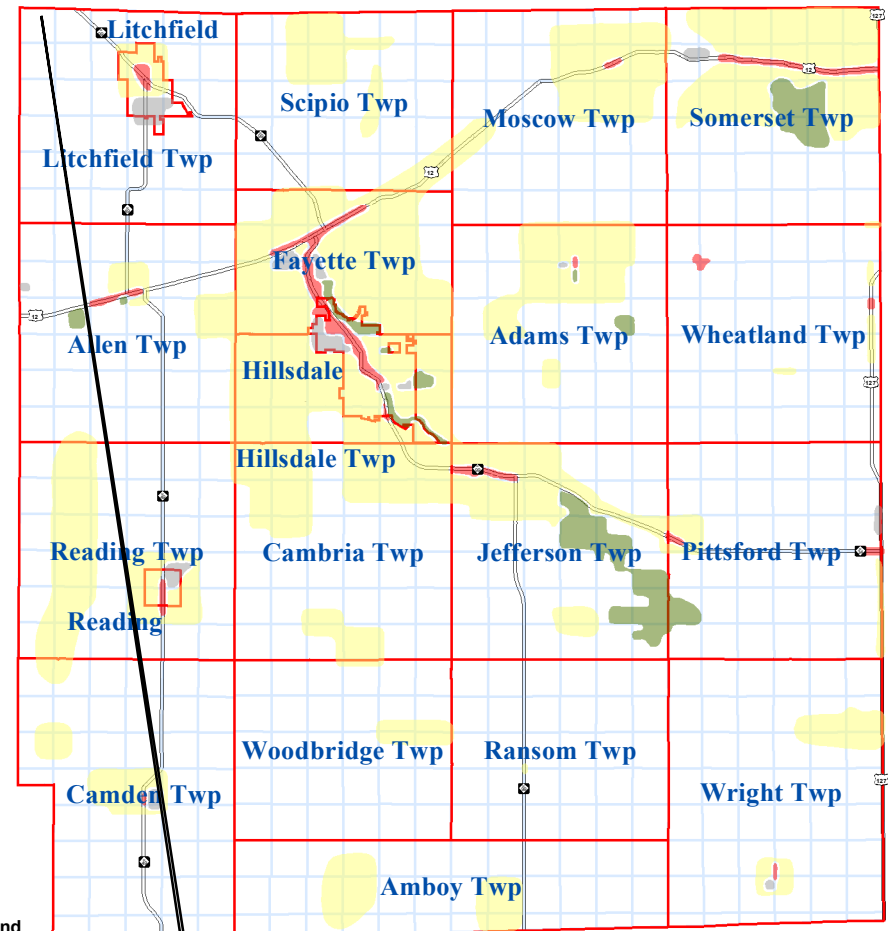
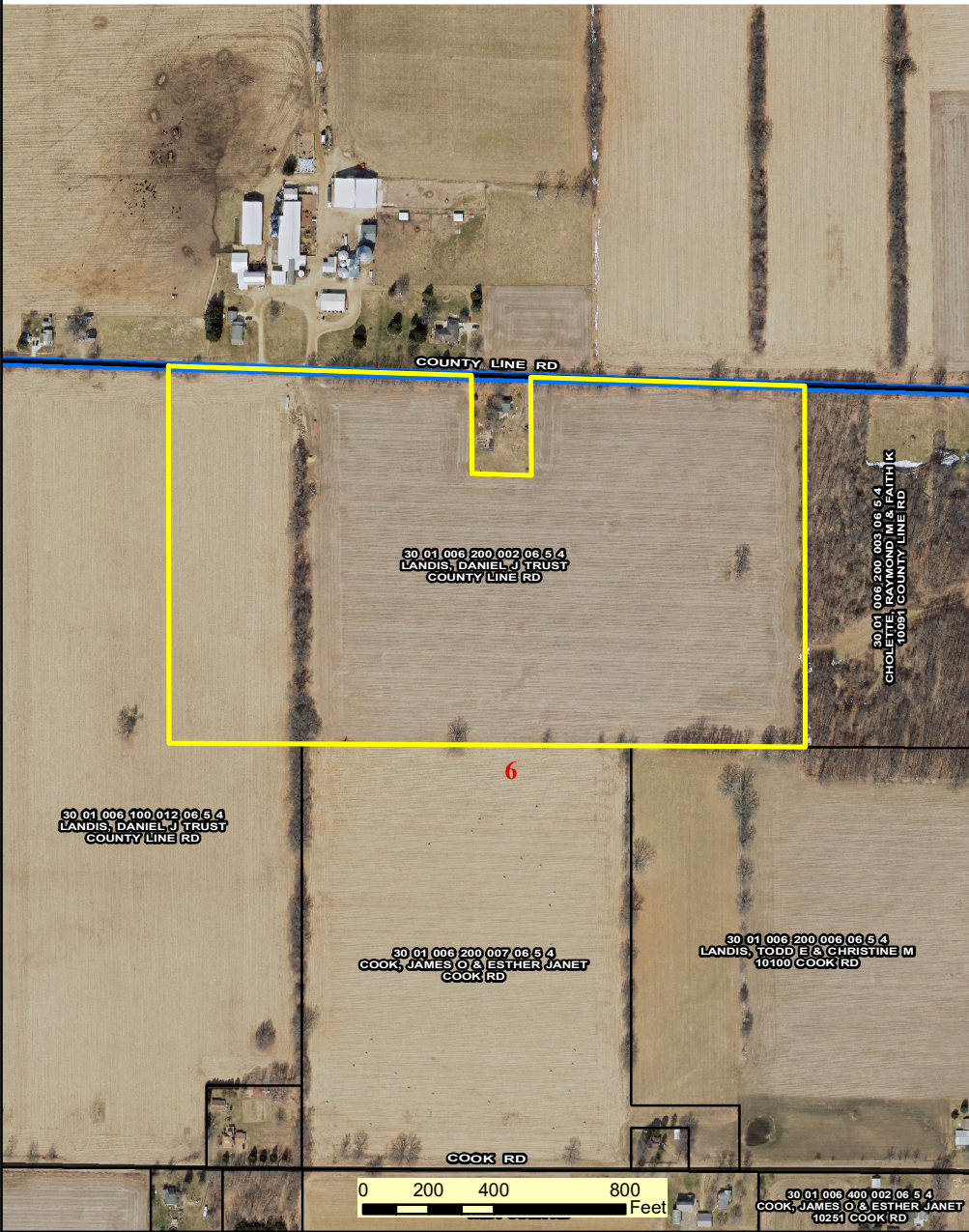
<input type="checkbox"/> Certified Organic	<input type="checkbox"/> All Crops - Non-Irrigated
<input type="checkbox"/> CORN - YEL/GR	<input type="checkbox"/> WHEAT - GR (SRW or SWW)
<input type="checkbox"/> SOYS - COM/GR	<input type="checkbox"/> ALFALFA - FG or GZ
<input type="checkbox"/> DRY BEANS -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

2023 Program Year
 CLU Date: April 27, 2023
 2022 NAIP Imagery

Farm 8991
Tract 49592

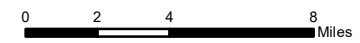
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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.

Hillsdale County Master Plan



Legend

- County Master Plan**
- Agricultural/Open Space
 - Commercial
 - Industrial
 - Residential
 - Public/Quasi-Public
 - Minor Civil Divisions
 - Section Line
 - Highway



County Line Rd East of the West end of the County Line



Farmland & Open Space Preservation Program Application
Program Type: Farmland Development Rights Agreement
Todd E & Christine M Lantis
Section 6 T5S R4W 47 acres m/l

Created by: Hillsdale County GIS
 Printed: November 2023
 Aerial Imagery: March 2020
 This map is not a survey!



Resolution # 10092023-04

RESOLUTION SUPPORTING APPLICATION FROM TODD AND CHRISTIINE LANDIS FOR FARMLAND AND OPEN SPACE PRESERVATION PROGRAM, COMMONLY KNOWN AS PA-116.

WHEREAS, the Township Board of the Township of Litchfield, Michigan, has received a request to support PA-116 application for property # 30 01 006 100 008 06 5 4.

WHEREAS, the Township Board as the local government reviewing agency

Approves

Disapproves

On the 9th day of October, 2023. The Township Clerk will send the application to the following Reviewing Agencies for the County:

Hillsdale County Planning Commision (planning@co.hillsdale.mi.us)

Hillsdale County Conservation District (hillsdalecd@macd.org)

NOW, THEREFORE, BE IT RESOLVED the Litchfield township board supports the application for PA-116 for Todd and Christine Landis.

Motioned by: Ben Thomas

Seconded by: Ann McCormick

Tammy Dow	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay	
Vicki Heckel	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay	
Ann McCormick	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay	
Ben Thomas	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay	
Ken Burns	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	Absent

CERTIFICATE

I, Vicki Heckel, the duly elected and acting Clerk of Litchfield Township, hereby certify that the foregoing resolution was adopted by the Township Board of said Township at the regular meeting of said Board held on October 9, 2023, at which meeting a quorum was present, by a roll call vote of said members as hereinbefore set forth; that said resolution was ordered to take immediate effect.

Vicki Heckel
Clerk



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

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

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

OFFICIAL USE ONLY	
Local Governing Body:	
Date Received	<u>October 9, 2023</u>
Application No:	<u>102023-09-04</u>
State:
Date Received	_____
Application No:	_____
Approved:	_____ Rejected _____

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

I. Personal Information:

1. Name(s) of Applicant: Landis Todd E
Last First Initial

(If more than two see #15) Landis Christine M
Last First Initial

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

2. Mailing Address: 24455 S County Line Rd. Homer MT 49245
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 617-0067 Todd

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (269) 580-3441 Chris

5. E-mail address: ChrisLandis@hotmail.com

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

6. County: Hillsdale 7. Township, City or Village: Litchfield

8. Section No. 6 Town No. 5S Range No. 4

III. Legal Information:

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

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

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

If "Yes", please explain circumstances: _____

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

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

Indicate who owns or is leasing rights if other than the applicant:
Name the types of mineral(s) involved: _____

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

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

Name: _____
Address: _____

Street City State Zip Code

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

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

Date _____

Signature of Land Contract Vendor(s) (Seller) _____

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

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

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

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

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

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

livestock, cash crop

b. Total number of acres on this farm 13.98

c. Total number of acres being applied for (if different than above): 13.98

d. Acreage in cultivation: 11.5

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

f. All other acres (swamp, woods, etc.) 2.48

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

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

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

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

Other: (Indicate) _____

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

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

\$ 8625 : 11.5 = \$ 750 (per acre)
total income total acres of tillable land

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

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

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 25

V. Signature(s):

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

[Signature]
(Signature of Applicant)
[Signature]
(Co-owner, If Applicable)
10-3-23
(Date)

(Corporate Name, If Applicable)

(Signature of Corporate Officer)

(Title)

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

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

I. Date Application Received: 10-09-2023 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Litchfield Township
 County Township City Village

This application is approved, rejected Date of approval or rejection: 10-9-23

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

Clerk's Signature: [Signature]

Property Appraisal: \$ 56,200.00 is the current fair market value of the real property in this application.

II. Please verify the following:

- Upon filing an application, clerk issues receipt to the landowner indicating date received.
- Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

___ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.
___ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

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

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

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

COPY SENT TO:

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

Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:

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

HILLSDALE COUNTY
FEBRUARY 20, 2015
RECEIPT # 124413

STATE OF MICHIGAN
REAL ESTATE
TRANSFER TAX
\$59.95 - CO
\$408.75 - ST
Stamp # 15722

LIBER 1583 PAGE 0659 1
STATE OF MICHIGAN - HILLSDALE COUNTY
Received 02/20/2015 11:00:12 AM \$20296
RECORDED 02/20/2015 11:20:58 AM 1 of 2
BAMBI SOMERLOTT, REGISTER OF DEEDS

✓ 17.00 Highhouse Apple Orchard
128 North Main St.
Three Rivers, MI 49093

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That The Prater Family Living Trust, Dated July 8, 1993, whose address is 13556 Cogswell, Romulus, MI 48174 convey(s) and warrant(s) to Todd Landis Christine M. Landis, husband and wife, whose address is 24455 S. County Line Road, Homer, MI 49245, the following described premises:

Land situated in the Township of Litchfield, County of Hillsdale, Michigan, described as follows:

Commencing 32 rods 9 links East and 67.5 rods South of the Northwest corner of Section 6; thence East 44 3/4 rods; thence South 50 rods; thence West 44 3/4 rods; thence North 50 rods to point of beginning. Being part of the Northwest quarter, Section 6, Town 5 South, Range 4 West, Litchfield Township, Hillsdale County, Michigan.

Commonly known as: 11681 Cook Road, Litchfield, MI 49252
Parcel ID No(s): 30-01-006-100-008-06-5-4

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 of Farm Act.

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

SUBJECT to easements and restrictions of record, zoning laws and ordinances affecting the premises, and rights of the public and of any governmental entity in any part thereof taken, used or deeded for street, road, right of way, or highway purposes, and subject to takes and future installments of special assessments payable hereafter.

The Grantors herein convey to Grantees all rights of division under Section 108 of the Michigan Land Division Act for the full consideration of Fifty-Four Thousand Five Hundred And No/100 Dollar(s) (\$54,500.00) subject to easements and restrictions of record, if any, and further subject to liens, encumbrances and other matters subsequent to the date of this notice.

of Mich. Co. of Hillsdale S.S. No. 136 I hereby
certify that there are no tax liens, tax titles or unpaid
taxes against said lands for five years preceeding the date
of said deed. This does not apply to taxes in process of
collection by Twp., City or Village Officers.
Feb 20, 2015
Stephene Riper

2023 LITCHFIELD TOWNSHIP SUMMER TAX BILL

COOK RD

Bill # 00095

MESSAGE TO TAXPAYER

Tax is due July 1st thru September 14th inclusive. Beginning September 15th interest shall be added at the rate of 1% per month or fraction of a month until paid. Beginning March 1, 2024 all taxes, except personal property taxes are collected at the County Treasurer's Office with an additional monthly interest rate per state law plus 4% administration fee. Treasurer not responsible for payment on wrong description.

PAYMENT INFORMATION

This tax is due by: 09/14/2023
 Pay by mail to: LITCHFIELD TOWNSHIP TREASURER
 ANN B MCCORMICK
 PO BOX 417
 LITCHFIELD, MI 49252
 E-mail: twpoflitchfield@gmail.com

PROPERTY INFORMATION

Property Assessed To:
 LANDIS, TODD & CHRISTINE M

24455 S COUNTY LINE RD
 HOMER, MI 49245

Prop #: 30 01 006 100 008 06 5 4 School: 13080
 Prop Addr: 11681 COOK RD

Property Description:

COM 533.94 FT E & 1113.75 FT S OF NW COR TH E 738.375
 FT TH S 825 FT TH W 738.375 FT TH N 825 FT TO POB
 SEC 6 T5S R4W 13.98 A M/L

TAX DETAIL

Taxable Value: 11,428 Class: 102
 State Equalized Value: 28,100
 PRE/MBT %: 0.0000

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
STATE EDUC TAX	6.00000	68.56
COUNTY ALLOCATED	4.86190	55.56

OPERATING FISCAL YEARS

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

County: JAN 1 - DEC 31
 Twp/Vil/City: APRIL 1 - MARCH 31
 School: JULY 1 - JUNE 30
 State: OCT 1 - SEPT 30

Tax Due	10.86190	124.12
Admin Fee		1.24

Total Amount Due -----> **\$125.36**

Please detach along perforation. Return this portion with payment.

2023 LITCHFIELD TOWNSHIP SUMMER TAX BILL

Bill # 00095

Make Check Payable & Return To:

LITCHFIELD TOWNSHIP TREASURER
 ANN B MCCORMICK
 PO BOX 417
 LITCHFIELD, MI 49252
 E-mail: twpoflitchfield@gmail.com

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

Property Addr: 11681 COOK RD

To: LANDIS, TODD & CHRISTINE M
 24455 S COUNTY LINE RD
 HOMER MI 49245

Total taxes due if paid
 no later than: 09/14/2023 **\$125.36**

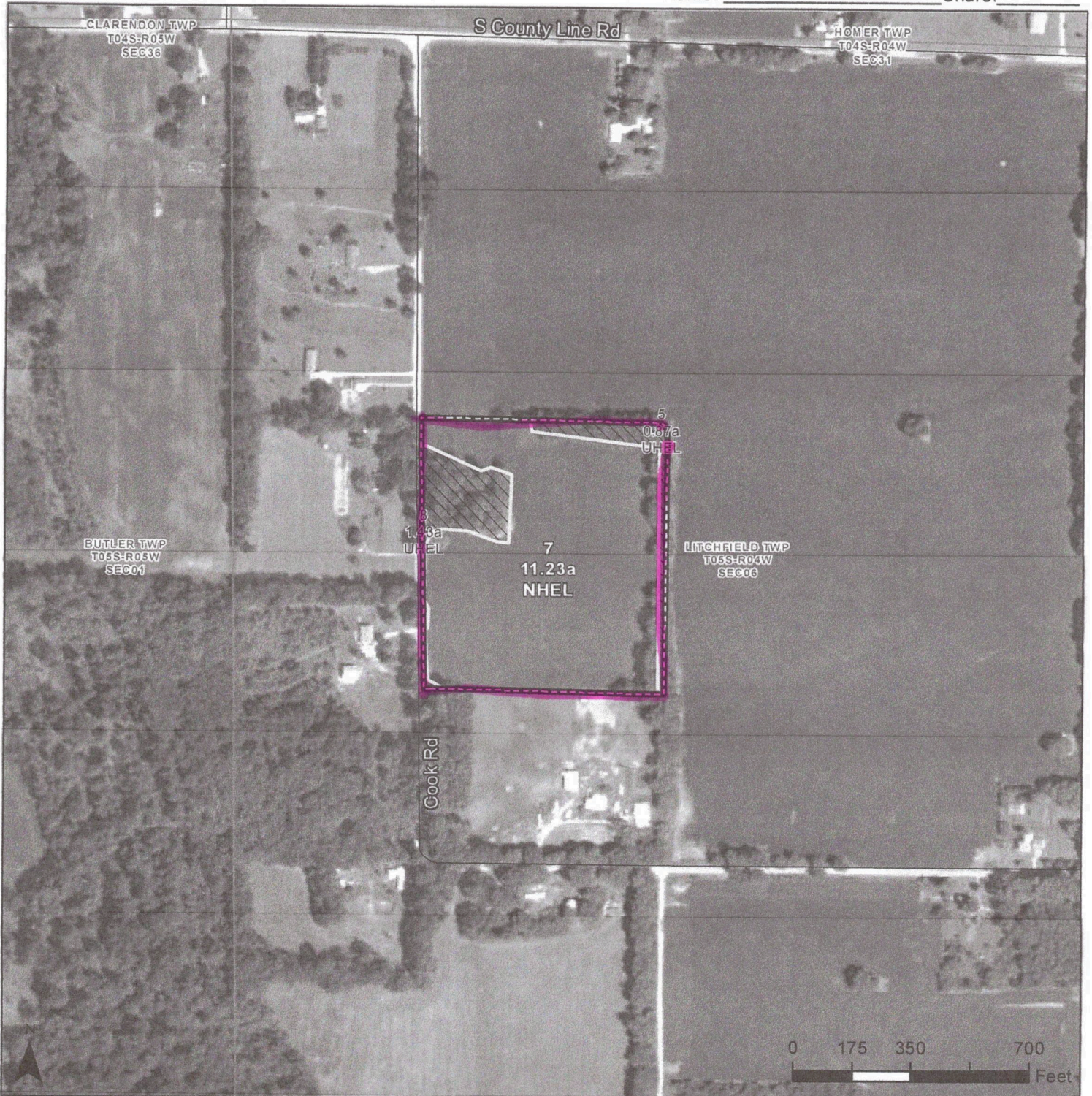
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Amount due if paid in February	\$132.81

After 2/29/2024 Taxes are payable to the Hillsdale County Treasurer with Additional Interest & Fees added to the balance due.

Tax for Prop #: 30 01 006 100 008 06 5 4

Amount Remitted: \$ _____





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

- Wetland Determination Identifiers**
- Restricted Use
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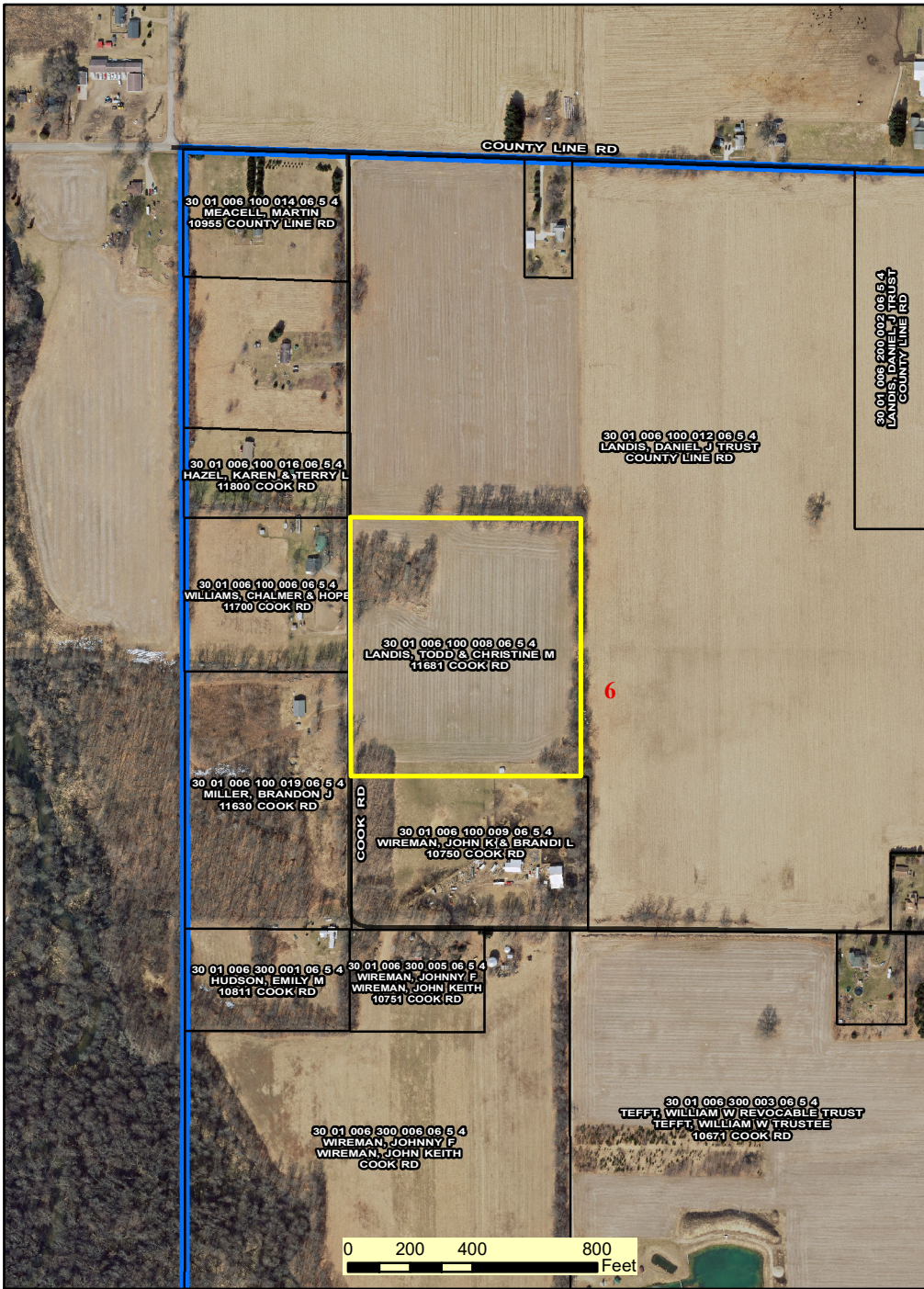
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<input type="checkbox"/> SOYS - COM/GR	<input type="checkbox"/> ALFALFA - FG or GZ
<input type="checkbox"/> DRY BEANS - DE	<input type="checkbox"/> MIXFG - FG or GZ

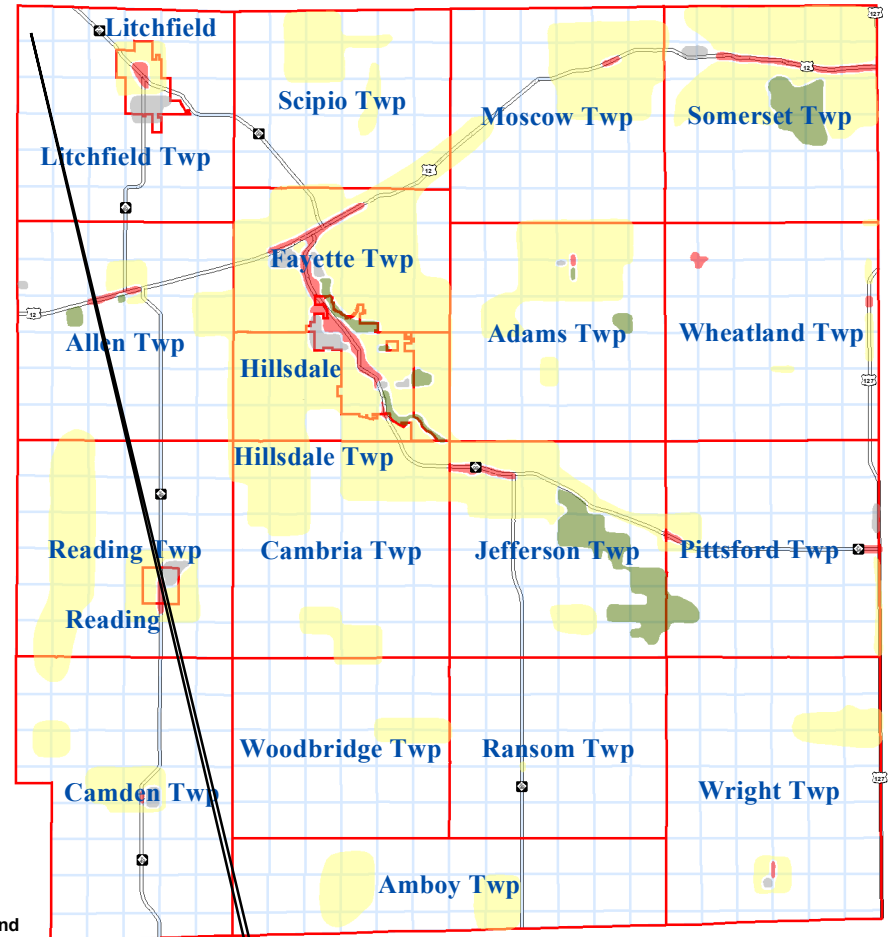
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 2022 NAIP Imagery

Farm 11291
Tract 1119

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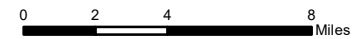
Hillsdale County Master Plan



Legend

County Master Plan

- Agricultural/Open Space
- Commercial
- Industrial
- Residential
- Public/Quasi-Public
- Minor Civil Divisions
- Section Line
- Highway



**Cook Rd South of
County Line Rd**



Farmland & Open Space Preservation Program Application
Program Type: Farmland Development Rights Agreement
Todd E & Christine M Lantis
Section 6 T5S R4W 13.98 acres m/l

Created by: Hillsdale County GIS
 Printed: November 2023
 Aerial Imagery: March 2020
 This map is not a survey!



Litchfield Township, Hillsdale County, Michigan Zoning Ordinance

Ordinance Number: 1A

Adopted: 19 September 2023

Effective: 19 October 2023

Supersedes: Ordinance 1A, adopted 9-10-2018, effective 9-10-218

5.5.9.I. Solar Farms Small & Large

(1) Principle Use SES, subject to the following requirements and standards:

(a) Purpose. The purpose of this section is to regulate the use of Solar Energy within Litchfield Township as a clean alternative energy source and to provide for the land development, installation, and construction regulations for SES subject to reasonable conditions that will protect the public health, safety, and welfare. These regulations establish minimum requirements and standards for the placement, construction, and modification of SES while regulating a renewable energy source for our community in a safe, effective and efficient manner.

(b) Conflicting Provisions. In the event of a conflict between any provisions in this section and any other section of this Ordinance that may otherwise be applicable to SES, the provisions of this section shall control.

(c) Definitions. As used in this Section, the following terms shall have the following meanings:

1. *Decommissioning*. The process of terminating operation and completely removing a SES and all related buildings, structures, foundations, access roads, equipment and other associated infrastructure.

2. *Solar Energy/Photovoltaic*. A semiconductor material that generates electricity from sunlight.

3. *Solar Energy System (SES)*. A photovoltaic system or solar thermal system for generating and/or storing electricity or heat, including all above and below ground equipment or components required for the system to operate properly and to be secured to a roof surface or the ground. This includes any necessary operations and maintenance building(s), but does not include any temporary construction offices, substation(s) or other transmission facilities between the SES and the point of interconnection to the electrical grid.

4. *Collector Surface*. Any part of a solar collector that absorbs solar energy for use in the collector's energy transformation process. Collector surface does not include frames, supports, and mounting hardware.

5. *Solar Collector*. A device, structure, or part of a device or structure as to which a substantial purpose or use is to transform solar energy into thermal, mechanical, chemical, or electrical energy.

6. *Solar Panel*. A structure containing one or more receptive cells or collector devices, the purpose of which is to use solar radiation to create usable electrical energy.

7. *Occupied Building*. A residence, school, hospital, church, public library, business, or any other building where one or more individuals reside, work, or otherwise gather.

8. *Outbuildings*. A building, such as a shed, barn, or garage, on the same property but separate from a more important one, such as a house.

9. *Operator*. An individual or entity responsible for the operations and maintenance of a SES.

10. *Owner*. An individual or entity, including their respective heirs, representatives, successors, and assigns, that has an equity interest or other ownership interest in the solar energy component part of a SES.

11. *Total Height*. The vertical distance measured from the ground to maximum height reached by any part of any SES when oriented at maximum tilt.

12. *Ground-Mounted Solar Energy System*. A solar energy system mounted on support posts, like a rack or pole, that is attached to or rests on the ground.

13. *Maximum Tilt*. The maximum angle of a solar array (i.e., most vertical position) for capturing solar radiation as compared to the horizon line.

14. *Non-Participating Parcel(s)*. One or more lots for which there is not a signed lease or easement for development of a principal-use SES associated with the applicant project.

15. *Participating Parcel(s)*. One or more lots under a signed lease or easement for development of a large principal-use SES associated with the applicant project.

16. *Principal-Use Solar Energy System*. A commercial, ground-mounted SES that converts sunlight into electricity for the primary purpose of off-site use through the electrical grid or export to the wholesale market.

17. *Principal-Use (Large) Solar Energy System*. A Principal-use SES generating more than 2 MW DC.

18. *Principal-Use (Small) Solar Energy Systems*. A Principal-use SES generating up to and including 2 MW DC.

19. *Repowering*: Reconfiguring, renovating, or replacing an SES to maintain or increase the power rating of the SES within the Existing project footprint.

20. *Solar Array*. A photovoltaic panel, solar thermal collector, or collection of panels or collectors in a SES that collects solar radiation.

21. *Solar Thermal System*. A system of equipment that converts sunlight into

heat needed to generate electricity.

22. *Wildlife-Friendly Fencing*. A fencing system with openings that allow wildlife to traverse over or through the fenced area.

(d) Conditional Use. A SES may be allowed as a conditional use only within the AG-1, AG-2 (Agricultural District) and the RNF1 (Rural Non-Farm) district and only after a Conditional Use Permit has been approved pursuant to this Ordinance and a SES permit has been issued pursuant to this section. Site Plan Review will be in compliance with Sections 5.5 and 5.6 of this Ordinance.

1. Conditional Use Permit Application. A conditional use permit application for a SES shall be submitted with the required and appropriate documents, materials, and fees. All required application and site plan materials shall be included at the time of submission of the application. In the event an application or site plan is submitted that differs from the requirements set forth in this section, the application or site plan may be approved only upon the review and recommendation of the Planning Commission, and subsequent determination and approval of the Township Board, that the proposed departure from the requirements set forth in this section is in the best interests of both the Township and the applicant. Where modification of a requirement or standard is proposed, the Township Board shall hold a public hearing prior to consideration and approval of the application and site plan.

2. Application Fee. An applicant for a conditional use permit for the development and installation of a SES shall remit an application fee and escrow deposit to the Township in the amounts specified in the then-effective Fee Schedule adopted by resolution of the Township Board. The application fee shall be in addition to any other fees provided herein, such as, but not limited to, the costs associated with the Township hiring an independent engineering firm and/or other consultants to assist in the review and evaluation of the site plan, site studies, and other aspects of the application and proposed SES. All materials submitted as part of the application for a SES may be disclosed to and reviewed by such third-party professionals that are approved and retained by Litchfield Township for the purposes of providing a professional review, evaluation, opinion, and/or recommendation to the Township regarding any or all portions of the materials in the application and their conformance to requirements of this section and other applicable requirements of this Ordinance.

3. Application Material. The following shall be included and/or be utilized as standards when preparing, submitting and reviewing an application for a conditional use permit for a Solar Energy System.

A. Project description and rationale. Identify the type, size, rated power output, performance, safety and noise characteristics of the system, including the name and address of the manufacturer and model. Identify time frame, project life, development phases, likely markets for the generated energy, and possible future expansions.

i. The name, address, and phone number of the applicant, any authorized representatives of the applicant, the owner, the proposed operator, and the owners of the parcels of real property upon which all of the components of the project will be located.

ii. A Survey of the proposed site showing existing features such as contours and land elevations, large trees, buildings, structures, roads (rights-of-way), utility easements, land use, zoning district, ownership of property, and vehicular access, along with the location and footprint of existing structures on adjacent properties.

iii. Scaled realistic drawings depicting the location, height, elevation, and size of all components of the SES.

iv. A site plan showing the size and location of all proposed structures and equipment related to the SES including, without limitation: the location of proposed underground and overhead wiring, transmission lines, and conduit (including the depth of underground wiring); access roads (including width); substations; transformers; inverters; photovoltaic panels; required setbacks; parcel lines; signage; fences; greenbelts; vegetation and screening; drainage systems; wild-life fencing; irrigation systems; easements and rights of way; floodplains; bodies of water; lighting; and accessory structures. This should include a table of GPS locations for major structures and routes. The site plan must be drawn to scale and must indicate how the SES will be connected to the power grid.

v. An access plan during construction and operation phases, showing proposed project service road ingress and egress access onto primary and secondary routes, and layout of the plant service road system, all subject to the approval of the Hillsdale County Road Commission. Due to infrequent access to such facilities after construction is completed, it is not required to pave or curb solar panel access drives. It will, however, be necessary to pave and curb any driveway and parking lots used for occupied offices that are located on site.

vi. The anticipated construction schedule, along with a description of the proposed post-construction operations, including anticipated regular and unscheduled maintenance.

vii. Environmental and ecological impact studies detailing the effect the construction and operation of the SES will have on the parcels comprising the SES project site as well as the surrounding area and a plan for mitigating any negative environmental and ecological impact the construction and operation of the SES may have on parcels comprising the SES project site and the surrounding area. The impact study and mitigation plan must address water resources, air quality, wildlife, floodplains, wetlands, unique farmlands or soils, areas of aesthetic or historic importance, archeological or cultural concerns, neighboring properties, utilities and infrastructure, noise, hazardous waste, electromagnetic interference, and any other relevant factors. If any solid waste or hazardous waste is to be generated from the project, a solid and hazardous waste disposal plan must be included. At the Township's discretion, these plans may be reviewed by an engineering firm or other professionals of the Township's choosing. The cost of such review shall be the sole responsibility of the applicant.

viii. A site grading, erosion and sediment control, and storm water drainage plan shall be submitted to the Zoning Administrator prior to the issuance of a conditional use permit for a SES. At the Township's discretion, these plans may be reviewed by an engineering firm of the Township's choosing. The cost of this review shall be the sole responsibility of the applicant. Any excavating for SES equipment and/or facilities, access roads, or electrical collection systems must not result in the degradation of any existing field tiled or other drainage systems.

ix. Proof of environmental compliance, including compliance with: Part 31 – Water Resources Protection, of the Natural Resources and Environmental Protection Act; Part 91 – Soil Erosion and Sedimentation Control; Part 301 – Inland Lakes and Streams; Part 303 – Wetlands; and any other applicable laws, rules, and regulations in force at the time the application is

considered.

x. Describe the decommissioning and final land reclamation plan after anticipated useful life or abandonment or termination of the project, including evidence of an agreement with the property owner that ensures proper final removal of power generating equipment within twelve (12) months of decommissioning.

xi. Submit a plan describing the intended disposition of the SES components, equipment, and infrastructure at the end of its useful life and describing any agreement with the landowner regarding equipment removal upon termination of any lease. A performance bond shall be posted at the initial start-up of the project to cover the estimated total costs to complete all aspects of decommissioning required by this Section. The amount of the required bond will be the average of at least two quotes obtained by the applicant from independent firms not in any way affiliated with the applicant, owner, or operator, as to the total estimated costs to decommission, demolish, and remove all components of the SES and to restore the project site as required by this Ordinance, plus an additional 25%. The quotes shall not contain any salvage values. Once the bond is posted, it shall be reviewed every three (3) years to determine the sufficiency of its amount and if it is deemed insufficient to cover the total decommissioning costs, the applicant shall increase the amount of the bond to the amount necessary to cover the total estimated decommissioning costs. Until applicant is required to post a bond, it shall, as a condition to its being granted a conditional use permit, give a written guarantee in a form acceptable to the Township that it will be financially and otherwise responsible for all decommissioning activities required by this Section.

B. Visual Appearance. Lighting and Power Lines. Depict and demonstrate the visual impact of the SES using photos or renditions of the project or similar projects with consideration given to tree plantings and setback requirements. To the extent possible, a SES shall:

i. Be painted non-reflective, matte finish, with a non-obtrusive color. The appearance of the equipment and buildings shall be maintained, throughout the life of the SES.

ii. Provide lighting plans showing all lighting within the facility. No light may adversely affect adjacent parcels. All lighting must be shielded from adjoining parcels, and light poles are restricted to eighteen (18) feet in total height.

iii. Not be artificially lighted, except as necessary for the reasonable safety and security thereof.

iv. Limit lighting to the minimum light necessary for safe operation. Illumination from any lighting must not extend beyond the perimeter of the parcels upon which the SES is located.

v. Not be used for displaying any advertising except for reasonable identification of the manufacturer or operator of the SES.

vi. Not produce any glare that is visible to neighboring parcels not a part of the SES project or to persons traveling on public or private roads.

vii. Provide that, unless already existing at the time the application is submitted, all collector lines shall be placed underground, unless pre-existing, within the interior of each parcel, at a depth designed to accommodate any existing or potential future agricultural land use to the maximum extent practicable. All trenches shall be "double dug" so as to result in the topsoil which was removed from the dig site being replaced in its position as topsoil when the trench is filled. The collector lines may be placed overhead when they are adjacent to county roadways, near substations or points of interconnection to the electrical grid, or in other areas as necessary. All electrical interconnection or distribution lines shall comply with all applicable codes and standard commercial large-scale utility requirements. Use of above ground transmission lines shall be prohibited within the interior of the site, unless such transmission lines are already in existence at the time the application is submitted.

C. Setbacks, Separation, and Security.

i. Occupied Building. SES equipment shall be set back a distance of no less than four hundred (400) feet from the nearest Occupied Building.

ii. Property Line Setbacks Non-Residential. SES equipment and access roads shall be located so as to minimize the disruption to agricultural activity. All solar panels, solar collectors, collector surfaces, support structures, and other equipment (including perimeter security fencing) shall be set back a minimum of hundred (100) feet from the exterior boundary line (project line) of the site and a minimum of sixty (60) feet from the edge of any road or right of way.

iii. Maximum Lot Coverage. Maximum lot coverage restrictions shall not apply to a SES. However, any other regulated structures on the site of a SES are subject to any maximum lot coverage restrictions provided for in this Ordinance.

iv. Locked Security Fence. Based on location of the facility, a locked security fence shall be placed around the perimeter of the SES. Lock boxes and keys shall be provided at locked entrances for emergency personnel access. Wildlife-friendly fencing shall be used wherever possible. The use of barbed wire is prohibited in perimeter fencing.

v. Not climbable. SES components and equipment, including any associated electrical equipment, shall not be climbable on the exterior.

vi. Access doors. All access doors to any SES components and equipment, including any associated electrical equipment, shall be lockable.

vii. Warning signs. Appropriate warning signs shall be placed on all SES components and equipment, including any associated electrical equipment, and at all entrances to the SES site.

vii. Wetland setback. Wetland setback 50' (fifty feet).

ix. Outbuilding setback. Property Line Setbacks from out-buildings 300' (three hundred feet).

x. Residential Setback (Regardless of Type of Zoning Classification). Property Line Setbacks for Residential Property Lines are 300' (three hundred feet) for

any side affected.

xi. Property with No Buildings Setback (Regardless of Type of Zoning Classification). Property Line Setbacks for Property Lines with no buildings are 100' (one hundred feet) for any side affected.

xii. Inverter setback. Inverters and other associated equipment must be 400' (four hundred feet) from the SES project fence line. Greenbelt screening is required around the perimeter of the SES and along any public rights of way. Greenbelt screening should obscure the SES components to the greatest extent possible.

xiii. Greenbelt must consist of shrubbery, trees, or other non-invasive plant species that provide a visual screen. At least 50% of the plants must be evergreen trees that are at least six feet tall at the time of planting. A landscape professional may be consulted by the Township to advise on spacing, variety, and width of trees and shrubbery, with the cost to be borne by the applicant. All greenbelt screening will be properly maintained by the owner or operator for the life of the SES project at the cost of the owner or operator.

xiv. State Highways. Setbacks from State Highways must meet State requirements.

xv. Class A highways. Setbacks from Class A highways must meet county requirements.

xvi. County Drains. Setbacks or other requirements for county drains shall be set by the county drain commissioner.

xvii. Private Drains. Setbacks for private drains shall be agreed to with the applicable property owner(s).

xviii. Construction hours. Construction work hours shall be limited to the period from 7 AM to 7 PM Monday through Saturday, with no construction work to be performed on Sundays.

D. Height. The total height of solar panels, solar collectors, and collector surfaces, located in a SES project site shall be restricted to a Total Height of not more than fourteen (14) feet.

E. Safety.

i. A certified registered engineer and authorized factory representative shall certify that the construction and installation of the SES components and equipment meets or exceeds the manufacturer's construction and installation standards.

ii. Following the completion of construction, the applicant shall certify that all construction is completed pursuant to the site permit and, in addition, that appropriate security is in place to restrict unauthorized access to the SES project site.

iii. Emergency and normal shutdown procedures, along with all

potential hazards to adjacent properties, public roadways, and to the community in general that may be created or presented by the SES, shall be identified and provided to the Township Zoning Administrator.

iv. The owner and operator of the SES shall be required to obtain and maintain in good standing at all times any and all applicable and/or necessary licenses, permits, and approvals from all applicable federal, state, or local governments or agencies, and shall at all times maintain and operate the SES in compliance with all applicable federal, state, and local laws, ordinances, rules, regulations, standards, and codes.

v. All system wiring shall comply with all applicable safety and stray voltage standards.

vi. When solar batteries are included as part of the SES, they must be placed in a secure container or enclosure that meets or exceeds the requirements of all applicable federal, state, and local laws, ordinances, rules, regulations, standards, and codes.

vii. A GPS location shall be provided for all major structures and wiring or other component routes within the SES project site.

viii. Lock Boxes containing keys, contact information, and solar farm schematics must be provided at all gated entrances for emergency personnel access.

ix. All existing drainage and irrigation infrastructure must be properly maintained in working order.

x. If the SES experiences a failure, fire, leakage of hazardous materials, personal injury, or other extraordinary or catastrophic event, the owner or operator must notify the Township within twenty-four hours.

F. Agricultural Protection. For sites where agriculture is a permitted use in the district, a Large Principal-Use SES should be sited to minimize impacts to agricultural production through site design and accommodations including:

i. The ground mounting of panels by screw, piling, or a similar system that does not require a footing, concrete, or other permanent mounting in order to minimize soil compaction.

ii. Siting panels to avoid disturbance and compaction of farmland by siting panels along field edges and in non-production areas to the maximum extent practicable and financially feasible.

iii. Maintaining all drainage infrastructure on site, including drain tile and ditches, during the operation of the SES.

iv. Citing the SES to avoid isolating areas of the farm operation such that they are no longer viable or efficient for agricultural production, including, but not limited to, restricting the movement of agricultural vehicles/equipment for planting, cultivation, and harvesting of crops, and creating negative impacts on support infrastructure such as irrigation systems or drains,

v. Voluntarily purchasing agricultural conservation easements from an equivalent number of prime farmland acres consistent with a purchase of development rights ordinance adopted under state law in Litchfield Township, Hillsdale County Conservation District.

G. Clearing. Land Clearing is restricted to a 2 ½ acres per (farm service tract) or as agreed upon on the site plan.

H. No topographical altering of soils other than access roads erosion control under conditional use.

I. Noise. The Noise generated by the SES must not exceed 40 dB(a) as measured from project fence line.

J. Pollinator Planning. The SES should be designed, planted, and maintained to achieve an overall score of at least 76 on the Michigan Pollinator Habitat Planting Scorecard for Solar Sites, as amended. Any plantable portion of the SES project site not included in pollinator plantings must be maintained in accordance with United State Department of Agriculture – Natural Resource Conservation Service Conservation Cover Standard 327, as amended.

K. Decommissioning.

i. The applicant shall submit a decommissioning plan. The plan shall include: a) the anticipated life of the project, b) the estimated decommissioning costs net of salvage value in current dollars, c) the method of ensuring that funds will be available for decommissioning and restoration, and d) the anticipated manner in which the project will be decommissioned and the site restored. e) A provision to give notice to the Township one year in advance of decommissioning. A security bond equal to 125% of the cost of decommissioning is required. The SES owner or operator shall complete decommissioning within twelve (12) months after the end of the useful life of the SES or within twelve (12) months of the failure to cure a default or other event of noncompliance. Upon request of the owner(s) of the SES, and for good cause, the Township Board may grant a reasonable extension of time within which to complete decommissioning. Each SES will be presumed to be at the end of its useful life if no more than 10% of nameplate capacity in commercially viable electricity is generated for a continuous period of twelve (12) months. All decommissioning expenses shall be the responsibility of the owner(s) or operator(s).

ii. Decommissioning shall include the removal of each SES, all components and equipment, including all electrical components and equipment, and all associated facilities, roads, and other infrastructure.

iii. All access roads to the SES shall be removed, cleared, and graded by the owner(s), unless the landowner(s) submits a written request to the Township to maintain the access road. The Township will not take ownership of or assume any responsibility for any access road.

iv. The site and any disturbed earth shall be stabilized, graded, and cleared of any debris by the owner. If the site is not to be used for agricultural practices following decommissioning, the site shall be seeded to prevent soil erosion, unless the property owner(s) requests

in writing that the land surface areas not be restored.

v. As a part of the decommissioning plan, the responsible party shall provide at least two (2) independent cost estimates from qualified contractors for full removal of the equipment, foundations, and structures associated with the facility.

vi. In addition to the requirements listed previously, the SES shall also be subject to the following:

(A) If the SES owner or operator fails to complete decommissioning within the period prescribed above, the Township may designate a contractor to complete decommissioning with the expense thereof to be charged against the posted bond, or charged to the violator, at the discretion of the Township.

(B) Decommissioning Funds shall be in the form of a performance bond made in favor of the Township. The Township Treasurer shall hold in escrow funds provided by the SES equal to one year's cost of bond to cover bond expense if the SES should default in paying said bond.

(C) A condition of the bond shall be notification by the bond company to the Township Zoning Administrator when the bond is about to expire or be terminated.

(D) Failure to keep the bond in effect while a SES is in place shall constitute a violation of the conditional use permit. If a lapse of the bond occurs, the Township may take action up to and including requiring the cessation of operation of the SES until the bond is reposted, or the revocation of the conditional use permit.

(E) The bond company shall pay over to the Township the decommissioning funds when the Township has demonstrated that decommissioning has not been satisfactorily completed as required herein.

(F) The bond company shall release the decommissioning funds when the owner(s) has demonstrated and the Township concurs that decommissioning has been satisfactorily completed, or upon written approval of the Township in order to implement the decommissioning plan.

(G) A review of the amount of the performance guarantee based on inflation, salvage value, and current removal costs shall be completed every three (3) years, for the life of the project, and approved by the Township Board. An SES owner may at any time:

1. Proceed with the decommissioning plan approved by the Planning Commission under section 5.5.9.I. and remove the system as indicated in the most recent approval plan; or

2. Amend the decommissioning plan with Planning Commission approval and proceed according to the revised plan.

(H) Decommissioning activities should only be conducted

when the soil is dry to prevent soil compaction and must be complete within 12 (twelve) months after abandonment. A SES that has not produced electrical energy for 12 consecutive months shall prompt an abandonment hearing.

L. Public Inquiries and Complaints. The applicant shall submit procedures which it intends to implement for receiving, acting upon, and resolving complaints or allegations that it is not in compliance with the requirements of this Ordinance. Those procedures, at a minimum, shall: provide a telephone number and mailing address at which the owner or operator can be contacted for purposes of submitting complaints or allegations of non-compliance; require that all such complaints or allegations be submitted in writing; set forth all information that must be contained in the complaint or allegation; set forth the number of days, not to exceed thirty (30) in which the applicant shall investigate and resolve any and all complaints or allegations, either by way of correction or formal denial of non-compliance; require the applicant to provide copies of any and all complaints or allegations of non-compliance to the Township Zoning Administrator; require the applicant to advise the Township Zoning Administrator of the resolution of any complaint or allegation of non-compliance within thirty (30) days of its receipt of the same; prohibit the amendment or modification of the procedures without the prior approval of the Township.

L. Site Plan Review Required. Because of the ever-changing technical capabilities of photovoltaic solar panels and of new technology in general, the Planning Commission shall have the authority to review and consider alternatives in both dimensional requirements as well as physical development requirements found in this Section. The Planning Commission shall not have the authority to consider or approve an application for the installation of a SES within any zoning district not expressly designated and authorized in this Section.

M. Certification and Compliance. Any approval for a SES shall require the applicant to provide a post-construction certification that the project complies with all applicable federal, state, and local, statues, ordinances, laws, regulations, standards, and codes and with all applicable industry standards. In addition, the SES shall also be subject to the following:

i. The SES owner or operator shall provide the Litchfield Township Zoning Administrator and Planning Commission Chairperson with a copy of a yearly maintenance inspection report confirming compliance with all applicable federal, state, and local, statues, ordinances, laws, regulations, standards, and codes and with all applicable industry standards.

ii. In the event it is determined that the applicant is not in compliance with the requirements of this Section or any other provisions of this Ordinance, or that the applicant is not in material compliance with any applicable federal, state, and local, statues, ordinances, laws, regulations, standards, and codes or with any applicable industry standards, the Litchfield Township Zoning Administrator shall give written notice of non-compliance to the owner or operator which shall describe the non-compliance and set forth the date by which the non-compliance must be cured. The amount of time to cure the non-compliance shall be a reasonable amount of time and shall take into account the nature of the non-compliance as well as the nature of any necessary repairs or modifications. In the event the non-compliance creates a clear and present danger to the health, safety, or welfare of the general public, the Township Zoning Administrator shall demand that the applicant immediately correct the non-compliance or take whatever other steps are necessary to neutralize the danger. Failure to cure a non-compliance or neutralize a danger to the public as notified so to do by the Township Zoning Administrator shall constitute a violation of this Ordinance as well as a violation of the conditional use permit.

iii. The Township must be promptly notified in writing of any change of ownership of a SES or any change of ownership of the property on which the SES is located.

N. Insurance Requirements. Insurance is a precondition to commencement of construction and a precondition to the right of the owner or operator to continue operations. Insurance must be maintained in full force from the issuance of the conditional use permit through final decommissioning.

i. The applicant or permit holder must provide and maintain personal injury and property damage insurance for the SES through an insurance carrier licensed to do business in the State of Michigan, with the Township, its officers, elected and appointed officials, and employees to be listed as additional insureds. The insurance coverage must be for an amount of not less than one million dollars (\$1,000,000.00) for injury and damage arising out of a single occurrence. The insurance must cover injury or damage occurring upon the SES project site, as well as injuries or damage occurring upon adjoining non-participating parcels as the result of conditions or activities conducted upon the SES project site.

ii. The certificate of insurance must contain a clause stating that coverage may not be canceled, revoked, or modified without a minimum of thirty (30) days' written notice to the Township.

**TOWNSHIP OF SOMERSET, COUNTY OF HILLSDALE, MICHIGAN – PLANNING COMMISSION MINUTES
SEPTEMBER 12, 2023/ PAGE 1 OF 2**

CALL TO ORDER – The Public Hearings and Regular meeting of the Township of Somerset Planning Commission was called to order by Chairperson Namrata Carolan, on Tuesday, September 12, 2023 at 7:00 PM in the Somerset Center Community Room, 12715 E. Chicago Road, Somerset Center, Michigan. The Pledge of Allegiance was said. In attendance there were four members of the public, Clem McLain, Joyce McLain, Jamie Piechowski and Mr. Piechowski. In Attendance there was Zoning Administrator Don Figiel

ROLL CALL OF PLANNING COMMISSION MEMBERS – Chairperson – Namrata Carolan – (Present) Vice Chair- Lynn Hartzler- (Present) Secretary – John Berro (Present) Board Representative – Steve Meckley – (Present) Member – Kenneth Gauci – (Present)

APPROVAL OF MINUTES – Steve Meckley motioned to approve the Planning Commission Minutes of July 11, 2023. Second by Lynn Hartzler: Ayes: 5 Nays: 0 Minutes approved.

APPROVAL OF AGENDA – Lynn Hartzler moved to approve the agenda as presented. Second by Kenneth Gauci: Ayes:5 Nays: 0 motion approved.

CONFLICTS OF INTEREST – John Berro noted a conflict of interest for the topics to be considered by the Planning Commission at this meeting for the Public Hearing.

CORRESPONDENCE RECEIVED: - No Correspondence was noted as received.

PUBLIC HEARINGS

Chairperson Carolan stated the Procedures/rules of this Public Hearing to state name and general location where you reside, generally about 2-3 minutes for each presentation, statements or questions directed to the Chairperson. Commission members may ask pertinent questions.

a. Application #260 (Applicant John Berro) Request Rezoning of parcel # 30 04 009 400 001 from C-2 Commercial/RM-1 Multiple-Family Residential to AG-1 (Agricultural). The reason for this request is to correct a Split Zoned Parcel which will revert back to original Zoning Designation of AG-1 (Agricultural).

Steve Meckley moved to recommend the board to rezone parcel # 30 04 009 400 001 from C-2 Commercial/RM-1 Multiple – Family Residential to AG-1 (Agriculture). Second by Lynn Hartzler: Ayes:4 Nays:0 Abstain:1 (Berro)

**TOWNSHIP OF SOMERSET, COUNTY OF HILLSDALE, MICHIGAN – PLANNING COMMISSION MINUTES
SEPTEMBER 12, 2023 / PAGE 2 OF 3**

b. Application #261 (Applicant Jamie Piechowski) Request Conditional Use Permit for a parcel located in Somerset Center Mall area on the North End of parcel # 30 04 010 400 034. In Accordance to the Michigan Zoning Enabling Act, 2006 PA 110, a Child Care Center located in a township shall be issued a Conditional Use Permit.

After much discussion the Planning Commission noted the building as unsafe structure and requested for additional items to be presented when all the necessary inspections were done. It was noted to table the motion to issue a Conditional Use Permit.

Lynn Hartzler motioned to table the request for Conditional Use Permit for Application # 261. Second by Kenneth Gauci: Ayes:5 Nays: 0 motion approved.

c. Chairperson closes the public hearings and returns to the regular meeting.

COMMENTS FROM BOARD REPRESENTATIVE, ZONING ADMINISTRATOR, ZONING BOARD OF APPEALS

- A. Comments from Board Representative (Steve Meckley): No comments were made.
- B. Zoning Administrator Don Figiel: Zoning reports were discussed.
- C. Zoning Board of Appeals: No comments were made as Chair Maxine Blucher was not present.

PUBLIC COMMENTS –

No members of the public made any comment.

UNFINISHED BUSINESS –

Discussion were made at length given the latest review for the Zoning Ordinance. It was decided to complete the revision at the next meeting and set up a date for the Public hearing and continue with public outreach through out the upcoming weeks. Chairperson Namrata Carolan discussed training on Planning and Zoning Essentials and shared monthly educative and informative materials from Township Association, Michigan Association Counties resources will be shared to the members and general public. Webinar series and information will also be sent for virtual and in person training.

**TOWNSHIP OF SOMERSET, COUNTY OF HILLSDALE, MICHIGAN – PLANNING COMMISSION MINUTES
SEPTEMBER 12, 2023 / PAGE 3 OF 3**

NEW BUSINESS –

A. Discussion on updating Planning Commission Members Terms that were expiring. Chairperson Namrata Carolan discussed briefly her interest in providing continuous assistance to the constituents of the township and the members within the Planning Commission and continue serving the Planning Commission by upholding the constitution. Lynn Hartzler shared his interest to continue serving the Planning Commission as well.

Chairperson Carolan stated the terms for 2 members: **John Berro June 17, 2021 until June 17, 2024. Kenneth Gauci February 16, 2023 until February 16, 2026.**

Steve Meckley motioned to recommend the board of trustees to reappoint Lynn Hartzler and Namoo Carolan for terms: **September 21, 2023- September 21, 2026.** Second by Kenneth Gauci; Ayes:5 Nays: 0 motion approved.

B. Ordinance Codification was discussed.

ANY OTHER BUSINESS/ON-GOING BUSINESS –

none

ITEMS TO BE FINALIZED –

none

PUBLIC COMMENTS –

Chairperson Carolan once again thanked several members of the public and lastly thanked the entire Planning Commission board for assisting with reviewing current zoning ordinance, and putting effort into detailed work within the Planning Commission especially during formatting the current file at hand for the Zoning Ordinance. She thanked the public for taking time to attend the meeting and stated that as local officials we work for the constituents and not the constituents for us, so it will be ongoing mission to assist the residents of the township.

Meeting was adjourned at 8: 42 PM Motion by John Berro and Second Lynn Hartzler Ayes: 5 Nays: 0 motion approved.

Respectfully submitted by Namrata Carolan.

HILLSDALE COUNTY PLANNING COMMISSION
HILLSDALE COUNTY, MICHIGAN

33 McCollum St. - Suite 223
Hillsdale MI 49242-1688
Phone: (517) 439-9166
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HILLSDALE COUNTY PLANNING COMMISSION
2024 REGULAR MEETING DATES

January 17, 2024

March 20, 2024

May 15, 2024

July 17, 2024

September 18, 2024

November 20, 2024

NOTE: All meetings will be held at 7:00 p.m. in the Conference Room at the County Office Building, 33 McCollum Street, Room 210, Hillsdale, Michigan, 49242. Meeting dates and times are subject to change and special meetings may be called.