

Agenda

Wednesday, July 17, 2024, 1:00 p.m.

- 1. Call to Order**
- 2. Roll Call**
- 3. Public Comment**
- 4. Correspondences - None**
- 5. Approval of Minutes - May 15, 2024**
- 6. Approval of Agenda**
- 7. Public Hearings - None scheduled**
- 8. Unfinished Business**
- 9. New Business**
 - a. Farmland and Open Space Preservation Program Applications
 - i. Ransom Township - Bender (Section 13 T8S R2W 59.83 acres m/l)
Program Type: Farmland Development Rights Agreement
 - b. 2025 Budget Request
- 10. Any Other Business/On-going Business**
 - a. Continued discussion on update of Master Plan
 - i. Program: How to Update & Implement a Master Plan - 2:00 p.m.
 - b. Review of members terms expiring at the end of 2024
 - Townships (Vacant)
 - Education (Reehl)
- 11. Public Comment**
- 12. Adjournment**

Next Meeting: Wednesday, September 18, 2024 @ 7:00 p.m.

Minutes - *Draft*

Wednesday, May 15, 2024

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

Members Present:; *Denese Belson; Samuel Fry; Peter Merritt; Steve Lanius; Michael Clark; Jack McLain*
Members Absent: *Troy Reehl, Secretary - Excused; Namrata Carolan, Chair - Excused*
Public Present: *Nicolas Wheeler; Brad Benzing*
3. **Public Comment** - *None*
4. **Correspondences**
 - a. *Southern Towers BTS, LP - Jonesville Road - New Tower Submission - The notice of submission was acknowledged by the Planning Commission.*
5. **Approval of Minutes** - *Motion by Clark to approve the March 20, 2024 minutes. Second by Merritt. Approved unanimously.*
6. **Approval of Agenda** - *Motion by Lanius to approve the May 15, 2024 agenda. Second by Merritt. Approved unanimously.*
7. **Public Hearings** - *No public hearings scheduled.*
8. **Unfinished Business** - *None*
9. **New Business**
 - a. **Farmland and Open Space Preservation Program Applications**
 - i. **Wright Township - Leininger (Section 20 T8S R1W 27.7 acres m/l)**
Program Type: *Farmland Development Rights Agreement - Motion by Fry to recommend approval of the application. Second by Clark. Approved unanimously.*
 - b. **Discussion on changing meeting time - Motion by Merritt to keep the 2024 Meeting Scheduled times as originally approved. Second by Clark. Approved unanimously.**
10. **Any Other Business/On-going Business**
 - a. **Continued discussion on update of Master Plan**

There was some discussion on the presentation Harmony Fierke-Gmazel from Michigan State University Extension gave at the March meeting. Fry moved to schedule the educational program titled "Updating and Implementing a Master Plan" for 2:00 pm after the next regularly scheduled meeting of the Hillsdale County Planning Commission on July 17, 2024 pending Ms. Fierke-Gmazel's availability. Second by Clark. The motion approved unanimously. Further discussion on alternate plans should Ms. Fierke-Gmazel not be available on July 17th include a

potential special meeting being called. It was the consensus of those in attendance that upon confirmation of the program being scheduled that all Hillsdale County Municipalities be notified of this event via electronic mail and that officials from the municipalities be invited and that the cost to attend be paid by either the municipality or the individual attending.

11. Public Comment - None

12. Adjournment - Motion to adjourn by Merritt. Second by Clark. Approved unanimously to adjourn at 7:28 p.m.

Troy Reehl, Secretary

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

DRAFT



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

May 29, 2024

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

RE: PA 116 enrollment application for Daniel & Deborah Bender in Ransom Twp

Mr. Nick Wheeler

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

RANSOM TOWNSHIP

SEC 13 T8S R2W
Parcel #: 30 16 013 100 020 13 8 2, and;
Parcel #: 30 16 013 100 021 13 8 2

Daniel & Deborah Bender
8241 Prattville Rd
Pittsford, MI 49271

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 Development Rights 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. Refer to the Eligibility and Instructions document before filling out this form.

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

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

I. Personal Information:

1. Name(s) of Applicant: Bender Daniel & Deborah
Last First Initial

(If more than two see #15)

2. Mailing Address: 8241 Prattville Rd Pittsford, MI 49271
Street City State Zip Code

3. Phone Number: (Area Code) (517) 554-8488

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

5. E-mail address: llapham@frontiernet.net

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

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

8. Section No. 13 Town No. 85 Range No. 2W

Parcel # (Tax ID): 30-16-013-100-020-13-8-2 AND 30-16-013-100-021-13-8-2

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(s):
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)

2024 MAR 15 PM 1:41
MARREY H. KAST
COUNTY CLERK

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

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.

+ Daniel Bender
(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

+ Deborah Bender
(Date)

(Title)

4/16/24

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: 5/15/24 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Hillsdale County
 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.

Parcel Number (Tax ID): _____

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 Preservation Program, P.O. Box 30449, Lansing, MI 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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General Property Information

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map and report is a compilation of records, information and data provided by various township, city, village, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map and report acknowledges that the Township/City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the Township/City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of the data provided.

Report and Property Data compiled as of December 15, 2023



Parcel ID: 30 16 013 100 020 13 8 2
Property Address: 10131 GILBERT RD
City/Township: RANSOM TOWNSHIP
Village (If Applicable):

Property Class Code: 102
Property Class Desc: AGRICULTURAL-VACANT
School District Code: 30060
School District Name: PITTSFORD AREA SCHOOLS

PRE/Qual Ag %: 100%	<u>Last Recorded Document</u>		<u>State Equalized Value (S.E.V.)</u>	<u>Taxable Value</u>
Assessed Acres: 49.83	Liber/Page: 1829/268		2023: 104,800	93,240
Land Value: 209,568	Document Date: 6/17/2022		2022: 88,800	88,800
Land Imp Value: 0			2021: 93,100	92,403
Building Value: 0			2020: 0	0
True Cash Value: 209,568				

Tax Description

COM NW COR SEC TH S 89°49'39"E ALG N LN NW1/4 1305.84 FT TO E LN W1/2 NW1/4 TH S 0°08'45"E ALG SD E LN 643.92 FT TO POB TH CONT S 0°08'45"E ALG SD E LN 1988.53 FT TO S LN NW1/4 TH N 89°48'43"W ALG SD S LN 653.72 FT TH N 0°01'32"E PAR W/ W LN NW1/4 330 FT TH N 89°48'43"W PAR W/ S LN NW1/4 330 FT TH N 0°01'32"E PAR W/ W LN NW1/4 1320 FT TH N 89°43'43"W PAR W/ S LN NW1/4 330 FT TO W LN NW1/4 TH N 0°01'32"E ALG SD W LN 683.96 FT TH S 89°44'39"E PAR W/ N LN NW1/4 630.3 FT TH S 0°01'32"W PAR W/ W LN NW1/4 343.92 FT TH S 89°44'42"E 677.47 FT TO POB SEC 13 T8S R2W 49.83 A M/L SPLIT ON 01/27/2004 FROM 16 013 100 008 13 8 216 013 100 009 13 8 2; SPLIT/COMB ON 01/26/2021 FROM 16 013 100 015 13 8 2, 16 013 100 018 13 8 2;

	Summer Taxes 2023 **	Winter Taxes 2023 **	Village Taxes 2023 **
Base Tax:	\$1,012.76	\$913.42	\$0.00
Special Asmt:	\$0.00	\$62.85	\$0.00
Admin Fee:	\$10.12	\$9.13	\$0.00
Total Tax:	\$1,022.88	\$985.40	\$0.00
Amount Paid:	\$0.00	\$0.00	\$0.00
Interest:	\$40.51	\$0.00	\$0.00
Last Date Paid:			
Balance Due:	\$1,063.39	\$985.40	\$0.00

* Total Delinquent Tax: \$2,297.91
 * PRE Denial Amount Due: \$0.00

* The amount of Delinquent Tax/PRE Denials above is as of: December 15, 2023.

For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

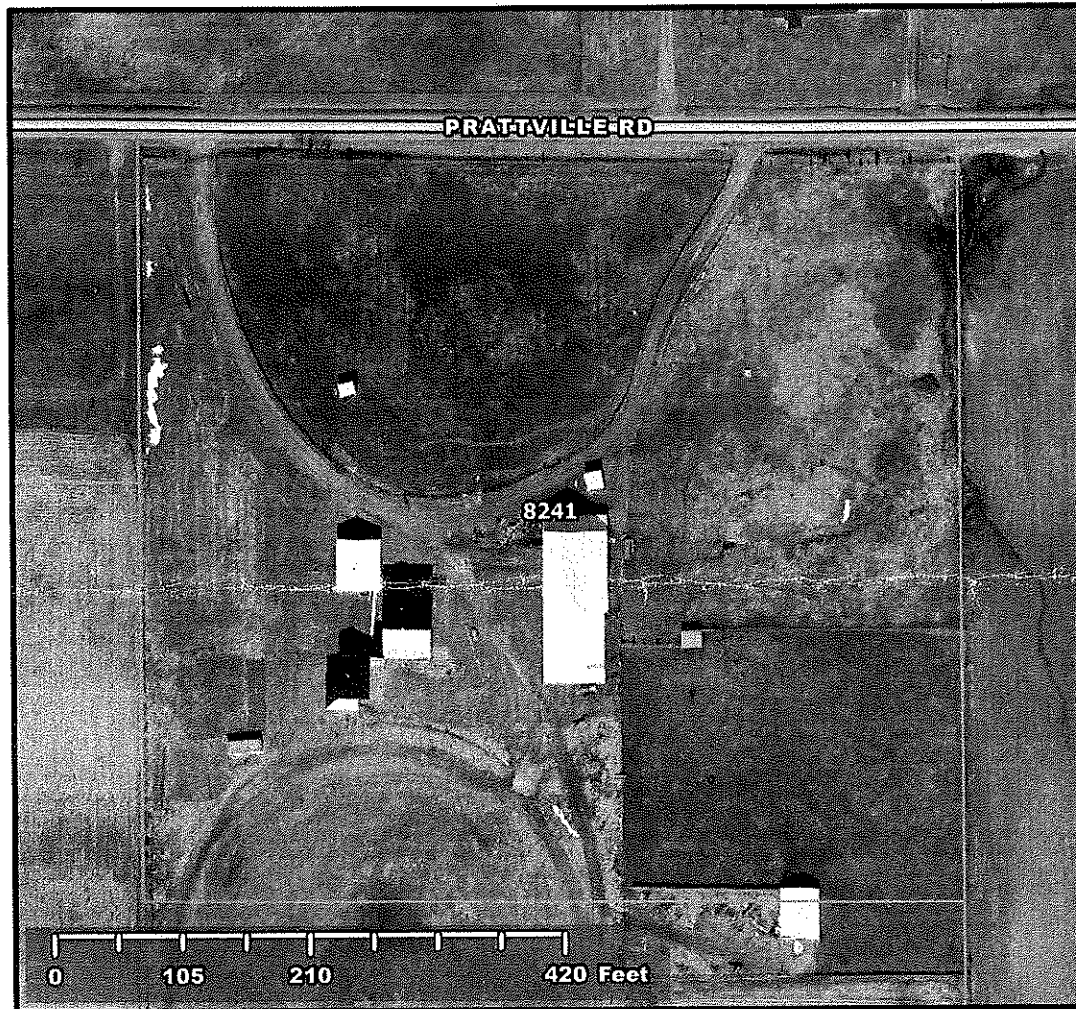
** Contact the appropriate City/Village/Township Treasurer for up to date information.



General Property Information

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map and report is a compilation of records, information and data provided by various township, city, village, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map and report acknowledges that the Township/City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the Township/City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of the data provided.

Report and Property Data compiled as of December 15, 2023



Parcel ID: 30 16 013 100 021 13 8 2
 Property Address: 8241 PRATTVILLE RD
 City/Township: RANSOM TOWNSHIP
 Village (If Applicable):

Property Class Code: 401
 Property Class Desc: RESIDENTIAL-IMPROVED
 School District Code: 30060
 School District Name: PITTSFORD AREA SCHOOLS

PRE/Qual Ag %: 100%	Last Recorded Document		State Equalized Value (S.E.V.)	Taxable Value
Assessed Acres: 10	Liber/Page:	1829/268	2023: 182,500	167,053
Land Value: 54,695	Document Date:	6/17/2022	2022: 161,400	129,232
Land Imp Value: 0			2021: 119,100	61,882
Building Value: 310,313			2020: 0	0
True Cash Value: 365,008				

Tax Description

COM NW COR SEC TH S 89°44'39"E ALG N LN NW1/4 630.3 FT TO POB TH CONT S 89°44'39"E ALG SD N LN 675.54 FT TO E LN W1/2 NW1/4 TH S 0°08'45"E ALG SD E LN 643.92 FT TH N 89°44'42"W 677.47 FT TH N 0°01'32"E PAR W/ W LN NW1/4 643.92 FT TO POB SEC 13 T8S R2W 10 A ML SPLIT ON 01/27/2004 FROM 16 013 100 008 13 8 216 013 100 009 13 8 2; SPLIT/COMB ON 01/26/2021 FROM 16 013 100 015 13 8 2, 16 013 100 018 13 8 2;

	Summer Taxes 2023 **	Winter Taxes 2023 **	Village Taxes 2023 **
Base Tax:	\$1,814.50	\$1,636.54	\$0.00
Special Asmt:	\$0.00	\$18.62	\$0.00
Admin Fee:	\$18.14	\$16.36	\$0.00
Total Tax:	\$1,832.64	\$1,671.52	\$0.00
Amount Paid:	\$0.00	\$0.00	\$0.00
Interest:	\$72.58	\$0.00	\$0.00
Last Date Paid:			
Balance Due:	\$1,905.22	\$1,671.52	\$0.00

* Total Delinquent Tax: \$3,310.49
 * PRE Denial Amount Due: \$0.00

* The amount of Delinquent Tax/PRE Denials above is as of: December 15, 2023.

For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

** Contact the appropriate City/Village/Township Treasurer for up to date information.

COPY



LIBER 1829 PAGE 0268 1
STATE OF MICHIGAN - HILLSDALE COUNTY
Received 06/22/2022 02:01:48 PM 58170
RECORDED 06/22/2022 02:03:30 PM 1 of 2
BAMBI SOMEPLOTT, REGISTER OF DEEDS

MIDSTATE TITLE
32 EAST BACON ST
HILLSDALE, MI 49242

HILLSDALE COUNTY STATE OF MICHIGAN \$577.50 - CO
JUNE 22, 2022 \$3,937.50 - ST
RECEIPT # 227106 TRANSFER TAX Stamp # 24901

30-22836539-HIL

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That: Marreno Renier, ("Grantor")

the address of which is: 275 Fountainblau Blvd., Apt. 723, Miami, FL 33172

convey(s) and warrant(s) to: Daniel I. Bender and Deborah A. Bender, husband and wife, ("Grantee")

the address of which is: 10800 S. Hillsdale Rd., Camden, MI 49232

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

SEE EXHIBIT A

Commonly known as: 8241 Prattville Rd., Pittsford, MI 49271 and 10131 Gilbert Rd., Pittsford, MI 49271
Parcel ID No.: 30-16-013-100-021-13-8-2 and 30-16-013-100-020-13-8-2

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 Five Hundred Twenty Five Thousand and 00/100 Dollars (***\$525,000.00***).

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

Dated this June 17, 2022

Signed by:

Marreno Renier

State of Michigan

County of Hillsdale

)
)SS.
)

The foregoing instrument was acknowledged before me on this 17th day of June, 2022 by Marreno Renier

Notary Public: Kimber L. Erven
Notary County: Jackson, State: Michigan
Commission Expires: 10/18/2022
Acting In: Hillsdale

When Recorded return to:
Daniel I. Bender
Deborah A. Bender
8241 Prattville Rd.
Pittsford MI 49271

Send Subsequent Tax Bills To:
Grantee

Drafted By:
Marreno Renier
275 Fountainblau Blvd., Apt. 723
Miami, FL 33172
Assisted by: Midstate Title Agency of
Southern Michigan, LLC

EXHIBIT "A"

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

Parcel 1:

Commencing at the Northwest corner of Section 13, Town 8 South, Range 2 West; thence South ~~89° 44' 39" East, along the North line of the Northwest 1/4 of Section 13, 630.30 feet to the Point of~~ Beginning of this description; thence continuing South 89° 44' 39" East, along said North line, 675.54 feet to the East line of the West 1/2 of the Northwest 1/4 of said Section 13; thence South 00° 08' 45" East, along said East line, 643.92 feet; thence North 89° 44' 42" West 677.47 feet; thence North 00° 01' 32" East, parallel with the West line of the Northwest 1/4 of said Section 13, 643.92 feet to the Point of Beginning.

Parcel 2:

Commencing at the Northwest corner of Section 13, Town 8 South, Range 2 West; thence South 89° 44' 39" East, along the North line of the Northwest 1/4 of said Section 13, 1305.84 feet to the East line of the West 1/2 of the Northwest 1/4 of said Section 13; thence South 00° 08' 45" East, along said East line, 643.92 feet to the Point of Beginning of this description; thence continuing South 00° 08' 45" East, along the East line of the West 1/2 of the Northwest 1/4 of said Section 13, 1988.53 feet to the South line of the Northwest 1/4 of said Section 13; thence North 89° 48' 43" West, along said South line, 653.72 feet; thence North 00° 01' 32" East, parallel with the West line of the Northwest 1/4 of said Section 13, 330.00 feet; thence North 89° 48' 43" West, parallel with the South line of the Northwest 1/4 of said Section 13, 330.00 feet; thence North 00° 01' 32" East, parallel with the West line of the Northwest 1/4 of said Section 13, 1320.00 feet; thence North 89° 48' 43" West, parallel with the South line of the Northwest 1/4 of said Section 13, 330.00 feet to the West line of the Northwest 1/4 of said Section 13; thence North 00° 01' 32" East, along said West line, 683.96 feet; thence South 89° 44' 39" East, parallel with the North line of the Northwest 1/4 of said Section 13, 630.30 feet; thence South 00° 01' 32" West, parallel with the West line of the Northwest 1/4 of said Section 13, 343.92 feet; South 89° 44' 42" East, 677.47 feet to the Point of Beginning.

Commonly Known as: 8241 Prattville Rd., 10131 Gilbert Rd.

Tax Parcel ID: 30-16-013-100-021-13-8-2 and 30-16-013-100-020-13-8-2

COPY

2023 RANSOM TOWNSHIP Winter TAX BILL

Bill #: 00249

MESSAGE TO TAXPAYER

Tax is due December 1st thru February 14th inclusive. After this date penalties & additional collection fees are added. 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: 02/14/2024

Pay by mail to: RANSOM TOWNSHIP TREASURER
JOYCE MCCALLISTER
PO BOX 52
OSSEO, MI 49266

Princ. Residence Exemption Has Reduced Bill By: 1678.32
As of March 1st, all or part of your prior year taxes were returned delinquent to the County. For more information please call the County Treasurer (517) 437-4700.

PROPERTY INFORMATION

Property Assessed To:
BENDER, DANIEL I & DEBORAH A
8241 PRATTVILLE RD
PITTSFORD, MI 49271

Prop #: 30 16 013 100 020 13 8 2
Prop Addr: 10131 GILBERT RD School: 30060
PITTSFORD AREA SCHO

QUALIFIED AGRICULTURAL PROPERTY EXEMPTION

Property Description:
COM NW COR SEC TH S 89°49'39"E ALG N LN NW1/4
1305.84 FT TO E LN W1/2 NW1/4 TH S 0°08'45"E ALG
SD E LN 643.92 FT TO POB TH CONT S 0°08'45"E ALG
SD E LN 1988.53 FT TO S LN NW1/4 TH N 89°48'43"W
ALG SD S LN 653.72 FT TH N 0°01'32"E PAR W/ W LN
NW1/4 330 FT TH N 89°48'43"W PAR W/ S LN NW1/4 330
FT TH N 0°01'32"E PAR W/ W LN NW1/4 1320 FT TH N
89°43'43"W PAR W/ S LN NW1/4 330 FT TO W LN NW1/4
TH N 0°01'32"E ALG SD W LN 683.96 FT TH S
89°44'39"E PAR W/ N LN NW1/4 630.3 FT TH S
0°01'32"W PAR W/ W LN NW1/4 343.92 FT TH S
89°44'42"E 677.47 FT TO POB (SEC 13 T8S R2W)
49.83 A M/L SPLIT ON 01/27/2004 FROM 16 013 100
008 13 8 216 013 100 009 13 8 2; SPLIT/COMB ON
01/26/2021 FROM 16 013 100 015 13 8 2, 16 013 100
018 13 8 2;

TAX DETAIL

Taxable Value:	93,240	AGRICULTURAL-VACA
State Equalized Value:	104,800	Class: 102
PRE/MBT %..:	100	

Mort Code:

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

DESCRIPTION	MILLAGE	AMOUNT
SCHOOL OPERATING	18.00000	EXEMPT
2020 SINK FUND	0.99050	92.35
HILLSDALE ISD	0.26290	24.51
HILLSDALE SPC ED	2.95030	275.08
HILLSDALE VOC ED	1.47510	137.53
COUNTY MED CARE	0.58890	54.90
2006 MCF DEBT	0.30000	27.97
2022 SENIORS	1.00000	93.24
COUNTY AMBULANCE	0.83430	77.79
2018 AMBULANCE	0.14720	13.72
2018 MENT HEALTH	0.49070	45.75
TOWNSHIP TAX	0.75700	70.58

Tax Due	27.79690	913.42
BIRD CREEK #3		4.40
NEWTON #158		44.29
ST JOE RIVER OF		14.16
Admin Fee		9.13
Total Amount Due		985.40

OPERATING FISCAL YEARS

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

County: JAN 1-DEC 31 School: JULY 1-JUNE 30
Township: APRIL 1-MARCH 31 State: OCT 1-SEPT 30

Please detach along perforation. Keep the top portion.

Mort Code:

Bill # 00249

Pay this tax to:

RANSOM TOWNSHIP TREASURER
JOYCE MCCALLISTER
PO BOX 52
OSSEO, MI 49266

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

Property Addr: 10131 GILBERT RD

To: BENDER, DANIEL I & DEBORAH A
8241 PRATTVILLE RD
PITTSFORD MI 49271

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.

This tax is due by: 02/14/2024
After 02/14/2024, additional interest and fees apply

2023 Winter Tax for Prop #: 30 16 013 100 020 13 8 2

Make Check Payable To: RANSOM TOWNSHIP TREASURER

TOTAL AMOUNT DUE: 985.40

Amount Remitted: _____



COPY

2023 RANSOM TOWNSHIP Winter TAX BILL

Bill #: 00250

MESSAGE TO TAXPAYER

Tax is due December 1st thru February 14th inclusive. After this date penalties & additional collection fees are added. 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: 02/14/2024

Pay by mail to: RANSOM TOWNSHIP TREASURER
JOYCE MCCALLISTER
PO BOX 52
OSSEO, MI 49266

Princ. Residence Exemption Has Reduced Bill By: 3006.95
As of March 1st, all or part of your prior year taxes were returned delinquent to the County. For more information please call the County Treasurer (517) 437-4700.

TAX DETAIL

Taxable Value: 167,053 RESIDENTIAL-IMPRO
State Equalized Value: 182,500 Class: 401
PRE/MBT %..: 100 Mort Code:

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

PROPERTY INFORMATION

Property Assessed To:
BENDER, DANIEL I & DEBORAH A
8241 PRATTVILLE RD
PITTSFORD, MI 49271

Prop #: 30 16 013 100 021 13 8 2
Prop Addr: 8241 PRATTVILLE RD School: 30060
PITTSFORD AREA SCHO

Property Description:
COM NW COR SEC TH S 89°44'39"E ALG N LN NW1/4
630.3 FT TO POB TH CONT S 89°44'39"E ALG SD N LN
675.54 FT TO E LN W1/2 NW1/4 TH S 0°08'45"E ALG SD
E LN 643.92 FT TH N 89°44'42"W 677.47 FT TH N
0°01'32"E PAR W/ W LN NW1/4 643.92 FT TO POB
SEC 13 T8S R2W 10 A M/L SPLIT ON 01/27/2004
FROM 16 013 100 008 13 8 216 013 100 009 13 8 2;
SPLIT/COMB ON 01/26/2021 FROM 16 013 100 015 13 8
2, 16 013 100 018 13 8 2;

~ 40 ac

DESCRIPTION	MILLAGE	AMOUNT
SCHOOL OPERATING	18.00000	EXEMPT
2020 SINK FUND	0.99050	165.46
HILLSDALE ISD	0.26290	43.91
HILLSDALE SPC ED	2.95030	492.85
HILLSDALE VOC ED	1.47510	246.41
COUNTY MED CARE	0.58890	98.37
2006 MCF DEBT	0.30000	50.11
2022 SENIORS	1.00000	167.05
COUNTY AMBULANCE	0.83430	139.37
2018 AMBULANCE	0.14720	24.59
2018 MENT HEALTH	0.49070	81.97
TOWNSHIP TAX	0.75700	126.45

Tax Due	27.79690	1,636.54
NEWTON #158		15.70
ST JOE RIVER OF		2.92

Admin Fee 16.36

Total Amount Due -----> 1,671.52

OPERATING FISCAL YEARS

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

County: JAN 1-DEC 31 School: JULY 1-JUNE 30
Township: APRIL 1-MARCH 31 State: OCT 1-SEPT 30

Please detach along perforation. Keep the top portion.

Bill # 00250

Mort Code:

Pay this tax to:

RANSOM TOWNSHIP TREASURER
JOYCE MCCALLISTER
PO BOX 52
OSSEO, MI 49266

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

Property Addr: 8241 PRATTVILLE RD

To: BENDER, DANIEL I & DEBORAH A
8241 PRATTVILLE RD
PITTSFORD MI 49271

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.

This tax is due by: 02/14/2024
After 02/14/2024, additional interest and fees apply

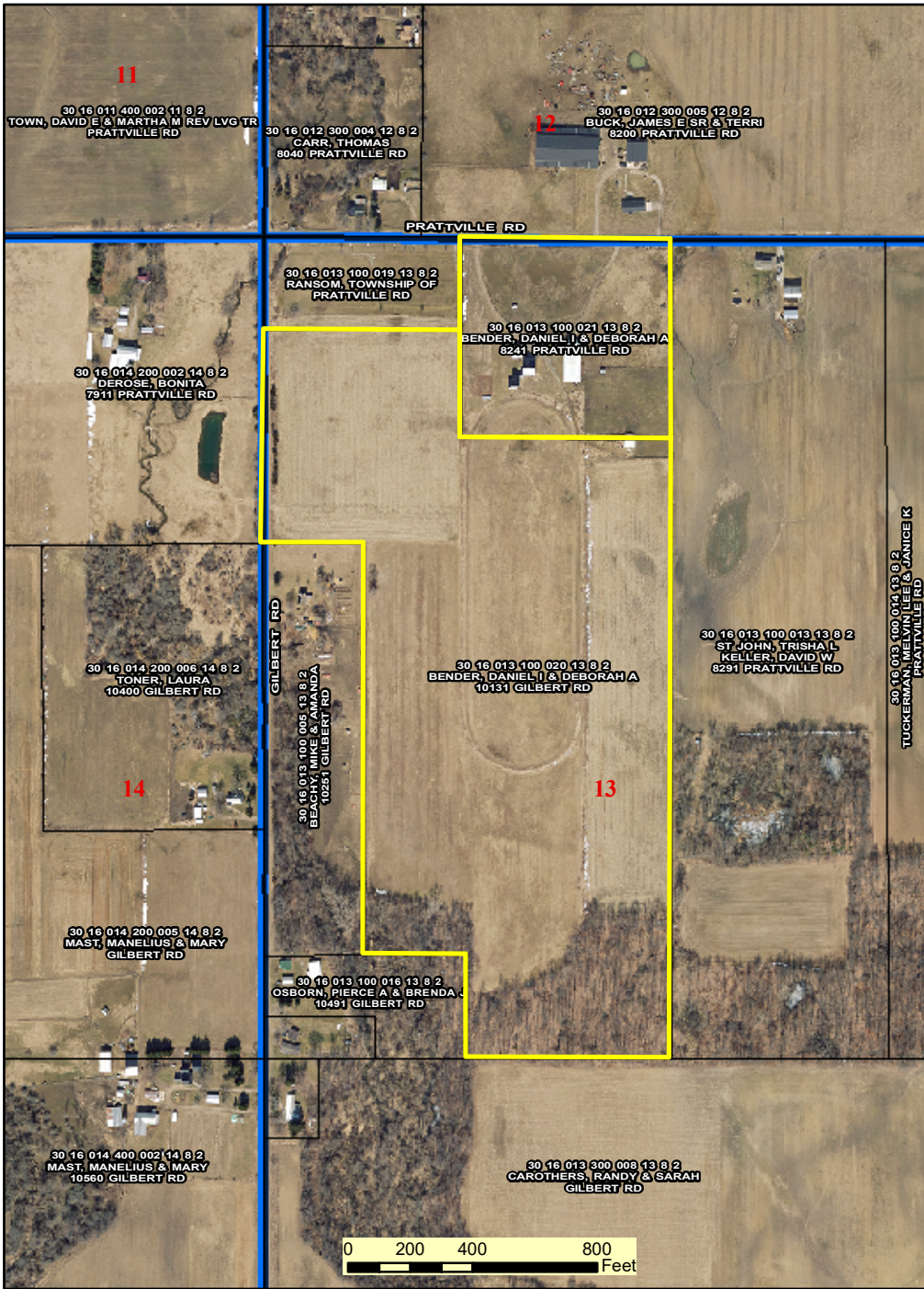
2023 Winter Tax for Prop #: 30 16 013 100 021 13 8 2

Make Check Payable To: RANSOM TOWNSHIP TREASURER

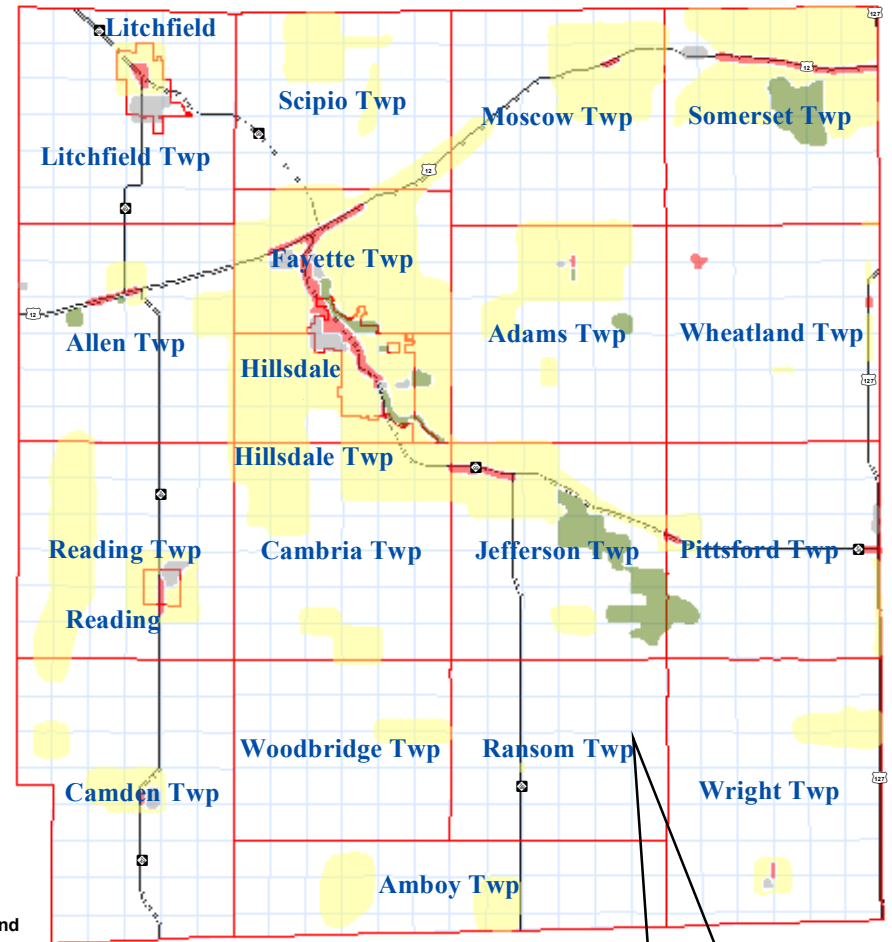
TOTAL AMOUNT DUE: 1,671.52

Amount Remitted: _____





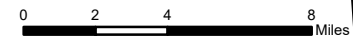
Hillsdale County Master Plan



Legend

County Master Plan

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



Prattville Rd & Gilbert Rd



Farmland & Open Space Preservation Program Application
Program Type: Farmland Development Rights Agreement
Daniel & Deborah Bender
Section 13 T8S R2W 59.83 acres m/l

Created by: Hillsdale County GIS
 Printed: July 2024
 Aerial Imagery: March 2020
 This map is not a survey!





HILLSDALE COUNTY BOARD OF COMMISSIONERS

33 McCollum St., Suite 210, Hillsdale, MI 49242

Telephone: (517) 437-7758 Ext 150 commissioners@co.hillsdale.mi.us

Mark E. Wiley, Chairman, District 3

Brad Benzing, Vice-Chair, District 4

Doug Ingles, District 1

Steve Lanus, District 2

Brent Leininger, District 5

To All Department Heads and Elected Officials,

Attached is a 2025 budget request sheet for your departments. Please fill out your request and send them back to the Finance Department. The best method to return your requests is via email to d.ringman@co.hillsdale.mi.us, either in .pdf or excel format. You can also drop off at Finance's office.

Additionally, the Board of Commissioners adopted a resolution in 2021 that requires the following information be submitted as part of the budgeting process.

Per the hiring policy adopted with resolution 21-054, appointed department heads and elected officials must provide a list of all existing staff positions within their department, which shall include the following information:

Position title, a written job description for the position, the current pay rate and or pay range for the position (grade and step if paid on an applicable schedule), whether the position is staffed by an employee or a contractor, whether the position is a full time or part time position (include average number of hours per week if it is a regularly staffed part time position), whether the position is currently filled or vacant, and also include with this any proposed additional staffing.

Also, appointed department heads and elected officials shall provide a list of additional staff positions within their department that they would like to create (if they are proposing additional staffing), which shall include for each position the following:

Position title, a written job description, the grade and step for the position (this may require using Appendix B-1 and B-2 of the employee classification and compensation study that was completed in 2023 in order to determine the appropriate step for a new position) whether the position is full time or part time, the number of average hours per week, and an explanation and analysis why the position is necessary.

Position Classification changes can also be requested as described in the employee handbook under the section Position Classification Change. These requests are to be submitted to the personnel committee, but should still be included in your budget request as well.

Furthermore, an equipment/project form will also be provided for request outside the scope your department's general operating budget.

When calculating the wages for your departments, please use currently in place pay schedules. Per the handbook, the board will review the current pay schedule for potential 2025 adjustments as part of the budget process.

Please have all requests and information completed and returned to Finance by August 31st. If you have any questions, please contact Derek Ringman.

Respectfully,

Derek Ringman, Finance Manager

Brent A. Leininger, Budget Committee Chair

Doug Ingles, Budget Committee Vice Chair

INSTRUCTIONS

For your 2025 budget request, you will need to fill out the yellow tabs.

Budget Request Tab

This tab is your 2025 requested budget.

Please fill out the column labeled 2025 Budget Request

Equipment Request Tab

This tab is to request items above and beyond your normal operating budget.

Please fill out this tab with as much detail as possible.

Requested Wages Tab

This tab is for your employee wages and fringes.

Current Employees

Please use current pay schedules in place for 2025

New Employee Requests

You can request additional employees in this section

Please included the desired job title and rate of pay.

Please base the rate of pay off a current pay schedule.

All Other Tabs

All other Tabs are informational, and designed to help you build your budget.

Use these tabs in any way that helps you.

Department Name: Planning Commission

Department #701.00

Brief Description of department duties and activities

The Planning Commission duties include review of site plans for potential building projects, regulation of land use, zoning ordinance adoption and amendment, re-zoning requests, preparation of a Master Plan, Capital Improvement Plan and review of capital projects.

PLANNING COMMISSION	2022	2022	2023	2023	2024	2024	2025
DESCRIPTION	AMENDED	ACTIVITY	AMENDED	ACTIVITY	AMENDED	ACTIVITY	BUDGET
	BUDGET		BUDGET		BUDGET	7/5/2024	REQUEST
PERMANENT SALARIES							
PER DIEM- PLANNING	1,350		1,350		1,350	385	
FICA	84		80		76		
MEDICARE	20		19		18		
RETIREMENT							
OFFICE SUPPLIES	50		50		50		
POSTAGE	100		100		100		
TRAVEL/MILEAGE	500		500		1,000		
SEMINARS & EDUCATION			1,000		1,000		
SPECIAL PROJECTS	1,300		1,300		6,000		
ADVERTISING	250		250		500		
TOTALS	3,654		4,649		10,094	385	-

EQUIPMENT REQUEST

Department

Planning Commission

Item	Description	Explanation	2025 Cost	2026 Cost	Future Costs (Maintenance, Operational, etc.)
Example ---> New Desk	Basic Office Desk	One of the office desk legs has broken, and the desk is very old, and needs replaced	\$ 1,000.00		
Total			\$ -	\$ -	\$ -

3 Year Budget History		PLANNING COMMISSION		2021	2021	2022	2022	2023	2023
Original vs Amended		2021	2021	2022	2022	2023	2023	2023	2023
GL NUMBER	DESCRIPTION	ORIGINAL BUDGET	AMENDED BUDGET	ORIGINAL BUDGET	AMENDED BUDGET	ORIGINAL BUDGET	AMENDED BUDGET	ORIGINAL BUDGET	AMENDED BUDGET
APPROPRIATIONS									
101-701.00-704.000	PERMANENT SALARIES	7,285	7,285						
101-701.00-707.000	PER DIEM- PLANNING			1,350	1,350	1,350	1,350		
101-701.00-715.000	FICA	452	452	84	84	80	80		
101-701.00-716.000	MEDICARE	106	106	20	20	19	19		
101-701.00-718.000	RETIREMENT	475	475						
101-701.00-727.000	OFFICE SUPPLIES	20	20	50	50	50	50		
101-701.00-729.000	POSTAGE	100	100	100	100	100	100		
101-701.00-860.000	TRAVEL/MILEAGE	50	50	500	500	500	500		
101-701.00-861.000	SEMINARS & EDUCATION	70	70			1,000	1,000		
101-701.00-862.000	SPECIAL PROJECTS	932	932	1,300	1,300	1,300	1,300		
101-701.00-900.000	ADVERTISING	160	160	250	250	250	250		
TOTAL APPROPRIATIONS		9,650	9,650	3,654	3,654	4,649	4,649		

701.00 - PLANNING COMMISSION

10 Year History

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average	% of Budget Average
GL NUMBER	ACTIVITY	ACTIVITY	ACTIVITY	ACTIVITY	ACTIVITY	ACTIVITY	ACTIVITY	ACTIVITY	ACTIVITY	ACTIVITY		
APPROPRIATIONS												
Dept 701.00 - PLANNING COMMISSION												
101-701.00-704.000	PERMANENT SALARIES						6,920	2,543			4,732	130.55%
101-701.00-707.000	PER DIEM- PLANNING											
101-701.00-715.000	FICA						338	125			232	6.39%
101-701.00-716.000	MEDICARE						79	29			54	1.49%
101-701.00-718.000	RETIREMENT						450	165			308	8.48%
101-701.00-727.000	OFFICE SUPPLIES						22				22	0.61%
101-701.00-729.000	POSTAGE						40				40	1.10%
101-701.00-810.000	MEMBERSHIPS & DUES											
101-701.00-860.000	TRAVEL/MILEAGE											
101-701.00-861.000	SEMINARS & EDUCATION											
101-701.00-862.000	SPECIAL PROJECTS											
101-701.00-900.000	ADVERTISING	83						79			81	2.23%
101-701.00-901.000	PRINTING & BINDING											
101-701.00-956.000	MISCELLANEOUS EXPENSE											
Totals for dept 701.00 - PLANNING COMMISSION		83					7,849	2,941			3,624	100.00%
TOTAL APPROPRIATIONS		83					7,849	2,941				
Revenue Total												
<hr/>												
Wages Total	-	-	-	-	-	-	6,920	2,543	-		1,051	87.03%
Fringes Total	-	-	-	-	-	-	867	319	-		132	10.91%
Operating Total	-	83	-	-	-	-	62	79	-		25	2.06%
Expense Total	-	83	-	-	-	-	7,849	2,941	-		1,208	100.00%
Net	-	(83)	-	-	-	-	(7,849)	(2,941)	-	-	(1,208)	

PLANNING COMMISSION

ADVERTISING

TOTALS	YEAR		
DESCRIPTION/VENDOR	2015	2021	Grand Total
HILLSDALE DAILY NEWS	83		83
HILLSDALE MEDIA GROUP		79	79
Grand Total	83	79	162

Average Annual Expenditures **81**