



# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)  
120 W. Michigan Avenue • Jackson, MI 49201  
Phone (517) 788-4426 • Fax (517) 788-4635

## MEETING NOTICE

FOR FURTHER INFORMATION, CONTACT:	DATE: March 20, 2025
Kade Peck	TIME: 6:00 p.m.
R2PC Planner	PLACE: Lenawee Room   Human Services Bldg.
(517) 416-0405	1040 S. Winter Street
kpeck@mijackson.org	Adrian, Michigan

## MEETING AGENDA

1. Call to Order and Pledge of Allegiance
2. Public Comment *[3-MINUTE LIMIT]*
3. Approval of Agenda *[ACTION]*
4. Meeting Minutes
  - Approval of the Minutes of the February 20, 2025, Meeting *[ACTION]* ..... 3
5. Request(s) for Review, Comment, and Recommendation
  - a. **Consideration of Township Zoning Amendment(s) –**
    - (1) #25-03 – Franklin Township *[ACTION]* ..... 5
    - (2) #25-04 – Fairfield Township *[ACTION]* ..... 17
    - (3) #25-05 – Fairfield Township *[ACTION]* ..... 23
  - b. **Consideration of PA 116 Farmland Agreement(s) –**
    - (1) #25-17 – Blissfield Township *[ACTION]* ..... 35
  - c. **Consideration of Master Plan(s) –** None
6. Other Business
  - a. Old Business — None.
  - b. New Business — None.
7. Public Comment *[2 MINUTE LIMIT]*
8. Commissioner Comment
9. Adjournment

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

## MEETING MINUTES

Thursday, February 20, 2025

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

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

Members Absent: Mr. Keith Dersham, LCPC Secretary;

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

Item 1 **Call to order.** Chair Liedel called the meeting to order at 6:00 p.m. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2 **Public comment** — None

Item 3 **Approval of Agenda.** Staff submitted the 02/20/2025 meeting agenda for approval.

A motion was made by Comm. Nickel, and seconded by Comm. Tillotson, to approve the February 20, 2025, meeting agenda as presented. *The motion passed unanimously.*

Item 4 **Approval of Minutes.** Staff submitted the January 16, 2025 meeting minutes for approval.

A motion was made by Comm. Liedel, and seconded by Comm. Nickel, to approve the January 16, 2025, meeting minutes as presented. *The motion passed unanimously.*

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

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

(1) **#25-16 | Rome Township.** Commissioners reviewed a proposed agreement for property (ID #RM0-132-1075-00) in Sections 32 of the Township. Staff summarized his report advising commissioners to recommend approval of the agreement (see the staff report).

A motion was made by Comm. Tillotson, and seconded by Comm. Nickel, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Franklin Township Board (see the staff report). *The motion passed unanimously.*

b. **Consideration of Master Plan(s) —**

(1) Village of Cement City (click on the link to view the document)

<http://www.region2planning.com/wp-content/uploads/2025/02/Village-of-Cement-City-2023-Master-Plan-FINAL-PROPOSAL.pdf>

Item 6 **Other Business**

a. **Old Business**

None.

b. **New Business**

None.

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[www.region2planning.com/lenawee-county-planning-commission](http://www.region2planning.com/lenawee-county-planning-commission)

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** The meeting was adjourned at 6:56 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Kade Peck", written in a cursive style.

Kade Peck, Recording Secretary



# Lenawee County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201

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## Coordinated Zoning Report | #25-03

To: County Planning Commissioners  
From: Kade Peck R2PC Planner  
Date: March 20, 2025

Proposal: **The rezoning of property in Franklin Township**

### Request

The subject property is proposed for rezoning to 'Agricultural (AG)', from General Commercial (C-1)'.

### Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to have a commercial service station on the property.

### Location and Size of the Property

The subject property (FR0-104-1300-00) is located in Section 4 of Franklin Township south of Michigan Avenue. The subject parcel has an area of approximately 3.7 acres.

### Land Use and Zoning

- **Current Land Use** – The parcel is currently zoned Agricultural (AG). Agricultural uses are located North and South. Commercial use is located to the East. Residential use is located West.
- **Future Land Use** – Franklin Township has a future land use map in its 2010 Master Plan that recommends general commercial use for this property.
- **Current Zoning** – The subject parcel is currently zoned 'Agricultural (AG)'. Properties to the North and West are zoned Residential. Property to the East is zoned Commercial. Property to the south is zoned Agricultural.

### Public Facilities and Environmental Constraints

- **Public Road/Street Access** – The subject property is located east of Michigan Avenue.
- **Public Water and Sewer** – Municipal water and sewer are not available to the parcel.
- **Environmental Constraints** – There are no known environmental constraints for the site.

### Analysis and Recommendation

**Township Planning Commission Recommendation** – The Franklin Township Planning Commission approved the rezoning at a special public hearing on 12/18/2024.

**LCPC Staff Analysis and Advisement** – Because of the future land use indicating the site to be used for commercial purposes and the commercial property to the

East the township believes that the switching of zoning is congruent with the uses in the area. Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the proposed rezoning to 'General Commercial (C-1)' to the Franklin Township Board. Attachment(s):

- Background information provided by Franklin Township and LCPC staff.

**Recommended Actions:**

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



# REZONING WORKSHEET FORM



## LENAWEE COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

Please submit with the "Zoning Amendment Form" for a district boundary change (rezoning), not a text amendment.

Township of: Franklin Township Case #: \_\_\_\_\_

Township official we may contact: Bruce Nickel Phone #: ( 517 ) 902-8131

Applicant: Joseph Hancock Phone #: ( 517 ) 605-1881

Rezoning Request: From: Agriculture ( AG ) To: General Commercial ( C-1 )

Property Location: Section(s): 4 Quarter Section(s):  NW  NE  SW  SE

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

Parcel Size (if more than one parcel, label "A" - "Z"): 400 X 400 Ft - 3.7 Acres

Please attach location map  Yes  No

What is the existing use of the site? Agriculture AG

What is the proposed use of the site? Commercial - Service Station  
Light Repairs

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

North: AG-Residential South: Agriculture

East: AG-Commercial West: Residential-AG

What are the surrounding Zoning Districts?

North: Agriculture ( AG ) South: Agriculture ( AG )

East: Commercial ( C-1 ) West: Agriculture ( AG )

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

Is municipal water currently available?  Yes  No Will it be made available?  Yes  No If yes, when? \_\_\_\_\_

Is municipal sewer currently available?  Yes  No Will it be made available?  Yes  No If yes, when? \_\_\_\_\_

Does the site have access to a public street or road?  Yes  No If yes, name US-12

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

Wetland(s)  Floodplain(s)  Brownfield(s)  Soil(s)  Other (please specify) \_\_\_\_\_

Please attach the minutes of the Planning Commission.

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

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

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

Please attach any public comments, letters, or petitions.

Yes, public comments are attached.  No, public comments are not attached. None

Please include any additional information or comments as an attachment.

# TOWNSHIP OF FRANKLIN

3922 Monroe Road, P.O. Box 101, Tipton, MI 49287

PHONE: (517) 431-2320 FAX: (517) 431-2720

email: sue@franklintownship.net

DATE OF APPLICATION: 1/13/2025

APPLICATION #: \_\_\_\_\_

## APPLICATION FOR ZONING CHANGE OR CONDITIONAL USE

TO: PLANNING COMMISSION, TOWNSHIP OF FRANKLIN

I (We) hereby make application to the Township of Franklin for:

Rezoning the described property to another classification.

A Conditional Use within the current zoning district

A Low-Impact Home Occupation.

### Applicant (must be property owner or legal representative)

Name: Joseph David Hancock Phone: 517-605-1881

Address: 4567 Michigan Ave City: Tipton State: MI

Email: JHancock3945@gmail.com

1. **Property Involved**

Address: 4567 Michigan Ave Property ID #: FRO- FRO - 104-1300 00

2. **Attach Legal Description of Property:** See Attachment

3. **Current Zoning of Property:** Agricultural

4. **(If rezoning) I wish the zoning to be changed from:**

5. Agricultural AG to: Commercial C-1

6. **(If Conditional Use) Submit detailed description(s) of all proposed uses and nature of operation(s):** \_\_\_\_\_

NOTE: Attach an ACCURATE DRAWING of said property drawn to scale, showing existing and proposed building(s) and structure(s), the type thereof, their uses and the distances from property lines.

**I CERTIFY THE ABOVE INFORMATION IS TRUE AND THAT I AM THE OWNER OR LEGAL REPRESENTATIVE OF THE PROPERTY.**

I GRANT PERMISSION FOR MEMEBERS OF THE TOWNSHIP OF FRANKLIN PLANNING COMMISSION TO ENTER THE ABOVE PROPERTY FOR THE PURPOSE OF GATHERING INFORMATION RELATED TO THIS APPLICATION. (NOTE TO APPLICANT: This will not affect any decision on your application.)

IN CASE OF CANCELLATION OR FAILURE TO APPEAR AT THE HEARING, I UNDERSTAND THAT ALL FEES WILL BE FORFEITED.

FEE: 350

  
SIGNATURE OF OWNER APPLICANT

PLANNING COMMISSION RECOMMENDATION: Having reviewed the submitted data, hereby recommends:

Approval  Disapproval or  Approval with conditions as set forth in the attachment hereto, the application for the following reasons: \_\_\_\_\_

DATE: 3-7-25

CHAIRMAN:   
Signature



**NOTICE OF PUBLIC HEARING FOR  
REZONING FROM AG TO C-1 ZONING DISTRICT**

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE TOWNSHIP OF FRANKLIN

The Franklin Township Planning Commission will hold a Public Hearing on the request of the owners of the below described property to rezone the property from AG-Agricultural to C1-Commerical.

The legal description for the property which would be subject to this rezoning is:

A parcel of land in the Northeast 1/4 of Section 4, Town 5 South, Range 3 East, Franklin Township, Lenawee County, Michigan, more particularly described as:

**Commencing** at the Center of said Section 4, thence North along the North-South 1/4 Line of said section, 1323 feet; thence S88°22'E 533.3 feet to the East Line of the West 20 Acres of North part of Northeast 1/4 of said Section 4; thence North along said East Line, 1242.40 feet to the **Point of Beginning** of this description; thence Southwesterly parallel with centerline of Michigan Avenue (US-12), 400.00 feet; thence North parallel with said East Line, 400.00 feet to the center of Michigan Avenue (US-12); thence Easterly along said centerline, 400.00 feet to the **Point of Beginning**. Containing 3.7 acres, more or less.

Subject to the rights of the public to Michigan Avenue (US-12). Also to all easements and restrictions, if any.

The Public Hearing will occur on **March 4, 2025, at 7:00 p.m.**, in the meeting room of the Franklin Township Hall, 3922 Monroe Road, Tipton, MI 49287.

You are welcome to attend and express your opinions at the Hearing or you may have others represent you, if desired. You may inspect the proposed plans at the Franklin Township Hall between the hours of 9:00am and 5:00pm, Monday and Wednesday and 9:00am and 12:00pm, Tuesday, excluding holidays. You are free to leave written comments for consideration by the Planning Commission, but all written comments must be received the day before the Hearing.

The Township of Franklin will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and readers for printed materials being considered at the hearing, to individuals with disability who are present at the hearing, upon ten (10) days' notice. Individuals requiring auxiliary aids or services should contact the Township by writing or calling Sue Whitehead, Township Clerk, Township of Franklin, 3922 Monroe Road, Tipton, MI 49287, Telephone: (517) 431-2320, Email: [sue@franklintownship.net](mailto:sue@franklintownship.net).

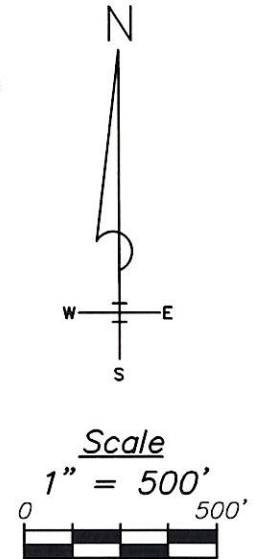
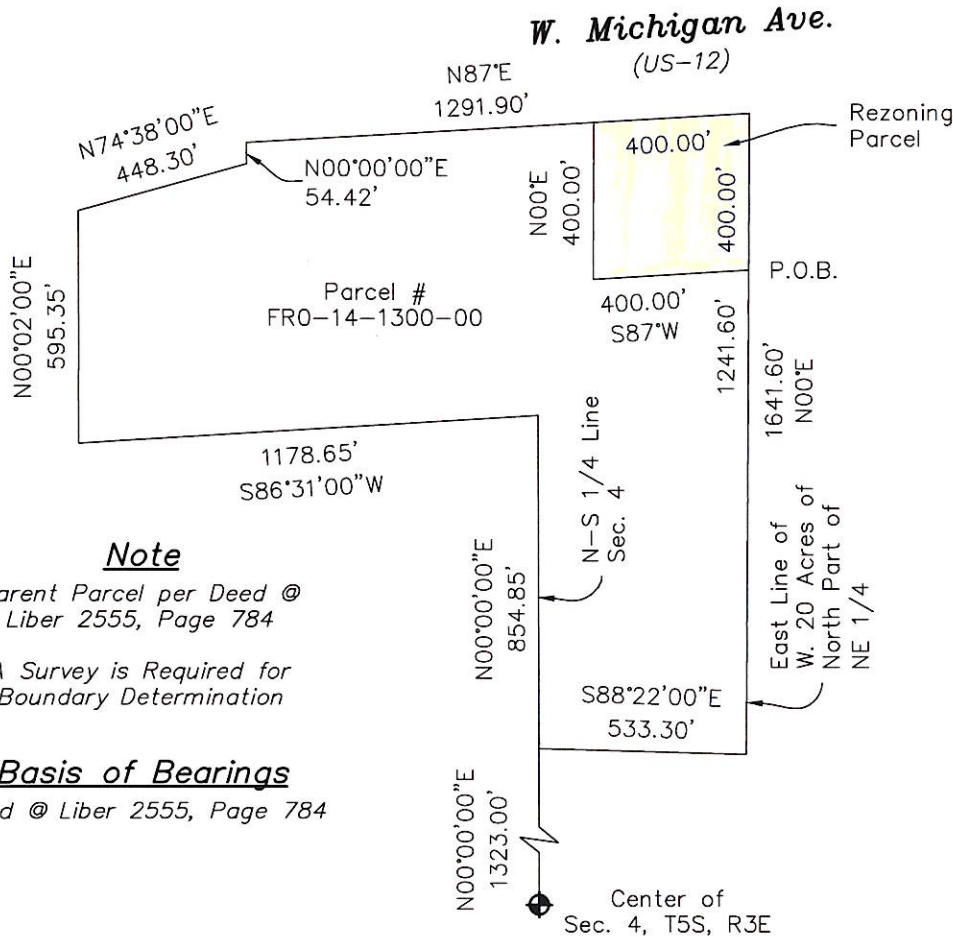
FRANKLIN TOWNSHIP PLANNING COMMISSION

John Hinkley  
Chairperson

# Rezoning Description

For:  
Joseph Hancock  
4567 Michigan Avenue  
Tipton, MI 49287

Part of the NE1/4 of  
Sec. 4, T5S, R3E  
Franklin Twp., Lenawee County, MI

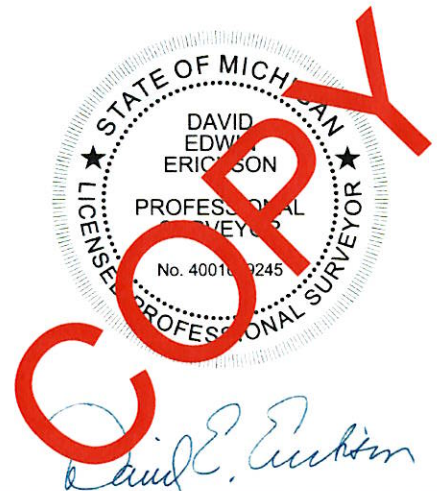


## Rezoning Description:

A parcel of land in the Northeast 1/4 of Section 4, Town 5 South, Range 3 East, Franklin Township, Lenawee County, Michigan, more particularly described as:

Commencing at the Center of said Section 4, thence North along the North-South 1/4 Line of said section, 1323 feet; thence S88°22'E 533.3 feet to the East Line of the West 20 Acres of North part of Northeast 1/4 of said Section 4; thence North along said East Line, 1242.40 feet to the Point of Beginning of this description; thence Southwesterly parallel with centerline of Michigan Avenue (US-12), 400.00 feet; thence North parallel with said East Line, 400.00 feet to the center of Michigan Avenue (US012); thence Easterly along said centerline, 400.00 feet to the Point of Beginning. Containing 3.7 acres, more or less.

Subject to the rights of the public to Michigan Avenue (US-12). Also to all easements and restrictions, if any.



PROFESSIONAL SURVEYOR #29245

JOB # : 2024.5384

DRAWN : RST

DATE : 12-5-24

SCALE : 1" = 500'

PAGE : 1 OF 1



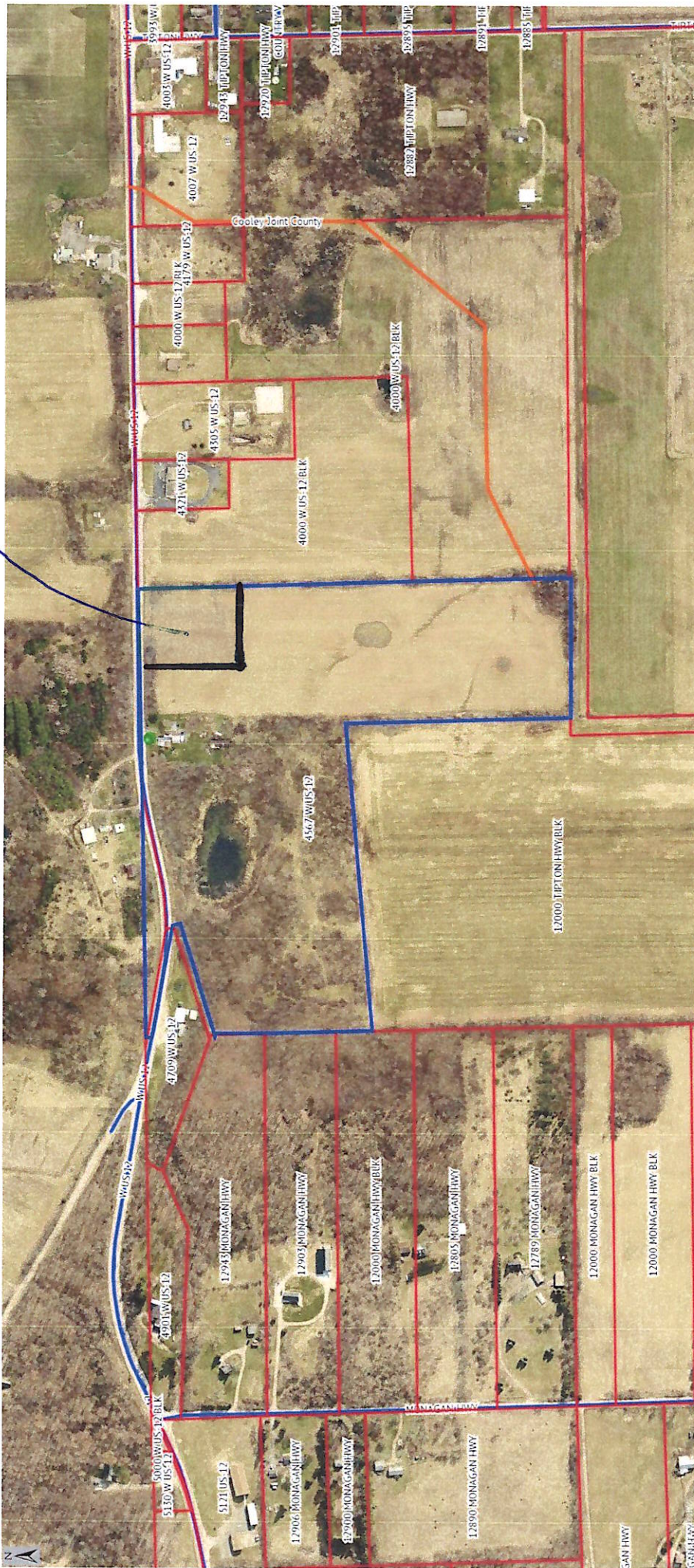
SHERIDAN SURVEYING CO.

910 Fifth Street  
517-764-0440

Michigan Center, MI 49254  
sheridansurveying.com



REZONE AREA



03/30/2023 - 04/27/2023



# FRANKLIN ZONING MAP

FT Welcome to Franklin Township x Franklin Zoning Map 20\_12\_10 x +

cms2.revize.com/revize/franklintownship/government/ordinances/docs/Franklin%20Zoning%20Map%2020\_12\_10.pdf

Verizon Wireless - U... FT Franklin Township LARA - Constructio... CONNECT Explorer™ Onsted Kiwanis - H... Comerica Bank Secure Messaging Builders License Train... Network Solutions All Bookmarks

Franklin Zoning Map 20\_12\_10.pdf

1 / 1 | - 175% +



22°F Cloudy

Search

4:02 PM 1/23/2025

# FRANKLIN LAND USE MAP

The image is a screenshot of a web browser displaying a land use map. The browser's address bar shows the URL: [2009\\_future\\_land\\_use\\_plan\\_24x36.pdf](#). The browser's title bar reads "Welcome to Franklin Township". The browser's toolbar includes icons for back, forward, search, and other functions. The browser's taskbar shows various application icons, including Microsoft Edge, Microsoft Word, and Microsoft Excel. The browser's status bar shows the temperature as 22°F and the date as 1/23/2025.

The map itself is a land use plan for Franklin Township. It features several colored zones: a large yellow area on the left, a red area in the center, a green area to the right of the red area, and a blue area at the top. A blue outline represents Bradley Lake, with a "4" next to the name "BRADLEY LAKE". A road labeled "IPTON HWY" runs horizontally across the top. A road labeled "US-12" runs vertically through the center, with a circle around the label. Handwritten annotations include "Proposed" and "Bell Tower" near the red area, and "US-12" near the road. A legend in the bottom left corner shows various colored squares corresponding to different land use categories.



# FRANKLIN TOWNSHIP PLANNING COMMISSION

March 4, 2025

The Franklin Township Planning Commission was brought to order at 7:00 p.m. by Chairman John Hinkley, who then led the pledge to the flag. Present: John Hinkley, John Krueger, Greg Wise, Jane Murphy, Doug Sherman, Mark Wilson, and Dan VanValkenburg. Absent: Julie Bock and Jeff Fineske. Wise moved to approve the 2/4/25 minutes as presented. Sherman supported. Motion carried 7-0.

## NEW BUSINESS

**1<sup>st</sup> Public Hearing:** Proposed rezoning of property owned by Joseph Hancock at 4567 Michigan Ave., Tipton (#FR0-104-1300-00). Applicant requesting the zoning be changed from Agriculture (AG) to Commercial (C-1). A second Public Hearing will be held for a Conditional Use within Section 12.03 of the Ordinance. Applicant Joseph Hancock was present.

Board Questions: Wise asked if Hancock if he owned all of the property to be rezoned. Hancock- yes. Krueger commented that the area around the proposed property is already commercial, and that the existing building is nice and well-kept. Murphy lives across from the existing Hancock Garage on U.S. 12 and has not had any issues in the past. There were no written comments received.

Public Comment: Doug Brooks who owns the property next door (old driving range) was present and stated that he does not have any problems with the request. Chairman Hinkley closed the public comments. Krueger moved to rezone the property to Commercial (C-1). Murphy supported. Motion carried 7-0. Next the County PC will review it followed by the Township Board.

**2<sup>nd</sup> Public Hearing:** Joseph Hancock requested a conditional use (Sec. 12.03) for Hancock Garage (Auto Repair Shop) at 4567 Michigan Ave., Tipton (#FR0-104-1300-00). Hancock spoke to the Commission and said no tires and prefers to have the cars repaired the same day. Has plantings along US-12, coverage for the parking lot. Hancock lives just west of the property.

Board Questions: Krueger asked about lighting. Hancock replied only the lighting on the building. Plans to add a sign on the building in the future but not a large one. The only use of the building will be for mechanics and personal storage. No written or public comment. Hinkley closed public comment. Wise moved to approve the special land use contingent upon zoning change approval by the Township Board. Murphy supported and motion carried 7-0.

## **OLD BUSINESS**

Region 2 PC Planner, Kade Peck, reviewed the Township survey results with the Commission, and updated the PC on where the Master Plan update is at this time.

There will be a Public Hearing in April for the proposed Moratorium Ordinance.

Zoning Officer Bruce Nickel will consult with Township Attorney Fred Lucas regarding the proposed Renewable Energy Ordinance and discuss whether a 3-n-1 ordinance is recommended or three separate ordinances. Doug Brooks who is a member of the Manchester Twp. Planning Commission said Manchester is close to finishing their Renewable Energy Ordinance. Manchester is working on three different ordinances (solar-wind-battery) and suggested the PC cover each subject thoroughly.

Having no further business, the meeting was declared adjourned at 8:00 p.m.

Sue Whitehead  
Recording Secretary

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# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)  
120 W. Michigan Avenue • Jackson, MI 49201  
Phone (517) 788-4426 • Fax (517) 788-4635

## COORDINATED ZONING REPORT | #25-04

### Text Amendment to the Fairfield Township Zoning Ordinance

**DATE:** March 20, 2024

**LOCATION** ARTICLE 4, District Regulations, SECTION 2, Dwellings in Non-Residential Districts. [§4.02(09)] and Article 10, SECTION 3, PERMITTED USES AFTER SPECIAL APPROVAL. [§10.03]

**BACKGROUND:** Petition to amend zoning ordinance, Article 4, Section 2 and Article 10 Section 3.

Fairfield Township is amending two parts of their zoning ordinance to provide language for residential units within the C-1 Local Commercial District. They require special use permit for residential units to be in this district and outline a variety of guidelines for this use.

**R2PC STAFF RECOMMENDATION** Staff recommends **APPROVAL** of the text amendment request from Fairfield Township as their changes and addition of language allowing this use is reasonable and helps guide the development of lots within this district.

- |                          |  |
|--------------------------|--|
| <b>SUGGESTED ACTIONS</b> | <ul style="list-style-type: none"><li>(1) Recommend <b>APPROVAL</b></li><li>(2) Recommend <b>DISAPPROVAL</b></li><li>(3) Recommend <b>APPROVAL WITH COMMENTS</b></li><li>(4) Take <b>NO ACTION</b></li></ul> |
|--------------------------|--|

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**ZONING AMENDMENT FORM**



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

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

Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to make its recommendation with this form. Use a separate form for each proposed zoning change. Please include a legal description/survey with rezoning requests in addition to the Parcel ID Number.

A copy of this form with the LCPC recommendation will be mailed back to the Clerk, who will return a copy to the LCPC with the Township Board Action.

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

**(ANSWER EITHER A or B)**

**A. DISTRICT BOUNDARY CHANGE (REZONING):**

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

1. The above described property has a proposed zoning change FROM \_\_\_\_\_ ZONE TO \_\_\_\_\_ ZONE.

2. PURPOSE OF PROPOSED CHANGE: \_\_\_\_\_  
\_\_\_\_\_

**B. ZONING ORDINANCE TEXT AMENDMENT:**

The following Article(s) and Section(s) is amended or altered: ARTICLE 4 SECTION .02(09)  
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) See Attached Amendment To Zoning Ordinance C-1 Commercial property residential dwellings.

C. PUBLIC HEARING on the above amendment was held on: month 12 day 04 year 2024

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 11 day 20 year 2024  
(Notice must be provided at least fifteen days prior to the public hearing.)

E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: The Daily Telegram

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

Justin Strahan  Chair or  Secretary 03 / 06 / 2025 (enter date)

**LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:**

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_

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

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

\_\_\_\_\_, Recording Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (enter date)

**TOWNSHIP BOARD ACTION:**

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_

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

# Amendment to Zoning Ordinance of the Township of Fairfield

## Township of Fairfield, Lenawee County, State of Michigan

---

An ordinance to amend the Zoning Ordinance of the Township of Fairfield to designate Residential Dwellings within the C-1 Local Commercial District as a Special Use.

### **TOWNSHIP OF FAIRFIELD, LENAWEЕ COUNTY, MICHIGAN, HEREBY ORDAINS:**

#### **Section 1. Amendment to Section 4.02(9)**

Section 4.02(9) is replaced, amended, and restated in its entirety as follows:

**9. Dwellings in Non-Residential Districts.** Except as specifically provided in Section 10.03, no dwellings shall be erected in Commercial or Industrial Zoning Districts. However, the sleeping quarters of a watchman or a caretaker may be permitted in said districts in conformance with the specified requirements of the particular district.

#### **Section 2. Amendment to Section 10.03**

The following text shall be inserted as Section 10.03(3).

#### **3. Residential Dwellings**

- a. Any special use application pursuant to this subsection shall include a Site Plan in accordance with Section 4.18.
- b. All residential dwellings in the C-1 District shall be located above the ground floor.
- c. No more than three (3) individual residential dwelling units shall be allowed on a single parcel.
- d. The total square footage of all residential dwelling units shall not exceed the square footage of the ground floor commercial use area.
- e. A minimum of two (2) off-street parking spaces per residential dwelling unit shall be provided.
- f. The ingress and egress to any residential dwelling unit shall have a private entrance separate from the commercial use area.
- g. No commercial business shall be conducted on the same floor as any residential dwelling unit.

- h. All residential dwelling units shall comply with all federal, state, county and local laws, regulations, rules, ordinances, or requirements, including, but not limited to building and safety codes.

**Section 3. Repeal of Conflicting Provisions**

All other Township ordinances, Township resolutions, and parts thereof that conflict with the provisions of this Ordinance are hereby repealed and shall be of no further force or effect.

**Section 4. Severability**

All sections, terms, provisions or clauses of this Ordinance shall be deemed independent and severable. Should a court of competent jurisdiction hold any section, term, provision or clause void or invalid, all remaining sections, terms, provisions and clauses not held void or invalid shall continue in full force and effect.

**Section 5. Publication and Effective Date.**

The Township Clerk shall cause this Ordinance, or a synopsis of this Ordinance, to be published in the manner required by law. This ordinance shall take effect seven (7) days after publication after adoption, which publication shall occur in a newspaper of general circulation in the Township in accordance with applicable law and/or ordinances.

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# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)  
120 W. Michigan Avenue • Jackson, MI 49201  
Phone (517) 788-4426 • Fax (517) 788-4635

## COORDINATED ZONING REPORT | #25-05

### Text Amendment to the Fairfield Township Zoning Ordinance

**DATE:** March 20, 2025

**LOCATION** ORV Ordinance (Unnumbered)

**BACKGROUND:** Petition to ORV ordinance to zoning ordinance.

Fairfield Township is adding the ORV ordinance to create rules and regulations around motor driven off road recreation vehicles. The main part of the ordinance is focused around what permits are required to drive an motorized off road vehicle as well as what roads it is permissible.

**R2PC STAFF RECOMMENDATION** Staff recommends **APPROVAL** the text amendment request from Fairfield Township as their changes and addition of language allowing this use is reasonable and helps regulate this form of motor vehicle within the township.

#### SUGGESTED ACTIONS

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



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**ZONING AMENDMENT FORM**



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

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

Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to make its recommendation with this form. Use a separate form for each proposed zoning change. Please include a legal description/survey with rezoning requests in addition to the Parcel ID Number.

A copy of this form with the LCPC recommendation will be mailed back to the Clerk, who will return a copy to the LCPC with the Township Board Action.

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

(ANSWER EITHER A or B)

**A. DISTRICT BOUNDARY CHANGE (REZONING):**

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

1. The above described property has a proposed zoning change FROM \_\_\_\_\_  
ZONE TO \_\_\_\_\_ ZONE.

2. PURPOSE OF PROPOSED CHANGE: \_\_\_\_\_  
\_\_\_\_\_

**B. ZONING ORDINANCE TEXT AMENDMENT:**

The following Article(s) and Section(s) is amended or altered: ARTICLE ORV ORDINANCE SECTION ALL

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

\_\_\_\_\_

C. PUBLIC HEARING on the above amendment was held on: month 12 day 04 year 2024

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 11 day 20 year 2024

(Notice must be provided at least fifteen days prior to the public hearing.)

E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: The Daily Telegram

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

Justin Strahan  Chair or  Secretary 03 / 06 / 2025 (enter date)

**LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:**

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_

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

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

\_\_\_\_\_, Recording Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (enter date)

**TOWNSHIP BOARD ACTION:**

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_

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

\_\_\_\_\_  
Township Clerk

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# ORV ORDINANCE

## TOWNSHIP OF FAIRFIELD LENAWEE COUNTY

THE TOWNSHIP OF FAIRFIELD, LENAWEЕ COUNTY, MICHIGAN, ORDAINS:

### **Section 1. Title.**

This Ordinance shall be known as the Township of Fairfield ORV Ordinance.

### **Section 2. Definitions.**

As used in this Ordinance:

**2.1. "ATV"** means a 3- or 4 wheeled vehicle designed for off-road use that has low-pressure tires, has a seat designed to be straddled by the rider, and is powered by a gasoline engine or an engine using other fuels.

**2.2. "Driver's License"** means any driving privileges, license, temporary instruction permit, or temporary license issues under the law of any state, territory, or possession of the United States, Indian country as defined in 18 USC 1151, the District of Columbia, the Dominion of Canada, or any province or territory of the Dominion of Canada pertaining to the licensing of persons to operate motor vehicles.

**2.3. "Far Right of the Maintained Portion of the Roadway"** Means the shoulder of the street but does not include the sidewalk.

**2.4. "Official state personal identification card"** means the official identification card issued by the Michigan Secretary of State under Act 222 of the Public Acts of 1972, as amended, or issued under a comparable statute by any state, territory, or possession of the United States, Indian country as defined in 18 USC 1151, the District of Columbia, the Dominion of Canada, or any province or territory of Dominion of Canada to a person who is not legally blind and who has not currently had his or her driver's license suspended, revoked, or restricted.

**2.5. an ORV. "Operate"** means to ride in or on and in be in actual physical control of the operation of

**A. "Operator"** means a person who operates an ORV.

**2.6. "ORV"** means a motor driven off-road recreation vehicle capable of cross-country travel without benefit of a road or trail, on or immediately over land, snow, ice, marsh, swampland, or other natural terrain. ORV includes, but is not limited to, a multi-track or multi-wheel drive vehicle, an ATV, a golf cart, a motorcycle or related 2-wheel, 3 Wheel, or 4-wheel vehicle, an

amphibious machine, or other means of transportation deriving motive power from a source other than muscle or wind. ORV, however, does not include a registered snowmobile, a farm vehicle being used for farming, a vehicle owned and operated by a utility company or an oil or gas company when performing maintenance on its facilities or on property over which it has an easement, a construction or logging vehicle used in performance of its common function, or registered aircraft.

**2.7. "Roadway"** means that portion of a street improved, designed, or ordinarily used for vehicular travel.

**2.8. "Safety Certificate"** means a certificate issued pursuant to Section 81129 of Act 451 of the Public Acts of 1994, as amended, being MCL 324.81129, or a comparable ORV safety certificate issued under the authority of another state or a province of Canada.

**2.9. "Shoulder"** means that portion of the street contiguous to the roadway generally extending the contour of the roadway, not designed for vehicular travel but maintained for the temporary accommodation of disabled or stopped vehicles otherwise permitted on the roadway.

**2.10. "Sidewalk"** means that portion of a street between the curb lines or lateral lines of the street and the adjacent property lines intended for the use of pedestrians.

**2.11. "Street" or "Road"** means the entire width between the boundary lines of a way publicly maintained when any part of the way is open to the use of the public for purposes of vehicular travel, except a state road as defined herein.

**2.12. "State Road"** means M-52.

**2.13. "Township"** means the Township of Fairfield.

**2.14. "Visual Supervision"** means the direct observation of the operator of an ORV with the unaided or normally corrected eye, where the observer is able to come to the immediate aid of the operator.

### **Section 3. Prohibited Conduct.**

No person shall operate an ORV on the road surface, roadway, shoulder or right-of-way of any state or federal highway within the Township. Directly crossing a state road to and from on Township or road to another Township street or Road is permissible.

### **Section 4. Permitted ORV Operations.**

**4.1.** A person may operate an ORV on the far right of the maintained portion of the roadway on all street within the Township except as restricted under Section 3.

**4.2.** When operating an ORV as authorized under this Ordinance, the operator shall comply with all of the following regulations:

**A.** The operator shall be a person 16 years of age or older and have a valid driver's license.



- B. The operator and each passenger shall wear a crash helmet and protective eyewear approved by the United States Department of Transportation, unless the ORV is equipped with a roof that meets or exceeds the standards for a crash helmet and the operator and each passenger wears a properly adjusted and fastened seatbelt.
- C. The owner of person in charge of an ORV shall not knowingly permit the vehicle to be operated by an individual who is incompetent to operate the vehicle because of a mental and physical disability.
- D. The ORV operated within 100 feet of a dwelling shall travel at a speed no greater than the minimum required to maintain controlled forward movement of the vehicle. The ORV shall not be operated at a speed great than 25 miles per hour.
- E. The ORV shall be operated with the flow of traffic on the street.
- F. The ORV shall be operated in a manner that does not interfere with traffic on the street.
- G. All ORV's shall be operated in a single-file formation, except when overtaking and passing another ORV or when being overtaken and passed by another ORV.
- H. The ORV shall at all times be operated displaying a lighted headlight and lighted taillight.
- I. The ORV shall be equipped with a throttle so designed that when the pressure used to advance the throttle is removed, the engine speed will immediately and automatically return to idle.
- J. The ORV shall at all times be equipped with a muffler in good working order and in constant operation to prevent excessive or unusual noise and annoying smoke. No ORV operated with in the Township limits shall have the baffles of its muffler removed, destroyed, or damaged, nor shall any ORV operated within the Township limits have a muffler cutout, bypass, or similar device.
- K. The ORV shall at all times be equipped with a breaking system that may be operated by hand or foot, capable of producing deceleration of 14 feet per second on level ground at a speed of 20 miles per hour; a break light, brighter than the taillight, visible from behind the vehicle when the break is activated.
- L. The ORV shall be licensed by the Michigan Department of Natural Resources, and the license shall be permanently attached to the vehicle in the manner prescribed and, in the location, designated by the Michigan Department of Natural Resources in accordance with state law.

## **Section 6. Enforcement Officers.**

State, county and local law enforcement offices and the Township Ordinance Enforcement Officer or a designee are designated as the authorized officials to issue

municipal civil infraction citations directing alleged violators of this Ordinance to appear in court.

**Section 7. Validity.**

If any section, provision, or clause of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect any remaining portions or applications of this Ordinance which can be given effect without the invalid portion or application.

**Section 8. Elective Date.**

This Ordinance shall become effective thirty (30) days after its enactment.



Fairfield Township  
**Planing Commission**

9965 Brown St.  
Weston, MI. 49279

<https://fairfieldtwplenaweemi.gov/>

**Minutes**  
**Public Hearing**

---

December 4th, 2024

The hearing was called to order at 6:00pm by Justin Strahan.

**Pledge of Allegiance:** (All)

**Board Members Present:**

- Justin Strahan
- Karen Keller
- Allen Croll
- Bonnie Zenk
- Justin Hildreth
- Andrew Roddy
- Brett Terry
- Sandi Jenkins

**Board Members Absent:** (None)

**Approval of the minutes:** (None present for approval.)

**Communications:** (None)

**Old Business:**

1. CREO - Public hearing scheduled for December 4th, 2024.
2. Residential in Commercial District - Public hearing scheduled for December 4th, 2024.
3. ORV Ordinance - Public hearing scheduled for December 4th, 2024.

**ORV Ordinance (6:00pm)**

**Reading of proposed Ordinance:**

Justin Strahan read the proposed ordinance before opening the floor to public comment.

**Public Comment:**

1. Cheryl Ayers - Asked questions about enforcing new ordinance.

**Discussion by Board:**

1. Allen Croll - Made a motion to vote.
2. Brett Terry - Second the motion.

**Vote:** To Pass

- In Favor: 8
- Opposed: 0
- Motion Carries.

*(Hearing adjourned at 6:16pm)*

**Residential in Commercial District Hearing (6:30pm)**

**Reading of proposed Ordinance:**

Justin Strahan read the proposed ordinance before opening the floor to public comment.

**Public Comment:**

1. David Hillard - Asked general questions about egress windows and what would be accepted.

**Discussion by Board:**

1. Bonnie Zenk - Corrected typo in Section F of the official document.
2. Allen Croll - Made a motion to vote.
3. Brett Terry - Second the motion.

**Vote:** To Pass

- In Favor: 8
- Opposed: 0
- Motion Carries.

*(Hearing adjourned at 6:37pm)*

**Creo Hearing (7:00pm)**

**Reading of proposed ordinance:**

Justin Strahan summarized the proposed ordinance before opening the floor to public comment.

**Public Comment:**

1. Katherine Moore - Give more clarity on the CREO for everyone.
2. David Hilliard - Question about submitting applications.
3. Chris Mcallaster - Statements about taxing wind and solar.

**Discussion by Board:**

1. Andrew Roddy - Talks about leaving it at local level.
2. Justin Strahan - Talks about leaving it at state level.
3. Allen Croll - Speaks about process from the state to get this done was to fast.
4. Justin Hildreth - Talks about other townships around us and their plans.

5. Allen Croll - Talks about uncapping land for taxes and miss communication between meeting to meeting on what the state is telling us.
6. Karen Keller - Speaks about negotiate with the wind and solar.
7. Board - Asks Katherine Moore for her professional opinion.
8. Brett Terry - Make a motion to table.
9. Allen Croll - Second motion.

**Vote:** To Table

- In Favor: 8
- Opposed: 0
- Motion Carries.

*(Hearing adjourned at 8:10pm)*

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Andrew Roddy", with a horizontal line underneath it.

Andrew Roddy

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# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)  
120 W. Michigan Avenue • Jackson, MI 49201  
Phone (517) 788-4426 • Fax (517) 788-4635

## PA 116 FARMLAND AGREEMENT | FA #25-17

**Applicant(s):** Deerfield Properties LLC  
C/o Gregory R. Hardy  
10015 Wisner Hwy  
Tipton, MI 49287  
**Date:** March 20, 2025

**Local Government:** Blissfield Township

**Purpose:** Enrollment application

**Location:** The subject properties (ID #BL0-216-1075-00, BL0-216-2050-00, BL0-216-2280-00, BL0-216-2250-00) is located on the east side of township in section 16. Bleasner Highway gives access to the properties.

**Description:** The subject property has an area of approximately 158.3 acres, all of which are being applied for the program. All acres are cultivated for crops. According to the applicant there are no buildings or structures on the property. -

**Term:** 10 years.

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

**Staff Comments:** None.

**Staff Advisement:** Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the PA 116 application to the Franklin Township Board.

**Attachment(s):**

- Background information provided by the applicant/township.

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FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights Agreement

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: 1-23-2025
Application No:
State: DEBOWE
Date Received: FEB 19 2025
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: Harry Gregory
Last First Initial

(If more than two see #15)

2. Mailing Address: 10015 Wisner Street, Tipton City, Mi. 49287
Street City State Zip Code

3. Phone Number: (Area Code) (517) 403-5247

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

5. E-mail address: ghsody@gregohandy.com

II. Property Location (Can be taken from the Deed/Land Contract)
6. County: Leelanau 7. Township, City or Village: Blissfield
8. Section No. 16 Town No. 7-5 Range No. 5-2

Parcel # (Tax ID): BLO-216-1075-00; BLO-216-2050-00; BLO-216-2280-00

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 [X] No
If "Yes", please explain circumstances:

12. Does the applicant own the mineral rights? [X] Yes [ ] No
If owned by the applicant, are the mineral rights leased? [ ] Yes [X] 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 [X] No If "Yes", indicate to whom, for what purpose and the number of acres involved:

14. Is land being purchased under land contract [ ] Yes [X] 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)

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: Gregg Hardy Deerfield Properties LLC Title: MANAGER

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):

CROPS

b. Total number of acres on this farm: 158.3

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

d. Acreage in cultivation: 158.3

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: N/A

f. All other acres (swamp, woods, etc.) N/A

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

No. of Buildings 0 Residence: N/A Barn: N/A Tool Shed: N/A

Silo: N/A Grain Storage Facility: N/A Grain Drying Facility: \_\_\_\_\_

Poultry House: N/A Milking Parlor: N/A Milk House: N/A

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):

\$ \_\_\_\_\_ / N/A = \$ \_\_\_\_\_ (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: \$ N/A

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); 10

V. Signature(s):

20. The undersigned certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

[Signature]  
(Signature of Applicant)

(Corporate Name, If Applicable)

[Blank Box]

[Blank Box]

(Co-owner, If Applicable)

(Signature of Corporate Officer)

1-23-2025  
(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: 1-23-2025 (Note: Local Governing Body has 45 days to take action)

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

This application is  approved,  rejected Date of approval or rejection: 2-11-2025

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

Clerk's Signature: Dianne Paul Warner

Property Appraisal: \$ 109,000.00 is the current fair market value of the real property in this application.

Parcel Number (Tax ID):	<u>BLO2161075-00</u>	<u>BLO216025000</u>	<u>BLO21623550-00</u>	<u>BLO2162280.00</u>
	<u>152,000.00 x 2</u>	<u>138,000.00 x 2</u>	<u>118,300.00 x 2</u>	<u>136,800 x 2</u>
	<u>304,400.00</u>	<u>276,000.00</u>	<u>236,600.00</u>	<u>273,600.00</u>

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><b>COPY SENT TO:</b></p> <p><input checked="" type="checkbox"/> County or Regional Planning Commission</p> <p><input type="checkbox"/> Conservation District</p> <p><input type="checkbox"/> Township (If county has zoning authority)</p>	<p><b>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</b></p> <p><input checked="" type="checkbox"/> Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p><input checked="" type="checkbox"/> Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p><input checked="" type="checkbox"/> Map of Farm</p> <p><input checked="" type="checkbox"/> Copy of most recent appraisal record</p> <p><input checked="" type="checkbox"/> Copy of letters from review agencies (if available)</p> <p><input checked="" type="checkbox"/> Any other applicable documents</p>
---	--

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

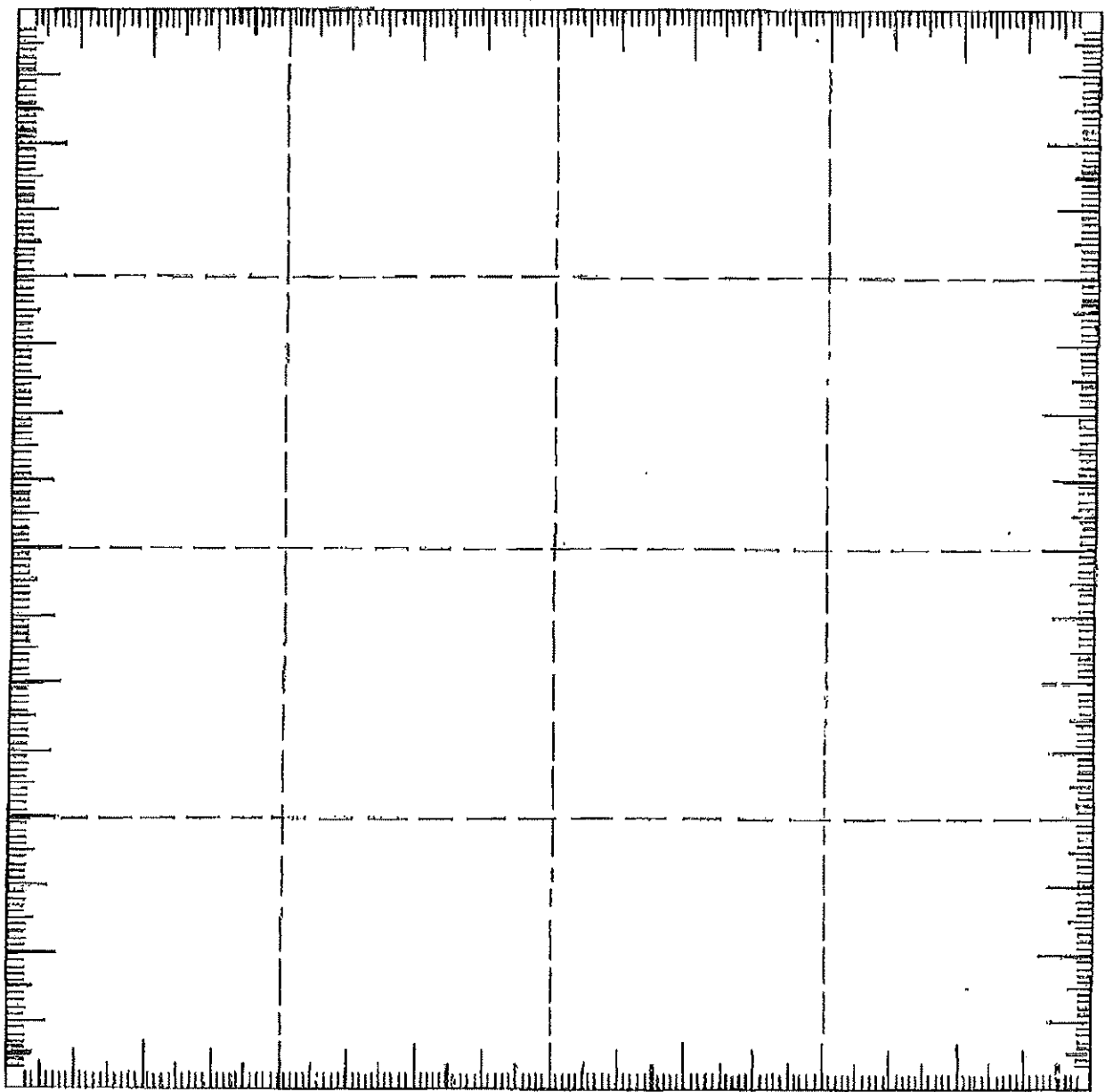
Map of Farm with Structures and Natural Features:

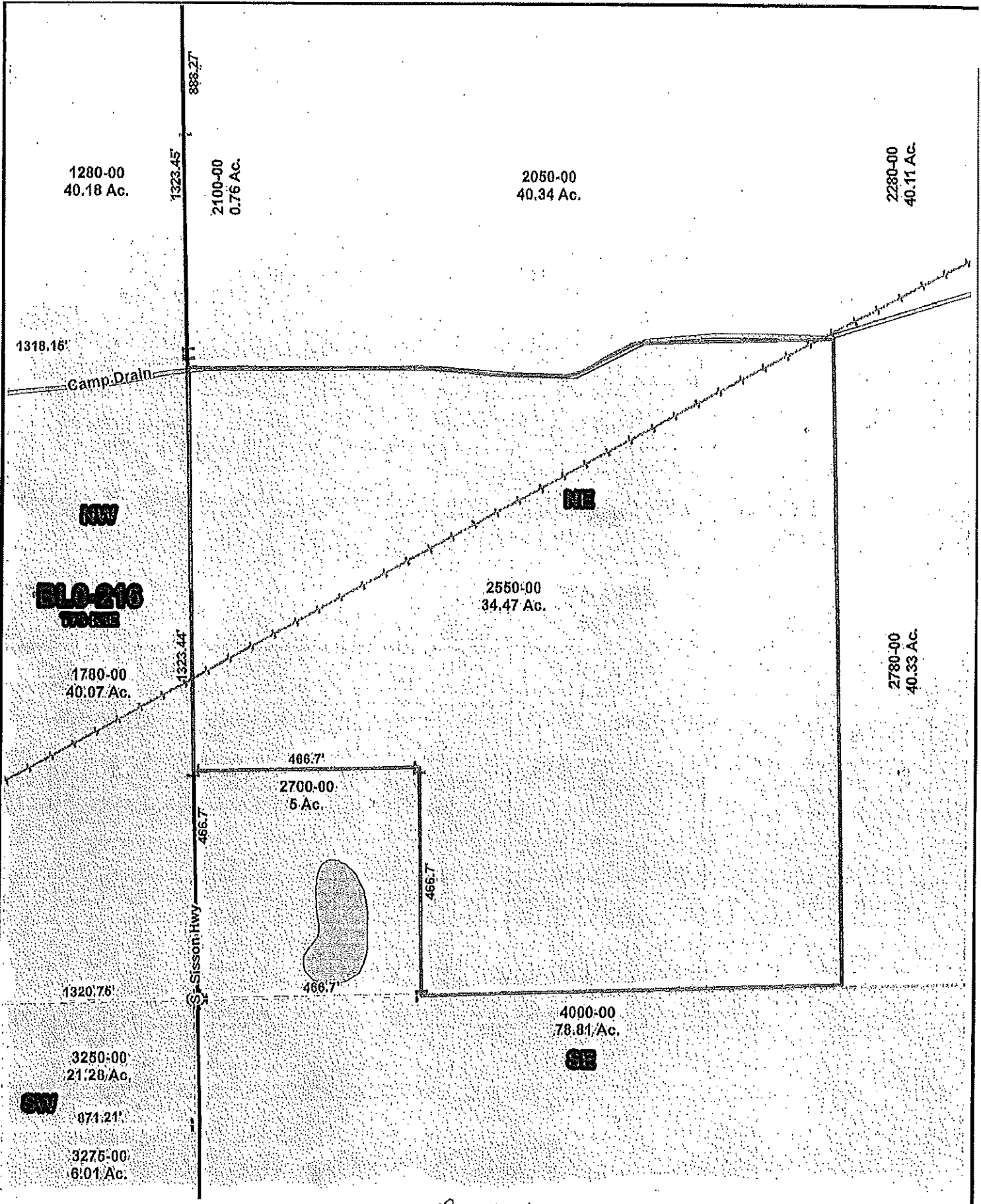
- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current 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 Lewis  
Township Blissfield  
T 7.5 R 25E Section \_\_\_\_\_

↑ North





**Lenawee County G.I.S**  
 301 N. MAIN ST  
 OLD COURTHOUSE 1ST FLOOR  
 ADRIAN, MI. 49221  
 PHONE: (617)284-4522  
 FAX: (617)284-4520

*Parcel 3*  
**BL0-216-2550-00**  
**Deerfield Properties LLC**



1 inch = 250 feet  
 \*NOTE: THIS MAP IS INTENDED FOR ILLUSTRATION  
 REFERENCE ONLY. LENAWEE COUNTY  
 DOES NOT WARRANT THE ACCURACY OF  
 THIS MAP AND IT IS NOT INTENDED AS A  
 REPLACEMENT FOR A SURVEY. **page 41**

PLEASE RETURN THIS PORTION WITH PAYMENT, THANK YOU.

Pay this tax to:  
 BLISSFIELD TOWNSHIP TREASURER  
 177 W BROOKE LANE  
 PO BOX 58  
 BLISSFIELD, MI 49228

This tax is due by: 02/14/2025  
 After 02/14/2025 additional interest and fees apply

2024 Winter Tax for Prop #: BL0-216-2280-00

Make Check Payable To: BLISSFIELD TOWNSHIP TREASURER

Property Addr: 3000 S SISSON HWY BLK

1050

TOTAL AMOUNT DUE: 1,263.37

Amount Remitted: \_\_\_\_\_

\*\*\*\*\*AUTO\*\*5-DIGIT 49267  
 DEERFIELD PROPERTIES LLC  
 PO BOX 156  
 TIPTON, MI 49287-0156



SUMMER TAXES OWING



Please detach along perforation. Keep the bottom portion.

**BLISSFIELD TOWNSHIP 2024 Winter**

Bill #: 000206

<p><b>MESSAGE TO TAXPAYER</b></p> <p>OPEN MON THRU THURS 9-12 CLOSED FRIDAY              OPEN DEC 30TH, 2024, FEB 14TH AND FEB 28TH, 2025              9AM-12PM &amp; 1PM-5PM CLOSED 12-1 FOR LUNCH              ADD 3% PENALTY AFTER 5PM FEB 14TH, 2025              ****POSTMARKS NOT ACCEPTED****              **CASH PAYMENTS MUST BE EXACT AMOUNT****              *****NO CHANGE WILL BE GIVEN*****              DOG LICENSE NOW AVAILABLE</p>	<p><b>PAYMENT INFORMATION</b></p> <p>This tax is due by: 02/14/2025</p> <p>Pay by mail to: BLISSFIELD TOWNSHIP TREASURER              177 W BROOKE LANE              PO BOX 58              BLISSFIELD, MI 49228</p> <p><b>**CASH PAYMENTS MUST BE EXACT CHANGE**</b></p>																																													
<p><b>PROPERTY INFORMATION</b></p> <p>Property Assessed To:              DEERFIELD PROPERTIES LLC              PO BOX 156              TIPTON, MI 49287</p> <p>BLISSFIELD COMMUNIT              School: 46040</p> <p>Prop #: BL0-216-2280-00              Prop Addr: 3000 S SISSON HWY BLK BLISSFIELD, MI 4              Legal Description:              NE 1/4 OF NE 1/4 SEC 16</p>	<p><b>TAX DETAIL</b></p> <p>Taxable Value: 59,958 AGRICULTURAL-VACAN              State Equalized Value: 136,800 Class:              Homestead %: 100.0000              Mort Code:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Taxes are based upon Taxable Value.                  1 mill equals \$1.00 per \$1000 of Taxable Value.                  Amounts with no millage are either Special                  Assessments or other charges added to this bill.</p> </div> <table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr><td>DEPT AGING</td><td>0.74780</td><td>44.83</td></tr> <tr><td>MED CARE</td><td>0.18960</td><td>11.36</td></tr> <tr><td>LENAWEE INT SCH</td><td>7.29220</td><td>437.22</td></tr> <tr><td>SCH SINKING FUND</td><td>1.75000</td><td>104.92</td></tr> <tr><td>SCHOOL-OPER</td><td>18.00000</td><td>EXEMPT</td></tr> <tr><td>TWP TAX</td><td>1.00000</td><td>59.95</td></tr> <tr><td>ROADS</td><td>1.47370</td><td>88.36</td></tr> <tr><td>FIRE OPER</td><td>1.00000</td><td>59.95</td></tr> <tr><td>FIRE EQUIP</td><td>0.50000</td><td>29.97</td></tr> <tr><td>FIRE OP/EQUIP</td><td>1.00000</td><td>59.95</td></tr> <tr><td>SCH BOND</td><td>3.25000</td><td>194.86</td></tr> <tr><td>VET RELIEF</td><td>0.01500</td><td>0.89</td></tr> <tr><td>LIBRARY</td><td>1.25000</td><td>74.94</td></tr> <tr><td>CAMP</td><td></td><td>84.50</td></tr> </tbody> </table>	DESCRIPTION	MILLAGE	AMOUNT	DEPT AGING	0.74780	44.83	MED CARE	0.18960	11.36	LENAWEE INT SCH	7.29220	437.22	SCH SINKING FUND	1.75000	104.92	SCHOOL-OPER	18.00000	EXEMPT	TWP TAX	1.00000	59.95	ROADS	1.47370	88.36	FIRE OPER	1.00000	59.95	FIRE EQUIP	0.50000	29.97	FIRE OP/EQUIP	1.00000	59.95	SCH BOND	3.25000	194.86	VET RELIEF	0.01500	0.89	LIBRARY	1.25000	74.94	CAMP		84.50
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**DEE-200**  
728.00

**SE** 4555-00  
38.85 Ac.

4780-00  
40.18 Ac.

**SW** **DEE-210**  
3055-00  
70.47 Ac.  
728.00

2050-00  
40.34 Ac.

2280-00  
40.11 Ac.

**DEE-215**  
728.00

1055-00  
75.27 Ac.

**BLG-213**  
728.00

**NE**

**NW**

Camp Drain

2550-00  
34.47 Ac.

2780-00  
40.33 Ac.

1600-00  
40 Ac.

**Lenawee County G.I.S**

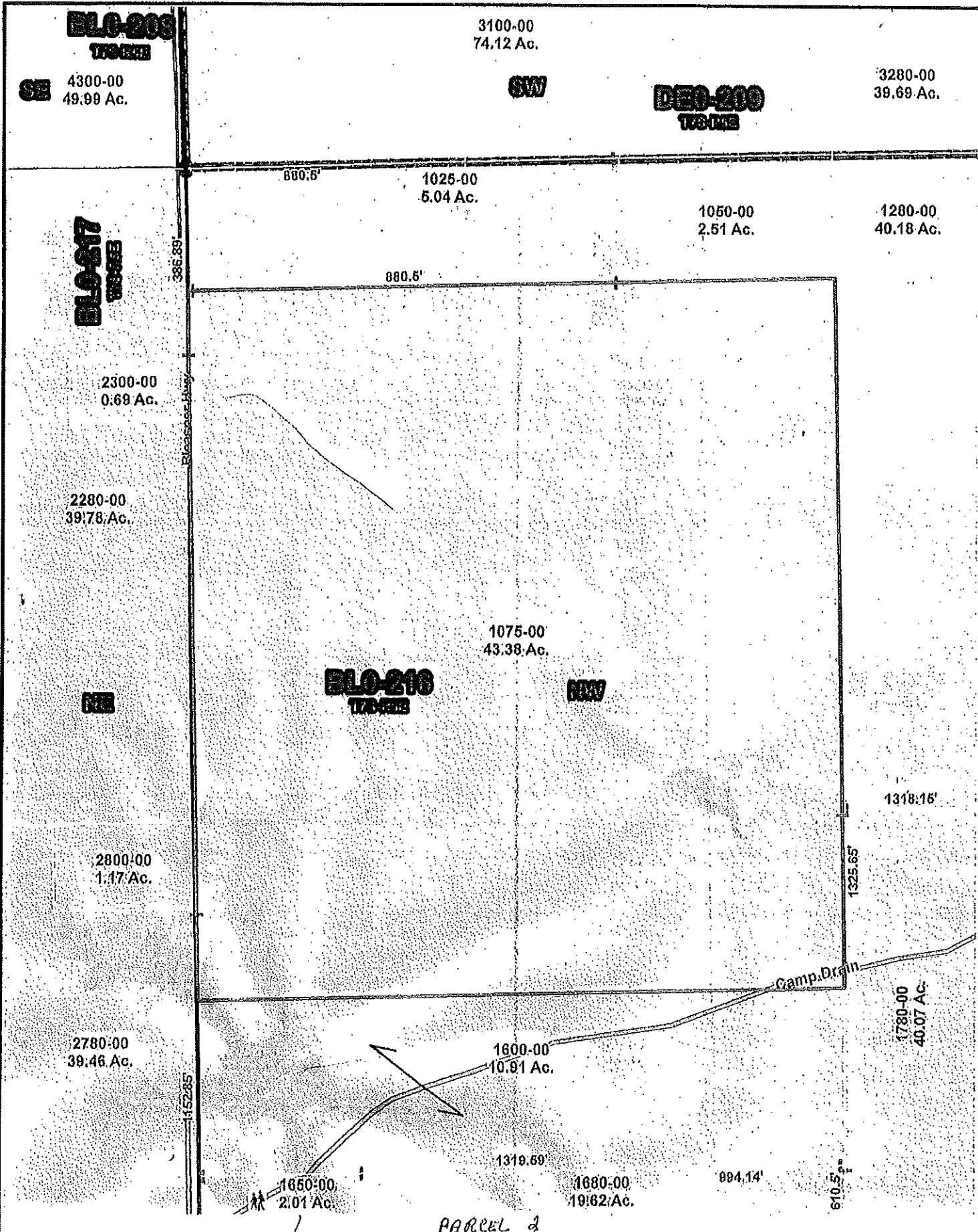
301 N. MAIN ST  
OLD COURTHOUSE 1ST FLOOR PHONE: (517)264-4622  
ADRIAN, MI, 49221 FAX: (517)264-4629

*PARCEL 5*  
**BLG-216-2280-00**  
**Deerfield Properties LLC**



1 Inch = 250 feet

NOTE: THIS MAP IS INTENDED FOR ILLUSTRATION  
REFERENCE ONLY. LENAWEE COUNTY  
DOES NOT WARRANT THE ACCURACY OF  
THIS MAP AND IT IS NOT INTENDED AS A  
REPLACEMENT FOR A SURVEY. Page 43



**Lenawee County G.I.S**  
 301 N. MAIN ST  
 OLD COURTHOUSE 1ST FLOOR  
 ADRIAN, MI. 49221  
 PHONE: (617)264-4522  
 FAX: (617)264-4629

*PARCEL 2*  
**BL0-216-1075-00**  
**Deerfield Properties LLC**



1 Inch = 250 feet  
 NOTE: THIS MAP IS INTENDED FOR ILLUSTRATION, REFERENCE ONLY. LENAWEE COUNTY DOES NOT WARRANT THE ACCURACY OF THIS MAP AND IT IS NOT INTENDED AS A REPLACEMENT FOR A SURVEY 44



Pay this tax to:  
BLISSFIELD TOWNSHIP TREASURER  
177 W BROOKE LANE  
PO BOX 58  
BLISSFIELD, MI 49228

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.
This tax is due by: 02/14/2025 After 02/14/2025 additional interest and fees apply
2024 Winter Tax for Prop #: BLO-216-1075-00

Make Check Payable To: BLISSFIELD TOWNSHIP TREASURER

Property Addr: 3000 BLEASNER HWY BLK

1048

TOTAL AMOUNT DUE: 1,188.79

Amount Remitted: \_\_\_\_\_

\*\*\*\*\*AUTO\*\*5-DIGIT 49267  
DEERFIELD PROPERTIES LLC  
PO BOX 156  
TIPTON, MI 49287-0156

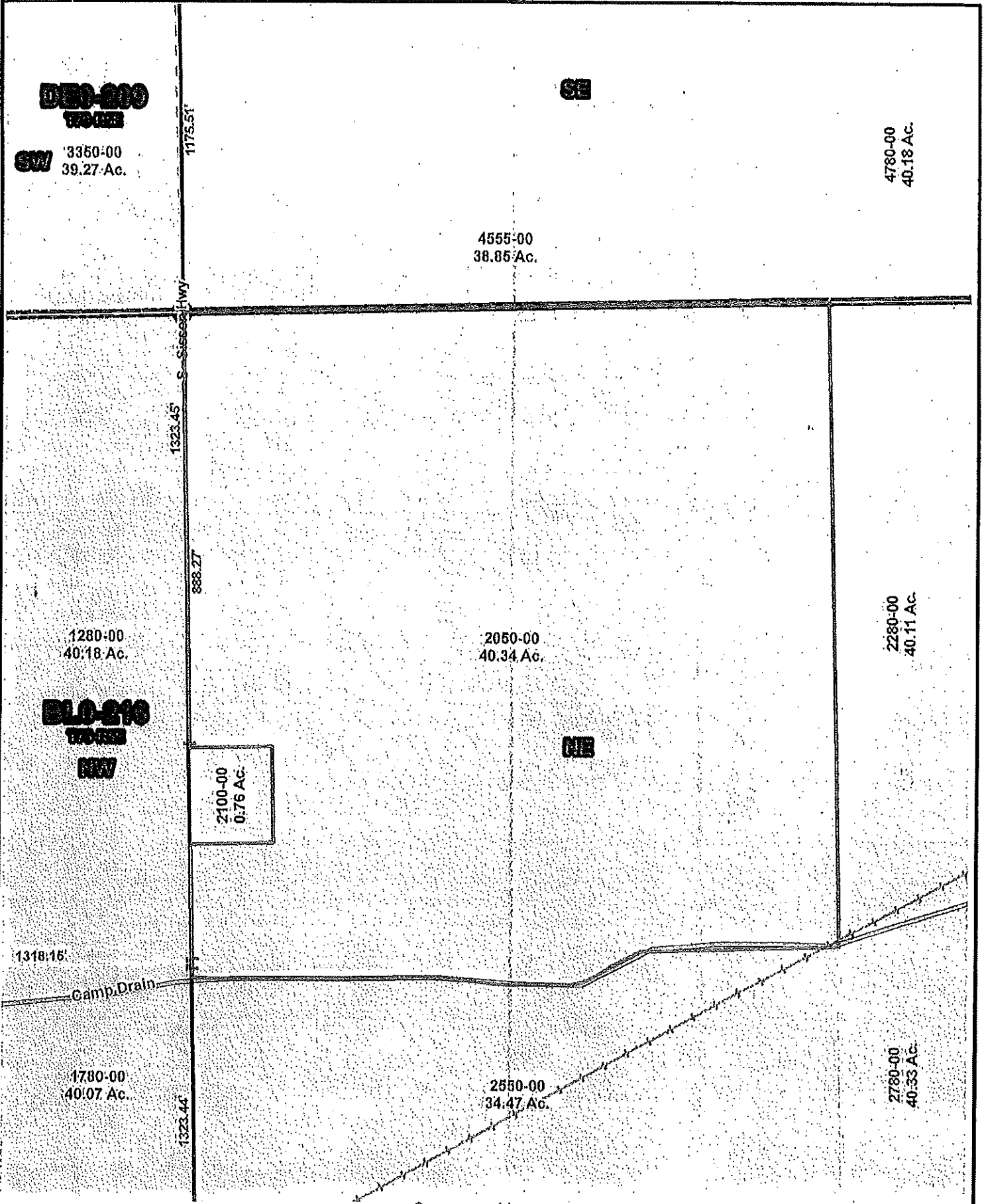
SUMMER TAXES OWING



Please detach along perforation. Keep the bottom portion.

BLISSFIELD TOWNSHIP 2024 Winter Bill #: 000197

<p><b>MESSAGE TO TAXPAYER</b></p> <p>OPEN MON THRU THURS 9-12 CLOSED FRIDAY OPEN DEC 30TH, 2024, FEB 14TH AND FEB 28TH, 2025 9AM-12PM &amp; 1PM-5PM CLOSED 12-1 FOR LUNCH ADD 3% PENALTY AFTER 5PM FEB 14TH, 2025 ****POSTMARKS NOT ACCEPTED**** **CASH PAYMENTS MUST BE EXACT AMOUNT**** *****NO CHANGE WILL BE GIVEN***** DOG LICENSE NOW AVAILABLE</p>	<p><b>PAYMENT INFORMATION</b></p> <p>This tax is due by: 02/14/2025</p> <p>Pay by mail to: BLISSFIELD TOWNSHIP TREASURER 177 W BROOKE LANE PO BOX 58 BLISSFIELD, MI 49228</p> <p><b>**CASH PAYMENTS MUST BE EXACT CHANGE**</b></p>																																													
<p><b>PROPERTY INFORMATION</b></p> <p>Property Assessed To: DEERFIELD PROPERTIES LLC PO BOX 156 TIPTON, MI 49287</p> <p>BLISSFIELD COMMUNIT School: 46040</p> <p>Prop #: <u>BLO-216-1075-00</u> Prop Addr: 3000 BLEASNER HWY BLK BLISSFIELD, MI 4</p> <p>Legal Description: R 10.83 ACRES OF SW 1/4 OF NW 1/4 &amp; NW 1/4 OF NW 1/4 EX 7.50 ACRES ON N SIDE BEING 15 RDS N AND S SEC 16</p>	<p><b>TAX DETAIL</b></p> <table border="0"> <tr><td>Taxable Value:</td><td>55,808</td><td>AGRICULTURAL-VACAN</td></tr> <tr><td>State Equalized Value:</td><td>152,200</td><td>Class:</td></tr> <tr><td>Homestead %:</td><td>100.0000</td><td>Mort Code:</td></tr> </table> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1000 of Taxable Value. Amounts with no millage are either Special .. Assessments or other charges added to this bill.</p> </div>	Taxable Value:	55,808	AGRICULTURAL-VACAN	State Equalized Value:	152,200	Class:	Homestead %:	100.0000	Mort Code:																																				
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Parcel 4  
**BL0-216-2050-00**  
**Deerfield Properties LLC**

**Lenawee County G.I.S**  
 301 N. MAIN ST  
 OLD COURTHOUSE 1ST FLOOR  
 ADRIAN, MI. 49221  
 PHONE: (617)284-4522  
 FAX: (617)284-4620

**N**  
 1 inch = 260 feet  
 NOTE: THIS MAP IS INTENDED FOR ILLUSTRATION/ REFERENCE ONLY. LENAWEE COUNTY DOES NOT WARRANT THE ACCURACY OF THIS MAP AND IT IS NOT INTENDED AS A REPLACEMENT FOR A SURVEY.  
 Page 46

Pay this tax to:  
 BLISSFIELD TOWNSHIP TREASURER  
 177 W BROOKE LANE  
 PO BOX 58  
 BLISSFIELD, MI 49228

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.

This tax is due by: 02/14/2025  
 After 02/14/2025 additional interest and fees apply

2024 Winter Tax for Prop #: BL0-216-2050-00

Make Check Payable To: BLISSFIELD TOWNSHIP TREASURER

Property Addr: 3000 S SISSON HWY BLK

1049

TOTAL AMOUNT DUE: 891.62

Amount Remitted: \_\_\_\_\_

\*\*\*\*\*AUTO\*\*5-DIGIT 49267  
 DEERFIELD PROPERTIES LLC  
 PO BOX 156  
 TIPTON, MI 49287-0156

SUMMER TAXES OWING



Please detach along perforation. Keep the bottom portion.

BLISSFIELD TOWNSHIP 2024 Winter

Bill #: 000204

MESSAGE TO TAXPAYER

OPEN MON THRU THURS 9-12 CLOSED FRIDAY  
 OPEN DEC 30TH, 2024, FEB 14TH AND FEB 28TH, 2025  
 9AM-12PM & 1PM-5PM CLOSED 12-1 FOR LUNCH  
 ADD 3% PENALTY AFTER 5PM FEB 14TH, 2025  
 \*\*\*\*POSTMARKS NOT ACCEPTED\*\*\*\*  
 \*\*CASH PAYMENTS MUST BE EXACT AMOUNT\*\*\*\*  
 \*\*\*\*\*NO CHANGE WILL BE GIVEN\*\*\*\*\*  
 DOG LICENSE NOW AVAILABLE

PAYMENT INFORMATION

This tax is due by: 02/14/2025  
 Pay by mail to: BLISSFIELD TOWNSHIP TREASURER  
 177 W BROOKE LANE  
 PO BOX 58  
 BLISSFIELD, MI 49228

**\*\*CASH PAYMENTS MUST BE EXACT CHANGE\*\***

PROPERTY INFORMATION

Property Assessed To:  
 DEERFIELD PROPERTIES LLC  
 PO BOX 156  
 TIPTON, MI 49287

BLISSFIELD COMMUNIT  
 School: 46040

Prop #: BL0-216-2050-00  
 Prop Addr: 3000 S SISSON HWY BLK BLISSFIELD, MI 4

Legal Description:

NW 1/4 OF NE 1/4 EX LD BEG 808.27 FT S FROM N-1/4 POST SEC 16 RUNN TH E  
 170 FT S 195 FT W 170 FT N 195 FT TO POB CONT 0.761 ACRE BLAO SW-1/4 OF  
 NE-1/4 LYING N OF DITCH SEC 16

TAX DETAIL

Taxable Value: 41,101 AGRICULTURAL-VACAN  
 State Equalized Value: 138,000 Class:  
 Homestead %: 100.0000

Mort Code:

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

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.74780	30.73
MED CARE	0.18960	7.79
LENAWEE INT SCH	7.29220	299.71
SCH SINKING FUND	1.75000	71.92
SCHOOL-OPER	18.00000	EXEMPT
TWP TAX	1.00000	41.10
ROADS	1.47370	60.57
FIRE OPER	1.00000	41.10
FIRE EQUIP	0.50000	20.55
FIRE OP/EQUIP	1.00000	41.10
SCH BOND	3.25000	133.57
VET RELIEF	0.01500	0.61
LIBRARY	1.25000	51.37
CAMP		83.50

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) 264-4554.

OPERATING FISCAL YEARS

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

County: JAN 1 - DEC 31  
 Twn/Cty: JULY 1 - JUNE 30  
 School: JULY 1 - JUNE 30  
 State: OCT 1 - SEPT 30

Does NOT affect when the tax is due or its amount

Total Tax	37.46030	883.62
Administration Fee		8.00
Interest/Pen:		
<b>TOTAL AMOUNT DUE</b>		<b>891.62</b>
Previous Payment		
Balance Due		<b>891.62</b>

PLEASE RETURN THIS PORTION WITH PAYMENT, THANK YOU.

Pay this tax to:  
 BLISSFIELD TOWNSHIP TREASURER  
 177 W BROOKE LANE  
 PO BOX 58  
 BLISSFIELD, MI 49228

This tax is due by: 02/14/2025  
 After 02/14/2025 additional interest and fees apply

2024 Winter Tax for Prop #: BL0-216-2550-00

Make Check Payable To: BLISSFIELD TOWNSHIP TREASURER

Property Addr: 3000 S SISSON HWY BLK

1051

TOTAL AMOUNT DUE: 1,110.55

Amount Remitted: \_\_\_\_\_

\*\*\*\*\*AUTO\*\*5-DIGIT 49267 T4 P1 ###  
 DEERFIELD PROPERTIES LLC  
 PO BOX 156  
 TIPTON, MI 49287-0156

SUMMER TAXES OWING



Please detach along perforation. Keep the bottom portion.

**BLISSFIELD TOWNSHIP 2024 Winter Bill #: 000207**

<p><b>MESSAGE TO TAXPAYER</b></p> <p>OPEN MON THRU THURS 9-12 CLOSED FRIDAY          OPEN DEC 30TH, 2024, FEB 14TH AND FEB 28TH, 2025          9AM-12PM &amp; 1PM-5PM CLOSED 12-1 FOR LUNCH          ADD 3% PENALTY AFTER 5PM FEB 14TH, 2025          ****POSTMARKS NOT ACCEPTED****          **CASH PAYMENTS MUST BE EXACT AMOUNT**          *****NO CHANGE WILL BE GIVEN*****          DOG LICENSE NOW AVAILABLE</p>	<p><b>PAYMENT INFORMATION</b></p> <p>This tax is due by: 02/14/2025</p> <p>Pay by mail to: BLISSFIELD TOWNSHIP TREASURER          177 W BROOKE LANE          PO BOX 58          BLISSFIELD, MI 49228</p> <p><b>**CASH PAYMENTS MUST BE EXACT CHANGE**</b></p>																																													
<p><b>PROPERTY INFORMATION</b></p> <p>Property Assessed To:          DEERFIELD PROPERTIES LLC          PO BOX 156          TIPTON, MI 49287</p> <p>BLISSFIELD COMMUNIT          School: 46040</p> <p>Prop #: BL0-216-2550-00          Prop Addr: 3000 S SISSON HWY BLK BLISSFIELD, MI 4</p> <p>Legal Description:          SW 1/4 OF NE 1/4 - 40 ACRES EX THAT PART LYING N OF DITCH SEC 16 ALSO          EX LD 466.70 FT SQ IN SW COR OF SW-1/4 OF NE-1/4 CONT 5 ACRE SEC 16</p>	<p><b>TAX DETAIL</b></p> <p>Taxable Value: 52,795 AGRICULTURAL-VACAN          State Equalized Value: 118,300 Class:          Homestead %: 100.0000</p> <p>Mort Code:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Taxes are based upon Taxable Value.              1 mill equals \$1.00 per \$1000 of Taxable Value.              Amounts with no millage are either Special              Assessments or other charges added to this bill.</p> </div>																																													
<p>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) 264-4554.</p>	<table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr><td>DEPT AGING</td><td>0.74780</td><td>39.48</td></tr> <tr><td>MED CARE</td><td>0.18960</td><td>10.00</td></tr> <tr><td>LENAWEE INT SCH</td><td>7.29220</td><td>384.99</td></tr> <tr><td>SCH SINKING FUND</td><td>1.75000</td><td>92.39</td></tr> <tr><td>SCHOOL OPER</td><td>18.00000</td><td>EXEMPT</td></tr> <tr><td>TWP TAX</td><td>1.00000</td><td>52.79</td></tr> <tr><td>ROADS</td><td>1.47370</td><td>77.80</td></tr> <tr><td>FIRE OPER</td><td>1.00000</td><td>52.79</td></tr> <tr><td>FIRE EQUIP</td><td>0.50000</td><td>26.39</td></tr> <tr><td>FIRE OP/EQUIP</td><td>1.00000</td><td>52.79</td></tr> <tr><td>SCH BOND</td><td>3.25000</td><td>171.58</td></tr> <tr><td>VET RELIEF</td><td>0.01500</td><td>0.79</td></tr> <tr><td>LIBRARY</td><td>1.25000</td><td>65.99</td></tr> <tr><td>CAMP</td><td></td><td>72.50</td></tr> </tbody> </table>	DESCRIPTION	MILLAGE	AMOUNT	DEPT AGING	0.74780	39.48	MED CARE	0.18960	10.00	LENAWEE INT SCH	7.29220	384.99	SCH SINKING FUND	1.75000	92.39	SCHOOL OPER	18.00000	EXEMPT	TWP TAX	1.00000	52.79	ROADS	1.47370	77.80	FIRE OPER	1.00000	52.79	FIRE EQUIP	0.50000	26.39	FIRE OP/EQUIP	1.00000	52.79	SCH BOND	3.25000	171.58	VET RELIEF	0.01500	0.79	LIBRARY	1.25000	65.99	CAMP		72.50
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<p><b>OPERATING FISCAL YEARS</b></p> <p>The taxes on bill will be used for governmental          operations for the following fiscal year(s):</p> <p>County: JAN 1 - DEC 31          Twn/Cty: JULY 1 - JUNE 30          School: JULY 1 - JUNE 30          State: OCT 1 - SEPT 30</p> <p>Does NOT affect when the tax is due or its amount</p>	<table border="1"> <tbody> <tr><td>Total Tax</td><td>37.46830</td><td>1,100.28</td></tr> <tr><td>Administration Fee</td><td></td><td>10.27</td></tr> <tr><td>Interest/Pen:</td><td></td><td></td></tr> <tr><td><b>TOTAL AMOUNT DUE</b></td><td></td><td><b>1,110.55</b></td></tr> <tr><td>Previous Payment</td><td></td><td></td></tr> <tr><td>Balance Due</td><td></td><td>1,110.55</td></tr> </tbody> </table>	Total Tax	37.46830	1,100.28	Administration Fee		10.27	Interest/Pen:			<b>TOTAL AMOUNT DUE</b>		<b>1,110.55</b>	Previous Payment			Balance Due		1,110.55																											
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Parcel Number: BL0-216-1075-00 Grantee Jurisdiction: BLISSFIELD TOWNSHIP County: Lenawee Printed on 01/16/2025

Grantor: DEERFIELD PROPERTIES LLC/ MI DEPT OF TREASURY///

DEERFIELD PROPERTIES LLC/ PRUDENTIAL INS CO OF AMER 0 01/30/2006 OTH 21-NOT USED/OTHER 2318491 OTHER

CAPITAL AG PROP SERVICES/ PRUDENTIAL INS CO OF AMER 83,213 01/29/2004 QC 10-FORECLOSURE 2314806 OTHER

STATE OF MICHIGAN// MC MAHON/CHARLES E//ET AL 0 02/27/1997 OTH 21-NOT USED/OTHER 2263777 OTHER

Property Address: Class: AGRICULTURAL-VACA Zoning: AA Building Permit(S) Date Number Status

3000 BLEASNER HWY BLK SCHOOL: BLISSFIELD COMMUNITY SCHOOLS

P.R.E. 100% / / Qual. Ag.

Owner's Name/Address: 2024 Est TCV 304,416

DEERFIELD PROPERTIES LLC PO BOX 156 TEPTON, MI 49287

Improved X Vacant Land Value Estimates for Land Table AG LD-AGRICULTURAL LAND

Public	Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
	AG LD	43.58	42.28	42.28	7,200	100		304,416
	AG LD	43.58	1.10	1.10	0	100		00
	Total	43.58	1.10	1.10	0	100		304,416

Tax Description: N 10.83 ACRES OF SW 1/4 OF NW 1/4 & NW 1/4 OF NW 1/4 EX 7.50 ACRES ON N SIDE BEING 15 RDS N AND S SEC I6

Comments/Influences:

- Improvements:
  - AG LD
  - AG LD
  - 43.58 Total Acres
- Factors:
  - Depth
  - Front
  - Rate
  - %Adj.
  - Reason
- AG LD
- AG LD
- 43.58 Total Acres
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utilis.
- Topography of Site

Year	Land value	Building value	Assessed value	Board of Review	Tribunal/Other	Taxable value
2024	152,200	0	152,200			55,808C
2023	148,000	0	148,000			53,151C
2022	139,500	0	139,500			50,620C
2021	126,800	0	126,800			49,003C

Who	When	What
CRR	09/15/2020	INSPECTED
000	01/01/2000	INSPECTED

Parcel Number: BL0-216-2050-00      Jurisdiction: BLISSFIELD TOWNSHIP      County: Lenawee      Printed on 01/16/2025

Grantor: DEERFIELD PROPERTIES LLC/ MI DEPT OF TREASURY//  
 Grantee: PRUDENTIAL INS CO OF AMER DEERFIELD PROPERTIES LLC/  
 CAPITAL AG PROP SERVICES/ PRUDENTIAL INS CO OF AMER  
 MC MAHON/CHARLES//ETAL STATE OF MI//  
 Property Address: 3000 S Sisson Hwy BLK  
 Class: AGRICULTURAL-VACA Zoning: AA      Building Permitt(S)  
 School: BLISSFIELD COMMUNITY SCHOOLS  
 P.R.E. 100% / /      Qual. Ag.

Year	Who	When	What	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024				138,000	0	138,000			41,101C
2023	CRR	09/15/2020	INSPECTED	134,200	0	134,200			39,144C
2022	000	01/01/2000	INSPECTED	126,500	0	126,500			37,280C
2021				115,000	0	115,000			36,090C

2024 Est TCV 276,048

Land Value Estimates for Land Table AG LD.AGRICULTURAL LAND

Improved X Vacant

Public Improvements

Dirt Road

Gravel Road

Paved Road

Storm Sewer

Sidewalk

Water

Sewer

Electric

Gas

Curb

Street Lights

Standard Utilities

Underground Utilis.

Topography of Site

X Level

X Rolling

X Low

X High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

Description	AG LD	AG ROW	Frontage	Depth	Rate	%Adj.	Reason	Value
AG LD	40.34		38.34	Acres	7,200	100		276,048
AG LD		2.00	Acres		0	100		00
Total Est. Land Value =								276,048

Tax Description

NW 1/4 OF NE 1/4 EX LD BEG 888.27 FT S FROM N-1/4 POST SEC 16 RUNN TH E 170 FT S 195 FT W 170 FT N 195 FT TO POB CONT 0.761 ACRE ALSO SW-1/4 OF NE-1/4 LYING N OF DITCH SEC 16

Comments/Influences

Grantor: DEERFIELD PROPERTIES LLC/ MI DEPT OF TREASURY///  
 DEERFIELD PROPERTIES LLC/ MI DEPT OF TREASURY///  
 PRUDENTIAL INS CO OF AMER DEERFIELD PROPERTIES LLC/  
 CAPITAL AG PROP SERVICES/ PRUDENTIAL INS CO OF AMER  
 MC MAHON/CHARLES & ROBERT/ STATE OF MI///  
 Property Address: 3000 S SISSON HWY BLK  
 Class: AGRICULTURAL-VACA Zoning: AA Building Permitt(s)  
 School: BLISSFIELD COMMUNITY SCHOOLS  
 P.R.E. 100% / / Qual. Ag.

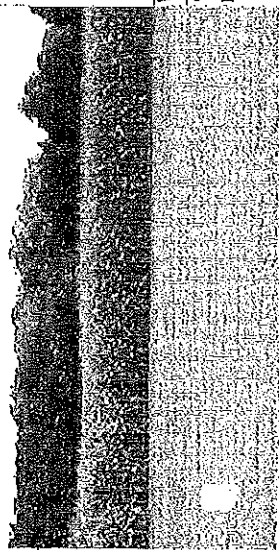
Owner's Name/Address: DEERFIELD PROPERTIES LLC  
 PO BOX 156  
 TILPTON, MI 49287

Tax Description: NE 1/4 OF NE 1/4 SEC 16  
 Comments/Influences:

2024 Est TCV 273,600.  
 Improved X Vacant Land Value Estimates for Land Table AG LD AGRICULTURAL LAND  
 Public  
 Improvements Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 Dirt Road AG LD 38.00 Acres 7,200 100 273,600  
 Gravel Road AG LD ROW 2.11 Acres 0 100 0  
 Paved Road 40.11 Total Acres Total Est. Land Value = 273,600  
 Storm Sewer  
 Sidewalk  
 Water  
 Sewer  
 Electric  
 Gas  
 Curb  
 Street Lights  
 Standard Utilities  
 Underground Utils.  
 Topography of Site

- X Level Rolling
- Low
- X High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	136,800	0	136,800			59,958C
2023	133,000	0	133,000			57,103C
2022	125,400	0	125,400			54,384C
2021	114,000	0	114,000			52,647C



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
STATE OF MI	MC MAHON/CHARLES E//ETAL	0	05/19/2006	OTH	21-NOT USED/OTHER	232423	OTHER	
MC MAHON/CHARLES E//ETAL	STATE OF MI	0	01/30/2006	OTH	21-NOT USED/OTHER	2316608	OTHER	
DEERFIELD PROPERTIES LLC/ MI DEPT OF TREASURY		0	01/30/2006	OTH	21-NOT USED/OTHER	2318476	OTHER	
PRUDENTIAL INS CO OF AMER	DEERFIELD PROPERTIES LLC/	0	12/13/2005	WD	21-NOT USED/OTHER	2314806	OTHER	

Property Address: 3000 S Sisson Hwy Bldg  
 Class: AGRICULTURAL-VACA zoning: AA Building Permit(s)  
 School: BLISSFIELD COMMUNITY SCHOOLS

Owner's Name/Address: DEERFIELD PROPERTIES LLC  
 PO BOX 136  
 TIPTON, MI 49287

P.R.E. 100% / / Qual. Ag.  
 2024 Est TCV 236,520

Improved	X vacant	Land Value	Table AG LD	AGRICULTURAL LAND
<b>Public Improvements</b>				
	X		Dirt Road	
			Gravel Road	
			Paved Road	
			Storm Sewer	
			Sidewalk	
			Water	
			Sewer	
	X		Electric	
			Gas	
			Curb	
			Street Lights	
			Standard Utilities	
			Underground utils.	
			Topography of Site	

Tax Description: SW 1/4 OF NE 1/4 - 40 ACRES EX THAT PART LYING N OF DITCH SEC 16 ALSO EX LD 466.70 FT SQ IN SW COR OF SW-1/4 OF NE-1/4 CONT 5 ACRE SEC 16

Factors	Depth	Frontage	Area	Rate	%Adj.	Reason	Value
	32.85	34.47	1.62	7,200	100		236,520
				0	100		00
Total Est. Land Value =							236,520

Comments/Influences:

Year	Land Value	Building Value	Assessed Value	Board of Review	Final/Other	Taxable Value
2024	118,300	0	118,300			52,795C
2023	115,000	0	115,000			50,281C
2022	108,400	0	108,400			47,887C
2021	98,600	0	98,600			46,358C

Who: CRR 09/15/2020 INSPECTED  
 When: What  
 What: 000 01/01/2000 INSPECTED

