



Cass County Planning Commission

*Ryan Laylin
Richard Palmisano
Edwin Johnson III*

*David Kring
Annie File
Char Hiemstra*

*Robert Thompson
Dan Stutsman
Dianna McGrew*

AGENDA

Wednesday, 25, 2022 at 4:00 PM

**Cass County Building
120 N. Broadway
Kincheloe Room
Cassopolis, MI 49031**

Call to Order - 4:00 PM

Approval of Agenda

Approval of Minutes – April 27, 2022

Old Business:

New Business:

- 1. LaGrange Township - P.A. 116 Applications (2) - Reed Family Properties**
- 2. Marcellus Township – New Lake Residential zoning district**

Other Business:

Adjournment:

CASS COUNTY PLANNING COMMISSION

Minutes of April 27, 2022

The meeting was called to order by Dan Stutsman at 4:04 p.m.

Members Presents: Annie File, Dan Stutsman, Char Hiemstra, Richard Palmisano, and Dianna McGrew.

Members Absent: Robert Thompson, Ryan Laylin, Edwin Johnson III and David Kring.

Approval of Agenda: Motion made by Richard Palmisano to approve the agenda, seconded by Dianna McGrew and motion carried.

Approval of Minutes: Motion made by Char Hiemstra to approve the minutes, seconded by Annie File and motion carried.

New Business:

1. Howard Township – Zoning Ordinance Amendments – Linda McGregor, zoning administrator was in attendance to answer questions. The board agreed that the Ordinance was nicely written and discussion followed. A motion was made by Dianna McGrew to approve the amendments, seconded by Richard Palmisano and motion carried.

Adjournment: Meeting adjourned at 4:15 p.m.

Respectfully submitted,

Char Hiemstra, Secretary

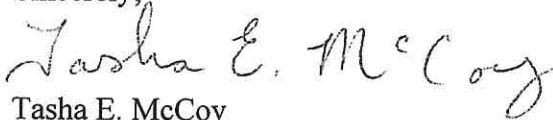
LaGrange Township
24863 Pokagon Hwy.
Cassopolis, MI 49031

April 30, 2022

Dear Jackie Taylor,

Enclosed are two PA 116 Applications that have been approved by LaGrange Township Board, LaGrange Township Planning Commission and Cass County Conservation District. Meeting minutes from the LaGrange Township Board, LaGrange Township Planning Commission and the Cass County Conservation District are enclosed. Copies of the Property Record Cards for each property are included from the LaGrange Township Assessor as well. Please accept these applications and all other applicable documents to be included on the next Cass County Planning Commission Agenda.

Sincerely,

A handwritten signature in cursive script that reads "Tasha E. McCoy". The signature is written in dark ink and is positioned above the printed name and title.

Tasha E. McCoy
LaGrange Township Clerk



Cass County Planning Commission

Checklist



Dear Local Government Official:

When you send the Cass County Planning Commission material for their review, please use the attached checklist and include it with the other documents that you submit. Thank you.

- ☒ Signed cover letter requesting review and summarizing the process which has already occurred.
- ☒ Copy of the public hearing minutes.
- ☐ Copy of section of Township Land Use Plan that applies to/supports action.
- ☐ Copy of section of zoning ordinance, including amendments or supplements, which apply to/support action.
- ☐ For an initial zoning ordinance: 8 copies on loan with map(s).
- ☐ For text changes (amendments or supplements): those portions affected or a comprehensive summary of the changes and, if affected, the map.
- ☐ For petitions for rezoning, a copy of the petition with the map(s) showing: zoning of adjoining properties within 300 ft. for which action was taken and the parcel(s) of consideration and roads need to be clearly identified and labeled. If not included on the petition, the cover letter should indicate acreage, existing zoning, requested zoning, existing use and proposed use.
- ☒ Does the action taken by the Township concur with the Township Ordinance, Zoning Map and/or Land Use Master Plan for that property? If not, is the request eligible for Zoning Board of Appeals action?
- ☐ If any provision of public services is or will be involved, include correspondence from the affected unit expressing its awareness.

**IT IS RECOMMENDED THAT A MEMBER OF THE PLANNING COMMISSION
ATTEND THE COUNTY PLANNING COMMISSION MEETING TO FURTHER
EXPLAIN THE REQUEST AND TO ANSWER QUESTIONS.**

Date: 4-30-2022

Signed: Joshua E. McCoy



**FARMLAND AND OPEN SPACE
PRESERVATION PROGRAM**

Application for Farmland Agreement

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

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

OFFICIAL USE ONLY

Local Governing Body: _____

Date Received: 12-15-2021

Application No: 02-2022

State: _____

Date Received: _____

Application No: _____

Approved: _____ Rejected: _____

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

I. Personal Information:

1. Name(s) of Applicant: Reed Family Properties - LaGrange LLC
Last First Initial

(If more than two see #15)

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

2. Mailing Address: 55150 Miller Rd. Marcellus MI 49067
Street City State Zip Code

3. Telephone Number: (Area Code) (269) 587-1002

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

5. E-mail address: Edreed62@comcast.net

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

6. County: Cass 7. Township, City or Village: LaGrange

8. Section No. 19 Town No. 65 Range No. 14w

III. Legal Information:

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

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

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

If "Yes", please explain circumstances: _____

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

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

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

Name the types of mineral(s) involved: _____

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

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

Name: _____

Address: _____

Street

City

State

Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (sellers) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract seller's 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: Edward L. Reed Title: Member

Name: Kelly N. Reed Title: member

Name: _____ Title: _____

Name: _____ Title: _____

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

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

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

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

Cash crops

- b. Total number of acres on this farm: 36.48
 c. Total number of acres being applied for (if different than above): _____
 d. Acreage in cultivation: 36.48
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____
 f. All other acres (swamp, woods, etc.): _____
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

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

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

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

\$ 36,480 : 36.48 = \$ 1,000.00 (per acre)
 total income total acres of tillable land

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

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

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years): 50

V. Signature(s):

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

(Signature of Applicant)

(Co-owner, If Applicable)

12-6-21

(Date)

(Corporate Name, If Applicable)

(Signature of Corporate Officer)

Member

(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: 12-15-2021 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: La Grange Township
☐ 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: Tasha E. McCoy

Property Appraisal: \$ 200,400.00 is the current fair market value of the real property in this application.

II. Please verify the following:

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

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

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

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

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

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

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

COPY SENT TO:

☐ County or Regional Planning Commission

☒ Conservation District

☒ Township (if county has zoning authority)

**Before forwarding to State Agency,
FINAL APPLICATION SHOULD INCLUDE:**

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

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

☐ Map of Farm

☐ Copy of most recent appraisal record

☐ Copy of letters from review agencies (if available)

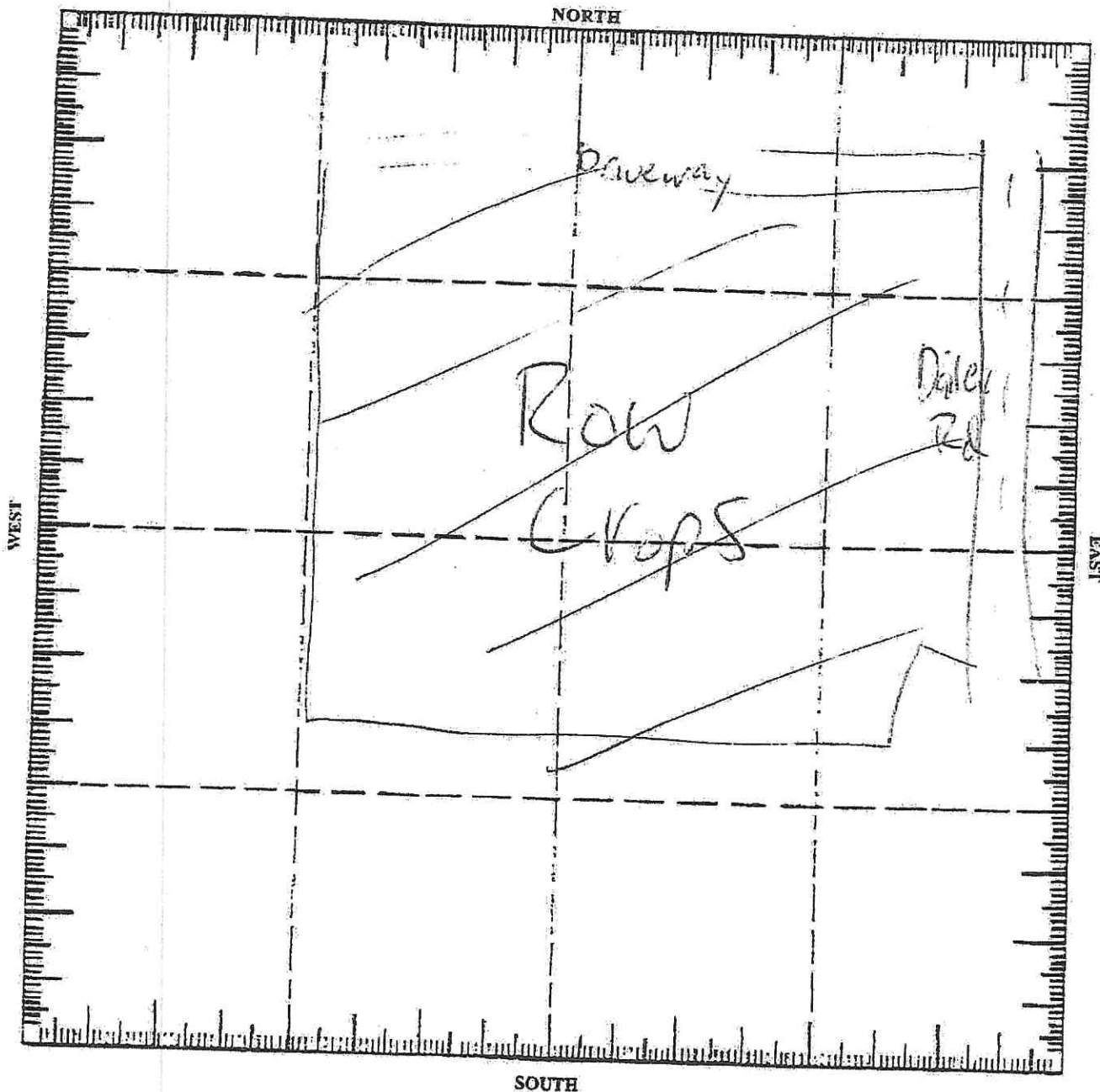
☐ Any other applicable documents

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

Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application.
- B. Show buildings as ☒ house, ☐ barn, etc.; also sketch roads and other avenues of travel.
- C. Outline and designate the current uses of the property if possible.
- D. Any residential structures which are rented to 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, we cannot exclude any parcels.

County Cass
 Township Lafayette
 T. 2 R. 14 SEC. 19



2021 LAGRANGE TOWNSHIP SUMMER TAX BILL

LAGRANGE TOWNSHIP
NAOMI CRISWELL, TREASURER
61078 SPENCER RD
CASSOPOLIS, MI 49031
(269) 445-3590

Parcel ID No:
14-040-019-013-00

REED FAMILY PROPERTIES-
Property Address: DAILEY RD

Bill Date	7/1/2021
Due On Or Before	09/14/2021
Total Tax Due	\$247.84
Check Number	

RETURN TAX PAYMENT TO ABOVE ADDRESS

14-040-019-013-00
REED FAMILY PROPERTIES-
LAGRANGE LLC
55150 MILLER RD
MARCELLUS MI 49067

Make Check Payable To: LAGRANGE TOWNSHIP



Amount Remitted: _____

Please detach along dotted line. Submit top with payment - Retain bottom for your records.

****TREASURER IS NOT RESPONSIBLE FOR PAYMENTS MADE ON THE WRONG PROPERTY DESCRIPTION****

LAGRANGE TOWNSHIP Parcel #: 14-040-019-013-00 Property Assessed To: REED FAMILY PROPERTIES- LAGRANGE LLC 55150 MILLER RD MARCELLUS, MI 49067 Property Address: DAILEY RD DOWAGIAC MI 49047 Acreage: 36.50 Property Class: 102 AGRICULTURAL-VACAT School District: 14020 DOWAGIAC UNION SCH 1 mill equals \$1.00 per \$1000 of Taxable Value.		<table border="1"> <thead> <tr> <th>TAX DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>COUNTY ALLOCATED</td> <td>4.59090</td> <td>106.37</td> </tr> <tr> <td>S.E.T.</td> <td>6.00000</td> <td>139.02</td> </tr> <tr> <td colspan="2">Total Mills/Tax</td> <td>10.59090</td> </tr> <tr> <td colspan="2">Administration Fee</td> <td>2.45</td> </tr> <tr> <td colspan="2">TOTAL AMOUNT DUE</td> <td>\$247.84</td> </tr> </tbody> </table>	TAX DESCRIPTION	MILLAGE	AMOUNT	COUNTY ALLOCATED	4.59090	106.37	S.E.T.	6.00000	139.02	Total Mills/Tax		10.59090	Administration Fee		2.45	TOTAL AMOUNT DUE		\$247.84
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S.E.T.	6.00000	139.02																		
Total Mills/Tax		10.59090																		
Administration Fee		2.45																		
TOTAL AMOUNT DUE		\$247.84																		
TAX BASE VALUES Taxable Value: 23,171 State Equalized Value: 97,500 Assessed Value: 97,500 Qualified Ag Exemption: 23,171 % Declared Exempt: 100.0000		Description of Lands or Personal Property: lengthy descriptions subject to space limitations .251 6S-15W NE QTR SE QTR EX BEG AT SE COR OF NE QTR SE QTR OF SEC TH N 330 FT ALONG SEC LINE, TH W 330 FT, TH S 330 FT, TH E 330 FT TO PT OF BEG ALSO EX N 2 RDS NE QTR SE QTR SEC 19.																		
OPERATING FISCAL YEARS County: OCTOBER 1 - SEPTEMBER 30 Twn/Cty/Village: JULY 1 - JUNE 30 School: JULY 1 - JUNE 30 State: OCTOBER 1 - SEPTEMBER 30 Does NOT affect when the tax is due or its amount																				
OPEN HOURS FOR COLLECTION: JULY 15 & 22 - 11:00AM TO 4:00 PM AUGUST 12 & 26 - 11:00AM TO 4:00 PM SEPTEMBER 2 - 11:00 AM TO 4:00 PM SEPTEMBER 14 - 9:00 AM TO 4:00 PM PLEASE PAY BY MAIL, IN PERSON, OR BY APPT. (269-445-3590)		TAX IS DUE & PAYABLE THROUGH 09/14/2021 MAKE CHECK PAYABLE TO: LAGRANGE TOWNSHIP 61078 SPENCER RD CASSOPOLIS, MI 490 *NO POST DATED CHECKS WILL BE ACCEPTED FOR PAYMENT*																		

REC'D CASS CO REG

2012 DEC 28 AM 9:44

82075 Pages: 2 L: 1052 P: 1428
RECORDED Cass County, Michigan
Barbara Runyon, Register of Deeds
12/28/2012 10:36 AM
Receipt #72832 Fee: \$17.00 DQC



[Space Above This Line for Recording Data]

QUIT CLAIM DEED

The Grantors, EDWARD REED and KELLY REED, husband and wife, whose address is 16751 Parker Street, Decatur, Michigan 49045, quit-claim to the Grantee, REED FAMILY PROPERTIES - LaGRANGE LLC, a Michigan limited liability company, whose address is 55150 Miller Road, Marcellus, Michigan 49067-9511, the following described premises located in the Township of LaGrange, Cass County and State of Michigan:

SEE ATTACHED EXHIBIT A

for consideration with a value of less than One Hundred and no/100 Dollars (\$100.00).

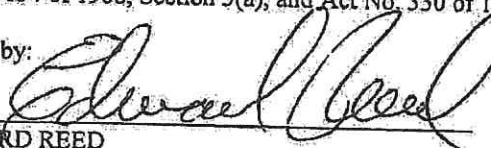
The foregoing described premises may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices that may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

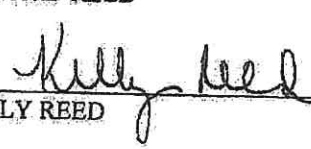
The Grantor grants to the Grantee the right to make all divisions available to the premises under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

This conveyance is exempt from real estate transfer tax under Act No. 134 of 1968, Section 5(a), and Act No. 330 of 1993, Section 6(a).

Dated as of December 20, 2012.

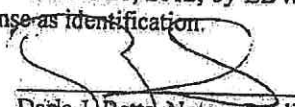
Signed by:


EDWARD REED


KELLY REED

STATE OF MICHIGAN)
) ss.
COUNTY OF KALAMAZOO)

The foregoing instrument was acknowledged before me on December 20, 2012, by EDWARD REED and KELLY REED, who are personally known to me or who have produced a valid drivers license as identification.


Darla J. Betts, Notary Public
Kalamazoo County, Michigan
My commission expires: April 27, 2018

County Treasurer's Certificate		City Treasurer's Certificate
When Recorded Return to: Peter J. Livingston, Esq. VARNUM 251 North Rose Street, 4 th Floor Kalamazoo, Michigan 49007-3823 (269) 382-2300	Send Subsequent Tax Bills To: Reed Family Properties - LaGrange LLC 55150 Miller Road Marcellus, Michigan 49067-9511	Drafted by: Peter J. Livingston, Esq. VARNUM 251 North Rose Street, 4 th Floor Kalamazoo, Michigan 49007-3823 (269) 382-2300

Tax Parcel #

Recording Fee

Transfer Tax

C:\NP\PORTBL\CURRENT\DJ BETTS\5729808_1.DOC

EXHIBIT A

The Northeast Quarter of the Southeast Quarter, Section 19; The Southwest Quarter of the Northwest Quarter, Section 20, except a parcel in the Northeast corner thereof eleven rods East and West by forty rods North and South;

The South Half of the Southeast Quarter of the Northwest Quarter; Section 20, except two rods off the East side thereof; The Northeast Quarter of the Southwest Quarter, Section 20, except two rods off the North Half of the Southwest Quarter thereof; the Northwest Quarter of the Southwest Quarter, Section 20, except the South four rods thereof, all in Township 6 South, Range 15 West.

The West half of the East half of the Northeast Quarter, Section 19; The East half of the West half of the Northeast Quarter, Section 19; Commencing in the center of the road 70 rods South of the Northeast corner of the West half of the Northwest Quarter of Section 19, Township 6 South, Range 15 West; and running thence South 22.50 chains; thence East 30 chains; thence North 40 chains; thence South 60° West 34 chains to place of beginning. EXCEPT the following: Commencing at a point South 42' East 17.40 chains from the Northeast corner of the West half of the Northwest Quarter of said Section 19 and running thence North 59°45' East 2.92 1/2 chains; thence South 42' East 12 chains; thence West 2.53 chains; thence North 42' West 10.53 chains to the place of beginning containing 2.85 acres.

EXCEPT: Beginning at the North quarter corner of Section 19, Township 6 South, Range 15 West; thence East along the North line of said Section 818.00 feet; thence South 420.00 feet; thence North 88°07'00" West 809.19 feet to the North and South quarter line of said Section; thence North 01°21'22" West along said quarter line 393.40 feet to the point of beginning, containing 7.59 acres more or less, subject to that portion along the North side thereof as being used for highway purposes. Also subject to any easements or restrictions of record.

ALSO EXCEPT: Beginning at the Southeast corner of the Northeast Quarter of the Southeast Quarter, Section 19, Township 6 South, Range 15 West; thence North 330 feet along the Section line; thence West 330 feet; thence South 330 feet; thence East 330 feet to the point of beginning; and also EXCEPT the Northerly 2 rods of the Northeast 1/4 of the Southeast 1/4 of Section 19, T 6 S, R 15 W, however including in this land description the right of ingress and egress over said excepted 2 rods.

ALSO EXCEPT: Beginning 382 feet South of the North 1/4 corner of said Section 19, T 6 S, R 15 W, thence North on the 1/4 line 382 feet, thence West on the North Section line 10 rods, thence South 470 feet to the North line of an old road, thence Northeasterly along the North line of the old road to the point of beginning.

Subscribed

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.		
REED FAMILY PROPERTIES-	REED FAMILY PROPERTIES - I	0	12/20/2012	PTA	21-NOT USED/OTHER		DEED	0.0		
		650,000	08/02/2001	WD	21-NOT USED/OTHER	00782:0126	DEED	0.0		
Property Address	Class: AGRICULTURAL-VACANZoning: Building Permit(s) Date Number Status									
DAILEY RD	School: DOWAGIAC UNION SCHOOLS									
Owner's Name/Address	P.R.E. 100% 08/08/2006 Qual. Ag.									
REED FAMILY PROPERTIES- LAGRANGE LLC 55150 MILLER RD MARCELLUS MI 49067	MAP #:									
Tax Description	2023 Est TCV 200,368									
. 251 6S-15W NE QTR SE QTR EX BEG AT SE COR OF NE QTR SE QTR OF SEC TH N 330 FT ALONG SEC LINE, TH W 330 FT, TH S 330 FT, TH E 330 FT TO PT OF BEG ALSO EX N 2 RDS NE QTR SE QTR SEC 19.	Improved	X	Vacant	Land Value Estimates for Land Table AGLAN AGRICULTURAL LAND						
Comments/Influences	Public Improvements		* Factors *							
	Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
	Gravel Road		AG LAND VA ROW		0.72 Acres	0	100		0	
	Paved Road		AG LAND VA LAND		35.10 Acres	5600	100		196,560	
	Storm Sewer		AG LAND VA UNTILLABLE		0.68 Acres	5600	100		3,808	
	Sidewalk				36.50 Total Acres	Total Est.	Land Value =		200,368	
	Water									
	Sewer									
	Electric									
	Gas									
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									
	Topography of Site									
	X	Level								
	X	Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
	X	CROP LAND								
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				2023	100,200	0	100,200			23,935C
				2022	100,200	0	100,200			23,935C
				2021	97,500	0	97,500			23,171C
				2020	98,400	0	98,400			22,852C

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of LaGrange, County of Cass, Michigan

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





**CASS COUNTY
CONSERVATION
DISTRICT**

1127 E State St., Cassopolis, MI 49031
Tel: 269-445-8641 Ext. 5
www.cassccd.org

April 10, 2022

LaGrange Township
Tasha McCoy
58253 M62
Cassopolis, MI 49031

RE: P.A. 116 applications: Reed Family Properties, LaGrange LLC (3)

Dear Tasha McCoy and the LaGrange Township Board,

The Cass County Conservation District Board has reviewed the P.A. 116 application for Farmland Agreement from Reed Family Properties, LaGrange LLC.

Section 19 Town #6 S and Range #15 W (corrected from 14W listed), parcel #14-040-019-013-00 with 36.48 acres being applied for in the property class #102 in LaGrange Township for a period of 50 years.

Section 19 Town #6 S and Range #15 W, parcel #14-040-019-002-01 with 166.28 acres being applied for in the property class #101 in LaGrange Township for a period of 50 years.

Section 20 Town #6 S and Range #15 W, parcel #14-040-020-006-00 with 135.5 acres being applied for in the property class #101 in LaGrange Township with the minimum period of 10 years since none was indicated on the application.

At the February 14, 2022, meeting the Conservation District Board of Directors voted unanimously to only approve the two applications for the period of 50 years (14-040-019-013-00 and #14-040-019-002-01).

All documents appear to be in place for the two indicated above; the Conservation District is in full support for the approval of these applications.

However, with the third application concerns were raised as to the acres being applied for since only 95.5 are accounted for in cultivation, pasture, or grassland and the number of acres of swamp/woods was not indicated but rather listed building areas. Please have property owner revise this section and complete the actual number of years desired for the application and then re-submit.

Sincerely,

Korine Blyveis
District Administrator
Korie.Blyveis@macd.org

CASS COUNTY CONSERVATION DISTRICT (CCCD) - Meeting Minutes of 2/14/2022

February 14, 2022 regular board meeting called to order by chairman Karen Nelson at 3:01pm at the Cass County COA and via *ZOOM. Present: Directors: Karen Nelson, Jim Kings, Scott Wyman, *Bernie Williamson and Wendy Elsey. Associate Director: Dallas Chester; Alex Bozmowski. Others: Korie Blyveis, *Pat Boyle, *Emily Haluda and *Jennifer Miller.

Kudos: Scott gave kudos to Korie for tree sale catalog completion.

Agenda: *Motion by Wyman supported by Kings to approve agenda as presented carried unanimously by voice vote.*

Minutes: Reviewed minutes of the last regular board meeting. *Motion by Wyman supported by Kings to accept the January 10, 2022 regular board meeting minutes as presented carried unanimously by voice vote.*

Public Comment: none.

Financial Committee Report: no committee meeting. Balance sheet distributed via email. Profit & Loss year to date all classes & SESC reviewed. Discussion included cash flow report and distributed report showing general operating expenses estimate of \$12,847.50 monthly/\$159,092.00 annually created by Jennifer. *Motion by Wyman supported by Kings to accept financial reports carried unanimously by voice vote.*

Potential Funding Discussion: briefly discussed millage potential and tree sale.

Reports; District written report distributed, additional oral reports:

A. NRCS - no report.

B. MDARD - distributed via email.

C. Written reports for main programs distributed - General program review highlights from report including office staffing limit at 25% due to COVID restrictions, MAEAP working w/4-H coordinator, attending Fair Board & Farm Bureau meetings and creating Facebook posts for "tree of the week". SESC Korie noted several large project applications received and Pat noted getting Right to Farm complaint form to request follow-up from MDARD when investigating farm erosion complaints. Discussed alternate erosion control educational materials/video in lieu of trade show. CISMA meeting and touring County to look for Tree of Heaven near shipping facilities to monitor for spotted lantern fly. Volunteer group email created and google drive file started to help with outreach for volunteer needs for us and others such as the sandhill crane count request for assistance from the Pokagon Band.

PA 116: reviewed 3 applications from Reed Family Properties LLC. *Motion by Elsey supported by Wyman to approve 36.48 acre and 166.28 acre parcels for 50 years period (with correction of section number) and request changes for the third parcel carried unanimously by voice vote.*

Committee updates: bird habitat meeting went well, discussed ag education, osprey nesting box and looking into what's going on now throughout Cass. Wendy and Karen would like next meeting information.

Plan of work review: no new updates to review.

Old Business:

A. Revisit bank signatory assignments -needed full list of signatories for bank to update the information.

Motion by Wyman supported by Elsey to assign the following as signatories on the Cass County Conservation District's 5th 3rd bank account: Scott Wyman, Jim Kings, Karen Nelson, Bernie Williamson and administrator Korie Blyveis. Motion carried unanimously by voice vote.

B. Administrator position - conducted one interview but cannot make a recommendation to hire. Discussion included contracting specific services/part-time, utilize Indeed, Zip recruiter, LinkedIn, County & college contacts to spread word. *Motion by Wyman supported by Elsey to approve re-posting Administrator position job announcement carried unanimously by voice vote.*

New Business:

A. DNR grants review - several grants announced with some short notice time. Alex noted he did a grant search and comments included: several cycle through the year-park's, fisheries habitat, invasive species, 10% match, work group and believes the access site proposed project would be grant eligible. Jim noted DNR sites new natural shoreline grants, native shoreline work, MI Lake & Stream monitoring. Generally

CASS COUNTY CONSERVATION DISTRICT (CCCD) - Meeting Minutes of 2/14/2022

agreed to schedule a Jones Conservation Area planning meeting inviting DNR, EGLE, Korie Pat, Alex, Jim & Scott via zoom.

- B. 25% tree sale discount for nonprofits-discussion included school request for tree donation, suggested sponsorship and we have offered discount in past. *Motion by Wyman supported by Kings to continue offering 25% discount for tree sale orders to non-profit organizations carried unanimously by voice vote.* Suggestion to have school contact local orchard for sponsorship/fruit trees.
- C. New SESC contractor - Jason Nelson has obtained MI stormwater certification and would like to be utilized as an SESC contract inspector for the District. Discussion regarding training with or without pay, shadowing Pat, solar projects, creation of training materials, available contract inspector pool, and public notice or Facebook announcement that CCCD looking for stormwater certified inspectors. *Motion by Wyman supported by Kings to have Jason Nelson train with Pat Boyle for up to 8 hours at \$15/hour carried by voice vote with one abstention from Nelson.*
- D. Process to follow when vehicle broke down/stuck while working-discussed recent situation with Pat's vehicle stuck in Silver Creek while doing inspections at end of week causing him to go into overtime 2.5 hours and contracting tow service for assistance. Roadside assistance cost of \$150 may be covered by his insurance. *Motion by Wyman supported by Elsey to approve covering any cost of this tow service claim not covered by insurance and the overtime incurred.* Discussion included request for policy committee to review topic at their next meeting. *Motion carried by roll call vote. Voting YES: King, Wyman, Nelson and Elsey. Voting NO: none.*

Announcements: Shoreland Stewards program April 13 at 2pm, Karen attended Jefferson Township meeting, Bernie reviewed solar farm status and background-discussion followed regarding solar farm topic and request to have District represented at next meeting in favor of pollinator habitat vegetarian options, and Dowagiac Conservation Club event Saturday-tree sale promo?

Correspondence and General Discussion: SESC forms not on 2/17 meeting-Korie met with Matthew Newton but now needs to meet with board member Dyes & Grice, Jennifer noted her & Paul will volunteer for tree sale, Jim completed DNR event form for Harwood Lake event to remove EWM at public access and reviewed misc..

Bills Paid last month and Bills to be Approved for Payment: *Motion by Wyman supported by Elsey to pay bills carried by roll call vote. Voting YES: Wyman, Nelson, Elsey, and Kings. Voting NO: none.*
Motion by Wyman supported by Nelson to adjourn at 4:55pm carried unanimously by voice vote.

Minutes submitted by Korie Blyveis, District Manager



Approved:



Date: 3/14/2022

**LaGrange Township
Planning Commission
Regular Session
March 17, 2022**

The LaGrange Township Planning Commission met at the Township Hall at

via Zoom Conference due to Governor's Executive Orders relating to the COVID-19 pandemic, meeting ID: 836 6899 4426, for a Regular Session Meeting on March 17, 2022. The meeting was called to order by Chair Outlaw at 7:00 p.m.

Pledge of Allegiance

Roll Call

Members Present: Chair Roger Outlaw, Gene Decker, Bill Loux, Paul File, Jason Roberts

Members Absent: None

Also Present: Zoning Administrator Jason Pompey
Recording Clerk Beth Pompey

MOTION (Agenda)

Chair Outlaw moved to amend the agenda to add Organization of Officers under approval of agenda and to move Ryan Carrigan of APEX before Old Business. Member Decker seconded and the motion was carried by unanimous voice vote (5-0).

MOTION (Agenda)

Member File moved to approve the amended agenda. Member Decker seconded and the motion was carried by unanimous voice vote (5-0).

MOTION (Minutes)

Chair Outlaw moved to approve the minutes of December 9, 2021. Member Loux seconded and the motion was carried by unanimous voice vote (5-0).

Organization of Officers

Member File moved to keep the officers the same with Roger Outlaw as Chair, Gene Decker as Vice Chair and Paul File as Secretary. Member Decker seconded and the motion was carried by unanimous roll call vote (5-0).

Apex Presentation

Ryan Carrigan, Field Manager, of APEX Clean Energy, Inc. gave a presentation of an Introduction to Prairie Refuge Solar.

Public Comments

No public comments were made.

Old Business

Noxious Weeds Ordinance

Discussion was held regarding the proposed Noxious Weeds Ordinance.

MOTION (Noxious Weeds Ordinance)

Vice Chair Decker moved to accept and formally recommend adoption the Noxious Weeds Ordinance as presented to the LaGrange Township Board. Chair Outlaw seconded and the motion was carried by unanimous roll call vote (5-0).

Amended Keeping of Animals Ordinance

Discussion was held regarding the proposed amendments to the Keeping of Animals Ordinance.

MOTION (Amended Keeping of Animals Ordinance)

Trustee File moved to accept and formally recommend adoption of amendments to the Keeping of Animals Ordinance as presented to the LaGrange Township Board. Vice Chair Decker seconded and the motion was carried by unanimous roll call vote (5-0).

Cass County Dog Law Enforcement Adoption

Discussion was held regarding the proposed Cass County Dog Law Enforcement.

MOTION (Cass County Dog Law Enforcement)

Vice Chair Decker moved to accept and formally recommend adoption of the Cass County Dog Law Enforcement Ordinance to the LaGrange Township Board. Member Roberts seconded and the motion was carried by unanimous roll call vote (5-0).

Short Term Rental

Discussion was held regarding the proposed Short Term Rental Ordinance. This Ordinance shall remain tabled.

Solar Ordinances

Discussion was held regarding the current Solar Farm Ordinance.

New Business

MOTION (Resignation)

Chair Outlaw moved to regretfully accept the resignation of Recording Clerk Mary Brown. Secretary File seconded and the motion was carried by unanimous voice vote (5-0).

MOTION (Appointment)

Chair Outlaw moved to appoint Beth Middleton-Pompey as Recording Clerk. Secretary File seconded and the motion was carried by unanimous voice vote (5-0).

MOTION (Administrator's Report)

Chair Outlaw moved to accept the 2021 Administrator's Report. Vice Chair Decker seconded and the motion was carried by unanimous voice vote (5-0).

MOTION (PA 116)

Secretary File moved to approve the designation of 14-040-019-002-01 as Farmland and Open Space Preservation Program PA 116. Vice Chair Decker seconded and the motion was carried by unanimous roll call vote (5-0).

MOTION (PA 116)

Chair Outlaw moved to approve the designation of 14-040-019-013-00 as Farmland and Open Space Preservation Program PA 116. Member Loux seconded and the motion was carried by unanimous roll call vote (5-0).

Additional New Business

Initial discussion was held regarding the Prime and General Agricultural Ordinances, R-3 Ordinance and Accessory Structure Ordinance. Members are to review Michigan Planning Enabling Act, Samples of Planning Commission Bylaws, Initial overview of Masterplan for the next meeting.

Next Meeting

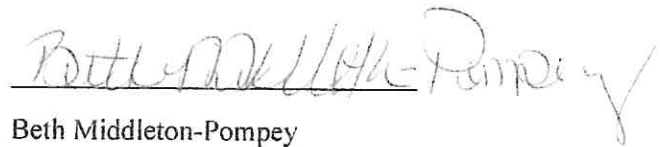
The next meeting of Planning Commission is to be held April 21, 2022 at 7:00 p.m.

Adjournment

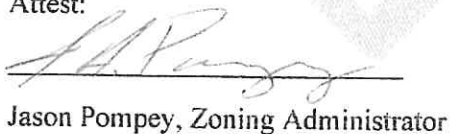
Chair Outlaw moved to adjourn the meeting at 9:15 p.m. Vice Chair Decker seconded and the motion was carried by unanimous voice vote (5-0).

CERTIFICATION

Beth Middleton-Pompey, Recording Clerk for the LaGrange Township Planning Commission hereby certifies that the above is a true and complete copy the draft minutes of the LaGrange Township Planning Commission at its meeting of March 17, 2022; that the motion and votes were recorded accordingly; that the meeting was held and noticed in accordance with the Michigan Open Meetings Act; and that proper notice of the items to be considered at such meeting was made in accordance with the Michigan Planning Enabling Act.


Beth Middleton-Pompey

Attest:


Jason Pompey, Zoning Administrator

LaGrange Township Regular Meeting
March 21, 2022

Supervisor Wright called the meeting of the LaGrange Township Board to order at 7:00pm. The meeting was held at the Twp Hall. Pledge of allegiance was given in unison. Roll Call found Supervisor Rob Wright, Treasurer Naomi J. Criswell, Clerk Tasha E. McCoy, Trustee John Juroff, and Trustee Paul File present.

Public Comment opened at 7:04pm and closed at 7:04pm.

Supervisor Wright made a motion to approve previous meeting minutes of February 21, 2022, seconded by Treasurer Criswell, motion approved.

Treasurer's Report was presented to the Board. Supervisor Wright made a motion to approve Summer '21 Tax Settlement #6, Winter '21 Tax Settlement #4 and Winter '21 Tax Settlement #5, seconded by Trustee Juroff, motion carried.

Communications were read by Supervisor Wright.

Supervisor Wright made a motion to approve the Current Month Warrant Report totaling \$53,462.04, seconded by Treasurer Criswell, motion carried.

Fire/Ambulance Report of Fire Board meeting scheduled for March 22, 2022.

Zoning and ZBA Reports were provided via phone by Beth Middleton. Land splits, obnoxious weeds ordinance, Forest Hall Zoning Variance granted and building permit not complete yet.

Planning Commission Report provided by Trustee File. PC plans to meet monthly to update the Master Plan for short-term rentals. APEX Solar Farm presented at the 03-17-2022 PC meeting about their future project along Oak Grove Road and Pokagon Hwy. Treasurer Criswell made a motion to approve PA 116 applications, supported by Clerk McCoy, motion carried.

Electrical/Mechanical/Plumbing Reports were provided to the Board.

Supervisor Wright made a motion to approve a Township Audit for fiscal year July 1, 2020 thru June 30, 2021, seconded by Treasurer Criswell, motion carried.

Treasurer Criswell made a motion to hire Gabridge & Co. for QB assistance and Lisa Fitzsimmons for Clerk accounting assistance, seconded by Supervisor Wright and approved by Roll Call Vote: 5 Yes, 0 No, 0 Absent.

Treasurer Criswell made a motion to approve Resolution #3-2022: Property Tax Exemption Guidelines, seconded by Supervisor Wright and approved by Roll Call Vote: 5 Yes, 0 No, 0 Absent.

Supervisor Wright made a motion to not hire Bendzinski & Co. for Water Debt Refinancing Reporting, seconded by Trustee Juroff, motion carried.

Trustee File made a motion to decline the ACCORD Anti-Terrorism Rider, supported by Trustee Juroff, motion carried.

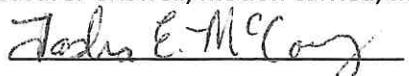
Trustee File made a motion to approve the 2022 Quote from John Pasternak for Lawn care and snowplow, supported by Supervisor Wright, motion carried.

Trustee File made a motion to approve the Waste Water Treatment System Agreement with City of Dowagiac, seconded by Treasurer Criswell, motion carried.

Trustee File made a motion to approve the Dust Control Program with Cass County Road Commission, seconded by Supervisor Wright, motion carried.

ARPA money was discussed to possibly use some for Dailey Cemetery. Shredding project discussed. Twp Cleanup Day scheduled for May 14, 2022 at 9:00am.

With there being no further business to come before the Board at this time, Supervisor Wright made a motion to adjourn, seconded by Treasurer Criswell, motion carried, meeting adjourned at 8:23pm.

Respectfully Submitted,  Tasha E. McCoy, LaGrange Twp. Clerk



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

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

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

OFFICIAL USE ONLY

Local Governing Body: _____

Date Received: 12-15-2021

Application No: 01-2022

State: _____

Date Received: _____

Application No: _____

Approved: _____

Rejected: _____

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

I. Personal Information:

1. Name(s) of Applicant: Reed Family Properties - La Grange LLC
Last First Initial

(If more than two see #15) _____

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

2. Mailing Address: 55150 Miller Rd. Marcellus MI 49067
Street City State Zip Code

3. Telephone Number: (Area Code) 269 587-1002

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

5. E-mail address: Edreed62@comcast.net

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

6. County: Cass 7. Township, City or Village: LaGrange Twp

8. Section No. 19 Town No. 1es Range No. 15W

III. Legal Information:

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

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

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

If "Yes", please explain circumstances: _____

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

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

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

Name the types of mineral(s) involved: _____

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

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

Name: _____

Address: _____

Street

City

State

Zip Code

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

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

Date _____

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

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

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

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

Name: Edward L. Reed Title: Member

Name: Kelly N. Reed Title: Member

Name: _____ Title: _____

Name: _____ Title: _____

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

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

This application is for:

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

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

Livestock, Cash crops

b. Total number of acres on this farm 116.28

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

d. Acreage in cultivation: 110

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

f. All other acres (swamp, woods, etc.): 56.28

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

No. of Buildings 2 Residence: _____ Barn: _____ Tool Shed: _____

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

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

Other: (Indicate) _____

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

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

\$ _____ : _____ = \$ _____ (per acre)

total income total acres of tillable land

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

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

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 50

V. Signature(s):

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

(Signature of Applicant)

Reed Family Properties - LaGrange LLC
(Corporate Name, If Applicable)

(Co-owner, If Applicable)

[Signature]
(Signature of Corporate Officer)

12-6-21

(Date)

Member

(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: 12-15-2021 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: LaGrange Township
☐ County ☒ Township ☐ City ☐ Village

This application is ☒ approved, ☐ rejected

Date of approval or rejection: 03-17-2022

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

Clerk's Signature: Tasha E. McCoy

Property Appraisal: \$ 963,800.00 is the current fair market value of the real property in this application.

II. Please verify the following:

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

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

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

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

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

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

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

COPY SENT TO:

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

**Before forwarding to State Agency,
FINAL APPLICATION SHOULD INCLUDE:**

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

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

Map of Farm with Structures and Natural Features:

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

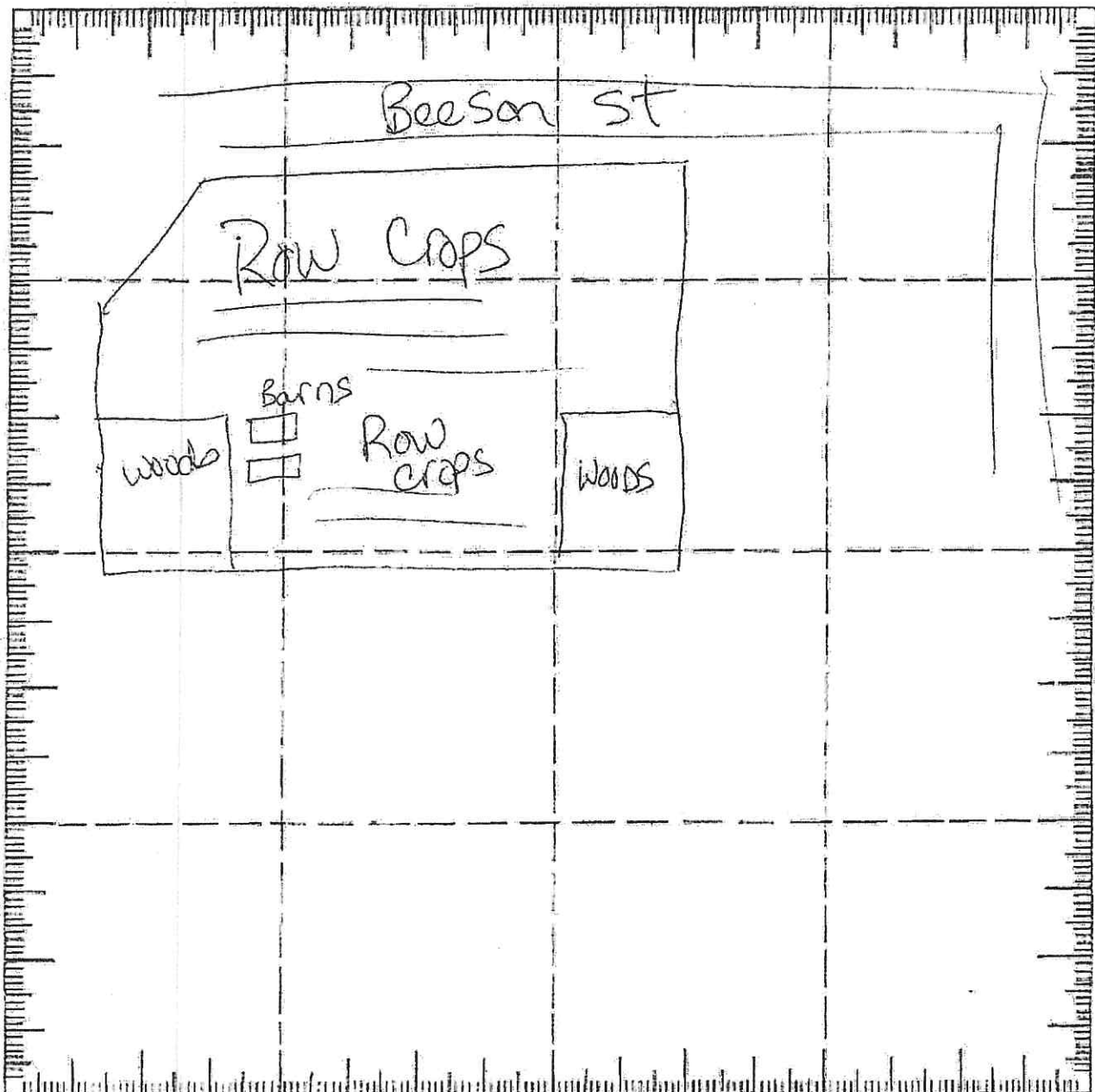
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County Cass

Township LaGrange

T 6S R 15 Section 19

↑ North



2021 LAGRANGE TOWNSHIP SUMMER TAX BILL

Parcel ID No:
14-040-019-002-01

LAGRANGE TOWNSHIP
NAOMI CRISWELL, TREASURER
61078 SPENCER RD
CASSOPOLIS, MI 49031
(269) 445-3590

REED FAMILY PROPERTIES-
Property Address: BEESON ST

Bill Date	7/1/2021
Due On Or Before	09/14/2021
Total Tax Due	\$2,568.96
Check Number	

RETURN TAX PAYMENT TO ABOVE ADDRESS

14-040-019-002-01
REED FAMILY PROPERTIES-
LAGRANGE LLC
55150 MILLER RD
MARCELLUS MI 49067

Make Check Payable To: LAGRANGE TOWNSHIP



Amount Remitted: _____

Please detach along dotted line. Submit top with payment - Retain bottom for your records.

****TREASURER IS NOT RESPONSIBLE FOR PAYMENTS MADE ON THE WRONG PROPERTY DESCRIPTION****

LAGRANGE TOWNSHIP Parcel #: 14-040-019-002-01 Property Assessed To: REED FAMILY PROPERTIES- LAGRANGE LLC 55150 MILLER RD MARCELLUS, MI 49067 Property Address: BEESON ST DOWAGIAC MI 49047 Acreage: 166.28 Property Class: 101 AGRICULTURAL-IMPRC School District: 14020 DOWAGIAC UNION SCH 1 mill equals \$1.00 per \$1000 of Taxable Value.		<table border="1"> <thead> <tr> <th>TAX DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>COUNTY ALLOCATED</td> <td>4.59090</td> <td>1,102.56</td> </tr> <tr> <td>S.E.T.</td> <td>6.00000</td> <td>1,440.97</td> </tr> <tr> <td colspan="2">Total Mills/Tax</td> <td>10.59090</td> </tr> <tr> <td colspan="2">Administration Fee</td> <td>25.43</td> </tr> <tr> <td colspan="2">TOTAL AMOUNT DUE</td> <td>\$2,568.96</td> </tr> </tbody> </table>	TAX DESCRIPTION	MILLAGE	AMOUNT	COUNTY ALLOCATED	4.59090	1,102.56	S.E.T.	6.00000	1,440.97	Total Mills/Tax		10.59090	Administration Fee		25.43	TOTAL AMOUNT DUE		\$2,568.96
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TAX BASE VALUES Taxable Value: 240,163 State Equalized Value: 461,300 Assessed Value: 461,300 Qualified Ag Exemption: 240,163 % Declared Exempt: 100.0000																				
OPERATING FISCAL YEARS County: OCTOBER 1 - SEPTEMBER 30 Twn/Cty/Village: JULY 1 - JUNE 30 School: JULY 1 - JUNE 30 State: OCTOBER 1 - SEPTEMBER 30 Does NOT affect when the tax is due or its amount.																				
OPEN HOURS FOR COLLECTION: JULY 15 & 22 - 11:00AM TO 4:00 PM AUGUST 12 & 26 - 11:00AM TO 4:00 PM SEPTEMBER 2 - 11:00 AM TO 4:00 PM SEPTEMBER 14 - 9:00 AM TO 4:00 PM PLEASE PAY BY MAIL, IN PERSON, OR BY APP'T. (269-445-3590)																				
TAX IS DUE & PAYABLE THROUGH 09/14/2021 MAKE CHECK PAYABLE TO: LAGRANGE TOWNSHIP 61078 SPENCER RD CASSOPOLIS, MI 490 *NO POST DATED CHECKS WILL BE ACCEPTED FOR PAYMENT*																				

Description of Lands or Personal Property: lengthy descriptions subject to space limitations
 241 W 1/2 E 1/2 NE 1/4 & E 1/2 W 1/2 NE 1/4. ALSO PART W 1/2 W 1/2 NE 1/4 & PART E 1/2 NW 1/4
 DESC AS: COM 70 RDS S OF NE COR W 1/2 NW 1/4, TH S 22.5 CHS, E 30 CHS, N 40 CHS, S 60 DEG W
 34 CHS TO BEG, EX 2.85 A DESC AS: COM S 42'E 17.4 CHS FRM NE COR W 1/2 NW 1/4, TH N 58 DEG
 45'E 2.925 CHS, S 0 DEG 42'E 12 CHS, W 2.53 CHS, N 0 DEG 42'W 10.53 CHS TO BEG. ALSO EX COM
 AT N 1/4 COR, TH E 818 FT, S 420 FT, N 88 DEG 7'W 809.19 FT, N 1 DEG 21'22"W 383.4 FT TO BEG.
 SEC 19 166.28 A.

REED CASS CO REG

2012 DEC 28 AM 9:44

82075 Pages: 2 L: 1052 P: 1428
RECORDED Cass County, Michigan
Barbara Runyon, Register of Deeds
12/28/2012 10:36 AM
Receipt #72832 Fee: \$17.00 Doc



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QUIT CLAIM DEED

The Grantors, EDWARD REED and KELLY REED, husband and wife, whose address is 16751 Parker Street, Decatur, Michigan 49045, quit-claim to the Grantee, REED FAMILY PROPERTIES - LaGRANGE LLC, a Michigan limited liability company, whose address is 55150 Miller Road, Marcellus, Michigan 49067-9511, the following described premises located in the Township of LaGrange, Cass County and State of Michigan:

SEE ATTACHED EXHIBIT A

for consideration with a value of less than One Hundred and no/100 Dollars (\$100.00).

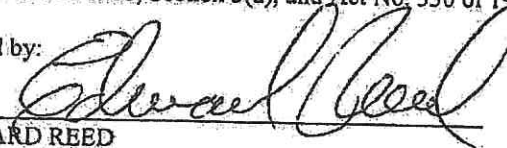
The foregoing described premises may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices that may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

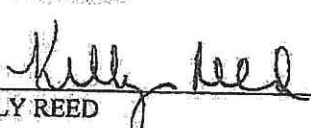
The Grantor grants to the Grantee the right to make all divisions available to the premises under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

This conveyance is exempt from real estate transfer tax under Act No. 134 of 1968, Section 5(a), and Act No. 330 of 1993, Section 6(a).

Dated as of December 20, 2012.

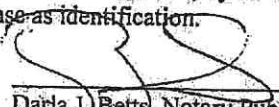
Signed by:


EDWARD REED


KELLY REED

STATE OF MICHIGAN)
) ss.
COUNTY OF KALAMAZOO)

The foregoing instrument was acknowledged before me on December 20, 2012, by EDWARD REED and KELLY REED, who are personally known to me or who have produced a valid drivers license as identification.


Darla J. Betts, Notary Public
Kalamazoo County, Michigan

My commission expires: April 27, 2018

County Treasurer's Certificate		City Treasurer's Certificate
When Recorded Return to: Peter J. Livingston, Esq. VARNUM 251 North Rose Street, 4 th Floor Kalamazoo, Michigan 49007-3823 (269) 382-2300	Send Subsequent Tax Bills To: Reed Family Properties - LaGrange LLC 55150 Miller Road Marcellus, Michigan 49067-9511	Drafted by: Peter J. Livingston, Esq. VARNUM 251 North Rose Street, 4 th Floor Kalamazoo, Michigan 49007-3823 (269) 382-2300

Tax Parcel #

Recording Fee

Transfer Tax

C:\NRPOR\BL\CURRENT\DJ BETTS\5729808_1.DOC

EXHIBIT A

The Northeast Quarter of the Southeast Quarter, Section 19; The Southwest Quarter of the Northwest Quarter, Section 20, except a parcel in the Northeast corner thereof eleven rods East and West by forty rods North and South;

The South Half of the Southeast Quarter of the Northwest Quarter; Section 20, except two rods off the East side thereof; The Northeast Quarter of the Southwest Quarter, Section 20, except two rods off the North Half of the Southwest Quarter thereof; the Northwest Quarter of the Southwest Quarter, Section 20, except the South four rods thereof, all in Township 6 South, Range 15 West.

The West half of the East half of the Northeast Quarter, Section 19; The East half of the West half of the Northeast Quarter, Section 19; Commencing in the center of the road 70 rods South of the Northeast corner of the West half of the Northwest Quarter of Section 19, Township 6 South, Range 15 West; and running thence South 22.50 chains; thence East 30 chains; thence North 40 chains; thence South 60° West 34 chains to place of beginning. EXCEPT the following: Commencing at a point South 42' East 17.40 chains from the Northeast corner of the West half of the Northwest Quarter of said Section 19 and running thence North 59°45' East 2.92 1/2 chains; thence South 42' East 12 chains; thence West 2.53 chains; thence North 42' West 10.53 chains to the place of beginning containing 2.85 acres.

EXCEPT: Beginning at the North quarter corner of Section 19, Township 6 South, Range 15 West; thence East along the North line of said Section 818.00 feet; thence South 420.00 feet; thence North 88°07'00" West 809.19 feet to the North and South quarter line of said Section; thence North 01°21'22" West along said quarter line 393.40 feet to the point of beginning, containing 7.59 acres more or less, subject to that portion along the North side thereof as being used for highway purposes. Also subject to any easements or restrictions of record.

ALSO EXCEPT: Beginning at the Southeast corner of the Northeast Quarter of the Southeast Quarter, Section 19, Township 6 South, Range 15 West; thence North 330 feet along the Section line; thence West 330 feet; thence South 330 feet; thence East 330 feet to the point of beginning; and also EXCEPT the Northerly 2 rods of the Northeast 1/4 of the Southeast 1/4 of Section 19, T 6 S, R 15 W, however including in this land description the right of ingress and egress over said excepted 2 rods.

ALSO EXCEPT: Beginning 382 feet South of the North 1/4 corner of said Section 19, T 6 S, R 15 W, thence North on the 1/4 line 382 feet, thence West on the North Section line 10 rods, thence South 470 feet to the North line of an old road, thence Northeasterly along the North line of the old road to the point of beginning.

Scholar

Parcel Number: 14-040-019-002-01

Jurisdiction: LAGRANGE TOWNSHIP

County: CASS

Printed on

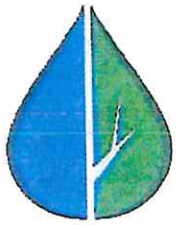
04/28/2022

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pct. Trans.																																																						
		650,000	08/02/2001	WD	21-NOT USED/OTHER	00782:0126	DEED	0.0																																																						
		650,000	01/01/1753	WD	21-NOT USED/OTHER	007:012	DEED	0.0																																																						
Property Address	Class: AGRICULTURAL-IMPROV Zoning: School: DOMAGIAC UNION SCHOOLS																																																													
BEESON ST	P.R.E. 100% 08/08/2006 Qual. Ag.																																																													
Owner's Name/Address	MAP #:																																																													
REED FAMILY PROPERTIES- LAGRANGE LLC 55150 MILLER RD MARCELLUS MI 49067	2023 Est TCV 957,288																																																													
Tax Description	Improved	Vacant	Land Value Estimates for Land Table AGLAN, AGRICULTURAL LAND																																																											
241 W 1/2 E 1/2 NE 1/4 & E 1/2 W 1/2 NE 1/4. ALSO PART W 1/2 W 1/2 NE 1/4 & PART E 1/2 NW 1/4 DESC AS; COM 70 RDS S OF NE COR W 1/2 NW 1/4, TH S 22.5 CHS, E 30 CHS N 40 CHS, S 60 DEG W 34 CHS TO BEG. EX 2.85 A DESC AS; COM S 42'E 17.4 CHS FRM NE COR W 1/2 NW 1/4, TH N 59 DEG 45'E 2.925 CHS, S 0 DEG 42'E 12 CHS, W 2.53 CHS, N 0 DEG 42'W 10.53 CHS TO BEG. ALSO EX COM AT N 1/4 COR, TH E 818 FT, S 420 FT, N 88 DEG 7'W 809.19 FT, N 1 DEG 21'22"W 393.4 FT TO BEG. SEC 19 166.28 A.	<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>AG LAND TABLE</td> <td></td> <td></td> <td>2.000</td> <td>Acres</td> <td>5,600</td> <td>100</td> <td></td> <td>11,200</td> </tr> <tr> <td>AG LAND VA ROW</td> <td></td> <td></td> <td>0.88</td> <td>Acres</td> <td>0</td> <td>100</td> <td></td> <td>0</td> </tr> <tr> <td>AG LAND VA LAND</td> <td></td> <td></td> <td>75.00</td> <td>Acres</td> <td>5600</td> <td>100</td> <td></td> <td>420,000</td> </tr> <tr> <td>AG LAND VA LOW WOODS</td> <td></td> <td></td> <td>88.40</td> <td>Acres</td> <td>1600</td> <td>100</td> <td></td> <td>141,440</td> </tr> <tr> <td colspan="8">166.28 Total Acres</td> <td>Total Est. Land Value = 572,640</td> </tr> </tbody> </table>								Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	AG LAND TABLE			2.000	Acres	5,600	100		11,200	AG LAND VA ROW			0.88	Acres	0	100		0	AG LAND VA LAND			75.00	Acres	5600	100		420,000	AG LAND VA LOW WOODS			88.40	Acres	1600	100		141,440	166.28 Total Acres								Total Est. Land Value = 572,640
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	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																																																				
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				2020	263,700	208,500	472,200			236,848C																																																				

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of LaGrange, County
of Cass, Michigan

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

Building Type	Hog Barn - Farrowing	Hog Barn - Farrowing	Hog Barn - Farrowing	Hog Barn - Farrowing
Year Built	2001	2001	2001	2001
Class/Construction	D, Frame	D, Frame	D, Frame	D, Frame
Quality/Exterior	Average	Average	Average	Average
# of Walls, Perimeter	4 Wall, 524	4 Wall, 80	4 Wall, 524	4 Wall, 80
Height	10	10	10	10
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	220 x 42 = 9240	30 x 10 = 300	220 x 42 = 9240	30 x 10 = 300
Cost New	\$ 298,914	\$ 15,732	\$ 298,914	\$ 15,732
Phy./Func./Econ. %Good	59/100/100 59.0	59/100/100 59.0	59/100/100 59.0	59/100/100 59.0
Depreciated Cost	\$ 176,359	\$ 9,282	\$ 176,359	\$ 9,282
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost				
Itemized ->				
Unit-In-Place ->				
Items ->				
E.C.F.	X 1.036	X 1.036	X 1.036	X 1.036
% Good	59	59	59	59
Est. True Cash Value	\$ 182,708	\$ 9,616	\$ 182,708	\$ 9,616
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 384648 / All Cards: 384648				



**CASS COUNTY
CONSERVATION
DISTRICT**

1127 E State St., Cassopolis, MI 49031
Tel: 269-445-8641 Ext. 5
www.cassccdistrct.org

April 10, 2022

LaGrange Township
Tasha McCoy
58253 M62
Cassopolis, MI 49031

RE: P.A. 116 applications: Reed Family Properties, LaGrange LLC (3)

Dear Tasha McCoy and the LaGrange Township Board,

The Cass County Conservation District Board has reviewed the P.A. 116 application for Farmland Agreement from Reed Family Properties, LaGrange LLC.

Section 19 Town #6 S and Range #15 W (corrected from 14W listed), parcel #14-040-019-013-00 with 36.48 acres being applied for in the property class #102 in LaGrange Township for a period of 50 years.

Section 19 Town #6 S and Range #15 W, parcel #14-040-019-002-01 with 166.28 acres being applied for in the property class #101 in LaGrange Township for a period of 50 years.

Section 20 Town #6 S and Range #15 W, parcel #14-040-020-006-00 with 135.5 acres being applied for in the property class #101 in LaGrange Township with the minimum period of 10 years since none was indicated on the application.

At the February 14, 2022, meeting the Conservation District Board of Directors voted unanimously to only approve the two applications for the period of 50 years (14-040-019-013-00 and #14-040-019-002-01).

All documents appear to be in place for the two indicated above; the Conservation District is in full support for the approval of these applications.

However, with the third application concerns were raised as to the acres being applied for since only 95.5 are accounted for in cultivation, pasture, or grassland and the number of acres of swamp/woods was not indicated but rather listed building areas. Please have property owner revise this section and complete the actual number of years desired for the application and then re-submit.

Sincerely,

Korine Blyveis
District Administrator
Korie.Blyveis@macd.org

CASS COUNTY CONSERVATION DISTRICT (CCCD) - Meeting Minutes of 2/14/2022

February 14, 2022 regular board meeting called to order by chairman Karen Nelson at 3:01pm at the Cass County COA and via *ZOOM. Present: Directors: Karen Nelson, Jim Kings, Scott Wyman, *Bernie Williamson and Wendy Elsey. Associate Director: Dallas Chester; Alex Bozmowski. Others: Korie Blyveis, *Pat Boyle, *Emily Haluda and *Jennifer Miller.

Kudos: Scott gave kudos to Korie for tree sale catalog completion.

Agenda: *Motion by Wyman supported by Kings to approve agenda as presented carried unanimously by voice vote.*

Minutes: Reviewed minutes of the last regular board meeting. *Motion by Wyman supported by Kings to accept the January 10, 2022 regular board meeting minutes as presented carried unanimously by voice vote.*

Public Comment: none.

Financial Committee Report: no committee meeting. Balance sheet distributed via email. Profit & Loss year to date all classes & SESC reviewed. Discussion included cash flow report and distributed report showing general operating expenses estimate of \$12,847.50 monthly/\$159,092.00 annually created by Jennifer.

Motion by Wyman supported by Kings to accept financial reports carried unanimously by voice vote.

Potential Funding Discussion: briefly discussed millage potential and tree sale.

Reports; District written report distributed, additional oral reports:

A. NRCS - no report.

B. MDARD - distributed via email.

C. Written reports for main programs distributed - General program review highlights from report including office staffing limit at 25% due to COVID restrictions, MAEAP working w/4-H coordinator, attending Fair Board & Farm Bureau meetings and creating Facebook posts for "tree of the week". SESC Korie noted several large project applications received and Pat noted getting Right to Farm complaint form to request follow-up from MDARD when investigating farm erosion complaints. Discussed alternate erosion control educational materials/video in lieu of trade show. Cisma meeting and touring County to look for Tree of Heaven near shipping facilities to monitor for spotted lantern fly. Volunteer group email created and google drive file started to help with outreach for volunteer needs for us and others such as the sandhill crane count request for assistance from the Pokagon Band.

PA 116: reviewed 3 applications from Reed Family Properties LLC. *Motion by Elsey supported by Wyman to approve 36.48 acre and 166.28 acre parcels for 50 years period (with correction of section number) and request changes for the third parcel carried unanimously by voice vote.*

Committee updates: bird habitat meeting went well, discussed ag education, osprey nesting box and looking into what's going on now throughout Cass. Wendy and Karen would like next meeting information.

Plan of work review: no new updates to review.

Old Business:

A. Revisit bank signatory assignments -needed full list of signatories for bank to update the information.

Motion by Wyman supported by Elsey to assign the following as signatories on the Cass County Conservation District's 5th 3rd bank account: Scott Wyman, Jim Kings, Karen Nelson, Bernie Williamson and administrator Korie Blyveis. Motion carried unanimously by voice vote.

B. Administrator position - conducted one interview but cannot make a recommendation to hire. Discussion included contracting specific services/part-time, utilize Indeed, Zip recruiter, LinkedIn, County & college contacts to spread word. *Motion by Wyman supported by Elsey to approve re-posting Administrator position job announcement carried unanimously by voice vote.*

New Business:

A. DNR grants review - several grants announced with some short notice time. Alex noted he did a grant search and comments included: several cycle through the year-park's, fisheries habitat, invasive species, 10% match, work group and believes the access site proposed project would be grant eligible. Jim noted DNR sites new natural shoreline grants, native shoreline work, MI Lake & Stream monitoring. Generally

CASS COUNTY CONSERVATION DISTRICT (CCCD) - Meeting Minutes of 2/14/2022

agreed to schedule a Jones Conservation Area planning meeting inviting DNR, EGLE, Korie Pat, Alex, Jim & Scott via zoom.

- B. 25% tree sale discount for nonprofits-discussion included school request for tree donation, suggested sponsorship and we have offered discount in past. *Motion by Wyman supported by Kings to continue offering 25% discount for tree sale orders to non-profit organizations carried unanimously by voice vote.* Suggestion to have school contact local orchard for sponsorship/fruit trees.
- C. New SESC contractor - Jason Nelson has obtained MI stormwater certification and would like to be utilized as an SESC contract inspector for the District. Discussion regarding training with or without pay, shadowing Pat, solar projects, creation of training materials, available contract inspector pool, and public notice or Facebook announcement that CCCD looking for stormwater certified inspectors. *Motion by Wyman supported by Kings to have Jason Nelson train with Pat Boyle for up to 8 hours at \$15/hour carried by voice vote with one abstention from Nelson.*
- D. Process to follow when vehicle broke down/stuck while working-discussed recent situation with Pat's vehicle stuck in Silver Creek while doing inspections at end of week causing him to go into overtime 2.5 hours and contracting tow service for assistance. Roadside assistance cost of \$150 may be covered by his insurance. *Motion by Wyman supported by Elsey to approve covering any cost of this tow service claim not covered by insurance and the overtime incurred.* Discussion included request for policy committee to review topic at their next meeting. *Motion carried by roll call vote. Voting YES: King, Wyman, Nelson and Elsey. Voting NO: none.*

Announcements: Shoreland Stewards program April 13 at 2pm, Karen attended Jefferson Township meeting, Bernie reviewed solar farm status and background-discussion followed regarding solar farm topic and request to have District represented at next meeting in favor of pollinator habitat vegetarian options, and Dowagiac Conservation Club event Saturday-tree sale promo?

Correspondence and General Discussion: SESC forms not on 2/17 meeting-Korie met with Matthew Newton but now needs to meet with board member Dyes & Grice, Jennifer noted her & Paul will volunteer for tree sale, Jim completed DNR event form for Harwood Lake event to remove EWM at public access and reviewed misc..

Bills Paid last month and Bills to be Approved for Payment: *Motion by Wyman supported by Elsey to pay bills carried by roll call vote. Voting YES: Wyman, Nelson, Elsey, and Kings. Voting NO: none.*
Motion by Wyman supported by Nelson to adjourn at 4:55pm carried unanimously by voice vote.

Minutes submitted by Korie Blyveis, District Manager



Approved: _____



Date: _____

3/14/2022

**LaGrange Township
Planning Commission
Regular Session
March 17, 2022**

The LaGrange Township Planning Commission met at the Township Hall at

via Zoom Conference due to Governor's Executive Orders relating to the COVID-19 pandemic, meeting ID: 836 6899 4426, for a Regular Session Meeting on March 17, 2022. The meeting was called to order by Chair Outlaw at 7:00 p.m.

Pledge of Allegiance

Roll Call

Members Present: Chair Roger Outlaw, Gene Decker, Bill Loux, Paul File, Jason Roberts

Members Absent: None

Also Present: Zoning Administrator Jason Pompey
Recording Clerk Beth Pompey

MOTION (Agenda)

Chair Outlaw moved to amend the agenda to add Organization of Officers under approval of agenda and to move Ryan Carrigan of APEX before Old Business. Member Decker seconded and the motion was carried by unanimous voice vote (5-0).

MOTION (Agenda)

Member File moved to approve the amended agenda. Member Decker seconded and the motion was carried by unanimous voice vote (5-0).

MOTION (Minutes)

Chair Outlaw moved to approve the minutes of December 9, 2021. Member Loux seconded and the motion was carried by unanimous voice vote (5-0).

Organization of Officers

Member File moved to keep the officers the same with Roger Outlaw as Chair, Gene Decker as Vice Chair and Paul File as Secretary. Member Decker seconded and the motion was carried by unanimous roll call vote (5-0).

Apex Presentation

Ryan Carrigan, Field Manager, of APEX Clean Energy, Inc. gave a presentation of an Introduction to Prairie Refuge Solar.

Public Comments

No public comments were made.

Old Business

Noxious Weeds Ordinance

Discussion was held regarding the proposed Noxious Weeds Ordinance.

MOTION (Noxious Weeds Ordinance)

Vice Chair Decker moved to accept and formally recommend adoption the Noxious Weeds Ordinance as presented to the LaGrange Township Board. Chair Outlaw seconded and the motion was carried by unanimous roll call vote (5-0).

Amended Keeping of Animals Ordinance

Discussion was held regarding the proposed amendments to the Keeping of Animals Ordinance.

MOTION (Amended Keeping of Animals Ordinance)

Trustee File moved to accept and formally recommend adoption of amendments to the Keeping of Animals Ordinance as presented to the LaGrange Township Board. Vice Chair Decker seconded and the motion was carried by unanimous roll call vote (5-0).

Cass County Dog Law Enforcement Adoption

Discussion was held regarding the proposed Cass County Dog Law Enforcement.

MOTION (Cass County Dog Law Enforcement)

Vice Chair Decker moved to accept and formally recommend adoption of the Cass County Dog Law Enforcement Ordinance to the LaGrange Township Board. Member Roberts seconded and the motion was carried by unanimous roll call vote (5-0).

Short Term Rental

Discussion was held regarding the proposed Short Term Rental Ordinance. This Ordinance shall remain tabled.

Solar Ordinances

Discussion was held regarding the current Solar Farm Ordinance.

New Business

MOTION (Resignation)

Chair Outlaw moved to regrettfully accept the resignation of Recording Clerk Mary Brown. Secretary File seconded and the motion was carried by unanimous voice vote (5-0).

MOTION (Appointment)

Chair Outlaw moved to appoint Beth Middleton-Pompey as Recording Clerk. Secretary File seconded and the motion was carried by unanimous voice vote (5-0).

MOTION (Administrator's Report)

Chair Outlaw moved to accept the 2021 Administrator's Report. Vice Chair Decker seconded and the motion was carried by unanimous voice vote (5-0).

MOTION (PA 116)

Secretary File moved to approve the designation of 14-040-019-002-01 as Farmland and Open Space Preservation Program PA 116. Vice Chair Decker seconded and the motion was carried by unanimous roll call vote (5-0).

MOTION (PA 116)

Chair Outlaw moved to approve the designation of 14-040-019-013-00 as Farmland and Open Space Preservation Program PA 116. Member Loux seconded and the motion was carried by unanimous roll call vote (5-0).

Additional New Business

Initial discussion was held regarding the Prime and General Agricultural Ordinances, R-3 Ordinance and Accessory Structure Ordinance. Members are to review Michigan Planning Enabling Act, Samples of Planning Commission Bylaws, Initial overview of Masterplan for the next meeting.

Next Meeting

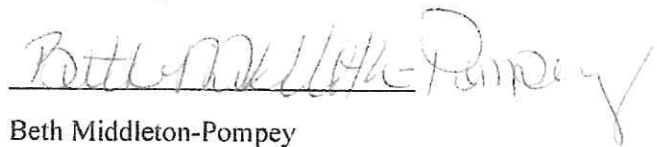
The next meeting of Planning Commission is to be held April 21, 2022 at 7:00 p.m.

Adjournment

Chair Outlaw moved to adjourn the meeting at 9:15 p.m. Vice Chair Decker seconded and the motion was carried by unanimous voice vote (5-0).

CERTIFICATION

Beth Middleton-Pompey, Recording Clerk for the LaGrange Township Planning Commission hereby certifies that the above is a true and complete copy the draft minutes of the LaGrange Township Planning Commission at its meeting of March 17, 2022; that the motion and votes were recorded accordingly; that the meeting was held and noticed in accordance with the Michigan Open Meetings Act; and that proper notice of the items to be considered at such meeting was made in accordance with the Michigan Planning Enabling Act.


Beth Middleton-Pompey

Attest:


Jason Pompey, Zoning Administrator

LaGrange Township Regular Meeting
March 21, 2022

Supervisor Wright called the meeting of the LaGrange Township Board to order at 7:00pm. The meeting was held at the Twp Hall. Pledge of allegiance was given in unison. Roll Call found Supervisor Rob Wright, Treasurer Naomi J. Criswell, Clerk Tasha E. McCoy, Trustee John Juroff, and Trustee Paul File present.

Public Comment opened at 7:04pm and closed at 7:04pm.

Supervisor Wright made a motion to approve previous meeting minutes of February 21, 2022, seconded by Treasurer Criswell, motion approved.

Treasurer's Report was presented to the Board. Supervisor Wright made a motion to approve Summer '21 Tax Settlement #6, Winter '21 Tax Settlement #4 and Winter '21 Tax Settlement #5, seconded by Trustee Juroff, motion carried.

Communications were read by Supervisor Wright.

Supervisor Wright made a motion to approve the Current Month Warrant Report totaling \$53,462.04, seconded by Treasurer Criswell, motion carried.

Fire/Ambulance Report of Fire Board meeting scheduled for March 22, 2022.

Zoning and ZBA Reports were provided via phone by Beth Middleton. Land splits, obnoxious weeds ordinance, Forest Hall Zoning Variance granted and building permit not complete yet.

Planning Commission Report provided by Trustee File. PC plans to meet monthly to update the Master Plan for short-term rentals. APEX Solar Farm presented at the 03-17-2022 PC meeting about their future project along Oak Grove Road and Pokagon Hwy. Treasurer Criswell made a motion to approve PA 116 applications, supported by Clerk McCoy, motion carried.

Electrical/Mechanical/Plumbing Reports were provided to the Board.

Supervisor Wright made a motion to approve a Township Audit for fiscal year July 1, 2020 thru June 30, 2021, seconded by Treasurer Criswell, motion carried.

Treasurer Criswell made a motion to hire Gabridge & Co. for QB assistance and Lisa Fitzsimmons for Clerk accounting assistance, seconded by Supervisor Wright and approved by Roll Call Vote: 5 Yes, 0 No, 0 Absent.

Treasurer Criswell made a motion to approve Resolution #3-2022: Property Tax Exemption Guidelines, seconded by Supervisor Wright and approved by Roll Call Vote: 5 Yes, 0 No, 0 Absent.

Supervisor Wright made a motion to not hire Bendzinski & Co. for Water Debt Refinancing Reporting, seconded by Trustee Juroff, motion carried.

Trustee File made a motion to decline the ACCORD Anti-Terrorism Rider, supported by Trustee Juroff, motion carried.

Trustee File made a motion to approve the 2022 Quote from John Pasternak for Lawn care and snowplow, supported by Supervisor Wright, motion carried.

Trustee File made a motion to approve the Waste Water Treatment System Agreement with City of Dowagiac, seconded by Treasurer Criswell, motion carried.

Trustee File made a motion to approve the Dust Control Program with Cass County Road Commission, seconded by Supervisor Wright, motion carried.

ARPA money was discussed to possibly use some for Dailey Cemetery. Shredding project discussed. Twp Cleanup Day scheduled for May 14, 2022 at 9:00am.

With there being no further business to come before the Board at this time, Supervisor Wright made a motion to adjourn, seconded by Treasurer Criswell, motion carried, meeting adjourned at 8:23pm.

Respectfully Submitted,  Tasha E. McCoy, LaGrange Twp. Clerk



Cass County Planning Commission

Checklist



Dear Local Government Official:

When you send the Cass County Planning Commission material for their review, please use the attached checklist and include it with the other documents that you submit. Thank you.

- _____ Signed cover letter requesting review and summarizing the process which has already occurred.
- _____ Copy of the public hearing minutes. **Included in email**
- _____ Copy of section of Township Land Use Plan that applies to/supports action. **This is a new ordinance we are adding to the current zoning ordinance**
- _____ Copy of section of zoning ordinance, including amendments or supplements, which apply to/support action. **New Section**
- _____ For an initial zoning ordinance: 8 copies on loan with map(s).
- _____ For text changes (amendments or supplements): those portions affected or a comprehensive summary of the changes and, if affected, the map.
- _____ For petitions for rezoning, a copy of the petition with the map(s) showing: zoning of adjoining properties within 300 ft. for which action was taken and the parcel(s) of consideration and roads need to be clearly identified and labeled. If not included on the petition, the cover letter should indicate acreage, existing zoning, requested zoning, existing use and proposed use.
- _____ Does the action taken by the Township concur with the Township Ordinance, Zoning Map and/or Land Use Master Plan for that property? If not, is the request eligible for Zoning Board of Appeals action?
- _____ If any provision of public services is or will be involved, include correspondence from the affected unit expressing its awareness.

IT IS RECOMMENDED THAT A MEMBER OF THE PLANNING COMMISSION ATTEND THE COUNTY PLANNING COMMISSION MEETING TO FURTHER EXPLAIN THE REQUEST AND TO ANSWER QUESTIONS.

Date: _____

Signed: _____

Jackie Taylor

From: Shalice Northrop <shalicen@gmail.com>
Sent: Thursday, May 19, 2022 10:10 AM
To: Jackie Taylor
Subject: Re: Re:
Attachments: zoning check list.doc

The Marcellus Township Planning Commission has created the Lake Residential zoning district to accommodate the needs for properties that front a lake or are adjacent to a lake. These lots are normally smaller, requiring smaller set backs. The front of a lake lot also needs to be addressed as the lake side of the property. These items have been addressed in the single family residential area of the zoning and we felt these types of properties need to be addressed in their own section of the zoning. There have been several variance requests requesting to have buildings closer to the property lines than the current zoning allows. This was another sign that this needed to be addressed.

I will be in attendance for the county Planning Commission meeting on the 25th.

Thank you

Shalice Northrop
Marcellus Township Planning Commission Chair

Marcellus Township Planning Commission

Regular Meeting

January 19, 2022

Chairman Northrop called the meeting to order at 7:00 p.m.

Roll Call: Bowlby, Hess, Northrop, Reynolds, Welburn, Present

Motion by Bowlby to accept and place on file the Minutes of the November 17, 2022 Regular Meeting. Second by Reynolds. Ayes, All, Nays None. Motion Carried.

Motion by Bowlby to accept and place on file the Minutes of the minutes of the December 6, 2022 Special Meeting for Public Hearing for Large Solar Energy Systems. Second by Hess. Ayes All, Nays None. Motion Carried.

New Business:

Discussion of Article 11. Agricultural Production District

Motion by Northrop to add to Agricultural Production District Section 2.03 Uses Permitted As A Special Approval Land Use, Item "B" Add # 17 Large Solar Energy System. Second by Welburn. Ayes All, Nays None. Motion Carried.

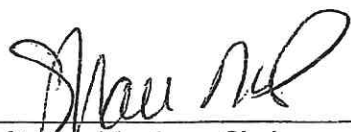
Special Meetings date set for following

February 7, 2022 6:30 p.m. Public Hearing for Amendment to Agricultural Production District.
February 7, 2022 7:00 p.m. Public Hearing for Lake residential final approval.

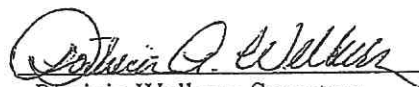
Article IV . Single Family Residential District

Discussion by Board with changes to Section 4.01 Intended Purposes #3 , #4& #6. Changes to Section 4.04 Area, Width and Yard Regulations. Item "D". Section 4.02 , Use Regulations. Item A Permitted Uses, remove #5. Item B. Conditional Uses by Permit: Remove #3, #7 change to, Single-family dwelling fo less than one thousand one hundred ninety nine(1,199) square feet, and compatible with other homes in area. Remove #8. Chairman Northrop with provide board with corrected copies for review at March 9, 2022 Regular Meeting at 6:00 p.m.

Motion By Northrop to Adjourn, Second by Bowlby. Ayes All, Nays None. Motion Carried.
Meeting Adjourned : 8:05 P.M.



Shance Northrop Chairman



Patricia Welburn Secretary

Marcellus Township Planning Commission

February 7, 2022

Special Meeting: Public Hearing to Review New Lake Residential Ordinance

Chairman Northrop called meeting to order at 7:00 p.m.

Roll Call: Bowlby-Yes, Hess-Yes, Northrop-Yes, Reynolds-Yes, Welburn-Yes

Final review of new ordinance to establish Article----- Lake Residential District as it pertains to lake front properties and properties adjacent to lake front properties located in Marcellus Township.

Discussion

No public comment

Motion by Northrop to accept final draft of Ordinance to establish Article-----Lake Residential District and forward to County Planning Commission for their review. Second by Bowlby.

Roll Call: Bowlby-Yes, Hess-Yes, Northrop-Yes, Reynolds-Yes, Welburn-Yes.

Motion Carried.

Discussion concerning Regular March 9, 2022 meeting time change.

March 9, 2022

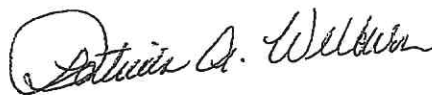
Regular Meeting of Marcellus Township Planning Commission

Note time change 6:00P.M.

Motion by Northrop to Adjourn meeting, Second by Hess

Ayes, All. Nays, None. Motion Carried.

Meeting Adjourned 8:25 P.M.



ARTICLE _____. LAKE RESIDENTIAL DISTRICT

Section _____.01 PURPOSE

The purpose of creating Lake-Residential Districts is to provide areas primarily located on or adjacent to a body of water and is occupied as high-density single family residential located on individual parcels.

Riparian Rights in the "Lake Residential District" shall be subject to the Law Enforcement Division concerning PUBLIC RIGHTS ON MICHIGAN WATERS according to the Michigan Constitution and published by the Michigan Department of Natural Resources, Art IV, 52.

If any provision of the "Lake Residential" ordinance conflicts with the Michigan Department of Natural Resources concerning PUBLIC RIGHTS ON MICHIGAN WATERS, then the Michigan Department of Natural Resources publication as mentioned shall take precedence but shall not affect the validity of the ordinance, or part thereof other than the part so declared to be in conflict.

The State of Michigan is entrusted with protecting the natural resources of the state and its citizens through a specific provision within the Michigan Constitution.

The conservation and development of the natural resources of the state are hereby declared to be of paramount public concern win the interest of the health, safety, and general welfare of the people. The legislature shall provide for the protection of the air, water, and other natural resources of the state from pollution, impairment, and destruction.

The State is compelled to act to uphold and advance this constitutional provision.

The residential structures in the Lake-Residential District should be designed to be compatible with existing structures in the neighborhood and have the following characteristics:

1. Be placed on a permanent perimeter foundation constructed of solid masonry, concrete, all-weather wood, or other material approved by the building inspector and extending from the floor joist of the home to the excavated underfloor grade and below the frost line.
2. Have a roof pitch of not less than three (3) in twelve (12). A pitched roof of less than four (4) in twelve (12) will require a roof overhang of not less than twelve (12) inches.
3. The minimum width of the structure must be not less than twenty (20) feet.
4. No titled homes.

5. Have siding and roofing materials of a type customarily used in on-site constructed residences.
6. Have a floor to ceiling height of not less than eight (8) feet within living area.
7. Meet appropriate utility connecting standards.

Section _____.02 PERMITTED USES

1. Single-family dwellings units of not less than twelve hundred (1200) square feet on the ground floor.
2. Publicly owned parks
3. Accessory building or structure. Must be stick or pole constructed. Containers and/or pods temporary use only. Maximum time of use will be six (6) months. No semi-trailers and/or shipping containers permitted. Permit must be obtained for temporary use of containers and/or pods.
4. Pump/well houses no more than 4' in height.

Section _____.03 SPECIAL APPROVAL LAND USES

- A. The following special approval land uses may be permitted in the Lake- Residential District only after proper notice has been given as required by State Law and after review by the Planning Commission and approval by the Township Board. Township Board approval shall be subject to the requirements and standards of Article XI and the submission of a site plan conforming to the requirements of Article X:

1. Churches, parish houses, schools, educational and philanthropic institutions
2. Boat liveries
3. Retail Store
4. Food Service Establishment
5. Community facilities and public utility uses directly related to and necessary for essential services within the district or township
6. Essential services
7. Boat houses
8. Campground

Section _____.04 HEIGHT REGULATIONS

- A. For any dwelling, twenty-five (25) feet, not exceeding two (2) stories.
- B. For any building accessory to a dwelling use, twelve (12) feet at the eaves and sixteen (16) feet at the roof peak on the lake side property. Secondary lot located a tier away from lake side property can erect accessory building with twenty (20) feet to the eave.

Section _____.05 AREA, WIDTH AND YARD REGULATIONS

- A. Minimum Lot Area and Width: A lot area of not less than ten thousand (10,000) square feet, with no dimension less than seventy (70) feet at the building line except a Lot of Record at the time of adoption or the original zoning ordinance (November 17, 1992) of not less than ten thousand (10,000) square feet and sixty (60) feet in width at the building line may be developed for single-family residential use. The depth of any lot shall not exceed four (4) times the width of the lot.
- B. Rear Yards. On every lot or premises, there shall be a rear yard not less than fifty (50) feet in depth from the center line of the road.
- C. Side Yards.
 - 1. On each interior lot, there shall be two (2) side yards having an aggregate width of not less than six (6) feet from the sidewall of a structure or four (4) feet from the overhang.
 - 2. On each corner lot, there shall be two (2) side yards, the side yard abutting the street having a width of not less than sixty-three (63) feet from the center of the road and the side yard not abutting the street having a width of not less than six (6) feet from the sidewall of a structure or four (4) feet from the overhang.
 - 3. On any lot and any side yard not abutting the street, a detached private garage may be erected and maintained within the rear yard of the lot if not closer to the side lot line than six (6) feet from the side wall or four (4) feet from the overhang.
- D. Front Yard – Lake Front
 - 1. There shall be a lake side front yard on each lot, the depth of which shall be not less than the average of the three consecutive properties on each side of the subject property. The depth of the six properties will be averaged to determine the depth of the subject property.

Section 3.07 VISION CLEARANCE

Vision clearance requirements will be in accordance with the provisions of Section 10.06 of this Ordinance.

Section 3.08 OFF-STREET PARKING

Off-street parking requirements will be in accordance with the provisions of Article XII of this Ordinance.

Section 3.09 SIGNS

Sign requirements will be in accordance with the provisions of Article X of this Ordinance.

Section 3.10 Riparian Waterfront Lot Use Regulations

Keyholing is not allowed. Keyholing is defined as a legal arrangement whereby either multiple persons or lots within a subdivision access a lake or river through a shared piece of property

INTENT

It is the intent of this section to promote the integrity of the lakes within Marcellus Township while preserving the quality of recreational use of the inland waters; to protect the quality of the lakes by discouraging excess uses; to promote the ecological balance of the waters by limiting incompatible land use of the wetlands associated with the lakes; and maintain the natural beauty of the lakes by minimizing man-made adjustments to the established shorelines. Nothing in this ordinance shall be construed to limit access to lakes or waterways by the public by way of a public park or public access site provided or maintained by any unit of state, county, or local government.

Section 3.11 – REGULATIONS

- A. In any zoning district where a parcel or parcels of land having frontage to a lake, channel, or stream, either natural or man-made such parcel or parcels of land may be used as:
- 1) access; or
 - 2) as common open space held in common by a subdivision, condominium association, planned unit development, other associations or similar agencies; or
 - 3) held in common by virtue of the terms of a document or plat of record; or
 - 4) as a residential development for one or more dwelling units as permitted in this zoning ordinance; or
 - 5) by easement, park, common-fee ownership, single-fee ownership, condominium arrangement, license, or lease; or
 - 6) any combination of the above by a conditional/special approval land use permit.

B. Such parcel or parcels can only be used as stated above if the following conditions are met:

- 1) That said parcel or parcels of land contain at least seventy (70) lineal feet of water frontage excluding any measure of frontage on a stream, canal or channel for each individual dwelling unit or each single-family unit to which such privileges are extended or dedicated. The minimum depth for such a parcel shall be one hundred (100) feet. The frontage shall be measured by a straight line which intersects each side lot line at the normal high-water mark.
- 2) In the event that the water frontage is proposed to be used by more than one dwelling unit, the water frontage shall not consist of a swamp, marsh or bog as shown on the most recent U.S. Geological Survey Maps, or the Michigan Department of Natural Resources MIRIS map, or have otherwise been determined to be wetland by the Michigan DNR; and that in no event shall a swamp, marsh, or bog be altered by dredging, the addition of earth or fill material or by drainage of water for the purpose of increasing the water frontage required by this regulation.
- 3) That in no event shall a canal or channel be excavated for the purpose of increasing the water frontage to meet requirements of this regulation.
- 4) Where a park, common area or similar use area is utilized as access property, it shall not be used as a residential lot for the purpose of constructing a dwelling and/or accessory structure(s), or for any commercial or business use.
- 5) That piers, docks or mooring, newly installed after effective date of ordinance on such parcel or parcels of land shall be at least ten (10) feet from side lot line to a maximum length of one hundred twenty (120) feet. This excludes piers or docks previously granted permits by the DNR/DEQ.
- 6) Road ends shall not be access construed as a parcel or parcel(s) of land under this ordinance. Privately owned docks, piers, or moorings shall not be located within such areas.

Section 3.12 – DEFINITIONS

“Access Property” shall mean any waterfront parcel of land or lot adjoining or abutting a lake, or other body of water connected to a lake, which is used or intended to be used, for providing access to a lake by pedestrian or vehicular traffic to and from non-waterfront land ownership, single fee ownership, lease, license, gift, business invitation, or any other form of dedication or conveyance.

Section 3.13 – NON-CONFORMING USES

In any district where accesses, including established dock locations, existed before the effective date of the Ordinance or subsequent amendment thereto, such accesses shall retain historic use. It is the intent of this ordinance to permit such lawful non-conformance to continue but prohibit additional uses or sites.

Section 3.14 – MULTIPLE UNIT RESIDENTIAL DEVELOPMENTS

In those situations in which the frontage is occupied by multiple unit residential developments such as a Planned Unit Development, condominium association, site condo development and similar land uses, then the lake frontage shall only be used in the same proportion, that is, at least seventy (70) feet of lake frontage for any one single-family home, dwelling unit, cottage, condominium unit, site condominium unit, mobile or modular home unit or apartment unit with rights to use the frontage. No mooring spaces shall be rented.

Section 3.15 – SEVERABILITY CLAUSE

Should any section or provision of this ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or part thereof other than the part so declared to be unconstitutional or invalid.

Section 3.16 – PENALTIES

A violation of this ordinance is a Municipal Civil Infraction. Any person, corporation, or firm who violates, disobeys, omits, neglects, or refuses to comply with any provision of this Ordinance, or any lawful order of the Township Zoning Administrator, Board of Appeals, Planning Commission, or the Marcellus Township Board issued in pursuance of this Ordinance shall be responsible for a Civil Infraction and subject to a civil fine not exceeding Five Hundred and 00/100 (\$500.00) Dollars, plus any costs, damages, expenses, and other sanctions as authorized under Chapters 83 & 87 of Act No. 236 of the Michigan Public Actions of 1961 as amended, being MSA 27A.8302 and 27A.8701 *et seq.*, respectively. Each day during which violation continues shall be deemed a separate Civil Infraction. The imposition of any fine or other sanctions shall not exempt a violator from compliance with the provisions of the Ordinance.

In addition, the Township shall have the right to proceed in any court of competent jurisdiction for the purpose of obtaining an injunction, restraining order or other appropriate remedy to compel compliance with this ordinance.

Section 3.17 – REPEALER / CONFLICTING PROVISIONS

Any existing ordinance or resolution that is inconsistent or conflicts with this Ordinance is hereby repealed to the extent of any such conflict or inconsistency.

Section 3.18 – EXCEPTION OF TOWNSHIP BOARD FROM PERSONAL LIABILITY

No officer, agent, or member of the Township Board shall render himself or herself personally liable for any damage which may occur to any person or entity because of any act or decision performed in the discharge of his or her duties pursuant to this Ordinance.

Section 3.19 – EFFECTIVE DATE

The Ordinance was adopted 5/8/2010 and amended _____.