

# NOTICE OF MEETING

A Regular Meeting of the Leelanau County Planning Commission (LCPC) will be held at **5:30 pm Tuesday, JANUARY 23, 2024** in the Leelanau County Government Center – 1<sup>st</sup> floor.

*(Please silence any unnecessary cellular/electronic devices)*

## **DRAFT AGENDA**

**CALL TO ORDER & PLEDGE OF ALLEGIANCE**

**ROLL CALL – Welcome new member Francis Criqui**

**CONSIDERATION OF AGENDA**

**CONFLICT OF INTEREST** (*refer to Section 3.7 of the Bylaws*)

## **ANNUAL ORGANIZATION ITEMS**

### **Election of Officers**

(2023 officers: S. Yoder-Chair, C. Noonan-Vice-Chair, M. Black-Chair Pro-Tem)

1. Chairman
2. Vice Chairman
3. Chair Pro-Tem

**Committee appointments (by Chair):** Housing Action Committee, Parks & Rec  
(Parks & Rec representative is the Planning Commission Chair or his/her designee)

**Annual Review of Bylaws** *pgs. 2-9*

**Consideration of 2024 Meeting Schedule & Annual Session Meeting Date** *pg. 10*

**PUBLIC COMMENT**

**STAFF COMMENTS**

**CONSIDERATION OF OCTOBER 24, 2023 MEETING MINUTES** *pgs.11-14*

## **NEW BUSINESS**

1. PC01-2024-09 Leland Twp. - Farmland Preservation Review *pgs. 15-48*
2. PC02-2024-03 Cleveland Twp. – Farmland Preservation Review *pgs. 49-74*
3. PC03-2024-02 Centerville Twp. – Farmland Preservation Review *pgs. 75-128*
4. Leelanau County Planning Commission Ordinance No. 2011-001 *pgs. 129-136*

## **REPORTS**

1. Housing Action Committee
2. Parks & Recreation Committee
3. Report from LCPC members of attendance at township/village meetings, or Other Meetings/Trainings

## **COMMUNICATIONS**

2024 Travel/Per Diem Sheet

**PUBLIC COMMENTS**

**STAFF COMMENTS**

**COMMISSIONER & CHAIRPERSON COMMENTS**

**ADJOURN**

### **LCPC Members**

Steve Yoder  
Casey Noonan  
Melvin Black  
Craig Brown  
Rodney Brush  
Brian Fenlon  
Melinda Lautner  
Tom MacDonald  
Robert Miller  
Tom Nixon  
Francis Criqui

**PROPOSED**  
**LEELANAU COUNTY PLANNING COMMISSION**  
**APPROVED BYLAWS**

Adopted by the Leelanau County Planning Commission, pursuant to the Michigan Planning Enabling Act, P.A.33 of 2008, as amended, and the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, as follows:

**ARTICLE I: AREA**

The area served by the County Planning Commission shall include all lands legally included within the present or future boundaries of the unincorporated portions of the County of Leelanau, State of Michigan.

**ARTICLE II: PURPOSE AND DUTIES**

**Section 2.1 - Purpose**

As stipulated in the Michigan Zoning Enabling Act, and in accordance with present and future needs for best promoting the health, safety and general welfare of the inhabitants of the County, this Commission shall participate in drafting plans for the County and use them to encourage a coordinated and harmonious development of the County. The Commission shall take overall responsibility for advising the County Board of Commissioners in all zoning matters.

**Section 2.2 – Duties**

The County Planning Commission is responsible for:

- a. Preparing and maintaining a plan for the development and/or protection of the peninsula. It will be responsible for adopting the **Leelanau General Plan**. Review of the Plan should be performed at least once every 5 years.
- b. Preparing and updating a Capital Improvements Plan, and submitting it to the County Board of Commissioners on a regular basis for use during the budgeting process.
- c. Preparing special studies and plans, as deemed necessary by the County Board of Commissioners.
- d. Preparing an Annual Report and submitting to the County Board of Commissioners, and all local units of government in the county.
- e. Reviewing and commenting on proposed new public facilities or improvements.
- f. Making recommendations on proposed township plans and/or rezoning or text amendments.
- g. Assisting in the development of model regulations for use by the county or local governments.
- h. Educating the general public about the values and benefits of planning.
- i. Welcoming citizen comments on local planning and zoning issues and acting upon or referring those comments as appropriate.
- j. Learning about and staying up to date on the responsibilities of the Planning Commissioners and on various tools available in implementing local plans.
- k. Coordinating planning and associated development regulations with other governmental units and public agencies.
- l. Attempting to prevent incompatible planning and zoning.

## **ARTICLE III: MEMBERSHIP AND REPRESENTATION**

### **Section 3.1 - Membership and Appointment**

The Planning Commission shall consist of eleven (11) members. All members of the Planning Commission shall be appointed by the County Board of Commissioners, in accordance with the Michigan Planning Enabling Act, and the Leelanau County Planning Commission Ordinance of May 17, 2011, and preferably based on recommendations from the County Planning Commission. Appointments shall be done according to Section 102, C of the Leelanau County Planning Commission Ordinance, adopted by the Board of Commissioners on May 17, 2011 as follows:

1. One seat to represent the interests of Transportation
2. One seat to represent the interest of Business
3. One seat to represent the interests of Economic Development
4. One seat to represent the interests of Education
5. One seat to represent the interests of Finance
6. One seat to represent the interests of Recreation
7. One seat to represent the interests of Legal and Real Estate
8. One seat to represent the interests of Agriculture
9. One seat to represent the interests of Tourism
10. One seat to represent the interests of Municipal Government
11. One seat to represent the interests of a member of the Leelanau County Board of Commissioners

### **Section 3.2 - Removal**

The county board of commissioners may remove a member for nonperformance of duty or misconduct.

### **Section 3.3 - Term**

The term of each member shall be for three (3) years, except for any member appointed as the County Board of Commissioners representative, whose term shall be for one (1) year. All vacancies for unexpired terms shall be filled for the remainder of such term. In the absence of that member appointed as the County Board of Commissioners representative, his/her alternate, as duly designated by the County Board of Commissioners, shall be entitled to sit in his/her place and stead and shall qualify as a member in all respects for as long as that member appointed as a County Board of Commissioners representative shall remain absent.

### **Section 3.4 - Attendance**

Should any member of the Planning Commission miss three (3) consecutive regularly scheduled meetings, notice of the three (3) missed meetings will be provided to the County Board of Commissioners. Members shall notify staff at the earliest available opportunity of any absences prior to a meeting. Notification of said absences will be documented in the meeting minutes.

### **Section 3.5 - Training**

Members of the Planning Commission shall attend at least one training workshop within one year of their Planning Commission appointment, as long as such workshops are offered. Members are encouraged to attend training workshops every year thereafter. Failure to comply with this section may be considered non-performance of duty or misconduct, and subject to removal as per section 3.2.

### **Section 3.6 - Voting**

An affirmative vote of the majority of a quorum of the Commission present for the conduct of business shall be required for the approval of any requested action or motion placed before the Commission except for procedural motions as prescribed in Roberts Rules of Order. Voting shall ordinarily be voice vote; provided however that a roll call vote shall be required if requested by any Commission member or directed by the Chairperson. All members of the Commission including the Chairperson shall vote on all matters, but the Chairperson shall vote last. Any member may be excused from voting only if that person has a bonafide conflict of interest as recognized by the majority of the remaining members of the Commission, as outlined in Section 3.7. A member may not abstain from voting unless there is a recognized conflict of interest.

### **Section 3.7 - Conflict of Interest**

A. All members of the commission and all members of staff shall avoid situations which are conflicts of interest, and/or incompatibility of office. As used here, a conflict of interest shall at a minimum include, but not necessarily be limited to, the following:

1. Issuing, deliberating, voting or reviewing a case concerning himself/herself.
2. Issuing, deliberating, voting or reviewing a case involving a corporation, company, partnership, or any other entity in which he/she is an owner or part owner, or any other relationship where he/she may stand to have a financial gain.
3. Issuing, deliberating, voting or reviewing a case which may result in a direct financial benefit to himself/herself.
4. Issuing, deliberating, voting or reviewing a case concerning members of his/her household, or relatives, including, but not limited to children, grandchildren, spouse, parents, grandparents, in-laws, etc.
5. Issuing, deliberating, voting or reviewing a case where an employee or employer is:
  - a. an applicant or agent for an applicant, or
  - b. has a direct financial benefit in the outcome.
6. Issuing, deliberating, voting, or reviewing a case where the commissioner was a paid consultant or attorney related to the case being deliberated by the commission. \*
7. Issuing, deliberating, voting, or reviewing a case where the commissioner has previously voted on the issue/case in the jurisdiction presenting the case to the commission. E.g. Village or Township Planning Commission. \*
8. Issuing, deliberating, voting, or reviewing a case where the commissioner will be expected to vote on the case when reported back to the village council or township board.

\* Commissioners recusing themselves for these reasons may function as the representative of the jurisdiction bringing the case by answering specific questions presented by other commissioners.

B. Members of the commission and members of staff shall declare a possible conflict of interest immediately following the agenda approval during the meeting of the commission. If it is recognized by the remaining majority of those commission members present for the conduct of business that a conflict of interest exists, the member of the commission or staff will cease to participate in the issuing, deliberation, voting or review or any attempt to influence same, and they should remove themselves from the deliberating table.

C. Members of the commission shall comply with the Leelanau County Conflict of Interest Policy, as adopted by the Leelanau County Board of Commissioners on September 17, 2013 in addition to the policies outlined above.

## **ARTICLE IV: COMMISSION MEETINGS**

### **Section 4.1 Meetings**

A. Regular meetings of the Commission shall be held generally once each month at a time and place to be designated by the Commission at the first meeting in January. All Commission and committee meetings shall be open to the public as required by the "Open Meetings Act", Act 267, P.A. 1976, as amended, and the Commission members shall comply with all OMA requirements.

No individual Planning Commission member shall represent that he or she is speaking on behalf of the Commission unless authorized to do so.

**B. Special Meetings**

The Commission shall convene for the purpose of holding Special meetings only upon the written request to staff, from the Chairperson or by two (2) members, specifying the time, date, place and the purpose of such meeting. The fee for a special meeting is \$350. When a special meeting is called by written request, staff shall immediately communicate the meeting information to each member within 24 hours in one or more of the following ways:

- Via confirmed telephone call; or
- Via confirmed email.

Staff shall post a public notice at least eighteen (18) hours before the Special meeting, as required by the Open Meetings Act, 1976 PA 267, as amended. Public notice shall be posted in the Government Center, and on [www.leelanau.gov](http://www.leelanau.gov).

**C. Modifications to a Regular Scheduled Meeting**

Any proposed change to a Regular scheduled meeting date, such as time, day, or location, shall be made only upon the written request to staff, from the Chairperson or by two (2) members. The written request will propose a new time, day, and/or location and the reason. Staff shall immediately communicate the proposed change to all members. Upon confirmation of a quorum of members agreeing to the change, staff shall immediately communicate the new meeting information to each member within 24 hours in one or more of the following ways:

- Via confirmed telephone call; or
- Via confirmed email.

Staff shall immediately post a public notice of the change, in the Government Center, and on [www.leelanau.gov](http://www.leelanau.gov).

In the event of cancellation due to inclement weather, unforeseen emergency, lack of Business items, or lack of quorum, staff shall immediately contact each member to notify of the cancelled meeting, send appropriate notice to the media and the mail list through use of email, ~~fax~~, and/or phone call, and post the cancellation at the Government Center.

**Section 4.2 - Public Notice**

Within ten (10) days after the first meeting, the Annual Schedule of Regular Meetings shall be prominently displayed in the principal office and in the public building where the meetings are held and shall be posted on [www.leelanau.gov](http://www.leelanau.gov). The Annual Schedule of Regular Meetings shall include the dates, times and places of the meetings and the name, address and telephone number of the Commission. Within three (3) days after any change is made in the Annual Schedule of Regular Meetings, such changes shall be prominently displayed in the principal office and in the public building where the meetings are held and within ten (10) days shall be posted on [www.leelanau.gov](http://www.leelanau.gov). Notice of Special or Rescheduled meetings shall be prominently displayed in the principal office and in the public building where the meetings are held at least eighteen (18) hours prior to the time the Special or Rescheduled meeting is to be held and posted on [www.leelanau.gov](http://www.leelanau.gov).

**Section 4.3 – Meeting Procedure**

For purposes of discussion and action for each item on the agenda and each motion introduced during the planning commission meeting, the following procedure should be followed:

1. The staff report is reviewed.
2. The applicant is allowed to comment.
3. Discussion, questions and answers between members of the commission and staff or consultants.
4. Discussion, questions and answers with the applicant.
5. Others in attendance are allowed to comment. At the Chairperson’s discretion, a time limit may be

- imposed for every individual.
- 6. Reading of correspondence received on the issue.
- 7. Applicant comments.
- 8. A motion is introduced.
- 9. Call the question and vote on the motion.

**Section 4.4 - Public Hearing Procedure**

Any person shall be permitted to address any meeting of the Commission during the time specifically provided on the agenda. In addition, anyone may speak at the time a subject is under discussion and must direct their remarks to the Chairperson, and shall speak only to the subject.

When a public hearing is scheduled on an agenda, the procedure for conducting the public hearing shall be as follows:

- A. Public Hearing (on case number )
  - 1. The Chairperson declares the hearing open, and states its purpose. He/She summarizes the rules of procedure, or provides copies of the rules.
  - 2. The Planning Director or a designee presents the petitioner's request, the Planning Department's staff report on the matter (including reasons for any recommendation), plus a copy of the petitioner's request.
  - 3. The petitioner - in person, by agent or by attorney, as stated on the submitted application - may present his/her case, including presenting witnesses on his/her behalf. The petitioner shall be given a reasonable time to present the case.
  - 4. Members of the public who support the petitioner may speak and correspondence may be read.
    - a. The Chairperson may recess the meeting for a short time to allow those in support to caucus in order to choose a spokesperson to speak on their behalf for fifteen (15) minutes, if there are a large number of people present.
    - b. The Chairperson may allow anyone to speak in favor of the petitioner and may impose a time limit of three (3) minutes or less per speaker.
  - 5. Members of the public who oppose the petitioner may speak and correspondence may be read.
    - a. The Chairperson may recess the meeting for a short time to allow those in opposition to caucus in order to choose a spokesperson to speak on their behalf for fifteen (15) minutes, if there are a large number of people present, or
    - b. The Chairperson may allow anyone to speak in opposition to the petitioner and may impose a time limit of three (3) minutes or less per speaker.
  - 6. Rebuttal. Anyone may ask the Chairperson questions on presentations or statements given at this hearing. The Chairperson will seek an answer to the question. Responses shall be made to the Chairperson. No discussion, questioning or answering shall take place between any two or more people except between the Chairperson and the individual who has the floor.
  - 7. Close the Public Hearing (At which point all public participation on the issue ends).
- B. Business Session (may immediately follow public hearing or be held later in the meeting). (Action on pending case number\_\_\_)
  - 1. Discussion: Review of facts based on all information presented (from the application, zoning ordinance, physical characteristics of the parcels, staff reports, hearing testimony, etc.). Discussion continues until a member is confident enough to propose a motion that includes a conclusion and rationale explaining why conclusions are reached.

2. Discussion on the motion.
3. Action on the motion. Action may include approval, denial or postponing.

#### **Section 4.5 - Minutes**

The Commission shall adopt rules for the transaction of business and shall keep a record of its resolutions, transactions, findings and determinations which record shall be a public record. Minutes shall be kept of each meeting, including hearings and site inspections, showing the date, time, place, members present, and members absent. All motions, who moved and who seconded, the reasons given, and the outcome, must be complete and precise, with roll call votes recorded. Less formal decisions should also be noted, with the gist of the discussion. The purpose for which any closed session is held shall be recorded, but not its discussion. Proposed minutes shall be available for public inspection not more than eight (8) days after the meeting to which they refer. Approved minutes shall be available for public inspection not later than five (5) business days after the meeting at which they are approved.

### **ARTICLE V: OFFICERS OF THE COMMISSION**

#### **Section 5.1 - Officers of the Commission**

The officers of the Commission shall consist of a Chairperson and Vice-Chairperson from its members, to serve for a period of one (1) year, or until successors are elected. Such officers shall be elected by a majority vote of a quorum of the Commission present at the time of election. The Commission may create and fill such other offices or committees as it may deem advisable.

#### **Section 5.2 - Temporary Chair**

At the annual organizational meeting, the Planning Commission will name a member as Pro-Tem of the Commission, to perform the duties of temporary chair in the absence of both the Chair and Vice-Chair. Likewise, when the Chair or Vice-Chair are presiding, they shall have the right to turn the duties of the chair over to the Pro-Tem, should the situation warrant.

### **ARTICLE VI: QUORUM**

#### **Section 6.1 - Quorum**

A majority of the appointed members of the Commission present at a regular or special meeting shall constitute a quorum to take action at any meeting.

### **ARTICLE VII: DUTIES OF THE OFFICERS**

#### **Section 7.1 - The Chairperson**

The Chairperson shall be the chief executive officer of the Commission and shall preside at all meetings of the Commission. He/She shall appoint all members to committees or advisory committees, subject to the approval of the Commission, established and provided by the Commission, and shall be an ex-officio member of all committees. He/She shall vote on all motions as a Commissioner. He/She shall sign all documents authorized by the Commission.

The Planning Director shall confer with the Chairperson of the Planning Commission in the preparation of meeting agendas. Action items to be placed before the Commission shall be submitted in accordance with the Commission's adopted Meeting Schedule & Mailing Dates. In the event an action item in need of immediate attention is presented after an established deadline date, the Planning Director shall confer with the Chairperson of the Planning Commission to determine if the item is to be included on the regular meeting agenda. The Planning Commission Chairperson shall decide the fate of the request, and that decision shall be final.

#### **Section 7.2 - The Vice-Chairperson**

- A. In the event that the office of the Chairperson becomes vacant by death, resignation, or otherwise, the Vice-Chairperson shall serve as Chairperson until a new Chairperson is elected.
- B. In the event of the absence of the Chairperson or his/her inability to discharge the duties of his/her office, such duties shall, for the time being, devolve upon the Vice-Chairperson.

**Section 7.3 – Secretary and Recording Secretary**

The Commission may appoint a Secretary or combine this position with the Chair Pro-Tem position. Duties typically assigned to a Recording Secretary shall be provided by the Leelanau County Planning Director or his/her designee. In this capacity, he/she shall record and transmit all minutes of all Planning Commission meetings in accordance with these bylaws. He/She shall be responsible for all correspondence and notices pertaining to meetings or other business of the Planning Commission. (See Section 4.6: Minutes)

**ARTICLE VIII: ADVISORY COMMITTEES**

**Section 8.1 - Advisory Committees**

The Commission may appoint and authorize ad-hoc advisory committees to advise the County Planning Commission on how to deal with issues of greater than local concern or on other matters that may arise. Members may consist of governmental officials and individuals whose experience, training and interest in the Commission's work qualifies them to lend valuable assistance to the Commission. The Commission may also appoint various committees of competent citizens to collect information and prepare reports to the Commission on those phases of the comprehensive planning program for which the Commission is primarily responsible.

Advisory committees shall conduct their meetings at a time and place set in accordance with the Open Meetings Act (Act 267, P.A. 1976, as amended). Written notice of meetings shall specify, by agenda, business to be transacted. Each advisory committee shall post a public notice stating the time, date and place of the meeting at least 18 hours before the meeting. The notice shall be posted at or near the County Planning Department and at the County Clerk's Office. Advisory committees without sufficient commissioners to consist of a quorum, and with business limited to providing recommendations to the commission are exempt of the preceding requirements.

**ARTICLE IX: COMPENSATION**

**Section 9.1 - Compensation**

Members of the Planning Commission may be compensated for their services as provided by the County Board, including reimbursement of mileage, and per diem. The Planning Commission may make and administer regulations relative to compensation for the travel of its members and employees when engaged in the performance of activities authorized by the County Planning Commission, including attendance at conferences and meetings.

**ARTICLE X: COMMISSION BUDGET AND APPROPRIATIONS**

**Section 10.1 - Commission Budget and Appropriation**

The Planning Commission shall review an annual budget prepared by the Planning Department. The County Board annually appropriates and makes available funds for carrying out the purposes and functions permitted under Act 33 of 2008, and Act 110 of 2006, as amended and may match County funds with federal, state, or other local government or private grants. The County Planning Commission may accept and use gifts and grants for Planning Commission purposes. Money so accepted shall be deposited with the County for expenditure by the Planning Commission for the purpose designated by the donor or Commission.

**ARTICLE XI: ANNUAL REPORT**

**Section 11.1 - Annual Report**

The Commission shall review an annual written report by the Planning Department to the County Board concerning its operations and the status of planning activities, including recommendations regarding actions by the County Board related to planning and development.

**ARTICLE XII: AMENDMENT OF BYLAWS**

**Section 12.1 - Amendment of Bylaws**

These by-laws, in whole or in part, may be altered, amended, added to or repealed by a majority vote of the total Commission membership at any regular or special meeting.



**ARTICLE XIII: PARLIAMENTARY PRACTICE**

**Section 13.1 - Parliamentary Practice**

For meetings of the Commission and those ad-hoc advisory committees, the rules of parliamentary practice as set forth in "Robert's Rules of Order" shall govern in all cases in which they are not inconsistent with the standing rules and orders of the Commission and not contrary to any existing laws of the State of Michigan.

*Adopted by the Leelanau County Planning Commission, Thursday, July 24, 1975, at the Regular Meeting, with amendments through ~~March 15, 2022.~~\_\_\_\_\_ -*

**PROPOSED 2024 MEETING SCHEDULE**  
for the **LEELANAU COUNTY PLANNING COMMISSION**

Meetings are held on the 4th Tuesday of every month at 5:30 pm, unless noted below:

<b>Description</b>	<b>Day</b>	<b>Date</b>	<b>Meeting Room:</b>	<b>Due Date for Agenda Items:</b>
2024 Organizational Meeting	Tues.	January 23	1 <sup>st</sup> Floor – Commissioners Room	January 16
Regular Meeting	Tues.	Feb. 27	1 <sup>st</sup> Floor – Commissioners Room	February 20
Regular Meeting	Tues.	March 26	1 <sup>st</sup> Floor – Commissioners Room	March 19
Regular Meeting	Tues.	April 23	1 <sup>st</sup> Floor-Commissioners Room	April 16
<b>Annual Planning Session</b>	<b>Wed.</b>	<b>April 24</b>		
Regular Meeting	Tues.	May 28	1 <sup>st</sup> Floor – Commissioners Room	May 21
Regular Meeting	Tues.	June 25	1 <sup>st</sup> Floor – Commissioners Room	June 18
Regular Meeting	Tues.	July 23	1 <sup>st</sup> Floor – Commissioners Room	July 16
Regular Meeting	Tues.	August 27	1 <sup>st</sup> Floor – Commissioners Room	August 20
Regular Meeting	Tues.	September 24	1 <sup>st</sup> Floor – Commissioners Room	September 17
Regular Meeting	Tues.	October 22	1 <sup>st</sup> Floor – Commissioners Room	October 15
Regular Meeting	Tues.	November 26	1 <sup>st</sup> Floor – Commissioners Room	November 19
Regular Meeting	<b>3<sup>rd</sup> Tues.</b>	December 17	1 <sup>st</sup> Floor-Commissioners Room	December 17
2025 Organizational Meeting	Tues.	January 28, 2025	1 <sup>st</sup> Floor – Commissioners Room	January 21, 2025

**Please submit Agenda Items by the due date listed above in the right column.**

Contact the Planning Department at 256-9812 for more information, and to submit Proposed Agenda Items.

**Meeting Location:**

Leelanau County Government Center  
8527 E. Government Center Dr. Suttons Bay, MI 49682

**A REGULAR MEETING OF THE LEELANAU COUNTY PLANNING COMMISSION WAS HELD ON TUESDAY, OCTOBER 24, 2023, AT THE LEELANAU COUNTY GOVERNMENT CENTER.**

Proceedings of the meeting were recorded and are not the official record of the meeting. The formally approved written copy of the minutes will be the official record of the meeting.

**CALL TO ORDER** Meeting was called to order at 5:31 p.m. by Chairman Yoder who led the Pledge of Allegiance. The Meeting was held at the Leelanau County Government Center, 8527 E. Government Center Dr., Suttons Bay, MI.

**ROLL CALL**

**Members Present:** S. Yoder, T. Nixon, C. Brown, M. Black  
R. Miller, M. Lautner, R. Brush

**Members Absent:** B. Fenlon, T. MacDonald  
**(prior notice)**

**Members Absent:** C. Noonan

**Staff Present:** T. Galla, Director, G. Myer, Senior Planner

**Public Present:** None

**CONSIDERATION OF AGENDA**

*Motion by Lautner, supported by Miller, to accept the agenda as presented. Motion carried 7-0.*

**CONFLICT OF INTEREST**

Lautner mentioned that she owns quite a bit of property in Long Lake Township. Members agreed this was not a conflict of interest.

**PUBLIC COMMENT** – None.

**STAFF COMMENTS**

Galla mentioned a webinar on manufactured housing parks and state laws allowing the people that live there the opportunity to purchase the park if it ever goes up for sale. There are certain regulations that allow the property owners to stay there and buy the park. It is then called an ROC (resident owned community). Michigan is one of many states that do not have laws pertaining to this. Galla continued, saying that a lot of these parks are being bought out and used as short-term rentals, which forces the residents out of their homes.

**CONSIDERATION OF SEPTEMBER 26, 2023 MEETING MINUTES**

*Motion by Nixon, supported by Brown, to accept the minutes as presented. Motion carried 7-0.*

**OLD BUSINESS** – None.

**NEW BUSINESS**

PC13-2023 Long Lake Township Master Plan Review

Galla reviewed the staff report saying that a copy of the draft plan was sent out a couple times prior to the meeting tonight to allow members plenty of time to review it. The request was received on September 22, and the review period for an amendment is 42-days. The township has sent this out as a 63-day notice period which is what you do for a brand-new plan and there is nothing wrong with that. It actually allows the public more time to review it, but by law, since it is an amendment, they only had to do a 42-day review period.

Galla continued, saying staff provided some information on what a plan is, how often it needs to be reviewed and the appropriate action that needs to be taken. Staff has included comments regarding grammar and things that don't seem to make sense. The township talked about regulating single family homes as it pertains to second kitchens and guest suites. Is there a different way to define and regulate single family homes? This may be an opportunity to open up additional housing or accessory dwelling units. On page 70, the Objectives listed under GOAL 15 might be better accomplished by a non-profit organization rather than a government agency. Galla complimented the township on the maps and charts used throughout the document and said some of the maps were missing the north arrow, and the scale. Some of the figures and charts, and even some of the maps are missing the "source" cited. If someone were to pull one of these out of the plan to use, they wouldn't have that information.

Galla continued, mentioning the development of a transportation plan and suggested the township consider addressing the safety and traffic concerns at the M-72 location of Jacobs Farm/Gallagher's Market. Also, page 90, h. Develop a Cemetery Plan. What would be the purpose for the Cemetery Plan? Is it documentation or another purpose? Galla referenced Appendix 1: Opinion Survey Results, and said staff suggests including the date of the survey and how it was administered, mailed or online. Who prepared the survey? In conclusion, Galla said staff did not find the plan to be inconsistent with the Leelanau general plan or surrounding plans.

Lautner questioned the expansion of the village center and said it will be interesting to hear how the public feels about this. The public has become very informed and vocal since the Dollar General store is going in there.

Miller suggested using a different pattern for the bar chart used on page 24 showing the population growth in various townships. The various shades of blue that they used are very hard to decipher. The two maps on page 41 should be separated out and have one map to a page, oriented the same as the other maps in the plan for clarity. Not everyone can read maps well and this will help. Miller continued, saying on page 62 the language regarding goals under Woodlands and Natural Areas is vague. Also, Goal 1, e. identify what? Goal 1, f. invasive species of what? Miller said the outline form on the goals seems to be inconsistent. This should be reorganized so that it is all similar. In conclusion, Miller said overall, the document is well done.

Nixon said overall it was a very complete document and he got entangled and intrigued with all of the history. Not only the timelines, but the content itself. It is a very impressive document with a variety colors and pictures. The page numbering was a little confusing at first. He also noticed that some of the maps were missing the north arrow. There were times he wasn't sure which direction was north on some of the maps. He agrees with Miller regarding the two maps on page 41 and the shades of blue used on page 24. Nixon suggested

highlighting “Long Lake Township” on the charts on pages 24 and 31 so you know right away which one you are comparing the numbers to because sometimes it is at the top and other times it is in the middle.

Black questioned if the Dollar General Store was addressed in the plan. Lautner said that district is already zoned for business, so if, when Dollar General came in, all they did was what was allowable without going for any kind of approval, the planning commission didn't have any choice other than to allow it.

Brown stated he found this to be an easy read. He also found the grammar errors same as staff. Figure 3.3 Age Cohorts 2010-2019, on page 26, you can't really differentiate them in the graph. Same with the graphs and pie charts on page 48, the two grey colors are hard to distinguish. The map on page 52 shows four different land use plans, but there are five different colors used in the map. On page 63 there are two different “Goal 5”, and one is not underlined like the rest of them. Brown said the transportation part looked good and he is pleased with what was written. On page 68, k., last sentence needs “to” before the word “develop”. He suggests adding a “f” under Goal 9, to address working with developers to include interconnected nonmotorized paths through subdivisions. The township has a lot of subdivisions that are right next to each other and this would limit the number of pedestrians coming out onto the main roads.

Yoder said his concerns have been mentioned, such as the graphs and table being hard to read because of the colors used. The document was very enlightening and kept the reader involved. He commends the township.

Brush stated that on pages 43 and 44, Zillow was used as the reference and that is not a reliable source. They could call TAAR or Aspire North Realtors to get accurate numbers.

***Motion by Nixon, supported by Miller, that the Long Lake Township Master Plan is consistent with the Leelanau General Plan, to forward the staff report, minutes and all comments to the Long Lake Township Planning Commission. Motion carried 7-0.***

## **REPORTS**

Housing Action Committee – No report given.

### Parks & Recreation

Lautner reported that they have had a hard time spending their capital budget this year for reasons out of the Parks & Recreation's control. It is a small budget and they have most of it left, so they are going to ask the County Board to allow them to roll it over to next year which would almost double their capital outlay for 2024. If they can't, they will be way behind on their projects. Usually, if it is not used, it goes back into the general fund. Lautner mentioned the 1-mile walking loop they have been working towards at Myles Kimmerly Park, the tennis courts need to be redone and they get a lot of requests for pickle ball courts. They are working on the gazebo at Old Settlers Park, a pavilion to offer shelter and restrooms at Veronica Valley and possibly repave the parking lot at some point.

Brown asked about the decommission of the septic system across from Myles Kimmerly Park. Lautner said it was in the works, the system is still in use because the brand-new septic field that the nursing home installed hasn't been hooked up yet. Lautner said there is still some interest from the Kasson/Cleveland Township Board to purchase part of a parcel, that the park owns, for a second fire barn for the Cedar Fire and Rescue. This would give them an east/west corridor, the nursing home and

school nearby, and also the sports fields. There was a lot of opposition from the neighbors, and the Parks & Recreation is also opposed.

### **REPORTS from LCPC members**

Brown reported that the road commission is finishing up Marek Rd. and will be getting it paved this year. The paving is complete on Cedar Rd. south of the light. They are just waiting on the guard rail and the striping contractors. There will be turn lanes on both the north and south side of that light along with right turn and through lanes. Brown said he will be attending the Housing North Summit on Thursday and Friday. Lautner said Goodrich Rd. back in the day had a giant tree in the middle of it that you just went around, so some improvements have been made over the years.

**COMMUNICATIONS** -None.

**PUBLIC COMMENT** – None.

### **STAFF COMMENTS**

Galla mentioned that she will also be attending the Housing North Summit and that planning secretary Jenny Herman will be on vacation and is travelling to Texas to visit her family. Staff is done with the HHW collections for the year. Next year they will be moving one of the tire and mattress collections to Peshawbestown per their request. They have been really good sponsors of anything related to the environment so staff was happy to do that.

### **COMMISSIONER & CHAIRPERSON COMMENTS**

Lautner said she was told that Long Lake Township doesn't have any agricultural representation on the planning commission, so if anybody knows of someone who would be interested, please have them submit their application.

Nixon informed members that he had resigned as Supervisor of Suttons Bay Township effective October 31st. He has served the public for about 55 years, around 20 years in this area. He has worked a lot with arrogant, insulting, citizens, and has had no problems working with them in the past. That kind of negative behavior and the time it required to repeatedly address them, took him far too often from his personal objectives and reduced his overall enthusiasm for the role. At his age, it's time to think about his wife, his health and spirit. The Suttons Bay board appointed a new supervisor, Doug Periard, who has been serving as a trustee for a little over a year and a half, and Nixon thinks he will do a fine job.

Yoder commented that Sutton Bay is going to miss Nixon's calm demeanor.

### **ADJOURN**

Meeting adjourned by consensus at 6:23 p.m.

**PC01-2024-09 Leland Township**  
**Farmland and Open Space Preservation Program**  
**(Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451**  
**as amended, more commonly known as PA 116).**

**Reviewing Entity:** Leelanau County Planning Commission

**Date of Review:** January 23, 2024

**General Information**

**Date Request Received:** December 13, 2024

**Last Day of Review Period:** January 12, 2024 (30 days in which to review and comment on the application and provide comments to the township. After the 30-day period, the township can proceed with or without comments from reviewing agencies).

**Requested Action:** Review and comment on applications to enter approximately 80 acres into Farmland and Open Space Preservation Program.

**Parcel Numbers:** 45-009-033-015-00, 45-009-033-005-00, 45-009-033-004-00

**Applicant:** Glenn F. LaCross and Judith D. LaCross Trust  
 5536 Sharnowski Rd.  
 Cedar, MI 49621

**Owner:** Glenn and Judith LaCross

**Township Plan:** The Leland Township Master Plan identifies this area as “Farm Forest” on the Future Land Use Map.

**Property Information:** The parcels are located on the west side of S. French Rd.

**Explanation of the Program**<sup>1</sup>

Public Act 116 was established in 1975 in response to the loss of farmland associated with high property taxes. Michigan is one of the few states in the nation with market-based property tax assessments. Agricultural lands near developing urban areas were being taxed based on what their land would sell for if converted into housing developments or strip malls.

The Farmland and Open Space Preservation Program (PA 116) preserves farmland from being developed for non-agricultural uses. Participating landowners are exempt from some special assessments and may also receive a Michigan income tax credit for property tax in excess of 3.5 percent of total household income.

The owner enters into a development rights agreement with the State. The State, in turn, allows the owner a property tax credit for those farmlands. Upon application for a Farmland Development Rights Agreement, a number of comments and approvals are necessary from local governmental units. These

<sup>1</sup> [https://www.michigan.gov/mdard/0,4610,7-125-1599\\_2558---,00.html](https://www.michigan.gov/mdard/0,4610,7-125-1599_2558---,00.html)

comments constitute advise (recommendations) only to the Township Board which has the power to approve or reject the application.

Agreement Termination

According to the Michigan Department of Agriculture and Rural Development (MDARD), the applicant can terminate the agreement for any one of the following reasons:

- Death or disability of an Agreement holder or a person essential to the farm operation.
- A parcel up to two acres with a structure on it that pre-dates the Agreement.
- A parcel of up to two acres for construction of a residence for a person essential to the farm.
- The farmland is economically inviable.
- Surrounding land usage restricts farming.
- Natural irreversible change occurs to the land, which restricts farming.
- A court order restricts farming.
- Public interest is served by the release.

Except when due to death or disability, the law requires the landowner to repay the last seven (7) years of tax credits attributable to the Agreement, or the part of the Agreement, being terminated or released, plus 6% simple interest. Repayment on termination or release due to death or disability uses a formula that prorates the seven years, and there is no interest included. After full review of a request, the MDARD office will inform the owner of approval or disapproval.

**Staff Comments**

This request is to place approximately 80 acres into the Farmland and Open Space Preservation Program with the State for a period of ten (10) years. The maximum term allowed is 90 years. The applicant states the property does not have any tax liens on it, and the applicant owns the mineral rights.

The property is within the Agricultural/Conservation Zoning District as noted in the Leland Township Zoning Ordinance

Benefits under an agreement depend on the tax assessed against the property and the landowner's income. The landowner is entitled to claim a Michigan income tax credit equal to the amount of the property taxes on the land and improvements covered by the agreement, less 3.5% of the landowner's total household income. Qualified land enrolled under an agreement is also exempt from special assessments for sanitary sewers, water, lights, or non-farm drainage, unless the assessments were imposed prior to the enrollment of the land in a farmland agreement. Under the Agreement, the owner will be restricted from constructing any structures except for use consistent with farm operations.

For prior applications, the County Planning Commission has made a recommendation for applications to be 'accepted' into the program, or sent along comments/suggestions.







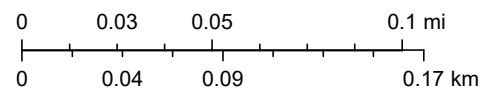
# Leelanau Parcel Viewer



1/18/2024, 11:21:35 AM

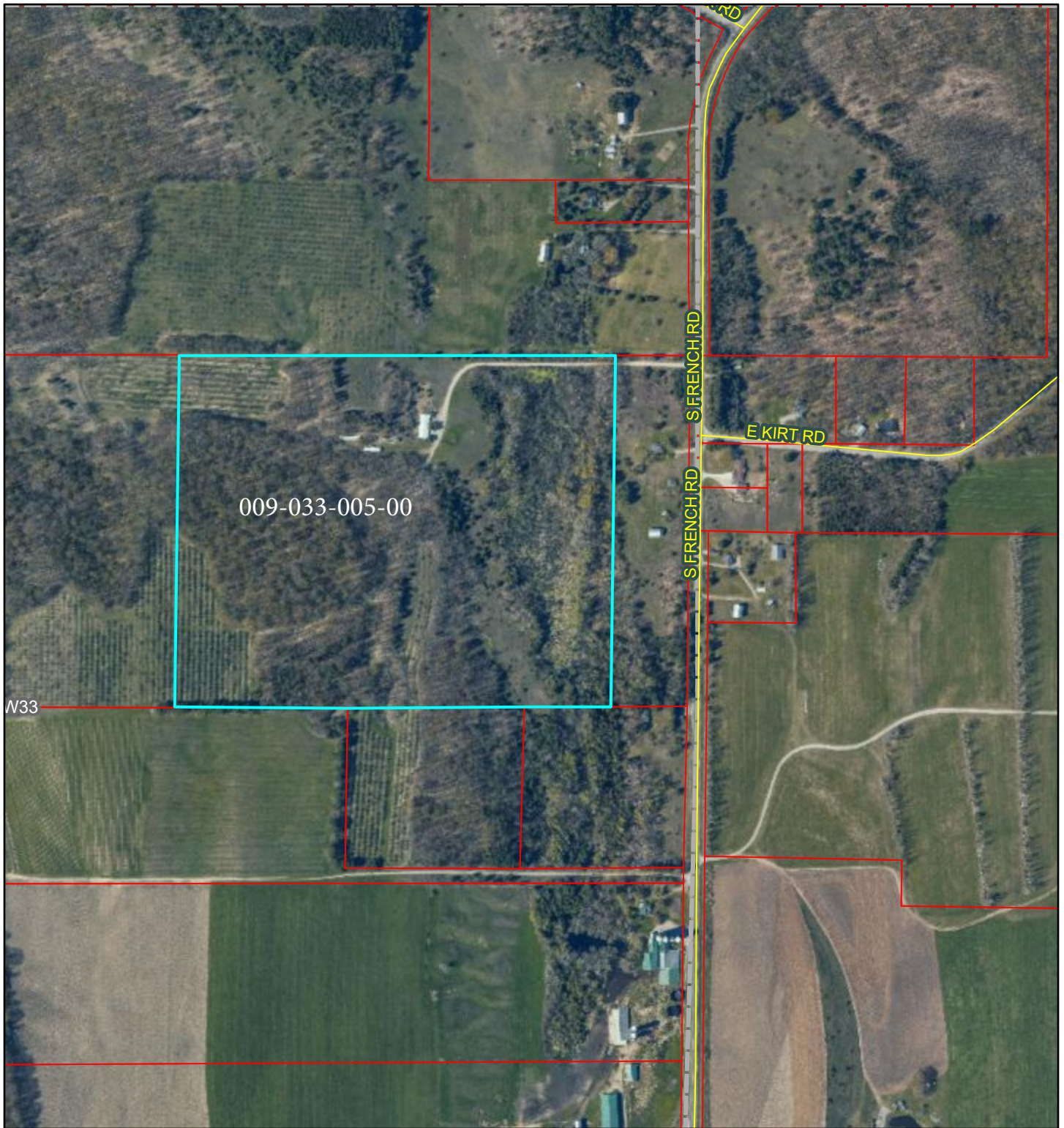
1:4,514

-  Roads
-  Municipalities
-  Sections
-  Tax Parcels







Esri Community Maps Contributors, GTC Equalization/GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Page 17 of 135

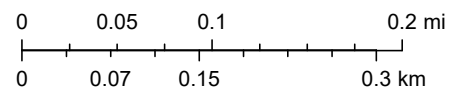
# Leelanau Parcel Viewer



1/18/2024, 11:22:52 AM

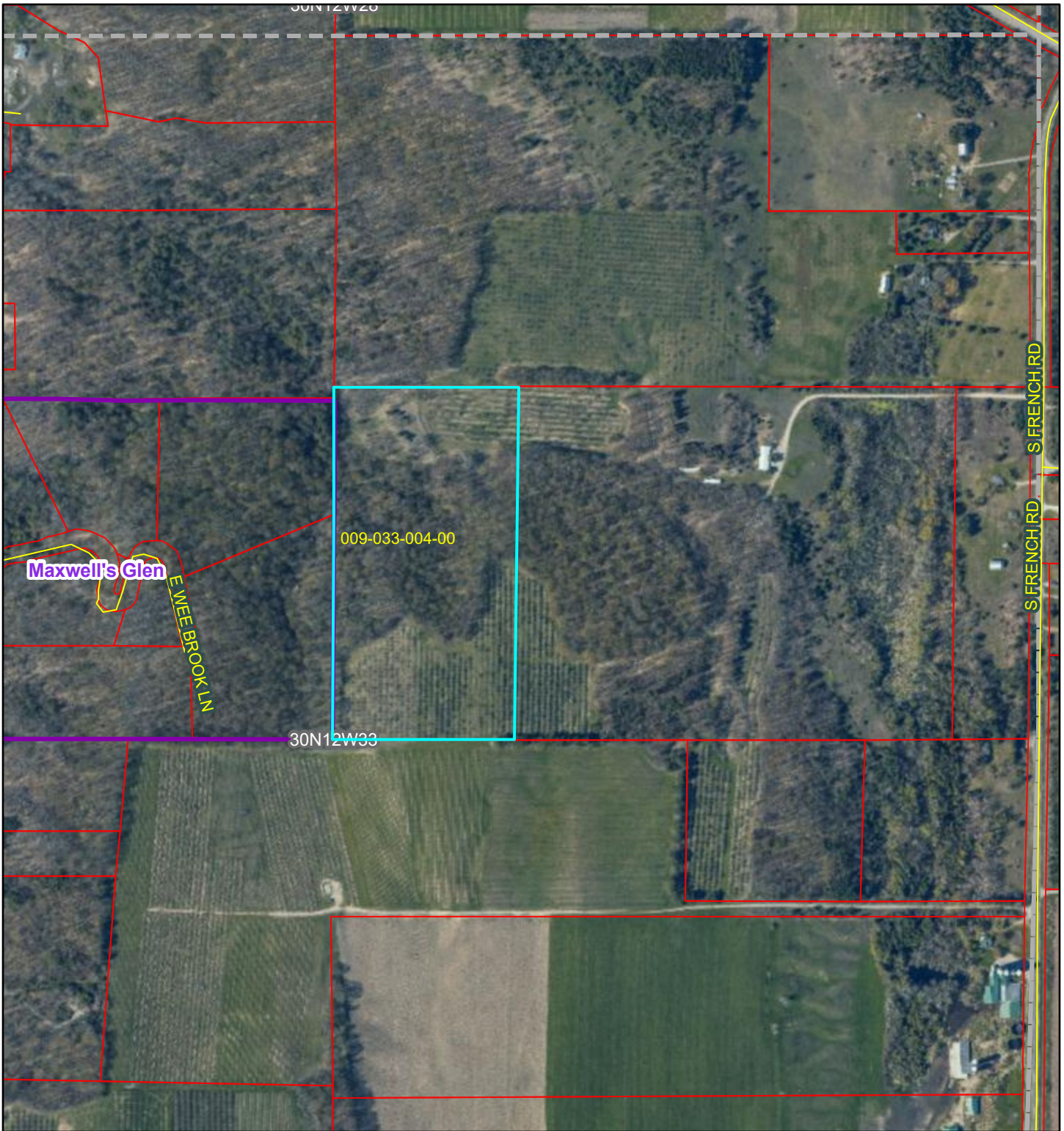
-  Roads
-  Municipalities
-  Sections
-  Tax Parcels

1:9,028



Esri Community Maps Contributors, GTC Equalization/GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA

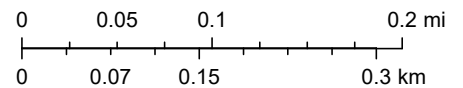
# Leelanau Parcel Viewer



1/18/2024, 11:28:13 AM

1:9,028

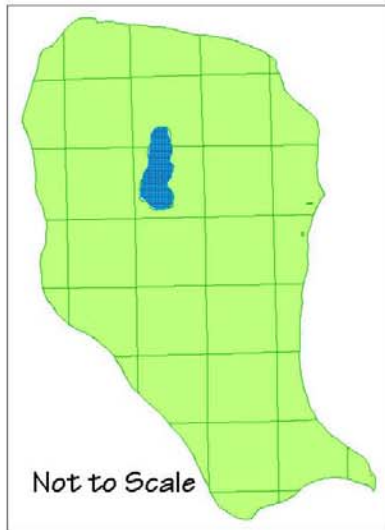
- Roads
- Subdivisions & Condos
- Municipalities
- Tax Parcels
- Sections



Esri Community Maps Contributors, GTC Equalization/GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA

# Leland Township Future Land Use Map

Figure 8-1



**Future Land Use Name**

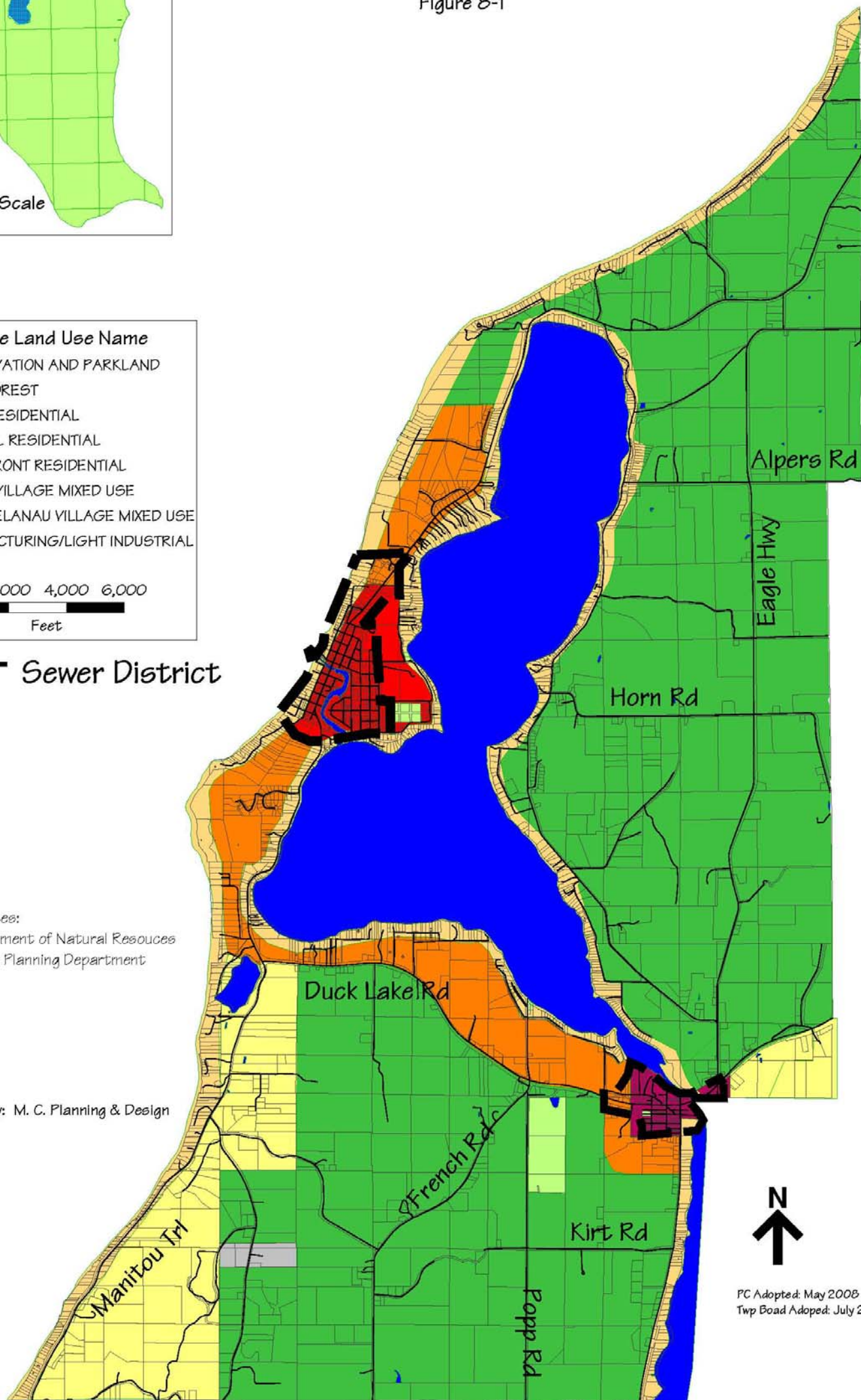
- CONSERVATION AND PARKLAND
- FARM-FOREST
- RURAL RESIDENTIAL
- GENERAL RESIDENTIAL
- WATERFRONT RESIDENTIAL
- LELAND VILLAGE MIXED USE
- LAKE LEELANAU VILLAGE MIXED USE
- MANUFACTURING/LIGHT INDUSTRIAL
- WATER

0 2,000 4,000 6,000  
Feet

----- Sewer District

Base Map Sources:  
Michigan Department of Natural Resources  
Leelanau County Planning Department

Map Prepared by: M. C. Planning & Design



PC Adopted: May 2008  
Twp Board Adopted: July 2008

## **Appendix - Transmittals from Leland Township**

MICHIGAN DEPARTMENT OF AGRICULTURE & RURAL DEVELOPMENT  
ENVIRONMENTAL STEWARDSHIP DIVISION  
FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

**INSTRUCTIONS FOR  
LOCAL GOVERNING BODY  
FOR COMPLETING AN  
APPLICATION FOR A FARMLAND AGREEMENT (FORM ES-013)**

A. After a landowner completes his/her portion of an ***Application for a Farmland Agreement, Form ES-013*** (in accordance with Part 361 of the Natural Resources and Environmental Protection Act, 1994, Act 451, as amended, more commonly known as P.A. 116), the landowner is to attach a copy of a deed or land contract proving ownership of the property to be enrolled in the program, and a copy of a recent tax bill or tax assessment notice containing the legal description of the property. The landowner then is to take these application materials to the “local governing body” (see definition below) for local review and approval.

B. The local governing body holding the application shall approve or reject the application within **45 DAYS** after the application is received. It is the responsibility of the local governing body doing the initial review to complete the bottom portion of page 3 of the application form. **ALL APPLICABLE LINES/SPACES ON THE BOTTOM PORTION OF PAGE 3 ARE TO BE COMPLETED.**

C. PART I. Action by Governing Body requires the local governing body’s name, date received, whether the application is approved or disapproved, the date of approval or disapproval, the clerk’s signature and seal, and the current market value. **IMPORTANT:** If the application is approved on or before November first of a given year, the landowner is eligible for tax credits from the State of Michigan for that entire year. If approved after November first, the landowner is eligible for tax credits beginning the following year.

D. PART II. Check List should be completed with either a date or check mark or “NA” for “not applicable.” For all applications, the reviewing agencies are the County or Regional Planning Commission and local Conservation District. If the county is the local governing body initiating the review of the application, the township also becomes a reviewing agency.

E. Reviewing agencies are to be sent a copy of the application by the local governing body. At the very least, this includes the local Planning Commission and Conservation District. **A reviewing agency has 30 DAYS in which to review and comment on the application and provide comments to the township.** After the 30-day period, the township can proceed with or without comments from reviewing agencies.

F. Upon receipt of an application, the clerk checks the application to see that it has been properly completed by the landowner. Next, the clerk insures that the first four lines under

FINAL APPLICATION SHOULD INCLUDE on page 3, right side, near the bottom, can be checked as included in the application. Under REVIEW LETTERS FROM, the clerk should make sure that comments have or have not been received from the local Planning Commission and Conservation District and that the appropriate lines have been checked before sending the application on to Farmland Program Office. Comments need to be received from the rest of the reviewing agencies only if they meet the conditions mentioned above. If the other agencies do not meet the conditions, the clerk indicates “NA” for “not applicable.” Remember, if no comments were received within the 30-day time period, the clerk should so indicate in some manner on the application when the application is sent on to the Farmland Program Office.

G. After all the above is done and the portion FINAL APPLICATION SHOULD INCLUDE is completed (all applicable spaces are checked), the clerk is to send the **ORIGINAL** of the application to the Farmland Program office. Comments received from reviewing agencies are to be included with the application sent to the Farmland Program office. See paragraph on page 3, right side, just under “*Property Appraisal*” for line to be checked and for our mailing address. The local assessor is responsible for providing current market value information regarding the application.

H. Finally, please note that each individual application should stand on its own, i.e., be fully completed with all appropriate documentation attached without regard to other applications by the same landowner that might have been submitted with it.

**Definition of local governing body:** *For purposes of this program, the local governing body is defined as follows. For farmland located within a city or village, the local governing body is the city or village. For farmland not located in a city or village but in a township having a zoning ordinance in effect, the local governing body is the township board. For farmland not located in a city or village and the township does not have a zoning ordinance in effect, the local governing body is the county board of commissioners. In most cases, the local governing body is the township board and the application then should be taken to the township clerk for township processing.*



**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.

<b>OFFICIAL USE ONLY</b>	
Local Governing Body:	<u>LELAND TOWNSHIP</u>
Date Received:	<u>December 8, 2023</u>
Application No:	_____
State:	_____
Date Received:	_____
Application No:	_____
Approved:	_____ Rejected _____

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

**I. Personal Information:**

1. Name(s) of Applicant: LaCross Last Glenn First F Initial

(If more than two see #15) LaCross Last Judith First D Initial

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

Married  Single

2. Mailing Address: 5536 Sharnowski Rd. Street Cedar City MI 49621 State \_\_\_\_\_ Zip Code

3. Telephone Number: (Area Code) ( ) 231-883-1233

4. Alternative Telephone Number (cell, work, etc.): (Area Code) ( ) 231-883-1212

5. E-mail address: gflacross@yahoo.com heyjude49621@aol.com

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

6. County: Leelanau 7. Township, City or Village: Leland

8. Section No. 33 Town No. 30 Range No. 12W

**III. Legal Information:**

- 9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)
- 10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.
- 11. Is there a tax lien against the land described above?  Yes  No  
If "Yes", please explain circumstances: \_\_\_\_\_

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

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

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

Street City State Zip Code

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

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

\_\_\_\_\_  
Date Signature of Land Contract Vendor(s) (Seller)



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

- 2 or more persons having a joint or common interest in the land
- Corporation  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: Glenn F. and Judith D. LaCross Trust Title: Trustees

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

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

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

This application is for:

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

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

FRUIT

b. Total number of acres on this farm 10

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

d. Acreage in cultivation: 4

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

f. All other acres (swamp, woods, etc.) 40

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

No. of Buildings 5 Residence: 5 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):

\$2000 : 4 = \$ 500.00 (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); 10

V. Signature(s):

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

Colman F. LaCross  
(Signature of Applicant)

\_\_\_\_\_  
(Corporate Name, if Applicable)

Judith D. LaCross  
(Co-owner, if Applicable)

\_\_\_\_\_  
(Signature of Corporate Officer)

10/31/23  
(Date)

\_\_\_\_\_  
(Title)

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

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

I. Date Application Received: \_\_\_\_\_ (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: \_\_\_\_\_  
 County  Township  City  Village

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

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

Clerk's Signature: \_\_\_\_\_

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

II. Please verify the following:

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

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

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

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

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

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

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

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

**Map of Farm with Structures and Natural Features:**

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

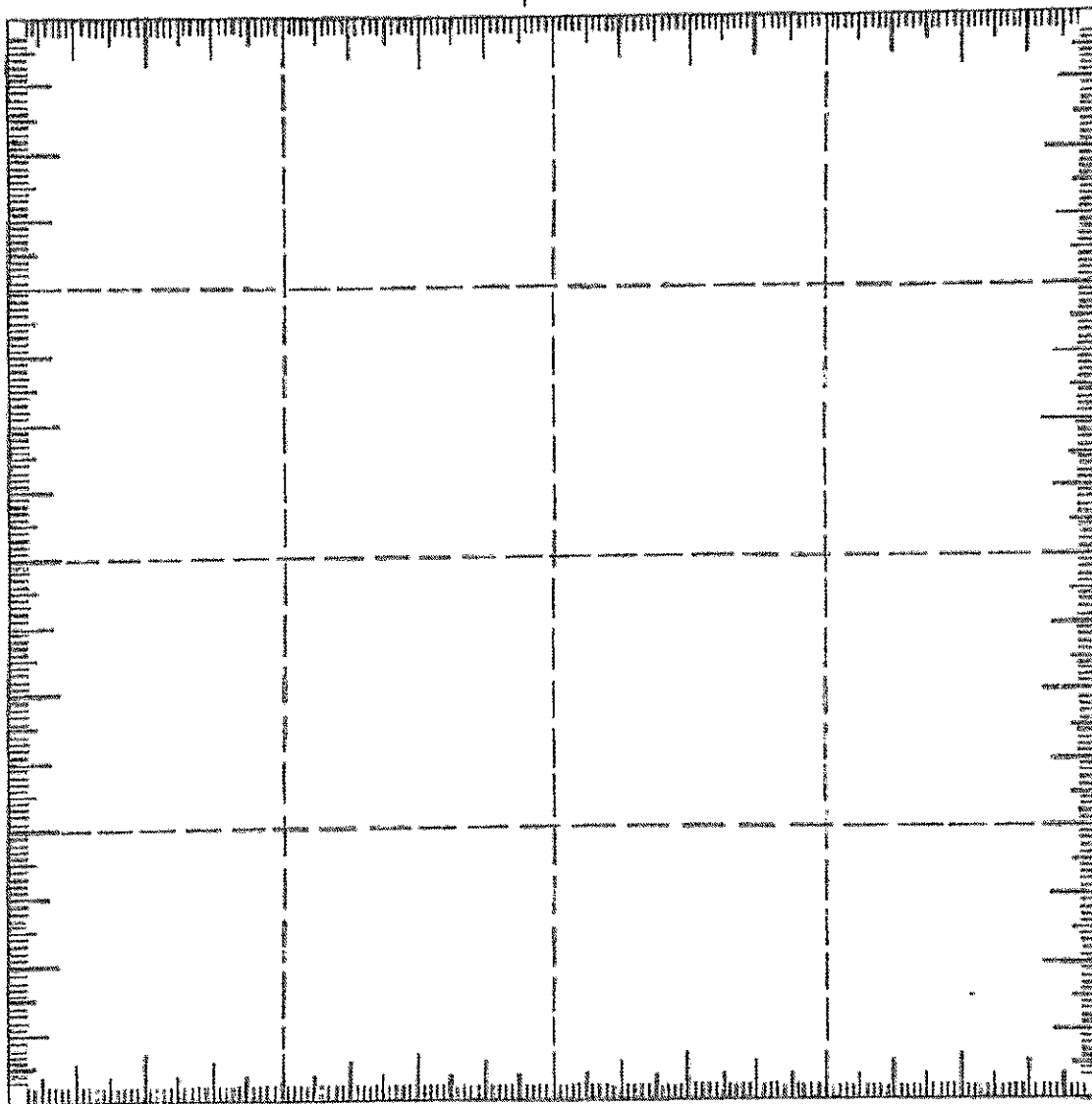
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County \_\_\_\_\_

Township \_\_\_\_\_

T \_\_\_\_\_ R \_\_\_\_\_ Section \_\_\_\_\_

↑ North








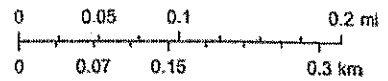
# Leelanau Parcel Viewer



11/7/2023, 12:04:24 PM

1:9,028

-  Roads
-  Subdivisions & Condos
-  Municipalities
-  Tax Parcels
-  Sections

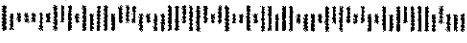


Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, GTC Equalization/GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

This map is prepared by Leelanau County for reference purposes only. Leelanau County is not liable for any errors that may be found in this map.

**Notice of Assessment, Taxable Valuation, and Property Classification**

This form is issued under the authority of P.A. 208 of 1993, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM <b>LELAND TOWNSHIP</b> JULIE KROMBEEN, ASSESSOR POST OFFICE BOX 238 LAKE LEELANAU, MI 49653	<b>PARCEL IDENTIFICATION</b> PARCEL CODE NUMBER: <b>45-009-033-015-00</b> PROPERTY ADDRESS: <b>S FRENCH RD</b> <b>LAKE LEELANAU, MI 49653</b>
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL:  *****AUTO**MIXED AADC 493 LACROSS GLENN F & JUDITH D TRUST TRUST 5536 S SHARNOWSKI RD CEDAR, MI 49621-9613 	<b>PRINCIPAL RESIDENCE EXEMPTION</b> % Exempt As "Homeowners Principal Residence": <b>.00%</b> % Exempt As "Qualified Agricultural Property": <b>100.00%</b> % Exempt As "MBT Industrial Personal": <b>.00%</b> % Exempt As "MBT Commercial Personal": <b>.00%</b> Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: **102 (AGRICULTURAL-VACANT)**

PRIOR YEAR'S CLASSIFICATION: **102 (AGRICULTURAL-VACANT)**

The change in taxable value will increase/decrease your tax bill for this year by approximately:	PRIOR AMOUNT YEAR 2021	CURRENT TENTATIVE AMOUNT YEAR 2022	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):	12,070	12,468	398
2. ASSESSED VALUE:	24,800	27,500	2,700
3. TENTATIVE EQUALIZATION FACTOR: <b>1.000</b>			
4. STATE EQUALIZED VALUE (Current amount is tentative):	24,800	27,500	2,700
5. There WAS/WAS NOT a transfer of ownership on this property in 2021. <b>WAS NOT</b>			

The 2022 Inflation rate Multiplier is: **1.033**

Legal Description: **L345 P209 L399 P196-199 L400 P164-155/95DC L340 P937 L341 P842 L538 P544/00 WLY 10 A OF E 1/2 OF N 1/2 OF N 1/2 OF SE 1/4 EXC S 66 FT SEC 33 T30N R12W.**

**March Board of Review Appeal Information:**

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the State Tax Commission's website at [www.michigan.gov/taxes](http://www.michigan.gov/taxes). Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

**YOUR ASSESSMENT CHANGED FOR THE FOLLOWING REASONS:**  
 THE BOARD OF REVIEW WILL MEET AT: LELAND TOWNSHIP LIBRARY MUNNECKE ROOM, 203 E. CEDAR STREET, LELAND ON MON MAR14: 9AM - 12 NOON & 1-4PM, AND TUES, MAR15: 2 - 5 PM & 6 - 9 PM; PETITIONS MAY BE MAILED: P O BOX 238, LAKE LEELANAU, MI 49653 OR FAX 231-256-2455, OR EMAIL: [TWPASSESSOR@GMAIL.COM](mailto:TWPASSESSOR@GMAIL.COM). MUST BE REC'D ON OR BEFORE, MARCH 11; ALL TO THE ATT OF MBOR. QUESTIONS: JULIE KROMBEEN, ASSESSOR BY PHONE @ 231-667-0570 OR BY EMAIL. PETITIONS CAN BE FOUND AT: [WWW.LEELANAU.GOV/LELANDTWPBORMTG.ASP](http://WWW.LEELANAU.GOV/LELANDTWPBORMTG.ASP)

NOT LESS THAN 14 DAYS before the meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes were calculated on the Taxable Value (see line 1 above). The Taxable Value number entered in the "Change from Prior Year to Current Year" column, does not indicate a change in your taxes. This number indicates the change in Taxable Value.

State Equalized Value is the Assessed Value multiplied by the Equalized Factor, if any. State Equalized Value must approximate 50% of the market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2021, your 2022 Taxable Value will be the same as your 2022 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2021, your 2022 Taxable Value is calculated by multiplying your 2021 Taxable Value by 1.033 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2022 Taxable Value cannot be higher than your 2022 State Equalized Value.

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at [www.michigan.gov/taxtrib](http://www.michigan.gov/taxtrib).

Filing a protest at the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at [www.michigan.gov/taxtrib](http://www.michigan.gov/taxtrib).

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.



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: Leland Township
Date Received: December 8, 2023
Application No:
State:
Date Received:
Application No:
Approved: Rejected

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

I. Personal Information:

1. Name(s) of Applicant: LaCross Glenn F. Last First Initial

(If more than two see #15) LaCross Judith D. Last First Initial

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

2. Mailing Address: 5536 Shamowski Rd. Cedar MI 49621 Street City State Zip Code

3. Telephone Number: (Area Code) ( ) 231-883-1233

4. Alternative Telephone Number (cell, work, etc.): (Area Code) ( ) 231-883-1212

5. E-mail address: glacross@yahoo.com heyjude49621@aol.com

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

6. County: Leelanau 7. Township, City or Village: Leland

8. Section No. 33 Town No. Range No. 12W

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)

rev. 12/2019

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: Glenn F. and Judith D. LaCross Trust Title: Trustees

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

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

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

This application is for:

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

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

- b. Total number of acres on this farm <sup>50</sup> \_\_\_\_\_
- c. Total number of acres being applied for (if different than above): \_\_\_\_\_
- d. Acreage in cultivation: <sup>10</sup> \_\_\_\_\_
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: \_\_\_\_\_
- f. All other acres (swamp, woods, etc.) <sup>40</sup> \_\_\_\_\_
- g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings Residence: 5 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):

\$ 10000 : 20 = \$ 500.00 (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); 10

V. Signature(s):

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

Clara F. LaCrosse  
(Signature of Applicant)

\_\_\_\_\_  
(Corporate Name, if Applicable)

Judith D. LaCrosse  
(Co-owner, if Applicable)

\_\_\_\_\_  
(Signature of Corporate Officer)

10/31/23  
(Date)

\_\_\_\_\_  
(Title)

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

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

I. Date Application Received: \_\_\_\_\_ (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: \_\_\_\_\_  
 County  Township  City  Village

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

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

Clerk's Signature: \_\_\_\_\_

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

II. Please verify the following:

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

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

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

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

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

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

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

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



**Map of Farm with Structures and Natural Features:**

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

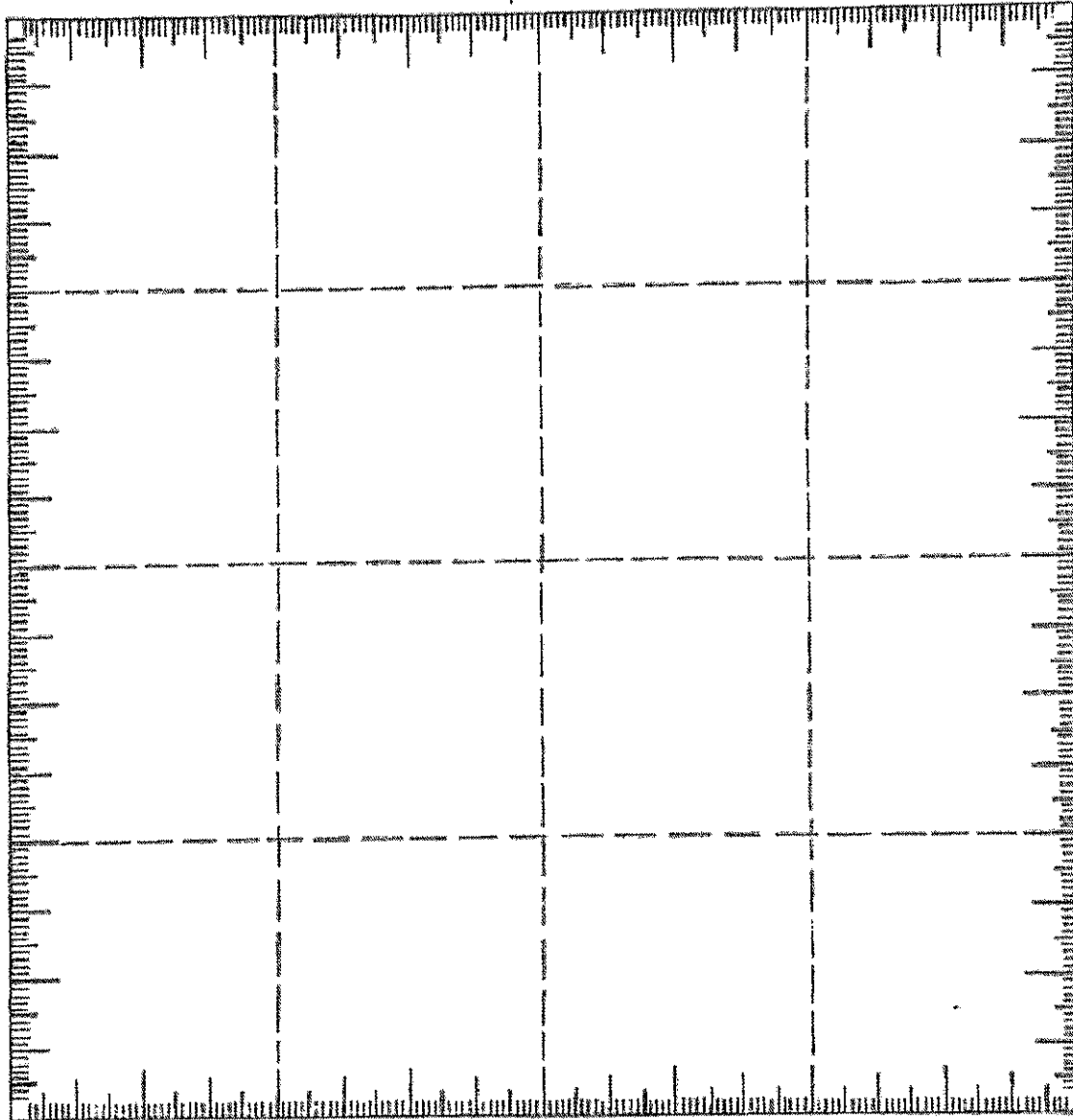
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County \_\_\_\_\_

Township \_\_\_\_\_

T \_\_\_\_\_ R \_\_\_\_\_ Section \_\_\_\_\_

↑ North

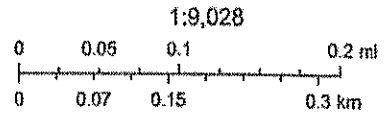


# Leelanau Parcel Viewer



11/7/2023, 11:34:42 AM

- Roads
- Subdivisions & Condos
- Municipalities
- Tax Parcels
- Sections

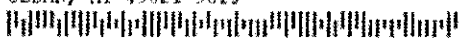


Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, GTC Equalization/GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, Swisstopo, DeLorme, GeoEye, (k) Swisstopo, IGN, USGS, EPA, NPS, US Census Bureau, USDA

This map is prepared by Leelanau County for reference purposes only. Leelanau County is not liable for any errors that may be found in this map.

**Notice of Assessment, Taxable Valuation, and Property Classification**

This form is issued under the authority of P.A. 206 of 1993, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

<p>FROM LELAND TOWNSHIP JULIE KROMBEEN, ASSESSOR POST OFFICE BOX 238 LAKE LEELANAU, MI 49653</p>	<p>PARCEL IDENTIFICATION PARCEL CODE NUMBER: 45-009-033-005-00 PROPERTY ADDRESS: 1360 S FRENCH RD LAKE LEELANAU, MI 49653</p>
<p>NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL *****AUTO**MIXED AADC 493 LACROSS GLENN F &amp; JUDITH D TRUST TRUST 5536 S SHARNOWSKI RD CEDAR, MI 49621-9613 </p>	<p>PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 101 (AGRICULTURAL-IMPROVED)

PRIOR YEAR'S CLASSIFICATION: 101 (AGRICULTURAL-IMPROVED)

The change in taxable value will increase/decrease your tax bill for this year by approximately: \$69	PRIOR AMOUNT YEAR: 2021	CURRENT TENTATIVE AMOUNT YEAR: 2022	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):	103,864	107,084	3,420
2. ASSESSED VALUE:	209,700	225,400	15,700
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	209,700	225,400	15,700
5. There WAS/WAS NOT a transfer of ownership on this property in 2021. WAS NOT			

The 2022 Inflation rate Multiplier is: 1.033

Legal Description: L344 P61 L400 P154-155 L538 P544/00 E 1/2 OF SW 1/4 OF NE 1/4 & SE 1/4 OF NE1/4 EXC E 330 FT THEREOF SEC 33 T30N R12W 50 A ML.

**March Board of Review Appeal Information:**

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the State Tax Commission's website at [www.michigan.gov/taxes](http://www.michigan.gov/taxes). Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4033).

**YOUR ASSESSMENT CHANGED FOR THE FOLLOWING REASONS:**  
THE BOARD OF REVIEW WILL MEET AT: LELAND TOWNSHIP LIBRARY MUNNECKE ROOM, 203 E. CEDAR STREET, LELAND ON MON MAR14: 9AM - 12 NOON & 1-4PM, AND TUES, MAR15: 2 - 5 PM & 6 - 9 PM; PETITIONS MAY BE MAILED: P O BOX 238, LAKE LEELANAU, MI 49653 OR FAX 231-256-2465, OR EMAIL: TWPASSESSOR@GMAIL.COM. MUST BE REC'D ON OR BEFORE, MARCH 11; ALL TO THE ATT OF MBOR. QUESTIONS: JULIE KROMBEEN, ASSESSOR BY PHONE @ 231-667-0570 OR BY EMAIL. PETITIONS CAN BE FOUND AT: [WWW.LEELANAU.GOV/LELANDTWPBORMTG.ASP](http://WWW.LEELANAU.GOV/LELANDTWPBORMTG.ASP)

NOT LESS THAN 14 DAYS before the meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes were calculated on the Taxable Value (see line 1 above). The Taxable Value number entered in the "Change from Prior Year to Current Year" column, does not indicate a change in your taxes. This number indicates the change in Taxable Value.

State Equalized Value is the Assessed Value multiplied by the Equalized Factor, if any. State Equalized Value must approximate 50% of the market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2021, your 2022 Taxable Value will be the same as your 2022 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2021, your 2022 Taxable Value is calculated by multiplying your 2021 Taxable Value by 1.033 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2022 Taxable Value cannot be higher than your 2022 State Equalized Value.

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at [www.michigan.gov/taxtrib](http://www.michigan.gov/taxtrib).

Filing a protest at the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at [www.michigan.gov/taxtrib](http://www.michigan.gov/taxtrib).

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.



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: IELAND TOWNSHIP
Date Received: December 8, 2023
Application No:
State:
Date Received:
Application No:
Approved: Rejected

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

I. Personal Information:

1. Name(s) of Applicant: LaCross Glenn F. Last First Initial

(If more than two see #15) LaCross Judith D. Last First Initial

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

Married Single

2. Mailing Address: 5536 Sharnowski Rd. Cedar MI 49621 Street City State Zip Code

3. Telephone Number: (Area Code) ( ) 231-883-1233

4. Alternative Telephone Number (cell, work, etc.): (Area Code) ( ) 231-883-1212

5. E-mail address: glacross@yahoo.com heyjude49621@aol.com

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

6. County: Leelanau 7. Township, City or Village: Leland

8. Section No. 33 Town No. 30N Range No. 12W

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)
10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.
11. Is there a tax lien against the land described above? Yes No
If "Yes", please explain circumstances:

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

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

14. Is land being purchased under land contract Yes No: If "Yes", indicate vendor (seller):
Name:
Address: Street City State Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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

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

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

Name: Glenn F. and Judith D. LaCross Trust Title: Trustees

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

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

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

This application is for:

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

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

Flw IT

b. Total number of acres on this farm 20

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

d. Acreage in cultivation: 10

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

f. All other acres (swamp, woods, etc.) 10

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

No. of Buildings 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):

\$ 10000 : 20 = \$ 500.00 (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); 10

V. Signature(s):

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

Coleen T. LaCross  
(Signature of Applicant)

\_\_\_\_\_  
(Corporate Name, If Applicable)

Judith A. LaCross  
(Co-owner, If Applicable)

\_\_\_\_\_  
(Signature of Corporate Officer)

10/31/23  
(Date)

\_\_\_\_\_  
(Title)

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

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

I. Date Application Received: \_\_\_\_\_ (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: \_\_\_\_\_  
 County  Township  City  Village

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

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

Clerk's Signature: \_\_\_\_\_

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

II. Please verify the following:

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

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

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

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

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

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

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

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

**Map of Farm with Structures and Natural Features:**

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

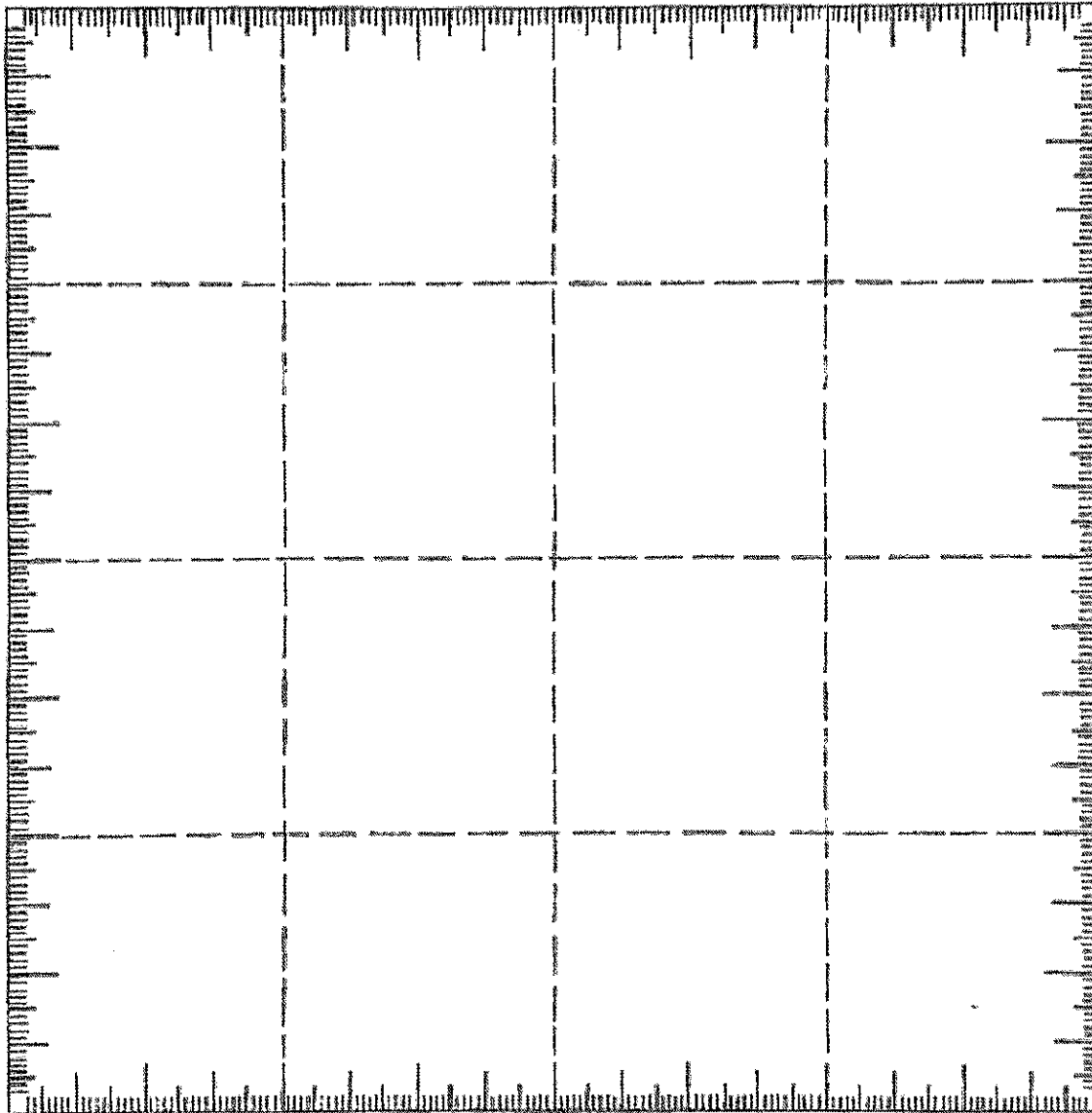
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County \_\_\_\_\_

Township \_\_\_\_\_

T \_\_\_\_\_ R \_\_\_\_\_ Section \_\_\_\_\_






↑ North

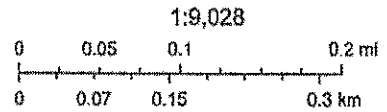


# Leelanau Parcel Viewer



11/7/2023, 11:21:01 AM

-  Roads
-  Subdivisions & Condos
-  Municipalities
-  Tax Parcels
-  Sections




Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, GTC Equalization/GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnology, Inc., MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA

This map is prepared by Leelanau County for reference purposes only. Leelanau County is not liable for any errors that may be found in this map.



**Notice of Assessment, Taxable Valuation, and Property Classification**

This form is issued under the authority of P.A. 206 of 1993, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM <b>LELAND TOWNSHIP</b> JULIE KROMBEEN, ASSESSOR POST OFFICE BOX 238 LAKE LEELANAU, MI 49653	PARCEL IDENTIFICATION PARCEL CODE NUMBER: <b>45-009-033-004-00</b> PROPERTY ADDRESS: <b>S FRENCH RD</b> <b>LAKE LEELANAU, MI 49653</b>
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL *****AUTO**MIXED AADC 493 LACROSS GLENN F & JUDITH D TRUST TRUST 5536 S SHARNOWSKI RD CEDAR, MI 49621-9613 	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 (AGRICULTURAL-VACANT)

PRIOR YEAR'S CLASSIFICATION: 102 (AGRICULTURAL-VACANT)

The change in taxable value will increase/decrease your tax bill for this year by approximately:	PRIOR AMOUNT YEAR: 2021	CURRENT TENTATIVE AMOUNT YEAR: 2022	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
\$15			
1. TAXABLE VALUE (Current amount is tentative):	22,969	23,726	757
2. ASSESSED VALUE:	55,000	61,000	6,000
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	55,000	61,000	6,000
5. There WAS/WAS NOT a transfer of ownership on this property in 2021 .	WAS NOT		

The 2022 Inflation rate Multiplier is: 1.033

Legal Description: L323 P689 L385 P62 L400 P154-155/95 L319 P332 L538 P544/00 W 1/2 OF SW 1/4 OF NE 1/4 SEC 33 T30N R12W 20 A.

**March Board of Review Appeal Information:**

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the State Tax Commission's website at [www.michigan.gov/taxes](http://www.michigan.gov/taxes). Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

**YOUR ASSESSMENT CHANGED FOR THE FOLLOWING REASONS:**  
 THE BOARD OF REVIEW WILL MEET AT: LELAND TOWNSHIP LIBRARY MUNNECKE ROOM, 203 E. CEDAR STREET, LELAND ON MON MAR14: 9AM - 12 NOON & 1-4PM, AND TUES, MAR15: 2 - 5 PM & 6 - 9 PM; PETITIONS MAY BE MAILED: P O BOX 238, LAKE LEELANAU, MI 49653 OR FAX 231-255-2465, OR EMAIL: [TWPASSESSOR@GMAIL.COM](mailto:TWPASSESSOR@GMAIL.COM). MUST BE REC'D ON OR BEFORE, MARCH 11; ALL TO THE ATT OF MBOR. QUESTIONS: JULIE KROMBEEN, ASSESSOR BY PHONE @ 231-667-0570 OR BY EMAIL. PETITIONS CAN BE FOUND AT: [WWW.LEELANAU.GOV/LELANDTWPBORMTG.ASP](http://WWW.LEELANAU.GOV/LELANDTWPBORMTG.ASP)

NOT LESS THAN 14 DAYS before the meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes were calculated on the Taxable Value (see line 1 above). The Taxable Value number entered in the "Change from Prior Year to Current Year" column, does not indicate a change in your taxes. This number indicates the change in Taxable Value.

State Equalized Value is the Assessed Value multiplied by the Equalized Factor, if any. State Equalized Value must approximate 80% of the market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2021, your 2022 Taxable Value will be the same as your 2022 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2021, your 2022 Taxable Value is calculated by multiplying your 2021 Taxable Value by 1.033 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2022 Taxable Value cannot be higher than your 2022 State Equalized Value.

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at [www.michigan.gov/taxtrib](http://www.michigan.gov/taxtrib).

Filing a protest at the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing of a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at [www.michigan.gov/taxtrib](http://www.michigan.gov/taxtrib).

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

## Which lands are eligible?

A farm is eligible if one of the following is true:

- Parcel is 40 acres or larger, and a minimum of 51% of the land is devoted to agricultural use;
- Farm is at least five acres but less than 40 acres in size; at least 51% of the land is devoted to agricultural use; and the agricultural land produces a gross annual income of \$200 or more per tillable acre. (Parcels enrolled in the Conservation Reserve Program are considered to meet the gross income requirement.); or
- Farm has been designated as a specialty farm by MDARD, is a minimum of 15 acres, and has a gross annual income exceeding \$2,000/yr.

“Agricultural use” means the production of plants and animals useful to humans, use in a federal acreage set-aside program, or a federal conservation program. Agricultural use does not include the management and harvesting of a woodlot.

## New Structures & Land Improvements

Structures may be built on the land if the use of the structure will be consistent with farm operations. A house for an individual essential to the operation of the farm would be consistent with farm operations.

## Must the landowner provide public access?

No.

## How long does the agreement last?

A minimum of 10 years and a maximum of 90 years.

### Extension

After the initial term, an agreement can be extended a minimum of seven years.

### Expiration

During the last year of the agreement, the holder will be sent a notice asking whether the agreement will be extended or allowed to expire.

If the agreement holder chooses to let the agreement expire, any tax credits received during the last seven years of the agreement must be repaid. The agreement holder will be notified of the amount. If the amount is not paid within 30 days, a lien will be placed against the property.

### Revising Agreements

Visit [www.michigan.gov/farmland](http://www.michigan.gov/farmland) and click “Changing an Existing Farmland Development Rights Agreement.”

# ENROLLMENT, ELIGIBILITY AND BENEFITS OF FARMLAND AGREEMENTS



## Farmland and Open Space Preservation Program



Michigan Department of  
Agriculture & Rural Development  
Farmland Preservation Program  
P.O. Box 30449, Lansing, MI 48909  
Phone: 517-284-5663  
MDARD-PA116@michigan.gov  
[www.michigan.gov/farmland](http://www.michigan.gov/farmland)



## What is the Farmland and Open Space Preservation Program?

The Farmland and Open Space Preservation Program is designed to protect farmland and open space through agreements that restrict development and provide tax incentives for program participation.

## What does the Farmland and Open Space Act do?

The act enables a landowner to enter into a Development Rights Agreement with the State of Michigan. The agreement ensures the land remains in agricultural use for a minimum of 10 years and is protected from non-agricultural development. In return, the landowner may be entitled to certain income tax benefits and the land is not subject to special assessments for sanitary sewer, water, lights, or non-farm drain projects.

## How does the landowner benefit from enrollment in the program?

### Tax Credits:

Benefits under an agreement depend on the tax assessed against the property and the landowner's income. The landowner is entitled to claim a Michigan income tax credit equal to the amount of the property taxes on the land and improvements covered by the agreement, less 3.5% of the landowner's total household income.

For example, if the landowner has an income of \$20,000 and property taxes on the farm total \$2,000, he/she would subtract \$700 (3.5% of \$20,000) from the \$2,000 property tax for an income tax credit of \$1,300. This tax credit is in addition to the Homestead Property Tax Credit, for which the landowner may already be qualified.

### Special Assessments:

- Qualified land enrolled under an agreement is exempt from special assessments for sanitary sewers, water, lights, or non-farm drainage, unless the assessments were imposed prior to the enrollment of the land in a farmland agreement.
- If the landowner decides to make use of the local government's sanitary sewer, water, lights, or non-farm drainage on land enrolled under an agreement, the landowner will be required to pay the special assessment(s).
- When the farmland agreement is terminated, the local government may require payment of the special assessment(s). This amount cannot exceed the amount the assessment(s) would have been at the initial time of the exemption and can not include any interest or penalty.



## How does the landowner apply for enrollment?

Program forms are available at [www.michigan.gov/farmland](http://www.michigan.gov/farmland).

Completed applications must be submitted to the clerk of a local governing body (i.e., city, village, township, or county) for review.

The local governing body has 45 days to approve or reject the application.

Within the 45-day period, the governing body must seek comments from the county/regional planning commission and the conservation district. These agencies are allowed 30 days from the day of notification to forward their comments to the clerk of the local governing body. If approved, the application is forwarded to the Michigan Department of Agriculture and Rural Development (MDARD).

The application must be approved by the local governing body on or before November 1 to be eligible for that year's tax credit.

If the application is rejected by the local governing body, the applicant may appeal directly to MDARD within 30 days after receipt of the rejected application. If no action is taken by the local governing body within the 45-day review period, the applicant may also appeal directly to MDARD.



## FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

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

## Farmland Agreement Application ELIGIBILITY & INSTRUCTIONS

**Please review the following eligibility requirements and instructions before completing an application for a Farmland Agreement.**

If your farm (including the residence and farm buildings) meets one of the following criteria, it is eligible for enrollment in the program under Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

I. As defined by the Act, **agricultural use** means: "The production of plants and animals useful to humans, including forages and sod crops; grains, feed crops and field crops; dairy and dairy products; poultry and poultry products; livestock, including breeding and grazing of cattle, swine, captive cervidae, and similar animals; berries; herbs; flowers; seeds; grasses; nursery stock; fruits; vegetables; maple syrup production; Christmas trees; and other similar uses and activities". Agricultural use includes use in a federal acreage set-aside program or a federal conservation reserve program. Agricultural use does not include the management and harvesting of a woodlot. As defined by the Act, **farmland** means:

1. "A farm of 40 or more acres in one ownership, with 51% or more of the land area devoted to an agricultural use."
2. "A farm of 5 acres or more in one ownership, but less than 40 acres, with 51% or more of the land area devoted to an agricultural use, that has produced a gross annual income from agriculture of \$200.00 per year or more per acre of cleared and tillable land. A farm described in this subparagraph enrolled in a federal acreage set aside program or a federal conservation reserve program is considered to have produced a gross annual income from agriculture of \$200 per year or more per acre of cleared and tillable land."
3. "A farm designated by the department of agriculture as a specialty farm in one ownership that has produced a gross annual income from an agricultural use of \$2,000.00 or more. Specialty farms include, but are not limited to, greenhouses; equine breeding and grazing; the breeding and grazing of cervidae, pheasants, and other game animals; bees and bee products; mushrooms; aquaculture; and other similar uses and activities. "

4. "Parcels of land in one ownership that are not contiguous but which constitute an integral part of farming operations being conducted on land otherwise qualifying as farmland may be included in an application under this part."
- II. The administrative rules providing for the administration and implementation of the program further define the following:
1. "**Gross annual income** means an average computed from two of the three tax years immediately preceding the year of application from the raising or harvesting of any agricultural commodities."
  2. **Specialty farm** means an enterprise of 15 or more acres in size which meets the income requirement and has been designated by the Michigan Department of Agriculture.
- III. A **farmland development rights agreement** is a temporary restrictive covenant where the owner and the state agree to jointly hold the right to develop a parcel of farmland. The covenant is an agreement to not develop the property except as specifically stated within the agreement. The covenant runs with the land and is for a jointly agreed upon length of time (at least 10 years). A farmland development rights agreement contains the following restrictions:
1. A structure shall not be built on the land except for use consistent with farm operations, which includes a residence for an individual essential to the operation of the farm as defined under section 36110(5), or lines for utility transmission or distribution purposes or with the approval of the local governing body and the state land use agency.
  2. Land improvements shall not be made except for a use consistent with farm operations or with the approval of the local governing body and the state land use agency.
  3. Any interest in the property shall be sold only for a scenic, access, or utility easement which does not substantially hinder farm operations.

4. Public access shall not be permitted on the land except with the permission of the owner.
5. Any other condition or restriction on the land as agreed to by the parties that is considered necessary to preserve the land or appropriate portions of it as farmland.

**Instructions for Completing Farmland Agreement Application:**

Please print or type in all spaces required on the application form.

**PLEASE NOTE:** The application form must be filed with the clerk of the local governing body having jurisdiction over the land cited in the application. Those local governing bodies having the right of approval or rejection of an application are defined by the Act as either: (a) the legislative body of a city or village; or (b) the township board of a township having a zoning ordinance in effect as provided by law; or (c) the county board of commissioners in all other areas.

**SPECIAL SITUATIONS:**

1. **Owning more than one farm unit:**  
**To make it less complicated for an owner wishing to place more than one farm unit into the program, it is recommended that the owner fill out separate applications for each farm unit over 40 acres. If all of the forms will be submitted to one local governing body having approval authority, it is suggested that the applications be filed together at the same time.**
2. **Owning more than one farm unit located in different local governing bodies having approval authority:**  
**If the farm units fall under different local governing bodies having approval authority, it is suggested that the applicant attach a statement to each application indicating that more than one application has been filed by the owner and a list of the local governing bodies involved.**
3. **One contiguous farm unit having more than one legal description:**  
**Those owners having one contiguous farm unit with more than one tax parcel description (deed) for portions of the farm, but wishing to place the entire farm into the program, may attach copies of all the descriptions and fill out the application as if the farm was under one deed.**

4. **Having one farm unit located in different local governing bodies having approval authority:**  
**In the case of an owner having one contiguous farm unit which crosses the boundaries of more than one local governing body having approval authority, the applicant must file separate applications covering the land located in the respective local governing bodies jurisdictions and attach a statement indicating that more than one application has been filed by the landowner and a list of the local governing bodies involved.**
5. **Landowners need not apply for all their property. However, the landowner is responsible for furnishing an accurate legal description of land covered by the application. If the landowners wish to exclude some portion of a description, they must provide a description which excludes the acreage they desire to withhold.**

An approved application is forwarded by the local governing body to the state land use agency for approval or rejection by the state.

An applicant receiving a rejection from a local governing body can appeal within 30 days of the rejection notice to the state land use agency for a decision, or the applicant may wait one year and reapply for enrollment in the program.

**I. Personal information:**

(1-5) Owner is defined by the Act as a "person having a freehold estate in land coupled with possession and enjoyment". "Person", as defined in the Act, includes "an individual, corporation, limited liability company, business trust, estate, trust, partnership, association or 2 or more persons having a joint or common interest in the land"

If more than one name is involved (excluding husband and spouse), please attach additional sheet listing necessary names and information required in blanks 1 through 5.

Only the owner(s) of land cited within the application may apply to enroll land into the program.

**II. Property Location:**

(6-8) The applicant must indicate the county and township, city or village where the land cited in the application is located. The section number, town number and range number can be found on the deed to the land.

**III. Legal Information:**

(9) The applicant must attach a clear copy of the deed from the county register of deed's office. Land contract purchasers should send a copy of the land contract or memorandum of land contract.

(10) The applicant must attach a copy of the most recent property tax assessment notice or tax bill including a complete tax description of the property. Land contract purchasers who do not receive a property tax assessment notice or tax bill may obtain a copy from the assessor.

(12) Mineral rights would include oil, gas, coal, iron ore, gravel, etc.

(13) Any land subject to a rental or lease agreement not directly associated or consistent with farm operation is prohibited from being included in the program. Examples which must be excluded are: a second residence being rented to someone not connected with the farm operation; land being used as parking or storage for materials not associated with that particular farm operation, a leased landing strip, etc.

(14) The Act states that "where land is subject to a land contract, it means the vendor (seller) in agreement with the vendee (purchaser)." Whether the applicant is the seller or the purchaser, the applicant must have the consent of the other party to place land subject to a land contract into the program.

(15) This section of the application is only applicable to those owners who fall within the described categories for income tax information. If you are the sole owner not fitting any of the listed categories, please go on to the next section, leaving (15) blank.

**IV. Land Eligibility Qualifications:**

If the land cited in the application is:

- (a) a farm of 40 acres or more, complete only section (16);
- (b) a farm of 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). These sections provide information for determining if the land cited in the application is in agricultural production and the general types of uses on the farm.

(16) If your farm is 40 acres or more, please fill out section (16) and then go to **V. Signature.**

(17) If your farm is 5 acres or more but less than 40 acres, please fill out both sections (16) and (17) and then go on to **V. Signature.** The information required in section (17) is mandatory by definition of the Act.

(18) If your farm is a specialty farm, please fill out sections (16) and (18) and then go on to **V. Signature.** The information required in section (18) is mandatory by definition of the Act.

Please diagram to the best of your ability the farm and acreage being applied for enrollment in the program. Please indicate residence(s), farm buildings, roads, property boundaries, and natural or man-made features such as lakes, ponds, swamps, streams or rivers, woodlots and gravel pits. This is a map of your farm and can be drawn by you. It does not have to be professionally drawn, but we would ask that it be as legible as possible.

**V. Signature:**

If more than one owner is involved, or the applicant is a corporation, either all owners' signatures or one signature (and title) representing all owners must appear on the form. The date must be indicated at the time the signature is affixed to the application form.

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

**Gail Myer**

---

**From:** Leland Clerk <Clerk@lelandtownship.com>  
**Sent:** Wednesday, December 13, 2023 12:10 PM  
**To:** Gail Myer  
**Subject:** RE: Farmland preservation program applications

Thanks Gail,

Yes, please. Your review is required by the State. I think we can approve it conditionally at our meeting. And I can still meet the deadline to get it to Lansing by January 25<sup>th</sup>.

*Kind Regards,*

*Lisa Brookfield*

Leland Township Clerk  
231-256-7546, Ext. 201  
231-256-2465 (fax)  
clerk@lelandtownship.com

---

**From:** Gail Myer <gmyer@leelanau.gov>  
**Sent:** Wednesday, December 13, 2023 12:05 PM  
**To:** Leland Clerk <Clerk@lelandtownship.com>  
**Subject:** RE: Farmland preservation program applications

Hi Lisa,  
The Planning Commission does not meet again until January 23<sup>rd</sup>. Would you still like us to review this?  
Thanks

*Gail Myer*

**Interim Planning Director**  
**Planning & Community Development**  
**8527 E. Government Center Dr. Ste. 108**  
**Suttons Bay, MI 49682**  
**231-256-9812**



---

**From:** Leland Clerk <[Clerk@lelandtownship.com](mailto:Clerk@lelandtownship.com)>  
**Sent:** Wednesday, December 13, 2023 10:19 AM  
**To:** Planning <[Planning@leelanau.gov](mailto:Planning@leelanau.gov)>  
**Subject:** Farmland preservation program applications

Dear Planning,

Attached are the 3 applications to the Farmland and Open Space Preservation Program that I spoke to Jenny Romo on the phone about just now. I am hoping that our meeting schedules line up and that your department will be able to have a response to me by our Township Board Meeting on January 8, 2023. Thank you for your time!

*Kind Regards,*

*Lisa Brookfield*

Leland Township Clerk

231-256-7546, Ext. 201

231-256-2465 (fax)

[clerk@lelandtownship.com](mailto:clerk@lelandtownship.com)



## PC02-2024-03 Cleveland Township Farmland and Open Space Preservation Program

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

**Reviewing Entity:** Leelanau County Planning Commission  
**Date of Review:** January 23, 2024

### General Information

**Date Request Received:** December 20, 2023

**Last Day of Review Period:** January 19, 2024 (30 days in which to review and comment on the application and provide comments to the township. After the 30-day period, the township can proceed with or without comments from reviewing agencies).

**Requested Action:** Review and comment on applications to enter approximately 76 acres into Farmland and Open Space Preservation Program.

**Parcel Numbers:** 45-003-025-004-00, 003-025-022-00

**Applicant:** Glenn F. LaCross and Judith D. LaCross Trust  
5536 Sharnowski Rd.  
Cedar, MI 49621

**Owner:** Glenn and Judith LaCross

**Township Plan:** The Cleveland Township Master Plan identifies this area as “Agricultural Preservation” on the Future Land Use Map.

**Property Information:** The parcels are located south of E. April Rd. and west of S. Townline Rd.

### Explanation of the Program<sup>1</sup>

Public Act 116 was established in 1975 in response to the loss of farmland associated with high property taxes. Michigan is one of the few states in the nation with market-based property tax assessments. Agricultural lands near developing urban areas were being taxed based on what their land would sell for if converted into housing developments or strip malls.

The Farmland and Open Space Preservation Program (PA 116) preserves farmland from being developed for non-agricultural uses. Participating landowners are exempt from some special assessments and may also receive a Michigan income tax credit for property tax in excess of 3.5 percent of total household income.

The owner enters into a development rights agreement with the State. The State, in turn, allows the owner a property tax credit for those farmlands. Upon application for a Farmland Development Rights Agreement, a number of comments and approvals are necessary from local governmental units. These

---

<sup>1</sup> [https://www.michigan.gov/mdard/0,4610,7-125-1599\\_2558---,00.html](https://www.michigan.gov/mdard/0,4610,7-125-1599_2558---,00.html)

comments constitute advise (recommendations) only to the Township Board which has the power to approve or reject the application.

Agreement Termination

According to the Michigan Department of Agriculture and Rural Development (MDARD), the applicant can terminate the agreement for any one of the following reasons:

- Death or disability of an Agreement holder or a person essential to the farm operation.
- A parcel up to two acres with a structure on it that pre-dates the Agreement.
- A parcel of up to two acres for construction of a residence for a person essential to the farm.
- The farmland is economically inviable.
- Surrounding land usage restricts farming.
- Natural irreversible change occurs to the land, which restricts farming.
- A court order restricts farming.
- Public interest is served by the release.

Except when due to death or disability, the law requires the landowner to repay the last seven (7) years of tax credits attributable to the Agreement, or the part of the Agreement, being terminated or released, plus 6% simple interest. Repayment on termination or release due to death or disability uses a formula that prorates the seven years, and there is no interest included. After full review of a request, the MDARD office will inform the owner of approval or disapproval.

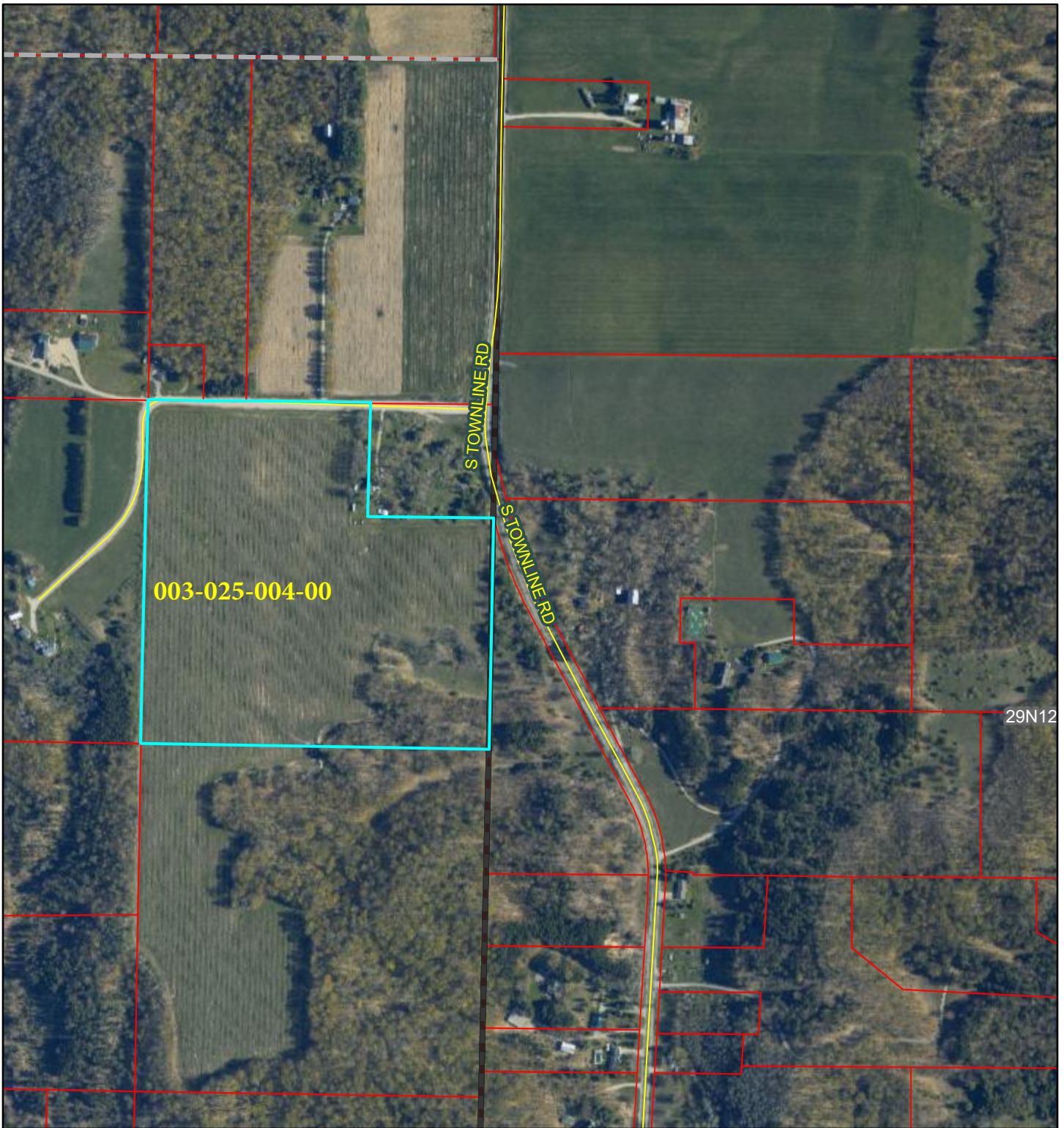
**Staff Comments**

The request is to place approximately 76 acres into the Farmland and Open Space Preservation Program with the State for a period of ten (10) years. The maximum term allowed is 90 years. The property is within the Agricultural Zoning District as noted in the Cleveland Township Zoning Ordinance. The applicant states the property does not have any tax liens on it, the applicant owns the mineral rights.





Benefits under an agreement depend on the tax assessed against the property and the landowner's income. The landowner is entitled to claim a Michigan income tax credit equal to the amount of the property taxes on the land and improvements covered by the agreement, less 3.5% of the landowner's total household income. Qualified land enrolled under an agreement is also exempt from special assessments for sanitary sewers, water, lights, or non-farm drainage, unless the assessments were imposed prior to the enrollment of the land in a farmland agreement. Under the Agreement, the owner will be restricted from constructing any structures except for use consistent with farm operations.

For prior applications, the County Planning Commission has made a recommendation for applications to be 'accepted' into the program, or sent along comments/suggestions.

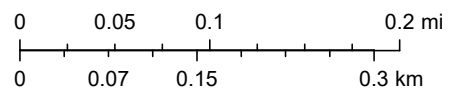
# Leelanau Parcel Viewer



1/18/2024, 12:11:26 PM

-  Roads
-  Municipalities
-  Sections
-  Tax Parcels

1:9,028







Esri Community Maps Contributors, GTC Equalization/GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA

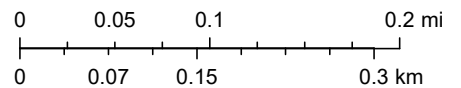
# Leelanau Parcel Viewer



1/18/2024, 12:12:37 PM

-  Roads
-  Municipalities
-  Sections
-  Tax Parcels

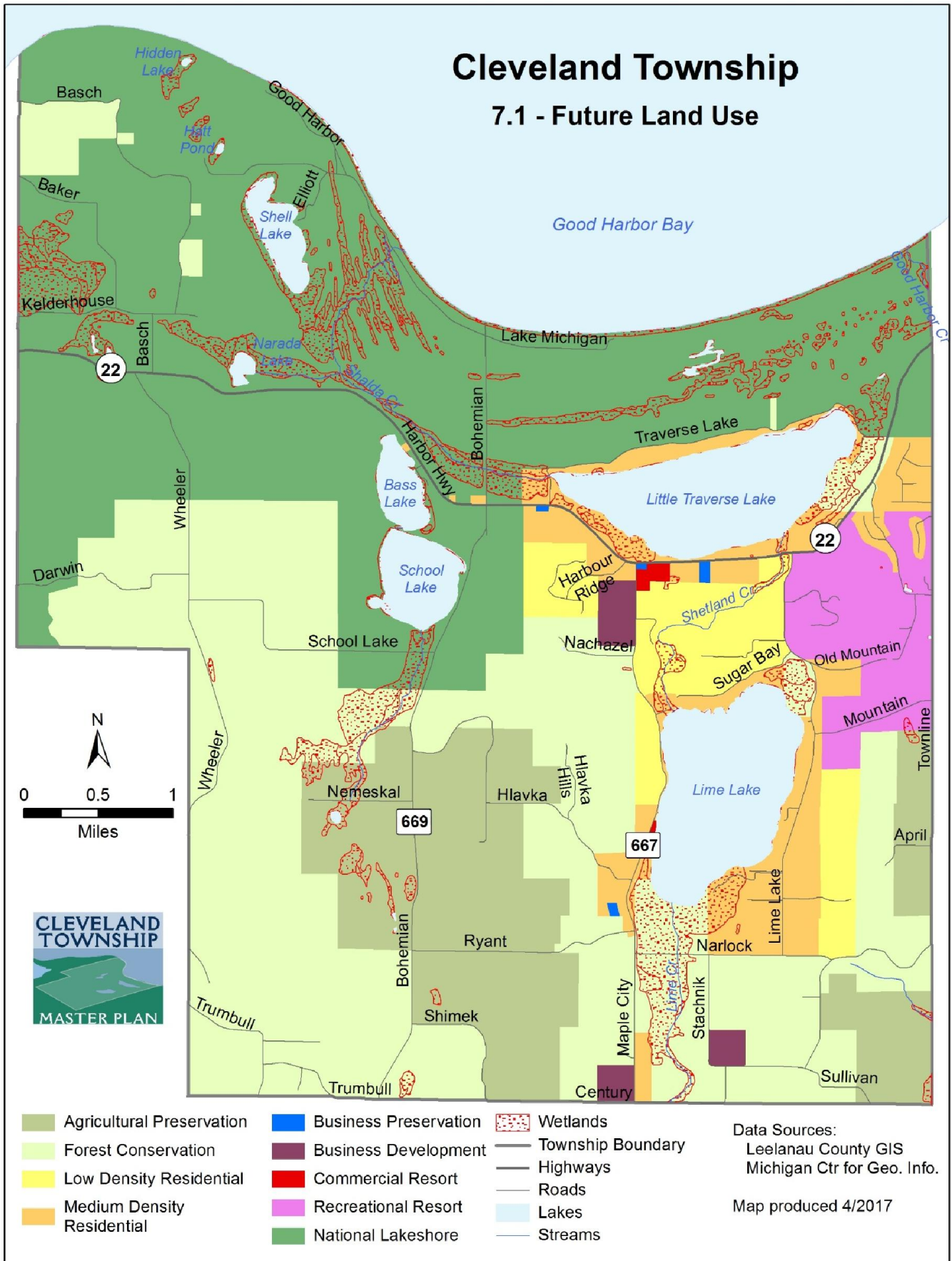
1:9,028



Esri Community Maps Contributors, GTC Equalization/GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA

# Cleveland Township

## 7.1 - Future Land Use



## **Appendix - Transmittals from Leland Township**

MICHIGAN DEPARTMENT OF AGRICULTURE & RURAL DEVELOPMENT  
ENVIRONMENTAL STEWARDSHIP DIVISION  
FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

**INSTRUCTIONS FOR  
LOCAL GOVERNING BODY  
FOR COMPLETING AN  
APPLICATION FOR A FARMLAND AGREEMENT (FORM ES-013)**

A. After a landowner completes his/her portion of an ***Application for a Farmland Agreement, Form ES-013*** (in accordance with Part 361 of the Natural Resources and Environmental Protection Act, 1994, Act 451, as amended, more commonly known as P.A. 116), the landowner is to attach a copy of a deed or land contract proving ownership of the property to be enrolled in the program, and a copy of a recent tax bill or tax assessment notice containing the legal description of the property. The landowner then is to take these application materials to the “local governing body” (see definition below) for local review and approval.

B. The local governing body holding the application shall approve or reject the application within **45 DAYS** after the application is received. It is the responsibility of the local governing body doing the initial review to complete the bottom portion of page 3 of the application form. **ALL APPLICABLE LINES/SPACES ON THE BOTTOM PORTION OF PAGE 3 ARE TO BE COMPLETED.**

C. PART I. Action by Governing Body requires the local governing body’s name, date received, whether the application is approved or disapproved, the date of approval or disapproval, the clerk’s signature and seal, and the current market value. **IMPORTANT:** If the application is approved on or before November first of a given year, the landowner is eligible for tax credits from the State of Michigan for that entire year. If approved after November first, the landowner is eligible for tax credits beginning the following year.

D. PART II. Check List should be completed with either a date or check mark or “NA” for “not applicable.” For all applications, the reviewing agencies are the County or Regional Planning Commission and local Conservation District. If the county is the local governing body initiating the review of the application, the township also becomes a reviewing agency.

E. Reviewing agencies are to be sent a copy of the application by the local governing body. At the very least, this includes the local Planning Commission and Conservation District. **A reviewing agency has 30 DAYS in which to review and comment on the application and provide comments to the township.** After the 30-day period, the township can proceed with or without comments from reviewing agencies.

F. Upon receipt of an application, the clerk checks the application to see that it has been properly completed by the landowner. Next, the clerk insures that the first four lines under

FINAL APPLICATION SHOULD INCLUDE on page 3, right side, near the bottom, can be checked as included in the application. Under REVIEW LETTERS FROM, the clerk should make sure that comments have or have not been received from the local Planning Commission and Conservation District and that the appropriate lines have been checked before sending the application on to Farmland Program Office. Comments need to be received from the rest of the reviewing agencies only if they meet the conditions mentioned above. If the other agencies do not meet the conditions, the clerk indicates “NA” for “not applicable.” Remember, if no comments were received within the 30-day time period, the clerk should so indicate in some manner on the application when the application is sent on to the Farmland Program Office.

G. After all the above is done and the portion FINAL APPLICATION SHOULD INCLUDE is completed (all applicable spaces are checked), the clerk is to send the **ORIGINAL** of the application to the Farmland Program office. Comments received from reviewing agencies are to be included with the application sent to the Farmland Program office. See paragraph on page 3, right side, just under “*Property Appraisal*” for line to be checked and for our mailing address. The local assessor is responsible for providing current market value information regarding the application.

H. Finally, please note that each individual application should stand on its own, i.e., be fully completed with all appropriate documentation attached without regard to other applications by the same landowner that might have been submitted with it.

**Definition of local governing body:** *For purposes of this program, the local governing body is defined as follows. For farmland located within a city or village, the local governing body is the city or village. For farmland not located in a city or village but in a township having a zoning ordinance in effect, the local governing body is the township board. For farmland not located in a city or village and the township does not have a zoning ordinance in effect, the local governing body is the county board of commissioners. In most cases, the local governing body is the township board and the application then should be taken to the township clerk for township processing.*





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:
Application No:
State:
Date Received:
Application No:
Approved: Rejected

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

I. Personal Information:

1. Name(s) of Applicant: LaCross Glenn F. Last First Initial

(If more than two see #15) LaCross Judith D. Last First Initial

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

2. Mailing Address: 5536 Sharnowski Rd. Cedar MI 49621
Street City State Zip Code

3. Telephone Number: (Area Code) ( ) 231 883 1233

4. Alternative Telephone Number (cell, work, etc.): (Area Code) ( ) 2318831212

5. E-mail address: glacross@yahoo.com heyjude49621@aol.com

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

6. County: Leelanau 7. Township, City or Village: Cleveland

8. Section No. 25 Town No. 29 Range No. 13W

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: Glenn F. LaCross and Judith D. LaCross Trust Title: Trustees

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

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

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

This application is for:

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

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

FLWIT

- b. Total number of acres on this farm 40
- c. Total number of acres being applied for (if different than above): 40
- d. Acreage in cultivation: 15
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: \_\_\_\_\_
- f. All other acres (swamp, woods, etc.): 25
- g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings      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):**

\$ 10000 : 15 = \$ 667.00 (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); 10

V. Signature(s):

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

C. Glenn F. LaCroix  
(Signature of Applicant)

\_\_\_\_\_  
(Corporate Name, If Applicable)

Judith D. LaCroix  
(Co-owner, If Applicable)

\_\_\_\_\_  
(Signature of Corporate Officer)

10/31/23  
(Date)

\_\_\_\_\_  
(Title)

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

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

I. Date Application Received: 12-6-23 (Note: Local Governing Body has 45 days to take action)

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

This application is  approved,  rejected

Date of approval or rejection: 12-12-23

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

Clerk's Signature: Tracy Olson

Property Appraisal: \$ 108,500.00 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**

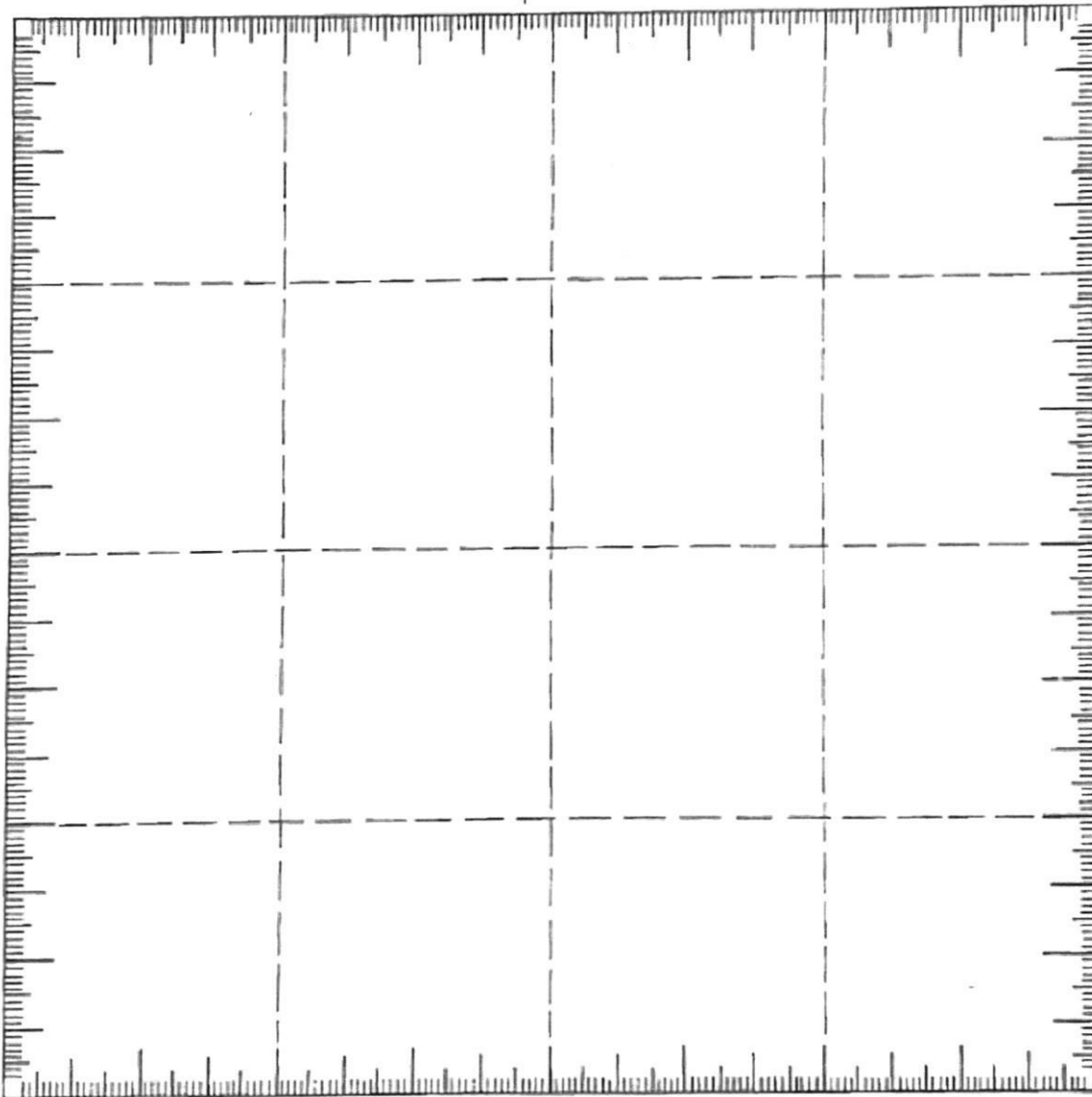
**Map of Farm with Structures and Natural Features:**

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

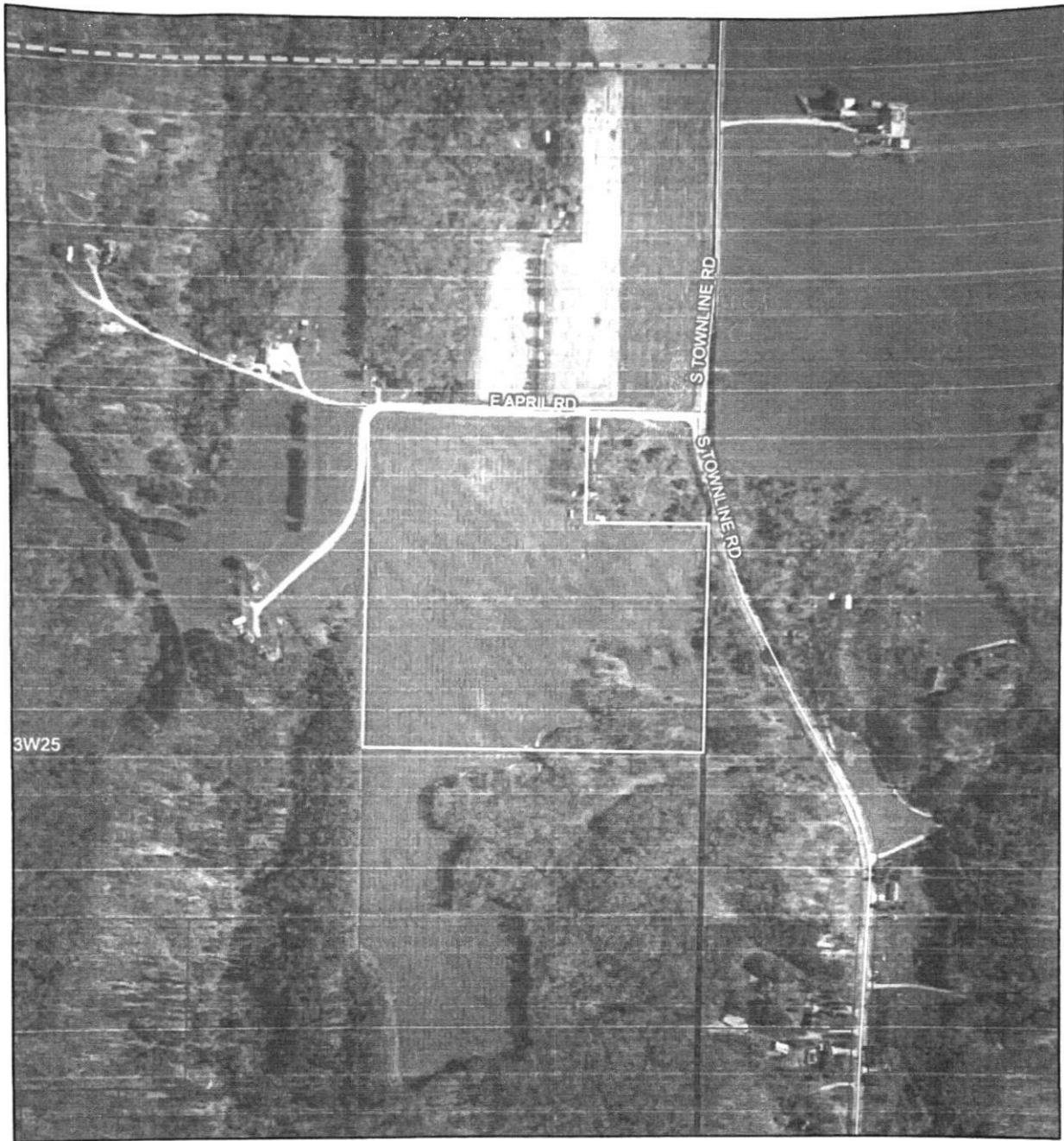
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County Leelanau  
Township Cleveland  
T \_\_\_\_\_ R \_\_\_\_\_ Section \_\_\_\_\_

↑ North



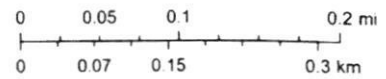
# Leelanau Parcel Viewer



11/7/2023, 11:05:09 AM

1:9,028

- Roads
-  Municipalities
-  Sections
-  Tax Parcels



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, GTC, Equalization/GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

# THIS IS NOT A TAX BILL

## Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1993, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM CLEVELAND TOWNSHIP JULIE KROMBEEN, ASSESSOR 3900 S TOWNLINE RD CEDAR, MI 49621	<b>PARCEL IDENTIFICATION</b>  PARCEL NUMBER: <b>45-003-025-004-00</b>  PROPERTY ADDRESS: E APRIL RD CEDAR, MI 49621		
*****AUTO**5-DIGIT 49614 LACROSS GLENN F & JUDITH D TRUST 5536 S SHARNOWSKI RD CEDAR, MI 49621-9613 	<b>PRINCIPAL RESIDENCE EXEMPTION</b> % Exempt As "Homeowners Principal Residence":           .00% % Exempt As "Qualified Agricultural Property":            100.00% % Exempt As "MBT Industrial Personal":                   .00% % Exempt As "MBT Commercial Personal":                 .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
LEGAL DESCRIPTION: SE 1/4 OF NE 1/4 EXC PRT BEG AT NE COR TH W 474 FT TH S 430 FT TH E 474 FT TH N 430 FT TO POB SEC 25 T29N R13W.			
<span style="font-size: 24px; font-weight: bold;">36</span>			
<b>ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS:</b> 102 (AGRICULTURAL-VACANT)			
<b>PRIOR YEAR'S CLASSIFICATION:</b> 102 (AGRICULTURAL-VACANT)			
The change in taxable value will increase/decrease your tax bill for the 2023 year by approximately: <b>\$32</b>	PRIOR AMOUNT YEAR <b>2022</b>	CURRENT TENTATIVE AMOUNT YEAR <b>2023</b>	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	37,634	39,515	1,881
2. ASSESSED VALUE:	103,300	108,500	5,200
3. TENTATIVE EQUALIZATION FACTOR:           1.000			
4. STATE EQUALIZED VALUE (SEV):	103,300	108,500	5,200
5. There WAS or WAS NOT a transfer of ownership on this property in 2022 <b>WAS NOT</b>			
6. Assessor Change Reason(s):			

**The 2023 Inflation rate Multiplier is: 1.05**

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: <b>JULIE KROMBEEN</b>	Phone: <b>(231) 667-0570</b>	Email Address: <b>TWPASSESSOR@GMAIL.COM</b>
--------------------------------	---------------------------------	--

**March Board of Review Appeal Information:**

THE BOARD OF REVIEW WILL MEET MONDAY, MARCH 13TH FROM 2 PM-5 PM & 6 PM-9 PM AND WEDNESDAY, MARCH 15TH FROM 9 AM-12 NOON & 1 PM-4 PM AT THE TOWNSHIP HALL, 955 W HARBOR HWY, MAPLE CITY. PETITIONS MAY BE EMAILED TO: TWPASSESSOR@GMAIL.COM; MAILED VIA REGULAR FIRST CLASS TO ABOVE ADDRESS; FAXED TO 231-228-6599. WRITTEN APPEALS MUST BE REC'D BY MARCH 10TH. ALL PETITIONS TO THE ATTENTION OF THE MBOR. PETITION FORMS CAN BE FOUND AT THE TWP WEBSITE: LEELANAU.GOV/CLEVELANDTWP.ASP



**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	_____
Application No:	_____
State:	_____
Date Received	_____
Application No:	_____
Approved:	_____ Rejected _____

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

**I. Personal Information:**

1. Name(s) of Applicant: LaCross Last Glenn First F. Initial

(If more than two see #15) LaCross Last Judith First D. Initial

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

Married  Single

2. Mailing Address: 5536 Sharnowski Rd. Street Cedar City MI 49621 State Zip Code

3. Telephone Number: (Area Code) ( ) 231-883-1233

4. Alternative Telephone Number (cell, work, etc.): (Area Code) ( ) 231-883-1212

5. E-mail address: glacross@yahoo.com heyjude49621@aol.com

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

6. County: Leelanau 7. Township, City or Village: Cleveland

8. Section No. 25 Town No. 29 N Range No. 13W

**III. Legal Information:**

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

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

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

If "Yes", please explain circumstances: \_\_\_\_\_

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

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

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

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

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
Street City State Zip Code

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

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

\_\_\_\_\_ Date

\_\_\_\_\_ Signature of Land Contract Vendor(s) (Seller)

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

- 2 or more persons having a joint or common interest in the land
- Corporation  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: Glenn F. and Judith D. LaCross Trust Title: Trustees

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

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

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

This application is for:

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

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

FWIT

- b. Total number of acres on this farm <sup>36</sup> \_\_\_\_\_
- c. Total number of acres being applied for (if different than above): \_\_\_\_\_
- d. Acreage in cultivation: 26 \_\_\_\_\_
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: \_\_\_\_\_
- f. All other acres (swamp, woods, etc.) <sup>10</sup> \_\_\_\_\_
- g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings \_\_\_\_\_ 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):**

\$ 17000 : 26 = \$ 654.00 (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); 10 years

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.

Charm F. LaCross  
(Signature of Applicant)

\_\_\_\_\_  
(Corporate Name, If Applicable)

Judith D. LaCross  
(Co-owner, If Applicable)

\_\_\_\_\_  
(Signature of Corporate Officer)

10/31/23  
(Date)

\_\_\_\_\_  
(Title)

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

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

I. Date Application Received: 12-16-23 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Cleveland 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: Tracy Olson

Property Appraisal: \$ 124,000 is the current fair market value of the real property in this application.

II. Please verify the following:

- Upon filing an application, clerk issues receipt to the landowner indicating date received.
- Clerk notifies reviewing agencies by forwarding a copy of the application and attachments
- If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.
- If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

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

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

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

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

**Map of Farm with Structures and Natural Features:**

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

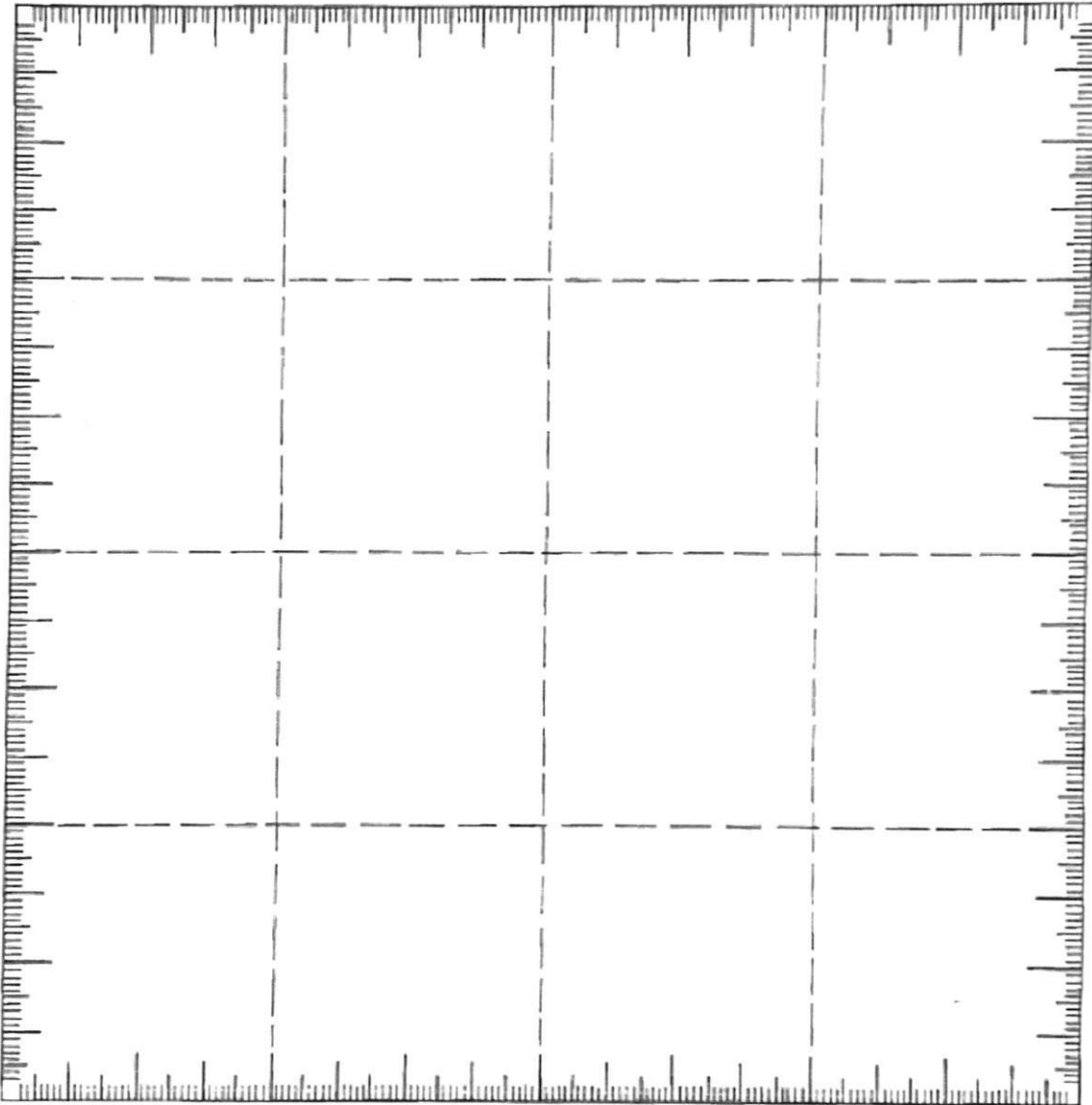
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County Leelanau

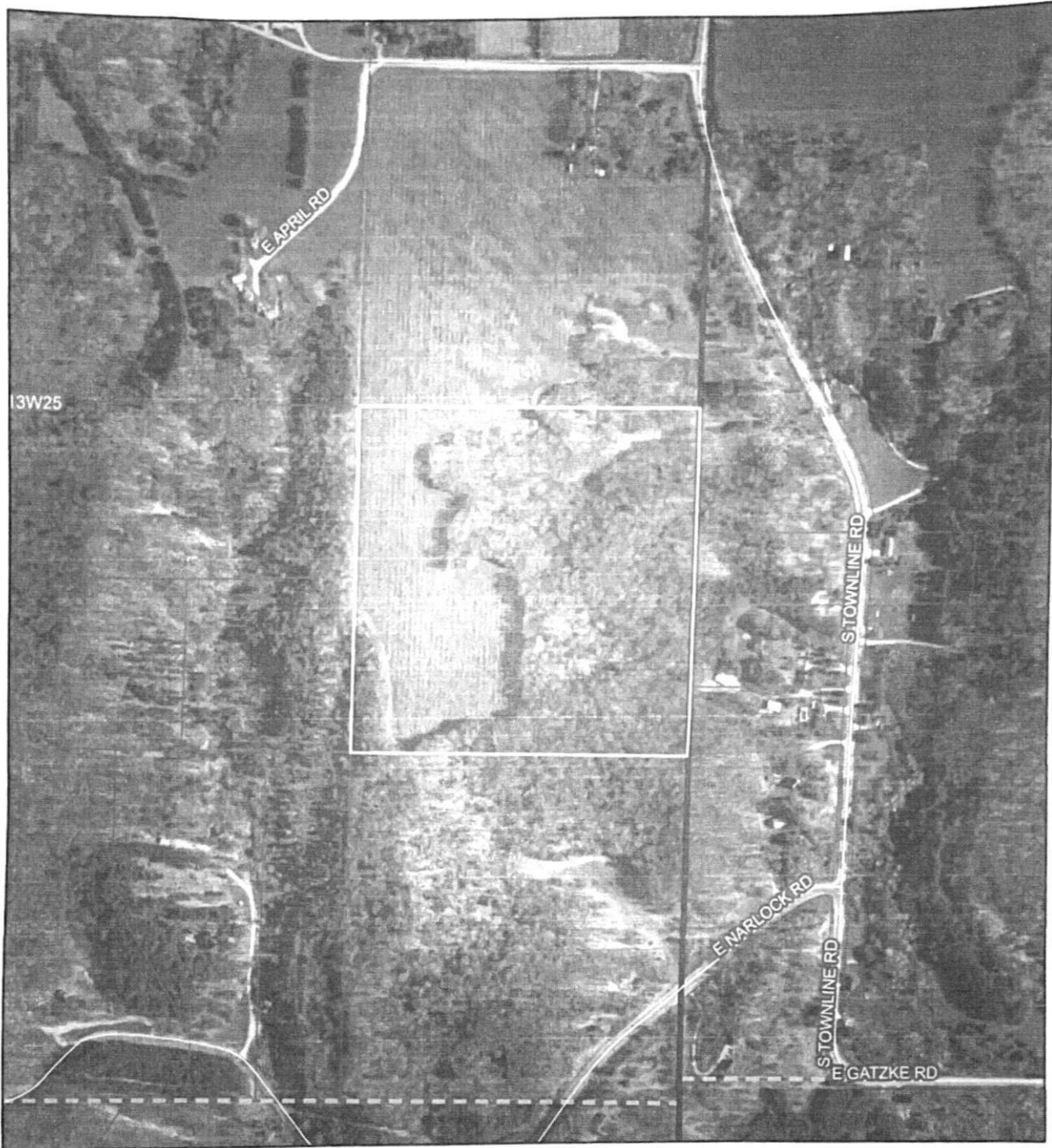
Township Cleveland

T \_\_\_\_\_ R \_\_\_\_\_ Section \_\_\_\_\_

↑ North






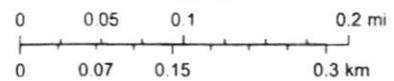
# Leelanau Parcel Viewer



11/6/2023, 1:19:48 PM

1:9,028

- Roads
-  Municipalities
-  Sections
-  Tax Parcels



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, GTC Equalization/GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

This map is prepared by Leelanau County for reference purposes only. Leelanau County is not liable for any errors that may be found in this map.

# THIS IS NOT A TAX BILL

## Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24(c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM CLEVELAND TOWNSHIP JULIE KROMBEEN, ASSESSOR 3900 S TOWNLINE RD CEDAR, MI 49621	<h3 style="text-align: center;">PARCEL IDENTIFICATION</h3> PARCEL NUMBER: <b>45-003-025-022-00</b>  PROPERTY ADDRESS: <b>E APRIL RD                  CEDAR, MI 49621</b>																				
*****AUTO**5-DIGIT 49614 LACROSS GLENN F & JUDITH D TRUST 5536 S SHARNOWSKI RD CEDAR, MI 49621-9613 	<h3 style="text-align: center;">PRINCIPAL RESIDENCE EXEMPTION</h3> % Exempt As "Homeowners Principal Residence": <b>100.00%</b> % Exempt As "Qualified Agricultural Property": <b>.00%</b> % Exempt As "MBT Industrial Personal": <b>.00%</b> % Exempt As "MBT Commercial Personal": <b>.00%</b> Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																				
LEGAL DESCRIPTION: L538 P544/00 L742 P399/03 NE1/4 OF SE 1/4 SEC 25 T29N R13W 40 A.																					
<b>ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 (AGRICULTURAL-VACANT)</b>																					
<b>PRIOR YEAR'S CLASSIFICATION: 102 (AGRICULTURAL-VACANT)</b>																					
The change in taxable value will increase/decrease your tax bill for the 2023 year by approximately:	<b>\$34</b>																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 45%;"></th> <th style="width: 15%; font-size: small;">PRIOR AMOUNT YEAR: 2022</th> <th style="width: 15%; font-size: small;">CURRENT TENTATIVE AMOUNT YEAR: 2023</th> <th style="width: 25%; font-size: small;">CHANGE FROM PRIOR YEAR TO CURRENT YEAR</th> </tr> </thead> <tbody> <tr> <td>1. TAXABLE VALUE:</td> <td style="text-align: center;">40,233</td> <td style="text-align: center;">42,244</td> <td style="text-align: center;">2,011</td> </tr> <tr> <td>2. ASSESSED VALUE:</td> <td style="text-align: center;">118,000</td> <td style="text-align: center;">124,000</td> <td style="text-align: center;">6,000</td> </tr> <tr> <td>3. TENTATIVE EQUALIZATION FACTOR: <span style="float: right;">1.000</span></td> <td></td> <td></td> <td></td> </tr> <tr> <td>4. STATE EQUALIZED VALUE (SEV):</td> <td style="text-align: center;">118,000</td> <td style="text-align: center;">124,000</td> <td style="text-align: center;">6,000</td> </tr> </tbody> </table>		PRIOR AMOUNT YEAR: 2022	CURRENT TENTATIVE AMOUNT YEAR: 2023	CHANGE FROM PRIOR YEAR TO CURRENT YEAR	1. TAXABLE VALUE:	40,233	42,244	2,011	2. ASSESSED VALUE:	118,000	124,000	6,000	3. TENTATIVE EQUALIZATION FACTOR: <span style="float: right;">1.000</span>				4. STATE EQUALIZED VALUE (SEV):	118,000	124,000	6,000	
	PRIOR AMOUNT YEAR: 2022	CURRENT TENTATIVE AMOUNT YEAR: 2023	CHANGE FROM PRIOR YEAR TO CURRENT YEAR																		
1. TAXABLE VALUE:	40,233	42,244	2,011																		
2. ASSESSED VALUE:	118,000	124,000	6,000																		
3. TENTATIVE EQUALIZATION FACTOR: <span style="float: right;">1.000</span>																					
4. STATE EQUALIZED VALUE (SEV):	118,000	124,000	6,000																		
5. There WAS or WAS NOT a transfer of ownership on this property in 2022 <b>WAS NOT</b>																					
6. Assessor Change Reason(s):																					

**The 2023 Inflation rate Multiplier is: 1.05**

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: <b>JULIE KROMBEEN</b>	Phone: <b>(231) 667-0570</b>	Email Address: <b>TWPASSESSOR@GMAIL.COM</b>
--------------------------------	---------------------------------	--

**March Board of Review Appeal Information:**

THE BOARD OF REVIEW WILL MEET MONDAY, MARCH 13TH FROM 2 PM-5 PM & 6 PM-9 PM AND WEDNESDAY, MARCH 15TH FROM 9 AM-12 NOON & 1 PM-4 PM AT THE TOWNSHIP HALL, 955 W HARBOR HWY, MAPLE CITY. PETITIONS MAY BE EMAILED TO: TWPASSESSOR@GMAIL.COM; MAILED VIA REGULAR FIRST CLASS TO ABOVE ADDRESS; FAXED TO 231-228-6599. WRITTEN APPEALS MUST BE REC'D BY MARCH 10TH. ALL PETITIONS TO THE ATTENTION OF THE MBOR. PETITION FORMS CAN BE FOUND AT THE TWP WEBSITE: LEELANAU.GOV/CLEVELANDTWP.ASP

## Which lands are eligible?

A farm is eligible if one of the following is true:

- Parcel is 40 acres or larger, and a minimum of 51% of the land is devoted to agricultural use;
- Farm is at least five acres but less than 40 acres in size; at least 51% of the land is devoted to agricultural use; and the agricultural land produces a gross annual income of \$200 or more per tillable acre. (Parcels enrolled in the Conservation Reserve Program are considered to meet the gross income requirement.); or
- Farm has been designated as a specialty farm by MDARD, is a minimum of 15 acres, and has a gross annual income exceeding \$2,000/yr.

“Agricultural use” means the production of plants and animals useful to humans, use in a federal acreage set-aside program, or a federal conservation program. Agricultural use does not include the management and harvesting of a woodlot.

## New Structures & Land Improvements

Structures may be built on the land if the use of the structure will be consistent with farm operations. A house for an individual essential to the operation of the farm would be consistent with farm operations.

## Must the landowner provide public access?

No.

## How long does the agreement last?

A minimum of 10 years and a maximum of 90 years.

### Extension

After the initial term, an agreement can be extended a minimum of seven years.

### Expiration

During the last year of the agreement, the holder will be sent a notice asking whether the agreement will be extended or allowed to expire.

If the agreement holder chooses to let the agreement expire, any tax credits received during the last seven years of the agreement must be repaid. The agreement holder will be notified of the amount. If the amount is not paid within 30 days, a lien will be placed against the property.

### Revising Agreements

Visit [www.michigan.gov/farmland](http://www.michigan.gov/farmland) and click “Changing an Existing Farmland Development Rights Agreement.”

# ENROLLMENT, ELIGIBILITY AND BENEFITS OF FARMLAND AGREEMENTS



## Farmland and Open Space Preservation Program



Michigan Department of  
Agriculture & Rural Development  
Farmland Preservation Program  
P.O. Box 30449, Lansing, MI 48909  
Phone: 517-284-5663  
MDARD-PA116@michigan.gov  
[www.michigan.gov/farmland](http://www.michigan.gov/farmland)



## What is the Farmland and Open Space Preservation Program?

The Farmland and Open Space Preservation Program is designed to protect farmland and open space through agreements that restrict development and provide tax incentives for program participation.

## What does the Farmland and Open Space Act do?

The act enables a landowner to enter into a Development Rights Agreement with the State of Michigan. The agreement ensures the land remains in agricultural use for a minimum of 10 years and is protected from non-agricultural development. In return, the landowner may be entitled to certain income tax benefits and the land is not subject to special assessments for sanitary sewer, water, lights, or non-farm drain projects.

## How does the landowner benefit from enrollment in the program?

### Tax Credits:

Benefits under an agreement depend on the tax assessed against the property and the landowner's income. The landowner is entitled to claim a Michigan income tax credit equal to the amount of the property taxes on the land and improvements covered by the agreement, less 3.5% of the landowner's total household income.

For example, if the landowner has an income of \$20,000 and property taxes on the farm total \$2,000, he/she would subtract \$700 (3.5% of \$20,000) from the \$2,000 property tax for an income tax credit of \$1,300. This tax credit is in addition to the Homestead Property Tax Credit, for which the landowner may already be qualified.

### Special Assessments:

- Qualified land enrolled under an agreement is exempt from special assessments for sanitary sewers, water, lights, or non-farm drainage, unless the assessments were imposed prior to the enrollment of the land in a farmland agreement.
- If the landowner decides to make use of the local government's sanitary sewer, water, lights, or non-farm drainage on land enrolled under an agreement, the landowner will be required to pay the special assessment(s).
- When the farmland agreement is terminated, the local government may require payment of the special assessment(s). This amount cannot exceed the amount the assessment(s) would have been at the initial time of the exemption and can not include any interest or penalty.



## How does the landowner apply for enrollment?

Program forms are available at [www.michigan.gov/farmland](http://www.michigan.gov/farmland).

Completed applications must be submitted to the clerk of a local governing body (i.e., city, village, township, or county) for review.

The local governing body has 45 days to approve or reject the application.

Within the 45-day period, the governing body must seek comments from the county/regional planning commission and the conservation district. These agencies are allowed 30 days from the day of notification to forward their comments to the clerk of the local governing body. If approved, the application is forwarded to the Michigan Department of Agriculture and Rural Development (MDARD).

The application must be approved by the local governing body on or before November 1 to be eligible for that year's tax credit.

If the application is rejected by the local governing body, the applicant may appeal directly to MDARD within 30 days after receipt of the rejected application. If no action is taken by the local governing body within the 45-day review period, the applicant may also appeal directly to MDARD.



## FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

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

## Farmland Agreement Application ELIGIBILITY & INSTRUCTIONS

**Please review the following eligibility requirements and instructions before completing an application for a Farmland Agreement.**

If your farm (including the residence and farm buildings) meets one of the following criteria, it is eligible for enrollment in the program under Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

- I. As defined by the Act, **agricultural use** means: "The production of plants and animals useful to humans, including forages and sod crops; grains, feed crops and field crops; dairy and dairy products; poultry and poultry products; livestock, including breeding and grazing of cattle, swine, captive cervidae, and similar animals; berries; herbs; flowers; seeds; grasses; nursery stock; fruits; vegetables; maple syrup production; Christmas trees; and other similar uses and activities". Agricultural use includes use in a federal acreage set-aside program or a federal conservation reserve program. Agricultural use does not include the management and harvesting of a woodlot. As defined by the Act, **farmland** means:
  1. "A farm of 40 or more acres in one ownership, with 51% or more of the land area devoted to an agricultural use."
  2. "A farm of 5 acres or more in one ownership, but less than 40 acres, with 51% or more of the land area devoted to an agricultural use, that has produced a gross annual income from agriculture of \$200.00 per year or more per acre of cleared and tillable land. A farm described in this subparagraph enrolled in a federal acreage set aside program or a federal conservation reserve program is considered to have produced a gross annual income from agriculture of \$200 per year or more per acre of cleared and tillable land."
  3. "A farm designated by the department of agriculture as a specialty farm in one ownership that has produced a gross annual income from an agricultural use of \$2,000.00 or more. Specialty farms include, but are not limited to, greenhouses; equine breeding and grazing; the breeding and grazing of cervidae, pheasants, and other game animals; bees and bee products; mushrooms; aquaculture; and other similar uses and activities. "
4. "Parcels of land in one ownership that are not contiguous but which constitute an integral part of farming operations being conducted on land otherwise qualifying as farmland may be included in an application under this part."
- II. The administrative rules providing for the administration and implementation of the program further define the following:
  1. "**Gross annual income** means an average computed from two of the three tax years immediately preceding the year of application from the raising or harvesting of any agricultural commodities."
  2. **Specialty farm** means an enterprise of 15 or more acres in size which meets the income requirement and has been designated by the Michigan Department of Agriculture.
- III. A **farmland development rights agreement** is a temporary restrictive covenant where the owner and the state agree to jointly hold the right to develop a parcel of farmland. The covenant is an agreement to not develop the property except as specifically stated within the agreement. The covenant runs with the land and is for a jointly agreed upon length of time (at least 10 years). A farmland development rights agreement contains the following restrictions:
  1. A structure shall not be built on the land except for use consistent with farm operations, which includes a residence for an individual essential to the operation of the farm as defined under section 36110(5), or lines for utility transmission or distribution purposes or with the approval of the local governing body and the state land use agency.
  2. Land improvements shall not be made except for a use consistent with farm operations or with the approval of the local governing body and the state land use agency.
  3. Any interest in the property shall be sold only for a scenic, access, or utility easement which does not substantially hinder farm operations.

4. Public access shall not be permitted on the land except with the permission of the owner.
5. Any other condition or restriction on the land as agreed to by the parties that is considered necessary to preserve the land or appropriate portions of it as farmland.

#### **Instructions for Completing Farmland Agreement Application:**

Please print or type in all spaces required on the application form.

**PLEASE NOTE:** The application form must be filed with the clerk of the local governing body having jurisdiction over the land cited in the application. Those local governing bodies having the right of approval or rejection of an application are defined by the Act as either: (a) the legislative body of a city or village; or (b) the township board of a township having a zoning ordinance in effect as provided by law; or (c) the county board of commissioners in all other areas.

#### **SPECIAL SITUATIONS:**

1. **Owning more than one farm unit:**  
**To make it less complicated for an owner wishing to place more than one farm unit into the program, it is recommended that the owner fill out separate applications for each farm unit over 40 acres. If all of the forms will be submitted to one local governing body having approval authority, it is suggested that the applications be filed together at the same time.**
2. **Owning more than one farm unit located in different local governing bodies having approval authority:**  
**If the farm units fall under different local governing bodies having approval authority, it is suggested that the applicant attach a statement to each application indicating that more than one application has been filed by the owner and a list of the local governing bodies involved.**
3. **One contiguous farm unit having more than one legal description:**  
**Those owners having one contiguous farm unit with more than one tax parcel description (deed) for portions of the farm, but wishing to place the entire farm into the program, may attach copies of all the descriptions and fill out the application as if the farm was under one deed.**

4. **Having one farm unit located in different local governing bodies having approval authority:**  
**In the case of an owner having one contiguous farm unit which crosses the boundaries of more than one local governing body having approval authority, the applicant must file separate applications covering the land located in the respective local governing bodies jurisdictions and attach a statement indicating that more than one application has been filed by the landowner and a list of the local governing bodies involved.**

5. **Landowners need not apply for all their property. However, the landowner is responsible for furnishing an accurate legal description of land covered by the application. If the landowners wish to exclude some portion of a description, they must provide a description which excludes the acreage they desire to withhold.**

An approved application is forwarded by the local governing body to the state land use agency for approval or rejection by the state.

An applicant receiving a rejection from a local governing body can appeal within 30 days of the rejection notice to the state land use agency for a decision, or the applicant may wait one year and reapply for enrollment in the program.

#### **I. Personal information:**

(1-5) Owner is defined by the Act as a "person having a freehold estate in land coupled with possession and enjoyment". "Person", as defined in the Act, includes "an individual, corporation, limited liability company, business trust, estate, trust, partnership, association or 2 or more persons having a joint or common interest in the land"

If more than one name is involved (excluding husband and spouse), please attach additional sheet listing necessary names and information required in blanks 1 through 5.

Only the owner(s) of land cited within the application may apply to enroll land into the program.



## II. Property Location:

(6-8) The applicant must indicate the county and township, city or village where the land cited in the application is located. The section number, town number and range number can be found on the deed to the land.

## III. Legal Information:

(9) The applicant must attach a clear copy of the deed from the county register of deed's office. Land contract purchasers should send a copy of the land contract or memorandum of land contract.

(10) The applicant must attach a copy of the most recent property tax assessment notice or tax bill including a complete tax description of the property. Land contract purchasers who do not receive a property tax assessment notice or tax bill may obtain a copy from the assessor.

(12) Mineral rights would include oil, gas, coal, iron ore, gravel, etc.

(13) Any land subject to a rental or lease agreement not directly associated or consistent with farm operation is prohibited from being included in the program. Examples which must be excluded are: a second residence being rented to someone not connected with the farm operation; land being used as parking or storage for materials not associated with that particular farm operation, a leased landing strip, etc.

(14) The Act states that "where land is subject to a land contract, it means the vendor (seller) in agreement with the vendee (purchaser)." Whether the applicant is the seller or the purchaser, the applicant must have the consent of the other party to place land subject to a land contract into the program.

(15) This section of the application is only applicable to those owners who fall within the described categories for income tax information. If you are the sole owner not fitting any of the listed categories, please go on to the next section, leaving (15) blank.

## IV. Land Eligibility Qualifications:

If the land cited in the application is:

- (a) a farm of 40 acres or more, complete only section (16);
- (b) a farm of 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). These sections provide information for determining if the land cited in the application is in agricultural production and the general types of uses on the farm.

(16) If your farm is 40 acres or more, please fill out section (16) and then go to **V. Signature**.

(17) If your farm is 5 acres or more but less than 40 acres, please fill out both sections (16) and (17) and then go on to **V. Signature**. The information required in section (17) is mandatory by definition of the Act.

(18) If your farm is a specialty farm, please fill out sections (16) and (18) and then go on to **V. Signature**. The information required in section (18) is mandatory by definition of the Act.

Please diagram to the best of your ability the farm and acreage being applied for enrollment in the program. Please indicate residence(s), farm buildings, roads, property boundaries, and natural or man-made features such as lakes, ponds, swamps, streams or rivers, woodlots and gravel pits. This is a map of your farm and can be drawn by you. It does not have to be professionally drawn, but we would ask that it be as legible as possible.

## V. Signature:

If more than one owner is involved, or the applicant is a corporation, either all owners' signatures or one signature (and title) representing all owners must appear on the form. The date must be indicated at the time the signature is affixed to the application form.

### Questions?

Please call Farmland Preservation at  
517-284-5663

**Gail Myer**

---

**From:** Tracy Olsen <clevelandtwpcclerk@gmail.com>  
**Sent:** Wednesday, December 20, 2023 7:24 PM  
**To:** Planning  
**Subject:** application for Farmland Agreement  
**Attachments:** Farmland.pdf

Julie Kromben advised me to forward this on.  
Forwarding on the application to the County Planning Department

--

Tracy Olsen  
Cleveland Township Clerk  
231-631-0219  
PO Box 64  
Maple City, MI 49664

\*Will respond after 6:30 pm weekdays

## PC04-2024-02 Centerville Township Farmland and Open Space Preservation Program

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

**Reviewing Entity:** Leelanau County Planning Commission  
**Date of Review:** January 23, 2024

### General Information

**Date Request Received:** January 12, 2024

**Last Day of Review Period:** February 11, 2024 (30 days in which to review and comment on the application and provide comments to the township. After the 30-day period, the township can proceed with or without comments from reviewing agencies).

**Requested Action:** Review and comment on applications to enter approximately 488 acres into Farmland and Open Space Preservation Program.

**Parcel Numbers:** 45-002-007-017-00, 45-002-022-013-00, 45-002-023-015-00, 45-002-028-001-00, 45-002-015-006-00

**Applicant:** Glenn F. LaCross and Judith D. LaCross Trust  
5536 Sharnowski Rd.  
Cedar, MI 49621

**Owner:** Glenn and Judith LaCross

**Township Plan:** The Centerville Township Master Plan identifies these areas as: Agricultural (002-007-017-00) and Agricultural Preservation Area (002-022-013-00, 002-023-015-00, 002-028-001-00, 002-015-006-00) on the Future Land Use Map.

### Explanation of the Program<sup>1</sup>

Public Act 116 was established in 1975 in response to the loss of farmland associated with high property taxes. Michigan is one of the few states in the nation with market-based property tax assessments. Agricultural lands near developing urban areas were being taxed based on what their land would sell for if converted into housing developments or strip malls

The Farmland and Open Space Preservation Program (PA 116) preserves farmland from being developed for non-agricultural uses. Participating landowners are exempt from some special assessments and may also receive a Michigan income tax credit for property tax in excess of 3.5 percent of total household income.

The owner enters into a development rights agreement with the State. The State, in turn, allows the owner a property tax credit for those farmlands. Upon application for a Farmland Development Rights Agreement, a number of comments and approvals are necessary from local governmental units. These comments constitute advise (recommendations) only to the Township Board which has the power to approve or reject the application.

<sup>1</sup> [https://www.michigan.gov/mdard/0,4610,7-125-1599\\_2558---,00.html](https://www.michigan.gov/mdard/0,4610,7-125-1599_2558---,00.html)

**Agreement Termination**

According to the Michigan Department of Agriculture and Rural Development (MDARD), the applicant can terminate the agreement for any one of the following reasons:

- Death or disability of an Agreement holder or a person essential to the farm operation.
- A parcel up to two acres with a structure on it that pre-dates the Agreement.
- A parcel of up to two acres for construction of a residence for a person essential to the farm.
- The farmland is economically inviable.
- Surrounding land usage restricts farming.
- Natural irreversible change occurs to the land, which restricts farming.
- A court order restricts farming.
- Public interest is served by the release.

Except when due to death or disability, the law requires the landowner to repay the last seven (7) years of tax credits attributable to the Agreement, or the part of the Agreement, being terminated or released, plus 6% simple interest. Repayment on termination or release due to death or disability uses a formula that prorates the seven years, and there is no interest included. After full review of a request, the MDARD office will inform the owner of approval or disapproval.

**Staff Comments**

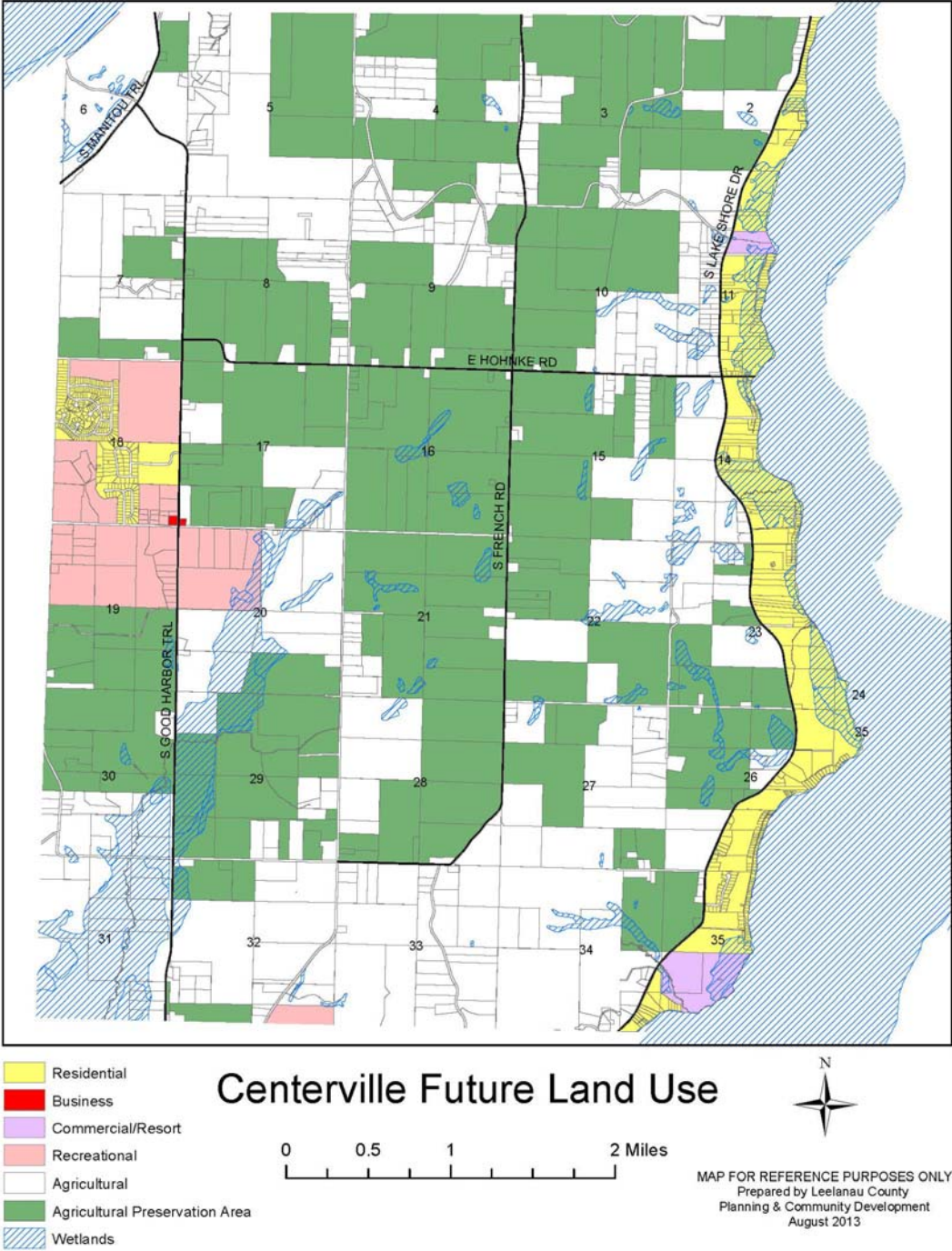
The request is to place approximately 488 acres into Farmland and Open Space Preservation Program with the State for a period of ten (10) years. The maximum term allowed is 90 years. The applicant states the property does not have any tax liens on it, the applicant owns the mineral rights. The properties are within the Agricultural Zoning District as noted in the Centerville Township Zoning Ordinance.

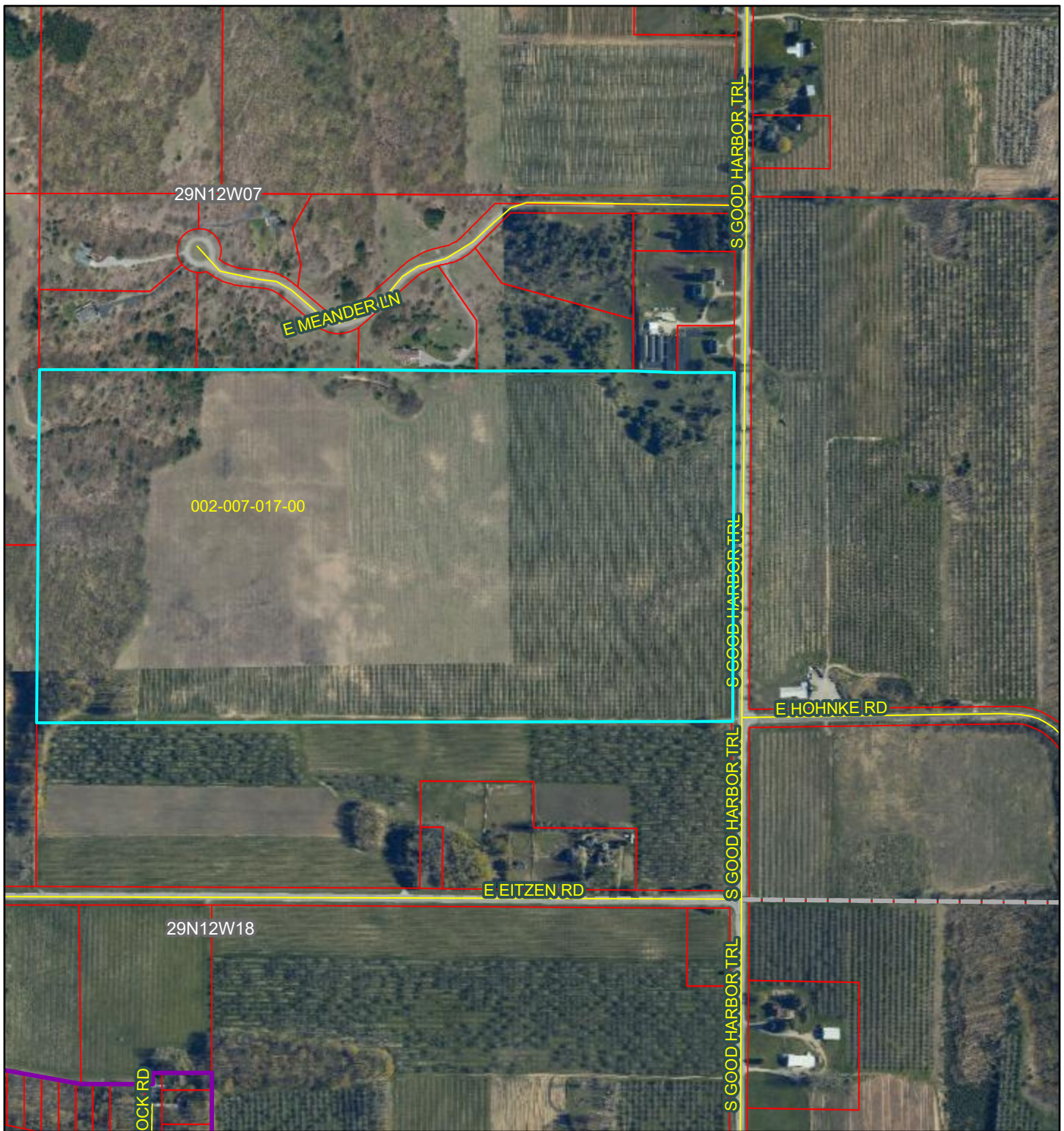
Benefits under an agreement depend on the tax assessed against the property and the landowner's income. The landowner is entitled to claim a Michigan income tax credit equal to the amount of the property taxes on the land and improvements covered by the agreement, less 3.5% of the landowner's total household income. Qualified land enrolled under an agreement is also exempt from special assessments for sanitary sewers, water, lights, or non-farm drainage, unless the assessments were imposed prior to the enrollment of the land in a farmland agreement. Under the Agreement, the owner will be restricted from constructing any structures except for use consistent with farm operations.

For prior applications, the County Planning Commission has made a recommendation for applications to be 'accepted' into the program, or sent along comments/suggestions.

# Future Land Use Map

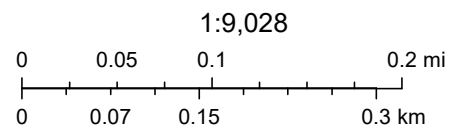
Figure 8-1





1/18/2024, 12:34:18 PM

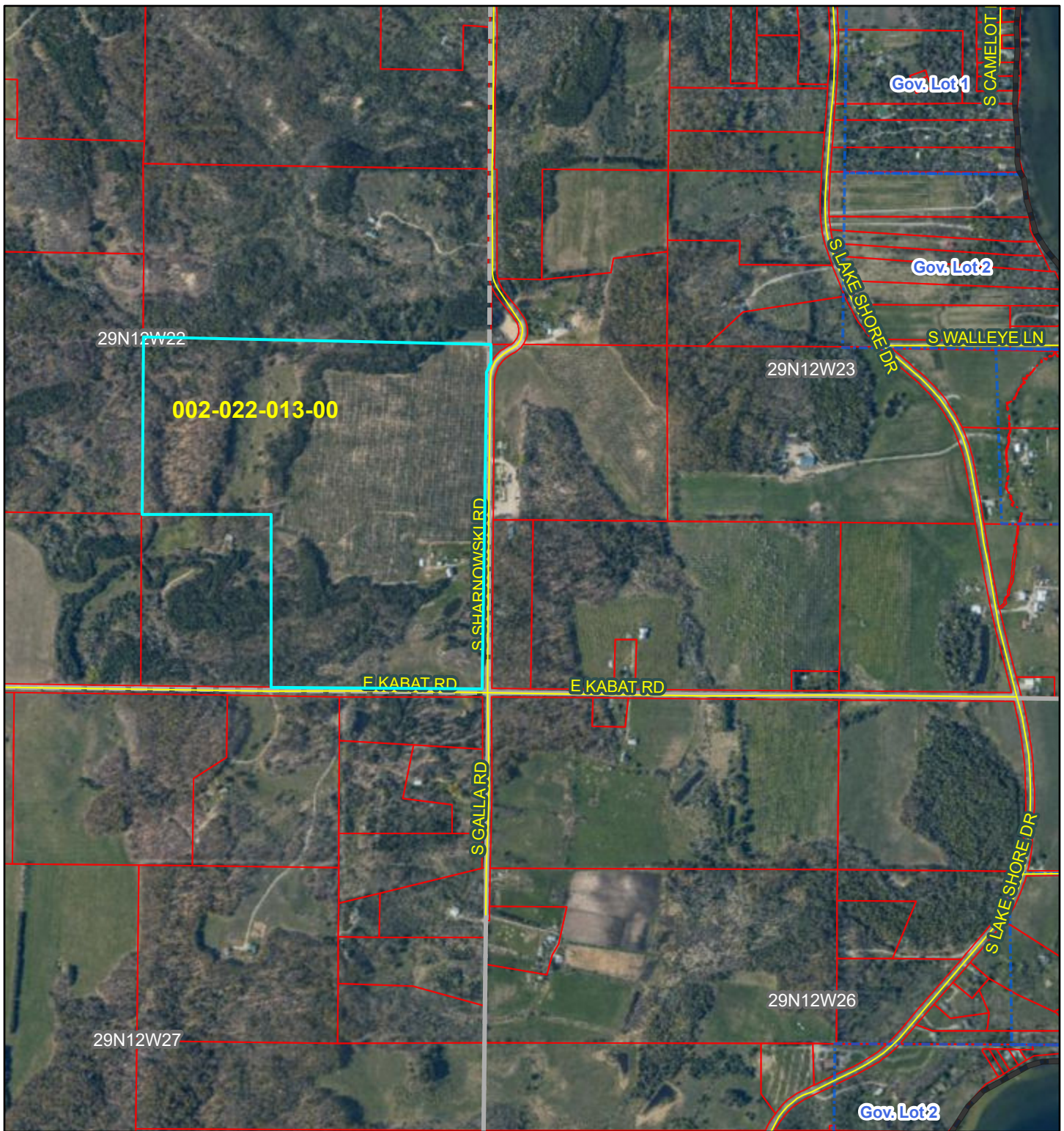
- Roads
- Subdivisions & Condos
- Municipalities
- Tax Parcels
- Sections



Esri Community Maps Contributors, GTC Equalization/GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA

# Leelanau Parcel Viewer

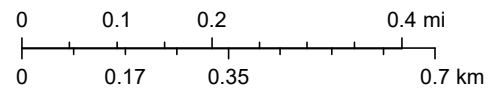
NEW BUSINESS ITEM 3



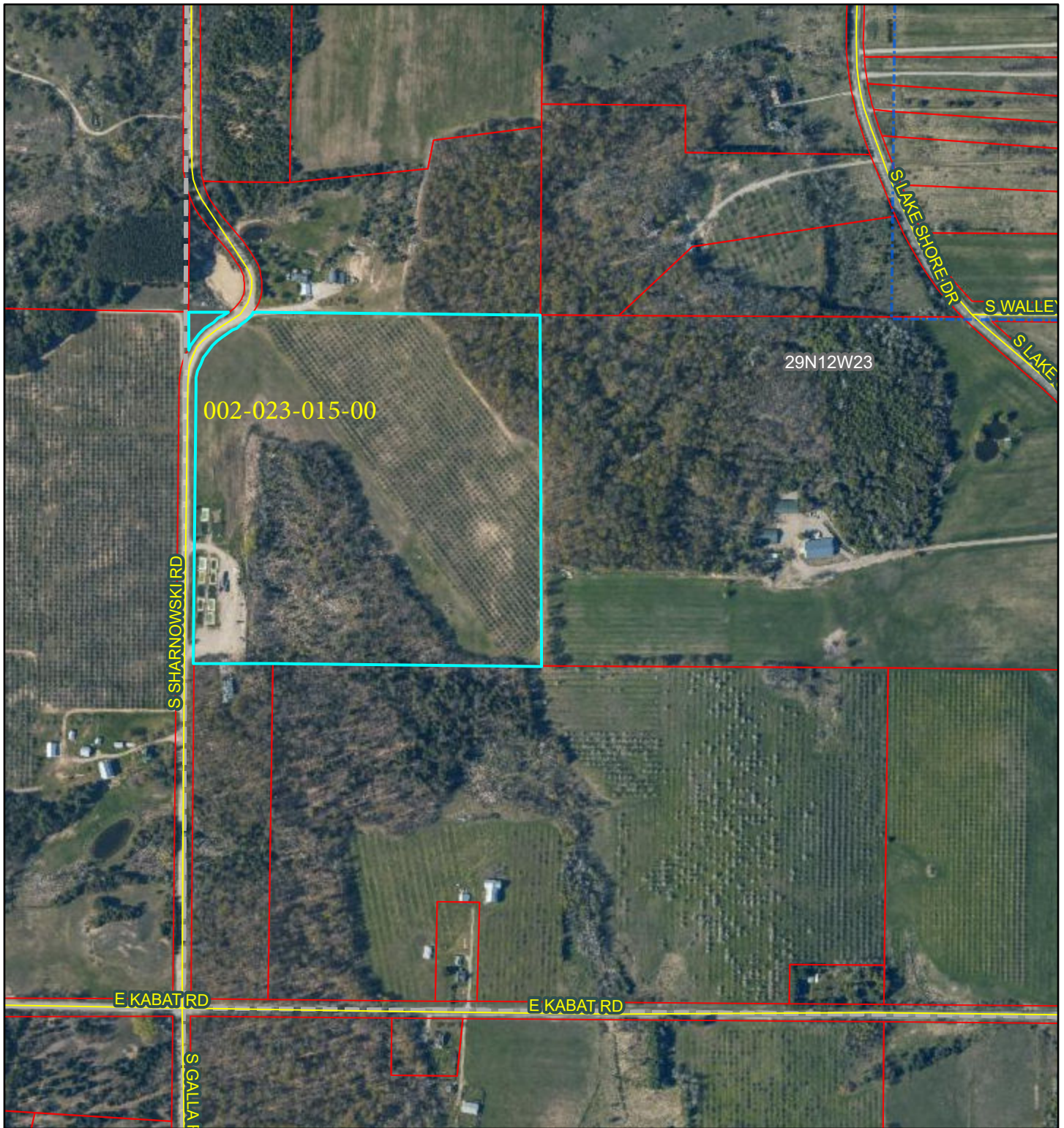
1/18/2024, 12:38:10 PM

1:18,056

- Roads
- Government Lots
- Municipalities
- Tax Parcels
- Sections



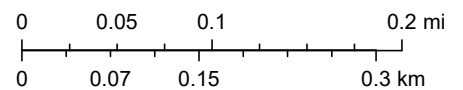
Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, GTC Equalization/GIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



1/18/2024, 12:43:01 PM

1:9,028

- Roads
- Government Lots
- Municipalities
- Tax Parcels
- Sections

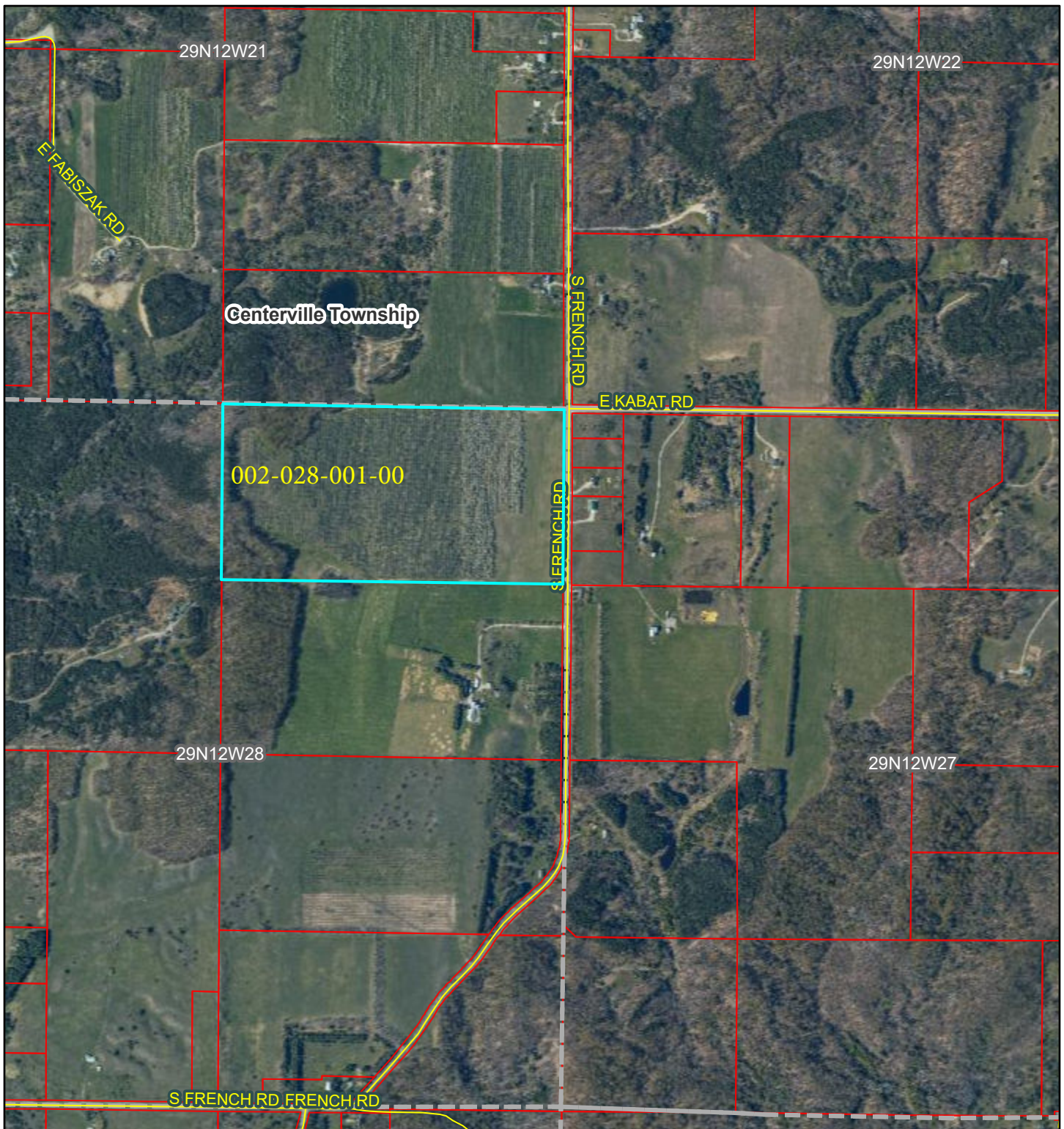


Esri Community Maps Contributors, GTC Equalization/GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA







# Leelanau Parcel Viewer

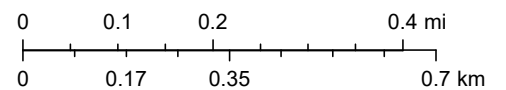
NEW BUSINESS ITEM 3



1/18/2024, 12:48:09 PM

1:18,056

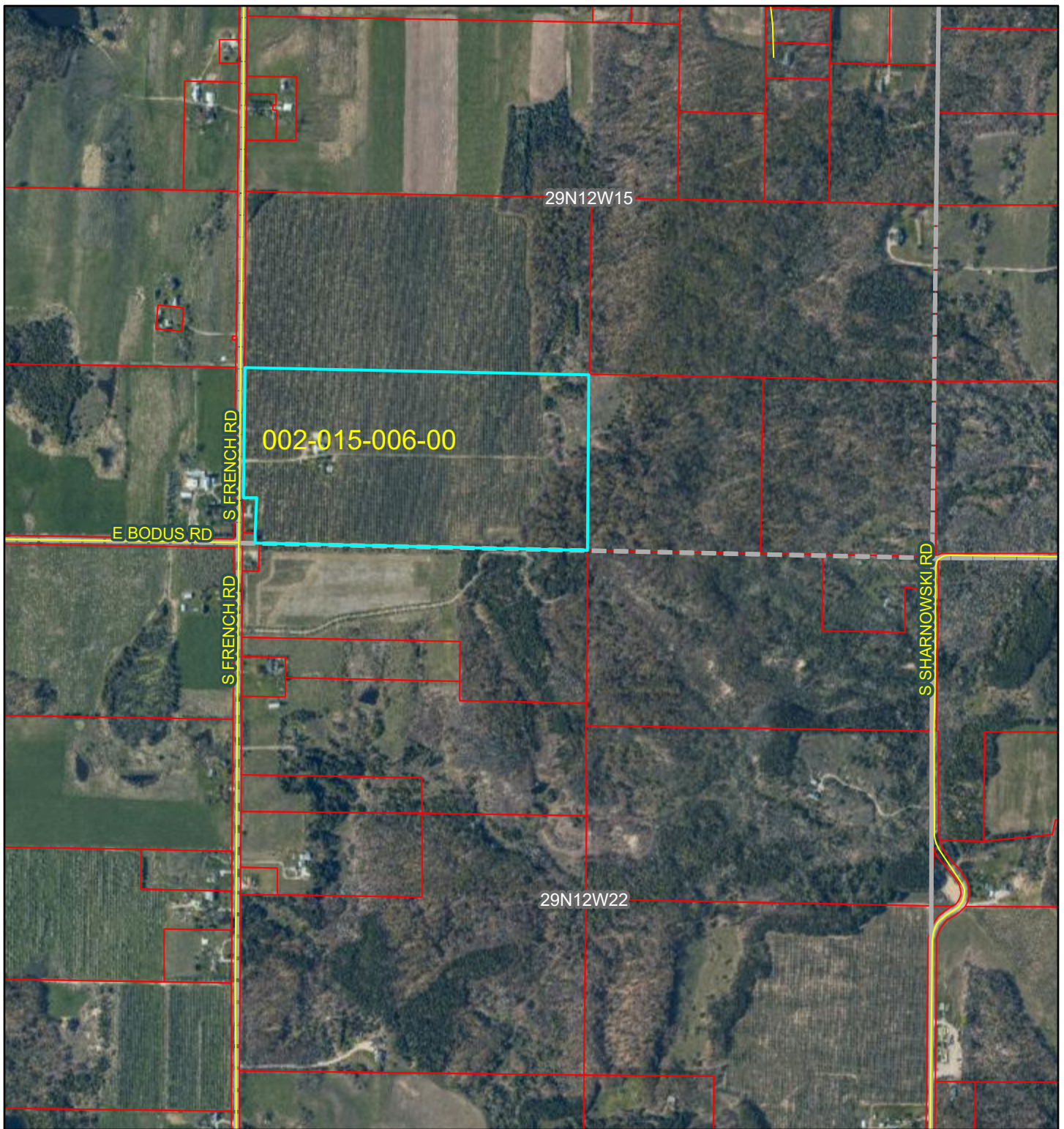
-  Roads
-  Municipalities
-  Sections
-  Tax Parcels



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, GTC Equalization/GIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS





# Leelanau Parcel Viewer

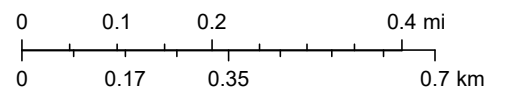
NEW BUSINESS ITEM 3



1/18/2024, 12:49:05 PM

1:18,056

-  Roads
-  Municipalities
-  Sections
-  Tax Parcels



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, GTC Equalization/GIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

## **Appendix - Transmittals from Leland Township**

MICHIGAN DEPARTMENT OF AGRICULTURE & RURAL DEVELOPMENT  
ENVIRONMENTAL STEWARDSHIP DIVISION  
FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

**INSTRUCTIONS FOR  
LOCAL GOVERNING BODY  
FOR COMPLETING AN  
APPLICATION FOR A FARMLAND AGREEMENT (FORM ES-013)**

- A. After a landowner completes his/her portion of an ***Application for a Farmland Agreement, Form ES-013*** (in accordance with Part 361 of the Natural Resources and Environmental Protection Act, 1994, Act 451, as amended, more commonly known as P.A. 116), the landowner is to attach a copy of a deed or land contract proving ownership of the property to be enrolled in the program, and a copy of a recent tax bill or tax assessment notice containing the legal description of the property. The landowner then is to take these application materials to the “local governing body” (see definition below) for local review and approval.
- B. The local governing body holding the application shall approve or reject the application within **45 DAYS** after the application is received. It is the responsibility of the local governing body doing the initial review to complete the bottom portion of page 3 of the application form. **ALL APPLICABLE LINES/SPACES ON THE BOTTOM PORTION OF PAGE 3 ARE TO BE COMPLETED.**
- C. PART I. Action by Governing Body requires the local governing body’s name, date received, whether the application is approved or disapproved, the date of approval or disapproval, the clerk’s signature and seal, and the current market value. **IMPORTANT:** If the application is approved on or before November first of a given year, the landowner is eligible for tax credits from the State of Michigan for that entire year. If approved after November first, the landowner is eligible for tax credits beginning the following year.
- D. PART II. Check List should be completed with either a date or check mark or “NA” for “not applicable.” For all applications, the reviewing agencies are the County or Regional Planning Commission and local Conservation District. If the county is the local governing body initiating the review of the application, the township also becomes a reviewing agency.
- E. Reviewing agencies are to be sent a copy of the application by the local governing body. At the very least, this includes the local Planning Commission and Conservation District. **A reviewing agency has 30 DAYS in which to review and comment on the application and provide comments to the township.** After the 30-day period, the township can proceed with or without comments from reviewing agencies.
- F. Upon receipt of an application, the clerk checks the application to see that it has been properly completed by the landowner. Next, the clerk insures that the first four lines under

FINAL APPLICATION SHOULD INCLUDE on page 3, right side, near the bottom, can be checked as included in the application. Under REVIEW LETTERS FROM, the clerk should make sure that comments have or have not been received from the local Planning Commission and Conservation District and that the appropriate lines have been checked before sending the application on to Farmland Program Office. Comments need to be received from the rest of the reviewing agencies only if they meet the conditions mentioned above. If the other agencies do not meet the conditions, the clerk indicates “NA” for “not applicable.” Remember, if no comments were received within the 30-day time period, the clerk should so indicate in some manner on the application when the application is sent on to the Farmland Program Office.

G. After all the above is done and the portion FINAL APPLICATION SHOULD INCLUDE is completed (all applicable spaces are checked), the clerk is to send the **ORIGINAL** of the application to the Farmland Program office. Comments received from reviewing agencies are to be included with the application sent to the Farmland Program office. See paragraph on page 3, right side, just under “*Property Appraisal*” for line to be checked and for our mailing address. The local assessor is responsible for providing current market value information regarding the application.

H. Finally, please note that each individual application should stand on its own, i.e., be fully completed with all appropriate documentation attached without regard to other applications by the same landowner that might have been submitted with it.

**Definition of local governing body:** *For purposes of this program, the local governing body is defined as follows. For farmland located within a city or village, the local governing body is the city or village. For farmland not located in a city or village but in a township having a zoning ordinance in effect, the local governing body is the township board. For farmland not located in a city or village and the township does not have a zoning ordinance in effect, the local governing body is the county board of commissioners. In most cases, the local governing body is the township board and the application then should be taken to the township clerk for township processing.*



**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	_____
Application No:	_____
State:	_____
Date Received	_____
Application No:	_____
Approved:	_____ Rejected _____

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

**I. Personal Information:**

1. Name(s) of Applicant: LaCross Last Glenn First F. Initial \_\_\_\_\_

(If more than two see #15) LaCross Last Judith First D. Initial \_\_\_\_\_

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

2. Mailing Address: 5536 Sharnowski Rd. Street Cedar City MI 49621 State 1233 Zip Code

3. Telephone Number: (Area Code) ( ) 231 883 1233

4. Alternative Telephone Number (cell, work, etc.): (Area Code) ( ) 2318831212

5. E-mail address: gflacross@yahoo.com heyjude49621@aol.com

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

6. County: Leelanau 7. Township, City or Village: Centerville

8. Section No. 7 Town No. 29 Range No. 12W

**III. Legal Information:**

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)  
 10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.  
 11. Is there a tax lien against the land described above?  Yes  No  
 If "Yes", please explain circumstances: \_\_\_\_\_

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

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

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

Street City State Zip Code

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

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

Date \_\_\_\_\_

Signature of Land Contract Vendor(s) (Seller) \_\_\_\_\_

rev. 12/2019

Application for Farmland Agreement

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: Glenn F. LaCross and Judith D. LaCross Trust Title: Trustees

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

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

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

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

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

SWIT

- b. Total number of acres on this farm 80
- c. Total number of acres being applied for (if different than above): 80
- d. Acreage in cultivation: 72
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: \_\_\_\_\_
- f. All other acres (swamp, woods, etc.) 8
- g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings      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):

\$25000 : 72 = \$ 347.22 (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); 10 years

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.

Cham F. LaCross  
(Signature of Applicant)

\_\_\_\_\_  
(Corporate Name, If Applicable)

Judith D. LaCross  
(Co-owner, If Applicable)

\_\_\_\_\_  
(Signature of Corporate Officer)

10/31/23  
(Date)

\_\_\_\_\_  
(Title)

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

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

I. Date Application Received: \_\_\_\_\_ (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: \_\_\_\_\_  
 County  Township  City  Village

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

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

Clerk's Signature: \_\_\_\_\_

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

II. Please verify the following:

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

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

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

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

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

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

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

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



Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

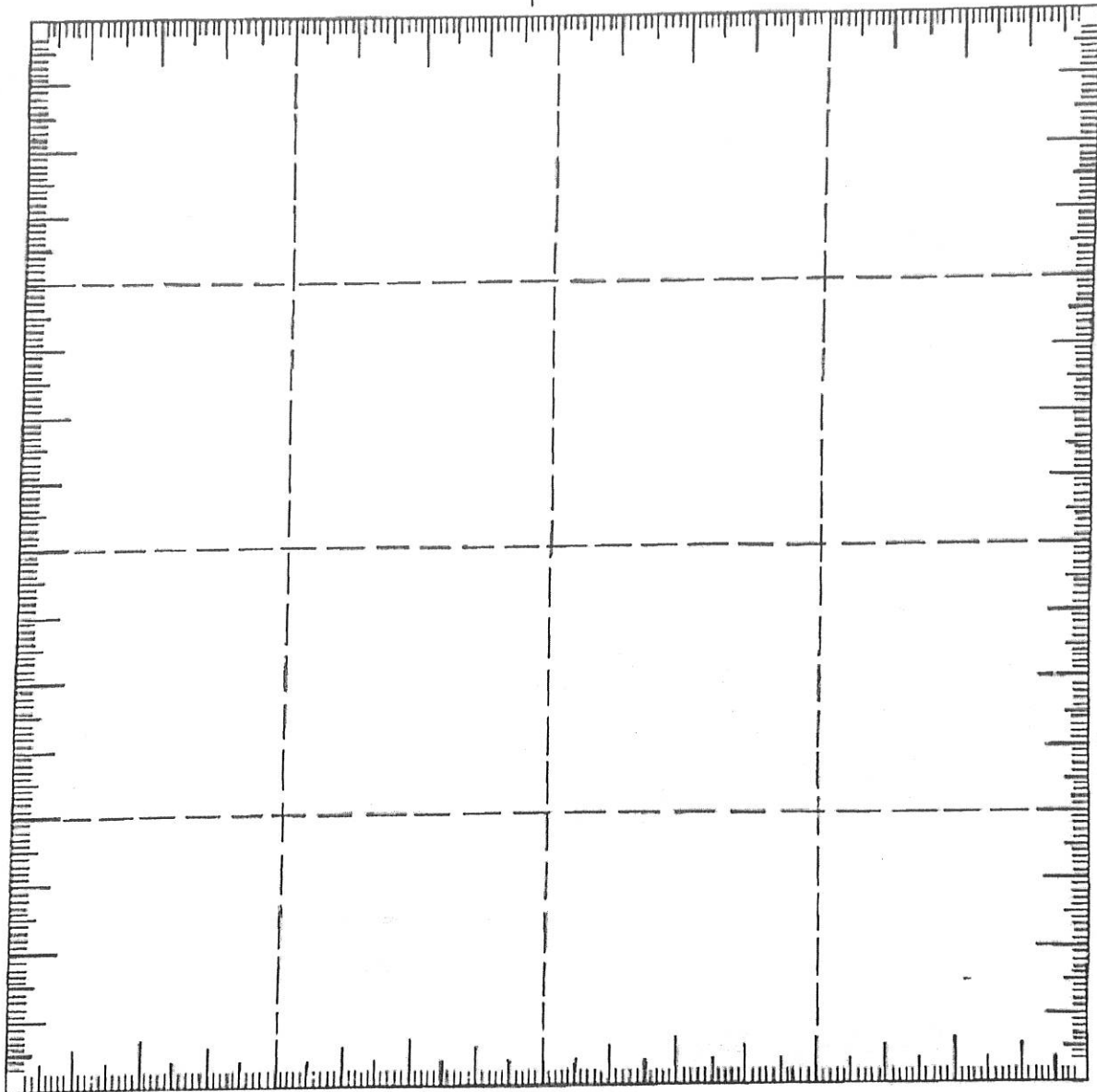
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County \_\_\_\_\_

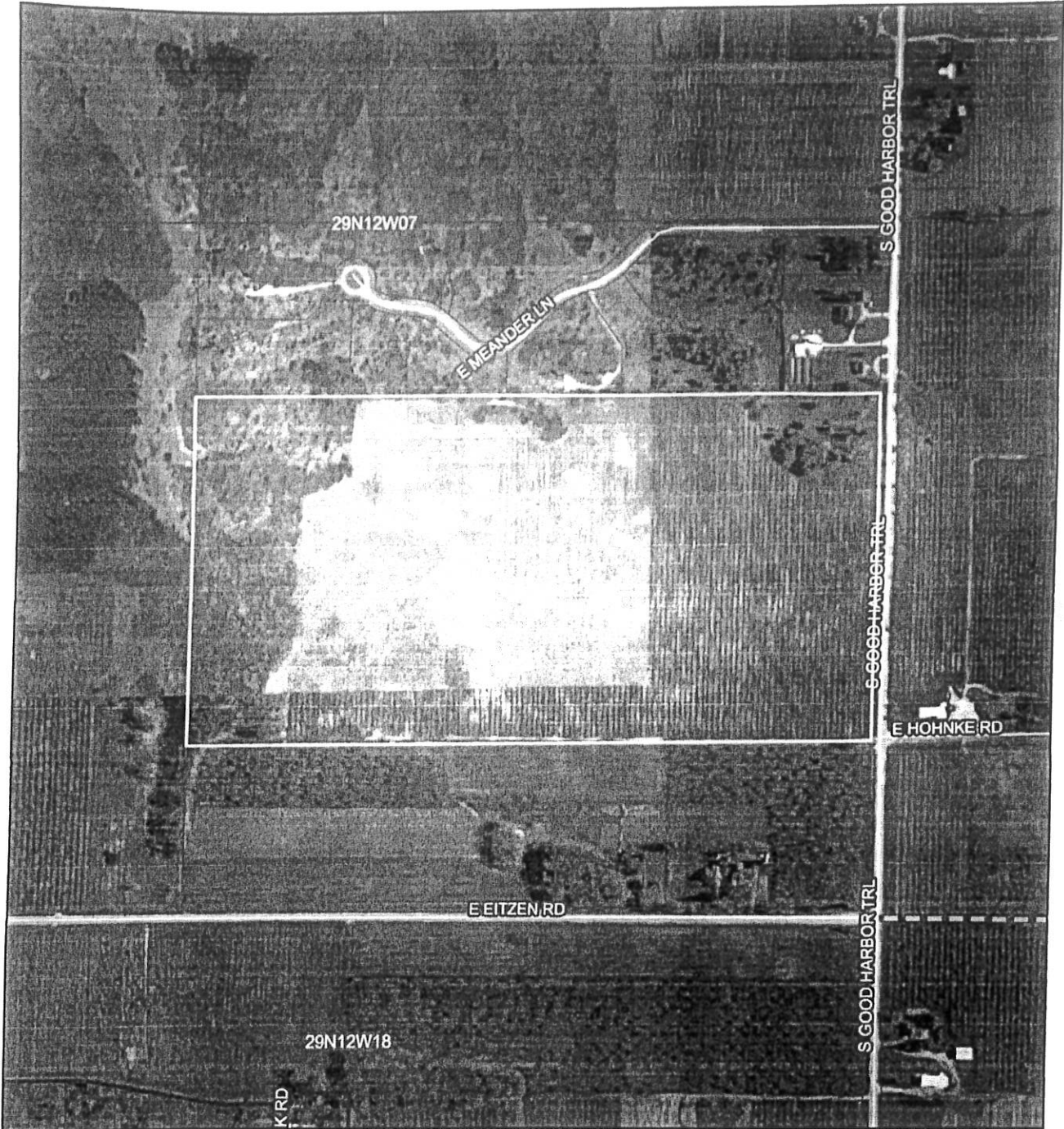
Township \_\_\_\_\_

T \_\_\_\_\_ R \_\_\_\_\_ Section \_\_\_\_\_

↑ North








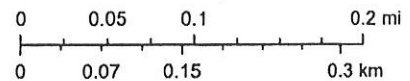
# Leelanau Parcel Viewer



11/6/2023, 1:04:13 PM

1:9,028

-  Roads
-  Subdivisions & Condos
-  Municipalities
-  Tax Parcels
-  Sections



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, GTC Equalization/GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

This map is prepared by Leelanau County for reference purposes only. Leelanau County is not liable for any errors that may be found in this map.

Michigan Department of Treasury  
1019 (Rev. 12-22)


**THIS IS NOT A TAX BILL**

L-4400

**Notice of Assessment, Taxable Valuation, and Property Classification**

524

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM CENTERVILLE TOWNSHIP JULIE KROMBEEN, ASSESSOR 3900 S TOWNLINE RD CEDAR MI 49621	PARCEL IDENTIFICATION PARCEL NUMBER <b>45-002-007-017-00</b>  PROPERTY ADDRESS: S GOOD HARBOR TRL CEDAR, MI 49621																					
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL  *****AUTO**5-DIGIT 49614 LACROSS GLENN F & JUDITH D 5536 S SHARNOWSKI RD CEDAR, MI 49621-9613 	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": <b>100.00%</b> % Exempt As "Qualified Agricultural Property": <b>.00%</b> % Exempt As "MBT Industrial Personal": <b>.00%</b> % Exempt As "MBT Commercial Personal": <b>.00%</b> Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																					
LEGAL DESCRIPTION: L293 P215/88 L871 P182/05 L958 P314/07 DC L1170 P896 L1170 P898&901/13 S 1/2 OF N 1/2 OF SE 1/4 & N 1/2 OF S 1/2 OF SE 1/4 SEC 7 T29N R12W 80 A.																						
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: <b>102 (AGRICULTURAL-VACANT)</b>																						
PRIOR YEAR'S CLASSIFICATION: <b>102 (AGRICULTURAL-VACANT)</b>																						
The change in taxable value will increase/decrease your tax bill for the 2023 year by approximately: <b>\$178</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;">PRIOR AMOUNT YEAR:   <b>2022</b></th> <th style="width:50%;">CURRENT TENTATIVE AMOUNT YEAR:       <b>2023</b></th> <th style="width:50%;">CHANGE FROM PRIOR YEAR TO CURRENT YEAR</th> </tr> </thead> <tbody> <tr> <td>1. TAXABLE VALUE:</td> <td style="text-align: right;">182,406</td> <td style="text-align: right;">191,526</td> </tr> <tr> <td>2. ASSESSED VALUE:</td> <td style="text-align: right;">217,300</td> <td style="text-align: right;">237,000</td> </tr> <tr> <td>3. TENTATIVE EQUALIZATION FACTOR:            <b>1.000</b></td> <td></td> <td></td> </tr> <tr> <td>4. STATE EQUALIZED VALUE (SEV):</td> <td style="text-align: right;">217,300</td> <td style="text-align: right;">237,000</td> </tr> <tr> <td colspan="3">5. There WAS or WAS NOT a transfer of ownership on this property in 2022   <b>WAS NOT</b></td> </tr> <tr> <td colspan="3">6. Assessor Change Reason(s):</td> </tr> </tbody> </table>	PRIOR AMOUNT YEAR: <b>2022</b>	CURRENT TENTATIVE AMOUNT YEAR: <b>2023</b>	CHANGE FROM PRIOR YEAR TO CURRENT YEAR	1. TAXABLE VALUE:	182,406	191,526	2. ASSESSED VALUE:	217,300	237,000	3. TENTATIVE EQUALIZATION FACTOR: <b>1.000</b>			4. STATE EQUALIZED VALUE (SEV):	217,300	237,000	5. There WAS or WAS NOT a transfer of ownership on this property in 2022 <b>WAS NOT</b>			6. Assessor Change Reason(s):		
PRIOR AMOUNT YEAR: <b>2022</b>	CURRENT TENTATIVE AMOUNT YEAR: <b>2023</b>	CHANGE FROM PRIOR YEAR TO CURRENT YEAR																				
1. TAXABLE VALUE:	182,406	191,526																				
2. ASSESSED VALUE:	217,300	237,000																				
3. TENTATIVE EQUALIZATION FACTOR: <b>1.000</b>																						
4. STATE EQUALIZED VALUE (SEV):	217,300	237,000																				
5. There WAS or WAS NOT a transfer of ownership on this property in 2022 <b>WAS NOT</b>																						
6. Assessor Change Reason(s):																						

The 2023 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: <b>JULIE KROMBEEN</b>	Phone: <b>(231) 667-0570</b>	Email Address: <b>TWPASSESSOR@GMAIL.COM</b>
--------------------------------	---------------------------------	--

**March Board of Review Appeal Information:**

THE MARCH BOARD OF REVIEW WILL MEET ON MONDAY, MARCH 13TH FROM 1- 4 PM & 6- 9 PM & THURSDAY, MARCH 16TH FROM 9 AM - 12:00 NOON & 1- 4 PM; ALL MEETINGS WILL BE HELD AT THE CENTERVILLE TWP HALL, 5001 S FRENCH RD, CEDAR. APPEALS MAY BE MADE VIA REGULAR FIRST CLASS MAIL TO: 3900 S TOWNLINE RD, CEDAR 49621 ATTN: MBOR OR EMAIL:TWPASSESSOR@GMAIL.COM; MAILED/EMAILED PETITIONS MUST BE REC'D BY MARCH 10 TO BE CONSIDERED; PETITION FORMS CAN BE FOUND AT THE CENTERVILLE TWP WEBSITE: WWW.LEELANAU.GOV/CENTERVILLETWP.ASP

Tax Leelanau 002-007-017-00 X Q



Parcel County  
Viewer Michigan

Show search results for 002...



29N12W07

002-007-017-00

E EITZEN RD

29N12W18

Sugar Loaf Chalets #3

S HEMLOCK RD

S GOOD HARBOR TRL

S GOOD HARBOR TRL

S GOOD HARBOR TRL

S GOOD HARBOR TRL

E LOHME

44.927 -85.788 Degrees





**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.

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

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

**I. Personal Information:**

1. Name(s) of Applicant: LaCross Last Glenn First F. Initial

(If more than two see #15) LaCross Last Judith First D. Initial

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

Married  Single

2. Mailing Address: 5536 Shamowski Rd. Street Cedar City MI 49621 State 1233 Zip Code

3. Telephone Number: (Area Code) (     ) 231 883 1233

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (     ) 2318831212

5. E-mail address: gflacross@yahoo.com heyjudo49621@aol.com

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

6. County: Loolanau 7. Township, City or Village: Centerville

8. Section No. 22 Town No. 29N Range No. 12W

**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) \_\_\_\_\_

rev. 12/2019

Application for Farmland Agreement

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: Glenn F. LaCross and Judith D. LaCross Trust Title: Trustees

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

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

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

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

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

FRUIT

- b. Total number of acres on this farm 130 acres
- c. Total number of acres being applied for (if different than above): 130
- d. Acreage in cultivation: 40
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 10
- f. All other acres (swamp, woods, etc.) 80
- g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings Residence: 1 Barn: 1 Tool Shed: 1  
 Silo: \_\_\_\_\_ Grain Storage Facility: 1 Grain Drying Facility: \_\_\_\_\_  
 Poultry House: \_\_\_\_\_ Milking Parlor: \_\_\_\_\_ Milk House: \_\_\_\_\_  
 Other: (Indicate) Garage \_\_\_\_\_ Pig Pen \_\_\_\_\_ First building \_\_\_\_\_

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):

\$ 45,000 : 50 = \$ 900.00 (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); 10 years

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.

Colem F. LaCross  
(Signature of Applicant)

\_\_\_\_\_  
(Corporate Name, If Applicable)

Judith D. LaCross  
(Co-owner, If Applicable)

\_\_\_\_\_  
(Signature of Corporate Officer)

10/31/23  
(Date)

\_\_\_\_\_  
(Title)

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

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

I. Date Application Received: \_\_\_\_\_ (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: \_\_\_\_\_  
 County  Township  City  Village

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

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

Clerk's Signature: \_\_\_\_\_

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

II. Please verify the following:

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

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

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

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

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

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

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

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

Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

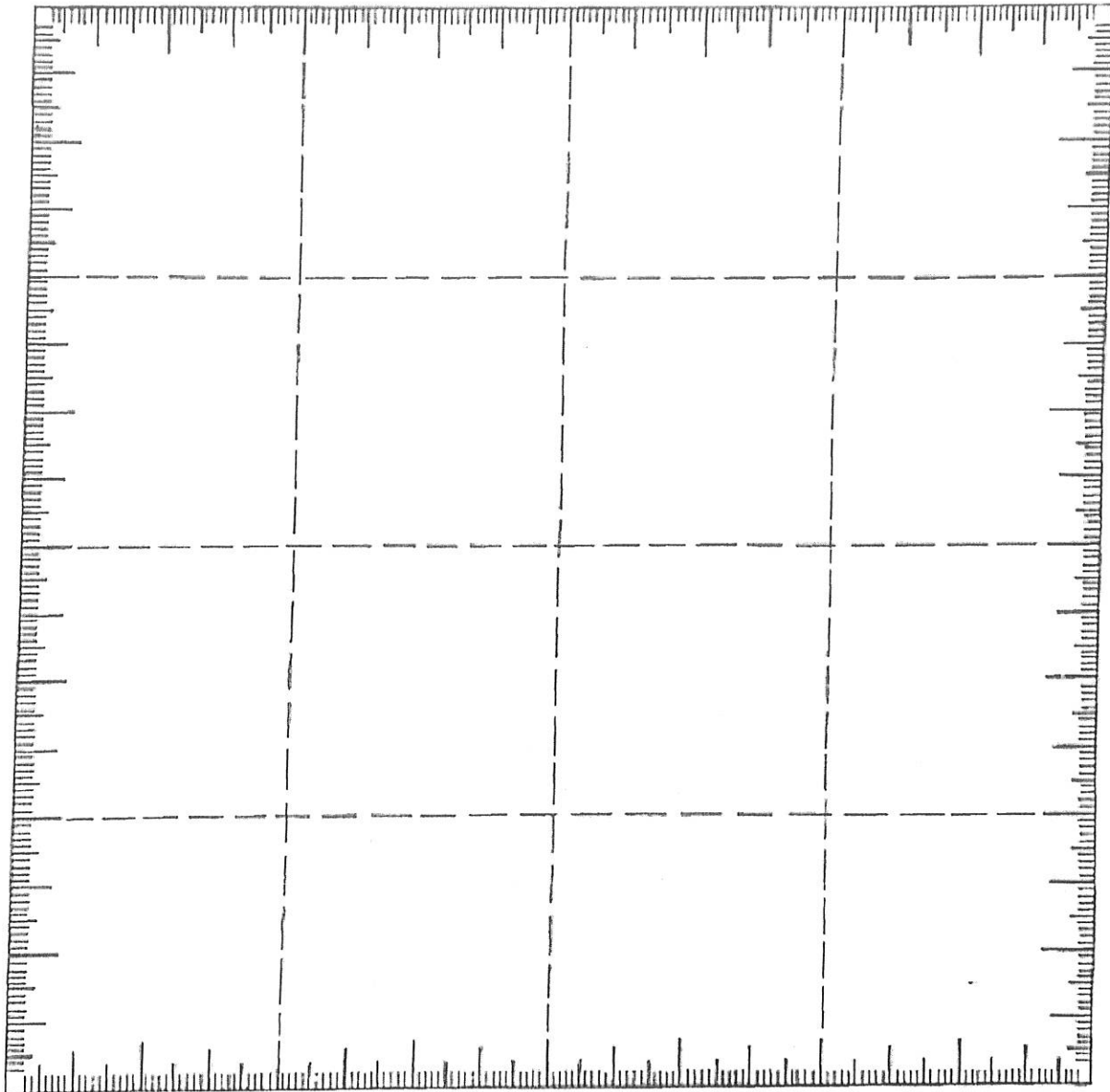
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County \_\_\_\_\_

Township \_\_\_\_\_

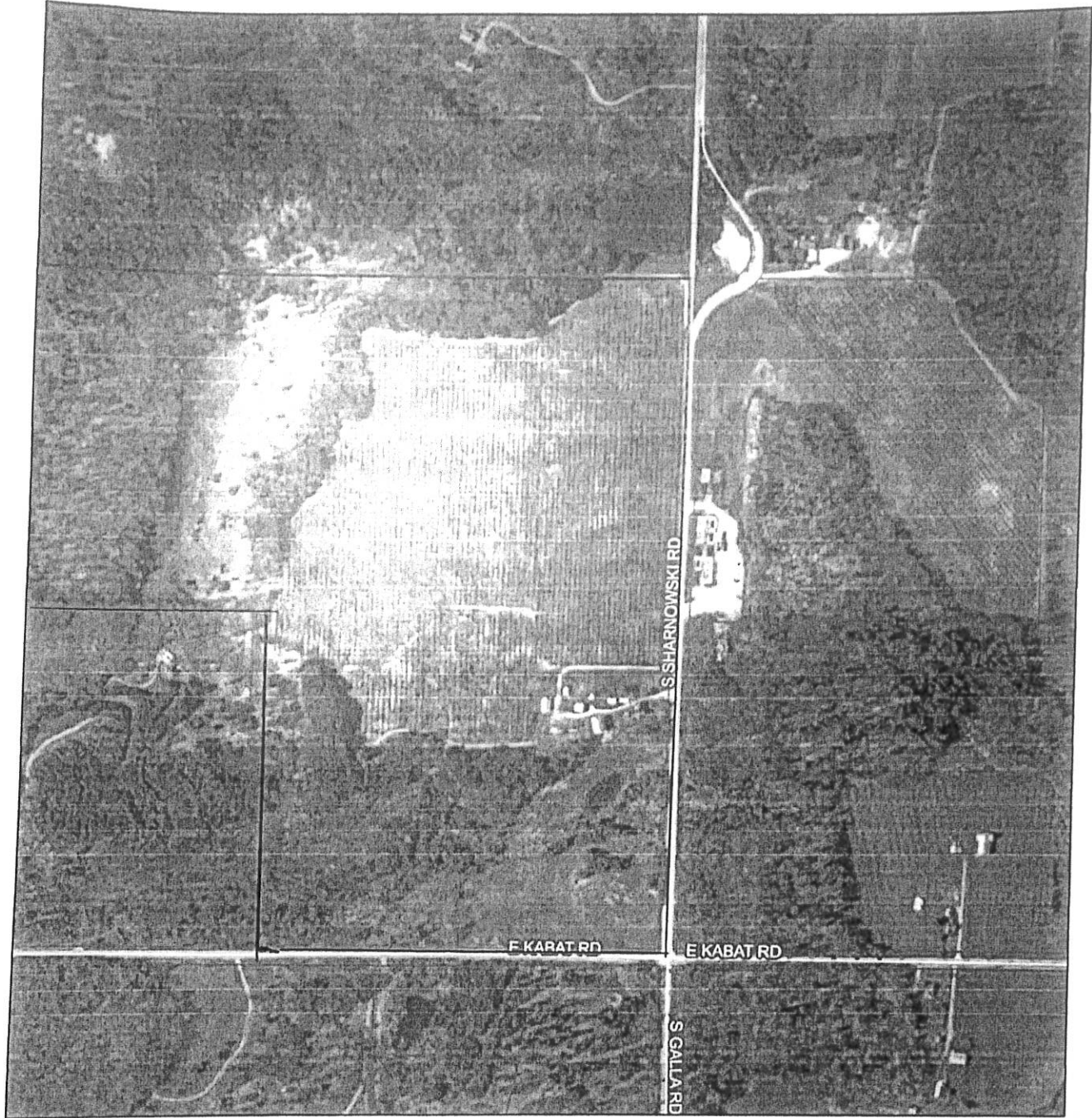
T \_\_\_\_\_ R \_\_\_\_\_ Section \_\_\_\_\_

↑ North



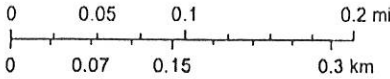






# Leelanau Parcel Viewer



11/6/2023, 11:34:28 AM

1:9,028



-  Roads
-  Municipalities
-  Sections
-  Tax Parcels

Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, GTC Equalization/GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

This map is prepared by Leelanau County for reference purposes only. Leelanau County is not liable for any errors that may be found in this map.

Michigan Department of Treasury  
1019 (Rev. 12-22)


**THIS IS NOT A TAX BILL**

L-4400

**Notice of Assessment, Taxable Valuation, and Property Classification**

754

This form is issued under the authority of P.A. 206 of 1993, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM CENTERVILLE TOWNSHIP JULIE KROMBEEN, ASSESSOR 3900 S TOWNLINE RD CEDAR MI 49621	<b>PARCEL IDENTIFICATION</b> PARCEL NUMBER: 45-002-022-013-00 PROPERTY ADDRESS: 5536 S SHARNOWSKI RD CEDAR, MI 49621															
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL  *****AUTO**5 DIGIT 49614 LACROSS GLENN F & JUDITH D TRUST 5536 S SHARNOWSKI RD CEDAR, MI 49621-9613 	<b>PRINCIPAL RESIDENCE EXEMPTION</b> % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No															
LEGAL DESCRIPTION: L538 P544/00 L742 P397/03 N 1/2 OF SE 1/4 & E 50 A OF S 1/2 OF SE 1/4 SEC 22 T 29NR 12 W 130 A.																
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 101 (AGRICULTURAL-IMPROVED)																
PRIOR YEAR'S CLASSIFICATION: 101 (AGRICULTURAL-IMPROVED)																
The change in taxable value will increase/decrease your tax bill for the 2023 year by approximately: \$176	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;">PRIOR AMOUNT YEAR: 2022</th> <th style="width:50%;">CURRENT TENTATIVE AMOUNT YEAR: 2023</th> <th style="width:50%;">CHANGE FROM PRIOR YEAR TO CURRENT YEAR</th> </tr> </thead> <tbody> <tr> <td>1. TAXABLE VALUE:</td> <td>209,211</td> <td>219,671</td> </tr> <tr> <td>2. ASSESSED VALUE:</td> <td>452,200</td> <td>532,400</td> </tr> <tr> <td>3. TENTATIVE EQUALIZATION FACTOR: 1.000</td> <td></td> <td></td> </tr> <tr> <td>4. STATE EQUALIZED VALUE (SEV):</td> <td>452,200</td> <td>532,400</td> </tr> </tbody> </table>	PRIOR AMOUNT YEAR: 2022	CURRENT TENTATIVE AMOUNT YEAR: 2023	CHANGE FROM PRIOR YEAR TO CURRENT YEAR	1. TAXABLE VALUE:	209,211	219,671	2. ASSESSED VALUE:	452,200	532,400	3. TENTATIVE EQUALIZATION FACTOR: 1.000			4. STATE EQUALIZED VALUE (SEV):	452,200	532,400
PRIOR AMOUNT YEAR: 2022	CURRENT TENTATIVE AMOUNT YEAR: 2023	CHANGE FROM PRIOR YEAR TO CURRENT YEAR														
1. TAXABLE VALUE:	209,211	219,671														
2. ASSESSED VALUE:	452,200	532,400														
3. TENTATIVE EQUALIZATION FACTOR: 1.000																
4. STATE EQUALIZED VALUE (SEV):	452,200	532,400														
5. There WAS or WAS NOT a transfer of ownership on this property in 2022 WAS NOT																
6. Assessor Change Reason(s):																

The 2023 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: JULIE KROMBEEN	Phone: (231) 667-0570	Email Address: TWPASSESSOR@GMAIL.COM
-------------------------	--------------------------	---

**March Board of Review Appeal Information:**

THE MARCH BOARD OF REVIEW WILL MEET ON MONDAY, MARCH 13TH FROM 1- 4 PM & 6- 9 PM & THURSDAY, MARCH 16TH FROM 9 AM - 12:00 NOON & 1- 4 PM; ALL MEETINGS WILL BE HELD AT THE CENTERVILLE TWP HALL, 5001 S FRENCH RD, CEDAR. APPEALS MAY BE MADE VIA REGULAR FIRST CLASS MAIL TO: 3900 S TOWNLINE RD, CEDAR 49621 ATTN: MBOR OR EMAIL:TWPASSESSOR@GMAIL.COM; MAILED/EMAILED PETITIONS MUST BE REC'D BY MARCH 10 TO BE CONSIDERED; PETITION FORMS CAN BE FOUND AT THE CENTERVILLE TWP WEBSITE: WWW.LEELANAU.GOV/CENTERVILLETWP.ASP



44.898 -85.724 Degrees





**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.**

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

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

**I. Personal Information:**

1. Name(s) of Applicant: LaCross Glenn F.  
Last First Initial

(If more than two see #15) LaCross Judith D.  
Last First Initial

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

Married  Single

2. Mailing Address: 5536 Shamowski Rd. Cedar MI 49621  
Street City State Zip Code

3. Telephone Number: (Area Code) (    ) 231 883 1233

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (    ) 2318831212

5. E-mail address: glacross@yahoo.com hayjude49621@aol.com

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

6. County: Leelanau 7. Township, City or Village: Centerville

8. Section No. 23 Town No. 29N Range No. 12W

**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)

rev. 12/2019

Application for Farmland Agreement

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: Glenn F. LaCross and Judith D. LaCross Trust Title: Trustees

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

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

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

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

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

FRUIT

b. Total number of acres on this farm 40 acres

c. Total number of acres being applied for (if different than above): 40

d. Acreage in cultivation: 12

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 8

f. All other acres (swamp, woods, etc.) 20

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

No. of Buildings      Residence:      Barn:      Tool Shed: 1

Silo:      Grain Storage Facility:      Grain Drying Facility:     

Poultry House:      Milking Parlor:      Milk House:     

Other: (Indicate) Scale House

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):

\$ 20000 : 12 = \$ 1667.00 (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); 10 years

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.

Clem F. LaCrosse  
(Signature of Applicant)

\_\_\_\_\_  
(Corporate Name, If Applicable)

Judith A. LaCrosse  
(Co-owner, If Applicable)

\_\_\_\_\_  
(Signature of Corporate Officer)

10/31/23  
(Date)

\_\_\_\_\_  
(Title)

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

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

I. Date Application Received: \_\_\_\_\_ (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: \_\_\_\_\_  
 County  Township  City  Village

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

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

Clerk's Signature: \_\_\_\_\_

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

II. Please verify the following:

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

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

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

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

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

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

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

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

Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

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

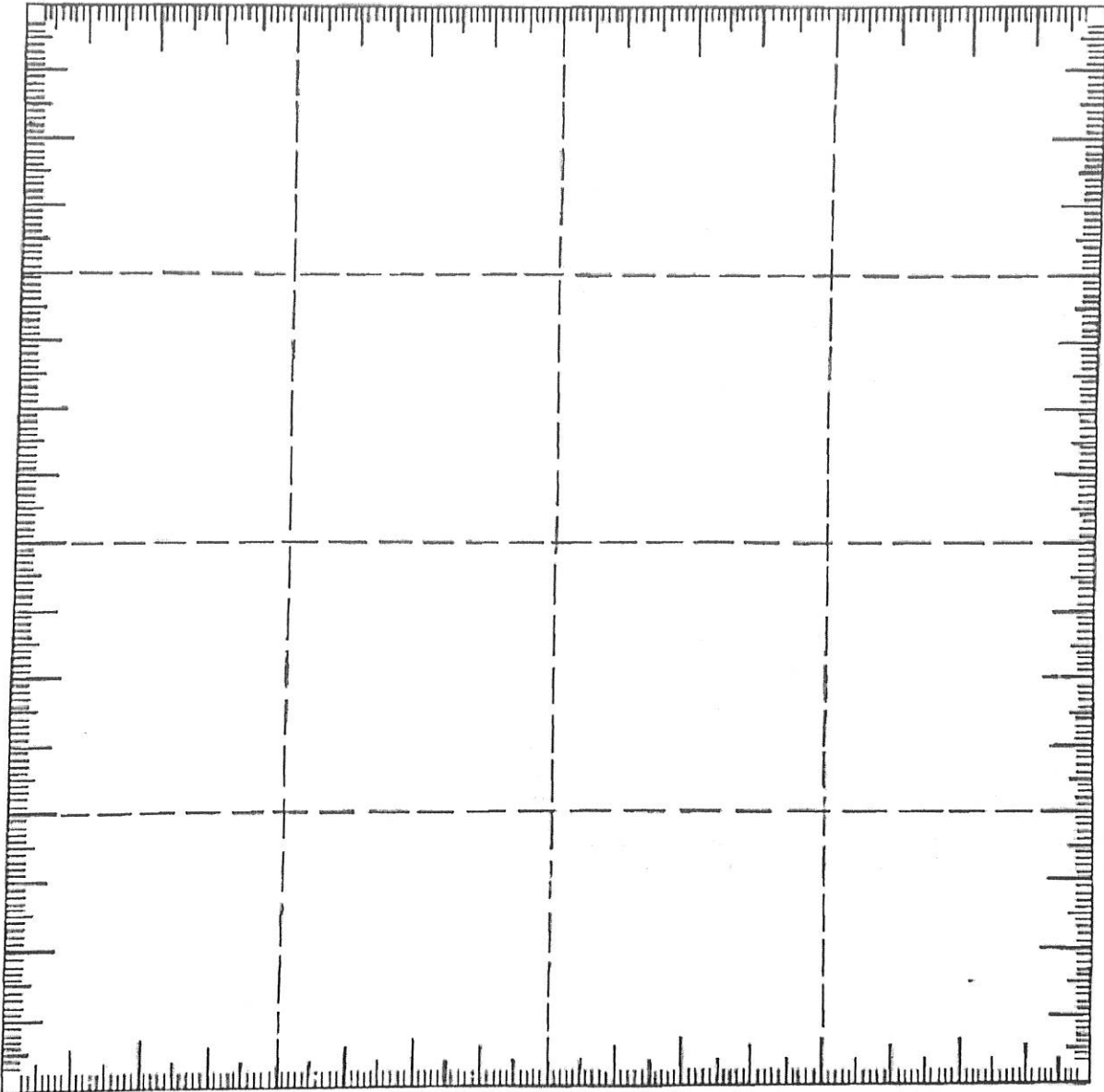
.....

County \_\_\_\_\_

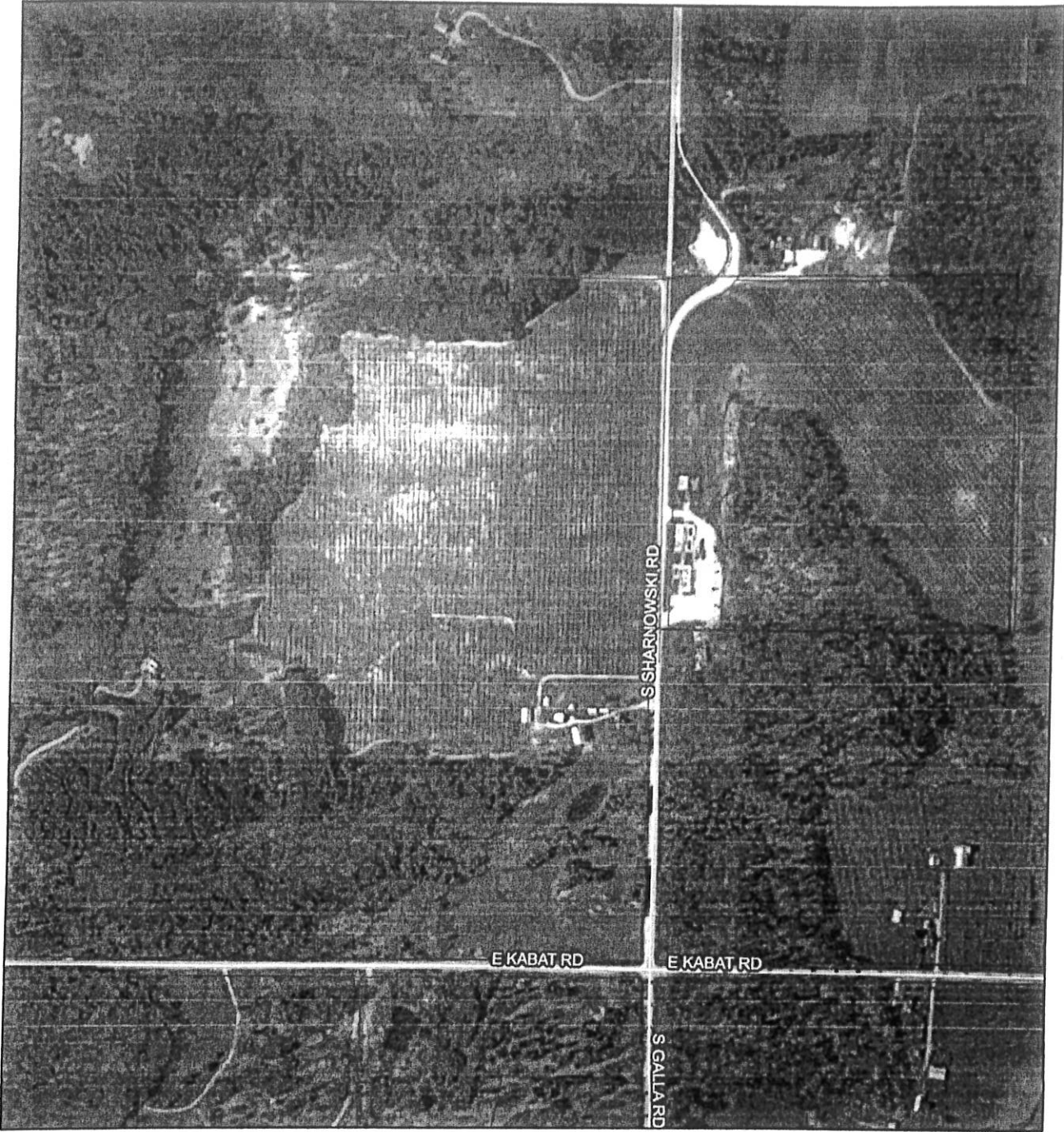
Township \_\_\_\_\_

T. \_\_\_\_\_ R. \_\_\_\_\_ Section \_\_\_\_\_

↑ North

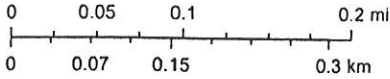






# Leelanau Parcel Viewer



11/6/2023, 11:34:28 AM

1:9,028



-  Roads
-  Municipalities
-  Sections
-  Tax Parcels

Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, GTC Equalization/GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA

This map is prepared by Leelanau County for reference purposes only. Leelanau County is not liable for any errors that may be found in this map.




**THIS IS NOT A TAX BILL**

L-4400

**Notice of Assessment, Taxable Valuation, and Property Classification**

777

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM CENTERVILLE TOWNSHIP JULIE KROMBEEN, ASSESSOR 3900 S TOWNLINE RD CEDAR MI 49621	<b>PARCEL IDENTIFICATION</b> PARCEL NUMBER: 45-002-023-015-00 PROPERTY ADDRESS: S SHARNOWSKI RD CEDAR, MI 49621																					
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL  *****AUTO**5-DIGIT 49614 LACROSS GLENN F & JUDITH D TRUST 5536 S SHARNOWSKI RD CEDAR, MI 49621-9613 	<b>PRINCIPAL RESIDENCE EXEMPTION</b> % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																					
LEGAL DESCRIPTION: L538 P544/00 L742 P397/03 NW 1/4 OF SW 1/4 SEC 23 T29N R12W 40 A.																						
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 101 (AGRICULTURAL-IMPROVED)																						
PRIOR YEAR'S CLASSIFICATION: 101 (AGRICULTURAL-IMPROVED)																						
The change in taxable value will increase/decrease your tax bill for the 2023 year by approximately: \$64	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:33%;">PRIOR AMOUNT YEAR: 2022</th> <th style="width:33%;">CURRENT TENTATIVE AMOUNT YEAR: 2023</th> <th style="width:33%;">CHANGE FROM PRIOR YEAR TO CURRENT YEAR</th> </tr> </thead> <tbody> <tr> <td>1. TAXABLE VALUE:</td> <td style="text-align: right;">75,432</td> <td style="text-align: right;">79,203</td> </tr> <tr> <td>2. ASSESSED VALUE:</td> <td style="text-align: right;">112,100</td> <td style="text-align: right;">122,700</td> </tr> <tr> <td>3. TENTATIVE EQUALIZATION FACTOR: 1.000</td> <td></td> <td></td> </tr> <tr> <td>4. STATE EQUALIZED VALUE (SEV):</td> <td style="text-align: right;">112,100</td> <td style="text-align: right;">122,700</td> </tr> <tr> <td>5. There WAS or WAS NOT a transfer of ownership on this property in 2022</td> <td colspan="2" style="text-align: center;">WAS NOT</td> </tr> <tr> <td colspan="3">6. Assessor Change Reason(s):</td> </tr> </tbody> </table>	PRIOR AMOUNT YEAR: 2022	CURRENT TENTATIVE AMOUNT YEAR: 2023	CHANGE FROM PRIOR YEAR TO CURRENT YEAR	1. TAXABLE VALUE:	75,432	79,203	2. ASSESSED VALUE:	112,100	122,700	3. TENTATIVE EQUALIZATION FACTOR: 1.000			4. STATE EQUALIZED VALUE (SEV):	112,100	122,700	5. There WAS or WAS NOT a transfer of ownership on this property in 2022	WAS NOT		6. Assessor Change Reason(s):		
PRIOR AMOUNT YEAR: 2022	CURRENT TENTATIVE AMOUNT YEAR: 2023	CHANGE FROM PRIOR YEAR TO CURRENT YEAR																				
1. TAXABLE VALUE:	75,432	79,203																				
2. ASSESSED VALUE:	112,100	122,700																				
3. TENTATIVE EQUALIZATION FACTOR: 1.000																						
4. STATE EQUALIZED VALUE (SEV):	112,100	122,700																				
5. There WAS or WAS NOT a transfer of ownership on this property in 2022	WAS NOT																					
6. Assessor Change Reason(s):																						

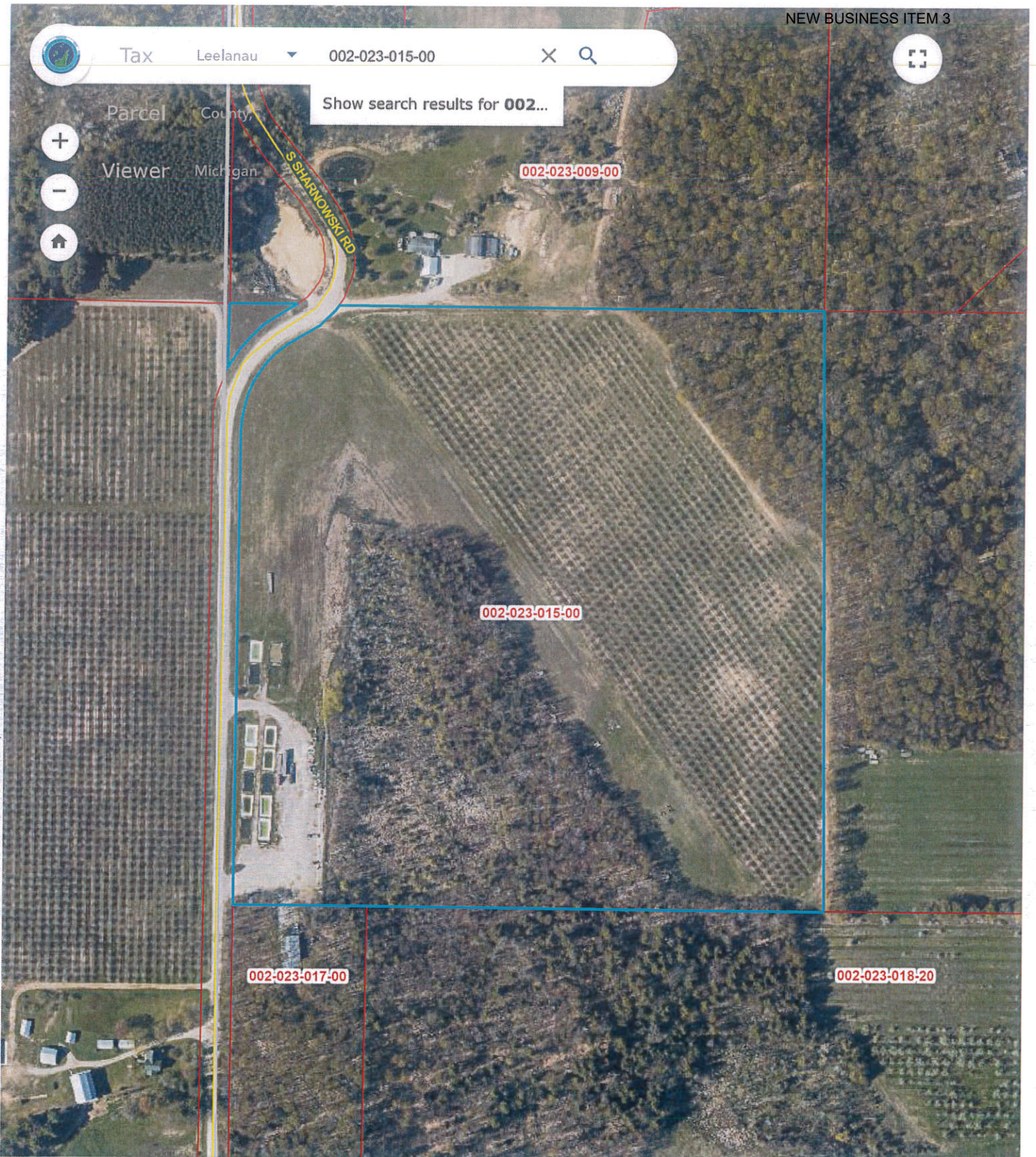
The 2023 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: JULIE KROMBEEN	Phone: (231) 667-0570	Email Address: TWPASSESSOR@GMAIL.COM
-------------------------	--------------------------	---

**March Board of Review Appeal Information:**

THE MARCH BOARD OF REVIEW WILL MEET ON MONDAY, MARCH 13TH FROM 1- 4 PM & 6- 9 PM & THURSDAY, MARCH 16TH FROM 9 AM - 12:00 NOON & 1- 4 PM; ALL MEETINGS WILL BE HELD AT THE CENTERVILLE TWP HALL, 5001 S FRENCH RD, CEDAR. APPEALS MAY BE MADE VIA REGULAR FIRST CLASS MAIL TO: 3900 S TOWNLINE RD, CEDAR 49621 ATTN: MBOR OR EMAIL: TWPASSESSOR@GMAIL.COM; MAILED/EMAILED PETITIONS MUST BE REC'D BY MARCH 10 TO BE CONSIDERED; PETITION FORMS CAN BE FOUND AT THE CENTERVILLE TWP WEBSITE: WWW.LEELANAU.GOV/CENTERVILLETWP.ASP



44.899 -85.725 Degrees





**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	_____
Application No:	_____
State:	_____
Date Received	_____
Application No:	_____
Approved:	_____ Rejected _____

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

**I. Personal Information:**

1. Name(s) of Applicant: LaCross Glenn F.  
 Last First Initial

(If more than two see #15) LaCross Judith D.  
 Last First Initial

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

Married  Single

2. Mailing Address: 5536 Shamowski Rd. Cedar MI 49621  
 Street City State Zip Code

3. Telephone Number: (Area Code) ( ) 231 883 1233

4. Alternative Telephone Number (cell, work, etc.): (Area Code) ( ) 2318831212

5. E-mail address: glacross@yahoo.com heyjude49621@aol.com

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

6. County: Leelanau 7. Township, City or Village: Centerville

8. Section No. 28 Town No. 29 Range No. 12W

**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)

Application for Farmland Agreement

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: Glenn F. LaCross and Judith D. LaCross Trust Title: Trustees

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

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

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

This application is for:

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

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

FRUIT

b. Total number of acres on this farm 80

c. Total number of acres being applied for (if different than above): 80

d. Acreage in cultivation: 55

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 12

f. All other acres (swamp, woods, etc.) 13

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

No. of Buildings      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):

\$ 60000 : 55 = \$ 1090 (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); 10 years

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.

Clayton F. LaCross  
(Signature of Applicant)

\_\_\_\_\_  
(Corporate Name, If Applicable)

Judith D. LaCross  
(Co-owner, If Applicable)

\_\_\_\_\_  
(Signature of Corporate Officer)

10/31/23  
(Date)

\_\_\_\_\_  
(Title)

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

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

I. Date Application Received: \_\_\_\_\_ (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: \_\_\_\_\_  
 County  Township  City  Village

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

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

Clerk's Signature: \_\_\_\_\_

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

II. Please verify the following:

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

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

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

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

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

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

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

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

Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

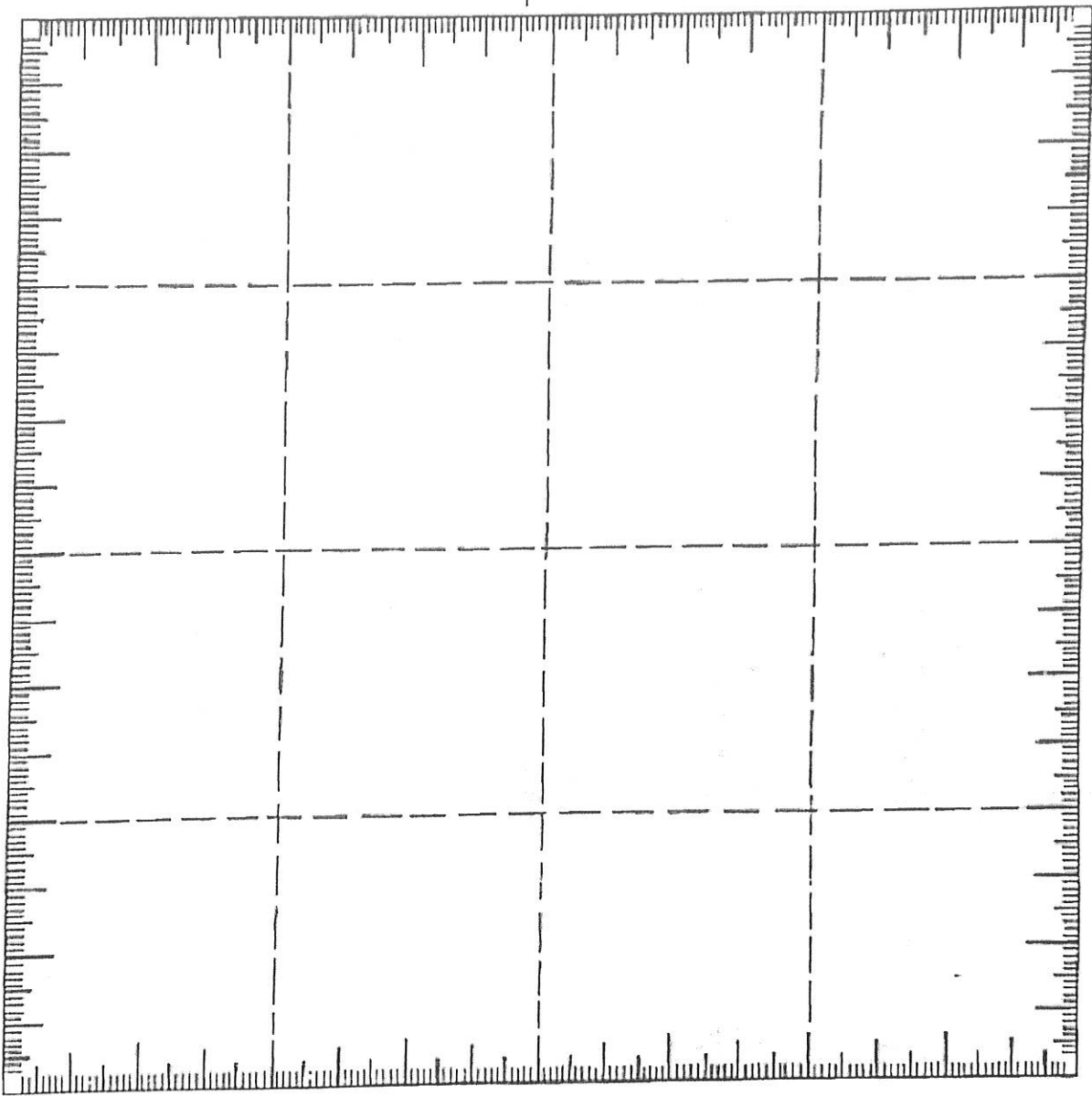
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County \_\_\_\_\_

Township \_\_\_\_\_

T \_\_\_\_\_ R \_\_\_\_\_ Section \_\_\_\_\_

↑ North







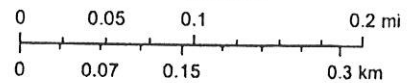
# Leelanau Parcel Viewer



11/6/2023, 11:54:41 AM

1:9,028

-  Roads
-  Municipalities
-  Sections
-  Tax Parcels



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, GTC Equalization/GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

This map is prepared by Leelanau County for reference purposes only. Leelanau County is not liable for any errors that may be found in this map.

Michigan Department of Treasury  
1019 (Rev. 10-20)


**THIS IS NOT A TAX BILL**

837

L-4400

**Notice of Assessment, Taxable Valuation, and Property Classification**

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM CENTERVILLE TOWNSHIP JULIE KROMBEEN, ASSESSOR 3900 S TOWNLINE RD CEDAR MI 49621	PARCEL IDENTIFICATION PARCEL CODE NUMBER: 45-002-028-001-00 PROPERTY ADDRESS: <b>S FRENCH RD                  CEDAR, MI 49621</b>
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL:  *****AUTO**5-DIGIT 49614 LACROSS GLENN F & JUDITH D TRUST 5536 S SHARNOWSKI RD CEDAR, MI 49621-9613 	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 (AGRICULTURAL-VACANT)

PRIOR YEAR'S CLASSIFICATION: 102 (AGRICULTURAL-VACANT)

The change in taxable value will increase/decrease your tax bill for this year by approximately: <b>\$47</b>	PRIOR AMOUNT YEAR: 2021	CURRENT TENTATIVE AMOUNT 2022	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):	87,072	89,945	2,873
2. ASSESSED VALUE:	209,400	217,300	7,900
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	209,400	217,300	7,900
5. There WAS/WAS NOT a transfer of ownership on this property in 2021. <b>WAS NOT</b>			

The 2022 Inflation rate Multiplier is: 1.033

Legal Description: L249 P251 L334 P992/92 L256 P821 L538 P544/00 N 1/2 OF NE 1/4 SEC 28 T29N R12W 80 A.

**March Board of Review Appeal Information:**

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the State Tax Commission's website at [www.michigan.gov/taxes](http://www.michigan.gov/taxes). Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

**YOUR ASSESSMENT CHANGED FOR THE FOLLOWING REASONS:**  
 THE MARCH BOARD OF REVIEW WILL MEET ON MON, MAR14 2-5 PM & 6-9 PM & THURS, MAR17 9 AM - 12:00 NOON & 1-4 PM; ALL MEETINGS WILL BE HELD AT THE CENTERVILLE TWP HALL, 5001 S FRENCH RD, CEDAR. APPEALS MAY BE MADE VIA REGULAR FIRST CLASS MAIL TO: 3900 S TOWNLINE RD, CEDAR 49621 ATTN: MBOR OR EMAIL: [TWPASSESSOR@GMAIL.COM](mailto:TWPASSESSOR@GMAIL.COM); MAILED/EMAILED PETITIONS MUST BE REC'D BY MARCH 11 TO BE CONSIDERED; PETITION FORMS CAN BE FOUND AT THE CENTERVILLE TWP WEBSITE: [WWW.LEELANAU.GOV/CENTERVILLETWP.ASP](http://WWW.LEELANAU.GOV/CENTERVILLETWP.ASP)

NOT LESS THAN 14 DAYS before the meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes were calculated on the Taxable Value (see line 1 above). The Taxable Value number entered in the "Change from Prior Year to Current Year" column, does not indicate a change in your taxes. This number indicates the change in Taxable Value.

State Equalized Value is the Assessed Value multiplied by the Equalized Factor, if any. State Equalized Value must approximate 50% of the market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2021, your 2022 Taxable Value will be the same as your 2022 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2021, your 2022 Taxable Value is calculated by multiplying your 2021 Taxable Value by 1.033 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2022 Taxable Value cannot be higher than your 2022 State Equalized Value.

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at [www.michigan.gov/taxtrib](http://www.michigan.gov/taxtrib).

Filing a protest at the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at [www.michigan.gov/taxtrib](http://www.michigan.gov/taxtrib).

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.



Tax Leelanau 002-028-001-00 X Q

Parcel County Michigan Show search results for 002...



Viewer

Centerville Township

29N12W21

002-028-001-00

S FRENCH RD

CH HONOR RD

29N12W28

44.893 -85.747 Degrees





**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	_____
Application No:	_____
State:	_____
Date Received	_____
Application No:	_____
Approved:	_____ Rejected _____

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

**I. Personal Information:**

1. Name(s) of Applicant: LaCross Glenn F.  
Last First Initial

(If more than two see #15) LaCross Judith D.  
Last First Initial

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

Married  Single

2. Mailing Address: 5536 Sharnowski Rd. Cedar MI 49621  
Street City State Zip Code

3. Telephone Number: (Area Code) (    ) 231 883 1233

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (    ) 2318831212

5. E-mail address: glacross@yahoo.com heyjude49621@aol.com

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

6. County: Loolanau 7. Township, City or Village: Centerville

8. Section No. 15 Town No. 29 Range No. 12W

**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)

Application for Farmland Agreement

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: Glenn F. LaCross and Judith D. LaCross Trust Title: Trustees

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

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

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

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

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

FRUIT

- b. Total number of acres on this farm 158
- c. Total number of acres being applied for (if different than above): 158
- d. Acreage in cultivation: 125
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0
- f. All other acres (swamp, woods, etc.) 33
- g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings Residence: 5 Barn: 1 Tool Shed: 1  
 Silo: \_\_\_\_\_ Grain Storage Facility: \_\_\_\_\_ Grain Drying Facility: \_\_\_\_\_  
 Poultry House: \_\_\_\_\_ Milking Parlor: \_\_\_\_\_ Milk House: \_\_\_\_\_  
 Other: (Indicate) Well house

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):

\$ 125000 : 125 = \$ 1000 (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.

Application for Farmland Agreement

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

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.

C. Glenn F. LaCross  
(Signature of Applicant)

\_\_\_\_\_  
(Corporate Name, If Applicable)

Judith D. LaCross  
(Co-owner, If Applicable)

\_\_\_\_\_  
(Signature of Corporate Officer)

10/31/23  
(Date)

\_\_\_\_\_  
(Title)

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

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

I. Date Application Received: \_\_\_\_\_ (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: \_\_\_\_\_  
 County  Township  City  Village

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

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

Clerk's Signature: \_\_\_\_\_

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

II. Please verify the following:

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

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

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

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

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

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

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

Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

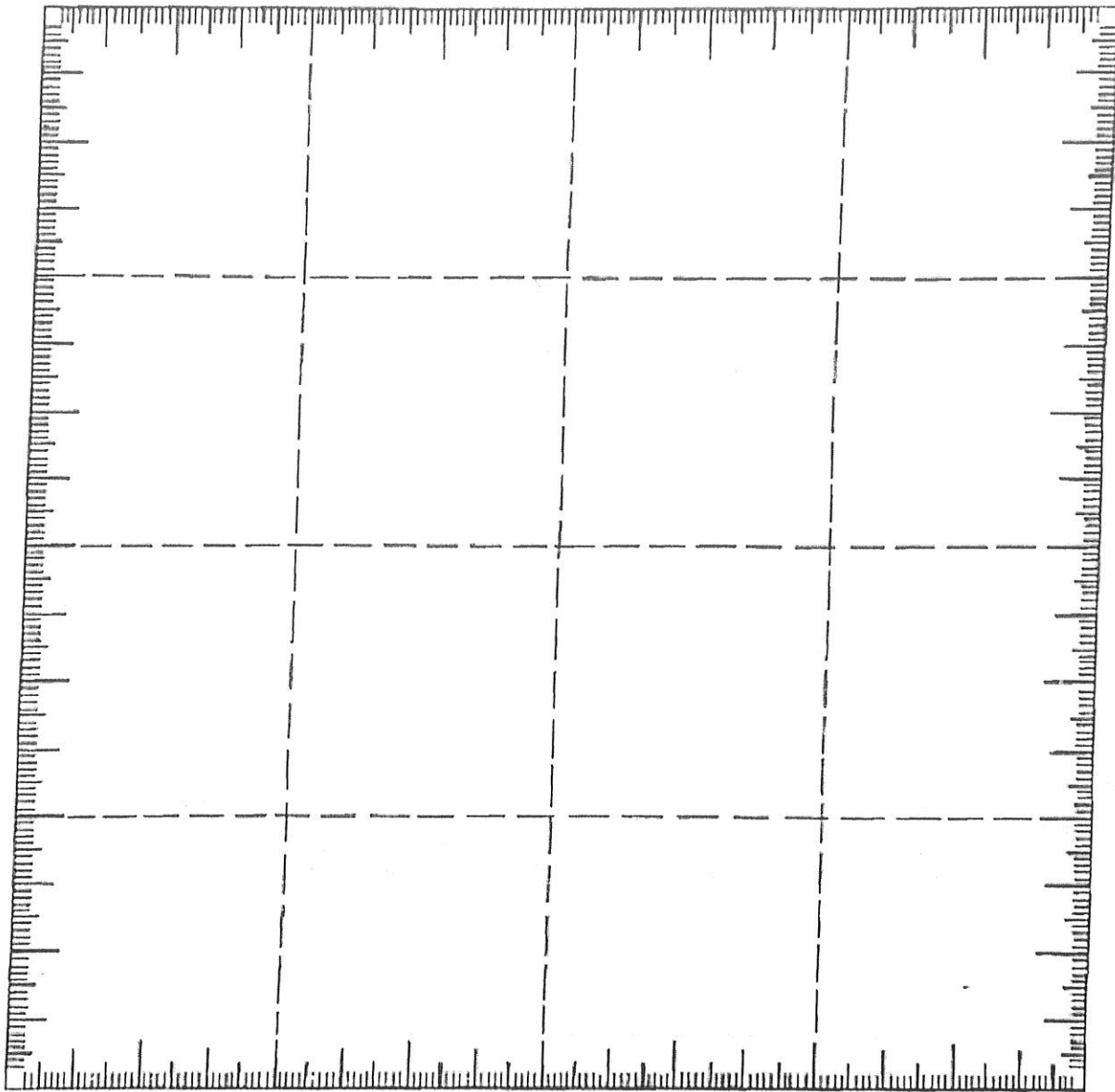
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County \_\_\_\_\_

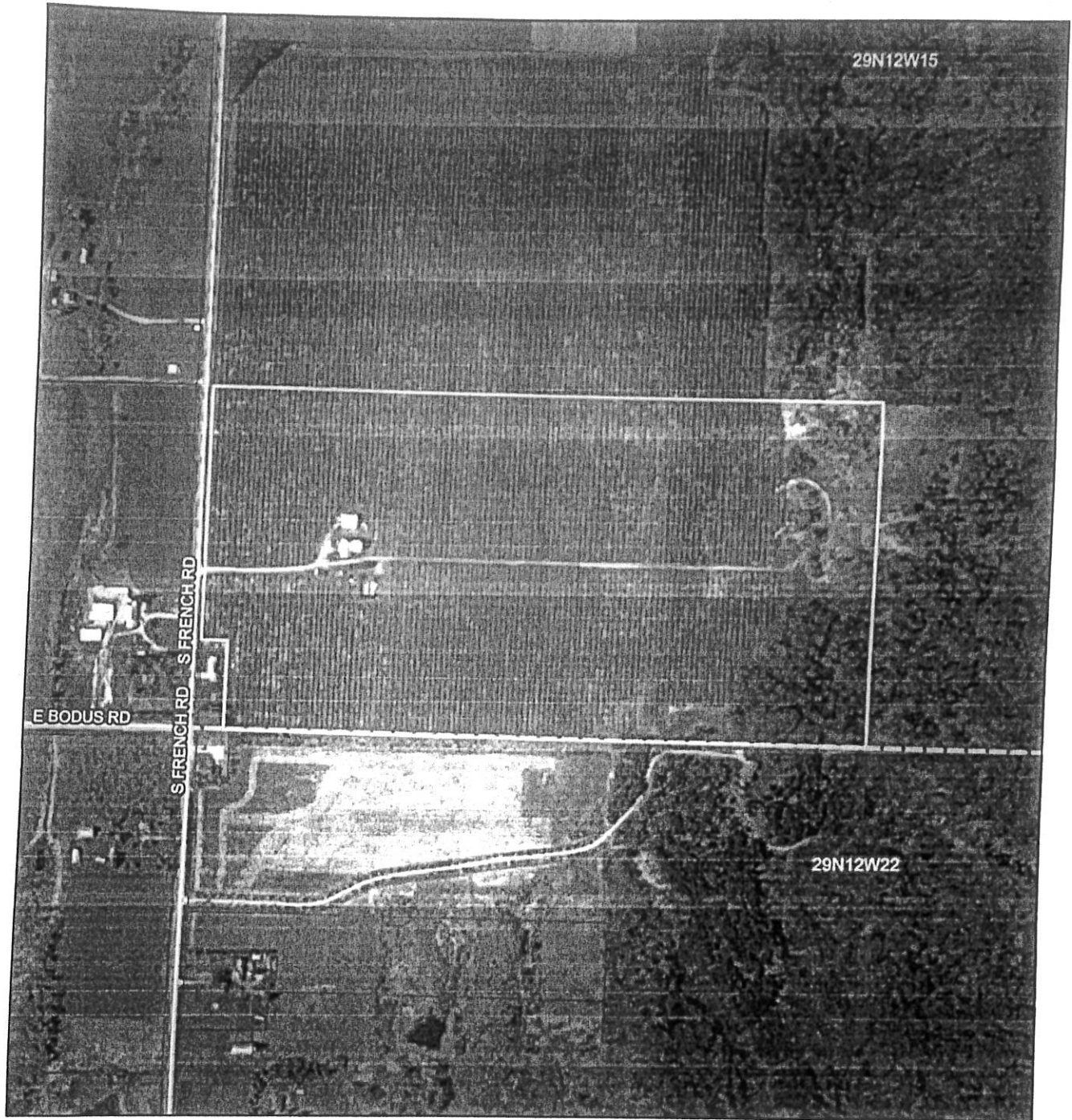
Township \_\_\_\_\_

T \_\_\_\_\_ R \_\_\_\_\_ Section \_\_\_\_\_




↑ North

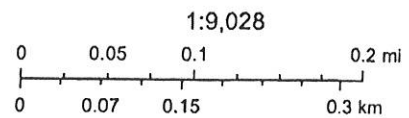


# Leelanau Parcel Viewer



11/6/2023, 11:14:03 AM

- Roads
-  Municipalities
-  Sections
-  Tax Parcels



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, GTC Equalization/GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA


This map is prepared by Leelanau County for reference purposes only. Leelanau County is not liable for any errors that may be found in this map.

# THIS IS NOT A TAX BILL

L-4400

## Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM CENTERVILLE TOWNSHIP JULIE KROMBEEN, ASSESSOR 3900 S TOWNLINE RD CEDAR MI 49621	<b>PARCEL IDENTIFICATION</b> PARCEL NUMBER: <b>45-002-015-006-00</b> PROPERTY ADDRESS: 4957 S FRENCH RD CEDAR, MI 49621																				
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL:  *****AUTO**5-DIGIT 49614 LACROSS GLENN F & JUDITH D TRUST 5536 S SHARNOWSKI RD CEDAR, MI 49621-9613 	<b>PRINCIPAL RESIDENCE EXEMPTION</b> % Exempt As "Homeowners Principal Residence":           .00% % Exempt As "Qualified Agricultural Property":           100.00% % Exempt As "MBT Industrial Personal":                   .00% % Exempt As "MBT Commercial Personal":                 .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																				
LEGAL DESCRIPTION: L311 P425 L384 P835 L538 P544/00 S 1/2 OF SW 1/4 EXC PAR BEG AT SW COR SEC 15 TH N 346.5 FT TH E 132 FT TH S 346.5 FT TH W 132 FT TO POB SEC 15 T29N R12W																					
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 101 (AGRICULTURAL-IMPROVED)																					
PRIOR YEAR'S CLASSIFICATION: 101 (AGRICULTURAL-IMPROVED)																					
The change in taxable value will increase/decrease your tax bill for the 2023 year by approximately: <b>\$92</b>																					
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;"></th> <th style="width:12.5%;">PRIOR AMOUNT YEAR: 2022</th> <th style="width:12.5%;">CURRENT TENTATIVE AMOUNT YEAR: 2023</th> <th style="width:12.5%;">CHANGE FROM PRIOR YEAR TO CURRENT YEAR</th> </tr> </thead> <tbody> <tr> <td>1. TAXABLE VALUE:</td> <td style="text-align: right;">108,998</td> <td style="text-align: right;">114,447</td> <td style="text-align: right;">5,449</td> </tr> <tr> <td>2. ASSESSED VALUE:</td> <td style="text-align: right;">250,300</td> <td style="text-align: right;">266,900</td> <td style="text-align: right;">16,600</td> </tr> <tr> <td>3. TENTATIVE EQUALIZATION FACTOR:           1.000</td> <td></td> <td></td> <td></td> </tr> <tr> <td>4. STATE EQUALIZED VALUE (SEV):</td> <td style="text-align: right;">250,300</td> <td style="text-align: right;">266,900</td> <td style="text-align: right;">16,600</td> </tr> </tbody> </table>		PRIOR AMOUNT YEAR: 2022	CURRENT TENTATIVE AMOUNT YEAR: 2023	CHANGE FROM PRIOR YEAR TO CURRENT YEAR	1. TAXABLE VALUE:	108,998	114,447	5,449	2. ASSESSED VALUE:	250,300	266,900	16,600	3. TENTATIVE EQUALIZATION FACTOR:           1.000				4. STATE EQUALIZED VALUE (SEV):	250,300	266,900	16,600
	PRIOR AMOUNT YEAR: 2022	CURRENT TENTATIVE AMOUNT YEAR: 2023	CHANGE FROM PRIOR YEAR TO CURRENT YEAR																		
1. TAXABLE VALUE:	108,998	114,447	5,449																		
2. ASSESSED VALUE:	250,300	266,900	16,600																		
3. TENTATIVE EQUALIZATION FACTOR:           1.000																					
4. STATE EQUALIZED VALUE (SEV):	250,300	266,900	16,600																		
5. There WAS or WAS NOT a transfer of ownership on this property in 2022 <b>WAS NOT</b>																					
6. Assessor Change Reason(s):																					

The 2023 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: JULIE KROMBEEN	Phone: (231) 667-0570	Email Address: TWPASSESSOR@GMAIL.COM
-------------------------	--------------------------	---

**March Board of Review Appeal Information:**

THE MARCH BOARD OF REVIEW WILL MEET ON MONDAY, MARCH 13TH FROM 1- 4 PM & 6- 9 PM & THURSDAY, MARCH 16TH FROM 9 AM - 12:00 NOON & 1- 4 PM; ALL MEETINGS WILL BE HELD AT THE CENTERVILLE TWP HALL, 5001 S FRENCH RD, CEDAR. APPEALS MAY BE MADE VIA REGULAR FIRST CLASS MAIL TO: 3900 S TOWNLINE RD, CEDAR 49621 ATTN: MBOR OR EMAIL:TWPASSESSOR@GMAIL.COM; MAILED/EMAILED PETITIONS MUST BE REC'D BY MARCH 10 TO BE CONSIDERED; PETITION FORMS CAN BE FOUND AT THE CENTERVILLE TWP WEBSITE: WWW.LEELANAU.GOV/CENTERVILLETWP.ASP


Michigan Department of Treasury  
1019 (Rev. 10-20)

**THIS IS NOT A TAX BILL**

L-4400

**Notice of Assessment, Taxable Valuation, and Property Classification**

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24(c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM CENTERVILLE TOWNSHIP JULIE KROMBEEN, ASSESSOR 3900 S TOWNLINE RD CEDAR MI 49621	PARCEL IDENTIFICATION PARCEL CODE NUMBER: 45-002-015-006-00 PROPERTY ADDRESS: 4957 S FRENCH RD CEDAR, MI 49621
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL:  *****AUTO**5-DIGIT 49614 LACROSS GLENN F & JUDITH D TRUST 5536 S SHARNOWSKI RD CEDAR, MI 49621-9613 	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 101 (AGRICULTURAL-IMPROVED)

PRIOR YEAR'S CLASSIFICATION: 101 (AGRICULTURAL-IMPROVED)

The change in taxable value will increase/decrease your tax bill for this year by approximately: \$57	PRIOR AMOUNT YEAR: 2021	CURRENT TENTATIVE AMOUNT YEAR: 2022	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):	105,516	108,998	3,482
2. ASSESSED VALUE:	241,700	250,300	8,600
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	241,700	250,300	8,600
5. There WAS/WAS NOT a transfer of ownership on this property in 2021 . WAS NOT			

The 2022 Inflation rate Multiplier is: 1.033

Legal Description: L311 P425 L384 P835 L538 P544/00 S 1/2 OF SW 1/4 EXC PAR BEG AT SW COR SEC 15 TH N 346.5 FT TH E 132 FT TH S 346.5 FT TH W 132 FT TO POB SEC 15 T29N R12W

**March Board of Review Appeal Information:**

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the State Tax Commission's website at [www.michigan.gov/taxes](http://www.michigan.gov/taxes). Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

**YOUR ASSESSMENT CHANGED FOR THE FOLLOWING REASONS:**

THE MARCH BOARD OF REVIEW WILL MEET ON MON, MAR14 2-5 PM & 6-9 PM & THURS, MAR17 9 AM - 12:00 NOON & 1-4 PM; ALL MEETINGS WILL BE HELD AT THE CENTERVILLE TWP HALL, 5001 S FRENCH RD, CEDAR. APPEALS MAY BE MADE VIA REGULAR FIRST CLASS MAIL TO: 3900 S TOWNLINE RD, CEDAR 49621 ATTN: MBOR OR EMAIL: TWPASSESSOR@GMAIL.COM; MAILED/EMAILED PETITIONS MUST BE REC'D BY MARCH 11 TO BE CONSIDERED; PETITION FORMS CAN BE FOUND AT THE CENTERVILLE TWP WEBSITE: [WWW.LEELANAU.GOV/CENTERVILLETWP.ASP](http://WWW.LEELANAU.GOV/CENTERVILLETWP.ASP)

NOT LESS THAN 14 DAYS before the meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes were calculated on the Taxable Value (see line 1 above). The Taxable Value number entered in the "Change from Prior Year to Current Year" column, does not indicate a change in your taxes. This number indicates the change in Taxable Value.

State Equalized Value is the Assessed Value multiplied by the Equalized Factor, if any. State Equalized Value must approximate 50% of the market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2021, your 2022 Taxable Value will be the same as your 2022 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2021, your 2022 Taxable Value is calculated by multiplying your 2021 Taxable Value by 1.033 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2022 Taxable Value cannot be higher than your 2022 State Equalized Value.

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at [www.michigan.gov/taxtrib](http://www.michigan.gov/taxtrib).

Filing a protest at the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at [www.michigan.gov/taxtrib](http://www.michigan.gov/taxtrib).

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.





44.910 -85.737 Degrees



Michigan Department of Treasury  
1019 (Rev. 10/20)

**THIS IS NOT A TAX BILL**

L-4400

**Notice of Assessment, Taxable Valuation, and Property Classification**

This form is issued under the authority of P.A. 206 of 1993, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

<b>FROM</b> CENTERVILLE TOWNSHIP JULIE KROMBEEN, ASSESSOR 3900 S TOWNLINE RD CEDAR MI 49621	<b>PARCEL IDENTIFICATION</b> PARCEL CODE NUMBER 45-002-015-009-00 PROPERTY ADDRESS <b>S FRENCH RD                  CEDAR, MI 49621</b>
<b>NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL</b>  *****AUTO**5-DIGIT 49614 LACROSS GLENN F & JUDITH D TRUST 5536 S SHARPCREEK RD CEDAR, MI 49621-9613 	<b>PRINCIPAL RESIDENCE EXEMPTION</b> % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 (AGRICULTURAL-VACANT)

PRIOR YEAR'S CLASSIFICATION: 102 (AGRICULTURAL-VACANT)

The change in taxable value will increase/decrease your tax bill for this year by approximately:	PRIOR AMOUNT YEAR 2021	CURRENT TENTATIVE AMOUNT 2022	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
\$49			
1. TAXABLE VALUE (Current amount is tentative):	90,299	93,278	2,979
2. ASSESSED VALUE:	212,000	220,000	8,000
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	212,000	220,000	8,000
5. There WAS/WAS NOT a transfer of ownership on this property in 2021 .	WAS NOT		

The 2022 Inflation rate Multiplier is: 1.033

Legal Description: L311 P425 L384 P835 L538 P544/00 N 1/2 OF SW 1/4 SEC 15 T29N R12W 80 A.

**March Board of Review Appeal Information:**  
 The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the State Tax Commission's website at [www.michigan.gov/taxes](http://www.michigan.gov/taxes). Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

**YOUR ASSESSMENT CHANGED FOR THE FOLLOWING REASONS:**  
 THE MARCH BOARD OF REVIEW WILL MEET ON MON, MAR14 2- 5 PM & 6- 9 PM & THURS, MAR17 9 AM - 12:00 NOON & 1- 4 PM; ALL MEETINGS WILL BE HELD AT THE CENTERVILLE TWP HALL, 5001 S FRENCH RD, CEDAR. APPEALS MAY BE MADE VIA REGULAR FIRST CLASS MAIL TO: 3900 S TOWNLINE RD, CEDAR 49621 ATTN: MBOR OR EMAIL:TWPASSASSOR@GMAIL.COM; MAILED/EMAILED PETITIONS MUST BE REC'D BY MARCH 11 TO BE CONSIDERED; PETITION FORMS CAN BE FOUND AT THE CENTERVILLE TWP WEBSITE: WWW.LEELANAU.GOV/CENTERVILLETWP.ASP

NOT LESS THAN 14 DAYS before the meeting of the Board of Review, the assessment notice shall be mailed to the property owner

Property taxes were calculated on the Taxable Value (see line 1 above). The Taxable Value number entered in the "Change from Prior Year to Current Year" column, does not indicate a change in your taxes. This number indicates the change in Taxable Value.

State Equalized Value is the Assessed Value multiplied by the Equalized Factor, if any. State Equalized Value must approximate 50% of the market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2021, your 2022 Taxable Value will be the same as your 2022 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2021, your 2022 Taxable Value is calculated by multiplying your 2021 Taxable Value by 1.033 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2022 Taxable Value cannot be higher than your 2022 State Equalized Value

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at [www.michigan.gov/taxtrib](http://www.michigan.gov/taxtrib)

Filing a protest at the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at [www.michigan.gov/taxtrib](http://www.michigan.gov/taxtrib).

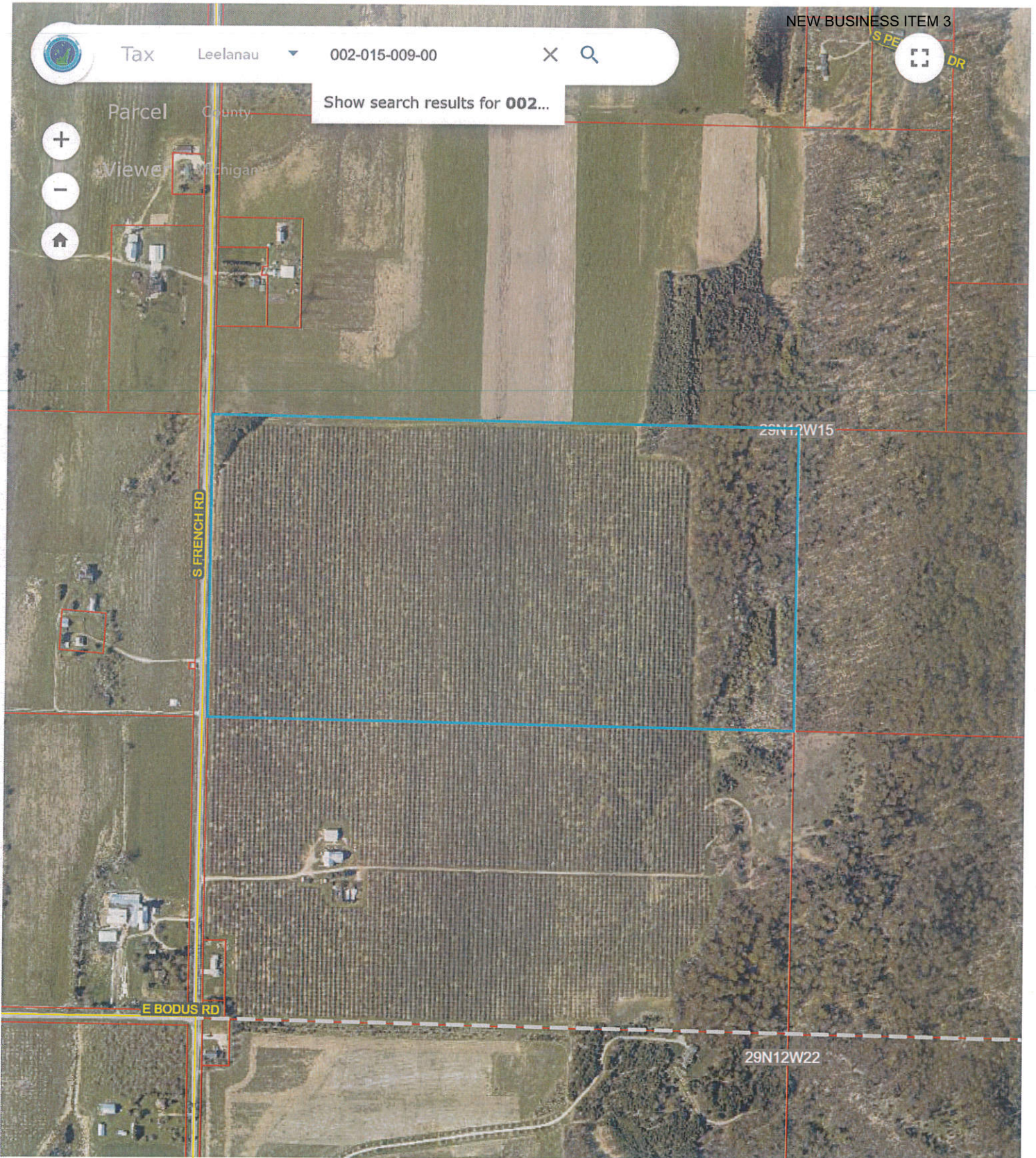
To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

Tax Leelanau 002-015-009-00 X Q

Show search results for 002...

Parcel County

Viewe Manigan



44.912 -85.737 Degrees



## Which lands are eligible?

A farm is eligible if one of the following is true:

- Parcel is 40 acres or larger, and a minimum of 51% of the land is devoted to agricultural use;
- Farm is at least five acres but less than 40 acres in size; at least 51% of the land is devoted to agricultural use; and the agricultural land produces a gross annual income of \$200 or more per tillable acre. (Parcels enrolled in the Conservation Reserve Program are considered to meet the gross income requirement.); or
- Farm has been designated as a specialty farm by MDARD, is a minimum of 15 acres, and has a gross annual income exceeding \$2,000/yr.

“Agricultural use” means the production of plants and animals useful to humans, use in a federal acreage set-aside program, or a federal conservation program. Agricultural use does not include the management and harvesting of a woodlot.

## New Structures & Land Improvements

Structures may be built on the land if the use of the structure will be consistent with farm operations. A house for an individual essential to the operation of the farm would be consistent with farm operations.

## Must the landowner provide public access?

No.

## How long does the agreement last?

A minimum of 10 years and a maximum of 90 years.

### Extension

After the initial term, an agreement can be extended a minimum of seven years.

### Expiration

During the last year of the agreement, the holder will be sent a notice asking whether the agreement will be extended or allowed to expire.

If the agreement holder chooses to let the agreement expire, any tax credits received during the last seven years of the agreement must be repaid. The agreement holder will be notified of the amount. If the amount is not paid within 30 days, a lien will be placed against the property.

### Revising Agreements

Visit [www.michigan.gov/farmland](http://www.michigan.gov/farmland) and click “Changing an Existing Farmland Development Rights Agreement.”

NEW BUSINESS ITEM 3

# ENROLLMENT, ELIGIBILITY AND BENEFITS OF FARMLAND AGREEMENTS



## Farmland and Open Space Preservation Program



Michigan Department of  
Agriculture & Rural Development  
Farmland Preservation Program  
P.O. Box 30449, Lansing, MI 48909  
Phone: 517-284-5663  
MDARD-PA116@michigan.gov  
[www.michigan.gov/farmland](http://www.michigan.gov/farmland)



Page 123 of 155

## What is the Farmland and Open Space Preservation Program?

The Farmland and Open Space Preservation Program is designed to protect farmland and open space through agreements that restrict development and provide tax incentives for program participation.

## What does the Farmland and Open Space Act do?

The act enables a landowner to enter into a Development Rights Agreement with the State of Michigan. The agreement ensures the land remains in agricultural use for a minimum of 10 years and is protected from non-agricultural development. In return, the landowner may be entitled to certain income tax benefits and the land is not subject to special assessments for sanitary sewer, water, lights, or non-farm drain projects.

## How does the landowner benefit from enrollment in the program?

### Tax Credits:

Benefits under an agreement depend on the tax assessed against the property and the landowner's income. The landowner is entitled to claim a Michigan income tax credit equal to the amount of the property taxes on the land and improvements covered by the agreement, less 3.5% of the landowner's total household income.

For example, if the landowner has an income of \$20,000 and property taxes on the farm total \$2,000, he/she would subtract \$700 (3.5% of \$20,000) from the \$2,000 property tax for an income tax credit of \$1,300. This tax credit is in addition to the Homestead Property Tax Credit, for which the landowner may already be qualified.

### Special Assessments:

- Qualified land enrolled under an agreement is exempt from special assessments for sanitary sewers, water, lights, or non-farm drainage, unless the assessments were imposed prior to the enrollment of the land in a farmland agreement.
- If the landowner decides to make use of the local government's sanitary sewer, water, lights, or non-farm drainage on land enrolled under an agreement, the landowner will be required to pay the special assessment(s).
- When the farmland agreement is terminated, the local government may require payment of the special assessment(s). This amount cannot exceed the amount the assessment(s) would have been at the initial time of the exemption and can not include any interest or penalty.



NEW BUSINESS ITEM 3

## How does the landowner apply for enrollment?

Program forms are available at [www.michigan.gov/farmland](http://www.michigan.gov/farmland).

Completed applications must be submitted to the clerk of a local governing body (i.e., city, village, township, or county) for review.

The local governing body has 45 days to approve or reject the application.

Within the 45-day period, the governing body must seek comments from the county/regional planning commission and the conservation district. These agencies are allowed 30 days from the day of notification to forward their comments to the clerk of the local governing body. If approved, the application is forwarded to the Michigan Department of Agriculture and Rural Development (MDARD).

The application must be approved by the local governing body on or before November 1 to be eligible for that year's tax credit.

If the application is rejected by the local governing body, the applicant may appeal directly to MDARD within 30 days after receipt of the rejected application. If no action is taken by the local governing body within the 45-day review period, the applicant may also appeal directly to MDARD.



## FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

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

## Farmland Agreement Application ELIGIBILITY & INSTRUCTIONS

**Please review the following eligibility requirements and instructions before completing an application for a Farmland Agreement.**

If your farm (including the residence and farm buildings) meets one of the following criteria, it is eligible for enrollment in the program under Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

- I. As defined by the Act, **agricultural use** means: "The production of plants and animals useful to humans, including forages and sod crops; grains, feed crops and field crops; dairy and dairy products; poultry and poultry products; livestock, including breeding and grazing of cattle, swine, captive cervidae, and similar animals; berries; herbs; flowers; seeds; grasses; nursery stock; fruits; vegetables; maple syrup production; Christmas trees; and other similar uses and activities". Agricultural use includes use in a federal acreage set-aside program or a federal conservation reserve program. Agricultural use does not include the management and harvesting of a woodlot. As defined by the Act, **farmland** means:
  1. "A farm of 40 or more acres in one ownership, with 51% or more of the land area devoted to an agricultural use."
  2. "A farm of 5 acres or more in one ownership, but less than 40 acres, with 51% or more of the land area devoted to an agricultural use, that has produced a gross annual income from agriculture of \$200.00 per year or more per acre of cleared and tillable land. A farm described in this subparagraph enrolled in a federal acreage set aside program or a federal conservation reserve program is considered to have produced a gross annual income from agriculture of \$200 per year or more per acre of cleared and tillable land."
  3. "A farm designated by the department of agriculture as a specialty farm in one ownership that has produced a gross annual income from an agricultural use of \$2,000.00 or more. Specialty farms include, but are not limited to, greenhouses; equine breeding and grazing; the breeding and grazing of cervidae, pheasants, and other game animals; bees and bee products; mushrooms; aquaculture; and other similar uses and activities. "
- II. The administrative rules providing for the administration and implementation of the program further define the following:
  1. "**Gross annual income** means an average computed from two of the three tax years immediately preceding the year of application from the raising or harvesting of any agricultural commodities."
  2. **Specialty farm** means an enterprise of 15 or more acres in size which meets the income requirement and has been designated by the Michigan Department of Agriculture.
- III. A **farmland development rights agreement** is a temporary restrictive covenant where the owner and the state agree to jointly hold the right to develop a parcel of farmland. The covenant is an agreement to not develop the property except as specifically stated within the agreement. The covenant runs with the land and is for a jointly agreed upon length of time (at least 10 years). A farmland development rights agreement contains the following restrictions:
  1. A structure shall not be built on the land except for use consistent with farm operations, which includes a residence for an individual essential to the operation of the farm as defined under section 36110(5), or lines for utility transmission or distribution purposes or with the approval of the local governing body and the state land use agency.
  2. Land improvements shall not be made except for a use consistent with farm operations or with the approval of the local governing body and the state land use agency.
  3. Any interest in the property shall be sold only for a scenic, access, or utility easement which does not substantially hinder farm operations.
4. "Parcels of land in one ownership that are not contiguous but which constitute an integral part of farming operations being conducted on land otherwise qualifying as farmland may be included in an application under this part."

4. Public access shall not be permitted on the land except with the permission of the owner.
5. Any other condition or restriction on the land as agreed to by the parties that is considered necessary to preserve the land or appropriate portions of it as farmland.

#### **Instructions for Completing Farmland Agreement Application:**

Please print or type in all spaces required on the application form.

**PLEASE NOTE:** The application form must be filed with the clerk of the local governing body having jurisdiction over the land cited in the application. Those local governing bodies having the right of approval or rejection of an application are defined by the Act as either: (a) the legislative body of a city or village; or (b) the township board of a township having a zoning ordinance in effect as provided by law; or (c) the county board of commissioners in all other areas.

#### **SPECIAL SITUATIONS:**

1. **Owning more than one farm unit:**  
To make it less complicated for an owner wishing to place more than one farm unit into the program, it is recommended that the owner fill out separate applications for each farm unit over 40 acres. If all of the forms will be submitted to one local governing body having approval authority, it is suggested that the applications be filed together at the same time.
2. **Owning more than one farm unit located in different local governing bodies having approval authority:**  
If the farm units fall under different local governing bodies having approval authority, it is suggested that the applicant attach a statement to each application indicating that more than one application has been filed by the owner and a list of the local governing bodies involved.
3. **One contiguous farm unit having more than one legal description:**  
Those owners having one contiguous farm unit with more than one tax parcel description (deed) for portions of the farm, but wishing to place the entire farm into the program, may attach copies of all the descriptions and fill out the application as if the farm was under one deed.

4. **Having one farm unit located in different local governing bodies having approval authority:**  
In the case of an owner having one contiguous farm unit which crosses the boundaries of more than one local governing body having approval authority, the applicant must file separate applications covering the land located in the respective local governing bodies jurisdictions and attach a statement indicating that more than one application has been filed by the landowner and a list of the local governing bodies involved.

5. **Landowners need not apply for all their property. However, the landowner is responsible for furnishing an accurate legal description of land covered by the application. If the landowners wish to exclude some portion of a description, they must provide a description which excludes the acreage they desire to withhold.**

An approved application is forwarded by the local governing body to the state land use agency for approval or rejection by the state.

An applicant receiving a rejection from a local governing body can appeal within 30 days of the rejection notice to the state land use agency for a decision, or the applicant may wait one year and reapply for enrollment in the program.

#### **I. Personal information:**

(1-5) Owner is defined by the Act as a "person having a freehold estate in land coupled with possession and enjoyment". "Person", as defined in the Act, includes "an individual, corporation, limited liability company, business trust, estate, trust, partnership, association or 2 or more persons having a joint or common interest in the land"

If more than one name is involved (excluding husband and spouse), please attach additional sheet listing necessary names and information required in blanks 1 through 5.

Only the owner(s) of land cited within the application may apply to enroll land into the program.

**II. Property Location:**

(6-8) The applicant must indicate the county and township, city or village where the land cited in the application is located. The section number, town number and range number can be found on the deed to the land.

**III. Legal Information:**

(9) The applicant must attach a clear copy of the deed from the county register of deed's office. Land contract purchasers should send a copy of the land contract or memorandum of land contract.

(10) The applicant must attach a copy of the most recent property tax assessment notice or tax bill including a complete tax description of the property. Land contract purchasers who do not receive a property tax assessment notice or tax bill may obtain a copy from the assessor.

(12) Mineral rights would include oil, gas, coal, iron ore, gravel, etc.

(13) Any land subject to a rental or lease agreement not directly associated or consistent with farm operation is prohibited from being included in the program. Examples which must be excluded are: a second residence being rented to someone not connected with the farm operation; land being used as parking or storage for materials not associated with that particular farm operation, a leased landing strip, etc.

(14) The Act states that "where land is subject to a land contract, it means the vendor (seller) in agreement with the vendee (purchaser)." Whether the applicant is the seller or the purchaser, the applicant must have the consent of the other party to place land subject to a land contract into the program.

(15) This section of the application is only applicable to those owners who fall within the described categories for income tax information. If you are the sole owner not fitting any of the listed categories, please go on to the next section, leaving (15) blank.

**IV. Land Eligibility Qualifications:**

If the land cited in the application is:

- (a)** a farm of 40 acres or more, complete only section (16);
- (b)** a farm of 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). These sections provide information for determining if the land cited in the application is in agricultural production and the general types of uses on the farm.

(16) If your farm is 40 acres or more, please fill out section (16) and then go to **V. Signature**.

(17) If your farm is 5 acres or more but less than 40 acres, please fill out both sections (16) and (17) and then go on to **V. Signature**. The information required in section (17) is mandatory by definition of the Act.

(18) If your farm is a specialty farm, please fill out sections (16) and (18) and then go on to **V. Signature**. The information required in section (18) is mandatory by definition of the Act.

Please diagram to the best of your ability the farm and acreage being applied for enrollment in the program. Please indicate residence(s), farm buildings, roads, property boundaries, and natural or man-made features such as lakes, ponds, swamps, streams or rivers, woodlots and gravel pits. This is a map of your farm and can be drawn by you. It does not have to be professionally drawn, but we would ask that it be as legible as possible.

**V. Signature:**

If more than one owner is involved, or the applicant is a corporation, either all owners' signatures or one signature (and title) representing all owners must appear on the form. The date must be indicated at the time the signature is affixed to the application form.

**Questions?**

**Please call Farmland Preservation at  
517-284-5663**





**Excerpt**  
**LEELANAU COUNTY BOARD OF COMMISSIONERS**  
**REGULAR SESSION – TUESDAY, MAY 17, 2011**

Tentative minutes – meeting taped.

...

Roll Call:	District #1 – Jean I. Watkoski	PRESENT
	#2 – James A. Schaub, Sr.	PRESENT
	#3 – Richard A. Schmuckal	PRESENT
	#4 – Tom Van Pelt	PRESENT
	#5 – David W. Shiflett	PRESENT
	#6 – David G. Marshall	PRESENT
	#7 – Melinda C. Lautner	ABSENT ( <i>Prior notice</i> )

...

**LEELANAU COUNTY BOARD OF COMMISSIONERS RESOLUTION #2011-003**  
**Leelanau County Planning Commission Ordinance No. 2011-001**  
[ANNOTATED]  
*Effective May 17, 2011, as amended*

**WHEREAS**, The People of The County of Leelanau did establish the Leelanau County Planning Commission Ordinance of January 13, 1970, created a County Zoning Commission by resolution of May 13, 1968, and then acted to combine the zoning and planning functions with the Leelanau County Planning Commission; and

**WHEREAS**, P.A. 33 of 2008, as amended, being the Michigan Planning Enabling Act, M.C.L. 125.3801 *et. seq.* was adopted which requires various actions of creating planning commission be updated; and

**WHEREAS**, it is the desire of the Leelanau County Board of Commissioners to comply with the state statute, while at the same time minimizing change to the Leelanau County Planning Commission; and

**WHEREAS**, the current membership of the Leelanau County Planning Commission is found to have deviated from the original intent of the 1970 ordinance, and it is found conditions have changed as to the needs and best representation on the planning commission, and there is not time for a transition of membership over time,

**THEREFORE** to comply with the current statute and proposed ordinance, concurrent with adoption of the new Leelanau County Planning Commission Ordinance the following memberships are appointed, as follows to wit:

One seat for transportation, term expires December 2011, with *Bradford Krull* appointed to this position

One seat for business, term expires December 2011, with *Tom MacDonald* appointed to this position

One seat for economic development, term expires December 2011, with *Richard Kobetz* appointed to this position

One seat for education, term expires December 2011, with *Victor Goldschmidt* appointed to this position

One seat for finance, term expires December 2012, with *Charles Godbout* appointed to this position

One seat for recreation, term expires December 2012, with *Fred Cepela* appointed to this position

One seat for legal and real estate, term expires December 2012, with *Jay Johnson* appointed to this position

One seat for agriculture, term expires December 2013, with *Greg Julian* appointed to this position

One seat for tourism, term expires December 2013, with *Jessica Lukomski* appointed to this position

One seat for municipal government, term expires December 2013, with *Jerry Bergman* appointed to this position

One seat for a member of the Leelanau County Board of Commissioners, with a term of office concurrent with their term on the County Board, with [\_\_\_\_\_] appointed to this position and

**NOW THEREFORE** the existing Leelanau County Planning Commission Ordinance of January 13, 1970 is repealed and is replaced with the following ordinance to insure proper record of the action is created, **NOW THEREFORE, THE PEOPLE OF COUNTY OF LEELANAU DO ORDAIN THAT SAID ORDINANCE SHALL READ AS FOLLOWS:**

LEELANAU COUNTY PLANNING COMMISSION ORDINANCE

[Annotation: of May 17, 2011.]

AN ORDINANCE to create a Planning Commission for the County of Leelanau as authorized by P.A. 33 of 2008, as amended, being the Michigan Planning Enabling Act,

M.C.L. 125.3801 *et. seq.* for the purpose of having planning and zoning in the County of Leelanau, to create, organize, enumerate powers and duties, and to provide for the regulation and subdivision of land, coordinated and harmonious development of Leelanau County; and to function in cooperation with other constituted authorities of incorporated and unincorporated areas within the state where County of Leelanau exists.

THE PEOPLE OF THE COUNTY OF LEELANAU DO ORDAIN:

101. Creation: There shall be a Leelanau County Planning Commission pursuant to P.A. 33 of 2008, as amended, being the Michigan Planning Enabling Act, M.C.L. 125.3801 *et. seq.*, hereinafter referred to as the Commission with the powers and duties as therein set forth and as hereinafter provided and staffed by the Leelanau County Planning and Community Development Office. This ordinance shall be officially known and described as the "Leelanau County Planning Commission Ordinance."
  
102. Membership:
  - A. The Commission shall consist of eleven members appointed by the Leelanau County Board of Commissioners. To be qualified to be a member and remain a member of the Planning Commission, the individual shall meet the following qualifications:
    1. shall be a resident of Leelanau County
    2. shall be a registered voter within Leelanau County;
    3. shall have an application on file with the Leelanau County Administrator's office
    4. after an individual's first appointment and before reappointment shall have attended training for Commission members, pursuant to section 104 of this ordinance; shall meet the conditions provided for each individual member in sections 102.B, 102.D, and 102.E of this Ordinance, except the geographical location of the individual's residency may be considered optional.
  - B. Members shall be appointed for three-year terms. However when first appointed a number of members shall be appointed to one-year, two-year, or three-year terms such that, as nearly as possible, the terms of  $\frac{1}{3}$  of all commission members will expire each year. If a vacancy occurs, the vacancy shall be filled for the unexpired term in the same manner as provided for an original appointment such that, as nearly as possible, the terms of  $\frac{1}{3}$  of all commission members continue to expire each year.
  - C. The membership shall be appointed with the primary priority for each member to be representative of the important segments of the community, in accordance with the major interests as they exist in Leelanau County, as follows:

1. One seat to represent the interests of transportation, term expires December 2011, and then three year terms thereafter,
  2. One seat to represent the interests of business, term expires December 2011, and then three year terms thereafter,
  3. One seat to represent the interests of economic development, term expires December 2011, and then three year terms thereafter,
  4. One seat to represent the interests of education, term expires December 2011, and then three year terms thereafter,
  5. One seat to represent the interests of finance, term expires December 2012, and then three year terms thereafter,
  6. One seat to represent the interests of recreation, term expires December 2012, and then three year terms thereafter,
  7. One seat to represent the interests of legal and real estate, term expires December 2012, and then three year terms thereafter,
  8. One seat to represent the interests of agriculture, term expires December 2013, and then three year terms hereafter,
  9. One seat to represent the interests of tourism, term expires December 2013, and then three year terms thereafter,
  10. One seat to represent the interests of municipal government, term expires December 2013, and then three year terms thereafter, and
  11. One seat to represent the interests of a member of the Leelanau County Board of Commissioners, with a term of office concurrent with their term on the County Board,
- D. The representation of important interests may, to the extent possible, include individuals active with an organization(s) in the county which exists to promote and further the same respective interests. The membership shall also be representative of the entire geography of Leelanau County to the extent practicable, and only as a secondary consideration to the representation of the major interests.
- E. Ex officio members shall include a maximum of one member of the Board of Commissioners.

103. Liaisons:

- A. The Commission, in its Bylaws, may name "liaisons" to the Commission. The purpose of liaisons is to provide certain Leelanau County and quasi-Leelanau County officials' ability to participate in discussion with the Commission in addition to speaking in public participation, and nothing else. At a minimum liaisons shall include:
1. Planning Department staff, and their agents and consultants.
  2. Leelanau County Administrator.
  3. Leelanau County Attorney.

104. Training

- A. Appointed members of the Commission shall attend educational programs designed for training members of Michigan planning commissions if the adopted Leelanau County budget for that fiscal year includes funds to pay for tuition, registration, and travel expenses for the training. Nothing in this paragraph shall deem a member who has not had training from finishing his term of office unless the member resigns or is removed by action of the Board of Commissioners. The member shall be ineligible for reappointment at the conclusion of the term of office if they did not attend training. The Commission shall include in its Bylaws what training programs qualify to meet this requirement.

105. Members, Appointment and Terms:

- A. Appointments to the Commission shall be made by the Leelanau County Board in conformance with County Board Policy on standardizing appointments as may be adopted from time-to-time.
- B. In August of each year, the Leelanau County Administrator's Office shall determine which members' terms of office expire, shall determine what organizations may represent the interests of the particular seat on the Commission, and otherwise notify citizens by use of news releases to newspaper, radio, television; notice of vacancies during County Board meetings/recorded in minutes; notices sent to township and village governing bodies; and posted on the Leelanau Community Center website. Applications shall be received by the County Administrator's office by September 30, or later if no applications have been received by this date.
- C. In November of each year a standing Interview Sub-Committee of the County Board shall recommend candidates for appointment, pursuant to the County Board Policy on standardizing appointments.
- D. In December of each year the Board of Commissioners shall consider the applications and recommendations received, and appoint members to the Commission by a majority vote for a three year term of office which shall start on January 1 of the next month, and end December 31, at 9:00 a.m. of the respective year for that term of office. (Except the county commissioner ex officio member of the Commission shall serve concurrent with his elected office on the Leelanau County Board.)

106. Removal from Office:

- A. The Board of Commissioners may remove a member of the Commission for misfeasance, malfeasance, or nonfeasance in office upon written charges and after a public hearing. Failure to disclose a potential conflict of interest shall be considered malfeasance in office. Failure to repeatedly attend Commission meetings shall be considered nonfeasance in office.

- B. The secretary of the Planning Commission shall report any member who has missed three regular meetings in a row to the Board of Commissioners.
107. Membership; Vacancies:
- A. The Board of Commissioners shall fill any vacancy in the membership of the Commission for the unexpired terms in the same manner as the initial appointment.
108. Membership; Transition:
- A. The transition from the previous Leelanau County Planning Commission and the Commission established in this ordinance shall be immediate with eleven members appointed to newly established staggered terms concurrent with the adoption of this ordinance. The Board of Commissioners shall continue to make annual appointments, appointing approximately  $\frac{1}{3}$  of the membership of the Commission as specified in this Ordinance.
109. Membership; Compensation:
- A. All members of the Planning Commission shall serve as such with compensation equal to, or less than, the per diem of the Board of Commissioners per meeting plus mileage. Such compensation is contingent on annual funds approved by the Board of Commissioners.
110. Meetings:
- A. The Commission shall meet at least once every month and six (6) members of the Commission shall constitute a quorum for the transaction of the ordinary business and all questions which shall arise at their meetings shall be determined by a vote of the majority of the members of the Planning Commission.
  - B. The affirmative vote of eight members of the Commission, regardless if vacancies or absences exist or not, shall be necessary for the adoption, or recommendation for adoption, of any plan or amendment to a plan.
111. Powers and Duties:
- A. The Commission shall have their powers and duties as set forth in P.A. 33 of 2008, as amended, being the Michigan Planning Enabling Act, M.C.L. 125.3801 *et seq.*; and P.A. 110 of the Public Acts of 2006, as amended, being the Michigan Zoning Enabling Act, (M.C.L. 125.3101 *et seq.*).
  - B. The Commission shall be designated as a metropolitan county planning commission, pursuant to section 37(1) of P.A. 33 of 2008, as amended, being the Michigan Planning Enabling Act, M.C.L. 125.3837(1); and the Planning Commission shall serve as a coordinating agency for all planning committees or commissions that are now or may be within the County of Leelanau.

- C. The Commission shall have authority to apply for and receive grants from any government agency or the federal government and to receive gifts.

112. Staff:

- A. The planning director shall be a department head, and shall hire or dismiss other such staff within the budget provided for this purpose.
- B. The Commission is delegated the authority to manage and direct the planner for purposes of prioritization of projects, planning and zoning policy, planning, annual work plan, subdivision review, capital improvement program and reviews, other matters of business which come before or are assigned to the planning commission, and evaluation of performance in these areas.
- C. The management of the planner shall be under the general supervision and control of the Leelanau County Board, or its designee, for purposes of being the sole employer, including but not limited to payroll, benefits, department head administrative and managerial duties, budget, other nonplanning duties that may be assigned (e.g., EDC, Remonumentation, Recreation/Parks, Brownfield Board, etc.), compliance with Leelanau County employee policies and evaluation of performance in these areas.
- D. The management of the planner shall be under the general supervision and control of the Leelanau County Board of Commissioners. Only the County Board may hire or fire the county planner.
- E. The Leelanau County Board of Commissioners, and its designee, shall carry out its general supervision of the planner with full consultation with the Planning Commission which shall be afforded the opportunity to consult on any planning staff management decision.
- F. The appointment of the planning director and other such employees shall be subject to the same provisions of law, employment policies, employee roster, and employee or union contracts, if any, as govern other employees of Leelanau County.
- G. Employees that are assigned to work with the Commission shall follow the directives of the Commission in matters of planning and zoning public policy issues, but shall not be subject to Commission directives concerning employment provisions of law, employment policies, employee roster, and employee or union contracts, if any.

113. Meetings; Records:

- A. The Commission shall adopt Bylaws for the transaction of business and shall keep a record of its resolutions, transactions, findings, and determinations, which records shall be a public record.

114. Approval, Ratification, and Reconfirmation.

- A. All official actions taken by all Leelanau County Planning Commissions preceding the Commission created by this ordinance are hereby approved,

ratified and reconfirmed. Any project, review, or process taking place at the effective date of this Ordinance shall continue with the Commission created by this ordinance, subject to the requirements of this Ordinance, and shall be deemed a continuation of any previous Leelanau County Planning Commission. This Ordinance shall be in full force and effect from and after its adoption and publication.

State of Michigan  
County of Leelanau

I, Michelle L. Crocker, Clerk of said County and Clerk of Circuit Court for said County, the same being a Court of record having a seal, do hereby certify that the above is a true copy of the Record now remaining in my office and of the whole thereof. In Testimony whereof, I have hereto set my hand and affixed the seal of the Circuit Court the 17th day of May 2011.



  
Michelle L. Crocker, Leelanau County Clerk