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 – 1st 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

<u>Committee appointments (by Chair)</u>: Housing Action Committee, Parks & Rec (Parks & Rec representative is the Planning Commission Chair or his/her designee) <u>Annual Review of Bylaws</u> *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.
- 1. 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 <u>www.leelanau.gov.</u>

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.

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 <u>www.leelanau.gov.</u> 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 <u>www.leelanau.gov</u>. 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 <u>www.leelanau.gov</u>.

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 <u>ends</u>.).
- 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

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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.

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:

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

<u>Proceedings of the meeting were recorded and are not the official record of the meeting.</u> 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: (prior notice)	B. Fenlon, T. MacDonald
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.

Lauther 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

LCPC Minutes 10-24-2023 pg. 2

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 & Recreations 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 Kimmberly 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

LCPC Minutes 10-24-2023 pg. 3

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 Summitt 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 CommissionDate 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 $\frac{1}{2}$

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

¹ 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

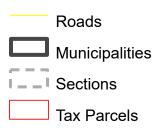
Benefits under an agreement depend on the tax assessed against the property and the landowner's income. The landowner is entitled to claim a Michigan income tax credit equal to the amount of the property taxes on the land and improvements covered by the agreement, less 3.5% of the landowner's total household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



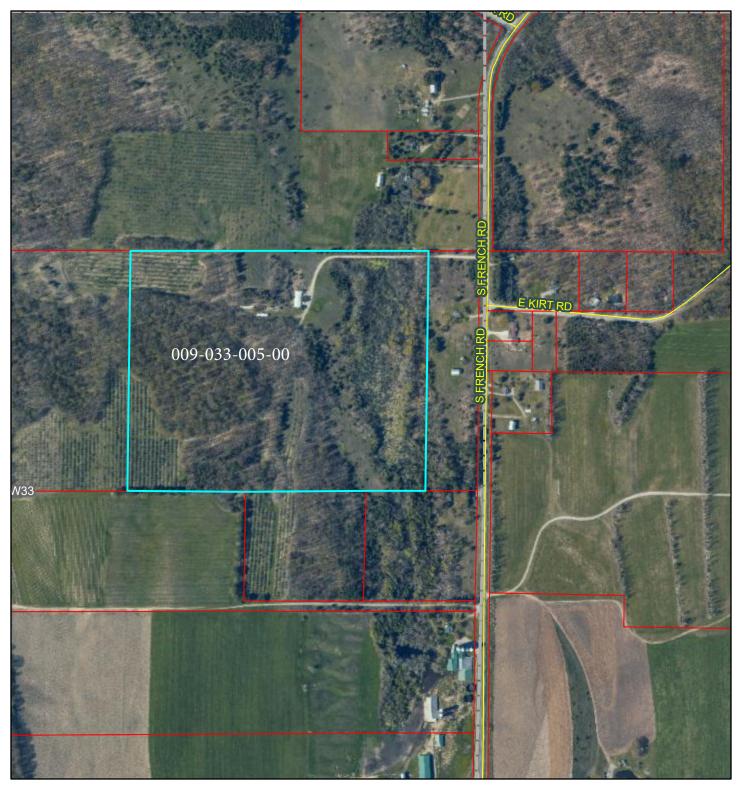
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Leelanau Parcel Viewer



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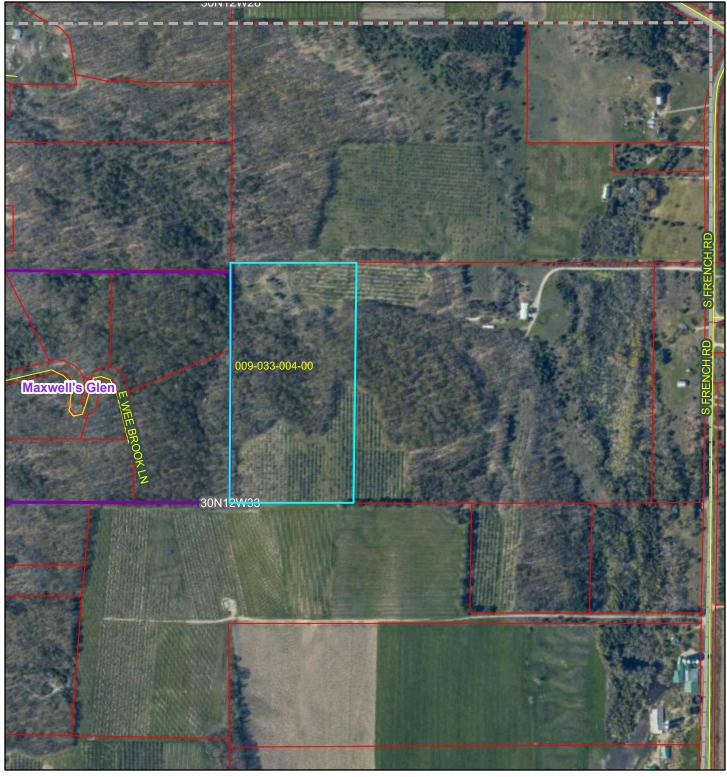
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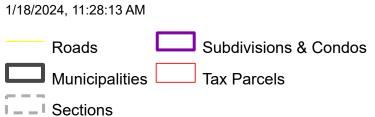
 Municipalities
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 Sections
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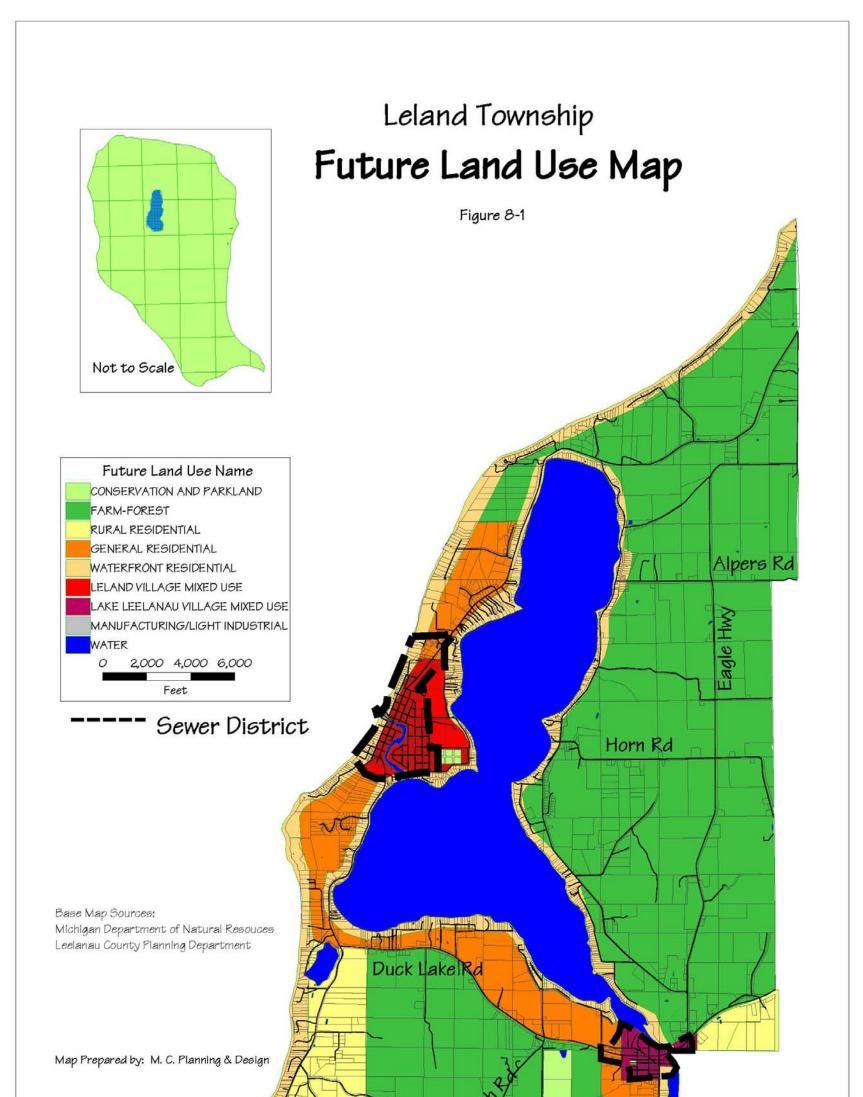
Page 18 of 135

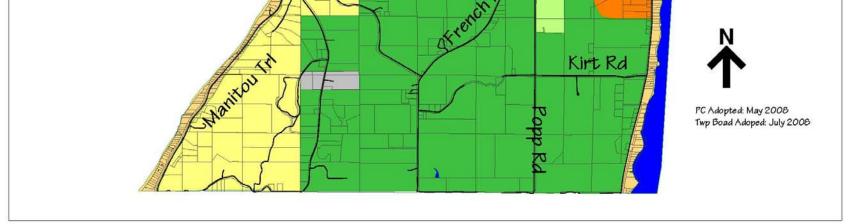
Leelanau Parcel Viewer





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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. <u>PART I. Action by Governing Body</u> 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. <u>PART II. Check List</u> 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

<u>FINAL APPLICATION SHOULD INCLUDE</u> on page 3, right side, near the bottom, can be checked as included in the application. Under <u>REVIEW LETTERS FROM</u>, 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 <u>FINAL APPLICATION SHOULD INCLUDE</u> 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 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.

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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.

O Local Governing Bod	FFICIAL USE ONLY
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

١.	Personal Information:			
	1. Name(s) of Applicant: LaCross	Glenn	First	Initial
			0.0000	TTTT CAT
	(If more than two see #15) LaCross	Last	First	Initial
	Marital status of all individual men liste			
	2. Mailing Address: 5536 Shamowski Rd.	Cedar	MI 496	
	Street	City	SI	ate 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@	taol.com
II.	Property Location (Can be taken from 6. County:	the Deed/Land Contract) 7. Township,	City or Village: Leland	
	8. Section No. 33	Town No. 37 M	Range No. 12W	
	 Attach a clear copy of the most re Is there a tax lien against the land If "Yes", please explain circumstance Does the applicant own the mineral 	described above? Yes	s 🔳 No	scription of property.
	If owned by the applicant, are the r Indicate who owns or is leasing rig Name the types of mineral(s) invo	nineral rights leased? 🗌 Y hts if other than the applica	es 🔳 No ant:	
	 Is land cited in the application subj something other than agricultural p number of acres involved. 	ect to a lease agreement (o urposes: 🗌 Yes 🔳 No If "	Yes", indicate to whom,	for what purpose and the
	14. Is land being purchased under land Name: Address:	l contract 🗌 Yes 🔳 No: If	"Yes", indicate vendor (sellers):
	Street		City	State Zip Code
	14a. Part 361 of the Natural Resource vendor (sellers) must agree to all the land contract sellers sign belo	ow the land cited in the ap	ction Act, 1994 Act 451 plication to be enrolled	as amended, states that the
	Land Contract Vendor(s): I, the ur into the Farmland and Open Space	ndersigned, understand and ce Preservation Program.	l agree to permit the lan	d cited in this application
	Date	Sign	ature of Land Contract	Vendor(s) (Seller)

rev. 12/2019

Application for Farmi	-			Paga
15. If the applicant is the applicant is no	one of the following, please it one of the following - plea	check the appropriate box ase leave blank):	and complete the followin	g information (il
2 or more per	sons having a joint or com	non interest in the land	Partnership	
Corporation	L/I Tr	nited Liability Company ust	Association	
applicable, list the follo reasurer; or Trustee(s)	owing: Individual Names if n ; or Members; or Pariners;	nore than 2 Persons; or Pre or Estate Representative(s)	sident, Vice President, Se :	cretary,
lame: Glenn F. and Judi	Ih D. LaCross Trust		Tille: Trustees	
lame:			Title:	
lame:	Server and a server of the		Title:	allingen open som som til billet som
lame:	nang war nawang manyagang kabata da sa kabata kabata kabatan kabatan kabatan kabatan kabatan kabatan kabatan k		Title:	
	(Additional names	maybe attached on a sepa	rate sheet.)	
V. Land Eligibility QL This application is	alifications: Check one and for:		ngelezetés jez-á popoloki kelektik kiloki kalan kalan kelektik kelektik kelektik kelektik kelektik kelektik kel	alla ang kang ng n
a. 40 acres	or more	mplete only Section 16 (a ti	nru g);	
		es 🔶 kompl		7; or
c. a specia	ty farm 🕨 c	complete only Sections 16 a	nd 18.	·
	ltural enterprise (e.g. livesto FTW rT	ock, cash crops, fruit, etc):		
	of acres on this farm 10			
c.Total number o d. Acreage in cul		different than above):		
		ture, or harvested grassland		
f. All other acres	(swamp, woods, etc.)40			·····
g. Indicate any s	tructures on the property: (If	more than one building, ind	licate the number of building	ngs):
No. of Buildings _	Residence: 5	Barn:	Tool Shed:	mistanovski Henorekska upačana sa sa sa sa
Silo:	Grain Storage Facility:	Grain Dryir	ng Facility:	
		Parlor:	Milk House:	
	nyangang (ananana kanan dari di kadan) ka Kanghy yangan -ya amana a dinangkadi marakan (Barkan dari kana larik		NH 2000 100 - 00 - 00 - 00 - 00 - 00 - 00	
17. To qualify as as average gross a	ricultural land of 5 acres or annual income of \$200.00 p	more but less than 40 acres er acre from the sale of agri	s, the land must produce a cultural products.	minimum
immediately pre	coding this application from	icome per acre of cleared a <u>n the sale of agricultural p</u>	roducts (not from rental in	the last 3 years ncome):
2000	; 4	= \$50	0.00	(per acr
total income	total a	cres of tillable land		
produce a gross average gross agricultural prod	annual income from an ag annual income during 2 of th lucts: \$	at be designated by MDARD ricultural use of \$2,000.00 o le last 3 years immediately p	r more. If a specialty farm preceding application from), indicate 1 the sale of
ARIAN Prov			e visit by an MDARD staff	

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Page 3

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

Second Sugar Sugar

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.

Calam Thatias	
(Signature of Applicant)	(Corporate Name, If Applicable)
Judit D. La Cross	
() (Co-owner, If Applicable)	(Signature of Corporate Officer)
10/21/22	
(Date)	(Tille)
	ROVED BY LOCAL GOVERNING BODY BE EFFECTIVE FOR THE CURRENT TAX YEAR.
RESERVED FOR LOCAL GOVERNMENT USE	CLERK PLEASE COMPLETE SECTIONS L& II
I. Date Application Received:(No	te: Local Governing Body has 45 days to take action)
Action by Local Governing Body: Jurisdiction:	
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 Govern	ning Body indicating reason(s) for rejection.)
Clerk's Signature:	
Property Appraisal: \$ is the cu	rrent fair market value of the real property in this application
II. Please verify the following: Upon filing an application, clerk issues receipt to the Clerk notifies reviewing agencies by forwarding a	
Upon filing an application, clerk issues receipt to the Clerk notifies reviewing agencies by forwarding a If rejected, applicant is notified in writing within 10 attachments, etc. are returned to the applicant. A If approved, applicant is notified and the original a letters of review/comment from reviewing agencies	copy of the application and attachments days stating reason for rejection and the original application pplicant then has 30 days to appeal to State Agency. pplication, all supportive materials/attachments, and s (if provided) are sent to:
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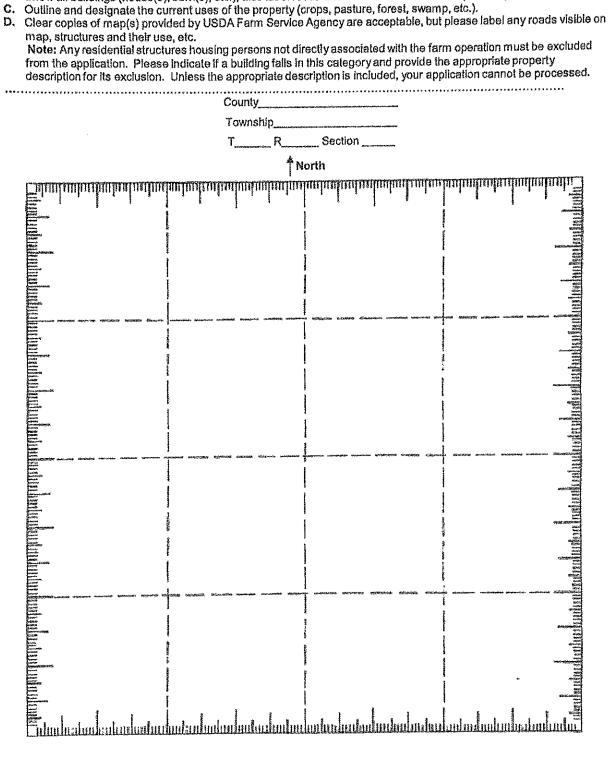
Questions? Please call Farmland Preservation at 517-284-5663

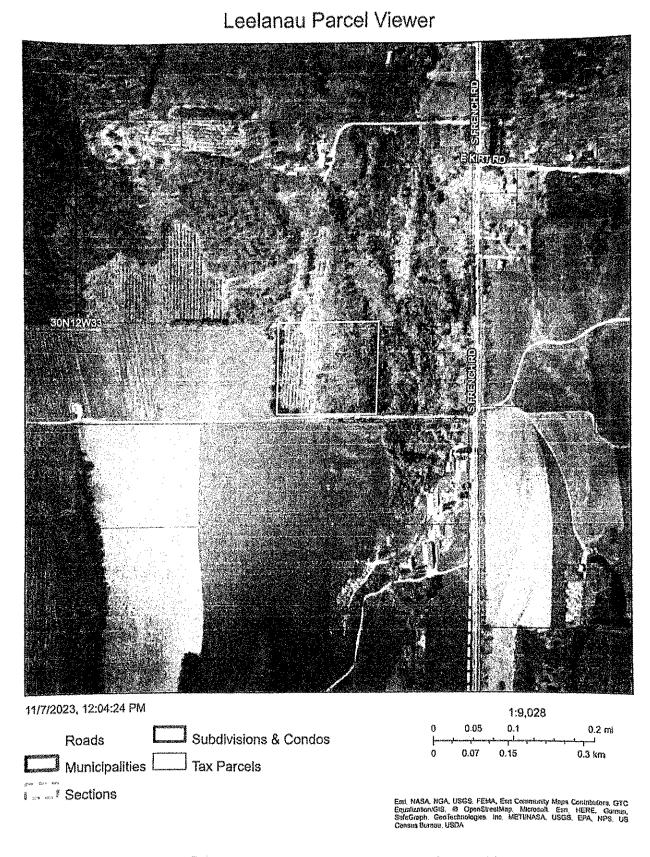
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Map of Farm with Structures and Natural Features:

- Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section) А.
- Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.). Β.





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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.

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Michigan Department of Treasury. 1019 (Rev. 10-20)

THIS IS NOT A TAX BILL "

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 200 of 1693, Sec. 211 24 (c) and Sec. 211 24: as anten FROM 1 EL AND TOTAINGUID	PARCEL IDENTIFICATION
JULIE KROMBEEN, ASSESSOR	
POST OFFICE BOX 238	PARCEL CODE NUMBER: 45-009-033-015-00
LAKE LEELANAU, MI 49653	PROPERTY ADDRESS
	S FRENCH RD
	LAKE LEELANAU, MI 49653
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL.	PRINCIPAL RESIDENCE EXEMPTION
******AUTO**MIXED AADG 493	% Exempt As "Homeowners Principal Residence": .00%
LACROSS GLENN F & JUDITH 0 TRUST	% Exempt As "Qualified Agricultural Property": 100.00%
TRUST 5536 S SHARNOWSKI RD	% Exempt As "MBT Industrial Personal": .00%
CEDAR, MI 49621-9613	% Exempt As "MBT Commercial Personal": .00%
╋╢╺┶╍┰┟╍╬┙╘╋╝┙┲╧╝┙┲╧╝┙╪╬╗╍┸╬╸┙╢╖┑╴╝╴╴╝╴╴╴╴╴╴╴╴╴╴╴╴╴╴╴╴╴╴╴╴╴╴╴╴╴╴╴╴╴╴╴╴	Exempl As "Qualified Forest Property": Yes X No
	Exempt As "Development Property": Yes X No
ACCORDING TO MCL 211.34¢ THIS PROPERTY IS CLASSIFIED	AS: 102 (AGRICULTURAL-VACANT)
PRIOR YEAR'S CLASSIFICATION: 102 (AGRICULTURAL-VACA)	NT)
The change in texable value will increase/decrease your tax bill for this	PRIOR AMOUNT CURRENT CHANGE FROM TENTATIVE AMOUNT PRIOR YEAR TO
year by approximately: \$8	YEAR 2021 YEAR 2022 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: 1.000	
4. STATE EQUALIZED VALUE (Current amount is tentative):	24,800 27,500 2,700
4. OTATE EQUALIZED VALUE (CUITERI SMOLIN IS TENBRIVE):	24,000 27,500 2,700
 STATE EQUALIZED VALUE (Current amount is tenative): There WAS/WAS NOT a transfer of ownership on this property in 	

The 2022 Inflation rate Multiplier Is: 1.033

Legal Description: L345 P209 L399 P196-199 L400 P154-155/95DC 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 Texable 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 The Stable Values, the Factors of the Control of Review by completing a Board of Review Polition Form. A Petition Form may be obtained directly from the local unit or from the Stable Tax Commission's website at www.michtigan.gov/taxes. Click on the "Property Taxes" box, select "Forms end 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:

TOUR ASSESSMENT CHANGED FOR THE FOLLOWING REASONS: THE BOARD OF REVIEW WILL BEET 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 236, 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

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.

Stete Equalized Value is the Assessed Value multiplied by the Equalized Factor, if any. State Equalized Value must appoximate 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 "quelified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local soliciton 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/tax/ab.

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 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 patilon 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 patilon 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 patilon by May 31. If a personal property statement was filed with the local unit prior to the Commercement of the Board of Review as provided by MCL 211.90, accept as otherwise provided by MCL 211.90. The patilon 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/laxirib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2398) 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 ater 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 ater 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.

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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 E	OFFICIAL USE ONLY BODY: LELAMS TOWN STAP Delamber 8, 2023
Date Received	Delenkir 8, 2023
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

١.	Personal Information:		Glenn		F.			
	1. Name(s) of Applicant: LaCross	Last	Gienn	First		Initial		
					D.			
	(If more than two see #15)	Last	Judith	First	0.	Initial		
	Marital status of all individual m	en listed on applic	cation, if more than	n one, indicate s	tatus after e	ach name:		
	2. Mailing Address: S536 Sharnowsk	i Rd.	Cedar		MI 49621			
	Stree		City		State	Zip Code		
	3. Telephone Number: (Area Co	ode) () <u>231-883-</u>	1233					
	4. Alternative Telephone Number	er (cell, work, etc.)	: (Area Code) ()				
	5. E-mail address: gflacross@yahoo.com	n	//	heyju	de49621@aol.com			
11.	Property Location (Can be taken 6. County: _Leelanau		/. Township, C	City or Village: Le	lanđ			
	8. Section No. 33	Town No		Range No. 12W				
	 29. Attach a clear copy of the definition of the defi	nost recent tax as ne land described mstances: mineral rights? re the mineral right sing rights if other (s) involved: on subject to a lea ltural purposes: [der land contract []	sessment or tax b above? Yes Yes No ts leased? Yes than the applican se agreement (oth Yes No If "Y	III with complete No s III No t: her than for mine ies", indicate to fes", indicate ve	eral rights) pe whom, for wh	ermitting a use for nat purpose and the .):		
	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.							
	Data		Signa	ture of Land Co	ntract Vendo	or(s) (Seller)		
	Date		Signa					
						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 h	aving 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	Tille:	Trustees
Name		Tille:	
Name		Tille:	
Name	**************************************	Title:	
	(Additional names may be atta	ched on a separate sheet	.)
	Land Eligibility Qualifications: Check one and fill out corre This application is for:	ect section(s)	
	X a. 40 acres or more complete only		
	b. 5 acres or more but less than 40 acres		ections 16 and 17; or
	c. a specialty farm > complete on	ly Sections 16 and 18.	
16.	a. Type of agricultural enterprise (e.g. livestock, cash cre		
	 b. Total number of acres on this farm 50 c. Total number of acres being applied for (if different the d. Acreage in cultivation: 10 e. Acreage in cleared, fenced, improved pasture, or hard f. All other acres (swamp, woods, etc.)40 g. Indicate any structures on the property: (if more than a structures on the property: (if more than a structure) and the structure of the property of the structure of th	an above): vested grassland: one building, indicate the r	number of buildings):
!	No. of BuildingsResidence: 5 Silo: Grain Storage Facility:	Bam:	Tool Shed:
	Silo: Grain Storage Facility: Poultry House: Milking Parlor:	Grain Drying Facility:	· · · · · · · · · · · · · · · · · · ·
	Other: (Indicate)	ivitic 1 K	
	7. To qualify as agricultural land of 5 acres or more but le average gross annual income of \$200.00 per acre from Please provide the average gross annual income per a	ss than 40 acres, the land the sale of agricultural pr	oducts.
	immediately preceding this application from the sale c	f agricultural products (not from rental income):
\$ <u>1000</u>		= \$ 500.00	(per acre)
	total income total acres of tillat	le land	•
18	8. To qualify as a specialty farm, the land must be design produce a gross annual income from an agricultural us average gross annual income during 2 of the last 3 year agricultural products: \$Please note: specialty farm designation may require an agricultural products: \$Please note: specialty farm designation may require an agricultural products: \$Please note: specialty farm designation may require an agricultural products: \$Please note: specialty farm designation may require an agricultural products: \$Please note: specialty farm designation may require an agricultural products: \$Please note: specialty farm designation may require an agricultural please note: specialty farm designation may require an agricultural placement of the special placemen	e of \$2,000.00 or more. If Irs immediately preceding	a specialty farm, indicate

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Page 2

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Page 3

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						40	
19	What is the number of years	you wish the agreement to run	2 (Mlnimum	10 vears	maximum 9	0 vears): 10	
1.41	available and manifold of Acces	You wan nie agreement to ion	t frammener	in home	THOMAI Digital of	· • • • • • • • • • • • • • • • • • • •	

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.

Olan to to how	
(Signature of Applicant)	(Corporate Name, If Applicable)
Suditt. D. La Cana	
() (Co-owner, if Applicable)	(Signature of Corporate Officer)
10/31/23	
(Date)	(Title)
	OVED BY LOCAL GOVERNING BODY BE EFFECTIVE FOR THE CURRENT TAX YEAR.
RESERVED FOR LOCAL GOVERNMENT USE:	CLERK PLEASE COMPLETE SECTIONS I & II
I. Date Application Received:(Note	e: 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 Governi	ng Body Indicating reason(s) for rejection.)
Clerk's Signature:	
Property Appraisal: \$is the curr	rent fair market value of the real property in this application.
II. Please verify the following: Upon filing an application, clerk issues receipt to the Clerk notifies reviewing agencies by forwarding a co If rejected, applicant is notified in writing within 10 d attachments, etc. are returned to the applicant. App If approved, applicant is notified and the original applicant is notified applicant i	opy of the application and attachments lays stating reason for rejection and the original application, plicant then has 30 days to appeal to State Agency. plication, all supportive materials/attachments, and
MDARD-Farmland and Open Space Program, PC) Box 30449, Lansing 48909
*Please do not send multiple copies of applicati mailings without first contacting the Farmland	ons and/or send additional attachments in separate Preservation office.
Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):	Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:
COPY SENT TO:	Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)
County or Regional Planning Commission	Copy of most recent Tax Bill (must include tax description of property)
	Map of Farm
Township (if county has zoning authority)	Copy of most recent appraisal record
	Copy of letters from review agencies (if available)
	Any other applicable documents

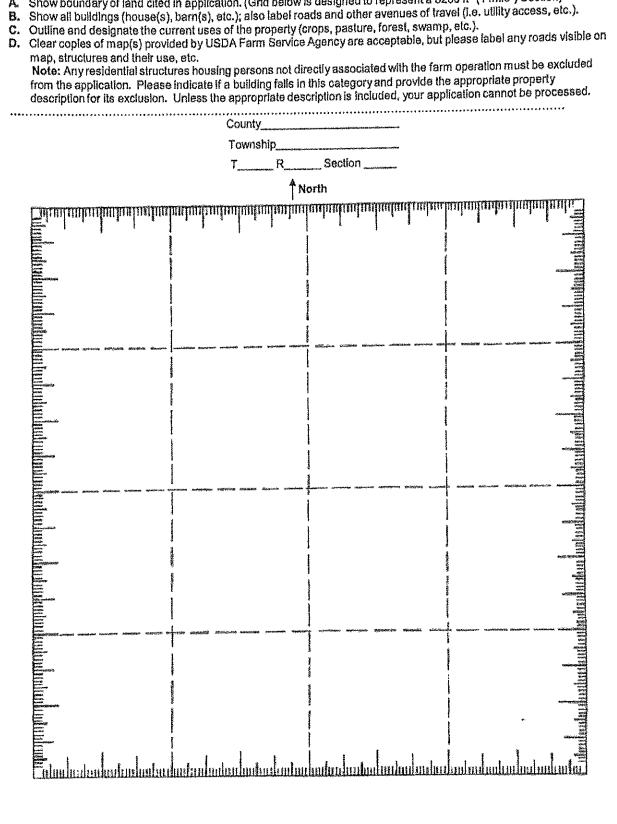
Questions? Please call Farmland Preservation at 517-284-5663

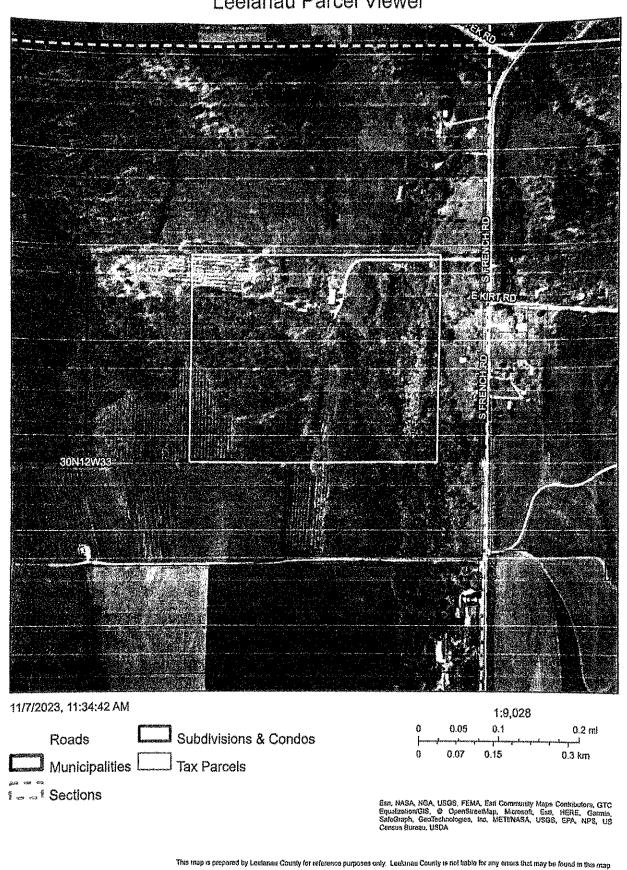
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Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)





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These form in issued under the authority of PA 206 of 1893. Sec. 211.24 (c) and Sec. 211.34c, os on FROM LELAND TOWNSHIP			PARCEL IDENT	IFICATI	ION	
JULIE KROMBEEN, ASSESSOR	PAR	CEL CODE	NUMBER:	45-009-0	033-005-0	0
POST OFFICE BOX 238 LAKE LEELANAU, MI 49653	PRO	PERTY AD	INRESS.			
tur 1) the Jackston (μ/γ) 3/γ() ψ ₁ 19/2 τη φ() (ψ ₁)			FRENCH RD)		
			LEELANAU,		53	
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROL ACROSS GLENN F & JUDITH D TRUST TRUST TRUST S536 S SHARNOWSKI RD CEDAR, MI 49621-9613 [1][11][1][1][1][1][1][1][1][1][1][1][1]	% Exe % Exe % Exe % Exe Exe	empt As "Ho empt As "Qu empt As "MB empt As "MB mpt As "Que	NCIPAL RESIDEN meowners Principal Ret elified Agricultural Prop T Industrial Personal": T Commercial Personal illied Forest Property": elopment Property":	oldenco": erty": ":	100 Yes 🔀	.00% .00% .00% .00% No No
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIE	DAS: 101 (/	GRICUL	TURAL-IMPROVE	D)		
PRIOR YEAR'S CLASSIFICATION: 101 (AGRICULTURAL-IMPR	OVED)					
The change in taxable value will increase/decrease your tax bill for this year by approximately: \$69	PRIOR AM YEAR: 20	OUNT)21	CURRENT TENTATIVE AMOU YEAR: 2	NT 1022	CHANGE P PRIOR YEA CURRENT Y	RTO
1. TAXABLE VALUE (Current amount is tentative):	·	103,664	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	S NOT				

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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 Locat 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/laxes. 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: LEAND 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 MEOR. QUESTIONS: JULIE KROMBEEN, ASSESSOR BY PHONE @ 231-657-579 OR BY EMAIL. PETITIONS CAN BE FOUND AT: WWW.LEELANAU.GOVILELANDTWPBORMTG.ASP

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

Property faxes 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.

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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 Tribunat and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Davelopmental 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 Real, Industrial Real or Davelopmental 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 field 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 211.90, 211 9 and 211.90. 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/taxtfb.

To claim a PRE, complete the "Principal Residence Exemption Alfidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid alfidavit 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 alfidavit filed on 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 alfidavit filed on the current winter tax levy and subsequent tax tevies so long as it remains the owner's principal residence.

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FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

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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 B	ody 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

١.	Personal Information:						
	1. Name(s) of Applicant: LaCross	Last	Glenn	First		Initial	
	(16		11.000	D			
	(If more than two see #15)	Cross Last	Judith	First		Initial	
	Marital status of all individual m	en listed on app	lication, if more than	one, indicate sta	tus after ea	ch name:	
	2. Mailing Address: 5536 Sharnowski	Rd.	Cedar	м	49621		
	Stree	t	City		State	Zip Code	
	3. Telephone Number: (Area Co	ode) () 231-88	13-1233				
	4. Alternative Telephone Number	er (cell, work, etc	:.): (Area Code) ()231-883-1212			
	5. E-mail address: gflacross@yahoo.cor	1		heyjude4	9621@aol.com		
.	Property Location (Can be taker 6. County: _Leelanau		7. Township, Cit				
	8. Section No. 33	Town No.	JON	Range No. 12W			
	 Is there a tax lien against the If "Yes", please explain circu Does the applicant own the If owned by the applicant, are Indicate who owns or is lease Name the types of mineral (13. Is land cited in the application competing other than agricult. 	mstances: mineral rights? e the mineral rig sing rights if othe s) involved: n subject to a le	Yes No ghts leased? Yes er than the applicant: ase agreement (othe	No r than for minera	al rights) per	mitting 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 und Name:			es", indicate vend	for (sellers)		
	Address:						
	Stre 14a. Part 361 of the Natural Re vendor (sellers) must agree the land contract sellers sig Land Contract Vendor(s): I, into the Farmland and Ope	sources and En to allow the lain n below. (All sel the undersigne	nd cited in the applic llers must sign). d, understand and ag	on Act, 1994 Act ation to be enro	lled in the p	orogram. Please have	
	Date		Signatu	ire of Land Cont	ract Vendor	(s) (Seller)	
						rev. 12/20	

Application for Farmland Agreement		Page
15. If the applicant is one of the following, please check the the applicant is not one of the following – please leave b	appropriate box and complete the fo ank):	bllowing information (if
2 or more persons having a joint or common interes Corporation Limited Liabili Estate Trust	t in the land y Company Partner Associa	ship ation
applicable, list the following: Individual Names if more than 2 reasurer; or Trustee(s); or Members; or Partners; or Estate Re	Persons; or President, Vice Preside presentative(s):	ent, Secretary,
ame: Glenn F. and Judith D. LaCross Trust	Title: <u>Trustees</u>	an a
lame:	Title:	
lame:	Title:	nader y staar in aan die staar
ame:	Tille:	
(Additional names may be atta		
 Land Eligibility Qualifications: Check one and fill out correct This application is for: a. 40 acres or more b. 5 acres or more but less than 40 acres 	Section 16 (a thru g);	and 17; or
c. a specialty farm ► complete on	y Sections 16 and 18.	
16. a. Type of agricultural enterprise (e.g. livestock, cash cro Flw IT	ops, fruit, etc):	n de Druch man general de la companya de la company
	1999 - 199	
d. Acreage in cultivation: 10		
 e. Acreage in cleared, fenced, improved pasture, or han f. All other acres (swamp, woods, etc.) 	rested grassland:	nakal manya mana manya mangkangka nakala
g. Indicate any structures on the property: (if more than	one building, indicate the number of	buildings):
No. of BuildingsResidence: Silo: Grain Storage Facility:	Bam:Tool Si	ned:
Silo: Grain Storage Facility: Poultry House: Milking Parlor:	Grain Drying Facility: Milk House	
Other: (Indicate)		
 To qualify as agricultural land of 5 acres or more but le average gross annual income of \$200.00 per acre from 	ss than 40 acres, the land must prod the sale of agricultural products.	luce a minimum
Please provide the average gross annual income per a immediately preceding this application <u>from the sale o</u>	f anricultural products (not from p	antal income)*
<u>10000</u> : <u>20</u>	= \$ <u>500.00</u> le land	(per acre
18. To qualify as a specially farm, the land must be design produce a gross annual income from an agricultural us average gross annual income during 2 of the last 3 year products and an agricultural \$	s of \$2,000.00 or more. If a special	ly farm, Indicate
agricultural products: \$ Please note: specialty farm designation may require an	ağınış mə həmən ə də adı adı adı adı bağı bir bə bə ili bir bir adı a çi adlı dışı bir	

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Application for Farmland Agreement

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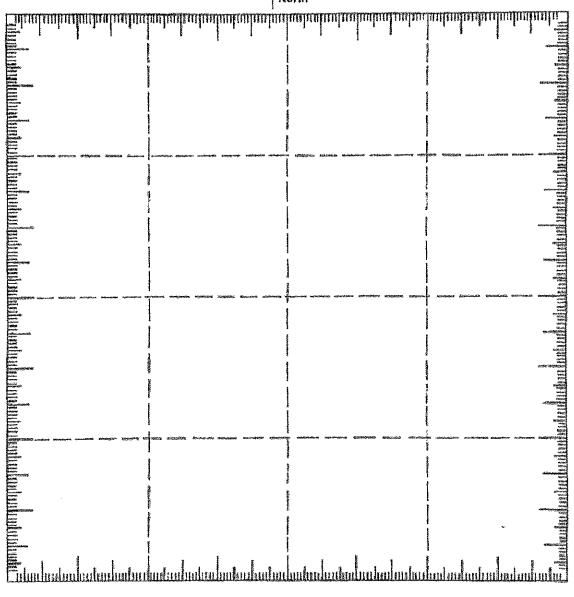
19. What is the number of years you wish the agreemen	t to run? (Minimum 10 years, maximum 90 years); 10
V. Signature(s): 20. The undersigned declare that this application, includ examined by them and to the best of their knowledg	ing any accompanying informational material, has been eand belief is true and correct.
(Signature of Applicant)	(Corporate Name, If Applicable)
- Qudith & La Cross	
(Oo-owner, If Applicable)	(Signature of Corporate Officer)
10/31/23	
(Date)	(Title)
	ROVED BY LOCAL GOVERNING BODY BE EFFECTIVE FOR THE CURRENT TAX YEAR.
RESERVED FOR LOCAL GOVERNMENT USE	CLERK PLEASE COMPLETE SECTIONS I & II
I. Date Application Received:(No	te: Local Governing Body has 45 days to take action)
Action by Local Governing Body: Jurisdiction:	
	Date of approval or rejection:
(If rejected, please attach statement from Local Govern	
Clerk's Signature:	
Property Appraisal: \$ls the cu	rrent fair market value of the real property in this application.
II. Please verify the following: Upon filing an application, clerk issues receipt to the Clerk notifies reviewing agencies by forwarding a c	
attachments, etc. are returned to the applicant. Ap	days stating reason for rejection and the original application, oplicant then has 30 days to appeal to State Agency. oplication, all supportive materials/attachments, and (if provided) are sent to:
MDARD-Farmland and Open Space Program, P	O Box 30449, Lansing 48909
*Please do not send multiple copies of applica mailings without first contacting the Farmland	tions and/or send additional attachments in separate I Preservation office.
Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):	Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:
COPY SENT TO:	Copy of Deed or Land Contract (most recent showing current ownership)
County or Regional Planning Commission	Copy of most recent Tax Bill (must
Conservation District	include tax description of property)
Township (if county has zoning authority)	Map of Farm
	Copy of most recent appraisal record
	Copy of letters from review agencies (if available)
	Any other applicable documents

Application for Farmland Agreement

Map of Farm with Structures and Natural Features:

- Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section) A.
- 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 Section R Τ_

1 North



Leelanau Parcel Viewer Weilly 😴 🖓 Color Al 11/7/2023, 11:21:01 AM 1:9,028 0.05 0.1 0 0.2 mi Subdivisions & Condos Roads 0.07 0.15 0 0.3 km Municipalities Tax Parcels I = - I Sections Esn. NASA, NGA, USGS, FEMA, Esn Community Maps Contributors, GTC Equalization/GIS, © OpenStreetMap, Microsoft, Esn, HERE, Garrain, SafeGraph, GeoTechnologies, Inc, METUNASA, USGS, EPA, NPS, US Census Bureau, USDA

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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** and click "Changing an Existing Farmland Development Rights Agreement."



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

ENROLLMENT, ELIGIBILITY AND BENEFITS OF FARMLAND AGREEMENTS



Farmland and Open Space Preservation Program



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.

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

Farmland Agreement Application
ELIGIBILITY & INSTRUCTIONS

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

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.

- As defined by the Act, agricultural use means: Ι. "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:
- 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></clerk@lelandtownship.com>
Sent:	Wednesday, December 13, 2023 12:10 PM
То:	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 25th.

Kínd Regards,

Lísa 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 23rd. Would you still like us to review this? Thanks

Gaíl Myer

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



From: Leland Clerk <<u>Clerk@lelandtownship.com</u>> Sent: Wednesday, December 13, 2023 10:19 AM To: Planning <<u>Planning@leelanau.gov</u>> 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!

Kínd Regards,

Lísa Brookfield Leland Township Clerk 231-256-7546, Ext. 201 231-256-2465 (fax) <u>clerk@lelandtownship.com</u>

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 CommissionDate 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 $\frac{1}{2}$

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

¹ 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.

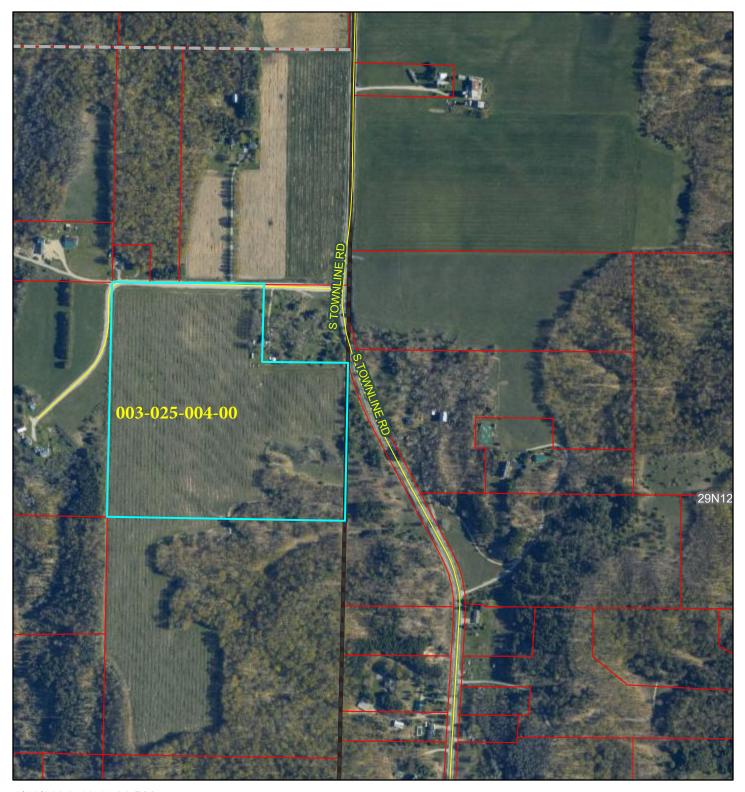
Staff Comments

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



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 Roads
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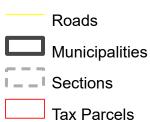
 Municipalities
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 Sections
 Esri Community Maps Contributors, GTC Equalization/GIS, © OpenStreetMap, Microsoft, Esri, NASA, NGA, USGS, FPA, NPS, US Census Bureau, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA
 Esri Community Maps, Contributors, GTC Equalization/GIS, © OpenStreetMap, Microsoft, Esri, NASA, NGA, USGS, FEMA

Leelanau Parcel Viewer

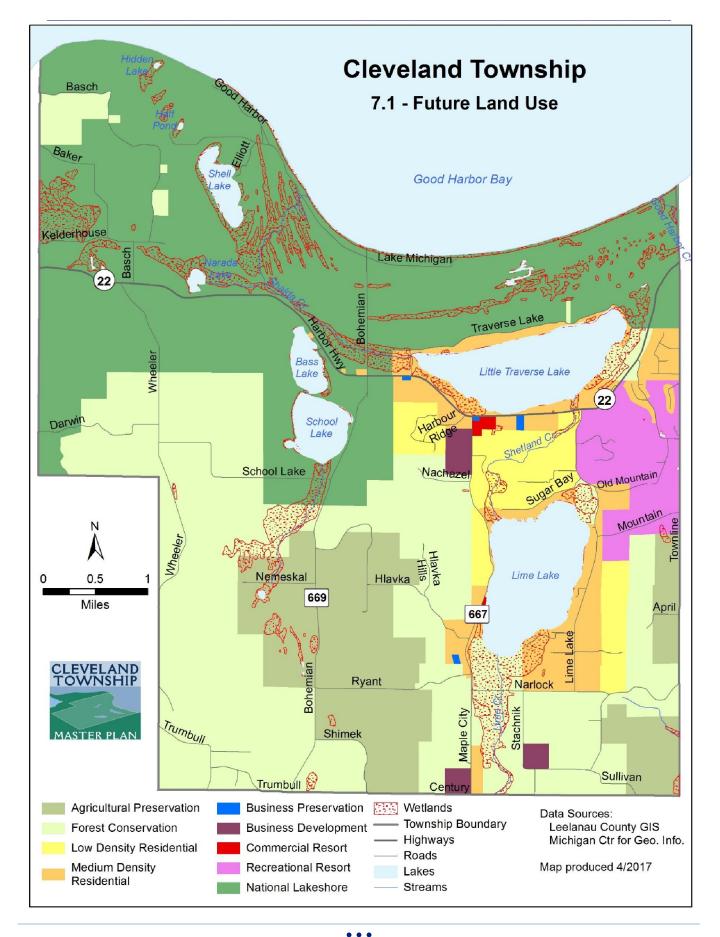


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Esri Community Maps Contributors, GTC Equalization/GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA



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. <u>PART I. Action by Governing Body</u> 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. <u>PART II. Check List</u> 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

<u>FINAL APPLICATION SHOULD INCLUDE</u> on page 3, right side, near the bottom, can be checked as included in the application. Under <u>REVIEW LETTERS FROM</u>, 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 <u>FINAL APPLICATION SHOULD INCLUDE</u> 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 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.

Michigan FARMLAND AND OPEN SPACE	OFFICIAL USE ONLY Local Governing Body:
PRESERVATION PROGRAM	Date Received
Application for Farmland Agreement	Application No:
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. ALL APPLICATIONS MUST BE APP ON OR BEFORE NOVEMBER 1 IN ORDER TO I. Personal Information:	State: Date Received Application No: Approved:Rejected ROVED BY LOCAL GOVERNING BODY DE EFFECTIVE FOR THE CURRENT TAX YEAR
	Glenn F.
Last	First Initial
(If more than two see #15)LaCross	Judith D.
Last Marital status of all individual men listed on application, i Married Single	First Initial
	Dedar MI 49621
Street	City State Zip Code
3. Telephone Number: (Area Code) () 231 88	3 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 Con 6. County: Leelanau 7. To	ntract) ownship, City or Village: Gleveland
8. Section No. 25 Town No. 29	Range No. 13W
 III. Legal Information: 9. Attach a clear copy of the deed, land contract or mem 10. Attach a clear copy of the most recent tax assessme 11. Is there a tax lien against the land described above? If "Yes", please explain circumstances: 	nt or tax bill with complete tax description of property.
12. Does the applicant own the mineral rights? Yes If owned by the applicant, are the mineral rights lease Indicate who owns or is leasing rights if other than the Name the types of mineral(s) involved:	ed? Yes No e applicant:
 Is land cited in the application subject to a lease agree something other than agricultural purposes: Yes in number of acres involved: 	No If "Yes", indicate to whom, for what purpose and the
14. Is land being purchased under land contract Yes [Name:	No: If "Yes", indicate vendor (sellers):
Address:Street	
14a. Part 361 of the Natural Resources and Environment vendor (sellers) must agree to allow the land cited in the land contract sellers sign below. (All sellers must Land Contract Vendor(s): I, the undersigned, underst	tand and agree to permit the land cited in this application
into the Farmland and Open Space Preservation Pro	Signature of Land Contract Vendor(s) (Seller)

Signature of Land Contract Vendor(s) (Seller)

rev. 12/2019

F

App	olication for Farml	land Agreement				Page 2
15. I	If the applicant is the applicant is no	one of the following, ot one of the followin	please check the a g – please leave bla	opropriate box and c nk):	complete the following inf	ormation (if
	2 or more per Corporation Estate	rsons having a joint o	or common interest i Limited Liability Trust	n the land Company	_ Partnership Association	
lf appli Treasu	cable, list the follourer, or Trustee(s)	wing: Individual Nan ; or Members; or Par	nes if more than 2 P tners; or Estate Rep	ersons; or Presiden presentative(s):	t, Vice President, Secreta	ary,
Name:	Glenn F. LaCross	and Judith D. LaCross	Trust	т	itle: Trustees	
Name:				Ti	itle:	
Name:				т	itle:	
Name:				Ti	itle:	
		(Additional n	ames may be attach	ed on a separate sh	eet.)	
	and Eligibility Qua	alifications: Check on for:	e and fill out correct	section(s)		
>	x a. 40 acres of	or more	▶complete only S	ection 16 (a thru g);		
		more but less than		12 275.55.0	y Sections 16 and 17; or	
		y farm				
16. a		tural enterprise (e.g. l	ivestock, cash crops	, fruit, etc):		
		f acres on this farm				-
				above):40		
	. Acreage in cultiv					
e f.	Acreage in clear All other acres (s	ed, fenced, improve wamp, woods, etc.)2	d pasture, or harves	ted grassland:		
9	. Indicate any stru	uctures on the proper	rty: (If more than one	building, indicate th	e number of buildings):	
N	o of Buildings	Residence:		Barn:	Tool Shed	
Si	lo:	Grain Storage Facility	v:	Grain Drving Facili	Tool Shed:	
Po	oultry House:	Mi	king Parlor:	Milk	House:	
Ot	ther: (Indicate)				House:	
17.	To qualify as agri average gross an	cultural land of 5 acre nual income of \$200.	es or more but less t .00 per acre from the	han 40 acres, the lar sale of agricultural	nd must produce a minim products.	um
	immediately prece	eding this application	from the sale of ac	ricultural products	e land during 2 of the last (not from rental income)):
\$10000		: 15		= \$ 667.00	(per acre)
1	total income	to	tal acres of tillable la	ind		,
	produce a gross a average gross and agricultural produc	nnual income from a nual income during 2	n agricultural use of of the last 3 years in	\$2,000.00 or more. nmediately preceding	acres or more in size, and If a specialty farm, indica g application from the sa _ an MDARD staff person.	ite le of

3.4.4.7.6.5.4

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Application for Farmland Agreement

Page 3

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

वित्रियम्बर्ग्यात्राणः एकस्य

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.

Coleman F. La Lione	
(Signature of Applicant)	(Corporate Name, If Applicable)
Sudit D. La Change	
() (Co-owner, If Applicable)	(Signature of Corporate Officer)
10/2, 173	
(Date)	(Title)
ALL APPLICATIONS MUST BE APP	PROVED BY LOCAL GOVERNING BODY
ON OR BEFORE NOVEMBER 1 IN ORDER TO	D BE EFFECTIVE FOR THE CURRENT TAX YEAR.
RESERVED FOR LOCAL GOVERNMENT US	E: CLERK PLEASE COMPLETE SECTIONS I & II
I. Date Application Received: 12-6-23 (N	ote: Local Governing Body has 45 days to take action)
-	leveland 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 Gove	rning Body indicating reason(s) for rejection.)
Clerk's Signature: Macy Olole	
Property Appraisal: \$ 08, 500.00 is the c	current fair market value of the real property in this application.
attachments, etc. are returned to the applicant. A	a copy of the application and attachments 0 days stating reason for rejection and the original application, Applicant then has 30 days to appeal to State Agency. application, all supportive materials/attachments, and
MDARD-Farmland and Open Space Program,	
*Please do not send multiple copies of applic mailings without first contacting the Farmla	ations and/or send additional attachments in separate nd Preservation office.
Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):	Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:
COPY SENT TO:	Copy of Deed or Land Contract (most recent showing current ownership)
County or Regional Planning Commission	Copy of most recent Tax Bill (must
Conservation District	include tax description of property)
Township (if county has zoning authority)	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

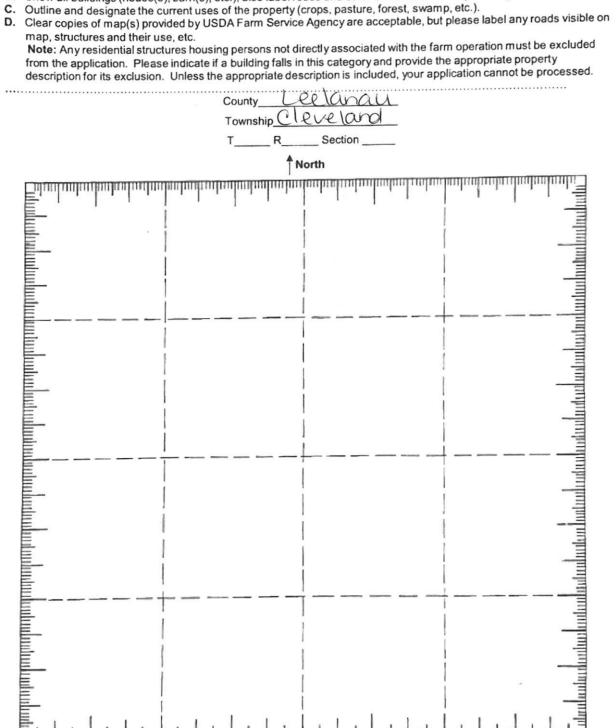
Application for Farmland Agreement

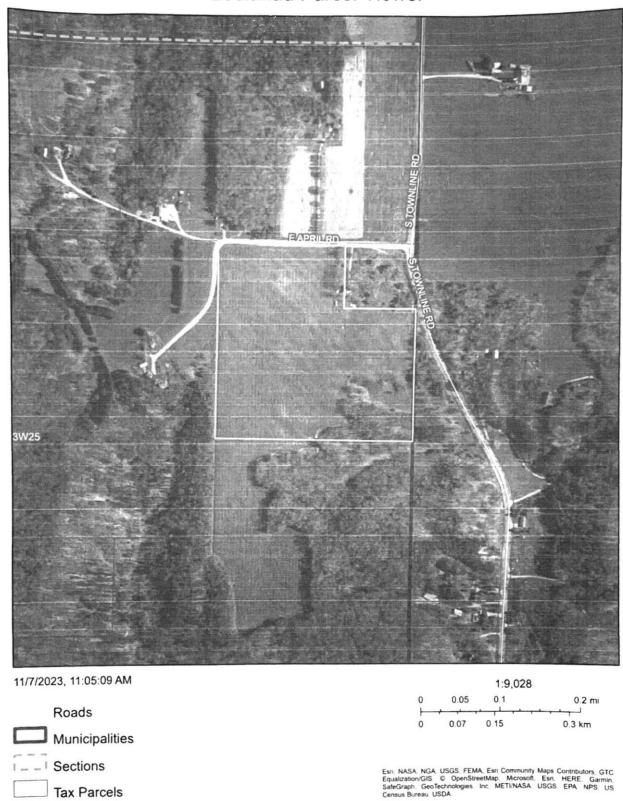
Map of Farm with Structures and Natural Features:

A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)

Page 4

B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).





Leelanau Parcel Viewer

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 BI	LL	L-4400
Notice of Assessment, Taxable	Valuation,	and Propert	y Classification	709
This form is issued under the authority of P.A. 206 of 1893, Sec. 211 24 (c) at FROM CLEVELAND TOWNSHIP	nd Sec 211 34c, as amended	1 This is a model assessmer	PARCEL IDENTIFICA	and the second se
JULIE KROMBEEN, ASSESSOR 3900 S TOWNLINE RD		PARCEL NUM		25-004-00
CEDAR, MI 49621		PROPERTY A	DDRESS	
			RIL RD	
			AR, MI 49621	
			INCIPAL RESIDENCE EX	
			Iomeowners Principal Residence" Qualified Agricultural Property":	100.00%
LACROSS GLENN F & JUDITH D TRUST			IBT Industrial Personal":	.00%
5536 S SHARNOWSKI RD			IBT Commercial Personal":	.00%
CEDAR, MI 49621-9613 ԳՈՈԼՈԴԵՐԵՐԵՐԵՐԵՐԵՐԵՐԵՐԵՐԵՐԵՐԵՐԵՐԵՐԵՐԵՐԵՐԵՐԵՐ	ш.		ualified Forest Property":	Yes X No
.00.10.1.0.0.0.00.00.00.00.00.00.00.		Exempt As "D	evelopment Property":	Yes X No
LEGAL DESCRIPTION:				
SE 1/4 OF NE 1/4 EXC PRT BEG AT NE COR TH	W 474 FT TH S 43	0 ET TH E 474 ET 1	TH N 430 FT TO POB SEC	25 T29N R13W
	W 4/41 (11/0 45		36	
ACCORDING TO MCL 211.34c THIS PROPERTY	IS CLASSIFIED A	S: 102 (AGRICU	LTURAL-VACANT)	
PRIOR YEAR'S CLASSIFICATION: 102 (AGRIC	ULTURAL-VACAN	T)		
The change in taxable value will increase/decrease your t	ay hill for the 2023		CURRENT	CHANGE FROM
year by approximately: \$32	ax bin for the 2023	PRIOR AMOUNT YEAR: 2022	TENTATIVE AMOUNT YEAR: 2023	PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:		37,634	39,515	1,88
2. ASSESSED VALUE:		103,300	108,500	5,20
3. TENTATIVE EQUALIZATION FACTOR:	1.000			
4. STATE EQUALIZED VALUE (SEV):		103,300	108,500	5,20
5. There WAS or WAS NOT a transfer of ownership 6. Assessor Change Reason(s):	on this property in2	2022 WAS NOT		
The 2023 Inflation rate Multiplier is: 1.05 Questions regarding the Notice of Assessment, Tax	able Valuation, and	Property Classifica	tion may be directed to the	Following:
	10000:			
JULIE KROMBEEN	(231) 667-0570		PASSESSOR@GMAIL.C	JM
March Board of Review Appeal Information: THE BOARD OF REVIEW WILL MEET MONDAY, M FROM 9 AM-12 NOON & 1 PM-4 PM AT THE TOWI EMAILED TO: TWPASSESSOR@GMAIL.COM; MA 6599. WRITTEN APPEALS MUST BE REC'D BY M/ FORMS CAN BE FOUND AT THE TWP WEBSITE:	NSHIP HALL, 955 V ILED VIA REGULA ARCH 10TH. ALL F	N HARBOR HWY, I R FIRST CLASS TO PETITIONS TO THE	MAPLE CITY. PETITIONS D ABOVE ADDRESS; FAX E ATTENTION OF THE ME	MAY BE ED TO 231-228-

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	FORE NOVEMBER 1 IN OR			
Personal Informatio	n;			
1. Name(s) of Appl		Glenn	F.	
	Last		First	Initial
(If more than two se	ee #15) LaCross	Judith	D.	
	Last		First	Initial
Marital status of all Married	individual men listed on appl	lication, if more than one	, indicate status after ea	ach name:
2. Mailing Address:	5536 Sharnowski Rd. Street	Cedar	MI 49621 State	Zip Code
	Sueer	City	Oldie	Lip Odde
3. Telephone Numb	ber: (Area Code) () 231-88	3-1233		
	ber: (Area Code) () <u>231-88</u> hone Number (cell, work, etc		231-883-1212	
4. Alternative Telep	hone Number (cell, work, etc			
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Application for Farmland Agreement	Pag
15. If the applicant is one of the following, please check the appropriate the applicant is not one of the following – please leave blank):	e box and complete the following information
the applicant is not one of the following – please leave blank).	
2 or more persons having a joint or common interest in the land	d
_ Corporation _ Limited Liability Compan	ny _ Partnership
EstateTrust	Association
f applicable, list the following: Individual Names if more than 2 Persons; c Freasurer; or Trustee(s); or Members; or Partners; or Estate Representat	
Name: Glenn F. and Judith D. LaCross Trust	Title: Trustees
Nome	Title
Name:	
Name:	Title:
lame:	Titler
Name:	
(Additional names may be attached on a	separate sheet.)
 V. Land Eligibility Qualifications: Check one and fill out correct section This application is for: 	(s)
a. 40 acres or more ► complete only Section 16	6 (a thru g);
X 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, el	tc):
FWIT	
b. Total number of acres on this farm 36	
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 gras	ssland:
f. All other acres (swamp, woods, etc.)10	
g. Indicate any structures on the property: (If more than one buildin	g, indicate the number of buildings):
No. of BuildingsResidence: Barn:	
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 average gross annual income of \$200.00 per acre from the sale of	
Please provide the average gross annual income per acre of clear immediately preceding this application from the sale of agricultu	
17000 : <u>26</u> =	\$ <u>654.00</u> (per ac
total income total acres of tillable land	
18. To qualify as a specialty farm, the land must be designated by MD	DARD, be 15 acres or more in size, and 0.00 or more. If a specialty farm, indicate

Application for Farmland Agreement

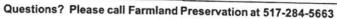
19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 10 years

V. Signature(s):

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.

STORE A STOCK DRIVEN & DAVE TO JP 25-1

Alem F. La with	e and belief is true and correct.				
(Signature of Applicant)	(Corporate Name, If Applicable)				
- Judith D. La Cross					
(Co-owner, If Applicable)	(Signature of Corporate Officer)				
10/3/23					
(Date)	(Title)				
ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.					
RESERVED FOR LOCAL GOVERNMENT USE	CLERK PLEASE COMPLETE SECTIONS I & II				
	e: Local Governing Body has 45 days to take action)				
Action by Local Governing Body: Jurisdiction:	eland Township				
	County Township City Village				
This application is 🛛 approved, 🗌 rejected	Date of approval or rejection:				
(If rejected, please attach statement from Local Governi					
Clerk's Signature: I Macy Olse	Clerk's Signature: I Mary Oyee				
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 Clerk notifies reviewing agencies by forwarding a co	opy of the application and attachments				
✓ If rejected, applicant is notified in writing within 10 of attachments, etc. are returned to the applicant. Applicant is notified and the original applicant is notified and the original applicant from reviewing agencies	lays stating reason for rejection and the original application, olicant then has 30 days to appeal to State Agency. olication, all supportive materials/attachments, and (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):	Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:				
COPY SENT TO:	Copy of Deed or Land Contract (most recent showing current ownership)				
County or Regional Planning Commission	Copy of most recent Tax Bill (must				
Conservation District	include tax description of property)				
Township (if county has zoning authority)	Map of Farm				
	Copy of most recent appraisal record				
	Copy of letters from review agencies (if available)				
	Any other applicable documents				



EF.

Page 3

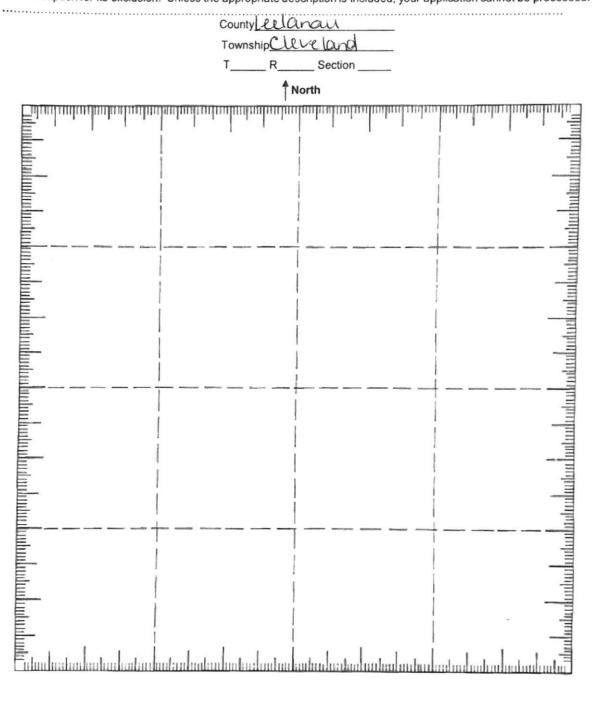
Application for Farmland Agreement

Map of Farm with Structures and Natural Features:

- A Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).

计生产系统 网络拉拉斯 网络拉拉斯斯 网络拉拉斯斯斯斯斯

- 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.





Leelanau Parcel Viewer



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

ROM CLEVELAND TOWNSHIP		PARCEL IDENTIFICATION		
JULIE KROMBEEN, ASSESSOR 3900 S TOWNLINE RD	PARCEL NUME	ER 45-003-	025-022-00	
CEDAR, MI 49621	PROPERTY AD	DRESS		
	E APR	IL RD		
	CEDAR	R, MI 49621		
	PRI	NCIPAL RESIDENCE	XEMPTION	
	% Exempt As "Ho	meowners Principal Residence		
**************************************		% Exempt As "Qualified Agricultural Property": .00%		
LACROSS GLENN F & JUDITH D TRUST 5536 S SHARNOWSKI RD	% Exempt As "MB	T Industrial Personal":	.00%	
CEDAR, MI 49621-9613		T Commercial Personal":	.00%	
վիրընդությունընդերիներին հարդերություններին	Exempt As "Qua	lified Forest Property":	Yes X No	
	Exempt As "Dev	elopment Property":	Yes X No	
LEGAL DESCRIPTION: L538 P544/00 L742 P399/03 NE1/4 OF SE 1/4 SEC 25 T29N R13W 4	40 A.			
		TURAL-VACANT)		
L538 P544/00 L742 P399/03 NE1/4 OF SE 1/4 SEC 25 T29N R13W 4	: 102 (AGRICUL	fural-vacant)		
L538 P544/00 L742 P399/03 NE1/4 OF SE 1/4 SEC 25 T29N R13W 4	: 102 (AGRICUL	CURRENT TENTATIVE AMOUNT YEAR 2023	CHANGE FROM PRIOR YEAR TO CURRENT YEAR	
L538 P544/00 L742 P399/03 NE1/4 OF SE 1/4 SEC 25 T29N R13W A ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS PRIOR YEAR'S CLASSIFICATION: 102 (AGRICULTURAL-VACANT The change in taxable value will increase/decrease your tax bill for the 2023	C: 102 (AGRICUL	CURRENT TENTATIVE AMOUNT	PRIOR YEAR TO	
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L538 P544/00 L742 P399/03 NE1/4 OF SE 1/4 SEC 25 T29N R13W 4 ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS PRIOR YEAR'S CLASSIFICATION: 102 (AGRICULTURAL-VACANT The change in taxable value will increase/decrease your tax bill for the 2023 year by approximately: \$34 I. TAXABLE VALUE:	2: 102 (AGRICUL 7) PRIOR AMOUNT YEAR: 2022 40,233	CURRENT TENTATIVE AMOUNT YEAR 2023 42,244	PRIOR YEAR TO CURRENT YEAR 2,011	
L538 P544/00 L742 P399/03 NE1/4 OF SE 1/4 SEC 25 T29N R13W 4 ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS PRIOR YEAR'S CLASSIFICATION: 102 (AGRICULTURAL-VACANT The change in taxable value will increase/decrease your tax bill for the 2023 year by approximately: \$34 1. TAXABLE VALUE: 2. ASSESSED VALUE:	5: 102 (AGRICUL T) PRIOR AMOUNT YEAR: 2022 40,233 118,000	CURRENT TENTATIVE AMOUNT YEAR 2023 42,244	PRIOR YEAR TO CURRENT YEAR 2,011	

The 2023 Inflation rate Multiplier is: 1.05

CONTRACTOR OF THE OWNER OWNER

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

Name:	Phone:	Email Address:
JULIE KROMBEEN	(231) 667-0570	TWPASSESSOR@GMAIL.COM
March Board of Review Appeal Informati	ion:	
FROM 9 AM-12 NOON & 1 PM-4 PM AT T EMAILED TO: TWPASSESSOR@GMAIL.	'HE TOWNSHIP HALL, 955 W HARB COM; MAILED VIA REGULAR FIRST C'D BY MARCH 10TH. ALL PETITIOI	5 PM & 6 PM-9 PM AND WEDNESDAY, MARCH 15TH OR HWY, MAPLE CITY. PETITIONS MAY BE CLASS TO ABOVE ADDRESS; FAXED TO 231-228- NS TO THE ATTENTION OF THE MBOR. PETITION NDTWP.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** and click "Changing an Existing Farmland Development Rights Agreement."



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

ENROLLMENT, ELIGIBILITY AND BENEFITS OF FARMLAND AGREEMENTS



Farmland and Open Space Preservation Program



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.

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

Farmland Agreement Application
ELIGIBILITY & INSTRUCTIONS

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

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.

- As defined by the Act, agricultural use means: Ι. "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:
- 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.
- 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 <clevelandtwpclerk@gmail.com></clevelandtwpclerk@gmail.com>
Sent:	Wednesday, December 20, 2023 7:24 PM
То:	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 CommissionDate 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 Program¹

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.

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

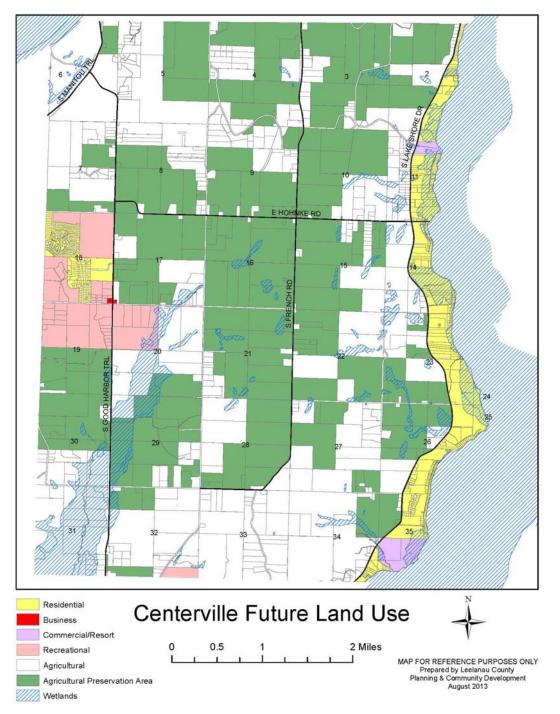
The request is to place approximately 488 acres into Farmland and Open Space Preservation Program with the State for a period of ten (10) years. The maximum term allowed is 90 years. The applicant states the property does not have any tax liens on it, the applicant owns the mineral rights. The properties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

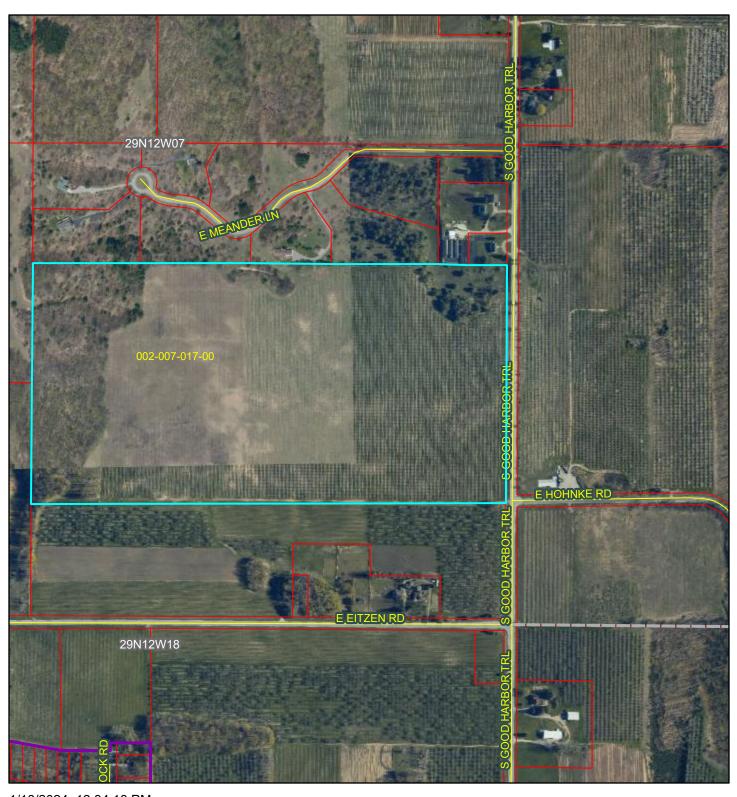
Benefits under an agreement depend on the tax assessed against the property and the landowner's income. The landowner is entitled to claim a Michigan income tax credit equal to the amount of the property taxes on the land and improvements covered by the agreement, less 3.5% of the landowner's total household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

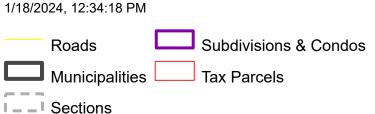
For prior applications, the County Planning Commission has made a recommendation for applications to be 'accepted' into the program, or sent along comments/suggestions.

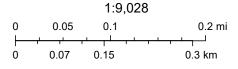
Future Land Use Map

Figure 8-1



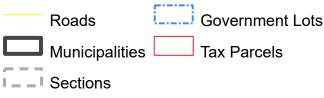




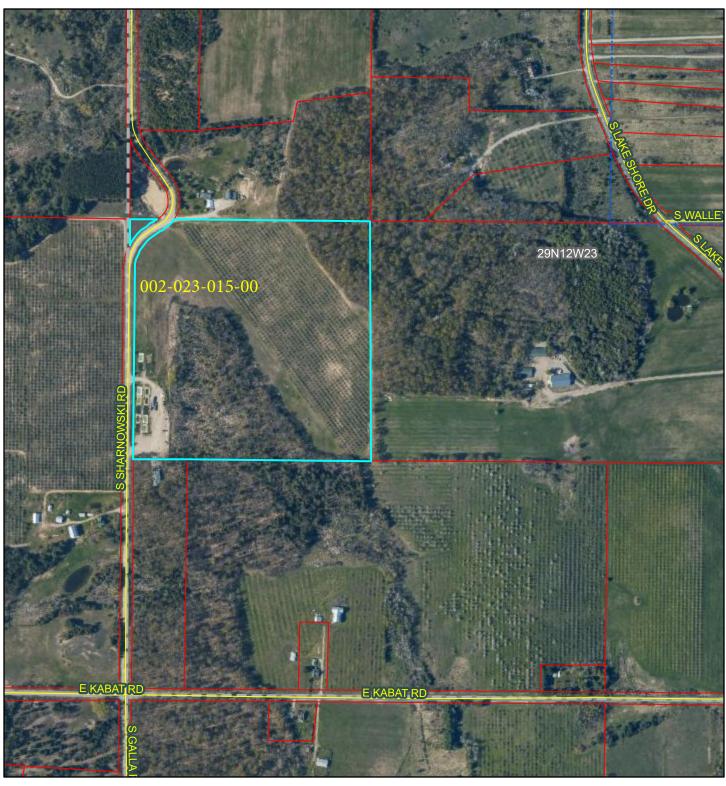


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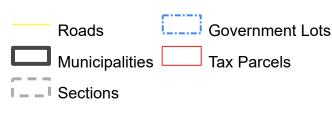




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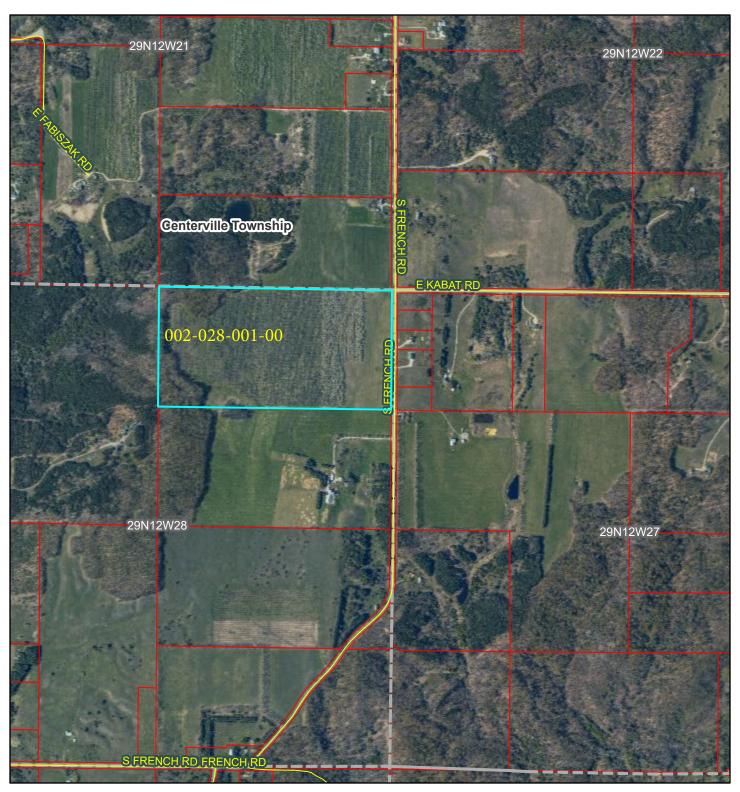






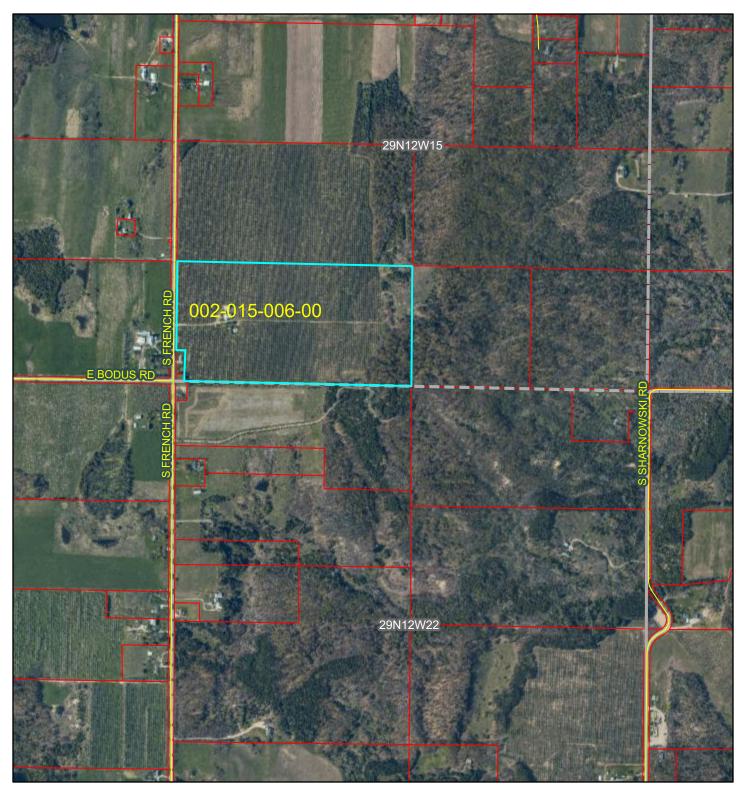
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Page 80 of 135



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Tax Parcels

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. <u>PART I. Action by Governing Body</u> 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. <u>PART II. Check List</u> 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

NEW BUSINESS ITEM 3 <u>FINAL APPLICATION SHOULD INCLUDE</u> on page 3, right side, near the bottom, can be checked as included in the application. Under <u>REVIEW LETTERS FROM</u>, 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 <u>FINAL APPLICATION SHOULD INCLUDE</u> 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 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.

Page 84 of 135

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Mich	FARMLAND AND OPEN SPACE	Local Governing		
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ACHICI	Application for Farmland Agreement	Application No	:	
4 North Da	Véligentud		*****	
Part 36	1 of the Natural Resources and Environmental	State:		
Protect	ion Act, 1994 Act 451 as amended, more			
comme	only known as PA 116.	Application No	:	
needeo	print or type. Attach additional sheets as d. Please read the Eligibility and Instructions	Approved:	Rejected	
docum	ent before filling out this form. ALL APPLICATIONS MUST BE	APPROVED BY LOC	AL GOVERNING BOD	DY
	ON OR BEFORE NOVEMBER 1 IN ORDE	R TO BE EFFECTIVE	FOR THE CURRENT	TAX YEAR
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	sonal Information: Name(s) of Applicant: LaCross	Glenn	F.	
1.1	Last		First	Initial
/16	nore than two see #15)	Judith	D.	
1.0	Last		First	Initial
Ma	rital status of all individual men listed on applica Married	tion, if more than one, i	ndicate status after ea	ach name:
2.1	Aailing Address:S36 Shamowaki Rd.	Cedar	MI 49621	
	Street	City	State	Zip Code
3. 1	elephone Number: (Area Code) () 231	883	1233	
	Iternative Telephone Number (cell, work, etc.): (Area Code) () ²³	18831212	
		/	heyjude49621@aol.com	
	-mail address: gnacoss@yahoo.com			
6. C	perty Location (Can be taken from the Deed/Lar county:eelanau	7. Township, City or V	'illage: Centerville	
8. S	ection No. 7 Town No	29 Range	e No. 12W	
III. Leg 9. / 10. 11.	al Information: Attach a clear copy of the deed, land contract or Attach a clear copy of the most recent tax asse Is there a tax lien against the land described ab f "Yes", please explain circumstances:	memorandum of land c ssment or tax bill with c ove?	complete tax description	on of property.
	Does the applicant own the mineral rights?	leased? [_] Yes 🔳 No an the applicant:	e ^{- 4} 2	
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	Address:			71- 0- 1-
	Street Part 361 of the Natural Resources and Enviror vendor (sellers) must agree to allow the land c the land contract sellers sign below. (All sellers	ited in the application t	State 1994 Act 451 as am o be enrolled in the p	Zip Code ended, states that the rogram. Please have
	Land Contract Vendor(s): I, the undersigned, ur into the Farmland and Open Space Preservatio	nderstand and agree to	permit the land cited	in this application
		0: 1 (1	and Contract Vendor	

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Application for Farmland Agreen	nant		Page
	ollowing, please check the appropriate l	hav and complete the follow	-
the applicant is not one of the	following – please leave blank):	DOX BHD CONTRACTS BIC 1000	
2 or more persons having Corporation	a joint or common interest in the land	Partnershir	2
Estate	g a joint or common interest in the land Limited Liability Company Trust	Associatio	n
applicable, list the following: Indivi	dual Names if more than 2 Persons; or 's; or Partners; or Estate Representativ	President, Vice President,	
ame: Glenn F. LaCross and Judith D.	LaCross Trust	Title: Trustees	
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	ditional names may be attached on a se		
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 f. All other acres (swamp, wood g. Indicate any structures on the 	ls, etc.) <u>8</u> ie property: (If more than one building, i	indicate the number of buil	dings):
No. of Buildings Residence:	Barn;	Tool Shed:	
Silo: Grain Storag	e Facility: Grain Dr	ying Facility:	
Poultry House: Other: (Indicate)	e Facility: Barn: Milking Parlor:	Milk House:	an gin tanın ayan başı firminin ayan başını ay
average gross annual income	of 5 acres or more but less than 40 acr of \$200.00 per acre from the sale of ac	gricultural products.	
immediately preceding this ap	oss annual income per acre of cleared plication <u>from the sale of agricultural</u>	products (not from rental	income):
000 : 72	= \$	347.22	(per acre)
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Application for Farmland Agreement

Page 3

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

V. Signature(s):

st orginature(s).	The second second
20. The understanded to the this and including any accompanying informational material.	has been
20. The undersigned declare that this application, including any accompanying informational material,	11000 0 0 0 0 0
and belief in the state of the television and belief in true and correct	
examined by them and to the best of their knowledge and belief is true and correct.	

Clem F. La hors			
(Signature of Applicant)	(Corporate Name, If Applicable)		
Quelith D. Lalans			
(Co-owner, If Applicable)	(Signature of Corporate Officer)		
10/31/20			
(Date)	(Title)		
ALL APPLICATIONS MUST BE APPR ON OR BEFORE NOVEMBER 1 IN ORDER TO E	OVED BY LOCAL GOVERNING BODY BE EFFECTIVE FOR THE CURRENT TAX YEAR.		
RESERVED FOR LOCAL GOVERNMENT USE:	CLERK PLEASE COMPLETE SECTIONS & II		
I. Date Application Received:(Note	e: 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	ng Body indicating reason(s) for rejection.)		
Clerk's Signature:			
Property Appraisal: \$is the curr	ent 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			
*Please do not send multiple copies of application mailings without first contacting the Farmland F	ons and/or send additional attachments in separate Preservation office.		
Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):	Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE: Copy of Deed or Land Contract (most recent		
COPY SENT TO:	showing <u>current ownership</u>)		
County or Regional Planning Commission	Copy of most recent Tax Bill (must		
Conservation District	include tax description of property)		
Township (if county has zoning authority)	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

S. C. Participation

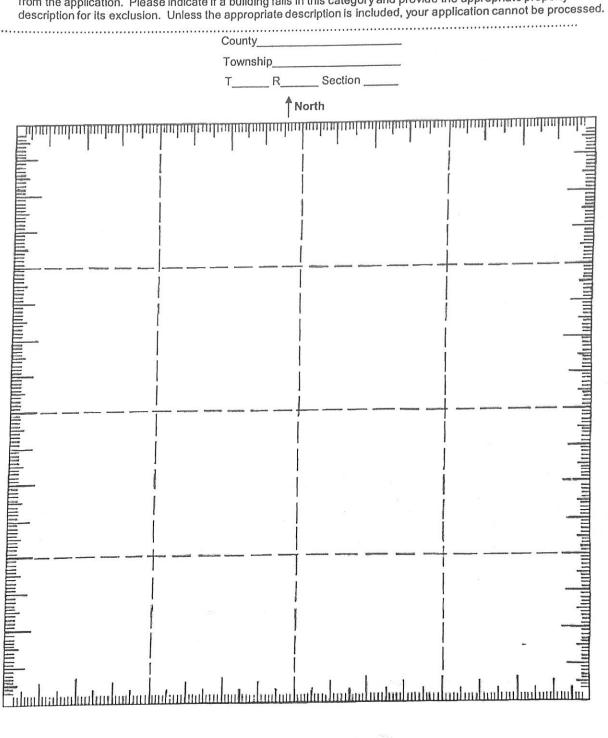
Application for Farmland Agreement

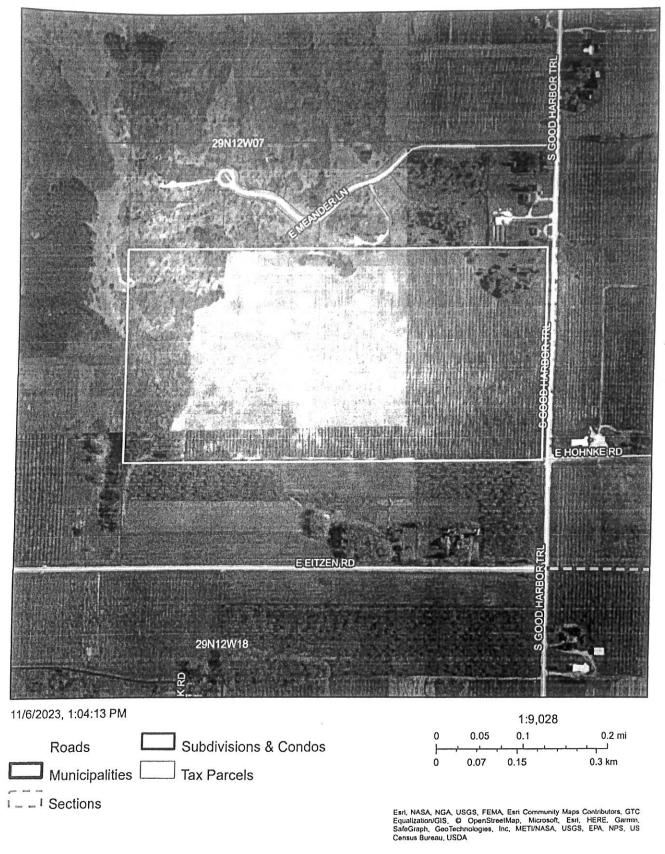
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Page 4

Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.
 Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description is included, your application cannot be processed.





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

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Michigan Department of Treasury. 1019 (Rev. 12-22)	IS IS NO	Γ Α ΤΑΧ	BIL	L		L
Notice of Assessment, Taxak	ole Valuation	h, and Pro	perty	Classifi	cation	
This form is issued under the authority of D A 204 of 1803 Sec 211 24	(c) and Sec 211.34c, as ame	ended. This is a model as	ssessment no	PARCEL ID	ne local assess	, NJ
FROM CENTERVILLE TOWNSHIP			1	PARCELIDI		
JULIE KROMBEEN, ASSESSOR 3900 S TOWNLINE RD		PARCE	L NUMBE	R	45-002-0	007-017-00
CEDAR MI 49621		PROPE	RTY ADD	RESS:		
		S	GOO	D HARBO	R TRL	
				, MI 4962		
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSE	SSMENT ROLL			CIPAL RESI		CHOTION
		% Exami		eowners Principa		
LACROSS GLENN F & JUDITH D				ified Agricultural		
5536 S SHARNOWSKI RD CEDAR, MI 49621-9613				Industrial Perso		
լունիրի արդութու	որիկուս			Commercial Per		
				fied Forest Prope		Yes 🛛
		Exemp	t As "Deve	opment Property	/": [Yes X
LEGAL DESCRIPTION:						
L293 P215/88 L871 P182/05 L958 P314/07 DC	L1170 P896 L1170	P898&901/13 S	1/2 OF 1	1/2 OF SE	1/4 & N 1/2	2 OF S 1/2 OF
1/4 SEC 7 T29N R12W 80 A.						
ACCORDING TO MCL 211.34c THIS PROPER		AS: 102 /AG				
		A0: 102 (A0		51012-071071	,	
PRIOR YEAR'S CLASSIFICATION: 102 (AGE	RICULTURAL-VACA	ANT)				
The change in taxable value will increase/decrease you	ur tax bill for the 2023	PRIOR AMOU	NT	CURRENT	AOUNT	CHANGE FR
year by approximately: \$178		YEAR: 2022		YEAR:	2023	CURRENT Y
. TAXABLE VALUE:		182	2,406		191,526	
ASSESSED VALUE:		217	7,300		237,000	No. A L MARK AND AND AN AND AN ADDRESS
	the second s	station of a second distance with the second second			ALT REAL PLACE AND AND AND AND	
TENTATIVE EQUALIZATION FACTOR:	1.000			的人民人民的社会		
. STATE EQUALIZED VALUE (SEV):			7,300		237,000	1
. STATE EQUALIZED VALUE (SEV): . There WAS or WAS NOT a transfer of ownersh					237,000	1
. STATE EQUALIZED VALUE (SEV): . There WAS or WAS NOT a transfer of ownersh					237,000	1
. STATE EQUALIZED VALUE (SEV): . There WAS or WAS NOT a transfer of ownersh . Assessor Change Reason(s):					237,000	1
STATE EQUALIZED VALUE (SEV): There WAS or WAS NOT a transfer of ownersh Assessor Change Reason(s): ne 2023 Inflation rate Multiplier is: 1.05	nip on this property i	in2022 WAS N	ЮТ			
 STATE EQUALIZED VALUE (SEV): There WAS or WAS NOT a transfer of ownersh Assessor Change Reason(s): ne 2023 Inflation rate Multiplier is: 1.05 uestions regarding the Notice of Assessment, Tage	nip on this property i axable Valuation, an	in2022 WAS N	IOT	may be direc		
 STATE EQUALIZED VALUE (SEV): There WAS or WAS NOT a transfer of ownersh Assessor Change Reason(s): ne 2023 Inflation rate Multiplier is: 1.05 uestions regarding the Notice of Assessment, Tame: 	nip on this property i axable Valuation, an Phone:	in 2022 WAS N	sification Email Add	may be direc	ted to the	Following:
TENTATIVE EQUALIZATION FACTOR: STATE EQUALIZED VALUE (SEV): There WAS or WAS NOT a transfer of ownersh Assessor Change Reason(s): The 2023 Inflation rate Multiplier is: 1.05 uestions regarding the Notice of Assessment, Ta	nip on this property i axable Valuation, an	in 2022 WAS N	sification Email Add	may be direc	ted to the	Following:
A. STATE EQUALIZED VALUE (SEV): 5. There WAS or WAS NOT a transfer of ownersh 5. Assessor Change Reason(s): The 2023 Inflation rate Multiplier is: 1.05 The 2023 Inflation rate Multiplier is: 1.05	nip on this property i axable Valuation, an (Phone: (231) 667-057 N MONDAY, MARC	nd Property Class 70 CH 13TH FROM	sification Email Add TWPA: 1- 4 PM	may be direc ress: SSESSOR@ & 6- 9 PM & *	GMAIL.CC	Following: DM
STATE EQUALIZED VALUE (SEV): There WAS or WAS NOT a transfer of ownersh Assessor Change Reason(s): State 2023 Inflation rate Multiplier is: 1.05 uestions regarding the Notice of Assessment, Ta ULIE KROMBEEN rch Board of Review Appeal Information: IE MARCH BOARD OF REVIEW WILL MEET O IOM 9 AM - 12:00 NOON & 1-4 PM; ALL MEET O IOM 9 AM - 12:00 NOON & 1-4 PM; ALL MEET O IOAR, APPEALS MAY BE MADE VIA REGULA REMAIL:TWPASSESSOR@GMAIL.COM; MAILL	axable Valuation, an Phone: (231) 667-057 N MONDAY, MARC INGS WILL BE HEL R FIRST CLASS M ED/EMAILED PETI	nd Property Class 70 CH 13TH FROM D AT THE CEN MIL TO: 3900 S TIONS MUST BE	sification Email Add TWPA: 1- 4 PM TERVILL TOWNL E REC'D	may be direct ress: SSESSOR@ & 6- 9 PM & E TWP HALI NE RD, CEE BY MARCH	THURSDA , 5001 S F AR 49621 10 TO BE	Following: DM TRENCH 10 RENCH RD, ATTN: MBOI CONSIDERE
STATE EQUALIZED VALUE (SEV): There WAS or WAS NOT a transfer of ownersh Assessor Change Reason(s): e 2023 Inflation rate Multiplier is: 1.05 uestions regarding the Notice of Assessment, Ta ULIE KROMBEEN rch Board of Review Appeal Information:	axable Valuation, an Phone: (231) 667-057 N MONDAY, MARC INGS WILL BE HEL R FIRST CLASS M ED/EMAILED PETI	nd Property Class 70 CH 13TH FROM D AT THE CEN MIL TO: 3900 S TIONS MUST BE	sification Email Add TWPA: 1- 4 PM TERVILL TOWNL E REC'D	may be direct ress: SSESSOR@ & 6- 9 PM & E TWP HALI NE RD, CEE BY MARCH	THURSDA , 5001 S F AR 49621 10 TO BE	Following: DM TRENCH 10 RENCH RD, ATTN: MBOI CONSIDERE
STATE EQUALIZED VALUE (SEV): There WAS or WAS NOT a transfer of ownersh Assessor Change Reason(s): The 2023 Inflation rate Multiplier is: 1.05 uestions regarding the Notice of Assessment, Take: ULIE KROMBEEN rch Board of Review Appeal Information: IE MARCH BOARD OF REVIEW WILL MEET O COM 9 AM - 12:00 NOON & 1-4 PM; ALL MEET O COM 9 AM - 12:00 NOON & 1-4 PM; ALL MEET O COM 9 AM - 12:00 NOON & 1-4 PM; ALL MEET O COM 9 AM - 12:00 NOON & 1-4 PM; ALL MEET O COM 9 AM - 12:00 NOON & 1-4 PM; ALL MEET O COM 9 AM - 12:00 NOON & 1-4 PM; ALL MEET O COM 9 AM - 12:00 NOON & 1-4 PM; ALL MEET O COM 9 AM - 12:00 NOON & 1-4 PM; ALL MEET O COM 9 AM - 12:00 NOON & 1-4 PM; ALL MEET O COM 9 AM - 12:00 NOON & 1-4 PM; ALL MEET O COM 9 AM - 12:00 NOON & 1-4 PM; ALL MEET O COM 9 AM - 12:00 NOON & 1-4 PM; ALL MEET O COM 9 AM - 12:00 NOON & 1-4 PM; ALL MEET O COM 9 AM - 12:00 NOON & 1-4 PM; ALL MEET O COM 9 AM - 12:00 NOON & 1-4 PM; ALL MEET O	axable Valuation, an Phone: (231) 667-057 N MONDAY, MARC INGS WILL BE HEL R FIRST CLASS M ED/EMAILED PETI	nd Property Class 70 CH 13TH FROM D AT THE CEN MIL TO: 3900 S TIONS MUST BE	sification Email Add TWPA: 1- 4 PM TERVILL TOWNL E REC'D	may be direct ress: SSESSOR@ & 6- 9 PM & E TWP HALI NE RD, CEE BY MARCH	THURSDA , 5001 S F AR 49621 10 TO BE	Following: DM TRENCH 10 RENCH RD, ATTN: MBOI CONSIDERE

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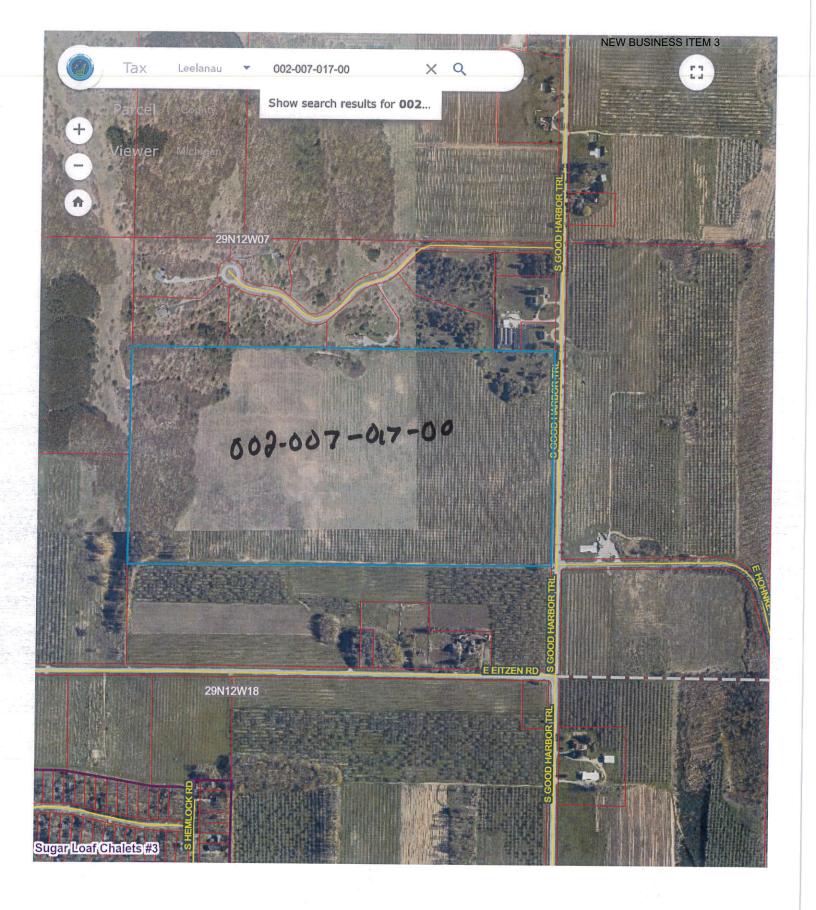
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Michigan FARMLAND AND OPEN SPACE PRESERVATION PROGRAM	OFFICIAL USE ONLY Local Governing Body:
(13)	Date Received
Application for Farmland Agreement	Application No:
a second product of the second s	••••••
Part 361 of the Natural Resources and Environmental	State:
Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.	Date Received
Kongo - Constantino - Const	Application No:
Please print or type. Attach additional sheets as needed. Please read the Eligibility and Instructions document before filling out this form.	Approved:Rejected
ALL APPLICATIONS MUST BE APPF	ROVED BY LOCAL GOVERNING BODY BE EFFECTIVE FOR THE CURRENT TAX YEAR
I. Personal Information:	
()	enn F.
Last	First Initial
(dith D.
Last Marital status of all individual men listed on application, if Married Single	First Initial more than one, indicate status after each name:
2. Mailing Address: 5536 Shamowski Rd. Cer	
Street	City State Zip Code
3. Telephone Number: (Area Code) () 231 883	1233
4. Alternative Telephone Number (cell, work, etc.): (Area C	code) () 2318831212
5. E-mail address: gflacross@yahoo.com	
	heyjudo49621@aol.com
II. Property Location (Can be taken from the Deed/Land Cont 6. County: Leelanau 7. Tow 7. Tow	ract) vinshin City or Village: Centerville
8. Section No. 22 Town No 79 N	
	Nange No
 III. Legal Information: 9. Attach a clear copy of the deed, land contract or memory 10. Attach a clear copy of the most recent tax assessments 11. Is there a tax lien against the land described above? If "Yes", please explain circumstances: 	or tax bill with complete tax description of property.
12. Does the applicant own the mineral rights? If Yes If owned by the applicant, are the mineral rights leased Indicate who owns or is leasing rights if other than the Name the types of mineral(s) involved:	? 🛄 Yes 🔳 No applicant:
13. Is land cited in the application subject to a lease agreen something other than agricultural purposes: Yes III number of acres involved:	No If "Yes", indicate to whom, for what purpose and the
14. Is land being purchased under land contract Yes	
Name:	
Street 14a. Part 361 of the Natural Resources and Environmental	he application to be enrolled in the program. Please have
Land Contract Vendor(s): I, the undersigned, understar into the Farmland and Open Space Preservation Progr	
Date	Signature of Land Contract Vendor(s) (Seller)
	-

and the second second

1.8.11

Applica	tion for Farmland Agreement				Page 2
15. If the	e applicant is one of the following, applicant is not one of the following	, please check the ap Ig – please leave blar	propriate box and k):	complete the following infor	mation (if
	2 or more persons having a joint Corporation Estate	or common interest in Limited Liability (Trust	the land Company	_ Partnership _ Association	
If applicabl	le, list the following: Individual Nation or Trustee(s); or Members; or Pa	mes if more than 2 Pe	rsons; or Preside	nt, Vice President, Secretary	/.
Name: <u>Gle</u>	nn F. LaCross and Judith D. LaCross	s Trust		Title: Trustees	
Name:				Title:	
	<i>a</i>				
Name:					
	(Additional	names may be attach	ed on a separate	sheet.)	
16. a. Ty b. To c.Tot d. Ac e. Ac f. All g. In	reage in cleared, fenced, improve other acres (swamp, woods, etc.) dicate any structures on the prope	40 acres ► complete only S livestock, cash crops 130 acres for (if different than ed pasture, or harves 80 erty: (If more than one	► complete c sections 16 and 1 , fruit, etc): above): 130 sed grassland: 10 building, indicate	only Sections 16 and 17; or 8. 9. 9. 9. 9. 9. 9. 9. 9. 9. 9. 9. 9. 9.	
No. of	BuildingsResidence: 1 Grain Storage Facili		Barn: <u>1</u>	Tool Shed: 1	
Silo: _	Grain Storage Facili	ity: <u>1</u>	Grain Drying Fa	ilk House:	
Poultr	yHouse: Main Storage Fusion (Indicate) Garage	Pig Pen	1VI	First building	
17. To ave	qualify as agricultural land of 5 ac rage gross annual income of \$200 ase provide the average gross an	res or more but less t 0.00 per acre from the nual income per acre	han 40 acres, the e sale of agricultu of cleared and till pricultural produ	land must produce a minim ral products. able land during 2 of the last cts (not from rental income)	um 13 years
\$45,000	: 50		= \$ 900.00	(per acre)
	income	otal acres of tillable la	and		
prod aver	ualify as a specialty farm, the lan luce a gross annual income from age gross annual income during cultural products: \$dogigantity	an agricultural use of 2 of the last 3 years i	\$2,000.00 or mo nmediately prece	re. If a specialty farm, indica ding application from the sa	le of

and the second second

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

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Application for	Farmland Agreement
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Page 3

	-
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.

Olem T. La Gross	ge and benefits true and correct.
(Signature of Applicant)	(Corporate Name, If Applicable)
Judith D. Lalson	
(Co-owner, If Applicable)	(Signature of Corporate Officer)
10/3/23	
(Date)	(Title)
ALL APPLICATIONS MUST BE APPI ON OR BEFORE NOVEMBER 1 IN ORDER TO	ROVED BY LOCAL GOVERNING BODY BE EFFECTIVE FOR THE CURRENT TAX YEAR.
RESERVED FOR LOCAL GOVERNMENT USE	CLERK PLEASE COMPLETE SECTIONS I & II
I. Date Application Received:(No	te: 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 Govern	ing Body indicating reason(s) for rejection.)
Clerk's Signature:	
Property Appraisal: \$is the cur	rent fair market value of the real property in this application.
 II. Please verify the following: Upon filing an application, clerk issues receipt to the Clerk notifies reviewing agencies by forwarding a contract of the second seco	opy of the application and attachments lays stating reason for rejection and the original application, plicant then has 30 days to appeal to State Agency.
letters of review/comment from reviewing agencies	
MDARD-Farmland and Open Space Program, PC	
*Please do not send multiple copies of applicati mailings without first contacting the Farmland	ons and/or send additional attachments in separate Preservation office.
Please verify the following regarding Reviewing Agencles (Sending a copy to reviewing agencies is required):	Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:
COPY SENT TO:	Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)
County or Regional Planning Commission	Copy of most recent Tax Bill (must
Conservation District	include tax description of property)
Township (if county has zoning authority)	Map of Farm
	Copy of most recent appraisal record
8 Al-	Copy of letters from review agencies (if available)
	Any other applicable documents

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

Application for Farmland Agreement

Page 4

Map of Farm with Structures and Natural Features:

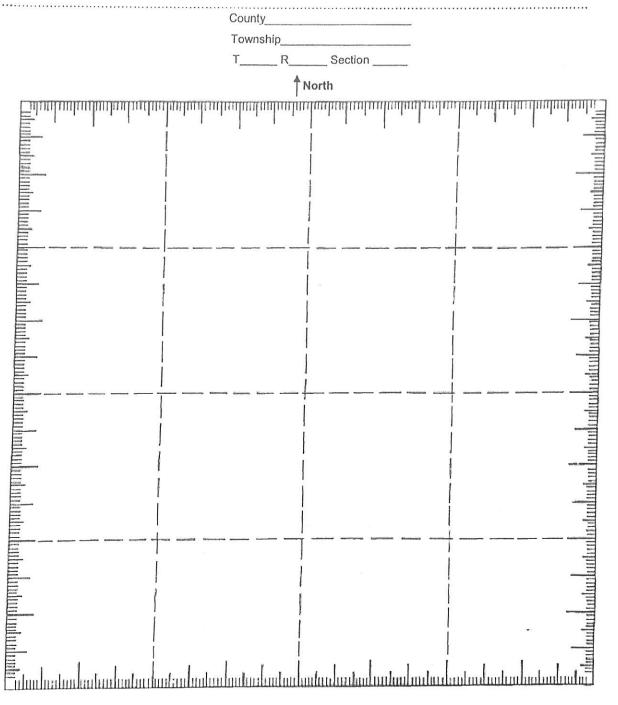
A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)

B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).

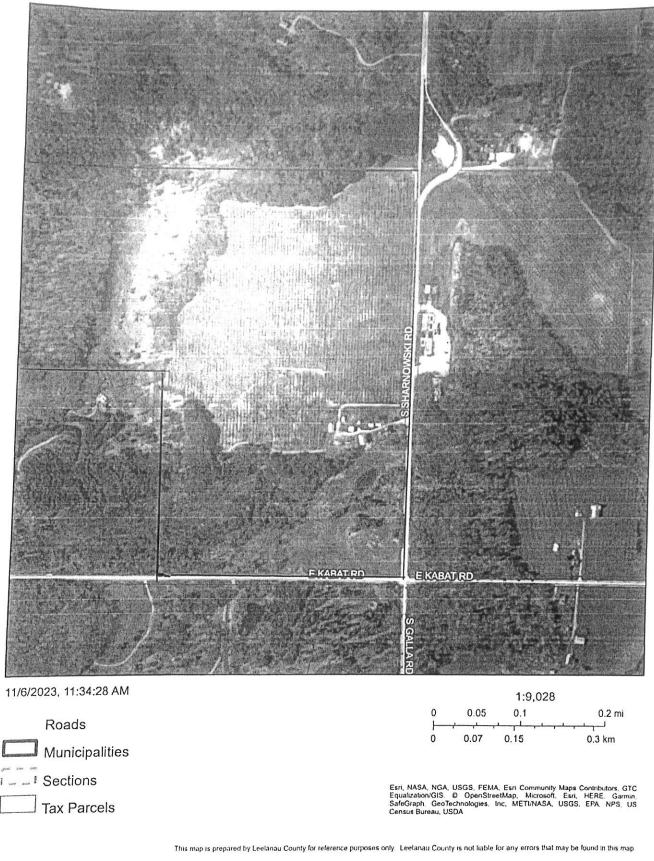
C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).

D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc. Note: Any residential structures housing persons not directly associated with the farm operation must be excluded

from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.







Page 96 of 135

NEW BUSINESS ITEM	3
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4. A set of the set	all the part of an and a part of a set of a	an an the second s	
Michigan Department of Treasury 1019 (Rev. 12-22) THIS IS NOT	A TAX BI	LL	L-4400
Notice of Assessment, Taxable Valuation	, and Property	Classification	754
This form is issued under the authority of P.A. 206 of 1893. Sec. 211.24 (c) and Sec. 211.34c, as arrest FROM CEALERS	nded. This is a model assessment	notice to be used by the rucal assess	
FROM CENTERVILLE TOWNSHIP		PARCEL IDENTIFICA	ATION
JULIE KROMBEEN, ASSESSOR 3900 S TOWNLINE RD	PARCEL NUME	BER: 45-002-	022-013-00
CEDAR MI 49621	PROPERTY AD	DRESS	
	5536 5	S SHARNOWSKI R	RD
	CEDA	R, MI 49621	
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL	PPI	NCIPAL RESIDENCE EX	EMPTION
		meowners Principal Residence	
LACROSS GLENN F & JUDITH D TRUST		alified Agricultural Property":	100.00%
5536 S SHARNOWSKI RD CEDAR, MI 49621-9613	% Exempt As "MB	T Industrial Personal":	.00%
գորիս զեկերութեն ինը կերեր գեղեն ինքներին է	% Exempt As "MB	T Commercial Personal":	.00%
	Exempt As "Qua	alified Forest Property":	Yes X No
	Exempt As "Dev	relopment Property":	Yes X 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 29N	IR 12 W 130 A.	
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED	AS: 101 (AGRICUL	TURAL-IMPROVED)	
PRIOR YEAR'S CLASSIFICATION: 101 (AGRICULTURAL-IMPRO	OVED)		
The change in taxable value will increase/decrease your tax bill for the 2023 year by approximately: \$176	PRIOR AMOUNT YEAR: 2022	CURRENT TENTATIVE AMOUNT YEAR: 2023	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	209,211	219,671	10,460
2. ASSESSED VALUE:	452,200	532,400	80,200
3. TENTATIVE EQUALIZATION FACTOR: 1.000		制造品的学校的影响制度	2. 为学校门的政府和
4. STATE EQUALIZED VALUE (SEV):	452,200	532,400	80,200
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	n may be directed to the l	Following:
Dhanay	[[mailAd		

Name:	Phone:	Email Address:
JULIE KROMBEEN	(231) 667-0570	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

600ft

Michigan	FARMLAND AND OPEN SPACE
10.	PRESERVATION PROGRAM
AGRICUITUNE	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:

Rejected

State:

Date Received

Application No:

Approved:

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

١.	Personal Information:					
	1. Name(s) of Applicant: LaCross	And the second second second second	Glenn		F.	
		Last		First		Initial
	(If more than two see #15)		Judith		D.	
	Marital status of all individual men list Married Single	Last ed on appli	cation, if more tha	First n one, indicate	status after ea	Initial ach name:
	2. Mailing Address: 5536 Sharmowski 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: gflacross@yahoo.com			heyji	ide49621@aol.com	
11.	Property Location (Can be taken from 6. County:		7. Township, C			
	8. Section No. 23	Town No	29 N	Range No. 12W		
	 9. Attach a clear copy of the deed, lar 10. Attach a clear copy of the most re- 11. Is there a tax lien against the land If "Yes", please explain circumstance 12. Does the applicant own the minera If owned by the applicant, are the n Indicate who owns or is leasing rig Name the types of mineral(s) invo 	cent tax ass described a ces: l rights? [nineral right hts if other	sessment or tax bi above? Yes Yes No s leased? Yes	II with complete	tax descriptio	
	 13. Is land cited in the application subjection subje	oct to a leas	e agreement (othe	er than for mine	ral rights) per	mitting a use for to purpose and the
	have af aaroo involvod					
	14. Is land being purchased under land	contract]Yes 🔳 No: If "Ye	es", indicate ver	ndor (sellers):	
	Name: Address:					
1	Street 14a. Part 361 of the Natural Resources vendor (sellers) must agree to allo the land contract sellers sign below	s and Enviro w the land v. (All seller	City conmental Protection cited in the applic s must sign).	on Act, 1994 Ac ation to be enr	olled in the pr	ogram. Flease nave
	Land Contract Vendor(s): I, the und into the Farmland and Open Space	lersigned, u e Preservat	ion Program.	10	377	
	Date		Signatu	ire of Land Con	tract Vendor(s) (Seller)
	2010					rov 12/201

Appl	ication for Farmland Agreement				Page 2
15. If th	the applicant is one of the follow he applicant is not one of the follo	ring, please check the ap owing – please leave blan	propriate box and co k):	omplete the following info	ermation (if
•	2 or more persons having a jo Corporation Estate	int or common interest in Limited Liability (Trust	the land Company	Partnership Association	
lf applic Treasur	able, list the following: Individual er; or Trustee(s); or Members; or	Names if more than 2 Pe Partners; or Estate Repr	rsons; or President esentative(s):	, Vice President, Secreta	ry,
Name: (Glenn F. LaCross and Judith D. LaC	ross Trust	Ti	tle: Trustees	
Name: _			Ti	lle:	
Name: _			Ti	tle:	
Name:_			Ti	tle:	
	(Addition	nal names may be attache	ed on a separate sh	eet.)	
	nd Eligibility Qualifications: Chec is application is for:	k one and fill out correct :	ection(s)		
<u></u>	a. 40 acres or more	►complete only Set	ction 16 (a thru g);		
	b. 5 acres or more but less th	nan 40 acres	complete onl	y Sections 16 and 17; or	
	c. a specialty farm	complete only S	ections 16 and 18.		
16. a.	Type of agricultural enterprise (e.g. livestock, cash crops,	fruit, etc):		_
	Total number of acres on this fa				
	otal number of acres being app	lied for (if different than a	bove): <u>40</u>		6 J.
0. <i>i</i>	Acreage in cultivation: <u>12</u> Acreage in cleared, fenced, impr	oved pasture, or harvest	ed grassland: 8	A	
	All other acres (swamp, woods, e				
g.	Indicate any structures on the pr	operty: (If more than one	building, indicate th	e number of buildings):	
No.	of BuildingsResidence:		Barn:	Tool Shed: 1	
Silo	: Grain Storage Fa	acility:	Grain Drying Facil	ity:	(h)
Pou	Itry House:	Milking Parlor:	Milk	House:	
17. T	er: (Indicate) <u>Scale House</u> o qualify as agricultural land of 5 verage gross annual income of \$	acres or more but less th 200.00 per acre from the	an 40 acres, the lan sale of agricultural	nd must produce a minim products.	ium
Pl im	lease provide the average gross nmediately preceding this applica	tion from the sale of ag	ricultural products	(not from rental income	t 3 years <u>)</u> :
\$20000	: 12		= \$ 1667.00		(per acre)
to	tal income	total acres of tillable la	nd		
pro av	o qualify as a specialty farm, the oduce a gross annual income fro erage gross annual income durin ricultural products: \$ ease note: specialty farm design	om an agricultural use of the second se	\$2,000.00 or more. mediately precedir	If a specialty farm, indic og application from the si	ate ale of

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, incluc	ling any accompanying informational material, has been
examined by them and to the best of their knowledg	a and belief is true and correct.
Olem F. Factions	
(Signature of Applicant)	(Corporate Name, If Applicable)

(Signature of Corporate Officer)

0/3/2 (Date)

(Co-owner, If Applicable)

(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 (If rejected, please attach statement from Local Gov	Date of approval or rejection:
Clerk's Signature:	
Property Appraisal: \$is the	current fair market value of the real property in this application.
attachments, etc. are returned to the applicant. If approved, applicant is notified and the original letters of review/comment from reviewing agenc MDARD-Farmland and Open Space Program	a copy of the application and attachments 10 days stating reason for rejection and the original application, Applicant then has 30 days to appeal to State Agency. I application, all supportive materials/attachments, and cles (if provided) are sent to: a, PO Box 30449, Lansing 48909 cations and/or send additional attachments in separate
Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):	Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:
COPY SENT TO:	Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)
County or Regional Planning Commission	Copy of most recent Tax Bill (must
Conservation District	include tax description of property)
Township (if county has zoning authority)	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

Application for Farmland Agreement

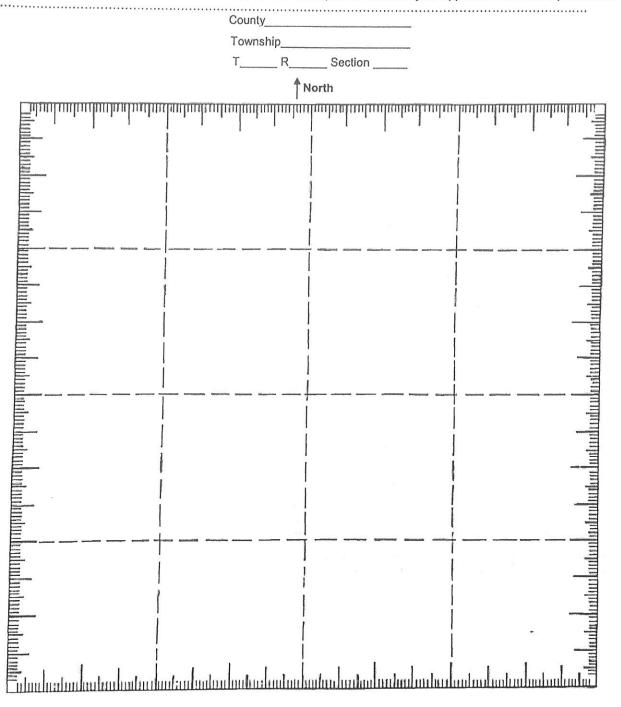
Page 4

Map of Farm with Structures and Natural Features:

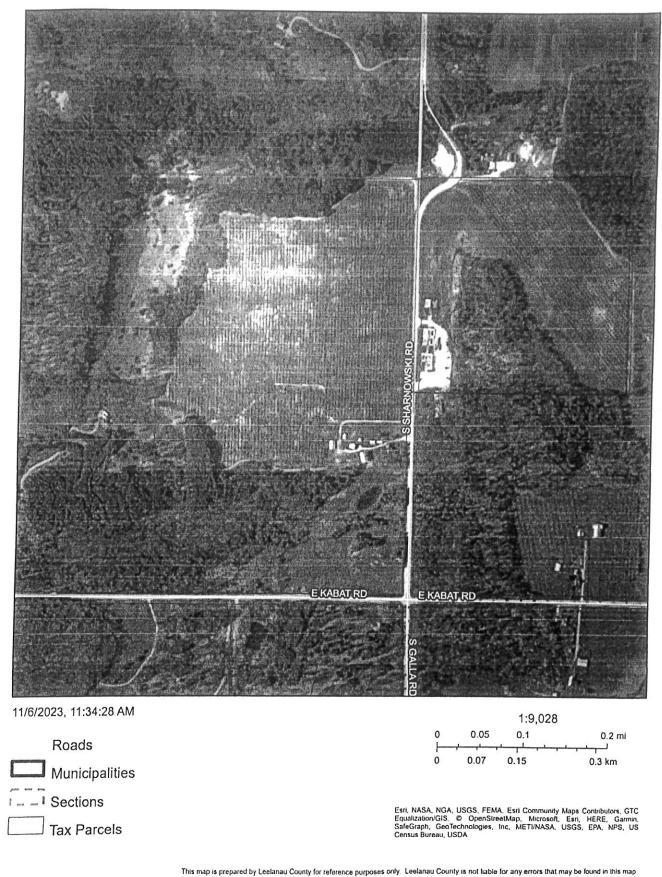
- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).

D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc. Note: Any residential structures housing persons not directly associated with the farm operation must be excluded

from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.







NEW BUSINESS ITEM 3

Michigan Department of Treasury, 1019 (Rev. 12-22)	IS IS NOT	ΓА	TAX BI	LL	L-4400
Notice of Assessment, Taxab This form is tasued under the authority of P.A. 206 of 1893. Sec. 211 24	le Valuation	1, and	Property	/ Classification) 777
FROM CENTERVILLE TOWNSHIP				PARCEL IDENTIFICA	Construction of the Arry of the Construction of the Arrive State of the Arry o
JULIE KROMBEEN, ASSESSOR 3900 S TOWNLINE RD			PARCEL NUME	BER: 45-002-	023-015-00
CEDAR MI 49621			PROPERTY AD	DRESS	
			S SHA	RNOWSKI RD	
			CEDA	R, MI 49621	
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSE	SSMENT ROLL				
LACROSS GLENN F & JUDITH D TRUST 5536 S SHARNOWSKI RD CEDAR, MI 49621-9613 [[[[[]]]]]]]]]]]]]]]]]]]]]]]]]]]]]]]]			% Exempt As "Ho % Exempt As "Qu % Exempt As "ME % Exempt As "ME Exempt As "Qu	NCIPAL RESIDENCE E. meowners Principal Residence alified Agricultural Property": BT Industrial Personal": BT Commercial Personal": alified Forest Property": [velopment Property":	0.001
	······				
LEGAL DESCRIPTION:					
L538 P544/00 L742 P397/03 NW 1/4 OF SW 1/4	4 SEC 23 T29N R12	2W 40	Α.		
ACCORDING TO MCL 211.34c THIS PROPER	TY IS CLASSIFIED	AS: 1	01 (AGRICUL	TURAL-IMPROVED)	
PRIOR YEAR'S CLASSIFICATION: 101 (AGF	RICULTURAL-IMPR	OVED)		2 12 13	
The change in taxable value will increase/decrease you year by approximately: \$64	ur tax bill for the 2023	PRI YEA	OR AMOUNT	CURRENT TENTATIVE AMOUNT YEAR: 2023	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:			75,432	79,203	3,771
2. ASSESSED VALUE:			112,100	122,700	10,600
3. TENTATIVE EQUALIZATION FACTOR:	1.000	國際的	的 自己的 利用 网络		10,000
4. STATE EQUALIZED VALUE (SEV):			112,100	122,700	10,600
5. There WAS or WAS NOT a transfer of owners	hip on this property	in2022	WAS NOT		
6. Assessor Change Reason(s):					
The 2023 Inflation rate Multiplier is: 1.05					
and the second of the second	nuchle Veluetien				is
Questions regarding the Notice of Assessment, Ta		10 Prope			Following:
JULIE KROMBEEN	Phone: (231) 667-05	70	Email A		
	(231) 007-03			ASSESSOR@GMAIL.CO	M
March Board of Review Appeal Information:					
THE MARCH BOARD OF REVIEW WILL MEET O FROM 9 AM - 12:00 NOON & 1- 4 PM; ALL MEET CEDAR. APPEALS MAY BE MADE VIA REGUL/ OR EMAIL:TWPASSESSOR@GMAIL.COM; MAIL PETITION FORMS CAN BE FOUND AT THE CEN	INGS WILL BE HEI AR FIRST CLASS M ED/EMAILED PETI	LD AT TH AAIL TO: TIONS N	HE CENTERVII 3900 S TOWN JUST BE REC'	LLE TWP HALL, 5001 S ILINE RD, CEDAR 4962 D BY MARCH 10 TO BE	FRENCH RD, 1 ATTN: MBOR



44.899 -85.725 Degrees

300ft

Preserved Processed Procesed Processed Processed Processed Processed Processed Processed Pr	Michig	FARMLAND AND OPEN SPAC	E OFFICIAL USE ONLY
Application for Farmland Agreement Application for Farmland Agreement Application No:		PRESERVATION PROGRAM	
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. ALL 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: LaCous Last First Initial (If more than two see #15) LaCous Last First Initial Marrial status of all individual men listed on application, if more than one, indicate status after each name: Married Street City State Zip Code 3. Telephone Number (Area Code) () 221 443 723 4. Alternative Telephone Number (cell, work, etc.): (Area Code) () 20163012 5. E-mail address: getwoed the local find actions F. Township, City or Village: centret R. Section No. 28 For the dead, land contract or memorandum of land contract. (See #14) 10. Attach a clear copy of the dead, land contract or memorandum of land contract. (See #14) 10. Attach a clear copy of the dead, land contract or memorandum of land contract. (See #14) 10. Attach a clear copy of the dead, land contract or memorandum of land contract. (See #14) 10. Attach a clear copy of the dead, land contract or memorandum of land contract. (See #14) 10. Attach a clear copy of the dead, land contract or tax bill with somplete tax description of property. 11. Is there a tax file nagalinst the land described above? 12. Does the applicant, are the mineral rights leased? 13. Is land clear town wors or Is leasing rights if other than the applicant on tax bill with somplete tax description of property. 14. Is land be applicant, are the mineral rights leased? 15. The applicant own the mineral rights leased? 15. The applicant own the mineral rights leased? 15. Street 16. County State 17. Does the applicant, are the mineral rights leased? 16. Does the applicant, are the mineral rights leased? 17. Yes ", indicate to whom, for what purpose and the number of acres hin	(\boldsymbol{S})	Application for Earmland Armana	
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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: @#excest@yahoa.com hergudet6821@excloom 1. Property Location (Can be taken from the Deed/Land Contract) 6. County: Leedanu 7. Township, City or Village: Contendie 8. Section No. 28 Town No. 29 Range No. 129 Range No. 129 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:	2 Ma	iling Address: 5536 Shamowski Rd.	
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5. E-mail address: otheroes@yethee.com 1. Property Location (Can be taken from the Deed/Land Contract) 6. County:tentened 3. Section No. 2a 1. Town No. 29 1. 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 12. Does the applicant own the mineral rights? Yes No 14. If owned by the applicant, are the mineral rights leased? ☐ Yes No 15. If owned by the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes: ☐ Yes No 14. Is land being purchased under land contract ☐ Yes No 15. 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. 21. Lead Contract Vendor(s): 1, the undersigned, understand and agree to permit the land cited in this application 22. Intervention of the contract of the must agree to allow the reservation Program. 23. 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. 24. 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. 24. 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. 24. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (sellers) must agree to all	4. Alte	ernative Telephone Number (cell, work, ef	tc.): (Area Code) ()
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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.	II. Prope 6. Cou 8. Sec	rty Location (Can be taken from the Deed unty:	heyjude49621@aol.com d/Land Contract) 7. Township, City or Village: <u>Centerville</u>
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Name:	II. Prope 6. Cou 8. Sec III. Legal 9. Att 10. At 11. Is If " 12. Do If c In N 13. Is I sor	rty Location (Can be taken from the Deed Inty: <u>Leelanau</u> tion No. <u>28</u> Town No Information: ach a clear copy of the deed, land contra- ttach a clear copy of the most recent tax a there a tax lien against the land describe Yes", please explain circumstances: <u>sees the applicant own the mineral rights?</u> where by the applicant, are the mineral right dicate who owns or is leasing rights if oth ame the types of mineral(s) involved: <u>sees</u> nething other than agricultural purposes:	heyjude49621@aol.com d/Land Contract) 7. Township, City or Village: Centerville
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.	II. Prope 6. Cou 8. Sec III. Legal 9. Att 10. At 11. Is If " 12. Do If c In N 13. Is I sor	rty Location (Can be taken from the Deed Inty: <u>Leelanau</u> tion No. <u>28</u> Town No Information: ach a clear copy of the deed, land contra- ttach a clear copy of the most recent tax a there a tax lien against the land describe Yes", please explain circumstances: <u>sees the applicant own the mineral rights?</u> where by the applicant, are the mineral right dicate who owns or is leasing rights if oth ame the types of mineral(s) involved: <u>sees</u> nething other than agricultural purposes:	heyjude49621@aol.com d/Land Contract) 7. Township, City or Village: Centerville
 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. 	II. Prope 6. Cou 8. Sec 9. Att 10. At 11. Is 12. Do If c In N 13. Is I sor nur 14. Is Is	rty Location (Can be taken from the Deed Inty:	Image: Image: Centerville 7. Township, City or Village: Centerville
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.	II. Prope 6. Cou 8. Sec 9. Att 10. At 11. Is 12. Do If c In N 13. Is I sor nur 14. Is Is	rty Location (Can be taken from the Deed Inty:	heyjude49621@aol.com //Land Contract) 7. Township, City or Village: Centerville
Dissolute of Lond Contract Vander(s) (O-II-s)	 II. Prope 6. Cou 8. Sec III. Legal 9. Att 10. At 11. Is If " 12. Do If c In N 13. Is I sor nur 14. Is I: Ac 14a. Pa ve 	rty Location (Can be taken from the Deed Inty:	heyjude49621@aol.com d/Land Contract) 7. Township, City or Village: Centerville
	II. Prope 6. Cou 8. Sec III. Legal 9. Att 10. At 11. Is If " 12. Do If c In N 13. Is I sor nur 14. Is I: Na Ac 14a. Pa ve the	rty Location (Can be taken from the Deed Inty:	heyjude49621@aol.com d/Land Contract) 7. Township, City or Village: Centerville . .

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rev. 12/2019

Application for Farmland Agreement P 15. If the applicant is one of the following, please check the appropriate box and complete the following informatio the applicant is not one of the following please leave blank):	
If applicable, list the following: Individual Names if mor Treasurer; or Trustee(s); or Members; or Partners; or I	re than 2 Persons; or President, Vice President, Secretary, 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 of	out correct section(s)
This application is for: Xa. 40 acres or more⊳compl	lete only Section 16 (a thru a):
	 complete only Sections 16 and 17; or
c. a specialty farm	
16. a. Type of agricultural enterprise (e.g. livestock, o	
h Total number of acres on this farm 80	erent than above):80
d. Acreage in cultivation: 55	
e. Acreage in cleared, fenced, improved pasture,	or harvested grassland: <u>12</u>
f. All other acres (swamp, woods, etc.) 13	e than one building, indicate the number of buildings):
No. of BuildingsResidence:	Barn:Tool Shed: Grain Drying Facility:
Silo: Grain Storage Facility:	Grain Drying Facility:
Poultry House: Milking Parlo	or:Milk House:
 To qualify as agricultural land of 5 acres or more average gross annual income of \$200.00 per acr 	but less than 40 acres, the land must produce a minimum re from the sale of agricultural products.
immediately preceding this application from the	e per acre of cleared and tillable land during 2 of the last 3 years sale of agricultural products (not from rental income):
60000 : 55	e \$ 1090 (per acre)
total income total acres o	f tillable land
produce a gross annual income from an agricultu average gross annual income during 2 of the last	lesignated by MDARD, be 15 acres or more in size, and iral use of \$2,000.00 or more. If a specialty farm, indicate 3 years immediately preceding application from the sale of irre an on-the-farm site visit by an MDARD staff person.
- Landerballer om Lander - Kallenberg - Statement - K. 52003 - S	

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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.

examined by them and to the best of their knowledge	and belief is true and correct.			
(Signature of Applicant)	(Corporate Name, If Applicable)			
Julith D- La Cross				
() (Co-owner, If Applicable)	(Signature of Corporate Officer)			
10/21/23				
(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	e: Local Governing Body has 45 days to take action)			
Action by Local Governing Body: Jurisdiction:				
	Date of approval or rejection:			
(If rejected, please attach statement from Local Governi	ng Body indicating reason(s) for rejection.)			
Clerk's Signature:				
Property Appraisal: \$is the curr	rent fair market value of the real property in this application.			
II. Please verify the following: Upon filing an application, clerk issues receipt to the Clerk notifies reviewing agencies by forwarding a co				
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, PC) Box 30449, Lansing 48909			
*Please do not send multiple copies of applicati mailings without first contacting the Farmland	ons and/or send additional attachments in separate Preservation office.			
Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):	Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:			
COPY SENT TO:	Copy of Deed or Land Contract (most recent showing current ownership)			
County or Regional Planning Commission	Copy of most recent Tax Bill (must			
Conservation District	include tax description of property)			
Township (if county has zoning authority)	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

CARLES AND ADDRESS

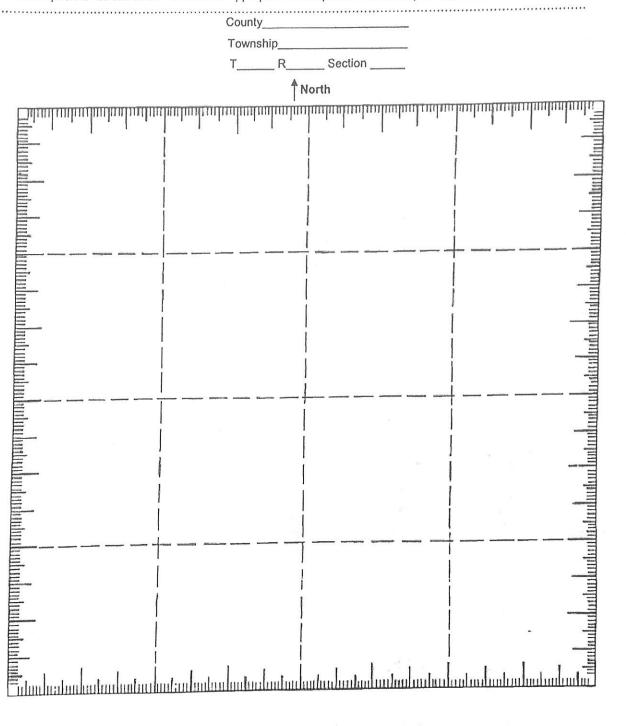
Application for Farmland Agreement

Page 4

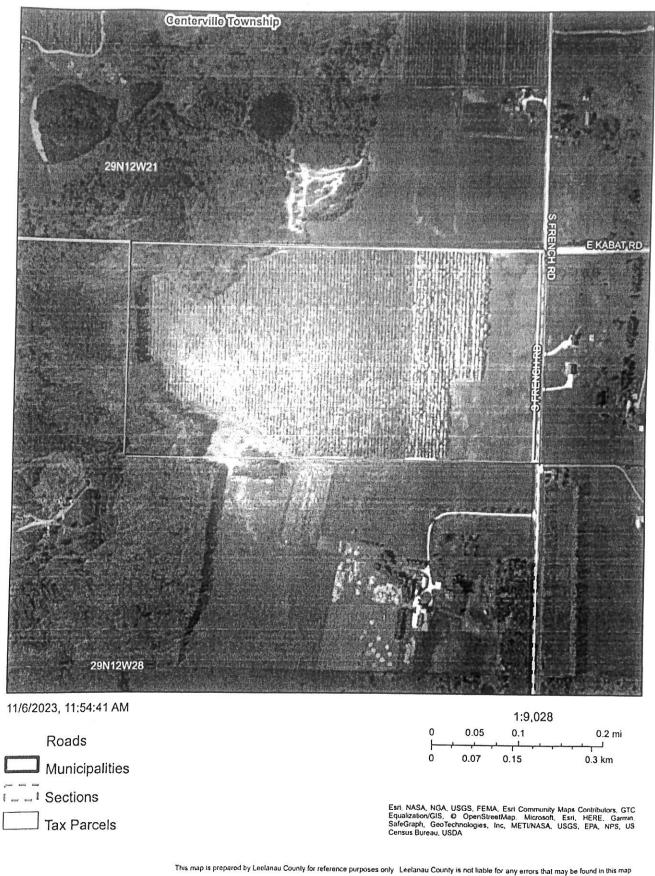
Map of Farm with Structures and Natural Features:

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



Leelanau Parcel Viewer



Page 110 of 135

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L-4400

Michigan Dep.	intment of Treasury.
1019 (Rev. 10	20)

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)

The second of th	a model assessment notice to be used by the local	assessor.	
FROM CENTERVILLE TOWNSHIP	PARCEL IDENTIFICATION		
JULIE KROMBEEN, ASSESSOR 3900 S TOWNLINE RD	PARCEL CODE NUMBER: 4	5-002-028-0	001-00
CEDAR MI 49621	PROPERTY ADDRESS:		
	S FRENCH RD		
	CEDAR, MI 49621		
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL:	PRINCIPAL RESIDENCE EXEMPTION		
	% Exempt As "Homeowners Principal Resid	lence":	.00%
AUTO''5-DIGIT 49614	% Exempt As "Qualified Agricultural Proper	ty":	100.00%
LACROSS GLENN F & JUDITH D TRUST 5536 S SHARNOWSKI RD	% Exempt As "MBT Industrial Personal":		.00%
CEDAR, MI 49621-9613	% Exempt As "MBT Commercial Personal":		.00%
լկլվվվվվենիոնդնվիկոովվիսուկկունյելու	Exempt As "Qualified Forest Property":	Yes	X No
	Exempt As "Development Property":	🗌 Yes	X No
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 10	02 (AGRICULTURAL-VACANT)		

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

PRIOR AMOUNT YEAR: 2021	CURRENT TENTATIVE AMOUNT YEAR:	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
87,072	89,945	2,873
209,400	217,300	7,900
的基本和在国家的保持学习		计时间 建合金的 建氯化
209,400	217,300	7,900
2021. WAS NOT	and the second se	
	YEAR: 2021 87,072 209,400 209,400	PRIOR AMOUNT YEAR: TENTATIVE AMOUNT YEAR: 87,072 89,945 209,400 217,300 209,400 217,300

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.

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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 tiling 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. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a Description of the State Tax Commission's website at the second of Review Petition Form State Tax Commission's website at the second of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

YOUR ASSESSMENT CHANGED FOR THE FOLLOWING REASONS:

NAMES OF THE ADDRESS OF THE DESCRIPTION OF THE ADDRESS OF THE ADDR

THE MARCH BOARD OF REVIEW WILL MEET ON MON, MARIA 2-5 PM & 6-9 PM & THURS, MARI7 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 RECT 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 appoximate 50% of the market value.

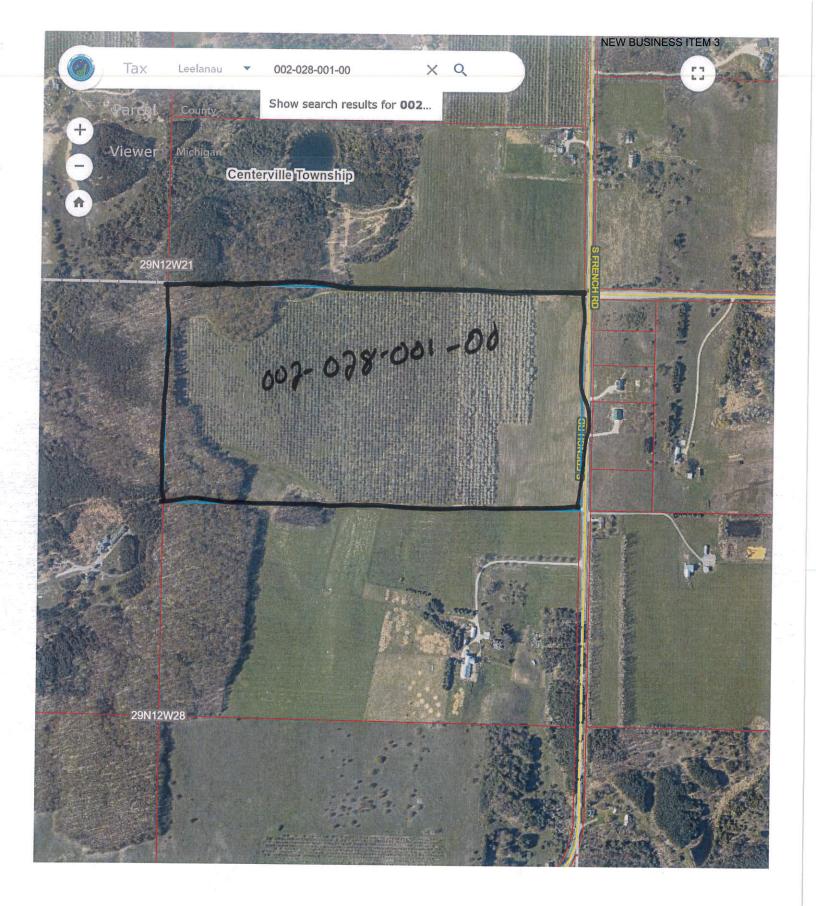
IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2021, your 2022 Taxable Value will be the same as your 2022 State Equalized Value.

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.

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, 211.9m 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.

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 ater June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed ater 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



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Michigan FARMLAND AND OPEN SPACE PRESERVATION PROGRAM	OFFICIAL USE ONLY Local Governing Body:
() Application for E	Date Received
Application for Farmland Agreement	Application No:
Part 361 of the Natural Resources and Environmental	State:
Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.	Date Received
	Application No:
Please print or type. Attach additional sheets as needed. Please read the Eligibility and Instructions	Approved:Rejected
document before filling out this form.	
ALL APPLICATIONS MUST BE APP ON OR BEFORE NOVEMBER 1 IN ORDER T	PROVED BY LOCAL GOVERNING BODY O BE EFFECTIVE FOR THE CURRENT TAX YEAR
I. Personal Information:	
	Glenn F.
Last	First Initial
(If more than two see #15)	Judith D.
Last	First Initial
Marital status of all individual men listed on application, Married	if more than one, indicate status after each name:
2. Mailing Address: 5536 Sharnowski Rd.	Cedar MI 49621
Street	City State Zip Code
3. Telephone Number: (Area Code) () 231 88	83 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 Con 6. County: 7. To	ntract)
8. Section No. 15 Town No. 29	Pope No. 12W
 Legal Information: Attach a clear copy of the deed, land contract or mem Attach a clear copy of the most recent tax assessmentation. Attach a clear copy of the land described above? If "Yes", please explain circumstances: 	nt or tax bill with complete tax description of property.
12. Does the applicant own the mineral rights?	□ No
If owned by the applicant, are the mineral rights lease	d? 🗌 Yes 🔳 No
Indicate who owns or is leasing rights if other than the	e applicant:
Name the types of mineral(s) involved:	ement (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:	
Name:	initiation in tes , indicate vendor (sellers):
Address:	
Street	City State Zip Code
vendor (sellers) must agree to allow the land cited in the land contract sellers sign below. (All sellers must s	al Protection Act, 1994 Act 451 as amended, states that the the application to be enrolled in the program. Please have sign).
Land Contract Vendor(s): I, the undersigned, understa into the Farmland and Open Space Preservation Prog	and and agree to permit the land cited in this application gram.
Date	Signature of Land Contract Vendor(s) (Seller)
Date	orginaturo or Land Contract Vendor(S) (Seller)

The state of the second

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i Britis e reale surge	a na	NEW BUSINESS ITEM 3
Application for Farmland Agree	nent	Page 2
15. If the applicant is one of the		and complete the following information (if
2 or more persons havin Corporation Estate	g a joint or common interest in the land Limited Liability Company Trust	Partnership Association
If applicable, list the following: Indiv Treasurer; or Trustee(s); or Membe	dual Names if more than 2 Persons; or Pre rs; or Partners; or Estate Representative(s)	esident, Vice President, Secretary,):
Name: Glenn F. LaCross and Judith D	LaCross Trust	Title: Trustees

Name: Glenn F. LaCr	oss and Judith D. LaCross Tru	t	Title: Trustees
Name:			Title:
Name:			Title:
Name:			Title:
		s may be attached on a separa	
I his application	is for:	d fill out correct section(s)	
X a. 40 acr	es or more	omplete only Section 16 (a thru	(q):
b. 5 acres	s or more but less than 40 ac	res complete	only Sections 16 and 17 or
c. a speci	ialty farm	complete only Sections 16 and	18
16. a. Type of agric	cultural enterprise (e.g. livest	ock, cash crops_fruit_etc);	
c.Total number d. Acreage in cu e. Acreage in cle	eared, fenced, improved pas	different than above) <u>: 158</u>	
g. Indicate any s	structures on the property: (If	more than one building, indica	te the number of buildings):
Silo:	Residence: 5	Barn: <u>1</u>	Tool Shed: 1
Poultry House:	_ Crain Otorage Facility	Parlor: Grain Drying F	facility: /ilk House:
Other: (Indicate)	Well house		Milk 1100se
Please provide	the average gross appual in	r acre from the sale of agricult	e land must produce a minimum iral products. llable land during 2 of the last 3 year icts (not from rental income) :
125000	: 125	= \$ 1000	(per acr
total income	total an	on of tillable land	(hai act

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

Application for Farmland Agreement

Page 3

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

V. Signature(s):

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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.

- Colemn F. Le Cross	
(Signature of Applicant)	(Corporate Name, If Applicable)
Judith D. La Cuss	
Co-owner, If Applicable)	(Signature of Corporate Officer)
10/31/23	
(Date)	(Title)
ALL APPLICATIONS MUST BE APP ON OR BEFORE NOVEMBER 1 IN ORDER TO	ROVED BY LOCAL GOVERNING BODY BE EFFECTIVE FOR THE CURRENT TAX YEAR.
RESERVED FOR LOCAL GOVERNMENT USE	: CLERK PLEASE COMPLETE SECTIONS & II
I. Date Application Received:(No	te: 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 Govern	ing Body indicating reason(s) for rejection.)
Clerk's Signature:	
Property Appraisal: \$is the cur	rrent fair market value of the real property in this application.
II. Please verify the following: Upon filing an application, clerk issues receipt to th Clerk notifies reviewing agencies by forwarding a c If rejected, applicant is notified in writing within 10 c attachments, etc. are returned to the applicant. App	e landowner indicating date received. opy of the application and attachments days stating reason for rejection and the original application, plicant then has 30 days to appeal to State Agency.
If approved, applicant is notified and the original ap letters of review/comment from reviewing agencies	plication, all supportive materials/attachments, and
MDARD-Farmland and Open Space Program, PC	
	ons 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):	Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:
COPY SENT TO:	Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)
County or Regional Planning Commission	Copy of most recent Tax Bill (must
Conservation District	include tax description of property)
Township (if county has zoning authority)	Map of Farm
× .	Copy of most recent appraisal record
	Copy of letters from review agencies (if available)
	Any other applicable documents

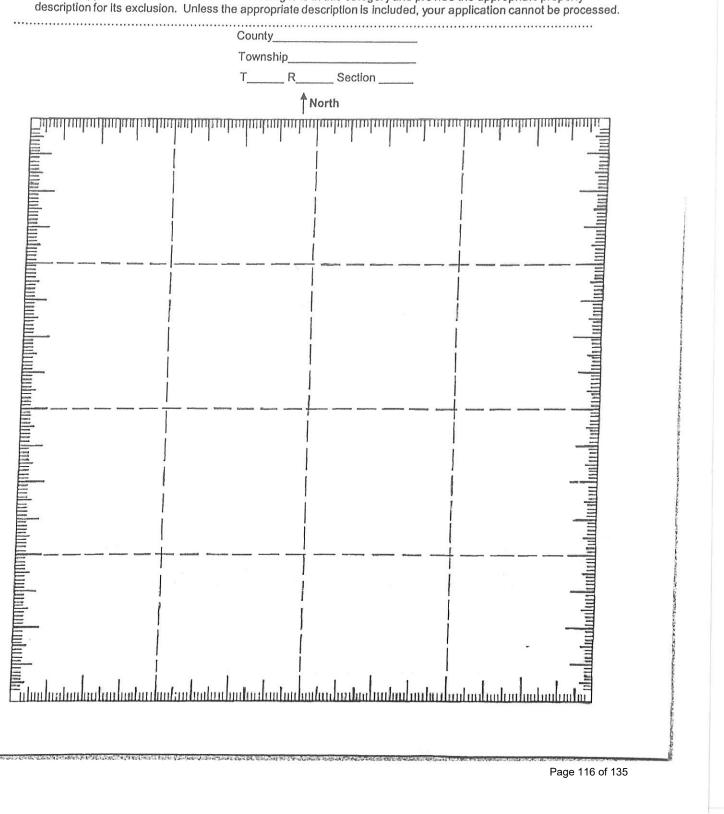
Questions? Please call Farmland Preservation at 517-284-5663

Map of Farm with Structures and Natural Features:

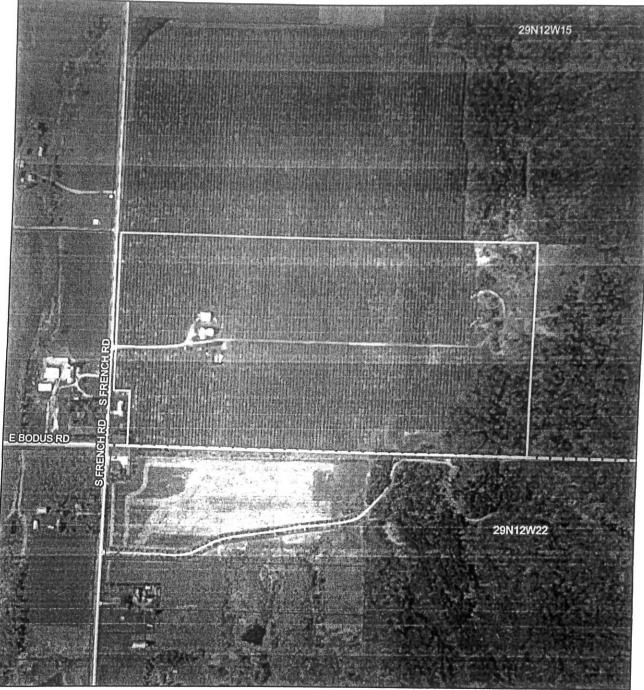
- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).

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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









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.

IOI A	TAX BI	LL	L-44
	10	AL 10 0	
as amended This	PARCEL NUM PROPERTY AI	PARCEL IDENTIFIC	
	CEDA	R, MI 49621	
	% Exempt As "Ho % Exempt As "Qu % Exempt As "ME % Exempt As "ME Exempt As "Qu	meowners Principal Residence valified Agricultural Property": BT Industrial Personal": BT Commercial Personal": alified Forest Property":	
AR BEG AT S	SW COR SEC 1	5 TH N 346.5 FT TH E 1	32 FT TH S 346.5
FIED AS: 1	01 (AGRICUL	TURAL-IMPROVED)	
MPROVED)			
2023 PRIC	OR AMOUNT R: 2022	CURRENT TENTATIVE AMOUNT YEAR: 2023	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
8	108,998	114,447	5,44
能运动建度限制	250,300	266,900	16,60
2世 1月19日1	and the second		40.00
erty in2022		200,900	16,60
and Proper	ty Classification	may be directed to the	Following
	Email Ad		onowing.
	1 0000000000000000000000000000000000000	SSESSOR@GMAIL.CO	M
-0570	TWPA	0	
	AR BEG AT S FIED AS: 10 MPROVED) 2023 PRIO YEA	AR BEG AT SW COR SEC 1 TIED AS: 101 (AGRICUL) PROVED) 1023 PRIOR AMOUNT YEAR: 2022 250,300 PRIOR ANOT	tion, and Property Classification as amended The is a model assessment notice to be used by the local assess PARCEL IDENTIFIC PARCEL NUMBER: 45-002 PROPERTY ADDRESS: 4957 S FRENCH RD CEDAR, MI 49621 PRINCIPAL RESIDENCE E % Exempt As "Homeowners Principal Residence % Exempt As "Qualified Agricultural Property": % Exempt As "Qualified Agricultural Property": % Exempt As "MBT Industrial Personal": % Exempt As "MBT Commercial Personal": % Exempt As "MBT Commercial Personal": Exempt As "Development Property": Exempt As "Development Property": AR BEG AT SW COR SEC 15 TH N 346.5 FT TH E 1 FIED AS: 101 (AGRICULTURAL-IMPROVED) MPROVED) CURRENT TENTATIVE AMOUNT YEAR: CURRENT TENTATIVE AMOUNT YEAR: 2023 PRIOR AMOUNT YEAR: CURRENT TENTATIVE AMOUNT YEAR: CURRENT TENTATIVE AMOUNT YEAR: 2023 PRIOR AMOUNT YEAR: CURRENT TENTATIVE AMOUNT YEAR: CURRENT TENTATIVE AMOUNT YEAR: 2023 PRIOR AMOUNT YEAR: 2023 2023

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A REPORT

Michigan D	epartment of	Treasur
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THIS IS NOT A TAX BILL

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Notice of Assessment, Taxable Valuation, a	nd 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 FROM CENTERVILLE TOWNSHIP	PARCEL IDENTIFICATION	
JULIE KROMBEEN, ASSESSOR 3900 S TOWNLINE RD	PARCEL CODE NUMBER: 45-002-015-	006-00
CEDAR MI 49621	PROPERTY ADDRESS	
	4957 S FRENCH RD	
	CEDAR, MI 49621	
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL.	PRINCIPAL RESIDENCE EXEMPT	ION

.00% % Exempt As "Homeowners Principal Residence": 100.00% % Exempt As "Qualified Agricultural Property": *******AUTO**5-DIGIT 49614 .00% LACROSS GLENN F & JUDITH D TRUST 5536 S SHARNOWSKI RD % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": CEDAR, MI 49621-9613 C Yes X No Exempt As "Qualified Forest Property": X No Yes Exempt As "Development Property":

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

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

	ha Section of the concernance area for the second second				
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:	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 ir	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. 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 CORMS CAN BE FOLLOW AT THE CENTERVILLE TWP WERSTER. MANNEE HANAL CONCENTERVILLE TWO ACCOMMENTS AND 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 appoximate 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 MichiganTax Tribunal. Michigan Tax Tribunal forms are available at 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 State Tax Commission, Properties classified 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. 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.

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 June1 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 ater June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subesquent tax levies so long as it remains the owner's principal residence.



44.910 -85.737 Degrees

600ft

1019 (Rev 10.20) THIS IS NO)T A	TAX BI	Los Lou		L-440	
Notice of Assessment, Taxable Valuatio	on, and	d Propert	y Classificatio	n		
FROM CENTERVILLE TOWNSHIP JULIE KROMBEEN, ASSESSOR 3900 S TOWNLINE RD		PARCEL IDENTIFICATION				
		PARCEL CODE NUMBER 45-002-015-009-			009-00	
CEDAR MI 49621	PROPERTY ADDRESS.					
		S FRENCH RD				
		CEDAR, MI 49621				
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROL	L	PRINCIPAL RESIDENCE EXEMPTION				
AUTO''5-DIGIT 49614		% Exempt As "Homeowners Principal Residence":			.00%	
		% Exempt As "Qualified Agricultural Property":			100.00%	
LACEOSS GLENN P & JUDITH D TPUST 5536 S SHARNOWSKI RD		% Exempt As "MBT Industrial Personal":			.00%	
CEDAF, MI 49621-9613		% Exempt As "MBT Commercial Personal":			.00%	
		Exempt As "Qualified Forest Property": Yes			X No	
		Exempt As "Dev	elopment Property":	Yes [X No	
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIE	D AS: 1	02 (AGRICUL	TURAL-VACANT)	y fysik her self de en fysik her synthesis		
PRIOR YEAR'S CLASSIFICATION: 102 (AGRICULTURAL-VAC/	NT)	na na na manga aka kata kata kata kata kata kata kat				
The change in taxable value will increase/decrease your tax bill for this year by approximately: \$49	PRIC	OR AMOUNT R 2021	CURRENT TENTATIVE AMOUNT YEAR	PRIO	CHANGE FROM PRIOR YEAR TO CURRENT YEAR	
1. TAXABLE VALUE (Current amount is tentative):		90,299	93,278		2,979	
2. ASSESSED VALUE:		212,000	220,000	1	8,000	
. TENTATIVE EQUALIZATION FACTOR: 1.000	and the f				eren eranden Er Station	
4. STATE EQUALIZED VALUE (Current amount is tentative):		212,000	220,000	1	8,000	
5. There WAS/WAS NOT a transfer of ownership on this property in	2021.	WAS NOT				
be 2022 Infinition when Multiplies Level 2022					A CONTRACTOR OF THE OWNER	

The 2022 Inflation rate Multiplier is: 1.033

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A PARTICIPALITY

Michigan December of Treasure

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 Locat 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. 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).

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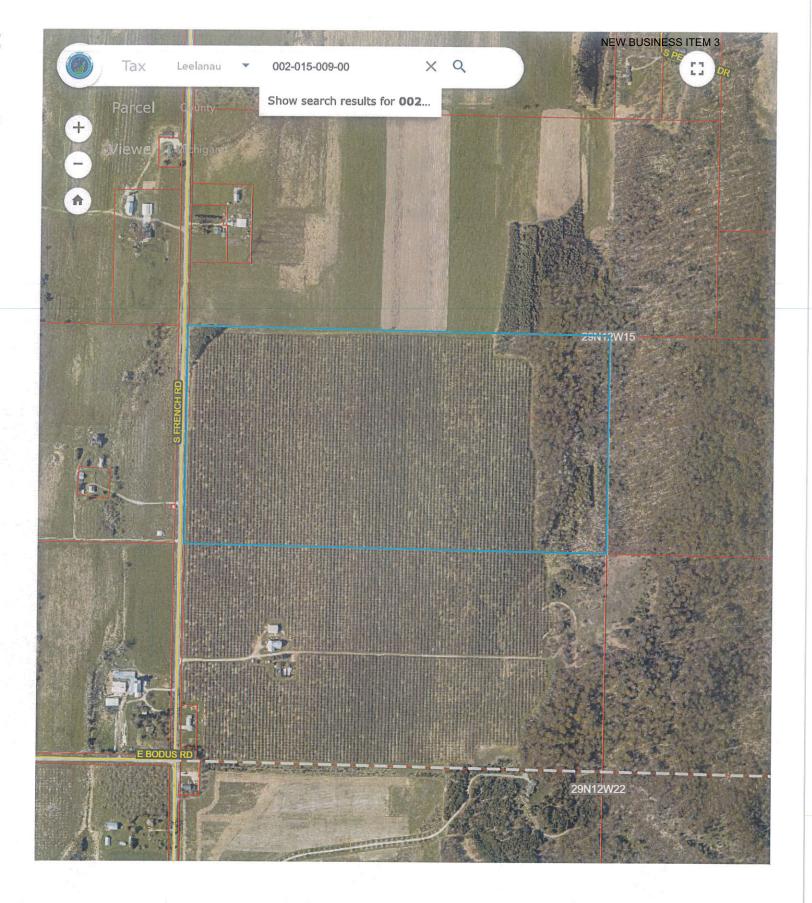
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44,912 -85,737 Degrees

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** and click "Changing an Existing Farmland Development Rights Agreement."



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

NEW BUSINESS ITEM 3

ENROLLMENT, ELIGIBILITY AND BENEFITS OF FARMLAND AGREEMENTS



Farmland and Open Space Preservation Program



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.

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.

- As defined by the Act, agricultural use means: Ι. "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:
- 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.
- 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.
- 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



MICHELLE L. CROCKER Leelanau County Clerk Clerk of the Circuit Court

Excerpt LEELANAU COUNTY BOARD OF COMMISSIONERS REGULAR SESSION – TUESDAY, MAY 17, 2011

Tentative minutes – meeting taped.

Roll Call:

District #1 – Jean I. Watkoski #2 – James A. Schaub, Sr. #3 – Richard A. Schmuckal #4 – Tom Van Pelt #5 – David W. Shiflett #6 – David G. Marshall #7 – Melinda C. Lautner

PRESENT PRESENT PRESENT PRESENT PRESENT ABSENT (Prior notice)

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 <u>shall</u> 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 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.



BCM

Michelle L. Crocker, Leelanau County Clerk