

Minde B. Lux, County Clerk

Shelly Nelson, Chief Deputy
Carol Anderson, Deputy Clerk
Brenda Young, Deputy Clerk
Maegan Long, Court Clerk
Amy Dziesinski, Court Clerk

Ext. 205

Ext. 260
Ext. 259
Ext. 261
Ext. 461
Ext. 346



200 North Main Street
Mt. Pleasant, MI 48858
Phone (989) 772-0911
Fax (989) 772-6347
www.isabellacounty.org
clerk@isabellacounty.org

TO: Isabella County Board of Commissioners
Human Resource Committee

FROM: Minde` B. Lux, Isabella County Clerk

DATE: September 28, 2017

RE: **RIVER RIDGE FARMS, INC FARMLAND AGREEMENT APPLICATIONS**

Attached are the Farmland Agreement Application for River Ridge Farms, Inc. Farmland Agreement Applications. According to State law, if the County does not receive feedback from the Planning Commission, Soil Conservation, or Township within the 30 day period, it must be presented to the Board of Commissioners for their approval/rejection.

Please review and submit this application to the Board of Commissioners for approval or rejection.

FINANCIAL IMPACT

None

RECOMMENDATIONS

Move to approve the River Ridge Farms, Inc. Farmland Agreement Applications and instruct the Isabella County Clerk to forward the approved application to the MDA-Farmland and Open Space Program.



**FARMLAND AND OPEN SPACE
PRESERVATION PROGRAM**

Application for Farmland Agreement

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

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

OFFICIAL USE ONLY

Local Governing Body: _____

Date Received: Aug 17, 2017

Application No: _____

State: _____

Date Received: _____

Application No: _____

Approved: _____ Rejected: _____

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

I. Personal Information:

1. Name(s) of Applicant: RIVER RIDGE FARMS, INC

Last

First

Initial

(If more than two see #15)

Last

First

Initial

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

☐ Married

☐ Single

2. Mailing Address: 15585 68th Ave

Coopersville

MI

49404

Street

City

State

Zip Code

3. Telephone Number: (Area Code) (616) 837-7307

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

5. E-mail address: riveridge@allcom.net

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

6. County: Isabella

7. Township, City or Village: Rolland Township

8. Section No. 20 Town No. 13 Range No. 6W

III. Legal Information:

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

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

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

If "Yes", please explain circumstances: _____

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

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

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

Name the types of mineral(s) involved: _____

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

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

Name: _____

Address: _____

Street

City

State

Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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

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

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

Name: Keith Hanenburg Title: President

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

This application is for:

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

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

Cash Crop

b. Total number of acres on this farm ⁴⁰ _____

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

d. Acreage in cultivation: ²⁵ _____

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

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

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

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

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

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

Other: (Indicate) _____

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

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

\$ _____ : _____ = \$ _____ (per acre)
 total income total acres of tillable land

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

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

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

V. Signature(s):

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

<p>_____ (Signature of Applicant)</p> <p>_____ (Co-owner, If Applicable)</p> <p><u>7/21/2017</u> (Date)</p>	<p>RIVER RIDGE FARMS, INC (Corporate Name, If Applicable)</p> <p><u>Keith Hanenburg</u> (Signature of Corporate Officer)</p> <p>_____ President</p> <p>_____ (Title)</p>
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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: 8/17/2017 (Note: Local Governing Body has 45 days to take action)

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

This application is ☐ approved, ☐ rejected Date of approval or rejection: _____

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

Clerk's Signature: _____

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

II. Please verify the following:

- ☒ Upon filing an application, clerk issues receipt to the landowner indicating date received.
- ☒ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

- ____ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.
- ____ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

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

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

<p>Please verify the following regarding Reviewing Agencies (sending a copy to reviewing agencies is required):</p> <p>COPY SENT TO:</p> <p><input checked="" type="checkbox"/> County or Regional Planning Commission</p> <p><input checked="" type="checkbox"/> Conservation District</p> <p><input checked="" type="checkbox"/> Township (if county has zoning authority)</p> <p>____ City (if land is within 3 miles of city boundary)</p> <p>____ Village (if land is within 1 mile of village boundary)</p>	<p>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</p> <p><input checked="" type="checkbox"/> Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p><input checked="" type="checkbox"/> Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p><input checked="" type="checkbox"/> Map of Farm</p> <p><input checked="" type="checkbox"/> Copy of most recent appraisal record</p> <p>____ Copy of letters from review agencies (if available)</p> <p>____ Any other applicable documents</p>
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Questions? Please call Farmland Preservation at (517) 284-5663

THIS IS NOT A TAX BILL


14826

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

2017

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

FROM ROLLAND TWP-ISABELLA COUNTY EQUITY ASMTS INC: 989-644-3413 5887 SCHAFIN DR WEIDMAN, MI 48893	PARCEL IDENTIFICATION PARCEL CODE NUMBER: 3712-020-10-001-10 SCHOOL DISTRICT CODE: 59045 PROPERTY ADDRESS: W PLEASANT VALLEY RD BLANCHARD, MI 49310
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL: 3712-020-10-001-10 *****AUTO**ALL FOR AADC 493 RIVER RIDGE FARMS INC 15585 68TH AVE COOPERSVILLE, MI 49404-9705 	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 109 (AGRICULTURAL-VACANT)

PRIOR YEAR'S CLASSIFICATION: 109 (AGRICULTURAL-VACANT)

ESTIMATE	Based on previous year millage rates this change in taxable value will change (+/-) your taxes for this year by approximately:	PRIOR AMOUNT YEAR: 2016	CURRENT TENTATIVE AMOUNT YEAR: 2017	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):	\$11	34,102	34,408	306
2. ASSESSED VALUE:		56,000	56,000	0
3. TENTATIVE EQUALIZATION FACTOR:	1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):		56,000	56,000	0
5. There WAS/WAS NOT a transfer of ownership on this property in	2016	WAS NOT		

The 2017 Inflation rate Multiplier is: 1.009

Legal Description: S 1/2 OF E 1/2 OF NW 1/4 SEC 20 T13N R6W ROLLAND TWP 40 A M/L . SPLIT FOR 2014 FROM 10-001-00 TO 10-001-05 & 10-001-10

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 at www.michigan.gov/treasury. Click on Forms (at top of page), then click on Property Tax, then click on Board of Review to obtain Form L-4035.

March Board of Review Information:

YOUR ASSESSMENT CHANGED FOR THE FOLLOWING REASONS:

THE ROLLAND TWP BOARD OF REVIEW WILL MEET AT THE LIBRARY LOCATED AT 324 MAIN ST., BLANCHARD, MI 49310 ON MONDAY, MARCH 13TH, 2017 FROM 3 PM - 9 PM AND AGAIN ON FRIDAY, MARCH 17TH, 2017 FROM 9 AM - 3 PM. WRITTEN PROTESTS BY MAIL OR EMAIL MUST BE RECEIVED BY THE TOWNSHIP BY MARCH 10TH, 2017. MAIL TO ADDRESS: EQUITY ASSESSMENTS INC, 5887 SCHAFIN DR, WEIDMAN, MI 48893. ASSESSOR'S PHONE #: (989) 644-3413 FAX #: (989) 644-3414 OR EMAIL: DENISE_EQUITYA@YAHOO.COM

Not less than 14 days before the meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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

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

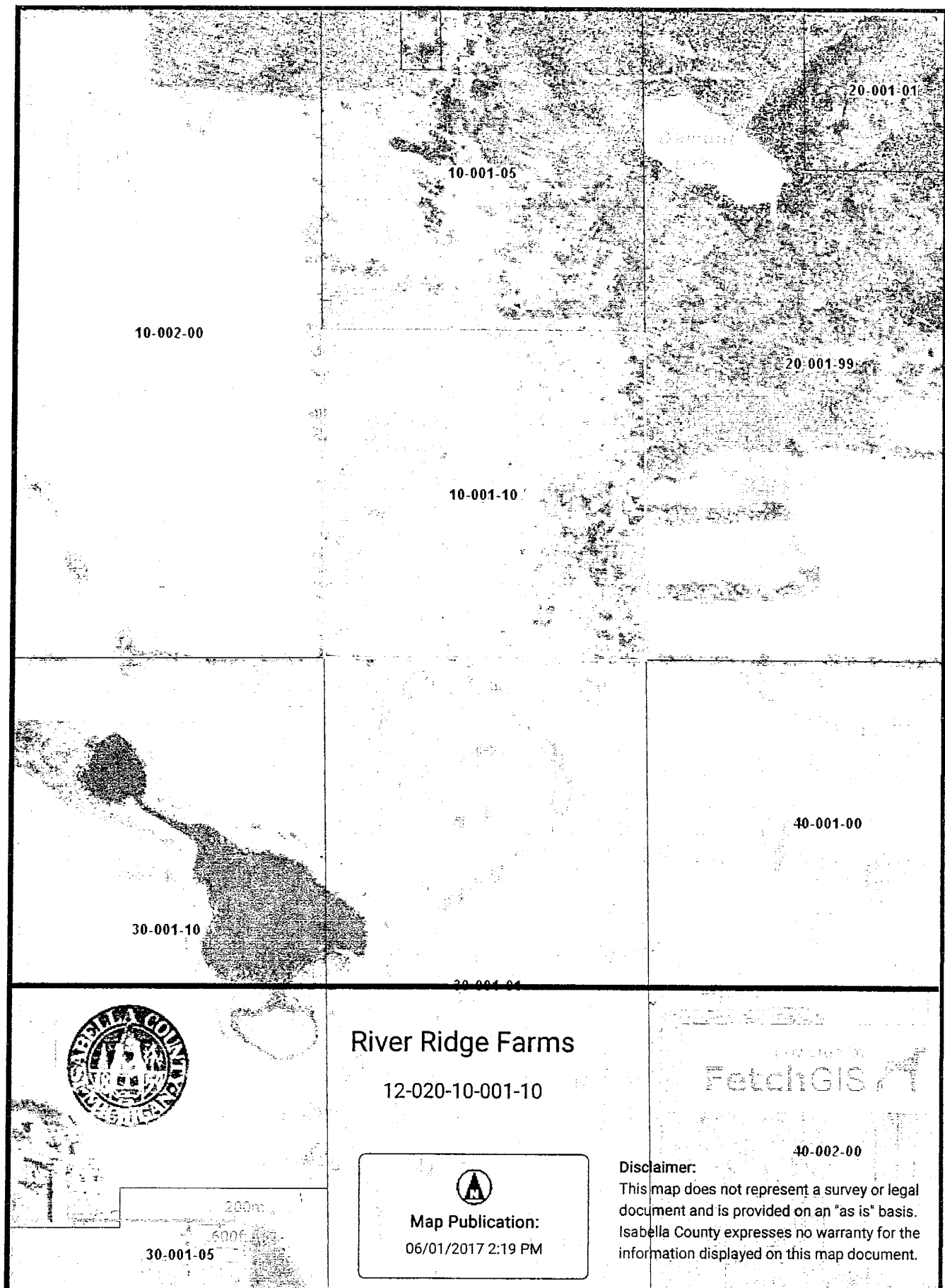
IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2016, your 2017 Taxable Value will be the same as your 2017 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2016, your 2017 Taxable Value is calculated by multiplying your 2016 Taxable Value by 1.009 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2017 Taxable Value cannot be higher than your 2017 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 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.

HOMEOWNER'S PRINCIPAL RESIDENCE AFFIDAVIT INFORMATION REQUIRED BY P.A. 114 OF 2012. If you purchased your principal residence after May 1 last year, to claim the principal residence exemption, if you have not already done so, you are required to file an affidavit by June 1 for the immediately succeeding summer tax year levy and all subsequent tax levies or by November 1 for the immediate succeeding winter tax levy and all subsequent tax levies.



Received
ISABELLA COUNTY, MI
11-01-2013 09:12 am.
ISABELLA COUNTY, MI
10-28-2013 11:17 am.
Received
ISABELLA COUNTY, MI
11-05-2013 08:48 am.

STATE OF MICHIGAN
COUNTY OF ISABELLA
I HEREBY CERTIFY that there are no tax liens or
title held by the state or individuals on the lands
described in the within instrument, and that all
taxes are paid as shown by the records of this
office for five years.

Kevin W. Pickett
Treasurer of Isabella County

2013 NOV 05
11:00 AM
RECEIVED
ISABELLA COUNTY
CLERK OF COURT
JANET R. JACKSON
11-05-2013 11:00 AM
2013 NOV 05
11:00 AM



State of Michigan
Real Estate Transfer Tax
ISABELLA COUNTY
201300009877 05 NOV 2013

928.80
118.80 C
810.00 S

00031238

FIDUCIARY DEED

The Grantor, Edward J. Saghy, Personal Representative of the Estate of Rosemary Saghy, deceased, whose address is 10663 West Pleasant Valley Road, Blanchard, Michigan 49310,

IN CONSIDERATION of the sum of ONE HUNDRED EIGHT THOUSAND DOLLARS (\$108,000.00)

HEREBY grants, bargains, sells, and conveys unto River Ridge Farms, Inc., whose address is 15585 68th Street, Coopersville, Michigan, 49404, the following described premises situated in the Township of Rolland, County of Isabella, State of Michigan, described as follows, to wit:

The South ½ of the East ½ of the Northwest ¼, Section 20, Town 13 North, Range 6 West, Rolland Township, Isabella County, Michigan.

Subject to easement, restrictions or reservations of record.

Death Certificate for Rosemary Saghy is recorded at Liber 105/page 807,
Isabella County Records.

The grantor grants to the grantee the right to make 5 divisions under section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

This property may be located within the vicinity of farm land or farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

TO HAVE AND TO HOLD the above granted premises, with its appurtenances, forever. GRANTOR covenants with said GRANTEE, that GRANTOR will warrant and defend the above granted premises, with its appurtenances, unto said GRANTEE, her heirs, and assigns, against the lawful claims and demands of all persons claiming by, from or under Grantor, but against no other person.

IN WITNESS WHEREOF, GRANTOR has caused these presents to be signed this

24th day of October, 2013.

IN WITNESS WHEREOF:

Edward J. Saghy, III PR
 Edward J. Saghy, III, Personal
 Representative of the Estate of
 Rosemary Saghy, deceased

STATE OF MICHIGAN)
) ss
 County of Isabella)

The foregoing instrument was acknowledged before me, a Notary Public in the
 County of Gratiot on the 24th day of October 2013, by Edward J. Saghy, III, Personal
 Representative of the Estate of Rosemary Saghy, deceased.

BECCY CLENNAN
 Notary Public, State of Michigan
 County of Clare
 My Commission Expires June 17, 2018
 Acting in the County of _____

Becky Cleannan
 _____, Notary Public
 _____ County, Michigan
 My commission expires _____
 Acting in Isabella County

Isabella

PREPARED BY:
 FORTINO, PLAXTON & COSTANZO, P.C.
 Charles M. Fortino:pjm
 214 East Superior Street
 Alma, Michigan 48801

MI-158032

2017 ROLLAND TOWNSHIP SUMMER TAX BILL

1672

12-020-10-001-10

Bill # 00478

ISABELLA COUNTY TREASURER
200 N MAIN ST
MT PLEASANT MI 48858

RIVER RIDGE FARMS INC
Property Address:
W PLEASANT VALLEY RD

Due Date	09/14/2017
Total Tax Due	\$433.87
Check Number	

RETURN TAX PAYMENT TO ABOVE ADDRESS

12-020-10-001-10

*****AUTO**ALL FOR AADC 493
RIVER RIDGE FARMS INC
15585 68TH AVE
COOPERSVILLE, MI 49404-9705



Make Check Payable To: ISABELLA COUNTY TREASURER

Treasurer's PH: 1-989-317-4091



Amount Remitted: _____

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

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

ISABELLA COUNTY TREASURER Treasurer's PH: 1-989-317-4091 ISABELLA COUNTY Parcel #: 12-020-10-001-10 Property Assessed To: RIVER RIDGE FARMS INC 15585 68TH AVE COOPERSVILLE, MI 49404 Property Address: W PLEASANT VALLEY RD BLANCHARD MI 49310 Acreage: 40.00 Property Class: 109 AGRICULTURAL-VACAI School District: 59045 MONTABELLA/MNTCC/A 1 mill equals \$1.00 per \$1000 of Taxable Value.		<table border="1"> <thead> <tr> <th>TAX DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>COUNTY OPERATING</td> <td>6.61000</td> <td>227.43</td> </tr> <tr> <td>STATE EDUC TAX</td> <td>6.00000</td> <td>206.44</td> </tr> <tr> <td colspan="2">Total Mills/Tax</td> <td>12.61000</td> </tr> <tr> <td colspan="2">Administration Fee</td> <td>0.00</td> </tr> <tr> <td colspan="2">TOTAL AMOUNT DUE</td> <td>433.87</td> </tr> </tbody> </table>		TAX DESCRIPTION	MILLAGE	AMOUNT	COUNTY OPERATING	6.61000	227.43	STATE EDUC TAX	6.00000	206.44	Total Mills/Tax		12.61000	Administration Fee		0.00	TOTAL AMOUNT DUE		433.87
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Additional information about PRE's, ESCROW ACCOUNTS, TAX DEFERMENT and more on reverse side



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

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OFFICIAL USE ONLY

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Aug 17, 2017

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Last

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(If more than two see #15)

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

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☐ Single

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49404

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837-7307

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Date

Signature of Land Contract Vendor(s) (Seller)

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

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

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

Name: Keith Hanenburg Title: President

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

This application is for:

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

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

Cash Crops

b. Total number of acres on this farm 220

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

d. Acreage in cultivation: 215

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

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

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

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

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

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

Other: (Indicate) _____

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

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

\$ _____ : _____ = \$ _____ (per acre)
 total income total acres of tillable land

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

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

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

V. Signature(s):

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

<p>_____ (Signature of Applicant)</p> <p>_____ (Co-owner, If Applicable)</p> <p><u>7/21/2017</u> (Date)</p>	<p>RIVER RIDGE FARMS, INC (Corporate Name, If Applicable)</p> <p><u>Keith Hanenburg</u> (Signature of Corporate Officer)</p> <p>_____ (Title)</p> <p>Keith Hanenburg President</p>
---	--

**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: 8/17/2017 (Note: Local Governing Body has 45 days to take action)

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

This application is ☐ approved, ☐ rejected Date of approval or rejection: _____

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

Clerk's Signature: _____

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

II. Please verify the following:

- ☒ Upon filing an application, clerk issues receipt to the landowner indicating date received.
☒ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

- ____ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.
 ____ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

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

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

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

COPY SENT TO:

- ☒ County or Regional Planning Commission
☒ Conservation District
☒ Township (if county has zoning authority)
 ____ City (if land is within 3 miles of city boundary)
 ____ Village (if land is within 1 mile of village boundary)


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

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

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

Notice of Assessment, Taxable Valuation, and Property Classification**2017**

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

FROM ROLLAND TWP-ISABELLA COUNTY EQUITY ASMTS INC: 989-644-3413 5887 SCHAFIN DR WEIDMAN, MI 48893	PARCEL IDENTIFICATION PARCEL CODE NUMBER: 3712-020-30-001-01 SCHOOL DISTRICT CODE: 59045 PROPERTY ADDRESS: S SHERMAN RD BLANCHARD, MI 49310
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL: 3712-020-30-001-01 *****AUTO**ALL FOR AADC 493 RIVER RIDGE FARMS INC 15585 68TH AVE COOPERSVILLE, MI 49404-9705 	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 109 (AGRICULTURAL-VACANT)**PRIOR YEAR'S CLASSIFICATION: 109 (AGRICULTURAL-VACANT)**

ESTIMATE	Based on previous year millage rates this change in taxable value will change (+/-) your taxes for this year by approximately:	PRIOR AMOUNT YEAR: 2016	CURRENT TENTATIVE AMOUNT YEAR: 2017	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):	\$25	74,583	75,254	671
2. ASSESSED VALUE:		112,000	112,000	0
3. TENTATIVE EQUALIZATION FACTOR:	1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):		112,000	112,000	0
5. There WAS/WAS NOT a transfer of ownership on this property in	2016	WAS NOT		

The 2017 Inflation rate Multiplier is: 1.009

Legal Description: E 1/2 OF SW 1/4 SEC 20 T13N R6W ROLLAND TWP . SPLIT FOR 2008 FROM 30-001-00 TO 30-001-01 & 30-001-02 . AG EXEMPT TRANSFER FOR AFFID L1554 P476 REIGSTERED 05-16-11 FOR SALE WD L1553 P014 DATED 04-25-11 WITH 2012 CAPPED TV = 70349 & AV = 86600

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 at www.michigan.gov/treasury. Click on Forms (at top of page), then click on Property Tax, then click on Board of Review to obtain Form L-4035.

March Board of Review Information:**YOUR ASSESSMENT CHANGED FOR THE FOLLOWING REASONS:**

THE ROLLAND TWP BOARD OF REVIEW WILL MEET AT THE LIBRARY LOCATED AT 324 MAIN ST., BLANCHARD, MI 49310 ON MONDAY, MARCH 13TH, 2017 FROM 3 PM - 9 PM AND AGAIN ON FRIDAY, MARCH 17TH, 2017 FROM 9 AM - 3 PM. WRITTEN PROTESTS BY MAIL OR EMAIL MUST BE RECEIVED BY THE TOWNSHIP BY MARCH 10TH, 2017. MAIL TO ADDRESS: EQUITY ASSESSMENTS INC, 5887 SCHAFIN DR, WEIDMAN, MI 48893. ASSESSOR'S PHONE #: (989) 644-3413 FAX #: (989) 644-3414 OR EMAIL: DENISE_EQUITYA@YAHOO.COM

Not less than 14 days before the meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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

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

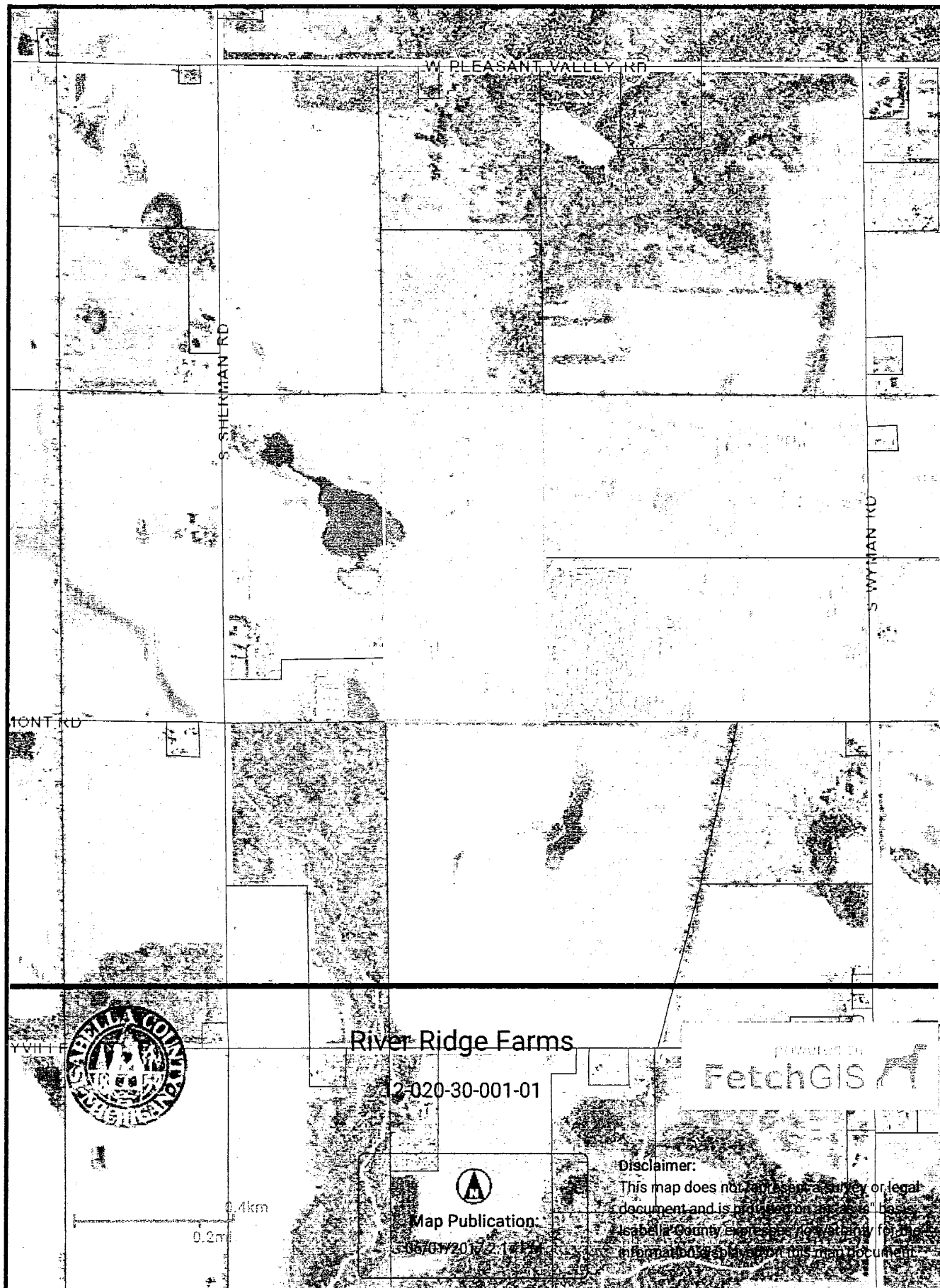
IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2016, your 2017 Taxable Value will be the same as your 2017 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2016, your 2017 Taxable Value is calculated by multiplying your 2016 Taxable Value by 1.009 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2017 Taxable Value cannot be higher than your 2017 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.

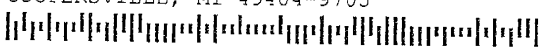
Filing a protest at the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed 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 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.

HOMEOWNER'S PRINCIPAL RESIDENCE AFFIDAVIT INFORMATION REQUIRED BY P.A. 114 OF 2012. If you purchased your principal residence after May 1 last year, to claim the principal residence exemption, if you have not already done so, you are required to file an affidavit by June 1 for the immediately succeeding summer tax year levy and all subsequent tax levies or by November 1 for the immediate succeeding winter tax levy and all subsequent tax levies.



Notice of Assessment, Taxable Valuation, and Property Classification**2017**

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FROM ROLLAND TWP-ISABELLA COUNTY EQUITY ASMTS INC: 989-644-3413 5887 SCHAFIN DR WEIDMAN, MI 48893		PARCEL IDENTIFICATION PARCEL CODE NUMBER: 3712-020-40-001-00 SCHOOL DISTRICT CODE: 59045 PROPERTY ADDRESS: S SHERMAN RD BLANCHARD, MI 49310	
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL: 3712-020-40-001-00 *****AUTO**ALL FOR AADC 493 RIVER RIDGE FARMS INC 15585 68TH AVE COOPERSVILLE, MI 49404-9705 		PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 109 (AGRICULTURAL-VACANT)			
PRIOR YEAR'S CLASSIFICATION: 109 (AGRICULTURAL-VACANT)			
ESTIMATE Based on previous year millage rates this change in taxable value will change (+/-) your taxes for this year by approximately: \$16	PRIOR AMOUNT YEAR: 2016	CURRENT TENTATIVE AMOUNT YEAR: 2017	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):	48,479	48,915	436
2. ASSESSED VALUE:	112,000	112,000	0
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	112,000	112,000	0
5. There WAS/WAS NOT a transfer of ownership on this property in 2016	WAS NOT		

The 2017 Inflation rate Multiplier is: 1.009**Legal Description:** N 1/2 OF SE 1/4 SEC 20 T13N R6W . AG EXEMPT TRANSFER FOR AFFID L1554 P476 REGISTERED 05-16-11 FOR SALE WD L1553 P014 DATED 04-25-11 WITH 2012 CAPPED TV = 45727 & AV = 86600**March Board of Review Appeal Information:**

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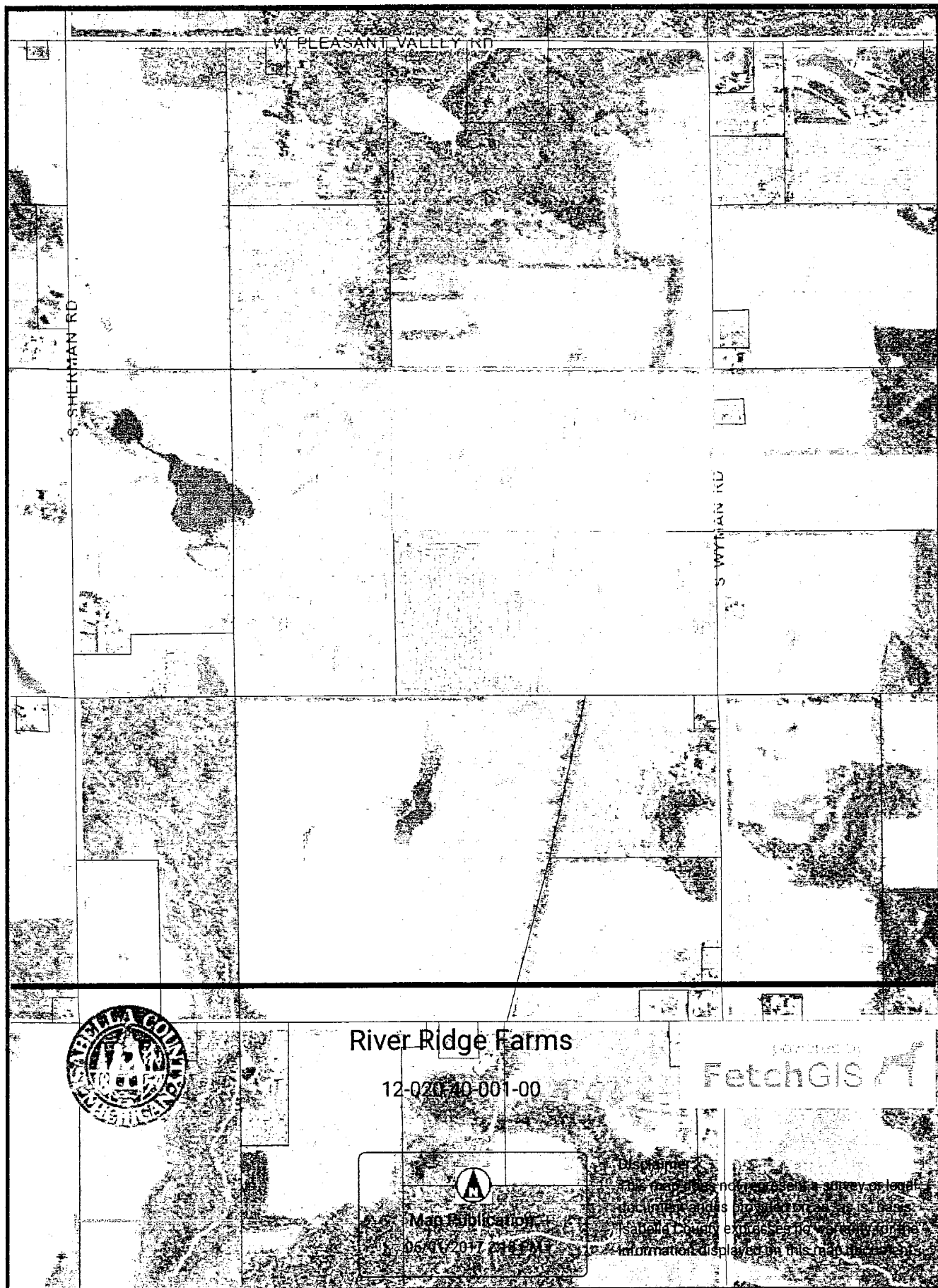
State Equalized Value is the Assessed Value multiplied by the Equalized Factor, if any. State Equalized Value must approximate 50% of the market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2016, your 2017 Taxable Value will be the same as your 2017 State Equalized Value.

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Notice of Assessment, Taxable Valuation, and Property Classification

2017

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FROM ROLLAND TWP-ISABELLA COUNTY EQUITY ASMTS INC: 989-644-3413 5887 SCHAFIN DR WEIDMAN, MI 48893	PARCEL IDENTIFICATION PARCEL CODE NUMBER: 3712-020-40-002-00 SCHOOL DISTRICT CODE: 59045 PROPERTY ADDRESS: S SHERMAN RD BLANCHARD, MI 49310
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL: 3712-020-40-002-00 *****AUTO**ALL FOR AADC 493 RIVER RIDGE FARMS INC 15585 68TH AVE COOPERSVILLE, MI 49404-9705 	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 109 (AGRICULTURAL-VACANT)

PRIOR YEAR'S CLASSIFICATION: 109 (AGRICULTURAL-VACANT)

ESTIMATE Based on previous year millage rates this change in taxable value will change (+/-) your taxes for this year by approximately: \$14	PRIOR AMOUNT YEAR: 2016	CURRENT TENTATIVE AMOUNT YEAR: 2017	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):	42,507	42,889	382
2. ASSESSED VALUE:	112,000	112,000	0
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	112,000	112,000	0
5. There WAS/WAS NOT a transfer of ownership on this property in 2016 WAS NOT			

The 2017 Inflation rate Multiplier is: 1.009

Legal Description: S 1/2 OF SE 1/4 SEC 20 T13N R6W . AG EXEMPT TRANSFER FOR AFFID L1554 P476 REGISTERED 05-16-11 FOR SALE WD L1553 P014 DATED 04-25-11 WITH 2012 CAPPED TV = 40095 & AV = 86600

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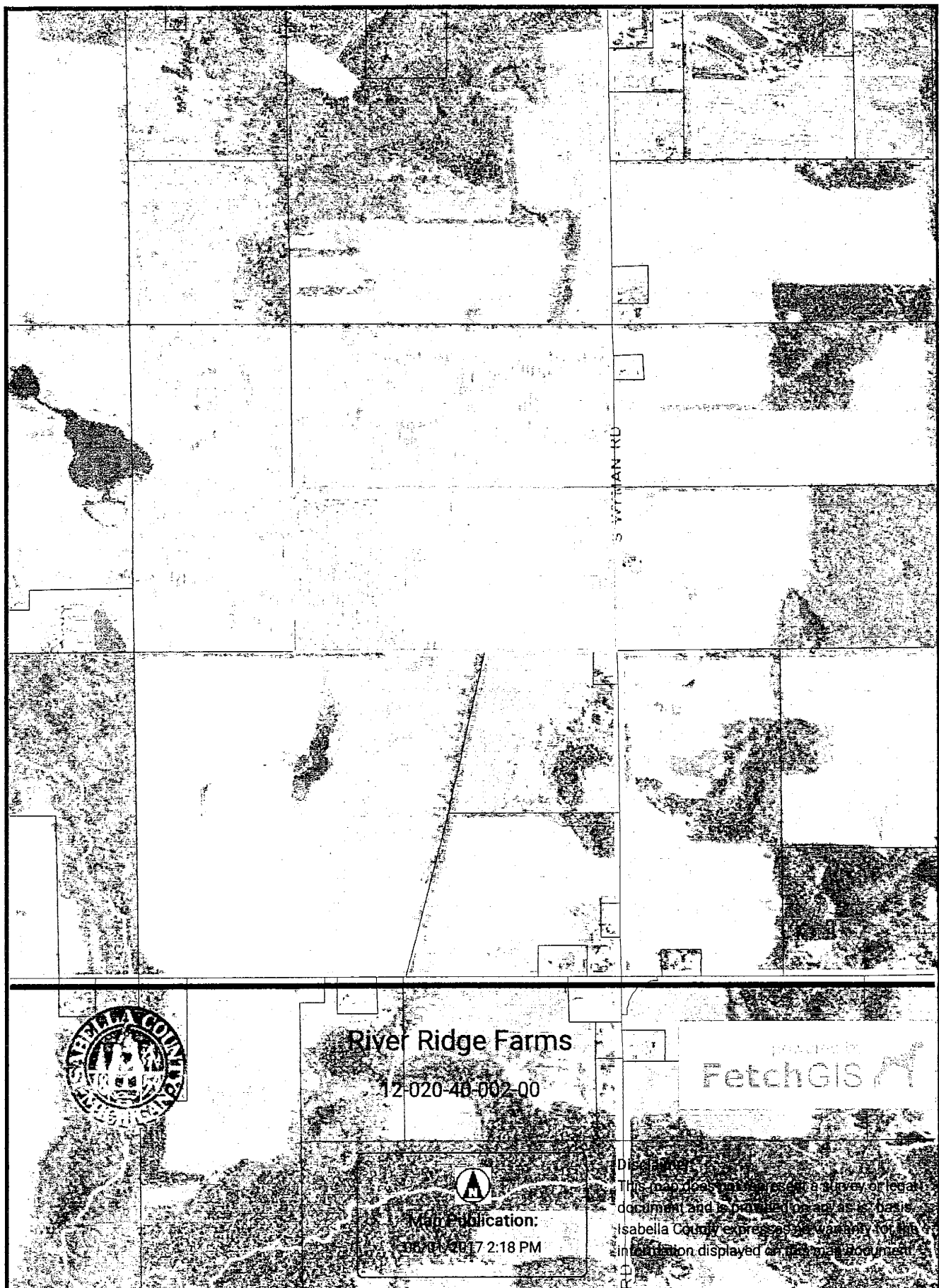
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03659

201100003659

Received
ISABELLA COUNTY, MI
04-26-2011 10:15 am.

STATE OF MICHIGAN

COUNTY OF ISABELLA

I HEREBY CERTIFY that there are no tax liens or
claims held by the state or individuals on the lands
described in the within instrument, and that all
taxes are paid as shown by the records of the
office for five years.

Steven W. Puchner
Treasurer of Isabella County

201100003659
Filed for Record in
ISABELLA COUNTY
SHARON A BROWN, REGISTER OF DEEDS
04-26-2011 At 10:49:08 am.
WARR DEED 14.00
Liber 1553 Page 14 - 14

201100003659
RIVER VALLEY TITLE
BASE

WARRANTY DEED

The Grantor, Jerome T. Oleksik and Josette L. Oleksik, husband and wife
whose address is 2982 Glen Ridge Circle, Merritt Island, FL 32953,
conveys and warrants to River Ridge Farms, Inc., a Michigan corporation,
whose address is 155585 - 68th Avenue, Coopersville, MI 49404
the following described premises situated in the Township of Rolland, Isabella County, State of Michigan:
The Southeast 1/4 and the East 1/2 of the Southwest 1/4 of Section 20, T13N, R6W, Rolland Township, Isabella
County, Michigan.

AFFIDAVIT FILED

Commonly known as: V/L S. Sherman Rd, Blanchard, MI 49310

For the Full Consideration of One and 00/100 Dollars (\$1.00) *SEE REAL ESTATE TRANSFER VALUATION
AFFIDAVIT*

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise
appertaining thereto.

SUBJECT to easements and restrictions of record, zoning laws and ordinances affecting the premises, and rights of the
public and of any governmental unity in any part thereof taken, used or deeded for street, road, right of way, or highway
purposes, and subject to taxes and future installments of special assessments payable hereafter.

Dated this 25th day of April, 2011.

Signed by:

Jerome T. Oleksik
Jerome T. Oleksik

Josette L. Oleksik
Josette L. Oleksik

STATE OF MICHIGAN

COUNTY OF KENT

The foregoing instrument was acknowledged before me this day by Jerome T. Oleksik and Josette L. Oleksik, husband
and wife.

Witness my hand and official seal, this the 25th day of April, 2011.

Betsy Jo Vogel
Betsy Jo Vogel

Notary Public, Kent County, acting in Kent County
My Commission Expires: 06/27/12

Prepared by:

Assisted by:

When recorded return to:
Grantee

Send subsequent tax bills to:
Grantee

Jerome T. Oleksik
2982 Glen Ridge Circle
Merritt Island, FL 32953

4350 - 44th Street SW
Grandville, MI 49418

2017 ROLLAND TOWNSHIP SUMMER TAX BILL

12-020-30-001-01

1673

Bill # 00482

ISABELLA COUNTY TREASURER
200 N MAIN ST
MT PLEASANT MI 48858

RIVER RIDGE FARMS INC
Property Address:
S SHERMAN RD

Due Date	09/14/2017
Total Tax Due	\$948.94
Check Number	

RETURN TAX PAYMENT TO ABOVE ADDRESS

12-020-30-001-01

*****AUTO**ALL FOR AADC 493
RIVER RIDGE FARMS INC
15585 68TH AVE
COOPERSVILLE, MI 49404-9705



Make Check Payable To: ISABELLA COUNTY TREASURER

Treasurer's PH: 1-989-317-4091



Amount Remitted: _____

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

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

ISABELLA COUNTY TREASURER Treasurer's PH: 1-989-317-4091 ISABELLA COUNTY Parcel # : 12-020-30-001-01 Property Assessed To: RIVER RIDGE FARMS INC 15585 68TH AVE COOPERSVILLE, MI 49404

Additional information about PRE's, ESCROW ACCOUNTS, TAX DEFERMENT and more on reverse side

2017 ROLLAND TOWNSHIP SUMMER TAX BILL

12-020-40-001-00

1675

Bill # 00486

ISABELLA COUNTY TREASURER
200 N MAIN ST
MT PLEASANT MI 48858

RIVER RIDGE FARMS INC
Property Address:
S SHERMAN RD

Due Date	09/14/2017
Total Tax Due	\$616.81
Check Number	

RETURN TAX PAYMENT TO ABOVE ADDRESS

12-020-40-001-00

Make Check Payable To: ISABELLA COUNTY TREASURER

Treasurer's PH: 1-989-317-4091

*****AUTO**ALL FOR AADC 493
RIVER RIDGE FARMS INC
15585 68TH AVE
COOPERSVILLE, MI 49404-9705



Amount Remitted: _____

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

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

ISABELLA COUNTY TREASURER Treasurer's PH: 1-989-317-4091 ISABELLA COUNTY Parcel #: 12-020-40-001-00 Property Assessed To: RIVER RIDGE FARMS INC 15585 68TH AVE COOPERSVILLE, MI 49404
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Additional information about PRE's, ESCROW ACCOUNTS, TAX DEFERMENT and more on reverse side

2017 ROLLAND TOWNSHIP SUMMER TAX BILL

12-020-40-002-00

1676

Bill # 00487

ISABELLA COUNTY TREASURER
200 N MAIN ST
MT PLEASANT MI 48858

RIVER RIDGE FARMS INC
Property Address:
S SHERMAN RD

Due Date	09/14/2017
Total Tax Due	\$540.82
Check Number	

RETURN TAX PAYMENT TO ABOVE ADDRESS

12-020-40-002-00

*****AUTO**ALL FOR AADC 493
RIVER RIDGE FARMS INC
15585 68TH AVE
COOPERSVILLE, MI 49404-9705



Make Check Payable To: ISABELLA COUNTY TREASURER

Treasurer's PH: 1-989-317-4091



Amount Remitted: _____

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

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ISABELLA COUNTY TREASURER Treasurer's PH: 1-989-317-4091 ISABELLA COUNTY Parcel #: 12-020-40-002-00 Property Assessed To: RIVER RIDGE FARMS INC 15585 68TH AVE COOPERSVILLE, MI 49404 Property Address: S SHERMAN RD BLANCHARD MI 49310 Acreage: 80.00 Property Class: 109 AGRICULTURAL-VACAI School District: 59045 MONTABELLA/MNTCC/M		TAX DESCRIPTION COUNTY OPERATING 6.61000 283.49 STATE EDUC TAX 6.00000 257.33 Total Mills/Tax 12.61000 540.82 Administration Fee 0.00 TOTAL AMOUNT DUE 540.82
1 mill equals \$1.00 per \$1000 of Taxable Value.		
TAX BASE VALUES Taxable Value: 42,889 State Equalized Value: 112,000 Assessed Value: 112,000 Qualified Ag Exemption: 42,889 % Declared Exempt: 100.0000		
OPERATING FISCAL YEARS County: 10-01-2017 - 09-30-2018 Twn/Cty/Village: 04-01-2017 - 03-31-2018 School: 07-01-2017 - 06-30-2018 State: 10-01-2017 - 09-30-2018 Does NOT affect when the tax is due or its amount		
FOR ASSESSOR QUESTIONS PLEASE CONTACT: EQUITY ASSESSMENTS INC. DENISE HALL - ASSESSOR 5887 SCHAFIN DR WEIDMAN MI 48893 PH: 989-644-3413 OR E-MAIL AT: DENISE_EQUITYA@YAHOO.COM		

Additional information about PRE's, ESCROW ACCOUNTS, TAX DEFERMENT and more on reverse side

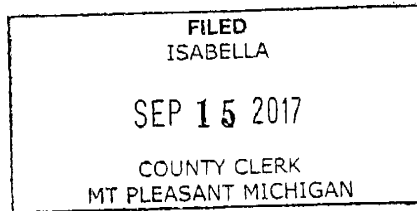


COMMUNITY DEVELOPMENT
200 North Main, Mt. Pleasant, MI 48858

Phone: (989) 317-4061
Fax: (989) 775-6681

September 15, 2017

Minde` B. Lux
Isabella County Clerk
200 N. Main St.
Mt. Pleasant, MI 48858



RE: River Ridge Farms Inc. Farmland Agreement Applications

Dear Ms. Lux,

Please be advised that the Isabella County Planning Commission reviewed the two (2) farmland agreement applications for River Ridge Farms Inc. in Section 20 of Rolland Township at their September 14, 2017 meeting. The Planning Commission had only had one comment with regards to the applications.

One of the applications indicates an acreage of 220 acres (page 2 and map attached to the application) is being applied for, however the submitted legal description indicates this property to be 240 acres.

Attached is an excerpt of the unapproved minutes from the meeting related to the review.

If you have any questions, please don't hesitate to contact my office at 317-4067.

Sincerely,

A handwritten signature in black ink, appearing to read "Ray Johnson".

Ray Johnson
Isabella County
Planner/Zoning Administrator

cc: River Ridge Farms INC.
15585 68th Ave
Coopersville MI 49404

Motion carries.

Union Township Map Amendment

Mr. Johnson reported that the community development office received a map amendment for review from Union Township. The Union Township planning commission recommended approval to their township board to rezone approximately 3.44 acres of land from one and two family residential to the office service district. The property adjacent to the proposed is an office district to the south and a multi-family district to the East in the City of Mt. Pleasant. The requested re-zoning is located on the north east corner of E. Bellows and S. Isabella Rd.

The planning commission had no comments on this amendment. Mr. Johnson stated staff will forward a letter back to Union Township indicating the planning commission had no comments.

Union Township Master Plan Update

Mr. Nieporte informed the board that the office has received a draft copy of a master plan update from Union Township. Upon review by staff it appears the future land use is consistent with the County's plan to the north and south of the township. Staff had no other comments or issues with the master plan.

The planning commission had no comments on the master plan update. Mr. Nieporte informed the board that staff will forward a letter to Union Township indicating the planning commission had no comments.

Farmland Agreement – River Ridge Farms, Inc., Rolland Township

Mr. Johnson stated that two applications have been received by River Ridge Farms, Inc. to the Farmland and Open Space Preservation Program (PA116) in Rolland Township. The first application is for 40 acres, the second is for 220 acres. Both are in Section 20 and are for 10 years. All three properties in the two applications are zoned and planned for Agricultural. Staff would note that on the second application the area applied for is 220 acres while the legal description describes the land as 240 acres. The applications appear to be complete.

Mr. Johnson stated that staff will forward a letter to the County Clerk indicating the board had reviewed the farmland agreement and will note the difference in acres on the application and the legal description.

PUBLIC COMMENT – None

STAFF COMMENTS – Mr. Nieporte commented that the Coe Township Board has approved a special use permit for 37-39 wind turbines within Coe Township.

Mr. Nieporte commented that the Isabella County Board of Commissioners have approved the text amendments relating to Mineral Extraction Industries and Solar Farms.