

**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



August 18, 2021

Isabella County Planning Commission  
Isabella County Building  
Mt Pleasant, MI 48858

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



RE: Side Street Pork Farm 2 LLC Farmland Agreement Application

Attached please find copies of the Farmland Agreement Application for Side Street Pork Farm 2 LLC. Please present this application to the Planning Commission Board for review. The Board has 30 days to review and comment on the application and provide feedback. After 30 days the application will be presented to the Isabella County Board of Commissioners for their approval/rejection.

If you have any further questions please do not hesitate to contact me at 772-0911, ext. 205.

Thank you.

Sincerely,

Minde' B. Lux  
Isabella County Clerk



## FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

### Application for Farmland Agreement

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

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

#### OFFICIAL USE ONLY

Local Governing Body:

Date Received \_\_\_\_\_

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: *Side Street Pork Farm 2 LLC*

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: *4843 N Johnson Rd Weidman MI 48893*

Street

City

State

Zip Code

3. Telephone Number: (Area Code) *(989)* 289-2009

4. Alternative Telephone Number (cell, work, etc.): (Area Code) *(616)* 443-8192

5. E-mail address: *blockfarm@gmail.com*

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

6. County: *Isabella* 7. Township, City or Village: *Coldwater*

8. Section No. \_\_\_\_\_ Town No. \_\_\_\_\_ Range No. \_\_\_\_\_

#### III. Legal Information:

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

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

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

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

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

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

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

Name the types of mineral(s) involved: \_\_\_\_\_

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

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

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

Address: \_\_\_\_\_

Street

City

State

Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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

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

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

Name: Blaine Block Title: Member

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Name: Matt McLaren Title: Member

Name: Coty Kile Title: Member

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

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

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

**This application is for:**

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

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

Livestock 4800 head hogs

b. Total number of acres on this farm 80

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

d. Acreage in cultivation: 114

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

f. All other acres (swamp, woods, etc.) 80

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

No. of Buildings \_\_\_\_\_ Residence: \_\_\_\_\_ Barn: 1 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):**

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: \$ 3362.77

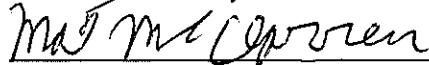
Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

↳ See Approved Specialty Farm Designation App Attached

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.



(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

8-17-21

(Date)

(Signature of Corporate Officer)



(Title)

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

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

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

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

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

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

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

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

II. Please verify the following:

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

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

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

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

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

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

<p>Please verify the following regarding Reviewing Agencies (sending a copy to reviewing agencies is required):</p> <p><b>COPY SENT TO:</b></p> <p><input type="checkbox"/> County or Regional Planning Commission  <input type="checkbox"/> Conservation District  <input type="checkbox"/> Township (if county has zoning authority)  <input type="checkbox"/> City (if land is within 3 miles of city boundary)  <input type="checkbox"/> Village (if land is within 1 mile of village boundary)</p>	<p><b>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</b></p> <p><input type="checkbox"/> Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)  <input type="checkbox"/> Copy of most recent Tax Bill (must include <u>tax description</u> of property)  <input type="checkbox"/> Map of Farm  <input type="checkbox"/> Copy of most recent appraisal record  <input type="checkbox"/> Copy of letters from review agencies (if available)  <input type="checkbox"/> Any other applicable documents</p>
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State of Michigan  
Real Estate Transfer Tax  
ISABELLA COUNTY 1462.00  
201603010228 27 DEC 2016  
00034624 187.00 C  
1275.00 S

201600010228  
Filed for Record in  
ISABELLA COUNTY  
KAREN R. JACKSON  
12-27-2016 At 03:13:51 PM.  
WARR DEED 30.00  
Liber 1754 Page 856 - 857

201600010228  
CORPORATE SETTLEMENT  
PICK UP

Received  
ISABELLA COUNTY, MI  
12-27-2016 02:49 PM.

STATE OF MICHIGAN  
COUNTY OF ISABELLA  
I HEREBY CERTIFY that there are no tax liens or  
titles 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.

Steven W. Pichers  
Treasurer of Isabella County

## Warranty Deed

(3/97)

Corporate Settlement Solutions, Mt. Pleasant

The Grantor	KJ Farms, LLC, a Michigan limited liability company
whose address is	821 West Vernon Road, Farwell, MI 48622
conveys and warrants to	Side Street Pork Farm 2, LLC, a Michigan Limited Liability Company
whose address is	4843 North Johnson Road, Weidman, MI 48893

the following described premises situated in the Township of Coldwater, County of Isabella, State of Michigan to wit:

Parcel 1:

The North 40 acres of the South 80 acres of the Northwest 1/4 of Section 36, Town 16 North, Range 6 West, Coldwater Township, Isabella County, Michigan.

Parcel 2:

The South 40 acres of the Northwest 1/4 of Section 36, Town 16 North, Range 6 West, Coldwater Township, Isabella County, Michigan.

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

SUBJECT TO all easements, reservations, rights-of-way and restrictions of record, if any.

The Grantor(s) grant(s) to the Grantee(s) the right to make All divisions under Section 108 of the Land Division Act, Act 288 of the Public Acts of 1967.

This property may be located within the vicinity of farmland or a 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.

This deed is given for the sum of One Hundred Seventy Thousand and 00/100 (\$170,000.00) Dollars.

Dated: 12/19/14

*Signed:*

KJ Farms, LLC, a Michigan limited liability company

Jane Block

By: Jane Block  
Its: Member

State of Michigan  
County of Isabella } ss.

This foregoing instrument was acknowledged before me 16 day of December, 2016 by Jane Block, Member, on behalf of KJ Farms, LLC, a Michigan limited liability company

Notary Public Alaina M. Wills  
\_\_\_\_\_  
County, Michigan

ALAINA M. WILLS  
Notary Public, State of Michigan  
County of Isabella  
My commission expires July 28, 2017  
Acting in the County of

My commission expires: \_\_\_\_\_

Isabella

*Prepared by and Return to:*  
Jelinek & Snabes, PLLC  
Jerome E. Jelinek, Esq.  
440 E. Front Street  
Traverse City, MI 49686

File No: MI-300268

## 2021 COLDWATER TOWNSHIP SUMMER TAX BILL

04-036-10-001-05  
Bill # 00746

COLDWATER TWP TREASURER  
CHRIS WYMAN-COLDWATER TREAS  
PO BOX 214  
WEIDMAN MI 48893

SIDE STREET PORK FARM 2 LLC  
Property Address:  
N COLDWATER RD 6000 MI

Due Date	09/14/2021
Total Tax Due	\$6,452.08
Check Number	

RETURN TAX PAYMENT TO ABOVE ADDRESS

04-036-10-001-05

.....AUTO\*\*5-DIGIT 48847  
SIDE STREET PORK FARM 2 LLC  
4843 N JOHNSON RD  
WEIDMAN, MI 48893-9780



Make Check Payable To: COLDWATER TWP TREASURER

Treasurer's PH: 989-544-2079 5 P.M. TO 8 P.M.

Treasurer's Email: COLDWATER.TWP.TREAS@GMAIL.COM



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

Taxpayer Contact Ph #: \_\_\_\_\_

Please detach along dotted line -- Retain bottom for your records -- Submit top with payment and a contact PHONE NUMBER on stub and check.

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

COLDWATER TWP TREASURER		TAX DESCRIPTION	MILLAGE	AMOUNT
Treasurer's PH:	989-544-2079 5 P.M. TO 8 P.M.	COUNTY OPERATING	6.61000	2,584.42
ISABELLA COUNTY, Michigan		STATE EDUC TAX	6.00000	2,345.92
Parcel #:	04-036-10-001-05	CHIP HILLS OPER	18.00000	EXEMPT
Property Assessed To:	SIDE STREET PORK FARM 2 LLC	CHIP DEBT 15 #1	0.63000	246.32
SIDE STREET PORK FARM 2 LLC	4843 N JOHNSON RD	CHIP DEBT 15 #2	1.62000	633.39
4843 N JOHNSON RD	WEIDMAN, MI 48893	CHIP SINK FD	1.47870	578.15
Property Address:				
N COLDWATER RD 6000 MI				
LAKE MI 48632				
Acreage: 80.00				
Property Class: 101	AGRICULTURAL	Total Mills/Tax	34.33870	6,388.20
School District: 54025	CHIPPEWA HILLS SCHOOL	Administration Fee		63.88
Qualified Ag Exemption Has Reduced This Bill By:	\$7037.76			
1 mill equals \$1.00 per \$1000 of Taxable Value.		<b>TOTAL AMOUNT DUE</b>		<b>6,452.08</b>
TAX BASE VALUES		Description of Lands or Personal Property: lengthy descriptions subject to space limitations		
Taxable Value:	390,987	S 1/2 OF NW 1/4 SEC 36 T16N R6W COLDWATER TWP 80.0 A M/L. COMBINATION FOR 2017 FROM 10-001-02 & 10-001-03 TO 10-001-05		
State Equalized Value:	396,900			
Assessed Value:	396,900			
Qualified Ag Exemption:	390,987			
% Declared Exempt:	100.0000			
OPERATING FISCAL YEARS		TO PAY IN PERSON TAXES WILL BE COLLECTED AT MY RESIDENCE, 7580 W HERRICK RD FROM 9 TO 5, TUESDAY, SEPT 14, 2021; FRIDAY, DEC 31, 2021; AND MONDAY, FEB 28,2022. FOR OTHER TIMES BY APPOINTMENT ONLY: CALL 989-544-2079. PAYMENTS MUST BE IN THE POST OFFICE BOX BY CLOSE OF BUSINESS ON THE DUE DATES. WEIDMAN POST OFFICE HOURS: MON-FRI, 9 TO 4:30 (CLOSED FROM 12 TO 1 FOR LUNCH) AND SATURDAY 9 TO 11. IF A SIGNED RECEIPT IS NEEDED PLEASE INCLUDE A SELF ADDRESSED STAMPED ENVELOPE WITH ANY MAILED TAX PMTS.		
County:	10-01-2021 - 09-30-2022			
Twn/Cty/Village:	04-01-2021 - 03-31-2022			
School:	07-01-2021 - 06-30-2022			
State:	10-01-2021 - 09-30-2022			
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_EQUIITYA@YAHOO.COM		DUE AND PAYABLE 07/01/2021 THROUGH 09/14/2021 WITHOUT PENALTY. FROM 09/15/2021 THROUGH 02/14/2022 PAYABLE WITH 1% INTEREST PER MONTH OR PORTION OF A MONTH. FROM 02/15/2022 TO 02/28/2022 ADD AN ADDITIONAL 3% PENALTY. FROM 3/01/2022 PAY TO ISABELLA COUNTY TREASURER WITH 4% ADMIN FEE & 1% INTEREST PER MONTH OR PORTION OF A MONTH UNTIL PAID. CALL 989-317-4091 FOR PAST DUE BALANCE AND MAILING ADDRESS. POSTMARKS NOT ACCEPTED BY THE TOWNSHIP OR COUNTY TREASURER.		

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



# Isabella County GIS Tax Info

Parcel Report: 04-036-10-001-05

7/6/2021

2:14:34 PM



## Property Address

N COLDWATER RD 6000 MILE  
LAKE, MI, 48632

## Owner Address

SIDE STREET PORK FARM 2 LLC	Unit:	04
4843 N JOHNSON RD	Unit Name:	COLDWATER
WEIDMAN, MI 48893		

## General Information for 2021 Tax Year

Parcel Number:	04-036-10-001-05	Assessed Value:	\$396,900
Prop. Class Code:	101	Taxable Value:	\$390,987
Prop. Class Name:	AGRICULTURAL-IMPROVED	State Equalized Value:	\$396,900
School Dist Code:	54025	Exemption Percent:	100
School Dist Name:	CHIPPEWA HILLS SCHOOL DIST		

MICHIGAN DEPARTMENT OF AGRICULTURE  
AND RURAL DEVELOPMENT  
ENVIRONMENTAL STEWARDSHIP DIVISION  
P O BOX 30449  
LANSING MI 48909

SPECIALTY FARM DESIGNATION APPLICATION  
FOR FARMLAND DEVELOPMENT RIGHTS PROGRAM  
(MCL 324.36101 - ALSO KNOWN AS PA 116)

Instructions: Applicant is only to fill out items 1-4. Upon completion of application, return to the address listed above.

DATE: 7-9-21

NAME(S) OF OWNER: Side Street Pork Farm 2 LLC PHONE: 989-289-2009

MAILING ADDRESS: 4843 N Johnson Rd Wadsworth MI 48893

LOCATION OF PROPERTY: Isabella Coldwater  
County Township Section

APPLICANTS SIGNATURE: Mag McConnell

PA 116 defines specialty farm as "those enterprises of 15 or more acres in size which meet the income requirements of section 2 (6) (c) of the act, produce agricultural, horticultural or floricultural commodities or are engaged in the business of breeding or husbanding animals, rendering services or yielding products customarily with agricultural operation." A farm meets the income requirements if it "has produced a gross annual income from an agricultural use of \$2,000.00 or more."

1. Is the parcel in one ownership? Yes, If yes, how many acres does the parcel consist of? 80. Attach the legal description of the parcel.
2. State a three-year history of production by acreage planted, commodity raised and annual yield.

	Acreage Planted	Commodity Raised	Annual Yield
First year	Hog Barn	Hogs	4800
Second year	Hog Barn	Hogs	4800
Third year	Hog Barn	Hogs	4800

3. Does the land covered by the application produce an annual gross income of \$2,000 or more from agricultural uses?

Yes X No \_\_\_\_\_

If yes, attach documentation.

See check stub

4. Which of the following agricultural operations – if any – or all is the business engaged in: breeding or husbanding of animals, rendering of services, or yielding of products?

Hog Finishing Operation

Principal Product or Service: Hogs

ITEMS 5 THROUGH 7 ARE COMPLETED BY THE DEPARTMENT

5. On-site field inspection by \_\_\_\_\_  
6. Conservation District.

Inspected by Ken Wawersik Title MAEAP Tech  
Date 7/23/2021 Comments Hog barn is on site

Recommendation: X Approval    Disapproval

Chairman, District Board Date:

7. The Director of the Michigan Department of Agriculture recommends that the enterprise identified on this application be designated as a Specialty Farm under provisions of Act 116.

   Designation approval    Designation disapproved

Director

Date



Please see next  
page for approval.

Please Attach:

1. A recent prop
2. A map or aeri

1:36

• LTE



## RE: Side Street Pork Farm 2 LLC

Hi Adam,

We have received the Department Director's approval for the specialty farm designation. Due to our remote working conditions the approval came through email so his signature is not on the attached application. Feel free to go forward with the PA 116 application by submitting it to the Isabella County clerk.

Jarrod Thelen  
Farmland and Open Space Preservation (PA 116)  
Michigan Department of Agriculture and Rural  
Development  
Cell Phone: [517-243-5366](tel:517-243-5366)  
Office Phone: [517-284-5663](tel:517-284-5663)  
Fax: [517-335-3131](tel:517-335-3131)

Visit us at [Michigan.gov/Farmland](http://Michigan.gov/Farmland)

Sign up for the latest news regarding Farmland  
Preservation at [GovDelivery](#).

**From:** Adam Cornell <[amcornell82@gmail.com](mailto:amcornell82@gmail.com)>  
**Sent:** Friday, August 13, 2021 12:07 PM  
**To:** Thelen, Jarrod (MDARD)  
<[ThelenJ17@michigan.gov](mailto:ThelenJ17@michigan.gov)>  
**Subject:** Re: Side Street Pork Farm 2 LLC

**CAUTION: This is an External email. Please send  
suspicious emails to [abuse@michigan.gov](mailto:abuse@michigan.gov)**

