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ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX


TO: Augusta Township Planning Commission
FROM: Laura K. Kreps, AICP, Township Planner
DATE: October 9, 2023
RE: Planning Commission Agenda Packet for October 18, 2023, Regular Meeting

Please find a summary of the business items on this month's Planning Commission agenda below. ***Hard copies of this material will NOT be provided via UPS.*** IF YOU ARE NOT ABLE TO ATTEND THE MEETING, please let myself and/or Allan and Kim at the Township know as far in advance as possible. We cannot conduct the meeting without a quorum (4 members).

*****NEW LOCATION – LINCOLN SENIOR CENTER – 8970 WHITTAKER (west entrance of Brick Elementary)**

- a. **PUD- 23-01 Michels Storage Conceptual PUD Plan Review.** The applicant provided additional materials for consideration of expansion of the Mitchel's Storage site located at 11294 Rawsonville Road as part of a conceptual PUD plan review. A public hearing is conducted as part of this conceptual PUD review. The Planning Commission will make a recommendation to the Township Board. This is the initial step in a multi-step process in review of the PUD zoning and site plan. A full review of the submittal is provided as part of the agenda packet.
- b. **PA – 23-01 Herman/ 8453 Willis Road (T-20-03-300-041)** – Request for PA116 approval for 38 acres for a period of 20 years. A copy of the informational memo denoting the requirements of the Farmland Preservation Act is provided as part of the agenda packet.

As always, please feel free to contact me directly with any questions prior to the meeting.


CARLISLE/WORTMAN ASSOC., INC.
Laura K. Kreps, AICP
Senior Associate

AGENDA
Augusta Charter Township
Regular Planning Commission Meeting

NEW LOCATION

Lincoln Senior Center
8970 Whittaker Road
(West entrance of Brick Elementary)
Ypsilanti, MI 48197
October 18, 2023
6:30 PM

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call and Recognition of Visitors** –Yurk, Buxton, Woolf, Hall, Spence, Hamill, Rawlins
4. **Approval of Agenda**
5. **Approval of Minutes**
 - a. Planning Commission Meeting Minutes from July 19, 2023 Regular Meeting
6. **Public Hearings**
 - a. **PUD 23-01 Mitchell’s Storage Conceptual PUD – 11294 Rawsonville Road (T-20-24-100-053)** – request for conceptual PUD review of expansion of existing self-storage facilities.
7. **Business Items**
 - a. **PUD 23-01 Mitchell’s Storage Conceptual PUD – 11294 Rawsonville Road (T-20-24-100-053)** – request for conceptual PUD review of expansion of existing self-storage facilities.
 - b. **PA 23-01 – Herman / 8453 Willis Road (T-20-03-300-041)** – Request for PA116 approval for 38 acres for a period of 20 years.
8. **Public Comment**
9. **Communications**
10. **Adjournment**

Draft
AGENDA
Augusta Charter Township
Regular Planning Commission Meeting
8970 Whittaker Road
Ypsilanti, MI 48197
July 19, 2023
6:30 PM

1. Call to Order

The meeting was called to order by Chair Yurk at 6:30PM.

2. Pledge of Allegiance

Chair Yurk led Pledge.

3. Roll Call and Recognition of Visitors

In Attendance: Robert Yurk, David Hall, Linda Spence, Dan Woolf, Janet Buxton(departed 9:15) and Richard Hamill. Absent: Paul Rawlins. Planner Laura Kreps and township Attorney Victor Lillich were also in attendance.

4. Approval of Agenda

Yurk made the motion to approve agenda with the addition of closed session as the first Business Item supported by Hall. Motion carried unanimously.

5. Approval of Minutes

Buxton made the motion to approve minutes from June 21, 2023 Planning Commission Meeting, support by Woolf. Motion carried unanimously.

6. Public Hearings

a. **SU 23-01 Jessica's Place Doggy Daycare & Boarding - 11184 Butler Road (T-20-24-200-036)** – request for special land use approval for a Commercial kennel.

Spence motioned to open Public Hearing supported by Buxton. Public Hearing opened at 6:44.

Residents commented, asked questions, voiced concerns, opposition and support.

Tommy Ontko (Butler Rd.)
Marcia Parvin (Sikorski Rd.)
Susan Lewke (Talladay Rd)
Greg Jamison (ButlerRd.)
Pam Cline (Talladay Rd.)
Mike Magennis (Laurel Oak)
Rose Keel (Liss Rd.)
Fran Buchanan (Talladay Rd.)
Brittany Tomlin (Karr Rd.)
Dale-Lin Mallonen (Judd Rd.)
Wendy Albers (Torrey Rd.)
Sue Globke (Butler Rd.)
David Nelson (Butler Rd.)

Sandy Amrhein (Butler Rd.)
Kathy Dwornic (McKean Rd.)
Pat Shrisly (W. Brookstow Dr.)
Jonny Little (Butler Rd.)
Lynne Czinski (Czinski Rd.)
Jen Schneider (McKean Rd.)
Teresa Whitfield (Talladay Rd.)
Deb Chambers (Butler Rd.)

Spence made the motion to close Public Hearing supported by Hamill. Public Hearing closed at 7:51.

The Planning Commission received several letters. (Attached in alphabetical order)

7. Business Items

a. Closed Session – Receipt of written attorney-client privilege communication from Township Attorney which is exempt from disclosure under Section 13(1)(g) of the Freedom of Information Act.

Chair Yurk Made the motion to go into closed session supported by Spence. Closed session began at 7:52. Spence motioned to reopen meeting supported by Woolf. Meeting reopened at 8:35.

b. SU 23-01 Jessica's Place Doggy Daycare & Boarding - 11184 Butler Road (T-20-24-200-036) – request for special land use approval for a Commercial kennel.

Ms. OBryan gave a brief description her plans for a doggy daycare and boarding facility and answered questions.

Buxton motion to table supported by Spence. Motion was unanimous.

c. Master Plan Resolution of Approval PC-23-02

Yurk Motioned to approve Resolution of Approval PC-23-02 Supported by Hall. Motion carried unanimously. (Motion attached)

8. Public Comment

Tim McCormack (Hitchingham Rd.) Master Plan, Poor communication

Pete Hafler (Oak Rd.) Master Plan

Cath Howard (Willow Rd.) Jessica's Place doggy Daycare

Tommy Ontko (Buttler Rd.) Consideration of neighbors

Rodney Taylor (Talladay), voiced concerns with Mitchel's Storage.

Mike Green (Judd Rd.) Jessica's Place doggy Daycare

Lynne Czinski (Czinski Rd.) Jessica's Place doggy Daycare

Mike Magennis (Laurel Oak) Jessica's Place doggy Daycare, Blight, Theft, Safety

Kim Gonzey Thanked the PC for service

Rose Keel (Liss Rd.) Jessica's Place doggy Daycare

George Globke (Butler Rd.) Jessica's Place doggy Daycare

Sandi Amrhein (Butler Rd.) Jessica's Place doggy Daycare

9. Communications

Trustee Hall noted that Redwood Apartments would be giving a presentation to the Board of Trustees.

10. Adjournment

Spence motioned to adjourn supported by Hamill. Motion carried unanimously. Meeting was adjourned at 9:40 PM.



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117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: May 10, 2023
Revised: September 25, 2023

Conceptual Planned Unit Development Review For Augusta Charter Township, Michigan

File No:	PUD 23-01
Applicant:	Mitchel Kalimai
Project Name:	Mitchel's Storage
Plan Date:	November 3, 2022
Latest Revision:	March 30, 2023
Location:	West side of Rawsonville between Talladay and Willow Roads
Zoning:	PUD, Planned Unit Development (southern portion) / AR, Agriculture Residential (northern portion)
Action Requested:	Conceptual PUD Review
Required Information:	As noted in the following sections of this report.

SITE / PROJECT DESCRIPTION

The applicant is proposing to expand an existing self-storage facility and provide for two (2) residential lots along Rawsonville Road. The applicant provides the following project narrative on Sheet C.102 of the plan set:

The existing and proposed facility is located north of and directly adjacent to an existing PUD self-storage facility. All traffic flow enters and exits off of Rawsonville Road, which is a Class A arterial road as defined in the Augusta Charter Township Master Plan. This facility services the Township of Augusta and surrounding Townships with a location to store boats, travel trailers and vehicles as well as providing on-site non-heated buildings for secure interior storage. This allows local community members to store vehicles, boats, and trailers not to be stored on their property due to limited space or per Township Ordinance requirements.

The project is proposed to be completed in phases:

Phase 1 will include construction of buildings 1-3, storm drainage and grading for all buildings 1-5 and detention of the project parcel (all phases).

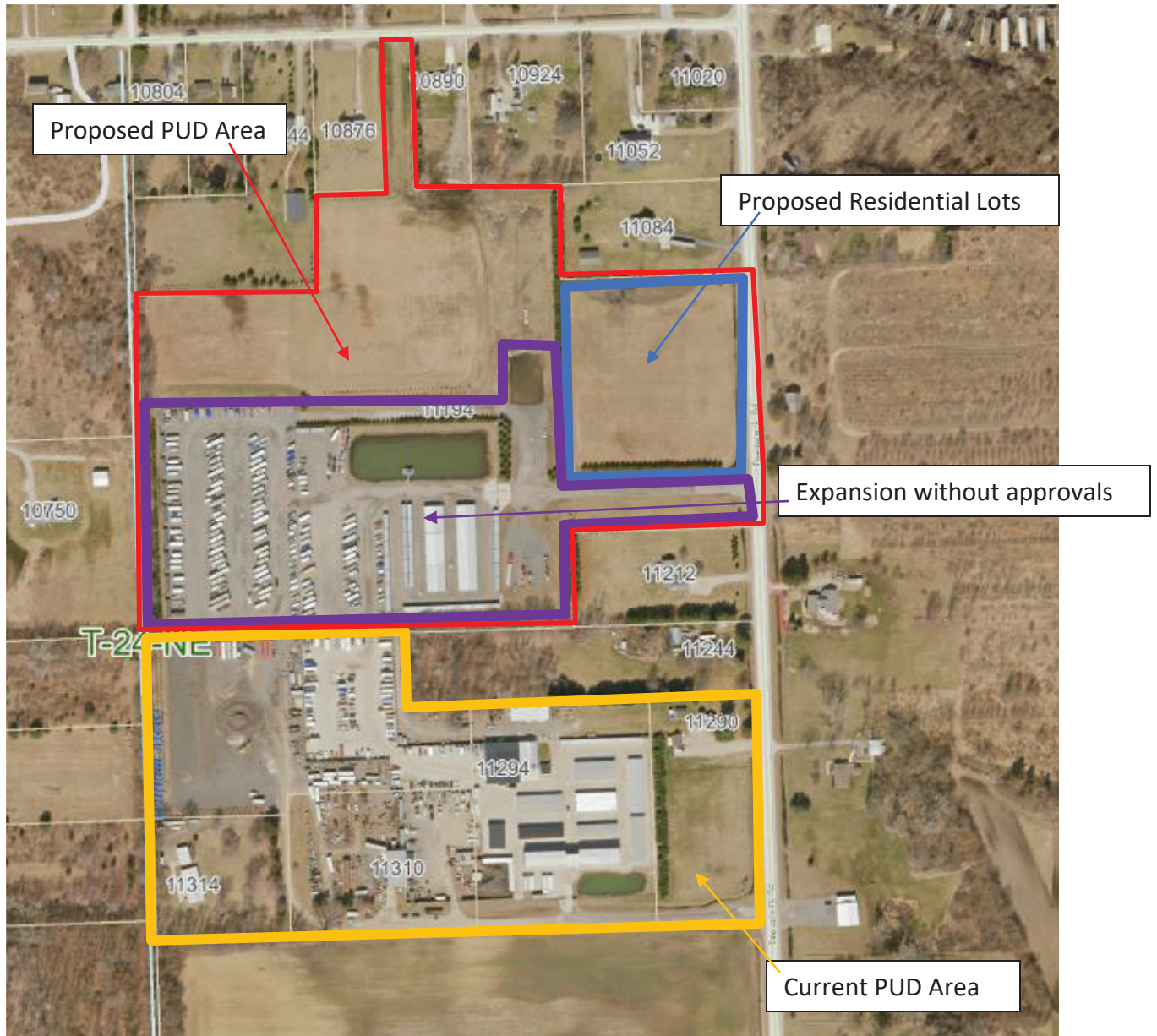
Phase 2 will include construction of buildings 4-5 and downspout connections to the existing storm system.

Phase 3 will include construction of building 6 and storm drainage and grading. This phase will require the owner to submit a full site plan for review and approval. This area is included in the calculations for the sizing of the detention basin to WCWRC standards.

All phases of the development will be required to go through the full PUD review process as noted in the following section, not just Phase 3 as noted in the applicant's phasing plan.

On the aerial photo on the following page, the originally approved PUD area is shown in yellow and the proposed PUD area in red. The development of the site has been expanded previously without Township and County approvals (shown in purple) and proposed residential development area (shown in blue). In review of the concept PUD plan, the Planning Commission should consider the following:

1. The additional site improvements that have been conducted and are in operation and whether to expand the PUD zoning to incorporate this area of the site (PUD would include yellow and purple areas).
2. Whether further expansion of the facility meets the PUD eligibility criteria (additional red area outside of already developed portion and residential lots (shown in blue)).



Since our last review, the applicant has provided a supplement entitled “Memorandum in Support of Mitchel’s Storage PUD Application”. Modifications to this report have been provided based on the additional information provided by the applicant. Additionally, we have compiled information from the original 1993 PUD approval and 2005/2006 PUD expansion that was never formally approved.

Items to be Addressed: All phases are required to go through the full PUD review process.

ORIGINAL PUD APPROVAL

The original PUD approval was noted as “a compromise solution to a zoning non-compliance situation that had gone on for nearly 20 years” (Washtenaw County Metropolitan Planning Commission Rezoning Staff Report Z-37-93, dated September 9, 1993). At that time, the subject site was inconsistent with the Master Plan and future land use map but was recommended for conditional approval by the County Planning Commission in order to “allow Augusta Township to better regulate land use on the property in question and it will allow the owner to make a better use of his property”.

As part of the original PUD approval, a document entitled “Kailimai PUD Final Permit Conditions” was signed by the owner (Henry Kailimai and Augusta Township). The document outlines uses allowed; bulk and dimensional requirements; preservation of woodland and wetland areas; Pollution Incident Protection Plan (PIPP); site access and circulation; landscaping; storage of materials; lighting and signs; and phasing.

The last paragraph of the signed document states:

Each Phase will require a final site plan approval by the Planning Commission. Approval of final site plans and issuance of building permits shall require the strict adherence to these PUD permit conditions and site plan approval. Approval of future phases will be dependent upon compliance with the terms of these PUD Permit Conditions.

It appears from the built portions of the original PUD (yellow area) that the conditions of the original approval have not been followed. Specifically, areas within the original PUD along the western property line do not meet the required 75-foot setback from exterior lot lines. See aerial on the following page of the site from 2005 MapWashtenaw aerial and Final Permit Conditions document provided in Exhibit A of the memorandum supplement provided by the applicant.



2005 Aerial
MapWashtenaw
Original Approved PUD Area

2005/2006 PUD EXPANSION SUBMITTAL

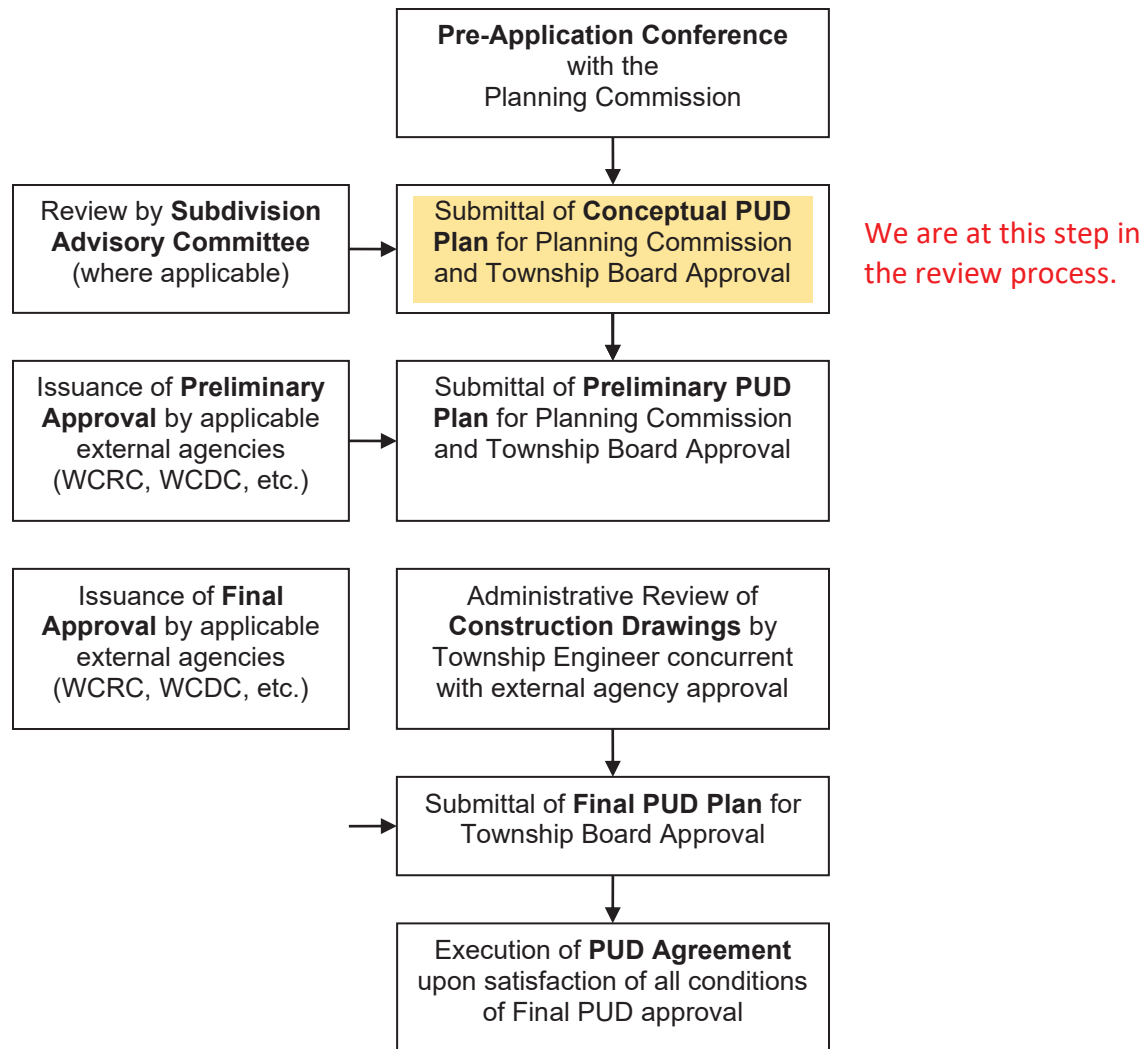
In 2005 and 2006 CWA reviewed a Preliminary PUD for expansion of the original PUD for an additional 27.52 acres north of the original PUD area (purple area outlined on map on page 3 – improvements without approvals) noting numerous concerns with the proposal. The CWA review dated March 7, 2006 has been included in the packet. We note the following concerns cited at that time:

- **PUD Eligibility** – CWA noted several ways the proposal could meet eligibility criteria. These included exceptional quality in design; preservation of woodlands and tree lines; facilitation of outstanding compliance issues with the existing PUD area.
- **Aesthetic/Other Negative Impacts** – Of primary concern was the potential aesthetic impact to adjacent home sites and public view from Rawsonville Road. Additionally, the potential of negative environmental and economic impacts if materials are not stored properly and screening of the use was not provided.
- **Master Plan** – The proposed expansion was not consistent with the Master Plan, except to the extent that the plan calls for concentration of non-residential areas in “appropriate areas”. The CWA review indicated the Planning Commission would need to determine if the concentration of self-storage in this area is more desirable than proliferation in other locations.
- **Community Benefit** – CWA requested additional information regarding detail of the proposed “community benefit” of the proposal including a more detailed site plans and landscaping plans, as well as possible commitments regarding the Kailimai PUD to the south.

There is no record that after the March 7, 2006 review of this proposal a public hearing was held or any formal approval of the preliminary (or final) PUD was undertaken by the Planning Commission or Township Board.

PROCEDURE

Section 12.6 of the Zoning Ordinance outlines the procedures for PUD review and approval. A flowchart is provided illustrating the review process on the following page:



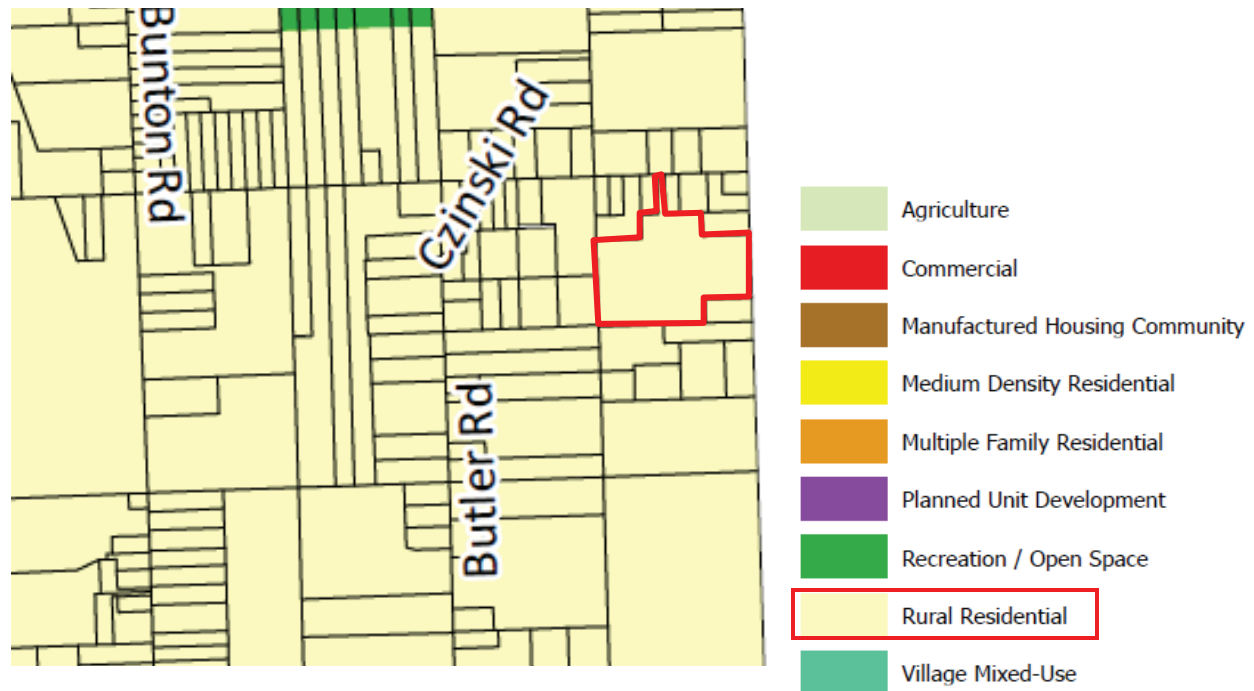
A pre-application meeting was held with the Planning Commission on January 18, 2023. At this time, the Planning Commission will review the Conceptual PUD to determine whether the project is eligible for PUD consideration and conceptually identifies an acceptable arrangement of site improvements. Upon their initial consideration of the proposed Conceptual PUD plan, the Planning Commission shall set a date for the required public hearing. A recommendation regarding the Conceptual PUD may be made following the public hearing, or at a subsequent meeting. The Planning Commission’s recommendation is then sent to the Township Board for final action on the Conceptual PUD. If approved, the applicant can proceed to the Preliminary PUD review step.

NEIGHBORING ZONING AND LAND USE

The subject area is located on the east side of Rawsonville Road in the eastern central portion of the Township. The subject site is surrounded by AR, Agriculture Residential zoned properties to the north, south and west containing vacant and single-family residential homes. Properties across Rawsonville Road to the east are located in Sumpter Township, Wayne County.

MASTER PLAN

The subject site and the surrounding area to the north, south and west are planned for Rural Residential development. The Rural Residential future land use classification is intended to accommodate low density single-family residential housing in areas not intended to be served by sanitary sewer and water services. This category is designed to preserve a predominantly rural character, including agricultural operations. The existing commercial storage use does not comply with the Master Plan classification of the site. Further expansion would only further the non-compliance with the surrounding area.



Additionally, the Master Plan outlines several Goals, Objectives, and Strategies associated with the development of residential areas. These include:

- Protect and enhance the integrity of the Township's current and future residential areas.
- Promote well-planned commercial development that integrates well with existing and future residential and other uses in the Township.
- Limit commercial development to that of a local/neighborhood scale and intensity.

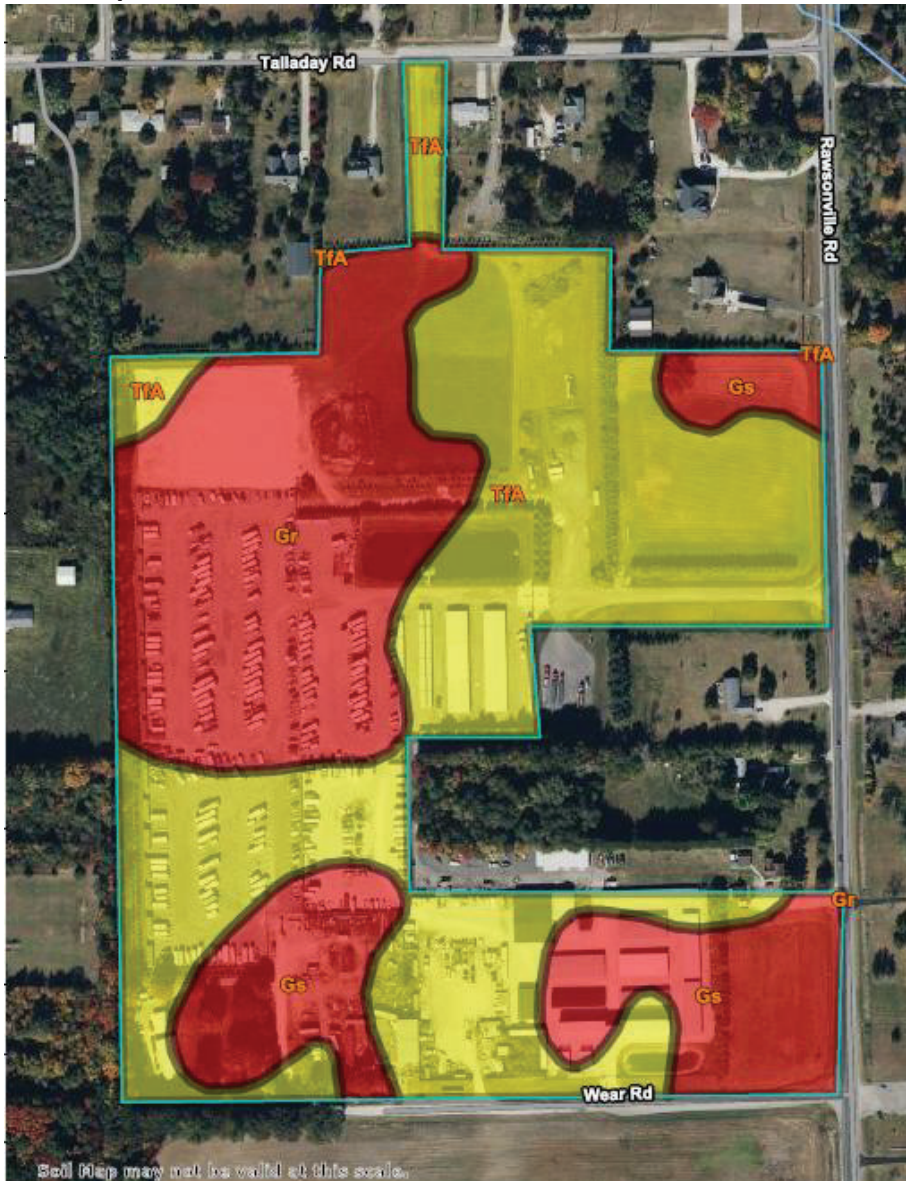
Based on these objective statements and the subject site and surrounding area demonstrated as Rural Residential on the Future Land Use Map the proposed expansion of the self-storage facility is not compatible with the Master Plan and Future Land Use Map.

Items to be Addressed: *The proposed expansion of the self-storage facility is not compatible with the Master Plan or the Future Land Use Map.*

NATURAL RESOURCES

- Topography** - The site is generally level from previous grading.
- Woodlands** - No woodlands are present. However, mature trees are located along areas of the site perimeter for screening.
- Wetlands** - The applicant has provided a Wetland Report (Exhibit H – applicant's submittal document) which documents the William Meier Drain along the western property line as a regulated wetland and two (2) other wetland locations in the northeastern portion of the site (where residential portion of the development is proposed). These two (2) wetland areas are small and likely not regulated by EGLE; however, Marx Wetlands, LLC recommends "EGLE concurrence on the anticipated regulatory statuses of these features if impacts are proposed by the development". EGLE review of any development of the residential portion of the development will be required during final PUD review.
- Soils** - No soil information has been provided; however, the applicant has stated there are no soil constraints. The USDA Web Soil Survey indicates the following soils are present on the site: Granby fine sand; Granby loamy fine sand; and Thetford loamy sand 0-2% slopes. These soil types are rated "somewhat limited" and "very limited" for small commercial building construction. This means limitations can generally not be overcome without major soil reclamation, special design or expensive installation procedures. The soils present in the area demonstrated for residential development are also shown as "very limited" for residential development. See soil rating map on the following page demonstrating the commercial building ratings. Yellow means "somewhat limited" and red means "very limited".

Soils Map:



Items to be Addressed: EGLE review of the residential (northeastern) portion of the development during final PUD plan review.

DENSITY

Since the applicant is proposing a primarily commercial/industrial operation with two (2) residential lots, a density plan is not required.

OPEN SPACE

Non-residential PUD developments are required to maintain a minimum of 10% of the gross buildable area of the subject property (prior to development) as permanently protected, usable open space (Section 12.3.(I)).

Usable open space shall include both active and passive areas, and may consist of natural features, recreational areas, landscaped greenbelts or farmland. However, the following are not considered usable open space:

- The area of any street right-of-way proposed to be dedicated to the public. This provision shall not preclude the future dedication of a private road easement to a public road agency.
- Wetlands, lakes, or other submerged lands.
- The required setbacks surrounding any structure, residential or otherwise, that is not located on an individual lot or site condominium unit.
- Stormwater management facilities, including detention, retention, and sedimentation basins.

The applicant notes on page 9 of their resubmittal information that 2.127 acres of open space is required whereas 1.92 acres has been provided, and further suggest the Planning Commission “has the right to modify the PUD to accept the entire 66-foot-wide greenbelt as open space under Section 12.3(I)(11)”. However, Section 12.2 – Eligibility Criteria, specifically lists Guaranteed Open Space in subsection D. stating, *The proposed PUD **shall** include the perpetual preservation of usable open space in accordance with the provision of Section 12.3(I).*

The 10% minimum open space requirement is a PUD eligibility requirement and cannot be waived by the Planning Commission. Further, the PUD cannot be approved if 10% open space has not been provided. All of the Eligibility Criteria listed in Section 12.3 shall be met to determine project eligibility (see Eligibility Criteria section on page 12 of this report).

Items to be Addressed: *Demonstrate how open space requirements will be met in accordance with Section 12.3.(I).*

ESSENTIAL SERVICES

The subject site is not part of one of the Township’s Urban Service areas and is served by well and septic services. In future reviews, detailed utility information will be required to be provided for review by the Township Engineer.

At this stage of review, a “Certificate of Outlet” for the stormwater system approved by the Washtenaw County Water Resources Commission is required to be submitted at this phase of review and has not been provided. The applicant provides in their supplemental materials the Washtenaw County Water Resource Commission will not provide this information until

preliminary site plan approval. CWA contacted Theresa Marsik at WCWRC directly and received the following response:

I held a pre-application meeting with the owner and design team in February, I observed test pit excavations for infiltration testing in July, and was provided with the infiltration testing report. However, our office has not yet received a plan submittal for this project.

As a point of clarification, the certificate of outlet is not something that our office issues. The certificate of outlet is to be prepared by the design engineer to certify that the receiving channel has the capacity to receive the discharge from the designed stormwater management system. It is to be provided for our review along with the plan submittal. I have attached the cover form for the certificate of outlet from our rules for your information.

Based on Ms. Marsik's response, the design engineer should provide a certificate of outlet to WCWRC to ensure the receiving channel has the capacity to receive the discharge from the designed stormwater management system. This information has not been submitted by the applicant's engineer for review by WCWRC to date.

Items to be Addressed: 1) Review of all essential services by the Township Engineer in future submittals. 2) Provide the required "Certificate of Outlet" to WCWRC for review as part of preliminary PUD review.

ACCESS, CIRCULATION, AND TRAFFIC

Site access and circulation will remain the same with two (2) existing driveways provided along Rawsonville Road. A third driveway is proposed to access the property from Talladay Road to the north which is noted to be "restricted for owner/emergency service use only".

A traffic study is required at this stage of review in accordance with Section 12.3(K). The traffic study is required to be prepared to the standards of the Washtenaw County Road Commission and Section 5.21 of the Zoning Ordinance. The applicant has provided a traffic study as Exhibit I of their supplemental materials conducted by HRC Consulting Engineers. The study concluded, "...trips generated by the proposed additional storage and office buildings is less than the threshold requiring a traffic capacity analysis". We defer further comment on the traffic impact analysis to the Township Engineer.

Items to be Addressed: Township Engineer review of traffic impact analysis.

ELIGIBILITY CRITERIA

Section 12.2 outlines the eligibility criteria proposals must meet in order to be considered for a PUD rezoning. The standards are provided below in addition to our review comments. The Planning Commission will need to determine whether the project complies with Section 12.2 and

is eligible for PUD consideration. The applicant has provided a narrative outlining their perspective on how the following eligibility criteria has been addressed.

Section 12.2 Eligibility Criteria. To be eligible for Planned Unit Development (PUD) approval, the applicant **shall** demonstrate that the following criteria will be met:

1. **Recognizable Benefit.** The PUD will result in a recognizable and substantial benefit, both to the end users of the development and the overall quality of life in the Township. These benefits can be provided through site design elements in excess of the requirements of this ordinance, such as one or more of the following:
 - a. Preservation of natural features, specifically, but not limited to, woodlands, specimen trees, riparian systems, wetlands, open spaces and connectivity thereof.
 - b. Improvements in traffic patterns, such as the provision of unified access or improvement of the adjacent road system.
 - c. Improvements in the aesthetic qualities of the development itself, such as unique site design features and extensive landscaping.
 - d. Provision of pedestrian connectivity, via internal sidewalks, perimeter safety paths and other greenway corridors.
 - e. Improvements in public safety or welfare through better water supply, sewage disposal, stormwater management, or control of air and water pollution.
 - f. High quality architectural and landscape design.
 - g. Provision of transitional areas between adjacent residential land uses.
 - h. Preservation of farmland.
 - i. Preservation of historic buildings.

Economic benefit to the community shall not, by itself, be deemed sufficient to allow eligibility, but may be considered in conjunction with the benefits listed above.

CWA Comments: The plan presented does not demonstrate a recognizable benefit to both the end user and the overall quality of life in the Township. The intent of the Township's PUD regulations is to provide an alternative to traditional development for the purposes of encouraging the use of land in accordance with its character and adaptability; conserving natural resources, natural features, and energy; encouraging innovation and greater flexibility in land use planning and design; providing enhanced housing, employment, shopping, traffic circulation, farmland preservation, and recreational opportunities for the people of this Township; encouraging a less sprawling form of development, and ensuring compatibility of design and use between neighboring properties.

The applicant has noted several items they feel are recognizable benefits meeting the provisions above. However, all of the "benefits" they outline would be required whether this

development was considered a PUD or a typical site plan – preservation of the County drain; providing stormwater management systems; landscape buffering from neighboring properties; etc. The development would have to provide site design elements **in excess of ordinance requirements** to be considered a recognizable community benefit.

In addition to not including any of the recognizable benefit criteria, the proposed plan does not meet the intent of the PUD zoning district.

2. **Density Impact.** The proposed type, intensity or density of use shall not result in an unreasonable increase in the need for or impact to public services, facilities, roads, and utilities in relation to the use or uses otherwise permitted by this Ordinance and shall not pose an unreasonable impact to the subject site; surrounding land, property owners and occupants; and/or the natural environment. The Planning Commission may require that the applicant prepare an impact statement documenting the significance of any environmental, traffic or socio-economic impacts resulting from the PUD. The potential impact of the proposed PUD project shall be evaluated in relation to the impacts associated with conventional development. To this end the Planning Commission may require that the applicant prepare a quantities comparison of the impacts of a conventional development and the PUD plan to assist in making this determination. If the cumulative impact creates or contributes to a significant problem relative to the provision of public services or environmental degradation, mitigation shall be provided to alleviate the impacts associated with the PUD.

CWA Comments: Due to the nature of the project, residential density does not apply. However, the intensity of the use in relation to the surrounding existing single-family residential dwellings and vacant property is of concern. The applicant has noted the addition of landscape screening and stormwater management that will alleviate impacts from the development on the neighboring residential properties. The Planning Commission will review measures to ensure negative impacts to surrounding residential properties are mitigated.

3. **Master Plan.** The proposed development shall be consistent with the intent and spirit of the Augusta Charter Township Master Plan, and further its implementation. If the proposed development is not consistent with the Master Plan but there has been a change in conditions of the area that will explain why the proposed PUD is a reasonable use of land, the Planning Commission can consider an amendment to the Master Plan concurrent with the review and approval of the proposed PUD.

CWA Comments: As noted in the Master Plan section of this report, we note the proposed development is not compatible with the Augusta Township Master Plan. The expansion of the self-storage use has occurred without appropriate Township and County approvals and the applicant is now seeking approval of both the unapproved site improvements and further expansion of the facility.

The applicant contends the use has been in existence and has received previous approval (1993) for the original PUD zoning. However, as outlined in this report, the original PUD rezoning was an attempt to rectify years of non-compliance (legal non-conformity) and after approval remained on on-going compliance issue under the approved PUD permit and later (2006/2007) through further expansion of the use without proper approvals. As part of their consideration, the Planning Commission would need to determine if the concentration of self-storage in this area is more desirable than proliferation in other locations.

4. Guaranteed Open Spaces. The proposed PUD shall include the perpetual preservation of usable open space in accordance with the provisions of Section 12.3(l).

CWA Comments: As noted in the Open Space portion of this report, the applicant has not demonstrated how the open space requirements of Section 12.3(l) have been met.

5. Economic Impact. In relation to the existing zoning, the proposed development shall not result in a material negative economic impact upon surrounding properties, as determined by the Planning Commission.

CWA Comments: The self-storage use would not be allowed as a permitted or special land use in the existing AR zoning district. The Planning Commission will need to determine the expansion of the use will not result in a material negative impact upon surrounding properties and that the concentration of self-storage in this area is more desirable than other locations in the Township.

6. Unified Control. The proposed development shall be under single ownership and/or control, such that there is a single person or entity having proprietary responsibility for the full completion of the project. The applicant shall provide sufficient documentation of ownership or control in the form of agreements, contracts, covenants, and/or deed restrictions that indicate that the development will be completed in its entirety as proposed.

CWA Comments: The site is comprised of a number of parcels under the same ownership. In order for the proposed interior improvements to meet setback requirements, the properties will need to be combined as a condition of Final PUD approval.

Items to be Addressed: 1) *Planning Commission to consider additional measures to ensure negative impacts to surrounding properties are mitigated.* 2) *Planning Commission to determine whether concentration of self-storage in this area is more desirable than other areas in the Township.* 3) *Demonstrate how open space criteria has been met.* 4) *Planning Commission to determine the expansion of the use will not result in a material negative impact upon surrounding properties.* 5) *Parcel combination will be required as a condition of Final PUD Plan approval.*

REQUESTED ZONING ORDINANCE DEVIATIONS

Section 12.3(E) permits regulatory flexibility in applying the standards of the Zoning Ordinance to PUDs. All regulations of the Ordinance must be met with regard to the underlying AR zoning district unless specifically waived or modified by the Planning Commission and Township Board. Any regulatory modifications shall be approved through findings by the Planning Commission and Township Board that the deviations shall result in a *higher quality of development than would be possible using conventional zoning standards*.

The applicant has not requested any deviations from ordinance requirements. As the project moves forward, deviations may be needed and will continue to be evaluated through the PUD review process.

At this time, the applicant has not proposed any deviations as part of the PUD.

Items to be Addressed: None.

LANDSCAPING, LIGHTING, SIGNAGE, ARCHITECTURE, AMENITIES

While the applicant has submitted a conceptual landscape plan at this time, it will not be reviewed in full until Conceptual PUD approval is granted. Any approval of the Conceptual PUD should not be construed to approve landscaping, lighting, signage or architecture for the project.

Items to be Addressed: None.

SUMMARY

In review of the concept PUD plan, the Planning Commission should first consider each of the following:

1. The additional site improvements that have been conducted and are in operation and whether to expand the PUD zoning to incorporate this area of the site (PUD would include yellow and purple areas – aerial photo on page 3).
2. Whether further expansion of the facility meets the PUD eligibility criteria (additional red area outside of already developed portion and residential lots (shown in blue – aerial photo on page 3).

Based on the information provided, we find both the existing and proposed expansions of the PUD are not consistent with the Master Plan nor do they provide a recognizable community benefit, meet the intent of the PUD zoning district or meet the PUD eligibility requirements.

A public hearing has been scheduled in accordance with Section 12.6(B)3 for this evening. After hearing comments from the public, the Planning Commission can either recommend approval of the Concept PUD Plan to the Township Board, recommend denial of the Concept PUD Plan to


the Township Board, or postpone action requesting the applicant provide specific additional information relative to the Concept PUD Plan requirements for further review.

The following factors should be considered by the Planning Commission in determining their recommendation to the Township Board:

1. Whether the proposal meets the intent of the PUD zoning district outlined in Section 12.1.
2. Whether the proposal meets the PUD eligibility criteria outlined in Section 12.2.
3. Whether the proposal is in compliance with the Master Plan and Future Land Use Map.

If the Planning Commission determines the Concept PUD Plan meets the factors noted above, the following information will be required to be provided as part of Preliminary PUD Plan review once the Township Board has affirmed approval of the Concept PUD Plan.

1. All phases are required to go through the full PUD review process.
2. Review of all essential services by the Township Engineer in future submittals.
3. Provide the required "Certificate of Outlet" for Township Engineer and WCWRC review.
4. Provide additional measures to reduce the impact and ensure negative impacts to surrounding residential properties are mitigated.
5. Parcel combination will be required as a condition of Final PUD Plan approval.
6. The applicant should provide a list of all requested zoning ordinance deviations as part of the PUD.
7. Provide all information required for Preliminary PUD Plan submittals as outlined in Section 12.6.C.



CARLISLE/WORTMAN ASSOC., INC.
Laura K. Kreps, AICP
Senior Associate

#144-2201

Cc: Mitchel Kalimai (c/o – Tim Cox) via timbcx969@gmail.com
David Arthur Consultants via dac@daceng.com

RECEIVED
APR 17 2023
BY: u
STAMP RECEIVED

Application for Conceptual PUD



Augusta Charter Township
8021 Talladay Road, P.O. Box 100
Whittaker, MI 48190
Phone 734-461-6117, Fax 734-461-6379
www.augustatownship.org

RECEIVED
APR 17 2023
BY: KNY
STAMP PAID

TOWNSHIP FILE	RELATED FILES
PUD - <u>23-01</u>	PAC - _____
_____	_____

PAYMENT INFORMATION

Escrow balance must be maintained at \$2,000.00 through completion of the project.

Fee: \$1,730 + \$35 per Acre = 2611.00

Total Amount Paid \$ 2611.00

Paid via Cash Check # 5804

Rec'd By KNY Receipt # 90696

G/L# _____

GENERAL INFORMATION

Name(s) of Legal Property Owner(s) Mitchel Kalimai

Street Address (Street # & Name or P.O. Box) 11294 Rawsonville Road

City Belleville State MI Zip 48111 Email timcox969@gmail.com (clerk Tim Cox, manager)

Phone 734-461-2447 Fax 734-461-1974 Cell 734-368-1651

Name of Petitioner (if Different from Owner) _____

Company _____ Interest in Property _____

Street Address (Street # & Name or P.O. Box) _____

City _____ State _____ Zip _____ Email _____

Phone _____ Fax _____ Cell _____

Name of Site Planner or Engineer David Arthur Consultants, Inc. David A. Kubiske, P.E.

Street Address (Street # & Name or P.O. Box) 110 Main Street

City Dundee State MI Zip 48131 Email dac@daceng.com

Phone 734-823-5080 Fax 734-823-5085 Cell _____

PLANNED UNIT DEVELOPMENT INFORMATION

Name of Project: Mitchel's Storage, LLC - Planned Unit Development

Description of Project: Project shall consist primarily of a commercial property to be used as a secure storage facility, as well as two residential lots.

Pre-Application Conference held with Planning Commission Date January 18, 2023

Zoning of Property: AR Land Area (in acres): 25.196 (Gross)

General Location of Property: West side of Rawsonville Road, between Talladay and Willow Roads.

Tax I.D. Number(s): T-20-24-100-053

Legal Description is attached. A copy of all the property's Deed Restrictions is attached.

All submittal requirements of Article 12.6(B)(2) have been provided herewith.

Project has been submitted to the Subdivision Advisory Committee for review (if applicable)

PUD ELIGIBILITY CRITERIA

The Planning Commission will utilize the following criteria in determining the eligibility of a project for PUD consideration. On an attached sheet of paper, describe how the proposed PUD satisfies the following eligibility criteria:

- A. **Recognizable Benefit.** The PUD will result in a recognizable and substantial benefit, both to the end users of the development and the overall quality of life in the Township. These benefits can be provided through site design elements in excess of the requirements of this Ordinance, such as one or more of the following:
1. Preservation of natural features, specifically, but not limited to, woodlands, specimen trees, riparian systems, wetlands, open spaces and the connectivity thereof.
 2. Improvements in traffic patterns, such as the provision of unified access or improvement of the adjacent road system.
 3. Improvements in the aesthetic qualities of the development itself, such as unique site design features and extensive landscaping.
 4. Provision of pedestrian connectivity, via internal sidewalks, perimeter safety paths and other greenway corridors.
 5. Improvements in public safety or welfare through better water supply, sewage disposal, stormwater management, or control of air and water pollution.
 6. High quality architectural and landscape design.
 7. Provision of transitional areas between adjacent residential land uses.
 8. Preservation of farmland.
 9. Preservation of historic buildings.
- Economic benefit to the community shall not, by itself, be deemed sufficient to allow eligibility, but may be considered in conjunction with the benefits listed above.
- B. **Density Impact.** The proposed type, intensity or density of use shall not result in an unreasonable increase in the need for or impact to public services, facilities, roads, and utilities in relations to the use or uses otherwise permitted by this Ordinance, and shall not pose an unreasonable impact to the subject site; surrounding land, property owners and occupants; and/or the natural environment. The Planning Commission may require that the applicant prepare an impact statement documenting the significance of any environmental, traffic or socioeconomic impacts resulting from the PUD. The potential impact of the proposed PUD project shall be evaluated in relation to the impacts associated with conventional development. To this end, the Planning Commission may require that the applicant prepare a quantitative comparison of the impacts of a conventional development and the PUD plan to assist in making this determination (such as an overlay of the conceptual development plans on a natural features map, illustrating other site development options to demonstrate that the impacts have been minimized to the extent practical). If the cumulative impact creates or contributes to a significant problem relative to the provision of public services or environmental degradation, mitigation shall be provided to alleviate the impacts associated with the PUD.
- C. **Master Plan.** The proposed development shall be consistent with the intent and spirit of the Augusta Charter Township Master Plan, and further its implementation. If the proposed development is not consistent with the Master Plan, but there has been a change in conditions in the area that will explain why the proposed PUD is a reasonable use of land, the Planning Commission can consider an amendment to the master Plan concurrent with the review and approval of the proposed PUD.
- D. **Guaranteed Open Space.** The proposed PUD shall include the perpetual preservation of usable open space in accordance with the provision of Section 12.3(I).
- E. **Economic Impact.** IN relation to the existing zoning, the proposed development shall not result in a material negative economic impact upon surrounding properties, as determined by the Planning Commission.
- F. **Unified Control.** The proposed development shall be under single ownership and/or control, such that there is a single person or entity having proprietary responsibility for the full completion of the project. The applicant shall provide sufficient documentation of ownership or control in the form of agreements, contracts, covenants, and/or deed restrictions that indicate that the development will be completed in its entirety as proposed.

SUBMISSION

Date Rec'd. 4/17/23 by LL

Application Form completed and signed by the Petitioner and/or Property Owner.

Twelve (12) copies of all plans and supplemental information provided.

Applications must be received twenty-eight (28) days prior to the next Planning Commission meeting to be eligible for placement on the agenda.

PAYMENT

Escrow balance must be maintained at \$2,000.00 through completion of the project.

Fee: \$1,730.00 + \$35.00 per Acre = 2611.96

Total Amount Paid \$ 2611.96

Paid Via Cash Check # 5804

Rec'd By LL Receipt # 90696

G/L # _____

FILING

For all new applications, a Township File number must be assigned and a new file must be created.

Township File No.: PUD - 23 - 01

Related Township Files cross-referenced

Application tracking spreadsheet updated

Original application and one copy of all materials retained for Township File

One copy of all materials delivered to:

- Township Engineer for review
- Township Attorney for review

Nine copies of all materials delivered to Township Planner for review and distribution to the Planning Commission

Copy of application, with copy of payment, forwarded to Clerk

EXTERNAL REVIEWS

The following groups have provided reviews, and have been included in the Township File:

Planner Engineer Attorney

MDEQ WCRC WCDC

Subdivision Advisory Committee (SAC)

Other _____

PUBLIC HEARING NOTICE

Legal Notice of Public Hearing:

Delivered to newspaper for publication
Date of publication _____

Delivered to owners and occupants of the subject site and surrounding property and Petitioner
Date of delivery _____

Posted at Township Hall on (Date) _____

Recipient list included in Township File

PLANNING COMMISSION ACTION

Date of first PC Agenda: _____

Copy of plans submitted to Subdivision Advisory Committee (SAC) for review.

Copy of plans submitted to Superintendent of Schools for review.

After receiving comments from SAC and Schools, the Planning Commission shall take action.

Date of Public Hearing _____

Planning Commission Action (Choose One)

Recommend Approval Date _____

Recommend Approval w/Conditions (Conditions Attached) Date _____

Recommend Denial Date _____

PC Secretary Signature _____ Date _____

Copy of PC Action included in Township File

Following the PC recommendation, applicant must submit twelve (12) copies of all plans and supplemental materials for Board of Trustees Review.

BOARD OF TRUSTEES ACTION

Date of BOT Agenda _____

Approved Date _____

Approved w/Conditions (Conditions Attached) Date _____

Denied Date _____

Township Clerk Signature _____ Date _____

Copy of BOT Action included in Township File

AFFIDAVIT

By submitting this application, authority is given to Township representatives to physically view and inspect the property.

The undersigned says that (s)he is the Petitioner involved in this Application, and that the foregoing answers and statements herein contained, and the information herewith submitted are, in all respects, true and correct to the best of his/her knowledge and belief.

Petitioner Signature *Misty Kohler* Date 4-17-23

If the Petitioner and Property Owner are NOT the same individual, the Property Owner, by signing below, says that they have given the Petitioner permission to submit this Application, and accepts that all obligations assumed by the Petitioner in the course of pursuing this Application will become those of the Property Owner should the Petitioner fail to satisfy them.

Property Owner Signature *Misty Kohler* Date 4-17-23

IMPORTANT NOTICE

The Augusta Charter Township Board of Trustees, at their May 24, 2005 meeting, adopted the resolution "adopting a ten percent (10%) fee for Zoning Administration. The fee will be added onto the new currently monthly charges."

The Augusta Charter Township Board of Trustees, at their June 14, 2005 meeting, directed the Clerk's office to invoice applicants, with either new applications and/or applications pending at the effective date of this motion, the costs incurred for engineering, planning and legal services provided by the township in excess of funds deposited by the applicant for this application. The applicant shall reimburse the township for the cost overruns within 30 days of their approval otherwise the approval shall be revoked.

The Augusta Charter Township Board of Trustees took action on January 3, 2008, directing the Clerk's Office to issue STOP Work Orders and subsequent RESUME Work Orders to the township's development review professionals (Engineer, Planner and Attorney).

STOP Work Orders will be issued by the Clerk when the escrow balance on the month end invoice falls below the established \$2,000.00 minimum balance. Notice of the deficient escrow balance is located on the invoice.

RESUME Work Orders will be issued by the Clerk contingent upon receipt of email notification from the Treasurer that (A) a payment has been made and (B) has cleared the bank within 5 business days and (C) that the amount of the deposit was sufficient to bring the escrow balance above the established \$2,000.00 limit.

If you have any questions about the escrow deposit and minimum balance requirement, STOP Work Orders or RESUME Work Orders, please contact the Township Clerk, Kathy Giszczak, at 734-461-6117, ext. 201 or via email to kgiszczak@augustatownship.org.

PROPERTY DESCRIPTION

LAND SITUATED IN THE TOWNSHIP OF AUGUSTA, COUNTY OF WASHTENAW, STATE OF MICHIGAN BEING FURTHER DESCRIBED AS "NEW LEGAL DESCRIPTION PARCEL A" OF

PARCEL TRANSFER BY:
AMERICAN LANDMARK SURVEY P.L.C.
JOB # 14207
DATED: 3/21/2014
SURVEYOR: GERALD F. DESLOOVER, NO. 45166

COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWN 4 SOUTH, RANGE 7 EAST, AUGUSTA TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 00°23'35" EAST 558.36 FEET ALONG THE EAST SECTION LINE (THE CENTERLINE OF RAWSONVILLE ROAD) TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°23'35" EAST 561.76 FEET; THENCE SOUTH 89°39'25" WEST 415.15 FEET; THENCE SOUTH 00°23'35" EAST 209.85 FEET; THENCE SOUTH 89°39'25" WEST 948.44; THENCE NORTH 00°08'15" WEST 766.12 FEET; THENCE NORTH 89°39'25" EAST 405.95 FEET; THENCE NORTH 00°23'35" WEST 214.86 FEET; THENCE NORTH 89°39'25" EAST 154.50 FEET; THENCE NORTH 00°23'35" WEST 349.00 FEET; THENCE NORTH 89°39'25" EAST 66.00 FEET; THENCE SOUTH 00°23'35" EAST 348.48 FEET; THENCE NORTH 89°39'25" EAST 318.57 FEET; THENCE SOUTH 00°23'35" EAST 209.85 FEET; THENCE NORTH 89°39'25" EAST 415.15 FEET TO THE POINT OF BEGINNING.

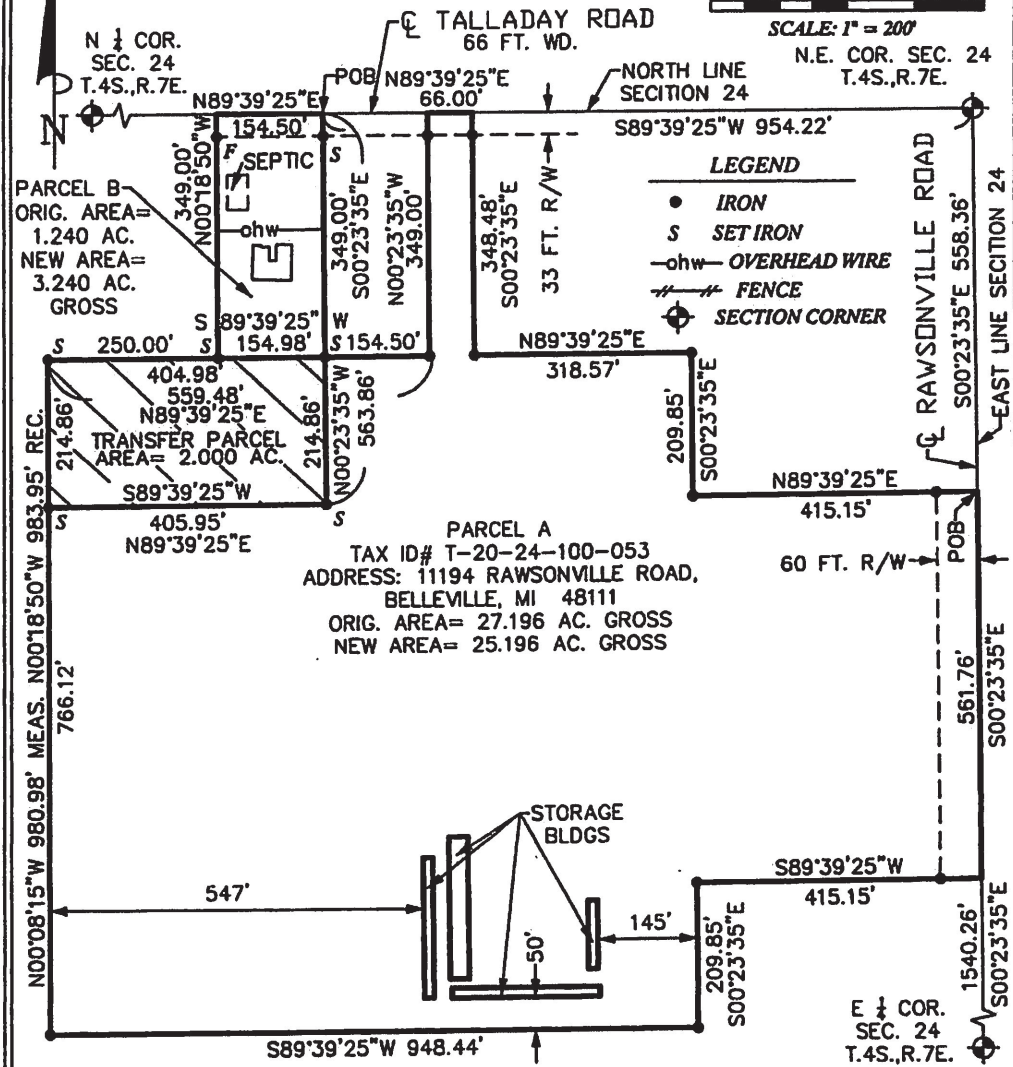
CONTAINING 25.196 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

PARCEL TRANSFER



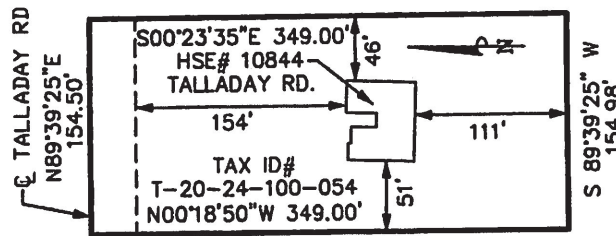
SCALE: 1" = 200'

N.E. COR. SEC. 24
T.4S., R.7E.



PARCEL B DETAILS

SCALE: 1" = 100'



I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE ON MARCH 14, 2014 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1/18500, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, 1970, AS AMENDED HAVE BEEN COMPLIED WITH.

AMERICAN LANDMARK SURVEY P.L.C.

SURVEY OF PART OF THE NORTHEAST 1/4 OF SECTION 24, T.4S., R.7E., AUGUSTA TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.

CLIENT: RODNEY TAYLOR

DATE 3/21/2014
DRAWN BY: GFD
SCALE: 1" = 200'
SHEET 1 OF 2
JOB# 14207

Gerald F. Deslover
GERALD F. DESLOVER
PROFESSIONAL SURVEYOR
No. 45188
P.O. BOX 130043
ANN ARBOR, MI 48113
734-677-7000



PARCEL TRANSFER

102

ORIGINAL LEGAL DESCRIPTION PARCEL B AREA = 1.240 ACRES GROSS
 COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWN 4 SOUTH, RANGE 7
 EAST, AUGUSTA TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 89°39'25"
 WEST 954.22 FEET ALONG THE NORTH SECTION LINE (THE CENTER OF TALLADAY ROAD)
 TO THE POINT OF BEGINNING; THENCE SOUTH 00°23'35" EAST 349.00 FEET; THENCE
 SOUTH 89°39'25" WEST 154.98 FEET; THENCE NORTH 00°18'50" WEST 349.00 FEET; THENCE
 NORTH 89°39'25" EAST 154.50 FEET TO THE POINT OF BEGINNING.

NEW LEGAL DESCRIPTION PARCEL B AREA = 3.240 ACRES GROSS
 COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWN 4 SOUTH, RANGE 7
 EAST, AUGUSTA TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 89°39'25"
 WEST 954.22 FEET ALONG THE NORTH SECTION LINE (THE CENTER OF TALLADAY ROAD)
 TO THE POINT OF BEGINNING; THENCE SOUTH 00°23'35" EAST 563.86 FEET; THENCE
 SOUTH 89°39'25" WEST 405.95 FEET; THENCE NORTH 00°08'15" WEST 214.86 FEET; THENCE
 NORTH 89°39'25" EAST 250.00 FEET; THENCE NORTH 00°18'50" WEST 349.00 FEET; THENCE
 NORTH 89°39'25" EAST 154.50 FEET TO THE POINT OF BEGINNING. CONTAINING 3.240
 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.


ORIGINAL LEGAL DESCRIPTION PARCEL A AREA = 27.196 ACRES GROSS
 COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWN 4 SOUTH, RANGE 7
 EAST, AUGUSTA TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 00°23'35"
 EAST 558.36 FEET ALONG THE EAST SECTION LINE (THE CENTERLINE OF RAWSONVILLE
 ROAD) TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°23'35" EAST 561.76
 FEET; THENCE SOUTH 89°39'25" WEST 415.15 FEET; THENCE SOUTH 00°23'35" EAST 209.85
 FEET; THENCE SOUTH 89°39'25" WEST 948.44 FEET; THENCE NORTH 00°08'15" WEST 980.98
 FEET, RECORDED AS NORTH 00°18'50" WEST 983.95 FEET; THENCE NORTH 89°39'25" EAST
 559.48 FEET; THENCE NORTH 00°23'35" WEST 349.00 FEET; THENCE NORTH 89°39'25" EAST
 66.00 FEET; THENCE SOUTH 00°23'35" EAST 348.48 FEET; THENCE NORTH 89°39'25" EAST
 318.57 FEET; THENCE SOUTH 00°23'35" EAST 209.85 FEET; THENCE NORTH 89°39'25" EAST
 415.15 FEET TO THE POINT OF BEGINNING. CONTAINING 27.196 ACRES MORE OR LESS
 AND SUBJECT TO ALL EASEMENTS OF RECORD.

NEW LEGAL DESCRIPTION PARCEL A AREA = 25.196 ACRES GROSS
 COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWN 4 SOUTH, RANGE 7
 EAST, AUGUSTA TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 00°23'35"
 EAST 558.36 FEET ALONG THE EAST SECTION LINE (THE CENTERLINE OF RAWSONVILLE
 ROAD) TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°23'35" EAST 561.76
 FEET; THENCE SOUTH 89°39'25" WEST 415.15 FEET; THENCE SOUTH 00°23'35" EAST 209.85
 FEET; THENCE SOUTH 89°39'25" WEST 948.44 FEET; THENCE NORTH 00°08'15" WEST 766.12
 FEET; THENCE NORTH 89°39'25" EAST 405.95 FEET; THENCE NORTH 00°23'35" WEST 214.86
 FEET; THENCE NORTH 89°39'25" EAST 154.50 FEET; THENCE NORTH 00°23'35" WEST 349.00
 FEET; THENCE NORTH 89°39'25" EAST 66.00 FEET; THENCE SOUTH 00°23'35" EAST 348.48
 FEET; THENCE NORTH 89°39'25" EAST 318.57 FEET; THENCE SOUTH 00°23'35" EAST 209.85
 FEET; THENCE NORTH 89°39'25" EAST 415.15 FEET TO THE POINT OF BEGINNING.
 CONTAINING 25.196 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF
 RECORD.

LEGAL DESCRIPTION TRANSFER PARCEL AREA = 2.000 ACRES GROSS
 COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWN 4 SOUTH, RANGE 7
 EAST, AUGUSTA TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 89°39'25"
 WEST 954.22 FEET ALONG THE NORTH SECTION LINE (THE CENTER OF TALLADAY ROAD);
 THENCE SOUTH 00°23'35" EAST 349.00 FEET TO THE POINT OF BEGINNING; THENCE
 CONTINUING SOUTH 00°23'35" EAST 214.86 FEET; THENCE SOUTH 89°39'25" WEST 405.95
 FEET; THENCE NORTH 00°08'15" WEST 214.86 FEET; THENCE NORTH 89°39'25" EAST 404.98
 FEET TO THE POINT OF BEGINNING.

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE ON MARCH 14, 2014
 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY
 WAS 1/18500, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, 1970, AS AMENDED HAVE BEEN
 COMPLIED WITH.

AMERICAN LANDMARK SURVEY P.L.C.	
SURVEY OF PART OF THE NORTHEAST 1/4 OF SECTION 24, T.4S., R.7E., AUGUSTA TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.	DATE 3/21/2014 DRAWN BY: GFD SCALE: 1" = 200' SHEET 2 OF 2 JOB# 14207
CLIENT: RODNEY TAYLOR	


GERALD F. DESLOOVER
 PROFESSIONAL SURVEYOR
 NO. 45188
 P.O. BOX 130043
 ANN ARBOR, MI 48113
 734-677-7000

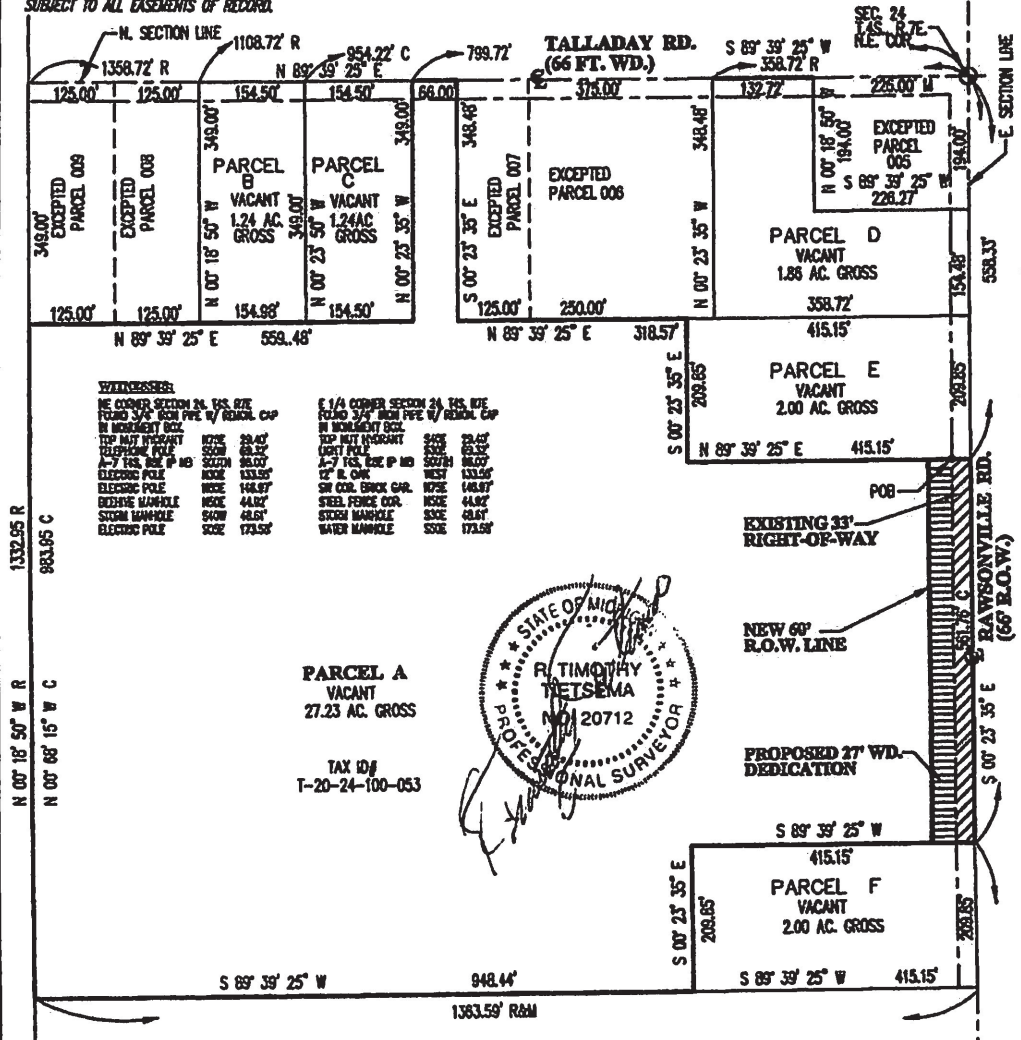
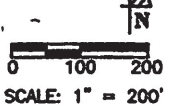


ATTACHMENT "A"

LEGAL DESCRIPTION PARCEL A

COMMENCING AT THE N.E. COR. SEC. 24 T.4S., R.7E., AUGUSTA TOWNSHIP, WASHTEWAN COUNTY MI.; THENCE S 00° 23' 35" E 558.33 FT. ALONG THE EAST SEC. LINE (THE CENTERLINE OF RAWSONVILLE RD.); TO THE POINT-OF-BEGINNING, THENCE CONTINUING S 00° 23' 35" E 561.76 FT., THENCE S 89° 39' 25" W 415.15 FT.; THENCE S 00° 23' 35" E 209.85 FT.; THENCE S 89° 39' 25" W 948.44 FT.; THENCE N 00° 18' 50" W (R)983.95 FT N 00° 08' 15" W(C); THENCE N 89° 39' 25" E 558.48 FT.; THENCE N 00° 23' 35" W 349.00 FT.; THENCE N 89° 39' 25" E 68.00 FT.; THENCE S 00° 23' 35" E 348.48 FT.; THENCE N 89° 39' 25" E 318.57 FT.; THENCE S 00° 23' 35" E 209.85 FT.; THENCE N 89° 39' 25" E 415.15 TO THE POINT-OF-BEGINNING, CONTAINING 27.52 AC. MORE OR LESS. SUBJECT TO ALL EASEMENTS OF RECORD.

LEGEND
 R = RECORD
 M = MEASURED
 C = CALCULATED



R.O.W. LEGAL DESCRIPTION

A 27 FT. WD. STRIP OF LAND SITUATED IN THE N.E. 1/4 OF SECTION 24, T.4S., R.7E., AUGUSTA TWP., WASHTEWAN COUNTY, MICHIGAN, DESCRIBED AS:
 COMMENCING AT THE N.E. 1/4 CORNER OF SAID SECTION 24; THENCE S 00° 23' 35" E 558.33 FT.; ALONG THE EAST SECTION LINE, THE CENTERLINE OF RAWSONVILLE ROAD (66 FT. WD.); THENCE S 89° 39' 25" W 33.00 FT. TO THE POINT-OF-BEGINNING; THENCE CONTINUING S 89° 39' 25" W 27.00 FT.; THENCE S 00° 23' 35" SEC. E 561.76 FT.; THENCE N 89° 39' 25" E 27.00 FT.; THENCE N 00° 23' 35" SEC. W 561.76 FT. TO THE POINT-OF-BEGINNING, CONTAINING 15,167.5 SF OR 0.348 AC MORE OR LESS.

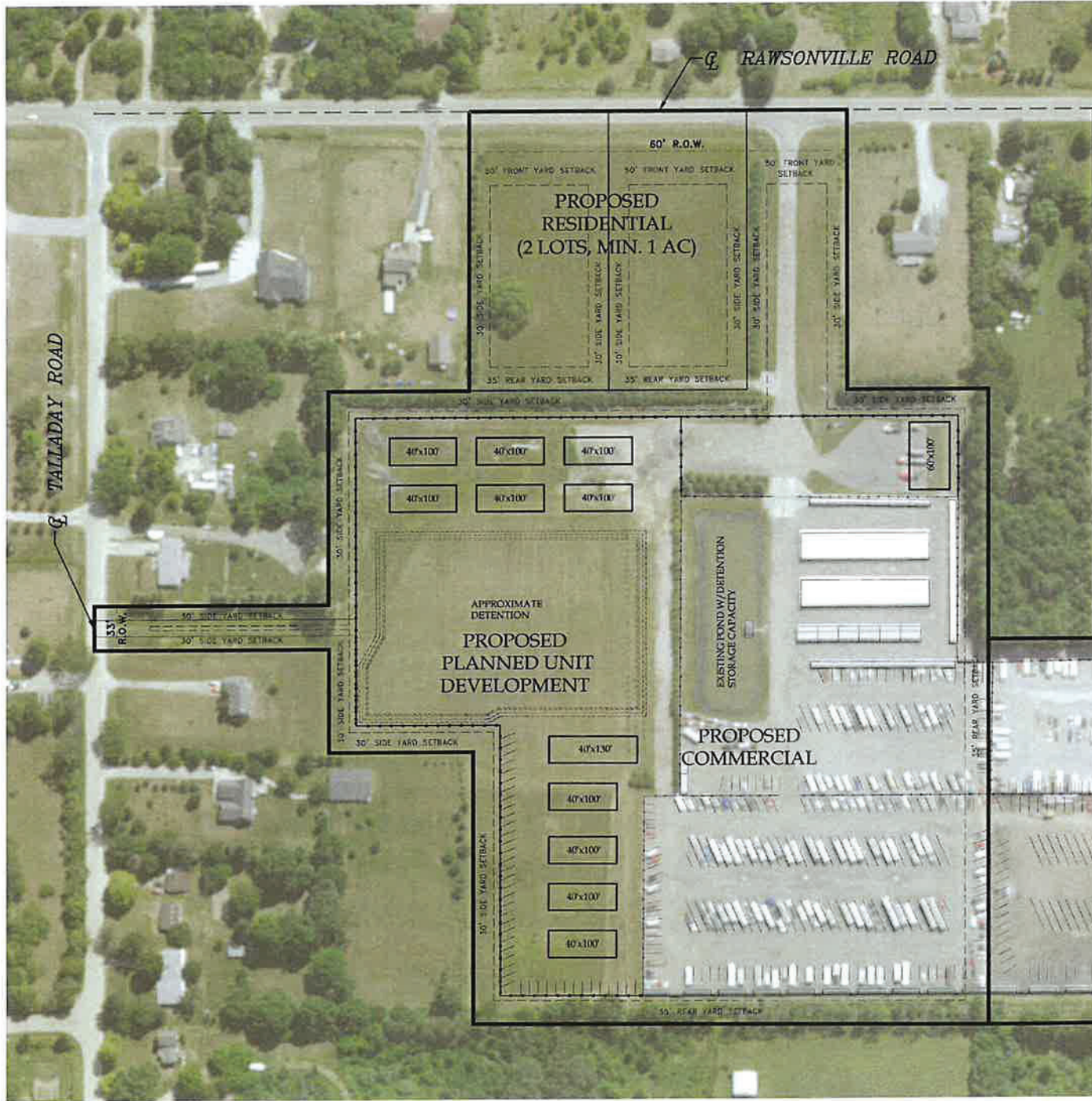
FOR: MITCHEL'S STORAGE 11294 RAWSONVILLE RD. BELLEVILLE, MI. 48111	REV. FOR SPLITS 9.27.05 REV. FOR 60' R.O.W. DEDICATION PARCEL A	<h2 style="margin: 0;">ATTACHMENT "A"</h2> <h3 style="margin: 0;">R.O.W. DESCRIPTION</h3>
DATE 3-2-05 JOB NO. 20421_MS2B DRAWN D.P.M. CHECKED J. STENROSE	REV. 3-8-05 REV. 6-29-07	<div style="font-size: 2em; font-weight: bold; margin: 0;">1 OF 1</div> <p style="margin: 0;">STENROSE ASSOCIATES INC. SITE DEVELOPMENT ENGINEERING 30410 PURITAN AVENUE, LIVONIA MI. 48154 PHONE: 734.421.3159</p>

“MITCHEL’S STO

PLANNED UNIT D

11294 RAWSONVILLE RO

AUGUSTA CHARTER TOWNSHIP, WAS





Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

MEMORANDUM

TO: Augusta Township Planning Commission

FROM: Laura K. Kreps, AICP, Township Planner

DATE: March 13, 2013

RE: Farmland & Open Space Preservation Program (PA 116) – Background & Approval Procedures

The Farmland and Open Space Preservation Program is designed to preserve farmland and open space through agreements that restrict development and provide tax incentives for program participation. The act enables a farm owner to enter into a Development Rights Agreement with the state. The agreement ensures that the land remains in agricultural use for a minimum of ten (10) years and is not developed for any non-agricultural use. In return for maintaining the land in agricultural use, 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.

Farmland eligibility is determined by the size of the farm, and in some instances, by the farm's income. A parcel meets qualification requirements for enrollment if one (1) of the following is true:

- Parcel is forty (40) acres or larger, and a minimum of fifty-one (51%) percent of the land is agriculturally active.
- Parcel has at least five (5) acres but less than forty (40) in size, more than fifty-one (51%) of the land is agriculturally active, and the agricultural land produces a gross annual income in excess of \$200 per tillable acre.
- Parcel has been designated as a specialty farm by the Michigan Department of Agriculture, is a minimum of fifteen (15) acres, and has a gross annual income exceeding \$2,000 per year.

The original farmland agreement is contracted for a minimum of ten (10) years, and a maximum of ninety (90) years. The agreement may be extended for a minimum of seven (7) years or longer, after the initial term.


After an application form is completed by the applicant, it must be submitted to the local governing body. The Township then has forty-five (45) days to approve or reject the application. Within the forty-five (45) day review period, the township must seek comments from the county planning commission; the soil conservation district; a city, if the land is within three (3) miles of the city; or a village, if the land is within one (1) mile of the village. These agencies are allowed thirty (30) days from the day of notification to

forward their comments to the Township Clerk. If approved, the application is forwarded to the Michigan Department of Agriculture Farmland Preservation Office.

If no action is taken by the local governing body, or the application is rejected, the applicant may appeal directly to the Michigan Department of Agriculture within thirty (30) days.

We look forward to discussing these procedures, as they relate to the pending application, with you at the next available Planning Commission meeting.

Sincerely,



CARLISLE/WORTMAN ASSOC., INC.
Laura K. Kreps, AICP
Associate

RECEIVED

AUG 01 2023



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: LL
Application No: PA-23-01
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: Herman Robert V
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: 845 Willis Rd Ypsilanti Michigan 48197
Street City State Zip Code

3. Telephone Number: (Area Code) () 734 649 5945

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

5. E-mail address: hermanhome@hotmail.com

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

6. County: Washtenaw 7. Township, City or Village: Augusta Township

8. Section No. 3 Town No. 4 South Range No. 7 East

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: _____ Title: _____

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: 38

c. Total number of acres being applied for (if different than above): 38

d. Acreage in cultivation: 21

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 24

f. All other acres (swamp, woods, etc.): 14 woods

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) Solar panel ground structure

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):

\$ 4680.00 : 21 = \$ 222.86 (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); 20

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]
(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

4/25/2023
(Date)

(Title)

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

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

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

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

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

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

Clerk's Signature: _____

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

II. Please verify the following:

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

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

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

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

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

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

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

COPY SENT TO:

____ County or Regional Planning Commission

____ Conservation District

____ Township (if county has zoning authority)

Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:

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

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

____ Map of Farm

____ Copy of most recent appraisal record

____ Copy of letters from review agencies (if available)

____ Any other applicable documents

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

Map of Farm with Structures and Natural Features:

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

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

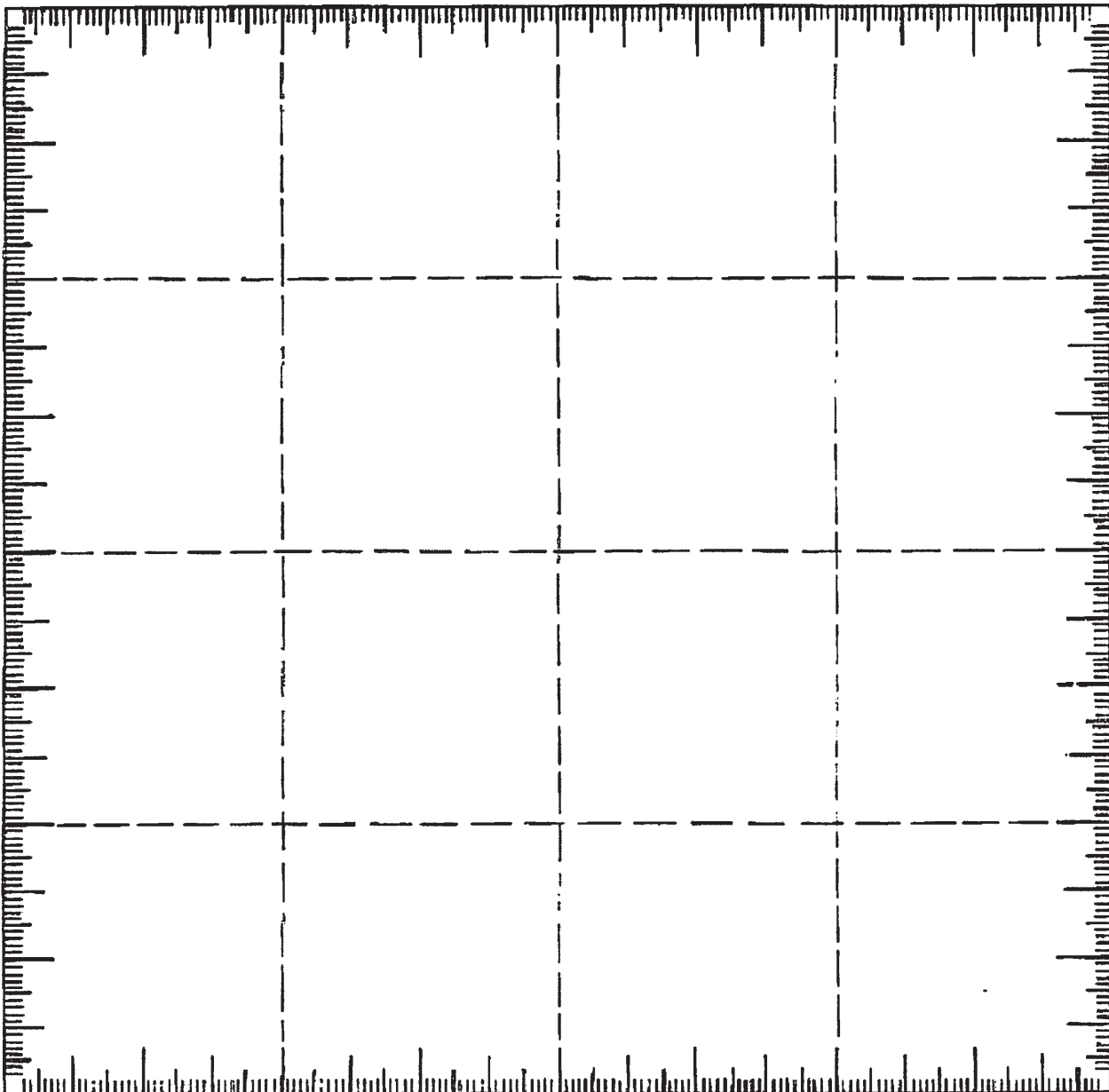
County _____

Township _____

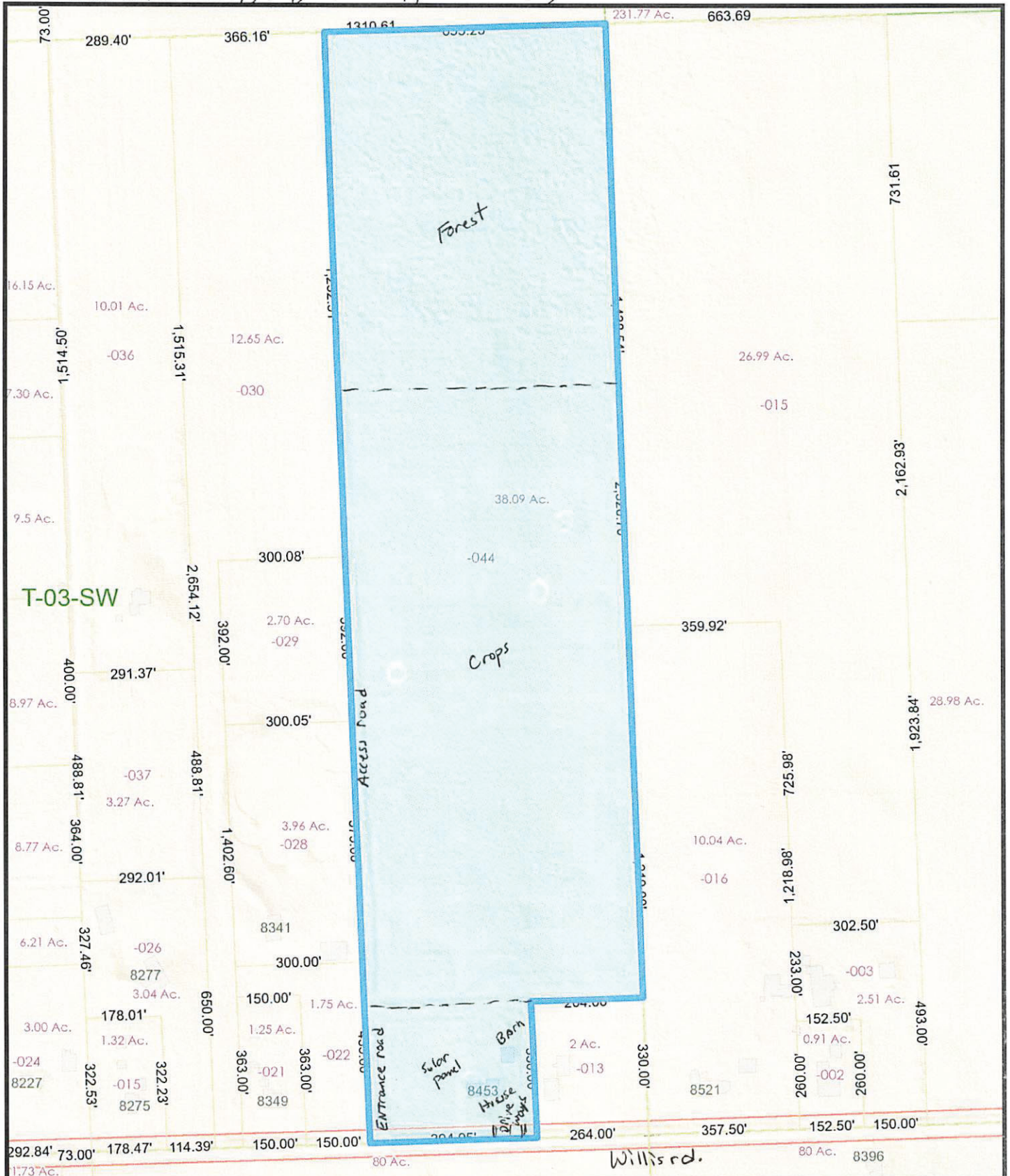
T _____ R _____ Section _____

See Attachments

↑ North



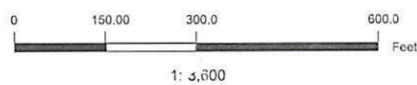
Washtenaw County, Augusta Twp, T4S-R7E, Section 3



8453 Willis rd -

1" = 300' scale

© 2013 Washtenaw County



4/25/2023

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6662.



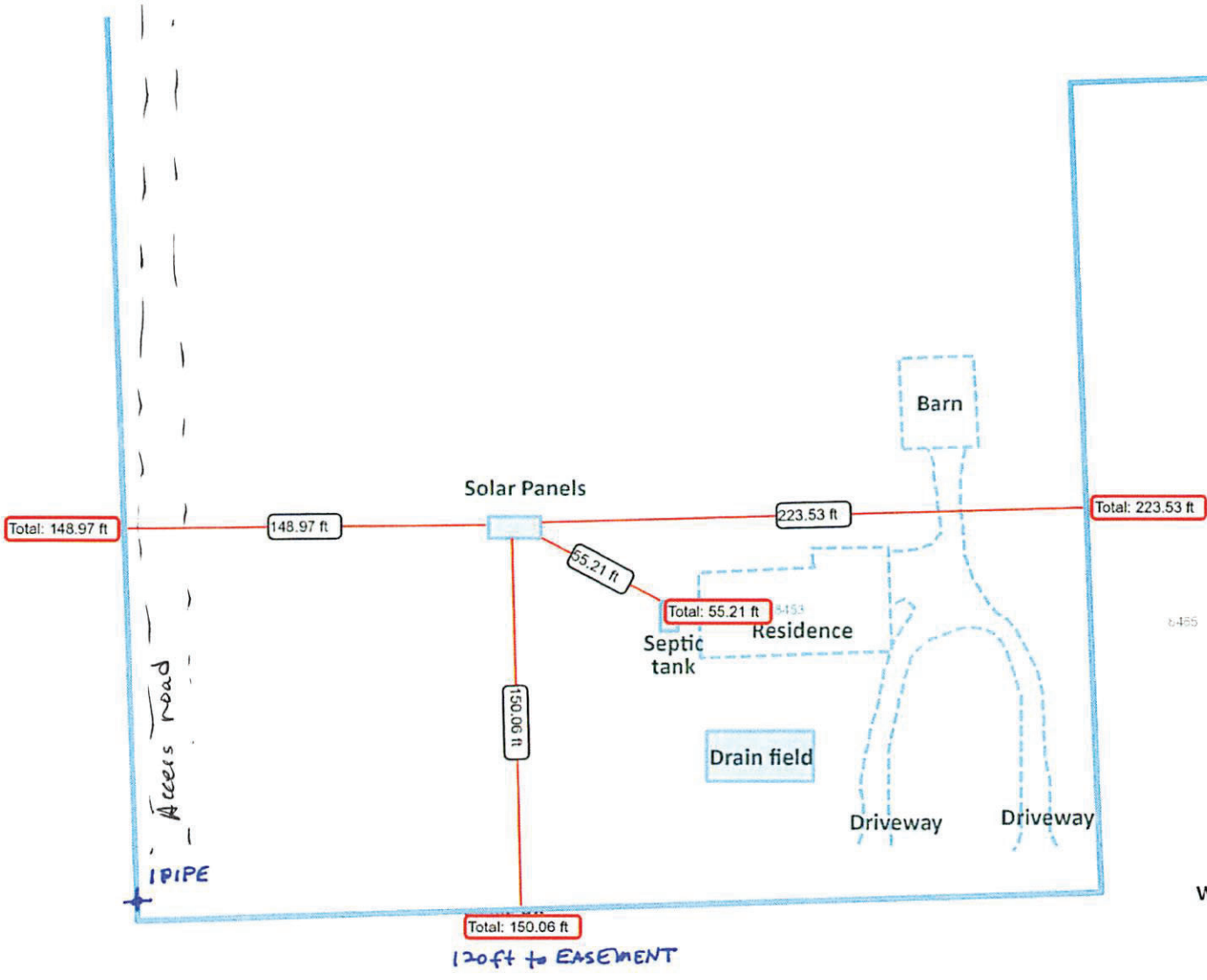
NOTE: Parcels may not be to scale.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.



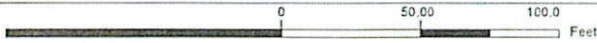
Site Map 8453 Willis Rd

8351



6485

Wi



© 2011 Washtenaw County 1:600

This map is a user generated static output from an Internet-based system. It is for reference only. Data layers that appear on this map may not be accurate, current, or complete. THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSE.

Receipt# 17-10759 6371038
06/02/2017 Washtenaw Co, Michigan
Real Estate Transfer Tax
Tax Stamp # 434689
County Tax: \$165.00 State Tax: \$1,125.00



6371038 L: 5204 P: 346 D
Total Pages: 1 05/02/2017 11:09 AM
Lawrence Kestenbaum
Washtenaw County, Michigan



FIDUCIARY DEED

CT File No. 17.0105

Know all men by these presents that Paul M. Hansen Living Trust u/a/d May 15, 2000, whose address is 11820 Scio Church Rd., Chelsea, MI 48118, quit claim(s) to Robert V. Herman, whose address is 8453 Willis Rd., Ypsilanti, MI 48197, the following described premises:

Land situated in the Township of Augusta, County of Washtenaw, State of Michigan, described as:

Commencing at the South 1/4 corner of Section 3, Town 4 South, Range 7 East, Augusta Township, Washtenaw County, Michigan; thence North 89 degrees 37 minutes 44 seconds West 462.01 feet along the South line of said Section 3 and the centerline of Willis Road (66 feet wide) for a Place of Beginning; thence continuing North 89 degrees 37 minutes 44 seconds West 196.94 feet along the South line of said Section 3 and the centerline of said Willis Road; then North 00 degrees 10 minutes 06 seconds West 2655.32 feet along the West line of the East 1/2 of the East 1/2 of the Southwest 1/4 of said Section 3 to the center of said Section 3; thence South 89 degrees 44 minutes 44 seconds East 655.23 feet along the East-West 1/4 line of said Section 3; thence South 00 degrees 14 minutes 53 seconds East 2326.70 feet along the North-South 1/4 line of said Section 3; thence North 89 degrees 37 minutes 44 seconds West 462.01 feet; thence South 00 degrees 14 minutes 53 seconds East 330.00 feet to the Place of Beginning, being a part of the East 1/2 of the East 1/2 of the Southwest 1/4 of said Section 3, being subject to easements, conditions, restrictions and exceptions of record, if any.

Property I.D. No.: T-20-03-300-040
Commonly known as: VACANT Willis Rd, Ypsilanti, MI 48197

For the full consideration of One Hundred Fifty Thousand and 00/100 (\$150,000.00), subject to existing building and use restrictions, easements and zoning ordinances of record, if any.

AND GRANTOR, FOR ITSELF AND ITS SUCCESSORS DOES COVENANT, PROMISE AND AGREE, TO AND WITH GRANTEE, GRANTEE'S HEIRS AND ASSIGNS, THAT GRANTOR HAS NOT DONE OR SUFFERED TO BE DONE ANYTHING WHEREBY THE PREMISES HEREBY GRANTED ARE, OR MAY BE, IN ANY MANNER ENCUMBERED OR CHARGED, EXCEPT AS HEREIN RECITED; AND THAT GRANTOR WILL FOREVER DEFEND TITLE TO THE PREMISES, AGAINST ALL PERSONS LAWFULLY CLAIMING OR WHO MAY CLAIM THE SAME BY, THROUGH OR UNDER GRANTOR, BUT NOT OTHERWISE.

Dated: 04/26/2017

Paul M. Hansen Living Trust u/a/d May 15, 2000

By: Keith M. Hansen
His: Successor Trustee

STATE OF MICHIGAN)
) ss.
County of WASHTENAW)

The foregoing instrument was acknowledged before me this 26th day of April, 2017 by Keith M. Hansen, Successor Trustee, of the Paul M. Hansen Living Trust u/a/d May 15, 2000, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Margo I. Brown, Notary Public
Washtenaw County, Michigan
Acting in Washtenaw County
My commission expires on: 10/20/17

Washtenaw County Treasurer
Tax Certificate NO: 112814AC

Instrument drafted by:
Margo I Brown as requested by Keith M. Hansen
1894 Whittaker Rd.
Ypsilanti, MI 48197

Where recorded return to:
Robert V. Herman
8453 Willis Rd.
Ypsilanti, MI 48197



WARRANTY DEED

CT FILE NO.: 16.0126

Know all persons by these presents that The Paul M. Hansen Living Trust U/A/D May 15, 2000, Grantor(s), whose address is 9370 McKean Rd., Willis, MI 48191, convey(s) and warrant(s) to Robert V. Herman, Grantee(s), whose address is 43259 Harris Rd., Belleville, MI 48111, the following described premises:

Land situated in the Township of Augusta, County of Washtenaw, State of Michigan described as:

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION

Property I.D. No. T-20-03-300-041

Commonly known as: 8453 Willis Rd, Ypsilanti, MI 48197

for the full consideration of One Hundred Sixty Thousand and 00/100 (\$160,000.00) Dollars, subject to existing building and use restrictions, easements and zoning ordinances of record, if any.

Dated: 05/26/2016

The Paul M. Hansen Living Trust U/A/D May 15, 2000

By: Paul G. Hansen, Successor Trustee

STATE OF MICHIGAN)
) ss.
COUNTY OF WASHTENAW)

On the 26th day of May, 2016, before me personally appeared Paul G. Hansen, Successor Trustee of The Paul M. Hansen Living Trust U/A/D May 15, 2000 to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Margo I. Brown, Notary Public
Washtenaw County, Michigan
Acting in Washtenaw County
My commission expires on: 10/20/17

Washtenaw County Treasurer
Tax Certificate NO: 104100 TC

Instrument drafted by:
Margo I. Brown as requested by Paul G. Hansen
1894 Whittaker Rd.
Ypsilanti, MI 48197

When recorded return to:
Robert V. Herman
8453 Willis Rd
Ypsilanti, MI 48197

Recording Fees: \$22.00

County Transfer Tax: \$176.00

State Transfer Tax: \$1,200.00

EXHIBIT "A" – LEGAL DESCRIPTION

CT File No.: 16.0126

Land situated in the Township of Augusta, County of Washtenaw, State of Michigan described as:

Parcel B: Commencing at the South 1/4 corner of Section 3; thence North 89 degrees 37 minutes 44 seconds West 264.00 feet to the Place of Beginning; thence continuing North 89 degrees 37 minutes 44 seconds West 198.01 feet; thence North 00 degrees 14 minutes 53 seconds West 330.00 feet; thence South 89 degrees 37 minutes 44 seconds East 198.01 feet; thence South 00 degrees 14 minutes 53 seconds East 330.00 feet to the Point of Beginning. Part of the Southwest 1/4 of Section 3, Town 4 South, Range 7 East, Township of Augusta, Washtenaw County, Michigan.

This property may be located within the vicinity of farmland 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.

The Grantor grants to the Grantee the right to make all division(s) under section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

Notice of Assessment, Taxable Valuation, and Property Classification

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

FROM AUGUSTA CHARTER TOWNSHIP ASSESSORS OFFICE P O BOX 100 WHITTAKER MI 48190-0100	PARCEL IDENTIFICATION PARCEL CODE NUMBER: T -20-03-300-044 PROPERTY ADDRESS: 8453 WILLIS RD YPSILANTI, MI 48197
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL: *****AUTO**5-DIGIT 48197 HERMAN, ROBERT 8453 WILLIS RD YPSILANTI, MI 48197-9713 	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": 100.00% % Exempt As "Qualified Agricultural Property": .00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

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

The change in taxable value will increase/decrease your tax bill for this year by approximately: \$149	PRIOR AMOUNT YEAR: 2021	CURRENT TENTATIVE AMOUNT YEAR: 2022	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):	134,902	139,353	4,451
2. ASSESSED VALUE:	141,600	149,600	8,000
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	141,600	149,600	8,000
5. There WAS/WAS NOT a transfer of ownership on this property in 2021 . WAS NOT			

The 2022 Inflation rate Multiplier is: 1.033

Legal Description: OWNER REQUEST AU 3-11A-2A PCLS " A & B " COM AT S 1/4 COR SEC 3, TH N 89-37-44 W 264.00 FT TO A POB, TH CONT N 89-37-44 W 394.95 FT, TH N 00-10-06 W 2655.32 FT, TH S 89-44-44 E 655.23 FT, TH S 00-14-53 E 2326.70 FT, TH N 89-37-44 W 264.00 FT, TH S 00-14-53 E 330.00 FT TO THE POB. PT OF SW 1/4 SEC 3, T4S-R7E. 38.06 AC COMBINED ON 05/08/2017 FROM T -20-03-300-041, T -20-03-300-040;

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).

AUGUSTA TOWNSHIP MARCH BOARD OF REVIEW: TUESDAY, MARCH 15TH, 3:00 PM UNTIL 9:00 PM. WEDNESDAY, MARCH 16TH, 9:00 AM UNTIL 4:00 PM, WITH A LUNCH BREAK FROM 12:00 TO 1:00 PM. LETTER APPEALS STRONGLY ENCOURAGED, AND MUST BE "RECEIVED" BY NOON OF THE MARCH 16TH SESSION. BOARD OF REVIEW WILL BE HELD AT THE AUGUSTA TOWNSHIP HALL. APPEALS BY APPOINTMENT, PLEASE CALL (734) 481-8117 TO MAKE AN APPOINTMENT.
YEARLY CONSUMER PRICE INDEX (INFLATION) ADJUSTMENT: 3.3%.

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

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

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

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

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

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

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, 211.8n 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 after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

Winter

AUGUSTA CHARTER TOWNSHIP

2022

Payment Options:

Cash payments (exact change only) can be made at the Township Hall during business hours with no appointment.

Credit Card and Electronic Check payments can be made at the link on the Payments page under Resources at www.augustatownship.org. Note that our processor, Point & Pay, charges a convenience fee for these transactions.

Check payments can be placed in the 24 hour Treasurer Drop Box into the wall of the township hall (preferred) or mailed to P.O. Box 100, Whittaker, MI 48190-0100. Be sure to include the Tax ID Number on your check and allow enough time if sending via U.S. Mail, we do not accept postmarks. Checks are accepted as conditional payment only; if a check is not honored by the bank, the tax is unpaid and subject to interest, penalties and bank charges.

PROPERTY INFORMATION / MESSAGES

Property assessed to: HERMAN, ROBERT 8453 WILLIS RD YPSILANTI, MI 48197

Prop:# T-20-03-300-044 LINCOLN CONS SCHC 81070

Property Address: 8453 WILLIS RD

Legal Description:

OWNER REQUEST AU 3-11A-2A PCLS " A & B " COM AT S 1/4 COR SEC 3, TH N 89-37-44 W 264.00 FT TO A POB, TH CONT N 89-37-44 W 394.95 FT, TH N 00-10-06 W 2655.32 FT, TH S 89-44-44 E 655.23 FT, TH S 00-14-53 E 2326.70 FT, TH N 89-37-44 W 264.00 FT, TH S 00-14-53 E 330.00 FT TO THE POB. PT OF SW 1/4 SEC 3, T4S-R7E. 38.06 AC COMBINED ON 05/08/2017 FROM T-20-03-300-041, T-20-03-300-040;

PAYMENT OF TAXES IS YOUR RESPONSIBILITY WHETHER OR NOT YOU RECEIVE A BILL. TREASURER NOT RESPONSIBLE FOR PAYMENTS MADE ON INCORRECT PARCEL

A COPY OF THIS BILL HAS BEEN FORWARDED TO YOUR MORTGAGE COMPANY

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental operations for the following fiscal year(s):

County:	JAN 01	DEC 31
Twp.	APR 01	MAR 31
School:	JUL 01	JUN 30
State:	OCT 01	SEP 30

Does not affect tax due date or amount billed

TAX DETAIL

Taxable Value:	139,353	Class:	101
State Equalized Value:	149,600		
PRE/MBT %:	100.0000	Mort Code:	00670

Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
TWP. OPERATING	0.80560	112.26
FIRE OPERATING	1.99340	277.78
FIRE NEW STA 16	0.99000	137.95
FARM LD PRESERV	0.09880	13.76
WASHTENAW COUNTY	2.69010	374.87
W BR PAINT CREEK		32.75

Total Tax	6.57790	949.37
Administration Fee		9.49

TOTAL AMOUNT DUE \$958.86

SEE PAYMENT OPTIONS ABOVE - PLEASE RETURN BOTTOM OF BILL WITH YOUR PAYMENT

AUGUSTA CHARTER TOWNSHIP SUSAN BUREK - TREASURER 8021 TALLADAY ROAD P.O. BOX 100 WHITTAKER, MI 48190

A COPY OF THIS BILL HAS BEEN FORWARDED TO YOUR MORTGAGE COMPANY

This tax is due by: 02/14/2023

Interest and Fees Apply After Due Date

2022 Winter Tax ID # T-20-03-300-044

Make Check Payable To: Augusta Charter Twp.

TOTAL AMOUNT DUE: \$958.86

*****AUTO**5-DIGIT 48197 HERMAN, ROBERT 8453 WILLIS RD YPSILANTI, MI 48197-9713



W2022T20033000440000958864