

AGENDA
Augusta Charter Township
Regular Planning Commission Meeting

Lincoln Senior Center
8970 Whittaker Road
(West entrance of Brick Elementary)
Ypsilanti, MI 48197
April 15, 2026
6:30 PM

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call and Recognition of Visitors – DeSanto, Gipfert, Hamill, Witt, Woods, Woolf, Yurk**
- 4. Approval of Agenda**
- 5. Approval of Minutes**
 - a. Planning Commission Meeting Minutes from March 18, 2026, Regular Meeting
- 6. Public Hearings**
 - a. Land Division Ordinance Update
- 7. Business Items**
 - a. Land Division Ordinance Update
 - b. High Demand Facility Ordinance Discussion
 - c. **PA - 26-01 Talladay / Hitchingham Road (T-20-17-400-009)** Farmland Preservation Application
 - d. **PA - 26-02 Hitchingham Road (T-20-08-400-011)** Farmland Preservation Application
 - e. **PA - 26-03 Willis Road (T-20-08-200-001, T-20-08-200-002)** Farmland Preservation Application
- 8. Public Comment**
- 9. Communications**
- 10. Adjournment**

MINUTES
Augusta Charter Township
Regular Planning Commission Meeting
8970 Whittaker Road
Ypsilanti, MI 48197
March 18, 2026
6:30 P.M.

1. Call to Order

The meeting was called to order by Chairman Yurk at 6:30p.m.

2. Pledge of Allegiance

Chairman Yurk led Pledge.

3. Roll Call and Recognition of Visitors

In Attendance: Commissioners Yurk, Gipfert, Hamill, Witt and Woods. Absent: Commissioners DeSanto and Woolf. Also in attendance was Joe Pezzotti from Carlisle Wortman.

4. Approval of Agenda

Motion by Witt, 2nd by Gipfert to approve the agenda as submitted. Motion carries unanimously.

5. Approval of Minutes

Motion by Hamill, 2nd by Gipfert to approve the December 17, 2025, Planning Commission Meeting Minutes as submitted. Yay: Gipfert, Hamill, Witt, Woods, Yurk. Nay: None. Absent: DeSanto, Woolf. Motion carries unanimously.

6. Business Items

a. Land Division Ordinance Review

Planner Pezzotti explained the Ordinance.

Commissioner Woods addressed the fine for land division, suggested violations amount should be increased.

Commissioner Yurk commented on the State Statutes and Land Division, questioned Sec #6E land width and depth.

Planner Pezzotti stated that some of these issues are covered by the Township Zoning Ordinance.

Motion by Woods, 2nd by Hamill to revise the amount of the fine in Sec 9 to \$2,500 pending review by Township attorney. If it is too high the attorney can suggest an amount. Also, to set the Public Hearing on the Land Division Ordinance for the next meeting, April 15, 2026. Motion passed unanimously.

b. Commercial Building Ordinance Discussion

Planner Pezzotti explained that this Ordinance is to regulate commercial structures in the Township.

Trustee Gipfert explained that this is mostly for data centers but not limited to them. He is concerned with PFAS being addressed in the ordinance.

Commissioner Yurk discussed Sec. 3 location requirements, he believes a starting point of 500' setbacks would be a starting point.

Planner Pezzotti discussed regulation discussion could be set at the decimal point from the property perimeter.

Decimal level and frequency need to help determine the setback per Commissioner Yurk. Yurk also stated that the Decommissioning and Fire Suppression systems and Emergency plan need to be addressed as well.

Planner Pezzotti said that he could provide Data Center Ordinances that they have prepared for other communities. He will send the planning commissioners some copies.

7. Public Comment

Rodney Taylor spoke.

Naz Cimsit spoke.

Lisa Gunman spoke.

Wendy Albers spoke.

Rodney Taylor spoke.

Patricia Kemeter spoke.

John Gruncs spoke.

Public comment closed at 7:41 pm.

8. Communications

Planner Pezzotti informed the Commission that the House of Representatives will be addressing a Housing Pre Exemption Bill that limits local control of housing issues around mobile homes and ADU's He will provide information. Commissioner Yurk stated moratoriums are handled at the Board of Trustees not the Planning Commission.

9. Adjournment

Motion by Witt, 2nd by Hamill to adjourn. Motion carries unanimously to close the meeting at 7:45 p.m.

TOWNSHIP OF AUGUSTA
COUNTY OF WASHTENAW
LAND DIVISION ORDINANCE
ORDINANCE NO. 2026-02

Adopted: **INSERT DATE**

Effective: **INSERT DATE**

An ordinance to regulate partitioning or division of parcels or tracts of land, enacted pursuant but not limited to Michigan Public Act 288 of 1967, as amended, being the Land Division Act and Act 246 of 1945, as amended, being the Township General Ordinance statute; to provide a procedure therefore and require township approval for certain divisions; to repeal any ordinance or provision thereof in conflict herewith; and to prescribe penalties and enforcement remedies for the violation of this ordinance.

AUGUSTA TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
ORDAINS:

SECTION I

This ordinance shall be known and cited as the Augusta Township Land Division Ordinance.

SECTION II
PURPOSE

The purpose of this ordinance is to carry out the provisions of the State Land Division Act. PA 288 of 1967, as amended, formerly known as the Subdivision Control Act, herein referred to as the "Act;" to prevent the creation of parcels of property which do not comply with applicable ordinances and the Act; to minimize potential boundary disputes; to maintain orderly development of the Augusta Township community; and to otherwise provide for the health, safety and welfare of the residents and property owners of Augusta Township by establishing reasonable standards and requirements for prior review and approval of land divisions within Augusta Township.

SECTION III
DEFINITIONS

For purposes of this ordinance certain terms and words used herein shall have the meanings stated in this section. Other words and phrases, if defined by the Act, shall have the meaning stated in the Act.

- A. "Applicant" - a natural person, firm, association, partnership, corporation, or combination of any of them that holds an ownership interest in land whether recorded or not.
- B. "Parent Parcel" - means a parcel or tract lawfully in existence on March 31, 1997.
- C. "Divided" or "Division" - the partitioning or splitting of a parcel or tract of land by the proprietor thereof or by his or her heirs, executors, administrators, legal representatives, successors or assigns, for the purpose of sale or lease of more than one year, or of building development that results in

one or more parcels of less than 40 acres or the equivalent, and that satisfies the requirements of Sections 108 and 109 of the State Land Division Act. "Divide" and "Division" does not include a property transfer between two or more adjacent parcels, if the property taken from one parcel is added to an adjacent parcel; and any resulting parcel shall not be considered a building site unless the parcel conforms to the requirements of the State Land Division Act, and the requirements of other applicable local ordinances.

- D. "Exempt split" or "exempt division" - the partitioning or splitting of a parcel or tract of land by the proprietor thereof, or by his or her heirs, executors, administrators, legal representatives, successors or assigns, that does not result in one or more parcels of less than 40 acres or the equivalent; provided all resulting parcels are accessible for vehicular travel and utilities from existing public roads through existing adequate roads or easements, or through areas owned by the owner of the parcel that can provide such access.
- E. "Resulting Parcel" - means one or more parcels that result from a land division.
- F. "Forty acres or equivalent" - either 40 acres, a quarter-quarter section containing not less than 30 acres, or a government lot containing not less than 30 acres.
- G. "Governing body" - the Augusta Township Board of Trustees.
- H. "Accessible" in reference to a parcel, means that the parcel meets one or both of the following requirements:
 - i. Has an area where a driveway provides vehicular access to an existing road or street and meets all applicable location standards of the state transportation department or county road commission under Act No. 200 of the Public Acts of 1969, being sections 247.321 to 247.329 of the Michigan Compiled Laws, and of the township, or has an area where a driveway can provide vehicular access to an existing road or street and meet all such applicable location standards.
 - ii. Is served by an existing easement that provides vehicular access to an existing road or street and that meets all applicable location standards of the state transportation department or county road commission under Act No. 200 of the Public Acts of 1969 and of the township, or can be served by a proposed easement that will provide vehicular access to an existing road or street and that will meet all such applicable location standards.
- I. "Development site" means any parcel or lot on which exists or which is intended for building development other than the following:
 - i. Agricultural use involving the production of plants and animals useful to humans, including forages and sod crops; grains, feed crops, arid field crops; dairy and dairy products; livestock, including breeding and grazing of cattle, swine, and similar animals; berries; herbs; flowers; seeds; grasses; nursery stock; fruits, vegetables; Christmas trees; and other similar uses and activities.
 - ii. Forestry use involving the planting, management, or harvesting of timber.
- J. "Tract" means 2 or more parcels that share a common property line and are under the same ownership.

- K. "Lot" means a measured portion of a parcel or tract of land, which is described and fixed in a recorded plat.
- L. "Outlot" when included within the boundary of a recorded plat, means a lot set aside for purposes other than a development site, park, or other land dedicated to public use or reserved to private use.
- M. "Public utility" means all persons, firms, corporations, copartnerships, or municipal or other public authority providing gas, electricity, water, steam, telephone, sewer, or other services of a similar nature.
- N. "Parcel" means a continuous area or acreage of land which can be described as provided for in the act.
- O. "Plat" means a map or chart of a subdivision of land.
- P. "Land" means all land areas occupied by real property.
- Q. "Subdivide" or "subdivision" means the partitioning or splitting of a parcel or tract of land by the proprietor thereof or by his or her heirs, executors, administrators, legal representatives, successors, or assigns for the purpose of sale, or lease of more than 1 year, or of building development that results in 1 or more parcels of less than 40 acres or the equivalent, and that is not exempted from the platting requirements of this act by sections 108 and 109. "Subdivide" or "subdivision" does not include a property transfer between 2 or more adjacent parcels, if the property taken from 1 parcel is added to an adjacent parcel; and any resulting parcel shall not be considered a building site unless the parcel conforms to the requirements of this act or the requirements of an applicable local ordinance.
- R. "Surveyor" means a professional surveyor licensed under article 20 of the occupational code, 1980 PA 299, MCL 339.2001 to 339.2014.
- S. "Proprietor" means a natural person, firm, association, partnership, corporation, or combination of any of them that holds an ownership interest in land whether recorded or not.

SECTION IV

PRIOR APPROVAL REQUIREMENT FOR LAND DIVISIONS

No tract, parcel, outlot, or lot in Augusta Township shall be divided without the prior review and approval of the official designated by the Township Board, in accordance with this ordinance and the State Land Division Act; provided that the following shall be exempted from this requirement:

- A. A parcel proposed for subdivision through a recorded plat pursuant to the Augusta Township Zoning Ordinance and the State Land Division Act
- B. A parcel proposed for subdivision through a recorded site condominium pursuant to the Augusta Township Zoning Ordinance and the State Condominium Act.
- C. An exempt split as defined in this Ordinance.
- D. Any division or splitting of land from an inaccessible tract or parcel that results only in parcels that are 20 acres or greater in size, and either the inaccessible tract or parcel was in existence on March 31, 1997, or it was created from a previous exempt division under this subsection or section 109b of the Act.

SECTION V
APPLICATION FOR LAND DIVISION APPROVAL

An applicant shall file all of the following with the Augusta Township Zoning Administrator or other official designated by the governing body for review and approval of a proposed land division before making any division either by deed, land contract, lease for more than one year, or for building development:

- A. Establish the fee ownership of the land proposed to be divided.
- B. Establish by documentation the right to make the proposed division that shows the history and succession of division rights from the parent tract or parent parcel proposed for division. If the ownership interest was obtained after March 31, 1997, a copy of the deed(s) establishing land division rights.
- C. A survey map of the land proposed to be divided, prepared pursuant to the survey map requirements of 1970 Public Act 132, as amended, (MCL 54.211) by a land surveyor licensed by the State of Michigan, and showing the dimensions and legal descriptions of the existing parcel and each parcel proposed to be created, the location of all existing structures and other land improvements, and the accessibility of the parcels for vehicular traffic and utilities from existing public roads.
- D. For each resulting parcel that is a development site, adequate easements for public utilities from the parcel to existing public utilities must be established.
- E. Proof that all standards of the State Land Division Act, this Ordinance and all applicable Augusta Township Ordinances have been met.
- F. If a transfer of division rights is proposed in the land transfer, detailed information about the terms and availability of the proposed transfer of division rights. A proprietor transferring the right to make future divisions exempt from platting under this Ordinance or the Act shall give written notice to the Township Assessor within 45 days of the transfer on the form prescribed by the state tax commission under section 27a of the general property tax, Public Act 206 of 1893, MCL 211.27a.
- G. A current Washtenaw County Land Division Tax Certification.
- H. The fee as may from time to time be established by resolution of the Township Board for land division reviews pursuant to this ordinance to cover the costs of review of the application and administration of this Ordinance and the State Land Division Act.

SECTION VI
PROCEDURE FOR REVIEW OF APPLICATIONS FOR LAND DIVISION APPROVAL

- A. Upon receipt of a land division application package, the Township Zoning Administrator or other official designated by the Township Board shall forthwith submit the same to the designated official for decision. The designee shall approve, approve with reasonable conditions to assure compliance with applicable ordinances and the protection of public health, safety and general welfare, or disapprove the land division applied for within 45 days after receipt of the application package conforming to this Ordinance's requirements, and shall promptly notify the applicant of the decisions and the reasons for any denial. If the application package does not conform to this Ordinance requirements and the State Land Division Act, the assessor or other designee shall return the same to the applicant for completion and refile in accordance with this Ordinance and the State Land Division Act.

- B. Any person or entity may apply to the Augusta Township Zoning Board of Appeals for a dimensional variance related to a land division for requirements contained in the Augusta Township Zoning Ordinance. The Zoning Board of Appeals shall review, consider, and decide such application in accordance with the procedures, standards, and requirements set forth in the Augusta Township Zoning Ordinance. In no instance shall the Zoning Board of Appeals hear requests that are specific only to the Michigan Land Division Act.
- C. A decision approving a land division is effective for 90 days, after which it shall be considered revoked unless within such period a document is recorded with the County Register of Deeds office and filed with the Township Zoning Administrator or other designated official accomplishing the approved land division or transfer.
- D. The land division designee shall maintain an official record of all approved and accomplished land divisions or transfers.

SECTION VII

STANDARDS FOR APPROVAL OF LAND DIVISIONS

A proposed land division shall be approved if the following criteria are met:

- A. All the parcels to be created by the proposed land division(s) fully comply with the applicable lot (parcel), yard and area requirements of the Township Zoning Ordinance, including, but not limited to, minimum lot (parcel) frontage/width, minimum road frontage, minimum lot (parcel) area, minimum lot width to depth ratio, and maximum lot (parcel) coverage and minimum setbacks for existing buildings/structures.
- B. The proposed land division(s) comply with all requirements of the State Land Division Act and this Ordinance.
- C. All parcels created and remaining have existing adequate accessibility, or an area available to a public road for public utilities and emergency and other vehicles not less than the requirements of the Township Zoning Ordinance, or this Ordinance.
- D. Where accessibility is to be provided by a proposed new dedicated public road, proof that the Washtenaw County Road Commission or Michigan Department of Transportation has approved the proposed layout and construction design of the road and of utility easements and drainage facilities connected therewith.
- E. Where accessibility by vehicle traffic and for utilities is permitted through other than a dedicated and accepted public road or easement, such accessibility shall comply with the Augusta Township Private Road Ordinance (Article 10).

SECTION VIII

CONSEQUENCES ON NONCOMPLIANCE WITH LAND DIVISION APPROVAL REQUIREMENT

Any parcel created in noncompliance with this ordinance shall not be eligible for any building permits, or zoning approvals, such as special land use approval or site plan approval and shall not be recognized as a separate parcel on the assessment roll. In addition, violation of this ordinance shall subject the violator to the penalties and enforcement actions set forth in Section X of this ordinance, and as may otherwise be provided by law.

SECTION IX
PENALTIES AND ENFORCEMENT

Any person who violates any of the provisions of this ordinance shall be deemed guilty of a civil infraction and shall be punished by a fine of not more than \$2,500.00. Any person who violates any of the provisions of this ordinance shall also be subject to a civil action seeking invalidation of the land division and appropriate injunctive or other relief.

SECTION X
SEVERABILITY

The provisions of this ordinance are hereby declared to be severable and if any clause, sentence, word, section or provision is declared void or unenforceable for any reason by any court of competent jurisdiction, it shall not affect any portion of this ordinance other than said part or portion thereof.

SECTION XI
REPEAL

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed, except that this Ordinance shall not be construed to repeal any provision in the Augusta Township Zoning Ordinance.

SECTION XII
EFFECTIVE DATE

This Ordinance shall be published in the manner as required by law. Except as otherwise provided by law, this Ordinance shall be effective 7 days after final publication.

This Ordinance was duly adopted by the Charter Township of Augusta Board at its regular meeting held on the ____ day of _____, 2026 and was ordered given publication in the manner required by law.

Todd Waller,
Charter Township of Augusta Supervisor

Kimberly Gonczy
Charter Township of Augusta Clerk

Dated: _____, 2026

Dated: _____, 2026

First Reading: _____

First Publication: _____

Adoption: _____

Final Publication: _____

Effective Date: _____

(7 Days after publication of Notice of Adoption)

CLERK'S CERTIFICATE

I, Kimberly Gonczy, Clerk of the Charter Township of Augusta, Washtenaw County, Michigan, hereby certifies that the foregoing constitutes a true and complete copy of Augusta Charter Township Ordinance No. 2026-02, which was duly adopted by the Township Board of Augusta Charter Township at a Regular Meeting of said Board, held on _____, 2026, after said Ordinance had previously been introduced at a Regular Meeting of the Board held _____, 2026, and published in the form it was introduced in accordance with P.A. 359 of 1947, as amended.

I further certify that Member _____ moved for adoption of said Ordinance, and that Member _____ supported said motion.

I further certify that the following Members voted for adoption of said Ordinance _____, and that the following Members voted against adoption of said Ordinance _____

_____, and that the following Members were absent or abstained from voting on the adoption of said Ordinance _____.

I further certify that after its passage the Ordinance was filed in the office of the Clerk and a Notice of Ordinance Adoption was published along with the full text of the Ordinance or a summary of the regulatory effect of the Ordinance within 15 days of adoption on _____, 2026, in accordance with Section 401 of PA 110 of 2006, as amended.

I further certify that said Ordinance has been recorded in the Ordinance Book of the Township and that such recording has been authenticated by the signatures of the Supervisor and the Clerk.

Kimberly Gonczy
Charter Township of Augusta Clerk

Dated: _____, 2026

NEW SECTION 18-181 – HIGH RESOURCE DEMAND FACILITIES

Section 18-181 High Resource Demand Facilities

- A. **Purpose and Intent.** The purpose of this ordinance is to establish a regulatory framework for siting, design, operation and decommissioning of High Resource Demand Facilities, which include data centers and data processing centers, in order to balance local economic benefits with protection of public health, safety, welfare, natural resources, and neighborhood character. These standards are intended to:
1. Direct High Resource Demand Facilities to locations with existing and adequate infrastructure, redevelopment and infill of existing sites, and minimal land use conflicts.
 2. Avoid and mitigate nuisance impacts (noise, vibration, light/glare, air emissions).
 3. Ensure efficient use of water and electricity, prioritizing renewable energy and conservation.
 4. Promote context appropriate architectural and robust screening.
 5. Ensure responsible decommissioning and site restoration.
- B. **Applicability.**
1. Section 18-181 applies to High Resource Demand Facilities, Data Center and Data Processing uses, including Large-Scale, Small-Scale, and Accessory as defined herein.
 2. Complete Special Land Use and Site Plan applications are required in accordance with Articles 6 and 7 herein.
 3. Approval is contingent upon the applicant demonstrating conformance to the requirements of this Section of the ordinance and other applicable standards of the Zoning Ordinance.
 4. Where conflicts exist between this section and other provisions, this section governs. Where silent, other applicable provisions apply (e.g., lighting, landscaping, stormwater management, and performance standards).
- C. **Definitions.**
1. **High Resource Demand Facility (HRDF):** A principal nonresidential facility, campus, or group of buildings under common ownership or control that is characterized by (i) continuous or near-continuous operation, and (ii) significant

mechanical, electrical, or cooling infrastructure, that meets the applicability criteria in subsections a. and b. below.

A facility shall be considered an HRDF only when both of the following are met:

- a. Operational Characteristics. The facility includes one or more of the following operational characteristics that are integral to the primary use:
 - i. Central plant or large-scale mechanical cooling and/or ventilation systems service process loads or IT/electronic equipment;
 - ii. On-site emergency generation with an aggregate nameplate capacity exceeding 2,000 kW or 2 MW, and/or on-site fuel storage exceeding 10,000 gallons;
 - iii. Dedicated electrical transformation/switchgear yard, substation, or similarly intensive electrical infrastructure primarily serving the facility;
 - iv. 24-hour operations and/or operational necessity requiring uninterrupted environmental control (temperature/humidity) or high-reliability power systems.
- b. Resource/Infrastructure Thresholds. The facility exceeds one or more of the following thresholds, as demonstrated by applicant-prepared estimates (and approved or constructed within five (5) years):
 - i. Water demand: average daily water demand > 100,000 gallons/day;
 - ii. Sanitary sewer: average daily sanitary discharge > 50,000 gallons/day;
 - iii. Electric demand: maximum contracted demand or designed peak demand > 10MW (or equivalent documented kW);
 - iv. Hazardous material s/ regulated wastes: storage, use, or generation requiring reporting under EPCRA Tier II and/or applicable state hazardous materials reporting and/or generation of hazardous waste at a level regulated under state/federal hazardous waste generator requirements, as documented on a materials inventory submitted with the application.

Exclusions. HRDF does not include general warehousing/distribution, general manufacturing, or office uses unless the Zoning Administrator determines, based on operational characteristics and supporting documentation, that the facility is substantially similar in operational profile to HRDF-type facilities (e.g., high-reliability power demand and continuous environmental control serving electronic/process loads) and meets subsections a. and b.

Aggregation. Multiple buildings, modules or phases located on the same site or on contiguous parcels under common ownership or control shall be aggregated for purposes of determining HRDF status and whether thresholds are exceeded.

Relationship to Data Centers. A Data Center or Data Processing Center that meets the HRDF definition shall be considered an HRDF and shall comply with all applicable HRDF supplemental standards.

2. **Data Center:** A facility used for the centralized storage, management, processing, and transmission of digital information, typically containing computer servers, data storage systems, telecommunications equipment, power distribution systems, colling and ventilation systems, uninterruptible power supplies, backup generators, and associated support infrastructure. The term includes colocation centers, cloud-computing facility, hyperscale computing facilities, and similar high-intensity information technology operations. The term does not include small server rooms, IT closets, or similar equipment rooms that are clearly accessory and subordinate to another lawful principal use.
3. **Data Processing Center:** A building or portion of a building used primarily for the manipulation, analysis, computation, or transformation of digital information through computer hardware or specialized equipment. A Data Processing Center may include servers or digital processing equipment but is typically of smaller scale or lower intensity than a Data Center and may involve office or administrative functions associated with data manipulation. The term does not include general business offices or accessory server rooms subordinate to a principal use.
4. **Large-Scale Data Center and Data Processing Center:** A center equal or greater than 25,000 square feet gross floor area or located on a site greater than 10 acres.
5. **Small-Scale Data Center and Data Processing Center:** A center less than 25,000 square feet gross floor area often serving local or regional networks.
6. **Accessory Data Center and Data Processing Center:** A center that is clearly incidental and subordinate to a principal use (e.g., hospital, university, large employer) and less than 10,000 square feet gross floor area.
7. **Battery Energy Storage System (BESS):** one or more electrochemical energy storage containers, inverters, switchgear, and associated equipment, which may be collocated with a High Resource Demand Facility to provide resiliency or load management.
8. **On-Site Substation/Switchyard:** Electric utility facilities (e.g., transformers, breakers) necessary to serve a High Resource Demand Facility.

D. **Districts Permitted.**

1. **High Resource Demand Facility:** Special land use in the Industrial zoning district only. Prohibited elsewhere.
2. **Large-Scale Data Centers and Data Processing Centers:** Special land use in the Industrial zoning district only. Prohibited elsewhere.
3. **Small-Scale Data Centers and Data Processing Centers:** Special land use in the Industrial zoning district only. Prohibited elsewhere.
4. **Accessory Data Centers and Data Processing Centers:** Special land use accessory to an approved principal use in the Industrial, Commercial and Mixed-Use zoning districts.

E. Dimensional Standards.

1. Minimum Lot Area:
 - a. High Resource Demand Facility: 20 acres
 - b. Large-scale: 20 acres
 - c. Small-scale and Accessory: 4 acres
2. Maximum Building Height: 45 feet; 3 stories
3. Maximum Lot Coverage: 60% (impervious surface)
4. Minimum Setbacks:
 - a. High Resource Demand Facility: 400 feet from all property lines
 - b. Large-scale: minimum 400 feet from all property lines.
 - c. Small-scale and accessory: minimum of 100 feet from all property lines.
 - d. Greenbelt: A minimum 50-foot landscaped greenbelt shall be provided along all property lines. The greenbelt shall include an eight (8)-foot tall berm in accordance with Section 18-262 I.5. with Evergreen trees planted not more than 30 feet on center.
 - e. Siting: A High Resource Demand Facility, including, but not limited to, Large-Scale Data Centers and Data Processing Centers, shall not be located on any parcel that is within 500 feet of any residential zoned or used property.

F. Site and Design Standards.

1. **Architecture and Façade Articulation.**
 - a. **Massing and Scale.**
 - i. Building mass, height, bulk, scale, and proportion shall maintain consistency with the existing character of the adjacent buildings.

- ii. Building design should employ coordinated massing to produce overall unity, scale, and interest.
- iii. Rooflines and pitches shall be proportionate to nearby structures so as to provide transition or mitigation of significant changes to scale.

b. Architectural Design and Building Materials.

- i. **Façade Variation.** Wall designs must provide minimum of three of the following elements, in addition to transparency requirements, occurring at intervals no greater than 25 feet horizontally and 10 feet vertically:
 - (a) Expression of structural system and infill panels through change in plane not less than three inches.
 - (b) System of horizontal and vertical scaling elements, such as belt course, string courses, cornice, pilasters.
 - (c) System of horizontal and vertical reveals not less than one inch in width/depth.
 - (d) Variations in materials module, pattern, and/or color.
 - (e) System of integrated architectural ornamentation.
 - (f) Green screen or planter walls.
 - (g) Translucent, fritted, patterned, or colored glazing.
 - (h) Architectural style shall not be restricted. Rather, evaluation of the appearance of a project shall be based upon compatibility and the quality of its design and relationship to surroundings.
 - (i) Buildings within the same development shall be designed to provide a unified and easily identifiable image. Methods to achieve this include using similar architectural styles and materials, complementary roof forms, signs, and colors.
 - (j) Minimize monotony of expansive exterior walls by incorporating the following elements: staggering vertical walls; recessing openings; providing upper-level roof overhangs; using deep score lines at construction joints; contrasting compatible building materials; use of variety and rhythm of window and door openings; use of horizontal and vertical elements; use of horizontal bands of compatible colors; and providing changes in roof shape or roofline.
 - (k) Facades shall provide visual interest from both vehicular and pedestrian viewpoints.

- (l) Entrances to individual buildings shall be readily identifiable to visitors through the use of recesses or pop-outs, roof elements, columns, or other architectural elements.

c. Material Standards.

- i. Durable building materials, simple configurations, and solid craftsmanship are required. At least 75% of walls visible from public streets, shall be constructed of brick, glass, metal (beams, lintels, trim elements, and ornamentation only), wood lap, stucco, split-faced block, or stone. Vinyl or aluminum siding shall only be used for accents. Exterior Insulation Finishing Systems (E.I.F.S.) or similar material is not permitted as a primary building material.
- ii. Materials shall be selected for suitability to the type of buildings and the architectural design in which they are used.
- iii. Material selection shall be consistent with architectural style in terms of color, shades, and texture; however, monotony shall be avoided.
- iv. Materials shall be consistent with adjoining buildings.
- v. Buildings shall have the same materials or those that are architecturally compatible, for construction of all building walls and other exterior building components wholly or partly visible from public ways and public parking lots.
- vi. If any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
- vii. Transitional Features.
 - (a) Transitional features are architectural elements, site features, or alterations to building massing that are used to provide a transition between higher-intensity uses and low- or moderate-density residential areas. These features assist in mitigating potential conflicts between these uses. Transitional features are intended to be used in combination with landscape buffers or large setbacks.
 - (b) A continuum of use intensity , where moderate-intensity uses are sited between high-intensity uses and low-intensity uses, shall be developed for multibuilding developments. An example would be an office use between commercial and residential uses.
 - (c) Building height and mass in the form of building step-backs, recess lines or other techniques shall be graduated so that structures with

higher-intensity uses are comparable in scale with adjacent structures of lower-intensity uses.

- (d) Similarly sized and patterned architectural features, such as windows, doors, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations included on the lower-intensity use shall be incorporated in the transitional features.

2. Mechanical, Loading and Rooftop Equipment.

- a. Mechanical equipment shall be fully enclosed unless mechanically unfeasible based on manufacturers' specifications.
- b. If located outside of a building, all mechanical equipment (HVAC, generators, cooling towers, transformers) shall be fully screened by architecturally compatible walls/panels.
- c. Rooftop equipment must be screened to full height from public viewpoints.
- d. Service/loading areas shall be oriented away from residential districts where feasible and screened in accordance with Section 18-248.B.2.

3. Lighting. Security and area lighting shall comply with Section 18-265 – full cut-off fixtures, downward-directed, and shielded to prevent glare and light trespass beyond property lines.

4. Landscaping and Buffers. All landscaping and buffers shall comply with Section 18-262 with the exception of greenbelt requirements noted in subsection E.4.d. above.

5. Stormwater and Wastewater.

- a. **Stormwater.** On-site detention and water-quality treatment are required per the Monroe County Drain Commissioner (MCDC). Designs shall address potential thermal impacts from large roof/pavement areas and condenser discharge.
- b. **Withdrawals/Discharge.** Any large-quantity water withdrawal or discharge shall comply with applicable state and county permits.

6. Traffic and Construction Management.

- a. A Construction Logistics and Traffic Management Plan is required identifying haul routes, delivery windows, worker parking and dust/mud control.

- b. An analysis of traffic impacts during construction and ongoing operations shall be prepared by a licensed traffic engineer. The study must address effects on local roads and recommend any necessary improvements and/or repairs, which shall be funded by the developer.
- c. The applicant may be required to enter into a road improvement agreement with the Monroe County Road Commission.
- d. Construction hours shall be limited to 7:00 a.m. – 7:00 p.m. Monday through Saturday unless otherwise approved.

G. Performance Standards:

1. Noise and Vibration.

- a. **Noise limit.** No operations including all mechanical equipment, cooling systems, generators, and HVAC equipment, shall not exceed the following noise levels as measured at the property line:

Daytime (7:00AM to 10:00PM): 55dBA (A-weighted)

Nighttime (10:00PM to 7:00AM): 45 dBA (A-weighted)

Low-Frequency Noise at all times: 65dBC (C-weighted)

- b. Routine generator testing shall occur only between 8:00a.m. and 6:00 p.m. on weekdays. Testing shall comply with the noise limits.
- c. If facility is completed before permanent power is obtained, generators must meet noise limit outlined in subsection a. above.
- d. **Measure Protocol.** Compliance shall be demonstrated via pre- and post-occupancy sound studies by a qualified acoustic engineer; apply penalties for prominent discrete tones (+5 dB) and impulsive noise per ANSI S12 standards.
- e. **Vibration.** Operations shall not cause perceptible vibration at the property line per ASI/ISO criteria.

2. Air Quality and Emissions.

- a. All stationary engines, cooling towers, and emission sources shall comply with the Federal Clear Air Act and Great Lakes, and Energy (EGLE) rules. Required Air Use Permits to Install (PTI) must be obtained and kept current.
- b. New generators shall meet EPA Tier 4 Final standards. Dispersion modeling shall be required where within 500 feet of schools, parks, or hospitals.

- c. Steam containing dissolved minerals, chemical impurities, carbon emissions, dust, debris, and chemical emissions shall require filtering and drift eliminators to mitigate pollution from cooling exhaust and shall meet regulatory compliance standards for environmental emissions and public safety standards.
- d. Facilities shall obtain and maintain any required air use permit to install (PTI) or other approvals from EGLE for stationary engines, cooling towers, or fuel storage.
- e. Generator emissions.
 - i. Generators shall meet or exceed current EPA Tier 4 Final emissions standards.
 - ii. Dispersion modeling shall be required if a facility is within 500 feet of a residential district, school, park, or hospital.
- f. Cooling towers shall include drift eliminators and be managed to prevent particulate emissions or microbial contamination.
- g. Routine generator testing shall occur only between 8:00a.m. and 6:00 p.m. on weekdays.
- h. Applicants shall submit an annual statement to the Township confirming compliance with EGLE permits and reporting actual operating/testing hours of backup generators.

H. Energy and Sustainability.

- 1. **Environmental Impact Assessment and Feasibility Study.** A detailed report assessing the project's impact on local air quality, water resources, wildlife habitats and migration patterns, and any designated wetland or rare or unique habitats and natural areas. This report shall be prepared by a licensed Environmental Engineer.
- 2. **Infrastructure Impact Statement.** Applicants shall submit an Infrastructure Impact Statement at the time of site plan review, which must identify:
 - a. Utility Capacity Impact Statement from DTE/ITC confirming service adequacy.
 - b. Anticipated electric power demand (MW).
 - c. Anticipated water usage for cooling and other operations (gallons per day).
 - d. Waste heat recovery, reuse, or discharge methods.
 - e. Planned on-site backup generation capacity (MW) and associated fuel type(s).
 - f. Known impacts on electrical rates or availability for other purposes directly attributed to the data center project should be noted.

3. Energy Efficiency.

- a. Data Centers must be designed to achieve a Power Usage Effectiveness (PUE) of 1.3 or lower or provide documentation demonstrating the highest level of efficiency reasonably achievable based on site-specific constraints.
- b. Facilities shall incorporate best practices for energy conservation, including but not limited to high-efficiency HVAC systems, waste heat reuse, variable-speed drives, and hold/cold aisle containment.
- c. Applicant shall provide an operations report detailing anticipated power demand and redundancy systems.
- d. Applicant shall provide a heat recovery or reuse feasibility analysis (waste heat for district energy).

4. Renewable Energy Integration.

- a. Applicants are encouraged to incorporate on-site renewable energy generation (e.g., solar, wind, geothermal) or to procure renewable energy from off-site sources.
- b. At least 25% of projected annual energy demand shall be demonstrated to be met through renewable energy sources, whether on-site or through power purchase agreements, renewable energy credits, or utility green-power programs.

5. Water Conservation.

- a. A plan detailing strategy to minimize water usage, including recycling water through closed-loop colling systems, immersion cooling, use of non-potable water system, or hybrid system, water recycling, and release procedures, and capturing stormwater on-site. Open-loop or once-through cooling, or evaporative cooling techniques are prohibited.
- b. Facilities using water-based cooling must demonstrate the use of recycled, reclaimed, or non-potable water sources to the maximum extent possible.

6. E-Waste Plan. The plan must demonstrate a sustainable IT lifecycle strategy, recovery of metals, plastic, and the components, and refurbish or repurpose, recycle, and other methods that reduce electronic waste in landfills and unregulated dumpsites.

7. Green Building Practices.

- a. New data center structures shall be designed to achieve LEED Silver certification or an equivalent third-party sustainability certification or provide documentation of equivalent performance standards.

- b. The Planning Commission may approve alternative documentation demonstrating substantially similar environmental performance.
- I. **Security and Emergency Access.** Data centers shall be designed and operated to protect the facility, surrounding community, and public safety resources. A plan detailing security measures, safety protocols, National Fire Protection Association (NFPA), and Occupational Safety and Health Administration (OSHA), applicable standards, including the specific risks associated with lithium-ion batteries and other electronic components, shall be followed.
- 1. **Perimeter Security.**
 - a. Data centers shall be fully enclosed with a perimeter security system, which shall include an eight-foot berm with evergreen plantings not more than 30 feet on center or such other systems approved by the Planning Commission.
 - b. Security barriers shall be designed to balance safety with community character; opaque fencing must be screened with landscaping where visible from public roads or residential areas.
 - 2. **Controlled Access.**
 - a. All site entrances shall include controlled access gates, guard stations, or equivalent security technology to prevent unauthorized entry.
 - b. Visitor and delivery access points must be separated from employee access points wherever feasible.
 - 3. **Emergency Access.**
 - a. A minimum of two points of emergency vehicle access shall be provided, with clear signage and unobstructed pathways around the building.
 - b. Access drives shall be constructed to fire development standards, with sufficient load-bearing capacity for emergency apparatus.
 - c. Fire lanes shall be maintained free of obstruction at all times.
 - 4. **Fire Protection and Suppression.**
 - a. Data centers shall be equipped with an automatic fire detection and suppression system designed to protect both building occupants and sensitive equipment.
 - b. Suppression systems shall comply with National Fire Protection Association (NFPA) standards and the duly adopted Township Fire Code and shall be approved by the Fire Chief.
 - 5. **Hazardous Materials Management.**

- a. Any use of hazardous materials (including fuels for backup generators, batteries, and chemicals for cooling systems) shall comply with federal, state, and local storage, reporting, and disposal requirements.
- b. Applicant shall provide a Hazardous Materials Management Plan identifying on-site materials, storage methods, spill prevention measures, and emergency response procedures.
- c. Water cooling pit reservoirs shall be constructed to contain 2.5 times the needed volume of fluid needed with triple alternating layers of compacted clay and geosynthetic clay lines to prevent contaminated cooling water from leaching back into the local watershed. Such cooling reservoirs shall be enclosed to prevent particulate matter from being released into the atmosphere. Used cooling water shall be disposed of at an appropriate licensed Haz-mat disposal facility.
- d. Applicant shall provide fire protection plan.

6. Emergency Response Coordination.

- a. Applicant shall submit an Emergency Response Plan to the Township at the time of site plan review, which must include:
 - i. Site layout for emergency responders.
 - ii. Fire suppression and alarm systems description.
 - iii. Backup generator location and fuel storage details.
 - iv. Contact information for on-site security and facility management.
- b. Operators shall provide annual training opportunities or site orientations to local fire, police, and emergency medical services.

7. Battery Energy Storage Systems (if provided)

- a. Battery Energy Storage Systems (BESS) shall be an accessory component to the principal use of the property.
- b. BESS shall comply with NFPA 855, the Michigan Building Codes, duly adopted Township Fire Code and manufacturer's specifications.
- c. Outdoor BESS containers shall be setback a minimum of 100 feet from property lines and 300 feet from residential districts/uses, unless a greater distance is required by NFPA 885 based on technology and aggregate capacity.
- d. Provide vehicle impact protection fire-rated separation where required, gas detection, ventilation, and emergency shut-offs. Include a BESS-specific emergency response plan and data sheet package.

8. On-Site Substation/Switchyard (if provided)

- a. Locate to minimize visual and noise impacts; provide evergreen screening and security fencing consistent with utility standards.
- b. Transformers shall include integral secondary containment sized per state rules.

J. **Use of Consultants and Cost Recovery.**

1. The Township may retain qualified consultants to review energy efficiency, water use, air quality, BESS safety, renewable energy, stormwater, and related matters.
2. All reasonable costs shall be escrowed and borne by the applicant.

K. **Monitoring and Reporting.**

1. Prior to Certificate of Occupancy, commissioning results for mechanical, electrical systems and acoustical compliance shall be submitted to the Township.
2. Owners and operators shall provide an annual sustainability report (by March 31 each year) to the Township, including:
 - a. Actual annual energy consumption (MWh) and calculated PUE.
 - b. Renewable energy procurement and percentage of total load.
 - c. Water usage (gallons) and cooling method.
 - d. Water discharge (gallons).
 - e. Generator testing/operating hours and emissions compliance statement with current EGLE permits.
 - f. Sound Level monitoring summary.
 - g. Summary of any energy efficiency, cooling system upgrades, and security upgrades implemented
3. Failure to monitor and report may be grounds to revoke any Township approvals.

L. **Decommissioning.** As a condition of site plan and special use approval, the applicant shall submit Decommissioning and Site Restoration/Reuse Plan that addresses:

1. **Triggers for Decommissioning.**

- a. A data center shall be considered abandoned if it ceases operations for a period of 12 consecutive months, unless the owner provides evidence of intent to resume operations which is satisfactory to the Planning Commission.

- b. Decommissioning must begin within 6 months of abandonment and be completed within 12 months.
- c. Decommissioning may not be required, if the property owner can provide documentation which is satisfactory to the Planning Commission, that the facility can be repurposed for another use as outlined in the reuse plan and shall be completed three (3) years from the date of abandonment.

2. Performance Guarantee / Financial Assurance.

- a. Prior to issuance of a building permit, the applicant shall post a financial guarantee in the form of a letter of credit, bond, or escrow account acceptable to the Township.
- b. The amount shall equal 125% of the estimated decommissioning cost, as determined by a qualified engineer and approved by the Township.
- c. Estimates must be updated every 5 years and adjusted for inflation.

3. Removal Standards.

- a. All above-ground structures, including buildings, mechanical equipment, cooling towers, security fencing, and pavement not otherwise serving a reuse, shall be removed.
- b. Below-ground infrastructure, such as foundations and utilities, shall be removed to a minimum depth of 36 inches below grade unless otherwise approved.
- c. Materials shall be recycled to the maximum extent practicable.

4. Site Restoration.

- a. The site shall be restored with topsoil, seeded or planted with native vegetation and stabilized to prevent erosion.
- b. The Township may approve alternate restoration plans if the site is proposed for redevelopment consistent with the Master Plan and zoning ordinance.

5. Failure to Decommission.

- a. If the owner fails to complete decommissioning in accordance with the approved plan, the Township may draw upon the financial guarantee to complete the work.
- b. Any costs exceeding the financial guarantee shall remain the responsibility of the property owner.

MODIFICATION TO OTHER ORDINANCE SECTIONS

Section 18-68, District Use Table

- Allow high resource demand facilities, small-scale and large-scale data centers as a special land use in the Industrial zoning district, prohibited in all other districts.
- Allow accessory data centers as an accessory use to an approved permitted use in the Industrial, Commercial and Mixed-Use districts.
- Remove data centers and computing centers as permitted uses in the Commercial and Mixed-Use zoning districts.

Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Contact and Legal Information

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

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

OFFICIAL USE ONLY

Local Governing Body

Date received: MAR 24 2026

Application #: PA-26-01

I. Personal Information

1. Name(s) of applicant

Roome

Larry

Last

First

Initial

(If more than two, see #18)

Last

First

Initial

2. Entity name:

Larry D Roome Revocable Living Trust dated July 13, 2017

3. Mailing address:

7270 Rosbolt Road

Milan

MI

48160

Street

City

State

Zip Code

4. Phone number: (____) ____-____

5. Alternative telephone number (cell, work, etc.): (734) 725 - 9307

6. Email address: Roomefarm@gmail.com

II. Property Location (can be taken from the deed/land contract)

7. County: Washtnaw

8. Township, city, or village: Augusta

9. Section #: 7

Town #: 4S

Range #: 7E

Parcel # (Tax ID): T-20-17-400-009

III. Legal Information

10. Attach a clear copy of the recorded deed or land contract. Must include all pages and must include the legal description. (See #15, #16, and #17)

11. Date of purchase from your deed: 03-08-2016

NOTE: If land was transferred from yourself to your trust, a copy of the previous deed indicating whom you purchased it from is required.

CONTACT AND LEGAL INFORMATION CONTINUES ON PAGE 5

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

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

If "Yes," please explain circumstances:

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

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 type(s) of mineral(s) involved: _____

15. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting use for something other than agricultural purposes? ☐ Yes ☒ No

If "Yes," indicate to whom, for what purpose, and the number of acres involved:

16. Is land cited in the application subject to any other encumbrances (such as easements) that would prohibit agricultural use of the property, or impact the applicant's eligibility for the farmland tax credit? ☐ Yes ☒ No ☐ Unknown

If "Yes," indicate the type of encumbrance and grantee:

17. Is land being purchased under land contract? ☐ Yes ☒ No

If "Yes," a complete copy of the recorded land contract is required and must include the name and address of both the vendor (seller) and vendee (buyer).

If the property is under land contract, the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract seller sign below (all sellers must sign).

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

Printed Name of Land Contract Vendor (Seller)

Signature of Land Contract Vendor (Seller)

Date

Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Contact and Legal Information

18. Please check the appropriate selection(s) below. A copy of the executed document supporting your choice must be provided (trust, agreement, articles of incorporation, etc.).

☐ 2 or more persons have 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, President, Vice President, Secretary, Treasurer, Trustee(s), Member(s), Partner(s), or Estate Representative(s):

Name: Larry D Roome Title: Trustee

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

(Additional names may be attached on a separate sheet)

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

This application is for

- ☒ 40 acres or more and 51% agriculture use → Complete only Section 19 (a-g).
- ☐ 5 acres or more but less than 40 acres and 51% agriculture use and income requirement → Complete only Sections 19 and 20.
- ☐ A specialty farm of 15 acres or more → Complete only Sections 19 and 21.

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

- b. Total number of acres on this farm: 57.3
- c. Total number of acres to be enrolled (if different than above): 57.3
- d. Acreage in cultivation: 55
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 1.6
- f. All other acres (swamp, woods, etc.): 2.3
- g. Indicate any structures on the property (If more than one structure, indicate the number of structures):
- Total: 2 - Vacant

NOTE: Rental houses and other non-agricultural structures are not considered a permitted use and will require a survey to exclude these uses from the application.

Description of structures (include items such as residence, barn, shed, silo, wind turbines, cell towers, etc.):

20. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a gross annual income from agriculture of \$200.00 per year or more per acre of cleared and tillable land.

- » Supporting documentation is necessary to validate the income requirements.
- » Landowner signature on the application is required to certify the income information provided.
- » A signed statement by a licensed professional (such as an attorney or accountant) may also be provided.

21. To qualify as a specialty farm, the land must be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000 or more. If applying as a specialty farm, provide a signed affidavit attesting to the annual income earned during 2 of the prior 3 years immediately preceding the application. A signed affidavit by a licensed professional is preferred (such as an attorney or accountant). Include supporting documentation.

NOTE: A specialty farm designation by MDARD may require an on-site visit by an MDARD staff person.

22. Number of years requested to enroll in a Farmland Agreement (minimum 10 years, maximum 90 years): 20

LANDOWNER SIGNATURE REQUIRED ON PAGE 8



Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Landowner Signature

V. Signature(s)

23. The undersigned certifies the information contained in this application is accurate and true, and identifies the owner of record, legal description of property, and all encumbrances affecting the title of the land.
24. The undersigned certifies that there are no additional encumbrances that would impact the agreement or eligibility for the farmland tax credit including:
- a. Other conservation easements that would prevent agricultural use on the property.
 - b. Other easements granted to non-MDARD entities that could impact farmland tax credit eligibility.

Larry D Roome Revocable Living Trust dated July 13, 2017

Larry D Roome

Printed Name of Applicant

Trustee

Title

Larry D Roome

Signature of Applicant (Corporate Name, If Applicable)

Mar 18, 2026

Date

Printed Name of Co-owner, If Applicable

Title

Signature of Co-owner, If Applicable (Signature of Corporate Officer)

Date

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

LOCAL GOVERNING BODY REQUIREMENTS ARE FOUND ON PAGE 9



Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Contact and Legal Information

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

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

OFFICIAL USE ONLY

Local Governing Body

Date received: MAR 24 2026

Application #: PA-26-02

I. Personal Information

1. Name(s) of applicant

Roome Larry

Last First Initial

(If more than two, see #18) Last First Initial

2. Entity name:

Larry D Roome Revocable Living Trust dated July 13, 2017

3. Mailing address:

7270 Rosbolt Road Milan MI 48160

Street City State Zip Code

4. Phone number: () -

5. Alternative telephone number (cell, work, etc.): (734) 725-9307

6. Email address: Roomefarm@gmail.com

II. Property Location (can be taken from the deed/land contract)

7. County: Washtnaw

8. Township, city, or village: Augusta

9. Section #: 7 Town #: 4S

Range #: 7E Parcel # (Tax ID): T-20-48-400-011

III. Legal Information

10. Attach a clear copy of the recorded deed or land contract. Must include all pages and must include the legal description. (See #15, #16, and #17)

11. Date of purchase from your deed: January 14, 2020

NOTE: If land was transferred from yourself to your trust, a copy of the previous deed indicating whom you purchased it from is required.

CONTACT AND LEGAL INFORMATION CONTINUES ON PAGE 5

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

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

If "Yes," please explain circumstances:

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

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 type(s) of mineral(s) involved: _____

15. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting use for something other than agricultural purposes? ☐ Yes ☒ No

If "Yes," indicate to whom, for what purpose, and the number of acres involved:

16. Is land cited in the application subject to any other encumbrances (such as easements) that would prohibit agricultural use of the property, or impact the applicant's eligibility for the farmland tax credit? ☐ Yes ☒ No ☐ Unknown

If "Yes," indicate the type of encumbrance and grantee:

17. Is land being purchased under land contract? ☐ Yes ☒ No

If "Yes," a complete copy of the recorded land contract is required and must include the name and address of both the vendor (seller) and vendee (buyer).

If the property is under land contract, the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract seller sign below (all sellers must sign).

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

Printed Name of Land Contract Vendor (Seller)

Signature of Land Contract Vendor (Seller)

Date

Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Contact and Legal Information

18. Please check the appropriate selection(s) below. A copy of the executed document supporting your choice must be provided (trust, agreement, articles of incorporation, etc.).

- ☐ 2 or more persons have 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, President, Vice President, Secretary, Treasurer, Trustee(s), Member(s), Partner(s), or Estate Representative(s):

Name: Larry D Roome Title: Trustee

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

(Additional names may be attached on a separate sheet)

LAND ELIGIBILITY

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

This application is for

- ☒ 40 acres or more and 51% agriculture use → Complete only Section 19 (a-g).
☐ 5 acres or more but less than 40 acres and 51% agriculture use and income requirement → Complete only Sections 19 and 20.
☐ A specialty farm of 15 acres or more → Complete only Sections 19 and 21.

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

Cash Crop

b. Total number of acres on this farm: 60

c. Total number of acres to be enrolled (if different than above): 60

d. Acreage in cultivation: 57

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0

f. All other acres (swamp, woods, etc.): 3

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

Total: - none, vacant ✓

NOTE: Rental houses and other non-agricultural structures are not considered a permitted use and will require a survey to exclude these uses from the application.

Description of structures (include items such as residence, barn, shed, silo, wind turbines, cell towers, etc.): _____

20. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a gross annual income from agriculture of \$200.00 per year or more per acre of cleared and tillable land.

- » Supporting documentation is necessary to validate the income requirements.
- » Landowner signature on the application is required to certify the income information provided.
- » A signed statement by a licensed professional (such as an attorney or accountant) may also be provided.

21. To qualify as a specialty farm, the land must be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000 or more. If applying as a specialty farm, provide a signed affidavit attesting to the annual income earned during 2 of the prior 3 years immediately preceding the application. A signed affidavit by a licensed professional is preferred (such as an attorney or accountant). Include supporting documentation.

NOTE: A specialty farm designation by MDARD may require an on-site visit by an MDARD staff person.

22. Number of years requested to enroll in a Farmland Agreement (minimum 10 years, maximum 90 years): 12

[Signature]

LANDOWNER SIGNATURE REQUIRED ON PAGE 8



Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Landowner Signature

V. Signature(s)

23. The undersigned certifies the information contained in this application is accurate and true, and identifies the owner of record, legal description of property, and all encumbrances affecting the title of the land.
24. The undersigned certifies that there are no additional encumbrances that would impact the agreement or eligibility for the farmland tax credit including:
- a. Other conservation easements that would prevent agricultural use on the property.
 - b. Other easements granted to non-MDARD entities that could impact farmland tax credit eligibility.

Larry D Roome Revocable Living Trust dated July 13, 2017

Larry D Roome

Trustee

Printed Name of Applicant

Title

Larry D Roome

Mar 17, 2026

Signature of Applicant (Corporate Name, If Applicable)

Date

Printed Name of Co-owner, If Applicable

Title

Signature of Co-owner, If Applicable (Signature of Corporate Officer)

Date

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

LOCAL GOVERNING BODY REQUIREMENTS ARE FOUND ON PAGE 3



Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Contact and Legal Information

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

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

OFFICIAL USE ONLY

Local Governing Body

Date received: MAR 24 2026

Application #: PA-26-03

I. Personal Information

1. Name(s) of applicant

Roome Larry

Last First Initial

(If more than two, see #18) Last First Initial

2. Entity name:

Larry D Roome Revocable Living Trust dated July 13, 2017

3. Mailing address:

7270 Rosbolt Road Milan MI 48160

Street City State Zip Code

4. Phone number: () -

5. Alternative telephone number (cell, work, etc.): (734) 725-9307

6. Email address: Roomefarm@gmail.com

II. Property Location (can be taken from the deed/land contract)

7. County: Washtnaw

8. Township, city, or village: Augusta

9. Section #: 7 Town #: 4S

Range #: 7E Parcel # (Tax ID): T-20-08-200-001

AND T-20-08-200-002

III. Legal Information

10. Attach a clear copy of the recorded deed or land contract. Must include all pages and must include the legal description. (See #15, #16, and #17)

11. Date of purchase from your deed: 12-27-19

NOTE: If land was transferred from yourself to your trust, a copy of the previous deed indicating whom you purchased it from is required.

CONTACT AND LEGAL INFORMATION CONTINUES ON PAGE 5

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

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

If "Yes," please explain circumstances:

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

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 type(s) of mineral(s) involved: _____

15. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting use for something other than agricultural purposes? ☐ Yes ☒ No

If "Yes," indicate to whom, for what purpose, and the number of acres involved:

16. Is land cited in the application subject to any other encumbrances (such as easements) that would prohibit agricultural use of the property, or impact the applicant's eligibility for the farmland tax credit? ☐ Yes ☒ No ☐ Unknown

If "Yes," indicate the type of encumbrance and grantee:

17. Is land being purchased under land contract? ☐ Yes ☒ No

If "Yes," a complete copy of the recorded land contract is required and must include the name and address of both the vendor (seller) and vendee (buyer).

If the property is under land contract, the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract seller sign below (all sellers must sign).

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

Printed Name of Land Contract Vendor (Seller)

Signature of Land Contract Vendor (Seller)

Date

Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Contact and Legal Information

18. Please check the appropriate selection(s) below. A copy of the executed document supporting your choice must be provided (trust, agreement, articles of incorporation, etc.).

- ☐ 2 or more persons have 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, President, Vice President, Secretary, Treasurer, Trustee(s), Member(s), Partner(s), or Estate Representative(s):

Name: Larry D Roome Title: Trustee

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

(Additional names may be attached on a separate sheet)

LAND ELIGIBILITY

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

This application is for

- ☒ 40 acres or more and 51% agriculture use → Complete only Section 19 (a-g).
- ☐ 5 acres or more but less than 40 acres and 51% agriculture use and income requirement → Complete only Sections 19 and 20.
- ☐ A specialty farm of 15 acres or more → Complete only Sections 19 and 21.

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

- b. Total number of acres on this farm: 116.99
- c. Total number of acres to be enrolled (if different than above): 116.99
- d. Acreage in cultivation: 115
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0
- f. All other acres (swamp, woods, etc.): 1.99
- g. Indicate any structures on the property (If more than one structure, indicate the number of structures):
- Total: Zero - Vacant

NOTE: Rental houses and other non-agricultural structures are not considered a permitted use and will require a survey to exclude these uses from the application.

Description of structures (include items such as residence, barn, shed, silo, wind turbines, cell towers, etc.):

20. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a gross annual income from agriculture of \$200.00 per year or more per acre of cleared and tillable land.

- » Supporting documentation is necessary to validate the income requirements.
- » Landowner signature on the application is required to certify the income information provided.
- » A signed statement by a licensed professional (such as an attorney or accountant) may also be provided.

21. To qualify as a specialty farm, the land must be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000 or more. If applying as a specialty farm, provide a signed affidavit attesting to the annual income earned during 2 of the prior 3 years immediately preceding the application. A signed affidavit by a licensed professional is preferred (such as an attorney or accountant). Include supporting documentation.

NOTE: A specialty farm designation by MDARD may require an on-site visit by an MDARD staff person.

22. Number of years requested to enroll in a Farmland Agreement (minimum 10 years, maximum 90 years): 10

LANDOWNER SIGNATURE REQUIRED ON PAGE 8

V. Signature(s)

23. The undersigned certifies the information contained in this application is accurate and true, and identifies the owner of record, legal description of property, and all encumbrances affecting the title of the land.
24. The undersigned certifies that there are no additional encumbrances that would impact the agreement or eligibility for the farmland tax credit including:
- a. Other conservation easements that would prevent agricultural use on the property.
 - b. Other easements granted to non-MDARD entities that could impact farmland tax credit eligibility.

Larry D Roome Revocable Living Trust date July 13, 2017

Larry D Roome

Trustee

Printed Name of Applicant

Title

Larry D Roome

Mar 17, 2026

Signature of Applicant (Corporate Name, If Applicable)

Date

Printed Name of Co-owner, If Applicable

Title

Signature of Co-owner, If Applicable (Signature of Corporate Officer)

Date

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