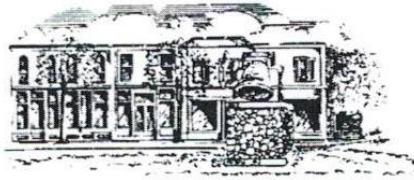


Meeting Agenda

Wednesday, March 19, 2025, 1:00 p.m.

- 1. Call to Order**
- 2. Roll Call**
- 3. Public Comment**
- 4. Correspondences**
 - a. City of Litchfield 5-year Recreation Plan (2025-2029)
 - b. Northfarthing Farm (Background + Goals + Plan)
- 5. Approval of Minutes** – January 22, 2025
- 6. Approval of Agenda**
- 7. Public Hearings** - None scheduled
- 8. Unfinished Business**
- 9. New Business**
 - a. Farmland and Open Space Preservation Program Applications
 - i. Jefferson Township - Braxmaier (Section 4 T7S R2W 55.6 acres m/l)
Program Type: Farmland Development Rights Agreement
 - ii. Reading Township - Galloway (Section 2 T7S R4W 80 acres m/l)
Reading Township - Galloway (Section 11 T7S R4W 40 acres m/l)
Reading Township - Galloway (Section 14 T7S R4W 95 acres m/l)
Reading Township - Galloway (Section 14 T7S R4W 40 acres m/l)
Program Type: Farmland Development Rights Agreement
- 10. Any Other Business/On-going Business**
 - a. Continued discussion on update of Master Plan
- 11. Public Comment**
- 12. Adjournment**

Next Meeting: Wednesday, May 21, 2025 @ 1:00 p.m.



CITY OF LITCHFIELD
“COMMUNITY OF ECONOMIC EXCELLENCE”
PO Box 236 • 221 Jonesville Street
Litchfield, MI 49252 • (517) 542-2921

February 19, 2025

Hillsdale County Planning Commission
Namrata Carolan, Chair
33 McCollum St.
Hillsdale, MI 49242

Dear Mrs. Carolan,

Attached is a copy of the City of Litchfield’s proposed five-year recreation plan that was recently adopted at our February 2025 City Council Meeting. You will find that this Recreation Plan was developed with the use of a citizen survey which was sent to every residential address in the City of Litchfield. There is little difference between this Recreation Plan and the prior plan, which was adopted in December 2019. We feel we made great efforts in seeking the public’s input in the formulation of this document. It is our greatest hope that the Michigan Department of Natural Resources will approve this document and will look favorably upon any available grant requests.

This document is meant as notice of transmittal of the adopted plan to the County Planning Agency.

Sincerely,

Cassidy Taylor, Deputy Clerk

City of Litchfield

Hillsdale County

City of Litchfield, Michigan

RECREATION PLAN

2025-2029

Respectfully Submitted By:

Susan Ballinger, City Clerk

and

Cassidy Taylor, Deputy Clerk

Approved by Council Resolution on

February 18, 2025

City of Litchfield

Recreation Plan 2025-2029

Table of Contents:

- I. Community Description
- II. Administrative Structure
- III. Description of Planning and Public Input Process
- IV. Plan Adoption and Goals & Objectives
- V. Action Program and Basis for Program
- VI. Recreation Inventory

Appendix:

City of Litchfield Resolution 2025-06 – To Adopt the 2025-2029 Parks & Recreation Plan

City of Litchfield Organizational Chart

City of Litchfield Zoning Map

Survey Form Mailed Out in March 2024

Survey Results

City of Litchfield Parks & Recreation Budget for 2023-2024 & 2024-2025

North Country Trail Proclamation / Memorandum of Understanding

Litchfield Lake Area Map

City of Litchfield Recreation Sites Map

City of Litchfield Recreation Inventory Use Index

Litchfield Veterans Memorial Site Information

Michigan DNR Grant History

Resolution 2011-02 Disbandment of Litchfield Parks & Recreation Committee

I. Community Description

The following Recreation Plan was developed by and for the City of Litchfield, MI.

The City of Litchfield is a chartered home rule city located in North-West Hillsdale County. It is located in a predominately rural region surrounded by productive agricultural farms. The southern portion of the city is dedicated to industrial use, with more employees working in the Industrial Park than the population of the city.

The City of Litchfield is a community where neighbors know neighbors. There are approximately 3 clubs and organizations that are active in the area, and the spirit of "volunteerism" abounds.

Because of vast distances from any major metropolitan area the City of Litchfield and its inhabitants have become aggressive in meeting their recreation needs. The City of Litchfield enjoys cooperative relationships with the local school district and many area volunteers who strive to meet the recreational needs of Litchfield citizens. Although the recreation plan was prepared for the City of Litchfield, the city recreational facilities are also utilized by members of surrounding Townships. A two-mile non-motorized hiking/nature trail traverses most of the city and ends just outside the city in a park owned by Litchfield Township. The City of Litchfield is now a sponsor of the North Country Trail which runs along with our Nature Trail.

The city continues working with the Litchfield Community Schools to combine our recreation interests and efforts.

In discussing the demographic and socioeconomic characteristics of the city, it is important to keep in mind that the city's Industrial Park employs approximately 2000 workers, which is more than the total population of the city (1,399 as of the 2020 Census). Therefore, in planning the recreation needs of the community, though an understanding of the characteristics of Litchfield's citizens is important, it is also imperative that the parks and recreation needs of the workers in the city be considered as well.

The population of the City of Litchfield is 1,399 (2020 Census). The city is approximately 2.5 square miles in size. Additional new housing or accommodations are needed to supplement growth within the city. One asset to housing is the Hawthorn Heights subdivision lots for sale within the city. Housing is a vital issue as well as making the community desirable through recreational and outdoor activities.

The topography consists of gently rolling land that is primarily used for farming outside of the city limits. The land inside the city is mostly flat with very few barriers other than the St. Joseph River. The wooded areas inside the city are home to a large variety of wildlife. A portion of the non-motorized nature trail travels through or along the wooded areas of the city.

There is no organized or dedicated transportation system in the City of Litchfield. Residents use personal vehicles as their choice of vehicular mobility. Networks of Class A highways crisscross Hillsdale County.

As of the 2020 Census, the following statistics were compiled about the City:

- 48.6% male population
- 51.4% female population
- 25.5% of the population is 60 years of age or older
- 26.9% of the population is 19 years of age or younger
- The median age was 38.5 years
- The community is predominantly White: 93.5%
- The primary occupations are machine operators, admin/clerical, and sales
- The median approximate household income is \$43,780.00
- 64.3% of occupied households are owner-occupied

Of the total housing units (occupied and vacant) in the city, approximately 70.1% are single-unit homes. In 2-to-4-unit structures, there are 70 units, or 11.3% of all units. In 5-to-9-unit structures, there are 80 units or 12.9% of the total. The 10-to-20 or more-unit structures make up 3.6% of the total, and mobile home trailers account for 2.1% of the total.

The summary of demographic and socioeconomic characteristics reveals that there is a wide range of demographic groups to whom recreation programs and facilities need to be addressed. There is a significant senior citizen population in and around Litchfield, and a senior citizen community is located in the city. The number of people living alone 184 (29.8%) speaks of the need to provide diverse community activities to assist these people in feeling part of the community. The plan's focus is to address the needs of current residents as well as make efforts to attract new ones through appealing community conditions.

There are no identifiable environmental issues in the City of Litchfield. Several wetland areas have been identified and are preserved.

The City of Litchfield purchased and developed the Litchfield Industrial Park, where a substantial portion of the area's workforce is located. The cost of land in this area is negotiable but runs approximately \$12,000 per acre. The Industrial Park is a 220-acre development. Major State Highways in the City are M-49 and M-99. There are numerous daycare facilities in or near the city. There is an abundance of diversified labor available locally. A 74-acre annexation of land was purchased for the expansion of the Industrial Park but is awaiting infrastructure improvements.

The southern portion of the city is primarily comprised of industrial parks. There is an updated downtown business area that received a Streetscape renovation. The western portion of the City along the M-99 corridor is zoned "Highway Business" and consists of a restaurant, car wash, farm supply business, and various small businesses, such as insurance, dog grooming, and automotive repair. Attached is an up-to-date zoning map. Through private donations, the city has installed a playground focusing on ages 2-5 years of age with handicap accessibility. Current city plans are to improve upon that park with the intent to add a splash pad in the future. There is also a low-income housing complex along with a senior/handicapped housing facility with a

community room. Police and Fire protection is provided and there is a facility for the County ambulance service located in the downtown area.

II. Administrative Structure

Parks and Recreation functions are managed by the City Manager and Public Works Department. Parks and Recreation ideas/improvements are explored by the City Manager with final approval from The Litchfield City Council, comprised of a mayor and six council members. A flow chart diagramming the administrative structure of the City is included in the Appendix. There is no Parks and Recreation Committee under the City Council as it was disbanded in March 2011. See the Appendix for the resolution to disband.

Presently, there are no full-time Parks and Recreation employees. Members of the full-time Public Works department are assigned as needed to park and recreation duties.

The City Manager and the City Treasurer/Financial Director set the budget for parks and recreation activities and functions and present the budget to the Council for approval. There are three sources of revenue for parks and recreation. The sources include (1) general fund tax dollars, (2) grants and loans, and (3) gifts and donations from local businesses, industries, and private citizens. These sources are what funds park operation, maintenance, and improvements. Authority is given by the council to commit those funds. The annual and projected budgets for fiscal years 2023-2024 and 2024-2025 are included in the Appendix.

The Litchfield Rotary Club has often volunteered time, energy, and financial support to the parks and recreations of the City. The Litchfield Community School district keeps its recreation complex open to resident use outside of school functions. Recreation sites at the City's elementary school and high school are available for public use, including playground equipment and ball fields. They have also in the past partnered with the city to volunteer their students to beautify our local parks and downtown. Additionally, the Litchfield Garden Club has often, during the spring and summer months, volunteered their time tending the flowers and plants near the school's parks and at the Veterans Memorial Park. The Litchfield Area Historical Society is another club that volunteers their time at Harvey Smith Park, now where their school house museum is located. As well as using their time at other Litchfield locations.

III. Description of Planning Process

The Planning Process included the following:

- City Survey Mailed That Included Recreation Issues – March 20th, 2024
- Compilation of Survey Data
- Comparison of Current Recreation Inventory to Survey Results and NRPA Park Metrics
- Draft Recreation Plan available for Public Review – January 8, 2025 – February 7, 2025
- Public Hearing on 2025 Recreation Plan at Litchfield Council Meeting – February 18, 2025
- Resolution of City Council Adopting Recreation Plan – February 18, 2025 Resolution 2025-06
- Recreation Plan Submitted to the State of Michigan for Approval – February 20, 2025

Planning Methods

Based on the comparison of park metrics reported in the 2024 NRPA Agency Performance Review¹, a summary of performance metrics from over 1,000 park and recreation agencies, the current Action Program and the Basis for the Program exceeds national averages. The 2024 NRPA Review Reports that typical park and recreation agencies have one park for every 2,386 residents. Similarly, the review found that there is one playground/play structure for every 3,750 residents and one baseball diamond field for every 4,063 residents. The City of Litchfield has 3 playgrounds/play structures for 1,399 residents (2020 census).

Description of Public Input Process

A survey was sent to all residential mailing addresses. It was also made available in the Litchfield City Office for pick-up. There was approximately a 20.8% response rate for all 548 surveys mailed out. Responses were representative of residents of different familial types (single, married, nuclear family, single parents, etc.).

68.42% of respondents reported that they use the parks and recreation offerings more than 2 times a year. More than half of respondents were those most greatly affected by the recreation and open-space opportunities considered in the survey.

¹ National Recreation and Park Association. (2024). NRPA Agency performance review. Retrieved from <https://www.nrpa.org/siteassets/research/2024-agency-performance-review.pdf>

Opinions on the pre-existing hiking trail were acquired from those impacted by its use. Regarding the Nature Trail, 68% of respondents had greater than average interest in walking and 53% had greater than average interest in hiking.

Opinions on the pre-existing recreation fields were acquired from those impacted by its use. Regarding recreation fields available, 30.23% of respondents had greater than average interest in baseball and 35.16% of respondents had greater than average interest in basketball.

The goal was to garner public input from those who use the current parks and recreation resources available.

The survey was mailed to residents and a copy of the survey results is located in the Appendix.

IV. Plan Adoption

The 2025-2029 final draft Recreation Plan of the City of Litchfield was reviewed by the Litchfield City Administration. After review, the Draft Plan was available for Public Review at the City Office and on the city website from January 8, 2025 to February 7, 2025 (30 Days) prior to the advertised Public Hearing, which took place on February 18, 2025. Notices of the Public Review were advertised in the local newspaper, The Homer Index; the local radio station, WCSR; and on the City of Litchfield website. The public was informed that they may submit comments over the phone, and in writing, through mail or e-mail. Comments received were added to modify the plan. Notices of the Public Hearing were advertised in the local newspaper, The Homer Index, and the City of Litchfield website. Following the Public Hearing, the Plan was adopted by the Litchfield City Council on February 18, 2025, by Resolution.

Resolution 2025-06 evidencing adoption of the 2025-2029 Recreation Plan is located in the Appendix.

Note: It is intended that in future grant applications, each application will include a narrative explaining the request for the respective capital improvement. At that time, site plans will be included for each grant application location (if possible).

Goal and Objectives

As can be seen in **Section V Action Program and Basis for Program**, it is the City of Litchfield's goal to provide recreational opportunities to meet the needs of our citizens. The City of Litchfield through its city staff, has thoroughly reviewed its recreational assets and opportunities to improve recreation in our community. The city believes that enhancing recreational opportunities in Litchfield will further contribute to the economic successes and support our ongoing recruiting efforts for both manufacturing and residential development. One of the most difficult tasks for our city staff is the funding search for available monies to be diverted for recreation.

Our key objective is to, both on a long-term and short-term basis, develop recreation enhancements as identified in Section V for all Litchfield City residents. Further, because of the geographic location of the City of Litchfield, it provides many recreation opportunities for both Hillsdale County and the surrounding region. For example, the City of Litchfield is in the planning process of remodeling the old pool location into a splash park, which will service Hillsdale County. The City of Litchfield also hosts part of the North Country Trail that runs through Hillsdale County for hiking and camping opportunities. The proposed plan intends to expand greater recreational opportunities, which will serve a population on a regional and county basis. Also, The City of Litchfield has a playground to accommodate children ages 2-5 years old and children with special needs located at Simpson Park which was accomplished through funds donated by a private donor. Current City staff and elected officials are implementing additional park equipment and community gathering spaces at Simpson Park. The city views this as a great place for children to explore and have fun and hopes to continue to add to this playground.

The City of Litchfield recognizes the importance of collaborating with the Michigan Department of Natural Resources to develop recreational assets as identified in Section V Action Program and Basis for Program. Funding improvements will require participation through other entities, groups, and private individuals.

V. Action Program and Basis for Program

The City of Litchfield has developed an Action Program for Parks and Recreation improvements. Some of these are physical improvements, while others are programming and managerial improvements. The following list identifies the improvements the City desires to see in the next five years based on resident feedback garnered from the public survey:

Facility Initiatives:

Continue to develop Fireman's Park:

- Replace existing playground equipment
- Continue landscaping the area including the parking area
- Pave existing dirt and gravel parking area
- Install more benches and picnic tables
- Install bike racks
- Install additional grills in designated picnic areas
- Develop cornhole courts
- Zumba/Yoga class in the park
- Encourage food truck festivals, farmer's markets, live music, and other community events

The public input received regarding Fireman's Park highlights the need for the city to allocate funds and actively seek private donors to implement the additions requested by citizens.

Continue to develop the Nature Trail:

- Continue landscaping the existing trail
- Develop tree planting and general habitat area
- Improve Trail Signage
- Selective trimming along the North Country Trail system

Continue to develop Simpson Park:

- Improve the public-use softball field
- Replace and add new playground equipment
- Develop Splash Pad on old pool location
- Develop/update pavilions for family activities
- Update public restrooms
- Develop music and entertainment in the park
- Add additional shaded areas
- Continuous maintenance of Purdy Playground
- Zumba/Yoga class in the park

The City is currently working towards the improvements requested for Simpson Park through federal/state grant money.

Developed Riblet Park:

Continuous maintenance of the Veterans Memorial

Through resident donations and volunteer work the City will continue to maintain the Veterans Memorial property.

Continue to develop Central Park:

Sound System

Picnic Tables

Landscaping Improvements

Encourage food truck festivals, farmer's markets, live music, and other community events

In partnership with the Downtown Development Authority (DDA), the City hopes to plan more community events in Central Park and Fireman's Park. With a limited budget, the DDA will have to organize events accordingly and seek volunteers.

Senior Citizen Recreation Activities

Better Signage along walking paths

Purchase and Install exercise equipment throughout the community designated for seniors (within our parks)

Additional benches and seating around public parks

Zumba/Yoga classes for seniors

Saint Joe River Access:

Landscape to a minimal degree with the intent to keep the area as natural as possible

Install benches and picnic tables for viewing

Debris Removal

Boat Launch

Fishing opportunities

Erosion Controls

VI. Recreation Inventory

Inventory of the park was completed using existing property records as well as city staff involvement.

The current inventory of existing park acreage is listed below. The locations of the existing parks are shown on the City of Litchfield Recreation Sites Map located in the Appendix.

*City of Litchfield
Inventory of Existing Park Acreage*

Map Code	Park Name	Approx. Acreage
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Neighborhood Recreation

1	Litchfield Elementary School Playground	3.9
2	Central Park	0.5
3	Riblet Park (Now Veterans Memorial)	0.2
4	Harvey Smith Park (Litchfield Area Historical Society)	1.0
Total Acreage (Neighborhood Recreation)		5.6

Community Recreation

5	Litchfield High School Recreation Complex	15.15
6	Simpson Park	10.82
7	Fireman's Park	6.0
8	Nature Trail	2.5 Mile Length
9	Saint Joe River	2.7 Mile Length
Total Acreage (Community Recreation)		36.97

Private/Commercial

10	A Hint of Disc Golf Course	23.99
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Grand Total	66.56
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In the general vicinity and proximity, there is a bowling alley and camping area within 5 miles of Litchfield. About 14 miles away in the City of Hillsdale there is Perennial Park, the Hillsdale County Senior Services Center, which offers social clubs, card clubs, and exercise equipment to all Hillsdale County residents including the City of Litchfield. Otherwise, the City of Litchfield is fairly isolated.

A more detailed recreation inventory is located in the Appendix.

Existing Recreation Activities and Programs

Program	Sponsor	Population Served
Little League Baseball	City/Merchants	30
Youth Softball	City/Merchants	30
Senior Citizens Programs	Senior Complex	25
Jr. Pro Basketball (Winter)	City/School	20
Summer Reading Program	Library	35
Flag Football	School	20
Football	School	30
Basketball (Boys)	School	20
Basketball (Girls)	School	20
Baseball (Boys)	School	20
Softball (Girls)	School	20
Volleyball (Girls)	School	20
Cub Scouts/Boy Scouts	Self-Supporting	15
Girl Scouts	Self-Supporting	15
Disc Golf	Private Business	

Barrier Free Evaluation

Concerning the Americans with Disabilities Act of 1990 (ADA), the parks and recreation areas of the City of Litchfield currently meet the barrier-free requirement. Regarding future development, capital improvements, and program planning, all accessibility issues will be addressed in the formulation stage. ***There are currently no additional actions needed to make existing facilities and programs barrier-free.*** An evaluation of existing facilities and programs compared against the 2010 ADA Standards for Accessible Design, indicates that they are all barrier-free. Any alterations to existing facilities have been designed to comply with the 2010 ADA Standards.

Persons with disabilities such as sight, hearing, mobility, or functionality will have no adverse conditions in accessing recreation areas or facilities in the City of Litchfield. The overall goal of the City of Litchfield is to provide recreational activities to everyone in an equitable fashion.

The City of Litchfield is committed to future improvements to meet and possibly exceed all ADA standards and requirements.

Status of all Grant-Assisted Parks and Recreation Facilities

A Grant History for the City of Litchfield is located in the Appendix.

The only site to report on is Fireman's Park. The park is still present, open to the public, and in use.

APPENDIX

City of Litchfield

2025-2029 Recreation Plan

RESOLUTION 2025 - 06

City of Litchfield

Resolution of Adoption of the 2025-2029 5-Year Parks and Recreation Plan

WHEREAS, the City of Litchfield has undertaken a planning process to determine the recreation and natural resource conservation needs and desires of its residents during a five-year period covering the years 2025 through 2029.

WHEREAS, the combined area of the aforementioned local units of government constitutes the planning area, and

WHEREAS, the City of Litchfield began the process of developing a Parks and Recreation Plan in accordance with the most recent guidelines developed by the Department of Natural Resources and made available to local communities, and

WHEREAS, residents of the City of Litchfield were provided with a well-advertised opportunity during the development of the draft plan to express opinions, ask questions, and discuss all aspects of the recreation and natural resource conservation plan, and

WHEREAS, the public was given a well-advertised opportunity and reasonable accommodations to review the final draft plan for a period of at least 30 days (January 8th, 2025 – February 7th, 2025), and

WHEREAS, a public hearing was held on February 18, 2025 at 221 Jonesville Street, Litchfield, Michigan to provide an opportunity for all residents of the planning area to express opinions, ask questions, and discuss all aspects of the 2025-2029 Parks and Recreation Plan, and

WHEREAS, the City of Litchfield has developed the plan as a guideline for improving recreation and enhancing natural resource conservation for the City of Litchfield, and

WHEREAS, after the public hearing, the City of Litchfield Council voted to adopt said 2025-2029 Parks and Recreation Plan.

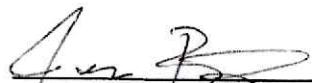
NOW THEREFORE BE IT RESOLVED the City of Litchfield Council hereby adopts the 2025-2029 Parks and Recreation Plan.

Yeas: 7 Nays: 0 Absent: 0

I, Susan Ballinger, City Clerk, do hereby certify that the foregoing is true and original copy of a resolution adopted by the City of Litchfield Council at a Regular Meeting thereof held on the 18th day of February, 2025.

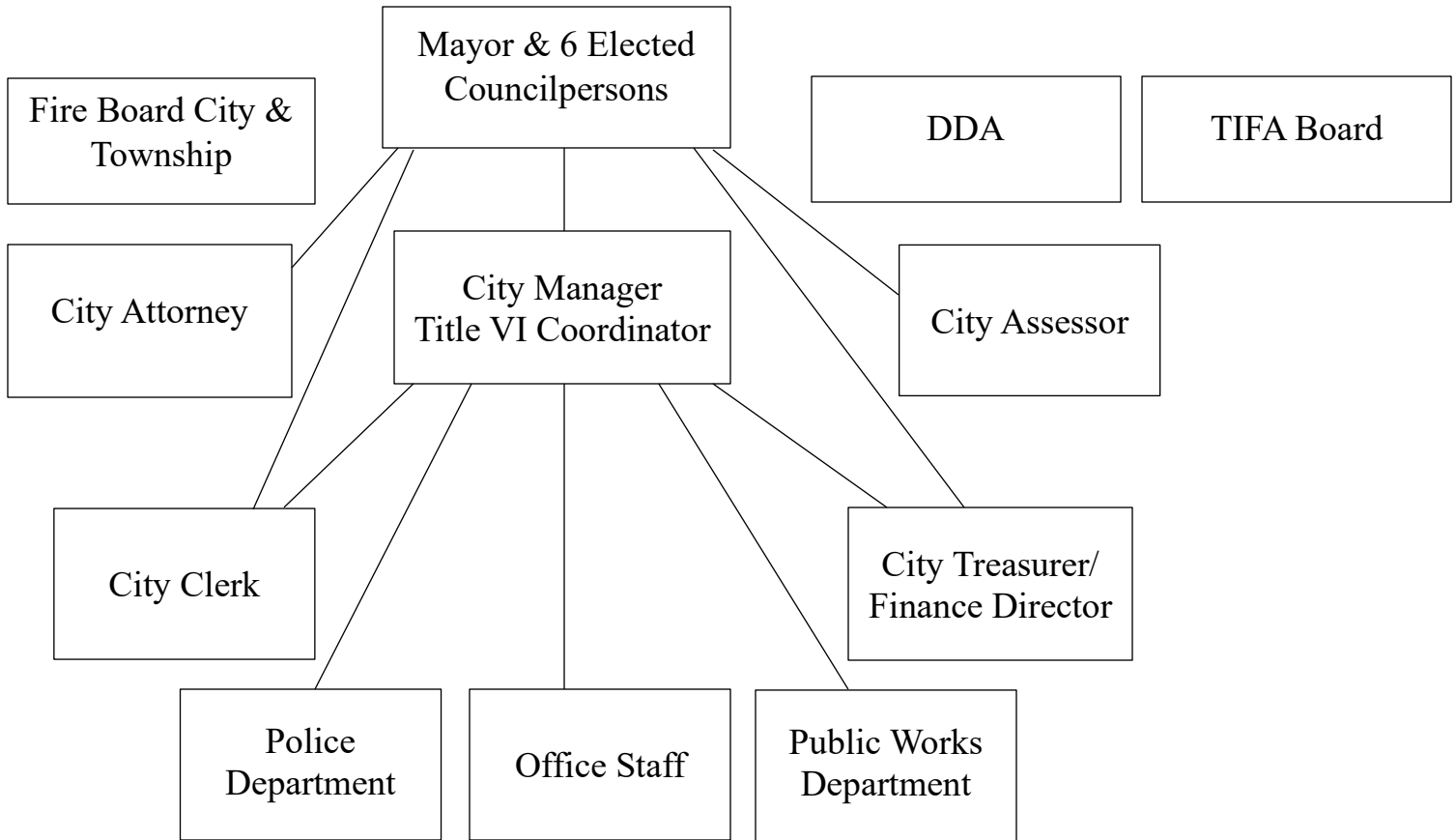


Susan Ballinger, City Clerk

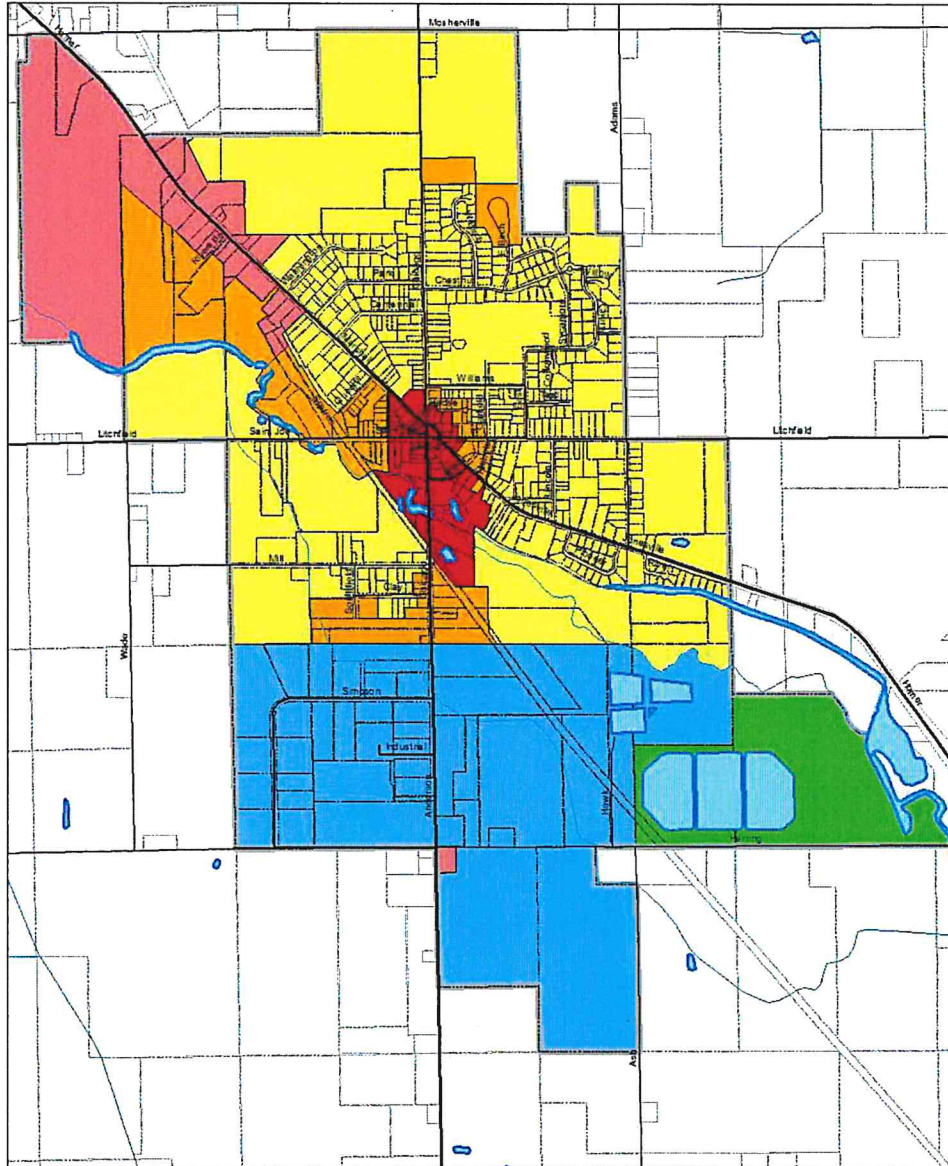


Jessica Bills, Mayor

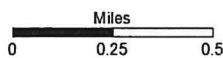
CITY OF LITCHFIELD ORGANIZATION CHART



Appendix I
Zoning Map



City of Litchfield
Zoning Map



Date of Last Rezoning: September 17, 2019
Date of Last Map Update: November 26, 2015



Legend

-  R-1 Residential District
-  R-2 Residential District
-  B-1 Highway Business District
-  B-2 General Business District
-  I-1 Industrial District
-  P-1 Parks/Public Owned District



City of Litchfield 2024 Parks & Recreation Plan Questionnaire

The City of Litchfield is in the process of updating its **RECREATION PLAN**. This plan will help guide the City as it improves and maintains its parks and recreation system over the next five years.

Thank you for taking 5 minutes to participate! Please respond by marking an “X” or “√” in the box provided that best describes your opinion or provide a written response to open ended question. This survey is anonymous and will help make improvements to the City of Litchfield events and operations.

Please return this form (*mail or drop-off*) by **APRIL 30, 2024** to:

Litchfield City Office
221 Jonesville Street, PO Box 236
Litchfield, MI 49252

In the past 12 months have you or a family member visited a city park?

Never	<input type="radio"/>
Once a year	<input type="radio"/>
Twice a year	<input type="radio"/>
Once a month	<input type="radio"/>
Once a week	<input type="radio"/>
Multiple Times per week	<input type="radio"/>

Which Recreational Facilities do you use within the community? Mark if you or a family member have used in the last 12 months.

Fireman’s Park	<input type="radio"/>
Nature Trail	<input type="radio"/>
Elementary School Playground	<input type="radio"/>
Riblet Park (Veteran’s Memorial)	<input type="radio"/>
Central Park	<input type="radio"/>
Saint Joe River Access	<input type="radio"/>
Purdy Playground (Simpson Park)	<input type="radio"/>

Do you feel the City of Litchfield has adequate recreation facilities?

Yes	No
<input type="radio"/>	<input type="radio"/>

What kind of recreation activities, events, or equipment should be furnished in the future? (for example: better lighting, picnic tables, exercise equipment...)

Idea:	Where you would like to see this improvement:
Idea:	Where you would like to see this improvement:
Idea:	Where you would like to see this improvement:
Idea:	Where you would like to see this improvement:
Idea:	Where you would like to see this improvement:

Would you support a millage request specifically directed to recreation upgrades?

Yes	No
<input type="radio"/>	<input type="radio"/>

Would you or a family member use a Splash Pad?

Yes	No
<input type="radio"/>	<input type="radio"/>

How Often?

Once a season	Once a month	Once a week	Once a day
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Would you or a family member use a new Playground?

Yes	No
<input type="radio"/>	<input type="radio"/>

How Often?

Once a season	Once a month	Once a week	Once a day
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please rate your interest in the following sports/activities. Respond using one of the following four choices

	Very Interested	Interested	Somewhat Interested	No Interest
Baseball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Soccer	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Softball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Volleyball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Basketball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bicycling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Running	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Walking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hiking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rollerblading	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tennis	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pickleball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Horseshoes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cornhole	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fishing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Canoeing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

The City of Litchfield is looking at developing recreation programs for senior citizens. Would you...?

Strongly Approve	Approve	No Opinion	Disapprove	Strongly Disapprove
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

If you approve, please specify what type of programs you'd like to see:

Number of Surveys submitted 114 20.80291971 Number of Surveys Sent 548

In the past 12 months have you or a family member visited a city park?

Never	26	
Once a year	12	
Twice a year	18	78
Once a month	26	68.42105263
Once a week	16	
Multiple times per week	18	

Which Recreational Facilities do you use within the community? Mark if you or a family member have used in the last 12 months.

Fireman's Park	54
Nature Trail	53
Elementary School Playground	44
Riblet Park (Veteran's Memorial)	23
Central Park	24
Saint Joe River Access	10
Purdy Playground (Simpson Park)	32

Do you feel the City of Litchfield has adequate recreation facilities?

Yes	56	99	56.56565657
No	43		

What kind of recreation activities, events, or equipment should be furnished in the future? (for example: better lighting, picnic tables, exercise equipment...)

Ideas: Where you would like to see this improvement:

Kayak/Canoe Livery - Complete It	Fireman's Park
Exercise Equipment	Fireman's Park or Central Park
Better Lighting	Fireman's Park
Bathrooms with soap/water	Elementary/Purdy Playground
Shaded areas close to where kids play	Any playground
Comfortable seating	
Cross fit	Downtown
Replace swings	Fireman's Park
Bingo Nights	Local Spot
Dog Park	?
Longer sidewalks for safer walking	Down towards river side apartments and dollar general, could walk further
Pool/Gym	
Pave the nature path	
extend the nature path	
canopies for the purdy playground	Over the play areas to reduce heat
splash pad at purdy playground	
Splash Pad	
Volleyball courts	Old pool
Resurface Basketball courts + add nets	fireman's park
Paved Bike/Nature Trail	School Playground next to old pool area
	nature Trail

Exercise Equipment

A gym

Public Restroom

Splash Pad on Pool

Bbq pavilion (more than fireman's park)

Picnic Tables

Splash Pad

miniature golf

Better B-Ball court

Just maintain. No new or additional needed.

Better lighting

seats for resting

Longer walking paths

New swimming pool

New bleachers

Community fitness center

Tennis/PickleBall Court

Splash Pad

activities for young teens

summer league sports

Exercise Equipment

New equipment and tables

pool was great

splash pad

more picnic tables

Place to ride 4 wheelers

miniature golf

More business downtown

Repair our roads

Pool

Tennis/PickleBall

Monthly (free?) concerts/entertainment at band shell

Security cameras

Yoga and/or exercises for snrs

Dog Park

a gym!

Picnic Tables

Exercise Equipment

Tables

Benches

More seats for elder people

Exercise equipment for elderly and young

Baseball diamonds in shape

ice skating rink

Maybe in the sporting items (example donate ball shoes for those that are less fortunate)

Something for teens, doesn't seem to be any; maybe a skate par

anywhere in town

anywhere in town

Purdy Playground

Where the old pool was

next to old pool

City Park

On old pool

where needed

all over

Litchfield to Jonesville/Homer

where old one was

softball, baseball fields

In replace of pool

Building where pool was

Fireman park

where the pool used to be

each of the parks

on land not being used

anywhere

band shell late spring early fall

purdy playground, splash pad, etc

bandshell/school

Fireman's Park

All ball fields here

where the pool used to be

Pickle ball courts	where tennis courts are
Disc Golf and mini version maybe	Saint Joe River
Improve access to saint joe river for kayaking	Fireman's park & purdy
Improved or increase number of walking trails	Nature trail along river or m-99
More play equipment	Same area streets/walking areas
Pavement on Nature Trail for bicycles to ride	Fireman's park at the old pool
Paved bike/rec path	Fireman's park
Pool	Fireman's park info sheet at city office/library
Better lighting	Nature trail
Pre-school children's park activities	Fireman's park
updated playground equipment	elementary playground or fireman's park
tennis courts	parks, nature trail
outdoor gym equipment	nature trail
Volleyball net/rake volleyball sand	along nature trail
advertise/pamphlet to highlight parks	Fireman's park, behind FD
Maintain trails/free path of branches	wherever
Maintain bathroom lights, tp, cleanliness	by purdy playground
New basketball hoops and court	not usre
Exercise equipment	by hiking trail
Better care of benches	purdy playground
picnic tables	by purdy playground
Food truck plaza	firemen's park
movies in the park	Where it was
exercise park	
Concert venue	
camp ground	
splash pad	
revamped baseball field	
exercise equipment	
City Pool	
Game Room for Kids	
outdoor exercise equipment	
storywalk	
a sledding hill	
bring back the horse swings	
trees for shade	
a place to get wet on hot days	

Would you support a millage request specifically directed to recreation upgrades?

Yes 51
No 52

Would you or a family member use a Splash Pad?

Yes 50
No 62

How Often?

Once a season 2
 Once a month 8
 Once a week 32
 Once a day 8

Would you or a family member use a new Playground?

Yes 51
 No 59

How Often?

Once a season 6
 Once a month 9
 Once a week 27
 Once a day 5

Please rate your interest in the following sports/activities. Respond using one of the following four choices.

	Very interested	Interested	Somewhat interested	No interest
Baseball	11	15	14	46
Soccer	10	14	11	51
Softball	11	15	12	50
Volleyball	6	23	11	49
Basketball	17	15	10	49
Bicycling	20	23	9	39
Running	7	13	9	59
Walking	38	30	9	23
Hiking	22	31	9	38
Rollerblading	7	9	10	59
Tennis	5	8	14	59
Pickleball	7	10	21	50
Horseshoes	10	16	15	48
Cornhole	14	23	14	41
Fishing	25	16	7	42
Canoeing	14	19	11	46

The City of Litchfield is looking at developing recreation programs for senior citizens. Would you...?

Strongly Approve 37
 Approve 41
 No Opinion 27
 Disapprove 2
 Strongly Disapprove 3

If you approve, please specify what type of programs you'd like to see:

Outdoor fitness trail at fireman's park or along the nature trail
 Hiking/Walking clubs, gardening clubs, group exercise, tennis, golfing, swimming

Exercise/Walking Groups

Exercise, Walking, Biking programs

Work out areas with trainers and gathering events like bingo

Bingo nights at local spot like city office/conference room on weekly or bi-weekly basis

Bingo night, eucher night, painting activities/nights

Senior Center programs

Bird Watching Walks; limited walking groups

Indoor waling are/track

mileage club

outdoor paved walking area that loops, easier to stop/start than a long linear path - use the school track but add supports like open bathrooms, pavillion with inviting seating near path for before or after walking/rest are

Bingo Night

low impact exercise programs, exercise equipment, social groups, crochet/knitting, book club, walking group, cycling group, movie club, craft group

Shuffel board, chess, checkers, cards

Building to get out of the rain and covering more talbes at the park so more than one family can have a picnic; more benches to sit on in the park for seniors who use walkers and wheel chairs so they can enjoy the summer fresh air

Bicycling routes, walking routes, horseshoes, cornhole

A small workout center would be nice, rowing machine, weight lift stations, treadmills

Card games & board games

bingo; lunch groups, card game groups; sewing/crafting groups; groups held in parks

Car shows - antique, hot rods, etc.

senior housing; dog parks; tech workshops putting seniors together with tech savy young people for help with phones, social media etc. at library

Aerobics; safer places to walk; a center to play board games

It would be nice if senior citizens could have an event at least every month to go and play cards, board games, and socially interact. My opinion of a place would be the church; meals would be nice if provided; food pantry or food provided from local farms and donations.

Chair exercise/yoga

Exercise

I am certain I would like to take part of pickleball bicycling and walking strongly by all

Bingo; cards; crafting; live music

Exercise equipment; bingo; singing; cards for all

Exercise place other than drive to Hillsdale

Anything that increases physical activities for seniors as well as nutritional education and food access; walking and hiking trails of particular interest based on ease of access and degree of physical activity for a small investment

Would like to see restaurants, empty buildings filled iwht businesses

Tai Chi, Yoga, anything that gets people up and moving around. A petanque/bocce court would be a cie and economical

addition to Fireman's Park.

Small groups - yoga, tai chi, walking, chair yoga, stretching, horseshoes, weights or bands, bicycling group. Gardening to decorate the city - container or small beds. Benches with backs & sides along trails at park. Paved paths for wheelchairs and safe walking.

walking groups, cardio drumming, silver sneakers

Walking, biking, volunteer group

group activities

Community service that would offer lunches, bingo, exercising

outdoor exercise equipment or nature trail with different exercises, possibly a group that meets monthly to hike and or exercise with the younger generation or not only improve physical fitness but educate the younger generation on litchfield history

Organized gatherings in the park pavilion with food during late spring and summer months. Sponsor/organize day trip to local area interests.

Possible tie-in or inform with all aboard travel?

exercise indoor facility

Things to improve social interaction and physical activity

Bingo

a place where they could go to play cards

social events; a time and place to play cards; monthly potluck

In general, how satisfied are you with the following activities/events?

	Very Satisfied	Satisfied	Neutral	Unsatisfied	Very Unsatisfied	Unknown
Town Wide Yard Sale	37	43	30	1		2
Local Parks	16	53	28	7	1	7
Sweet Corn Festival	28	41	29	11		5
Christmas Activities	12	37	38	11	1	13
Nature Trail	17	48	29	4	1	11

What activities/events would you like to see? (for example: food truck festivals, live music, park picnics...)

Food truck festivals would be cool, picnics, some type of tulip festival in spring, craft show

Food Trucks, Live Music Downtown

Food truck festivals, live music, park picnics

live music

Food truck festivals; sweet corn days - mud bogs, rodeo (draws in crowd from outside Litchfield); live music in the park - don't know how it works in other towns

food trucks, live music

More weekends of downtown festivals or activities in summer, Litchfield is boring and downtown is empty most of summer

More community activities for the children, water balloons party, bicycle races, etc.

Live music and food trucks once a month or more often

Food Truck Festivals; bring sweet corn days back the way it was pre-covid; farmers market in town; live music in park; parades back again (pre-covid quality); host a community clean up day/weekend

Food truck festivals might be fun

Extend sweet corn days back to 3 full days, full day and half of live bands/food truck festivals/live music at fireman's park

Live music and park picnics

Live Music

More holiday activities

Food truck festivals, live music, park picnics with activities

Farmer's market - not arts and crafts; food truck festival with live music

Food truck's, live music, enclosed stage at least covered

live music, park picnics, food trucks, craft shows; anything pretty much that brings community together; things for young kids/teens to keep busy

Food trucks, street dance with live music

Food trucks would be great; bbq contest - protein specific maybe (pork only, beef only, chicken only) to make it unique

Live music, food trucks, youth activities, more christmas activities

Sweet corn festival more than one day

Live music downtown park

A swimming pool or lake access; town cleanup/city wide cleanup; drinking fountains added at local parks; a bathroom to use at the school yard

Christmas - very satisfied with fire dept. supper and visit from santa. Would like to see return of activities in the park i.e. music, carols, lighting

Music in the park would be fun (concert); movies in the park would be fun too; maybe fix up the abandoned school to be a work out area and walking track with pet section or special hours to walk with pet (of course everyone need to cleanup after their pet)

I would enhance fireman's park. With the river there, it would be pleasant to enjoy. Parking is good. Create areas for all. Picnic, areas for cornhole, horseshoes, playground, benches and picnic tables along water. Several options for fishing.

More food trucks; craft show in park; farmers market; create a 5k; 4th of july activities; music festival/talent show

Food truck festivals; live music

Food truck, park picnics, live music

Food truck, park picnics, live music

food trucks - maybe a dance once a month; bingo games for seniors; outdoor movie

Live music

Food trucks, live music, movies outdoors, park picnics

More food trucks; live music

Food truck, park picnics, live music

No specifics - for a town the size of Litchfield I think new or different activities/events of any kind would be a great benefit
live music

We used to enjoy the light parade

Empty buildings with more businesses, too many empty buildings

More entertainment and vendors for sweet corn days. I moved to this area for pool use among some other reasons.

Very interested in food trucks and music. Talent shows for children. Animal showing - dog tricks, costumes, horse demos.

School band performances.

Food trucks, live music, 4th of july festival, christmans festival, craft/vendor fairs

Canoeing/kayaking at summer festival; summer park clean-up/painting by resident's, live music, city picnic

Live music at park with food trucks, 4th of July celebration

Food truck festival, community picnics, get to know you neighbors on the street

Food truck, park picnics, live music

Food trucks thru the summer - maybe in the litchfield outdoors parking or lot next to it where old house was torn down; maybe free music nites at fireman's park

having a food truck festival would be wonderful. Maybe during the 4th of July holiday. Once a month live music with picnics would be a great idea.

Maybe a garden club to assist with some of the city parks curb appeal

any, I'm not good at coming up with ideas. Anything to get the community to participate together.

food trucks, live music

park picnics and live music

a place or way for local talent to be showcased; a community band

Bar-b-q and taco wagons

If you have any final comments/suggestions that you would like the city to be aware of please leave them below.

I don't know if it would be possible but a lot of people miss the pool. I don't know if it could be fixed or if we could get a new one in it's place. I know it would make a lot of people happy.

Also, if it could be possible to have stock street redone it would be appreciated. That street gets worse every year with the potholes. It's bad. It would be greatly appreciated.

You have a growing homeschooling population in your area. I can't speak for all of us, but I know many agree that many activities aren't utilized by us because of the disgusting displays of teens in the area. For example, my family only ever used the pool once because the behavior and language of those kids. I know that we are a very busy family. So events are hard for us to plan around unless given time to plan for them. A better notice for upcoming events aside from what is on our water bill would be nice. Email newsletters by the month would be helpful and business could provide sales or updates too.

Yard sales - I like them but maybe once a year is too often. Doesn't seem to be the interest as when it first started but people do still look forward to them.

Really hoping for a splash pad but looking forward to seeing our options

More signage for purdy playground and add the canopy/combination of canopies over the structures/turf area to reduce the heat. I used a heat temp gun on the surfaces a few years ago and the turf and slides were reading at 120 degrees it was burning our feet and little ones legs

A new community pool so all ages can enjoy. We feel removing the pool was a horrible idea. The kids in the community have had nothing to do during the summer since the pool was removed. The parks equipment is in horrible shape and caters to mainly the littler kids.

My family and I reserved the pavilion at purdy playground (at the old pool) and I wasn't very happy with the porta pot. I had to clean it before we could use it. I figured since I called ahead a couple of weeks it would be clean when we reserved it. I forgot to call the city office to let them know it was gross. I would like to see a bathroom put in there or make sure if somebody reserves the playground the porta-pot is cleaned.

During events more porta-pottys/fix the ones at fireman's park (clean and lights) porta pottys on nature trail

I feel as if a splash pad would greatly benefit our community, and would be used a great amount!

No new recreational equipment. Just maintain what we have. Spend money repairing streets and sidewalks. Spend money encouraging new business for downtown.

Need to be more of an uplifting community instead of being so negative. Need to come together instead of putting people down. Make this town more enjoyable. Maybe a nice newsletter. Some encouragement.

I usually stay at home

Bring the pool back!

Very sad litchfield got rid of the pool was an asset to litchfield and hillsdale county

What I would be very interested in is a area set aside in a safe area for gun range, somewhere can go and sight in before hunting season, and to practice - like what they have over by lost nations.

It would be nice to not see trash thrown in the river

This has nothing to do with the city but we live on East street the street is in bad shape and there are no speed limit signs. The school is at the end of the street they use this street as a race track.

Parks are not supervised - children with few adults. Most of time kids are alone. Have to wonder if it would be the same with splashpad. No to bandshell. Again who will see to the use of it. I see early interest and then empty shell! Seems a waste of money. Music downtown like the sweet corn festival seems adequate for those interested. Purdy park should be left for small children. Fireman's park could be an enjoyable area with the water and nature trail. Central park would be great for music, food trucks, etc. Using a lot less money than the city would spend on a bandshell.

Last year when I would go run down the nature trail at fireman's park most of it was mowed well and taken care of. However by the city building on 99 near the bridge that was not mowed and I could not make it through the whole trail.

Love the trails that are available

City wide yaro sales to be a week later; another pavilion with picnic tables for gatherings; bring a restaurant to town so people could get together and not have to drive so far to get a good meal.

We have all these kids that are too old for the new park and splash pad, the town has more middle aged and older children and senior citizens then those that have small children; there is enough for the little kids; Be fair and do something for the teenagers and seniors in this town!

Baseball games and tournaments schools pay big money to play at these places. Example: field of dreams, ball fields in Concord; teams come from all over for these, they have food trucks and open concession stands

Downtown christams decorations are nice - not unsatisfied with those.

Overall doing an excellent job on a continuous basis

Make the historical society more popular for visitors/sweet corn days some kind of sign uptown just some way to make it more popular and recognized most people don't know that the historical society exists much less where its at!

It would be nice to have play equipment for all ages at both parks - there is nothing for smaller kids @ fireman's park. I take my littles to the park by the old pool but there is nothing for the older kids to play on. I don't let them go to the school park by themselves as I can't see them. If adding on at Purdy park - it would be nice to extend the sidewalk to all the way around instead of ending that way the grownups could walk laps while the kids play in the middle.

Maybe put in a dispensary to bring taxes for a pool

Bring child to work day, partner with school for students to be trained in parks/rec and city office

Both the older adult population and young families need to be addressed when looking at parks and recreation. The idea of a splash pad is wonderful as well.

Work out equipment for the older population. Maintenance of some of the existing playground equipment should be looked into.

We are soon empty-nesters and would like opportunities to gather with residents more don't have need for sports for the family any longer but selected what we feel is important for the community (aside from walking/biking that we enjoy)

CITY OF LITCHFIELD

2024 - 2025 BUDGET

GL NUMBER	DESCRIPTION	2022-23		2023-24		2023-24		2023-24	
		ACTIVITY	BUDGET	ACTIVITY	BUDGET	ACTIVITY	THRU 03/31/24	PROJECTED ACTIVITY	BUDGET
Dept 751 - PARKS AND RECREATION DEPARTMENT									
101-751-702.000	PARKS PAYROLL	10,067	12,662			6,723		10,790	11,140
101-751-709.000	DPW VACATION, SICK, HOLIDAY DAYS	1,740	1,868			1,321		1,696	1,751
101-751-713.000	EMPLOYER'S SHARE FICA	867	1,068			590		917	947
101-751-713.001	UNEMPLOYMENT COMPENSATION	1	2			1		2	2
101-751-713.002	WORKER'S COMPENSATION	198	301			113		210	217
101-751-714.003	POST RETIREMENT HEALTH CARE	14	18			9		15	15
101-751-718.000	PENSION EXPENSE	2,270	2,875			1,647		2,540	2,622
101-751-727.000	OPERATING SUPPLIES	742	1,000			890		1,100	1,100
101-751-730.000	POSTAGE	16	18			18		18	21
101-751-801.000	CONTRACTUAL SERVICES	0	0			30,867		30,867	0
101-751-851.000	INTERNET & E-MAIL SERVICE	449	456			379		456	463
101-751-921.000	ELECTRICITY	3,204	3,200			2,272		2,940	3,000
101-751-923.000	HEAT	34	35			0		0	0
101-751-934.001	PARK MAINTENANCE	791	1,500			398		860	900
101-751-960.000	LIABILITY INSURANCE	1,457	1,096			1,095		1,096	1,096
101-751-960.300	BUILDING INSURANCE	624	736			735		736	870
101-751-961.100	INLAND MARINE EQUIPMENT INSURANCE	1,819	1,903			1,902		1,903	1,990
101-751-995.006	INTERNAL EQUIPMENT RENTAL	11,015	11,000			5,918		10,355	11,000
101-751-999.011	TRANSFER OUT TO CAPITAL PROJECT FUND	0	116,920			0		325,550	0
Totals for dept 751 - PARKS AND RECREATION DEPARTMENT		35,308	156,658			54,878		392,051	37,134

CITY OF LITCHFIELD

2024 - 2025 BUDGET

GL NUMBER	DESCRIPTION	2022-23	2023-24	2023-24	2023-24	2024-25
		ACTIVITY	BUDGET	ACTIVITY THRU 03/31/24	PROJECTED ACTIVITY	BUDGET
Dept 757 - VETERANS MEMORIAL						
101-757-727.000	OPERATING SUPPLIES	37	200	0	100	100
Totals for dept 757 - VETERANS MEMORIAL		37	200	0	100	100
Dept 774 - SWEET CORN DAYS						
101-774-702.000	PAYROLL	2,490	3,068	3,067	3,068	3,725
101-774-709.000	DPW VACATION, SICK, HOLIDAY DAYS	0	635	447	635	656
101-774-710.000	OVERTIME	915	953	953	953	984
101-774-713.000	EMPLOYER'S SOCIAL SECURITY & MEDICAID	246	341	326	341	392
101-774-713.002	WORKER'S COMPENSATION	45	53	53	53	71
101-774-714.003	POST RETIREMENT HEALTH CARE	9	0	6	7	15
101-774-718.000	PENSION EXPENSE	851	1,211	1,161	1,211	1,664
101-774-727.000	OPERATING SUPPLIES	360	300	138	138	200
101-774-901.000	PRINTING & PUBLISHING	644	1,146	1,145	1,146	1,200
101-774-969.000	OTHER SERVICES & CHARGES	400	400	400	400	400
101-774-995.006	INTERNAL EQUIPMENT RENTAL	1,059	1,787	1,787	1,787	1,800
Totals for dept 774 - SWEET CORN DAYS		7,019	9,894	9,483	9,739	11,107
Dept 780 - BASKETBALL PROGRAM						
101-780-784.000	BASKETBALL T-SHIRTS	180	180	0	0	0
Totals for dept 780 - BASKETBALL PROGRAM		180	180	0	0	0

CITY OF LITCHFIELD

2024 - 2025 BUDGET

GL NUMBER	DESCRIPTION	2022-23	2023-24	2023-24	2023-24	2024-25
		ACTIVITY	BUDGET	ACTIVITY THRU 03/31/24	PROJECTED ACTIVITY	BUDGET
Dept 789 - SUMMER BALL PROGRAM						
101-789-727.000	OPERATING SUPPLIES	226	0	0	250	250
101-789-784.000	UNIFORMS	2,530	2,600	0	2,600	2,600
101-789-801.000	UMPIRE SERVICES	1,240	1,240	0	1,240	1,240
101-789-801.002	CONTRACTED SERVICES	440	440	0	440	440
101-789-963.001	LEAGUE MEMBERSHIP DUES	415	415	0	415	415
101-789-964.000	REFUNDS AND REBATES	100	0	0	0	0
Totals for dept 789 - SUMMER BALL PROGRAM		4,951	4,695	0	4,945	4,945
Dept 999 - TRANSFERS TO OTHER FUNDS						
101-999-995.001	TRANSFER OUT TO MAJOR STREET	0	10,000	0	419,190	0
101-999-995.002	TRANSFER OUT TO LOCAL STREETS	0	10,000	0	52,417	100,000
Totals for dept 999 - TRANSFERS TO OTHER FUNDS		0	20,000	0	471,607	100,000
TOTAL APPROPRIATIONS		1,209,346	1,643,486	1,079,294	2,223,919	1,521,833
NET OF REVENUES/APPROPRIATIONS - FUND 101						
BEGINNING FUND BALANCE		52,394	(224,117)	115,487	(275,112)	5,664
ENDING FUND BALANCE		775,231	777,634	777,634	777,634	502,522
		777,625	553,517	893,121	502,522	508,186

RESOLUTION 2015-13

Public Proclamation in support of NCNST
City of Litchfield, Michigan

WHEREAS, The City of Litchfield is in close proximity of the North Country National Scenic Trail; and

WHEREAS, The North Country National Scenic Trail (North Country Trail) is one of eleven (11) National Scenic Trails in the country; and

WHEREAS, the North Country Trail Association is the founder of the North Country Trail and continues as the lead volunteer organization for developing and maintaining the North Country Trail from New York to North Dakota for over 4,600 miles of hiking trail; and

WHEREAS, such hiking trail provides a year-round source of pleasure and recreation to the North Country's citizens and visitors to the North Country; and

WHEREAS, many of the citizens in and around the community of Litchfield and other visitors and citizens of the North Country are becoming more health conscious and are turning to hiking as one of the major forms of maintaining a healthy body; and

WHEREAS, the community of is an ideal destination for many of today's visitors to the North Country, and

WHEREAS, Hillsdale County offers a variety of outdoor and cultural experiences to residents and visitors, and

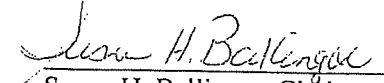
WHEREAS, available supporting services and facilities such as lodging and restaurants make Litchfield an outstanding heritage and nature-based tourism destination; and

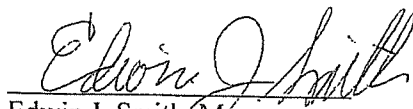
WHEREAS; casual walkers, day hikers, and weekend backpackers want to enjoy the North Country Trail and the community of Litchfield can provide the gateway to their experience.

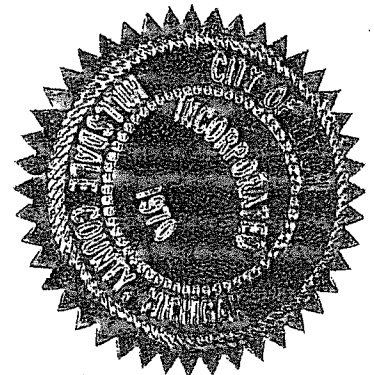
NOW THEREFORE, the City of Litchfield, Michigan, does hereby proclaim to be a

NORTH COUNTRY TRAIL TOWN and commends the North Country Trail Association for its work in developing and maintaining the North Country Trail and further encourages all residents of and visitors to take a hike on the North Country Trail.

ATTEST:


Susan H. Ballinger, Clerk


Edwin J. Smith, Mayor



IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of November, 2015
SEAL

Memorandum of Understanding

Memorandum of Understanding

Between

North Country Trail Association and City of Litchfield

This Memorandum of Understanding (MOU) is entered into by and between North Country Trail Association, a 501(c)(3) non-profit organization, located at 229 E. Main Street, Lowell, MI 49331, hereinafter referred to as NCTA, and City of Litchfield located at 221 Jonesville Street, Litchfield, MI 49252.

Purpose: The purpose of this MOU is build a relationship between North Country Trail Association and the community that is beneficial to both, supports hikers with services, promotes the Trail to its citizens and embraces the Trail as a resource to be protected and celebrated. It will identify ways the town and the Trail can work together, plan together, and capitalize on the benefits a National Scenic Trail can bring to the area.

Statement of Mutual Interests and Benefits: NCTA is dedicated to building, maintaining, promoting, and protecting a 4,600 mile long distance hiking trail through the northern tier of states from New York to North Dakota, called the North Country National Scenic Trail (NCNST), providing a variety of outdoor experiences throughout the North Country to connect visitors to the wonders of nature. The City of Litchfield is near the NCNST which offers basic tourism amenities and can be marketed as a nature-based tourism destination, resulting in local economic stimulus and increased public awareness of the natural and cultural heritage of the North Country.

This MOU is established between NCTA and City of Litchfield to help each other accomplish mutually beneficial objectives:

- A. Educate local businesses of the value of the NCNST as an economic resource.
- B. Enable both parties to apply for targeted grants to assist in the community's efforts towards nature-based tourism development, economic development, and trail-related infrastructure development through the development of promotional products, educational resources or signature events.
- C. Increased usage and awareness of the NCNST attracting more eco-tourists to local communities.
- D. Promote responsible tourism development within the community and support of the NCNST.

In consideration of the above premises, the parties agree as follows:

NCTA shall:

1. Promote the City of Litchfield as a destination through its website and other media.
2. Offer outreach materials to the community such as brochures, newsletters, posters, displays, etc.
3. Provide detailed information on hiking opportunities near the community which can be reproduced and distributed to visitors to City of Litchfield.
4. Provide periodic guided hikes that depart from the City of Litchfield.

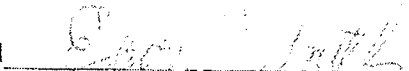
5. Provide support at local festivals or other community events to encourage interest in the North Country Trail, when possible.
6. Provide two 18" x 18" metal signs with the North Country Trail Town logo for posting at the entrances to the City of Litchfield.
7. Regularly maintain the section(s) of the North Country National Scenic Trail near the City of Litchfield so that casual day hikers can easily locate and follow it.

City of Litchfield shall:

1. Include the NCNST and the NCTA in their promotional materials.
2. Make North Country Trail information available to the public at the local visitor centers and/or Chamber of Commerce and provide space for a NCTA display or wall mounted poster.
3. Work with the local NCTA contact to promote periodic guided hikes or events
4. Assist in promoting special designations such as National Trails Day (first Saturday each June) and Annual North Country National Scenic Trail Day (last Saturday each September).
5. Monitor the number of visitors who are seeking the City of Litchfield as a destination for hiking.
6. Attract businesses that support nature-based tourism such as outfitters, hostels, and shuttling services and assure that NCTA maps and guides will be available from a business in town for visitors to purchase.
7. Encourage local businesses to provide discounts on accommodations or special weekend packages for visitors who show their NCTA membership card.
8. Install the two North Country Trail Town signs at the entrances of the community as soon as possible after the issuance of the Proclamation.

We, the undersigned, have agreed on the contents of this MOU. Any changes must be agreed to by both parties.

City of Litchfield

Signed 
 Title: Edwin J. Smith, Mayor

11-17-2015
 Date

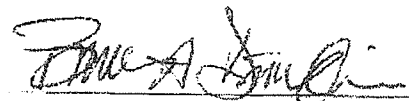
Signed 
 Title: Douglas K. Terry, Manager

11-17-2015
 Date

North Country Trail Association

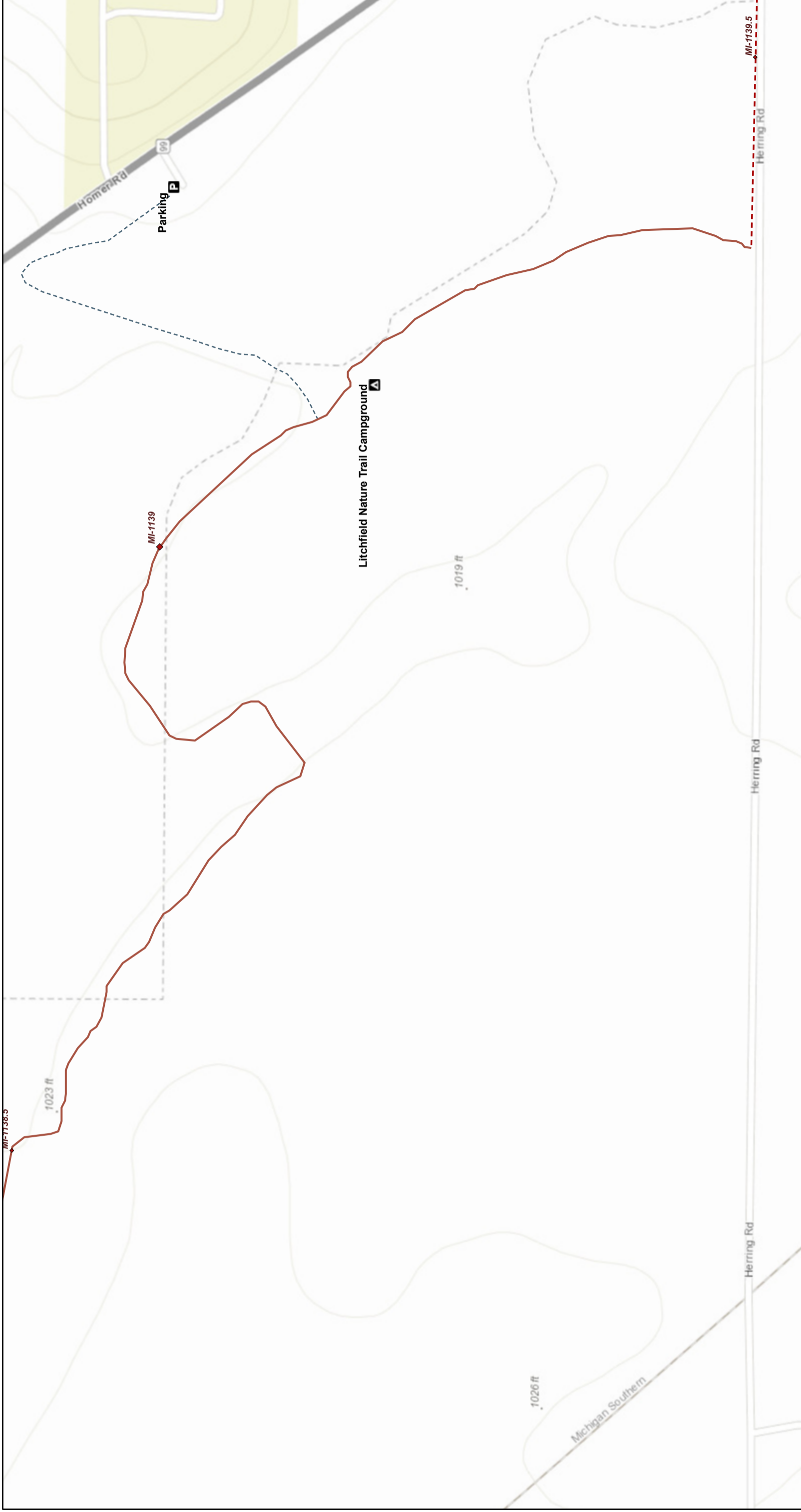
Signed 
 , Executive Director

12/3/15
 Date

Signed 
 , Chapter President

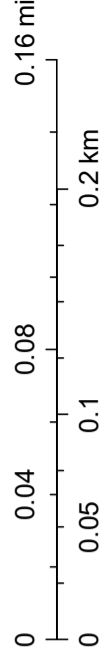
11-17-2015
 Date

North Country Trail (Public)



May 14, 2024

1:4,514



Esri, Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



Hillsdale County GIS



Map Publication:

05/17/2024 1:40 PM



Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Hillsdale County expresses no warranty for the information displayed on this map document.



- Nature Trail (NCT)**
- 1 - Lake Litchfield
 - 2 - Nature Trail Campground
 - 3 - Memorial Mile Park, Owned by Litchfield Township
 - 4 - Mill Pond
 - 5 - Saint Joseph River
 - 6 - Herring Road

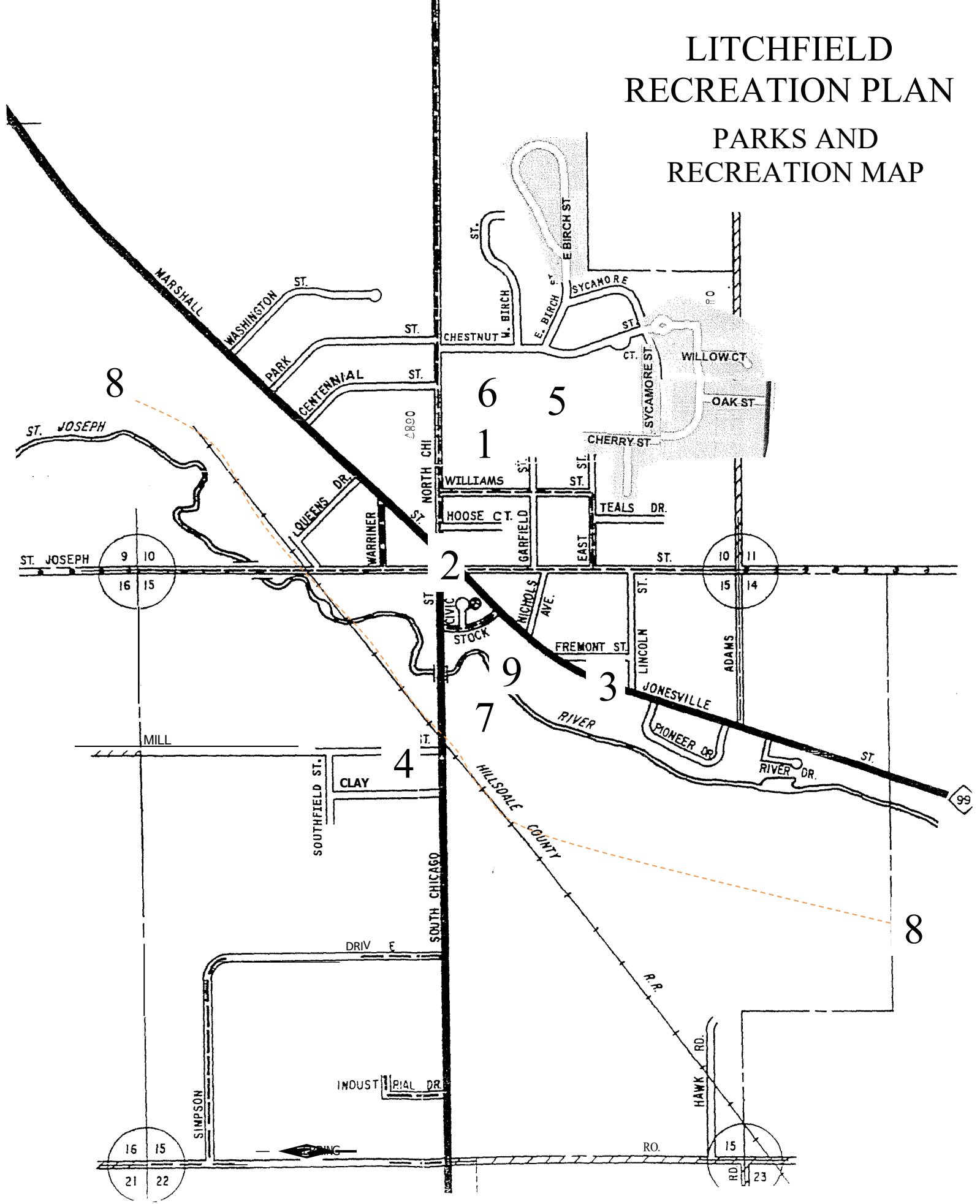
The Attached Map shows the location of the aforementioned projects:

Map Code:

- 1 - Elementary School Playground
- 2 - Central Park
- 3 - Riblet Park
- 4 - Harvey Smith Park – Litchfield Historical Society Property
- 5 - High School Recreation Complex
- 6 - Simpson Park
- 7 - Fireman’s Park
- 8 - Nature Trail -----
- 9 - Saint Joe River

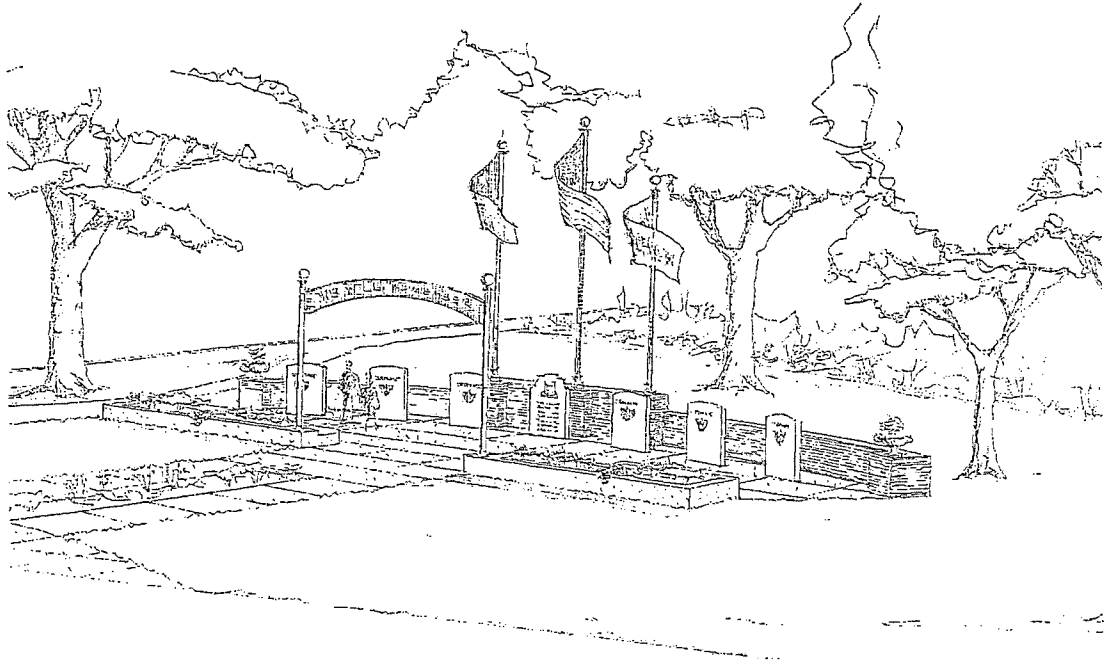
LITCHFIELD RECREATION PLAN

PARKS AND RECREATION MAP



City of Litchfield Recreation Inventory Use Index			
Classification	Current Use/General Description	Service Area	Size Criteria
Litchfield Elementary School Playground	Used as a neighborhood park, school activities, and community activities Mostly young and middle grade children	Within residential setting	3.9 acres
Central Park	Used for community activities, festivals, holiday gatherings	Center of downtown Residential and Highway	0.5 acres
Riblet Park	Veteran's Memorial Park Dedicated to past, present, and future veterans Ornamental Park for public viewing/enjoying	Residential and Highway	0.2 acres
Harvey Smith Park	Used for Historical/educational activities and family-oriented activities	Residential and Local St.	1.0 acres
Litchfield High School Recreation Complex	Used for school sports activities, organized recreational youth sports (such as baseball, softball, football, etc.)	Residential and Local St.	15.15 acres
Simpson Park	Used as neighborhood park, for sport activities, community activities, and patron gatherings (reserving pavilion space for birthday parties, reunions, etc.)	Residential	10.82 acres
Fireman's Park	Used as neighborhood park, festival activities, community activities, patron gatherings (reserving pavilion space for birthday parties, reunions, etc.) Fishing and boat launch access	Residential and Highway	6.0 acres
Nature Trail	Public access for wildlife, horticulture education and walking path	Rural Local and Countywide	2.5 miles
Saint Joe River	Fishing and boat launch access Public access for wildlife and horticulture education	Residential and Rural	

LITCHFIELD VETERANS MEMORIAL



Dear Friends:

We have some exciting news: The Litchfield Community Veterans Memorial Committee is finalizing plans for a new memorial, as seen in the concept drawing above. But we need your support to finish this project and honor our veterans who have given so much to keep our country safe.

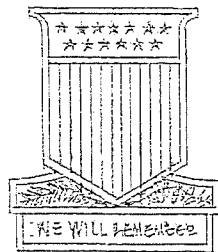
Can you contribute \$25, \$50 or more to help us honor our local veterans?

The memorial will recognize all six branches of service. We all have loved ones - friends and family - who served and deserve a place to be remembered. The City of Litchfield has graciously given us space to build the memorial at Riblet Park on M-99 and Fremont Street. This will be a wonderful addition to the community, but we need your support today.

All donations will be handled by the Hillsdale County Community Foundation, which is a non-profit organization, and will be tax deductible.

Can you donate today? Any amount you can give will help.

Sincerely,
The Litchfield Community Veterans Memorial Committee



"The willingness with which our young people are likely to serve in any war, no matter how justified, shall be directly proportional to how they perceive Veterans of early wars were treated and appreciated by our nation" -
George Washington

Thank you in advance for your generous contribution. We look forward to giving the Litchfield community a place to remember our Veterans. Any donation you can give is appreciated.

Amount Enclosed: \$25 \$50 \$75 \$100 Other _____

Please, make your check payable to: Hillsdale County Community Foundation

Mail checks to: Diane Nelligan Smith • P.O. Box 435 • Litchfield, MI 49252

Veterans Memorial

4" x 8" Engraved Brick
Order Form

IN LITCHFIELD

Donor Name: _____

Address: _____

City, State, ZIP: _____

Telephone: _____ Cell: _____

Email: _____

Please make checks payable to: **CITY OF LITCHFIELD**
Note Veterans Memorial Fund on check.
Mail to: City of Litchfield, Veterans Memorial, PO Box 236, Litchfield, MI 49252
Questions? Please contact the Litchfield City Office at (517) 542-2921

Your inscription will be placed on a 4" x 8" brick. Space permits up to three lines of text per brick, 15 characters per line (including punctuation and spaces) maximum. Letters, numerals, and common punctuation marks only. All engraved letters will be uppercase.

Donation for each 4" x 8" brick is \$100.00

Use one order form per brick.

Order accuracy depends on you. Please PRINT clearly and place only one character or punctuation mark in each box. Leave boxes empty to indicate spaces between words. Your inscription will be automatically centered on the brick.

Office Use Only: Donor Payment Information

Office Use Only: Order / Brick Number



GRANT HISTORY

Grantee

City of Litchfield - Hillsdale County

Project No. TF89-088	Project County: Hillsdale	Project Year: 1989
Project title: Firemen's Park		
Project Status: Withdrawn		Grant Amount: \$15,000.00

Scope Item

Project Description: To acquire 6 acres on the St. Joseph River adjacent to Fireman's Park.

Project No. TF91-369	Project County: Hillsdale	Project Year: 1991
Project title: Firemen's Park		
Project Status: Grant Closed		Grant Amount: \$47,700.00

Scope Item

- Handicapped fishing pier
- Handicapped Restrooms
- Landscaping
- Paved Parking Lot
- Playground Equipment
- Septic Tank for Restrooms
- Walkways

Project Description: Development of a restroom, parking, fishing dock, playground equipment and landscaping.

Project No. 26-01801	Project County: Hillsdale	Project Year: 2018
Project title: Litchfield Pool Renovation Project		
Project Status: Withdrawn		Grant Amount: \$243,100.00

Scope Item

- Outdoor Swimming Pool

Project Description: Development to renovate the Litchfield Public Pool which was originally built in 1970. It is the only public swimming pool located in Hillsdale County and surrounding area. The Litchfield Public Pool is a outdoor facility and was designed to meet the needs of swimmers of all ages. We also teach children to swim and water safety. Originally donated by the Simpson Family, the Litchfield Public Pool is part of our Simpson Park development which also hosts basketball/tennis courts and most recently a donated play ground and equipment specifically designed for two to five year old and handicapped children. .

Total number of projects: 3



GRANT HISTORY

Grantee

City of Litchfield - Hillsdale County

Total Amount of Grant Given \$305,800.00

RESOLUTION 2011-02

City of Litchfield

To Disband the Litchfield Parks and Recreation Committee

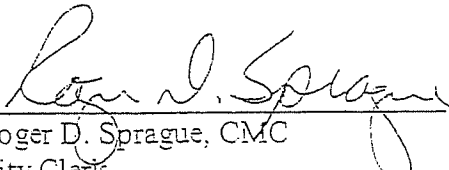
WHEREAS, the Litchfield Parks and Recreation Committee was adopted by Resolution on October 13th, 1998, and

WHEREAS, over the years, the Litchfield Parks and Recreation Committee played a pivotal role in City recreation, and

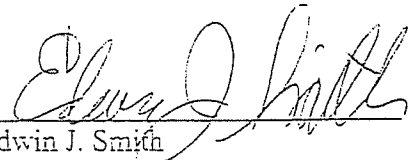
WHEREAS, in recent years, the responsibilities of the Parks and Recreation Committee has been delegated to other agencies and authorities.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Litchfield will disband the Litchfield Parks and Recreation Committee.

This resolution was passed at a Regular Meeting of the Litchfield City Council held the 8th day of March, 2011.



Roger D. Sprague, CMC
City Clerk



Edwin J. Smith
Mayor

Planning Commission

From: Matt Heffner <heffnermrh@gmail.com>
Sent: Friday, February 28, 2025 6:14 AM
To: planning@co.hillsdale.mi.us
Cc: Leah Heffner
Subject: Flower Farm + Glamping
Attachments: Northfarthing Farm.pdf

Hi Namrata,

My name is Matt Heffner. My wife Leah and I are under contract for the purchase of a farm in Moscow Township. 10455 Brown Rd Jonesville, MI 49250. Along with a separate adjacent parcel that we're buying as well, we'll own about 37 acres in total.

Along with living on the property our plan is to develop a cut flower farm, u-pick sunflowers, and, u-pick blackberries and blueberries (once they mature). We'd like to offer a farmstand open to the public at specific times each week for our farm products.

In addition to the farming we'd like to develop 10 glamping sites on our back 19 acres of woods. These 3-season dome tent structures will have electric, water, and sewer to power the bathroom, kitchen, and bedroom inside the unit. Attached is a little overview with more in-depth details of our plans. The glamping information starts on page 6.

My understanding is that Moscow Township does not have specific zoning ordinances but I'm meeting with Bill Petry at the township office in the next few days to seek further guidance. We will be working with the health department on permitting for the septic, well, and ongoing testing at the site. And we will of course follow and seek permits/inspections for the electric, water, and septic work according to the building code.

I'm reaching out to you and the Planning Commission members to understand if there's further approvals that are needed to pursue our farm and/or lodging plans? And, I'd be glad to have any advice or guidance in general that you'd like to share. I've read through the land use guidelines and other documents on the site and look forward to learning more.

If you'd like to discuss by phone or in-person meeting please just let me know. I'd be glad to do that. I look forward to hearing from you.

Sincerely,

Matt Heffner
937.947.8202
heffnermrh@gmail.com

CAUTION: This email originated from outside of the County of Hillsdale systems. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Northfarthing Farm

Background + Goals + Plan

Jonesville, Michigan





Matt & Leah Heffner

Owners, Awesome Mitten

- ✓ Own digital media company showcasing unique destinations and businesses across the state of Michigan
- ✓ 4 Million Annual Readers, 1 Million Followers
- ✓ Own digital media brands in multiple states and marketing services for boutique hospitality properties throughout United States

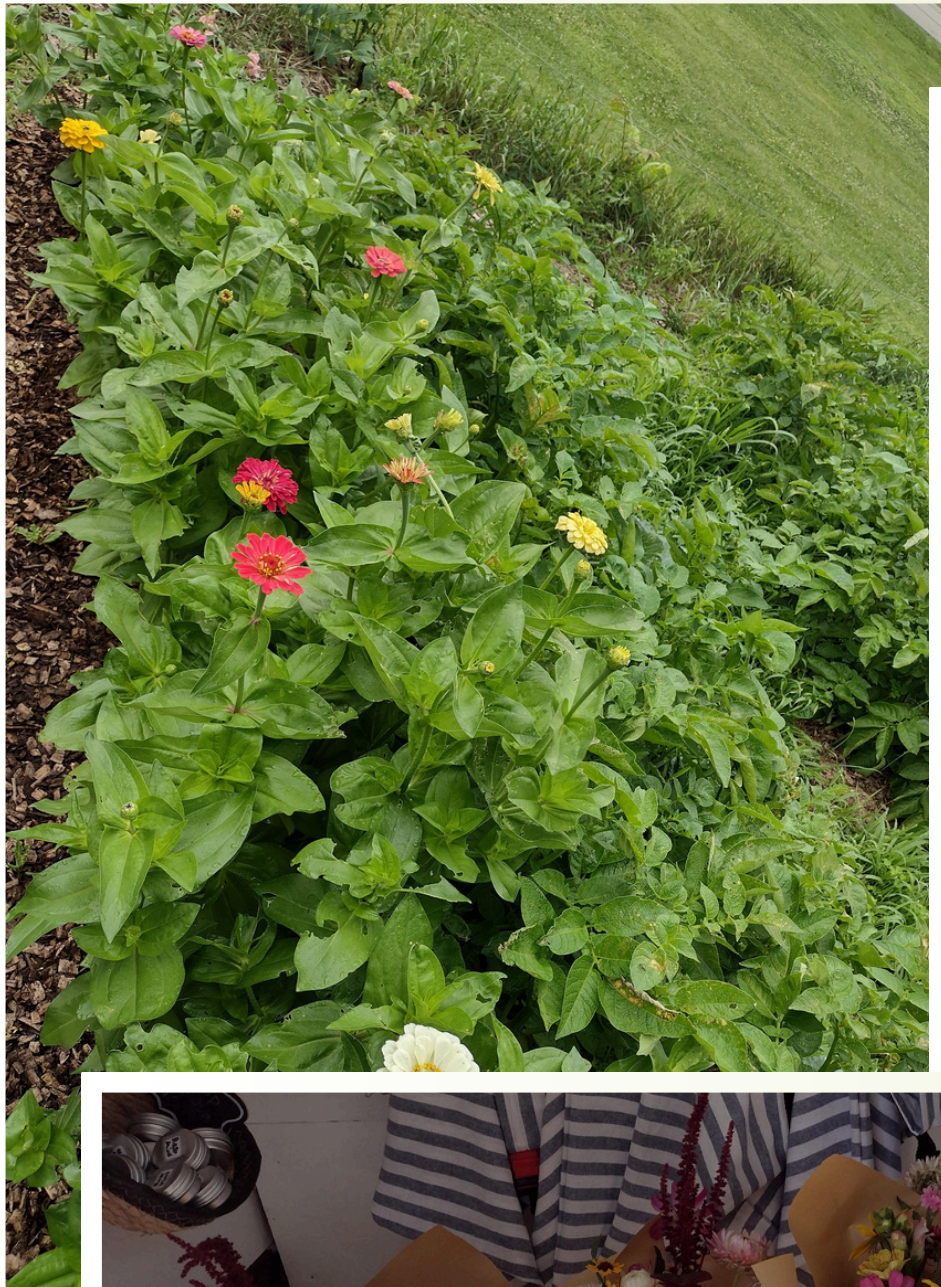
Personal

- ✓ 15 Years Gardening, 5 Years Plant Starts, 1 Year Cut-Flower Farm Stand
- ✓ 5 Beautiful & Energetic Children





Flower Farm



2025 Goals

- Fresh-Cut Flower Bouquets
- Build Your Own Bouquets
- Fresh U-Pick Sunflower Field Plus Other Select Varieties

Long-Term

- Build up Dahlia Stock to Sell Tubers in Spring
- Build Up 1/2 Acre Peony Field





Farm Stand



2025 Goals

- Self-Service farm stand with farm products. Fresh flower bouquets and u-pick flower beds will headline the first 2 years. Plus other farm products as available such as produce.
- Expand & Improve the Farm Stand Size and Style
- Quality lighting, welcoming atmosphere, and strong communication (posted hours, signage, etc...)

Marketing

- The flowers, farmstand, and agritourism opportunities will all be promoted through local advertising, signage, business partnerships, and word-of-mouth.



U-Pick + Agritourism



2025

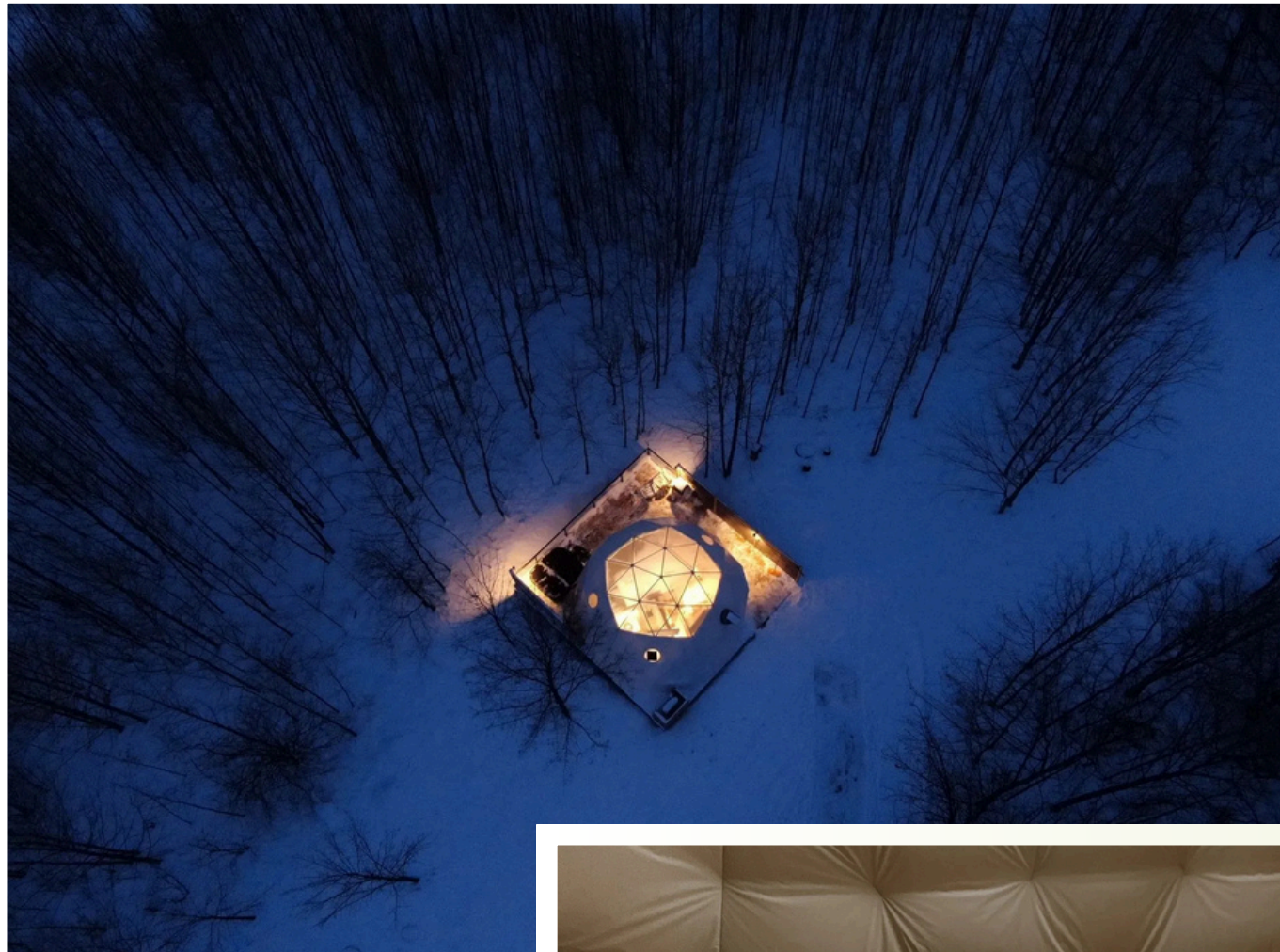
- Focus on Blueberries and Thornless Blackberries
- 2025 Plant Starting Fields
- Build Infrastructure for Production and Agritourism
- 3 Years Until Production
- Picked-For-You Sold Via Farmstand

Future

- Photographer Session Backdrop
- Murals and Sculptures



Glamping Ultimate Outdoor Retreat



Overview

- Upscale Geodesic Domes with built for four-seasons on a full functioning fruit and berry farm
- 8-10 sites in total
- Specific domes and areas for couples and for families built out for their specific use and enjoyment
- Luxury amenities inside and out for each dome with full climate control, premium bedding, kitchen, bath, and sitting area

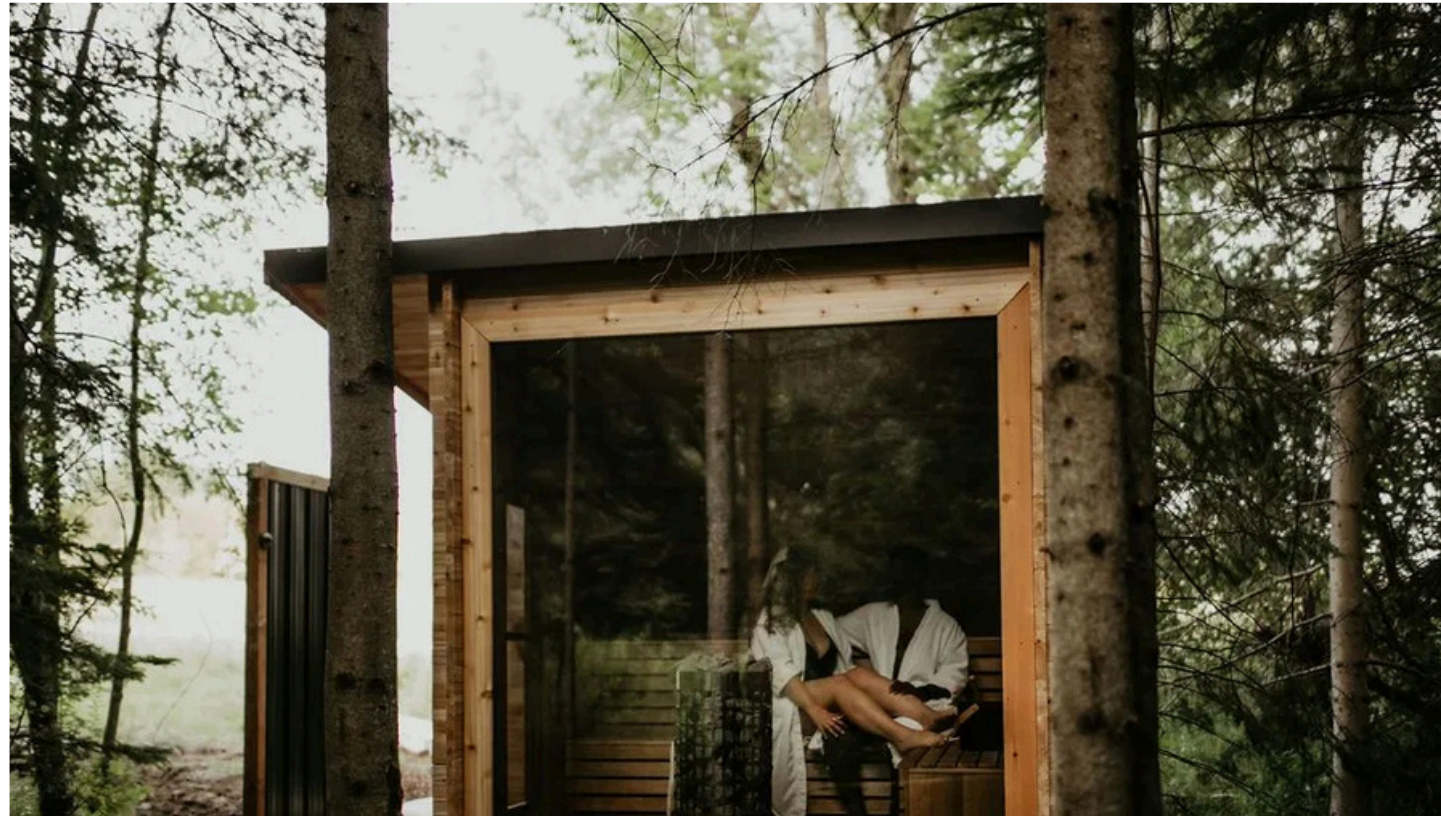


Property Amenities

Property-Wide Amenities

Farm Focused + Hospitality Driven + Local Emphasis

- Wildflower meadow
- Wildlife pond with eagle perch
- Separate couples area
- Family getaway area with natural kids playground
- Wood fired sauna + cold plunge
- Flower and berry farm
- Outdoor gear available for nearby adventures - paddleboards, bikes, sleds, snowshoes
- Walking path around property





Outdoor Dome Amenities

Amenities for Each Dome

- Outdoor hot tub (electric or wood fired)
- Covered outdoor sitting/eating area
- Hammocks
- Premium wood fired firepit
- Grill/pizza oven





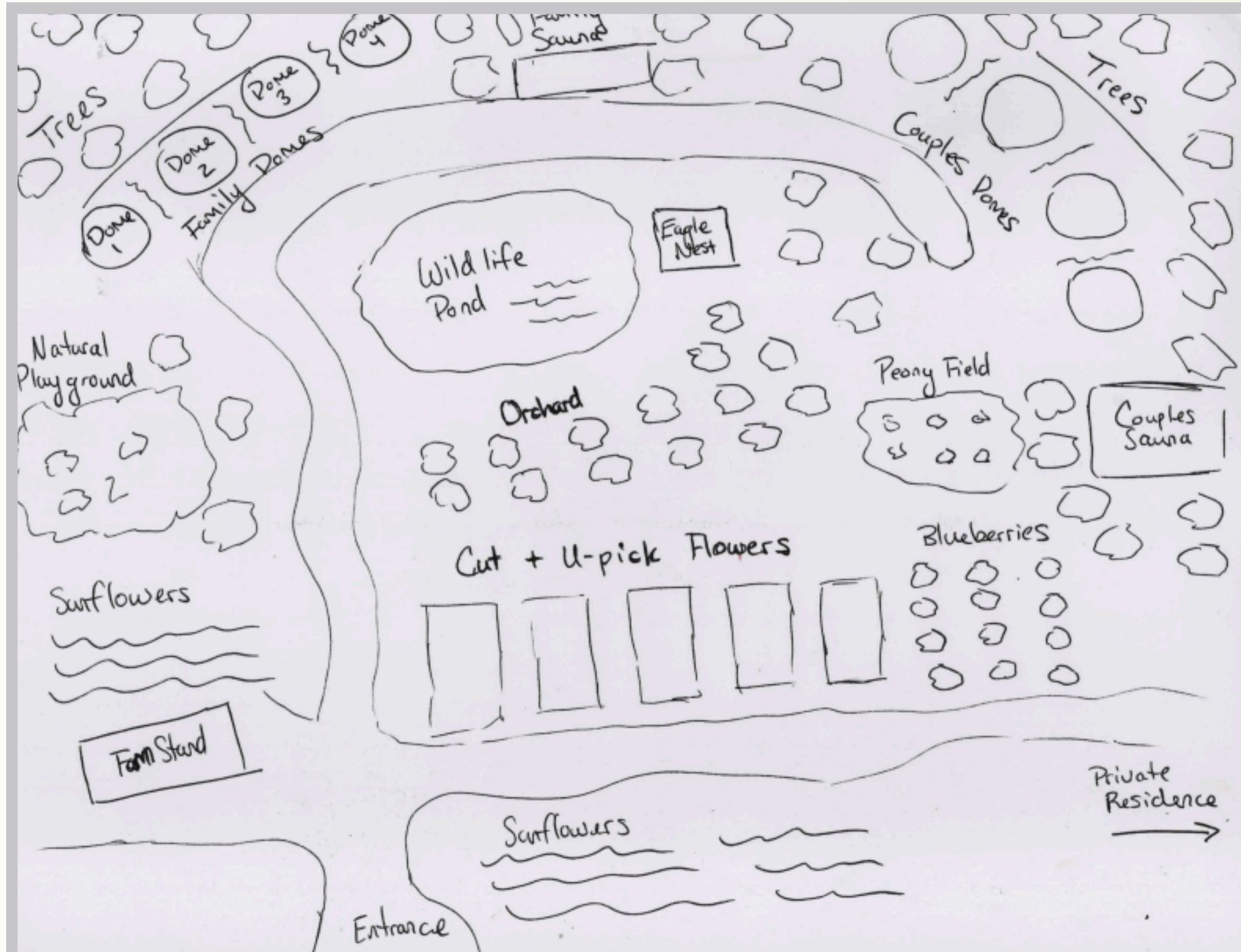
Indoor Dome Amenities



Amenities for Each Dome

- Bay window and skylight give unique connection to nature
- King-size bed with premium bedding
- Heated floors, gas/pellet stove, and mini-split
- Breakfast/Dinner options frozen (local partnership)
- Kitchen with fridge, hot plate, convection oven, sink, and eating area. Stocked with teas, coffees, snacks with local partnerships
- Bathroom with shower and toilet







Site & Dome Construction

Construction Details

- **Site Development**

- Driveway + Parking lot
- Well
- Septic System
- Electric

- **Dome Development**

- Half wall framing
- Plumbing (bathroom & kitchen)
- Radiant Floor (hydronic or electric)
- Septic system



Minutes - *Draft*

Wednesday, January 22, 2025

1. **Call to Order** - *Chair Carolan called the meeting to order at 1:20 p.m.*
2. **Roll Call**

Members Present: *Namrata Carolan, Chair (2024); Denese Belson; Michael Clark; Peter Merritt; Kevin Collins*
Members Absent: *Samuel Fry – Submitted Resignation; Jack McLain – Excused*
Public Present: *Patrick Carolan, Lisa Bernath*
3. **Public Comment** – *Patrick Carolan discussed various concerns regarding a recent newspaper article which commented on the Hillsdale County Planning Commission; He praised Chair Carolan and the Planning Commission as capable and viable; Mr. Carolan also expressed his desire that the County grow and prosper.*
4. **Correspondences**
 - a. *Southern Towers Notification of New Document & Applicant/Consultant Response (October 9, 2024) – No discussion.*
 - b. *Southern Towers New Filing & Notification Consulting Party’s Determination of Effect (November 13, 2024) – No discussion.*
5. **Approval of Minutes** - *Motion by Belson to approve the September 18, 2024 minutes. Second by Merritt. Approved unanimously.*
6. **Approval of Agenda** - *Motion by Belson to approve the January 22, 2025 agenda. Second by Merritt. Approved unanimously.*
7. **Public Hearings** - *No public hearings scheduled.*
8. **Unfinished Business** - *No unfinished business listed.*
9. **New Business**
 - a. *Election of Officers: Chair, Vice-Chair, Secretary - Motion by Belson to nominate Carolan as Chair. Second by Merritt. Approved unanimously. Motion by Clark to nominate Belson as Vice-Chair. Second by Merritt. Approved unanimously. Motion by Belson to nominate Merritt as Secretary. Second by Clark. Approved unanimously.*
 - b. *Review/Amend Rules of Procedure and By-Laws – There was discussion regarding the permissibility of voting on Election of Officers and the Adoption of the Meeting Schedule via email. Carolan clarified it would be a violation of the Open Meetings Act. Carolan stated dates of adoption would need updated. - Motion by Clark to accept the Rules of Procedures and By-Laws for 2025 with no amendments. Second by Merritt. Approved unanimously.*
 - c. *Adopt 2025 Meeting Schedule - Motion by Belson to Adopt 2025 Meeting Schedule as submitted. Second by Merritt. Approved unanimously.*
 - d. **Farmland and Open Space Preservation Program Applications**
 - i. *Amboy Township - Delagrang (Section 33 T8S R3W 78.68 acres m/l)*

Program Type: Farmland Development Rights Agreement - *Motion by Clark to recommend approval of the application. Second by Belson. Approved unanimously.*

- ii. Camden Township - Graber (Section 20 T8S R4W 80 acres m/l)
Program Type: Farmland Development Rights Agreement - *Motion by Clark to recommend approval of the application. Second by Merritt. Approved unanimously.*
- iii. Woodbridge Township - Nye (Section 20 T8S R3W 120 acres m/l)
Program Type: Farmland Development Rights Agreement - *Motion by Clark to recommend approval of the application. Second by Merritt. Approved unanimously.*

10. Any Other Business/On-going Business

- a. 2025 Budget Request Update - *Carolyn discussed 2025 Budget not including funds for Special Projects. It was unclear if \$6000 voted at September 2024 meeting for the Master Plan project was still available. Clark indicated he did not believe County Commissioners were in favor of bringing the \$6000 forward into the 2025 budget. Carolyn suggested they not request more funds for the 2025 budget.*
- b. Continued discussion on update of Master Plan – *There was much discussion. Carolyn stated the Master Plan is a living document and it was not necessary to rewrite the plan; it could be reviewed and updated. Clark stated that it seemed the big objection from the County Commissioners was the Region 2 costs. Carolyn suggested the Planning Commission review and edit the Master plan themselves rather than contracting with Region 2. She stated they could work through the items listed in the Table of Contents, perhaps editing ten items per meeting and by doing so it would save the county money. Belson suggested after the review and edit was completed, they ask Harmony Fierke-Gmazel from Michigan State University Extension to review the document to ensure the edits were done correctly. – Motion by Merritt to begin Review and Edit of the Master Plan at the March 19, 2025 meeting. Second by Clark. Approved unanimously.*
- c. Review of members terms that expired at the end of 2024
 - Townships - *Collins to look into possible candidate for township representative.*
 - Education – *No discussion*
 - *There was additional discussion due to the Resignation of Samuel Fry as the Industrial and Economic Development representative. Carolyn stated that one member of the Planning Commission can be a non-qualified elector of the County. Carolyn will revisit the resignation with Mr. Fry to see if he will reconsider.*

11. Public Comment - None

12. Adjournment - *Motion to adjourn by Merritt. Second by Clark. Approved unanimously to adjourn at 2:24 p.m.*

Peter Merritt, Secretary

Recorded by: Lisa Bernath, Deputy Equalization Director, County of Hillsdale



OFFICE OF THE HILLSDALE COUNTY CLERK

Abe Dane
County Clerk

29 N. Howell Street, Rm 1
Hillsdale, Michigan 49242

Phone: (517) 437-3391
Fax: (517) 437-3392
a.dane@co.hillsdale.mi.us

February 1, 2025

Hillsdale County Planning Commission
C/O Hillsdale County Equalization Dept.
33 McCollum Street
Hillsdale, MI 49242

RE: PA 116 enrollment application for Jennifer Braxmaier in Jefferson Township

Mr. Nick Wheeler,

The Hillsdale County Clerk is in receipt of an application for enrollment in PA 116 from:

JEFFERSON TOWNSHIP

SEC 4 T7S R2W

Parcel #: 30 12 004 200 012 04 7 2

Property Address:
Jennifer L. Braxmaier
2175 S Bird Lake Rd
Osseo, MI 49266

Mailing Address:
Jennifer L. Braxmaier
2175 S Bird Lake Rd
Osseo, MI 49266

Please find enclosed a copy of the application for enrollment.

For me to complete the application, I need a separate letter from the Hillsdale County Planning Commission indicating approval for inclusion of the property within the provisions of PA 116.

Please reply at the earliest possible time. If you have any questions or concerns, please contact me.

Sincerely,

Abraham Dane
County Clerk



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights 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. Refer to the Eligibility and Instructions document before filling out this form.

OFFICIAL USE ONLY
Local Governing Body:
Date Received: 1/29/25
Application No:
State:
Date Received:
Application No:
Approved: Rejected

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

I. Personal Information:

1. Name(s) of Applicant: Braxmaier Jennifer L.
Last First Initial

(If more than two see #15)

2. Mailing Address: 2175 Bird Lake Rd. S. Osseo MI 49266
Street City State Zip Code

3. Phone Number: (Area Code) (517) 610-9770

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

5. E-mail address: jenbraxmaier@gmail.com

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

6. County: Hillsdale 7. Township, City or Village: Jefferson Township

8. Section No. NE 1/4 of Section 4 Town No. T South Range No. 2 West

Parcel # (Tax ID): 3012 004200 012 04 72

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 [X] No
If "Yes", please explain circumstances:

12. Does the applicant own the mineral rights? [X] Yes [] No
If owned by the applicant, are the mineral rights leased? [] Yes [X] 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 [X] No If "Yes", indicate to whom, for what purpose and the number of acres involved:

14. Is land being purchased under land contract [] Yes [X] No: If "Yes", indicate vendor(s):
Name:
Address:

Street City State Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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

<input type="checkbox"/> 2 or more persons having a joint or common interest in the land	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Partnership Association
<input type="checkbox"/> Corporation	<input type="checkbox"/> Trust	
<input type="checkbox"/> Estate		

None

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): CRP, promote conservation of soil + wetlands
livestock, cash crops, conserve natural resources + scenic resources, enhance recreational opportunities

b. Total number of acres on this farm: 55.6

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

d. Acreage in cultivation: 19.

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 22

f. All other acres (swamp, woods, etc.) 14.6

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

No. of Buildings 2 Residence: 1 Barn: 1 Tool Shed: _____

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

Poultry House: 1 Milking Parlor: _____ Milk House: _____

Other: (Indicate) _____

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

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

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

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ 2,000

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

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

V. Signature(s):

20. The undersigned certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

Jennifer Brahmaier
(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

1/27/2025
(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: 1/29/25 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Hillsdale
 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.

Parcel Number (Tax ID): _____

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 Preservation Program, P.O. Box 30449, Lansing, MI 48909

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

<p>Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):</p> <p>COPY SENT TO:</p> <p>____ County or Regional Planning Commission</p> <p>____ Conservation District</p> <p>____ Township (if county has zoning authority)</p>	<p>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</p> <p>____ Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p>____ Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p>____ Map of Farm</p> <p>____ Copy of most recent appraisal record</p> <p>____ Copy of letters from review agencies (if available)</p> <p>____ Any other applicable documents</p>
--	--

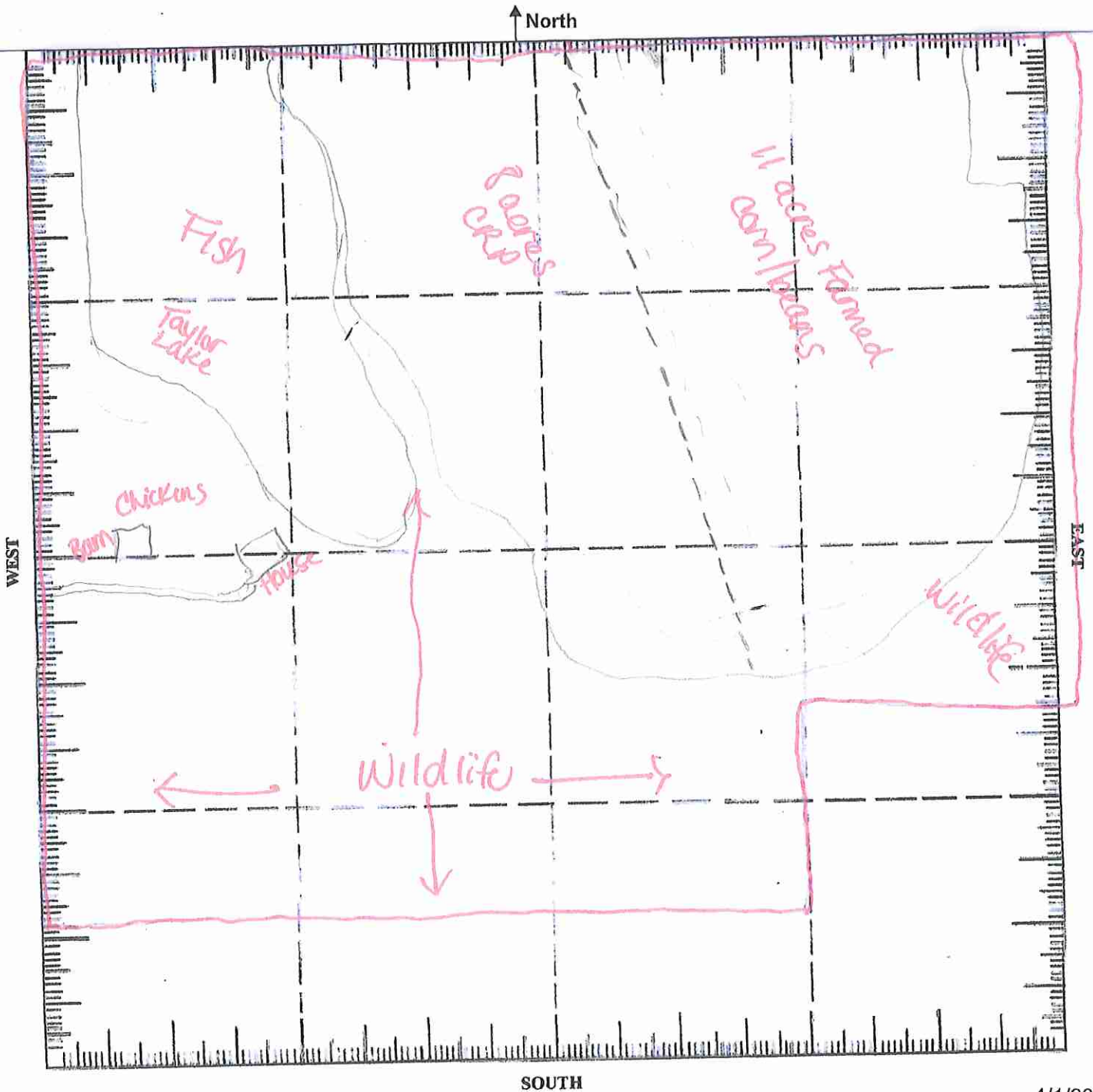
Questions? Please call Farmland Preservation at 517-284-5663

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 Hillsdale
 Township Jefferson
 T 75 R 2 W Section Northeast 1/4 of Section 4





General Property Information

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map and report is a compilation of records, information and data provided by various township, city, village, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map and report acknowledges that the Township/City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the Township/City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of the data provided.

Report and Property Data compiled as of December 1, 2024

Aerial Imagery: March 2020

Parcel ID: 30 12 004 200 012 04 7 2
 Property Address: 2175 S BIRD LAKE RD
 City/Township: JEFFERSON TOWNSHIP
 Village (If Applicable):

Property Class Code: 401
 Property Class Desc: RESIDENTIAL-IMPROVED
 School District Code: 30020
 School District Name: HILLSDALE COMM PUBLIC SCHS

PRE/Qual Ag %:	100%	<u>Last Recorded Deed/Document</u>		<u>State Equalized Value (S.E.V.)</u>		<u>Taxable Value</u>
Assessed Acres:	56.38	Liber/Page:	1686/834	2024:	233,000	197,568
Land Value:	196,592	Document Date:	4/9/2018	2023:	201,700	188,160
Land Imp Value:	8,940			2022:	179,200	179,200
Building Value:	260,391			2021:	193,600	184,231
True Cash Value:	465,923					

Tax Description

COM N1/4 COR TH S 89°17'59"E 1766.57 FT TH S 1147.89 FT TH N 88°20'39"W 452.19 FT TH S 330 FT TO S LN N FRAC1/2 NE1/4 TH N 88°20'39"W 1297.77 FT TO N-S1/4 LN TH N 0°40'50"W 1449.02 FT TO POB SEC 4 T7S R2W 55.6 A M/L

	Summer Taxes 2024 **	Winter Taxes 2024 **	Village Taxes 2024 **
Base Tax:	\$2,144.79	\$2,161.62	\$0.00
Special Asmt:	\$0.00	\$211.63	\$0.00
Admin Fee:	\$21.44	\$21.61	\$0.00
Total Tax:	\$2,166.23	\$2,394.86	\$0.00
Amount Paid:	\$2,166.23	\$0.00	\$0.00
Interest:	\$0.00	\$0.00	\$0.00
Last Date Paid:	8/30/2024		
Balance Due:	\$0.00	\$2,394.86	\$0.00

* Total Delinquent Tax: \$0.00
 * PRE Denial Amount Due: \$0.00

* The amount of Delinquent Tax/PRE Denials above is as of: December 1, 2024. For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

** Contact the appropriate City/Village/Township Treasurer for up to date information.

Claim for Farmland (Qualified Agricultural) Exemption from Some School Operating Taxes

Do you need to file this claim?

If you answer "YES" to either of these questions, you do NOT need to file this form.

- * Is the property vacant and classified by the assessor as agricultural?
(Note: Vacant property classified as agricultural is automatically exempt from some school taxes and the changes will be made on your next tax bill.)
- * Have you already filed the *Principal Residence Exemption Affidavit* (Form 2368) for this property?

If you answered "NO" to both of these questions and the property is used primarily for agricultural purposes but is not classified as agricultural, complete this form and file it with your local township or city by **May 1**.

If your property has a residence or other buildings on it, your assessor may ask you to complete this form, even though it is classified agricultural.

Section 1. File a separate claim for each qualified parcel.			
Name of Owner (first, middle, last) Jennifer L Braxmaier			
Name of Co-Owner (first, middle, last)			
Street Address of Property Claimed 2175 Bird Lake Rd S			
City and State Osseo, MI	ZIP Code 49266	Check one: <input checked="" type="checkbox"/> Township <input type="checkbox"/> City	
Name of Township/City Where Property is Located Jefferson Township	County of Property Hillsdale		
Enter the property tax identification number of the qualified property you are claiming. This number is on your tax bill or your assessment notice. Start at the left and leave any extra spaces blank. Use a full space for any hyphens (-) in the number.			
3	0	1	2
0	0	4	2
0	0	0	1
2	0	4	7
2	0	4	2

Section 2: Farmland.	
a. If this property is not classified as agricultural, is more than 50% of the acreage devoted to an agricultural use? (Skip this question if your property is classified agricultural.)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
b. Does this property include any residences occupied by a person who is not involved in the agricultural operation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
c. If the property includes a residence, has the occupant filed a <i>Principal Residence Exemption Affidavit</i> (Form 2368) for a different residence?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
d. Does this property include any buildings not involved in the agricultural operation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<i>If you answered 'yes' to items 2b, 2c or 2d, part of your property does not qualify. You must enter a percentage in Section 3.</i>	

Section 3: Multi-Purpose Property.
<i>If you answered 'yes' to item 2b, 2c or 2d, give the percentage of the property value that is devoted to agricultural use. Exclude from this percentage the value of any property that does not qualify (see instructions on back). This information is necessary for your township or city to adjust your property taxes properly. (See back for computation.)</i>

Certification: This affidavit is invalid unless it is signed.	
<i>I certify, under penalty of perjury, that I own (or co-own) the property claimed on this affidavit, that it is qualified agricultural property, and that all information is true to the best of my knowledge.</i>	
Owner's Signature 	Date 10-02-2024
Co-owner's Signature	Date
Daytime Phone Number (517) 610-9770	E-mail Address jenbraxmaier@gmail.com

<p align="center">MESSAGE TO TAXPAYER</p> <p>Tax is due December 1st thru February 14th inclusive. After this date penalties & additional collection fees are added. Beginning March 1, 2025 all taxes, except personal property taxes are collected at the County Treasurer's Office with an additional monthly interest rate per state law plus 4% administration fee. Treasurer not responsible for payment on wrong description.</p>	<p align="center">PAYMENT INFORMATION</p> <p>This tax is due by: 02/14/2025</p> <p>Pay by mail to: JEFFERSON TOWNSHIP TREASURER BARBIE KEISER (517) 523-3165 PO BOX 31 OSSEO, MI 49266</p> <p>Princ. Residence Exemption Has Reduced Bill By: 3420.96</p>																																																															
<p align="center">PROPERTY INFORMATION</p> <p>Property Assessed To: BRAXMAIER, JENNIFER L 2175 S BIRD LAKE RD OSSEO, MI 49266</p> <p>Prop #: 30 12 004 200 012 04 7 2 Prop Addr: 2175 S BIRD LAKE RD School: 30020 HILLSDALE COMM PUBLI</p> <p>Property Description: COM N1/4 COR TH S 89°17'59"E 1766.57 FT TH S 1147.89 FT TH N 88°20'39"W 452.19 FT TH S 330 FT TO S LN N FRAC1/2 NE1/4 TH N 88°20'39"W 1297.77 FT TO N-S1/4 LN TH N 0°40'50"W 1449.02 FT TO POB SEC 4 T7S R2W 55.6 A M/L</p>	<p align="center">TAX DETAIL</p> <table style="width:100%;"> <tr> <td>Taxable Value:</td> <td align="right">197,568</td> <td>RESIDENTIAL-IMPRO</td> </tr> <tr> <td>State Equalized Value:</td> <td align="right">233,000</td> <td>Class: 401</td> </tr> <tr> <td>PRE/MBT %..:</td> <td align="right">100</td> <td>Mort Code:</td> </tr> </table> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>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.</p> </div> <table style="width:100%; border-top: 1px solid black;"> <thead> <tr> <th style="text-align: left;">DESCRIPTION</th> <th style="text-align: right;">MILLAGE</th> <th style="text-align: right;">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>SCHOOL OPERATING</td> <td align="right">17.31540</td> <td align="right">EXEMPT</td> </tr> <tr> <td>2023 SINK FUND</td> <td align="right">2.17720</td> <td align="right">430.14</td> </tr> <tr> <td>HILLSDALE ISD</td> <td align="right">0.26280</td> <td align="right">51.92</td> </tr> <tr> <td>HILLSDALE SPC ED</td> <td align="right">2.94920</td> <td align="right">582.66</td> </tr> <tr> <td>HILLSDALE VOC ED</td> <td align="right">1.47460</td> <td align="right">291.33</td> </tr> <tr> <td>COUNTY MED CARE</td> <td align="right">0.58810</td> <td align="right">116.18</td> </tr> <tr> <td>2006 MCF DEBT</td> <td align="right">0.25000</td> <td align="right">49.39</td> </tr> <tr> <td>2022 SENIORS</td> <td align="right">0.99880</td> <td align="right">197.33</td> </tr> <tr> <td>COUNTY AMBULANCE</td> <td align="right">0.83320</td> <td align="right">164.61</td> </tr> <tr> <td>2018 AMBULANCE</td> <td align="right">0.14700</td> <td align="right">29.04</td> </tr> <tr> <td>2018 MENT HEALTH</td> <td align="right">0.49010</td> <td align="right">96.82</td> </tr> <tr> <td>TOWNSHIP TAX</td> <td align="right">0.77040</td> <td align="right">152.20</td> </tr> </tbody> </table> <table style="width:100%; border-top: 1px solid black; margin-top: 10px;"> <tr> <td>Tax Due</td> <td align="right">28.25680</td> <td align="right">2,161.62</td> </tr> <tr> <td>PLEASANT LK #102</td> <td></td> <td align="right">161.63</td> </tr> <tr> <td>FIRE PROTECTION</td> <td></td> <td align="right">50.00</td> </tr> <tr> <td>Admin Fee</td> <td></td> <td align="right">21.61</td> </tr> <tr> <td>Total Amount Due -----></td> <td></td> <td align="right">2,394.86</td> </tr> </table>	Taxable Value:	197,568	RESIDENTIAL-IMPRO	State Equalized Value:	233,000	Class: 401	PRE/MBT %..:	100	Mort Code:	DESCRIPTION	MILLAGE	AMOUNT	SCHOOL OPERATING	17.31540	EXEMPT	2023 SINK FUND	2.17720	430.14	HILLSDALE ISD	0.26280	51.92	HILLSDALE SPC ED	2.94920	582.66	HILLSDALE VOC ED	1.47460	291.33	COUNTY MED CARE	0.58810	116.18	2006 MCF DEBT	0.25000	49.39	2022 SENIORS	0.99880	197.33	COUNTY AMBULANCE	0.83320	164.61	2018 AMBULANCE	0.14700	29.04	2018 MENT HEALTH	0.49010	96.82	TOWNSHIP TAX	0.77040	152.20	Tax Due	28.25680	2,161.62	PLEASANT LK #102		161.63	FIRE PROTECTION		50.00	Admin Fee		21.61	Total Amount Due ----->		2,394.86
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<p align="center">OPERATING FISCAL YEARS</p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <p>County: JAN 1-DEC 31 School: JULY 1-JUNE 30 Township: APRIL 1-MARCH 31 State : OCT 1-SEPT 30</p>																																																																

Please detach along perforation. Keep the top portion.

Mort Code:

Bill # 00094

Pay this tax to:

JEFFERSON TOWNSHIP TREASURER
BARBIE KEISER (517) 523-3165
PO BOX 31
OSSEO, MI 49266

TAXPAYER NOTE: Are your name & mailing address correct?
If not, please make corrections below. Thank You.

Property Addr: 2175 S BIRD LAKE RD

To: BRAXMAIER, JENNIFER L
2175 S BIRD LAKE RD
OSSEO MI 49266

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.

This tax is due by: 02/14/2025
After 02/14/2025, additional interest and fees apply

2024 Winter Tax for Prop #: 30 12 004 200 012 04 7 2

Make Check Payable To: JEFFERSON TOWNSHIP TREASURER

TOTAL AMOUNT DUE: 2,394.86

Amount Remitted: _____



276-18



HILLSDALE COUNTY
APRIL 10, 2018
RECEIPT # 160637

STATE OF MICHIGAN
REAL ESTATE
TRANSFER TAX
Stamp # 19532
\$286.00 - CO
\$1,950.00 - ST

LIBER 1686 PAGE 0834
STATE OF MICHIGAN - HILLSDALE COUNTY
Received 04/10/2018 03:45:38 PM 550906
RECORDED 04/10/2018 03:58:13 PM 1 of 1
BAMBI SOMERLOTT, REGISTER OF DEEDS

WARRANTY DEED Statutory Form - Individuals

KNOW ALL MEN BY THESE PRESENTS: That, Denis Schoenfelt, Attorney in Fact for Carl J. Schoenfelt, a single man

whose address is: 2175 S. Bird Lake Road - Osseo, MI 49266

CONVEY(S) and WARRANT(S) TO: Jennifer L. Braxmaier, a married woman

whose address is: 57 S. Hillsdale Street - Hillsdale, MI 49242

the following described premises situated in the Township of Jefferson, County of Hillsdale and State of Michigan, to-wit:

*1766.57 CC

A parcel of land in the Northeast 1/4 of Section 4, Township 7 South, Range 2 West, described as: Commencing at the North 1/4 corner of said Section 4; South 89° 17' 59" East along the North line of said Section 4, 1,776.57 feet; thence South 1,147.89 feet; thence North 88° 20' 39" West 452.19 feet; thence South 330.00 feet to the South line of the North fractional 1/2 of the Northeast 1/4 of said Section 4; thence North 88° 20' 39" West along the South line of the North fractional 1/2 of the Northeast 1/4 of said Section 4, 1,297.77 feet to the North-South 1/4 line of said Section 4; thence North 0° 40' 50" West along the North-South 1/4 line of said Section 4, 1,449.02 feet to the Point of Beginning.

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, as amended.

for the full consideration of: Two Hundred Sixty Thousand and 00/100 Dollars.....(\$260,000.00)

Subject to: Easements, Right of Way's, Restrictions, Grants, and Reservations, if any. "AS IS, WHERE IS"

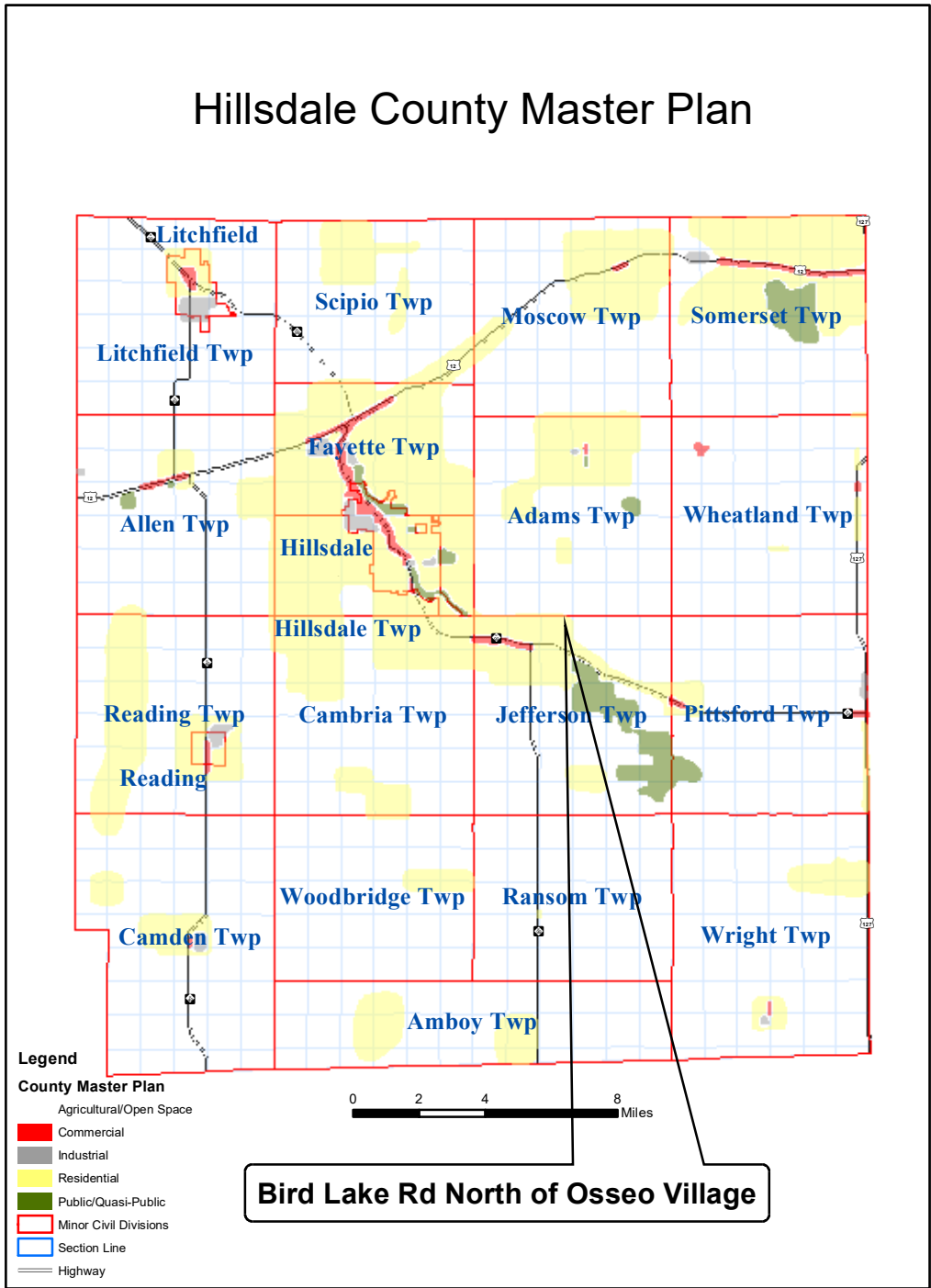
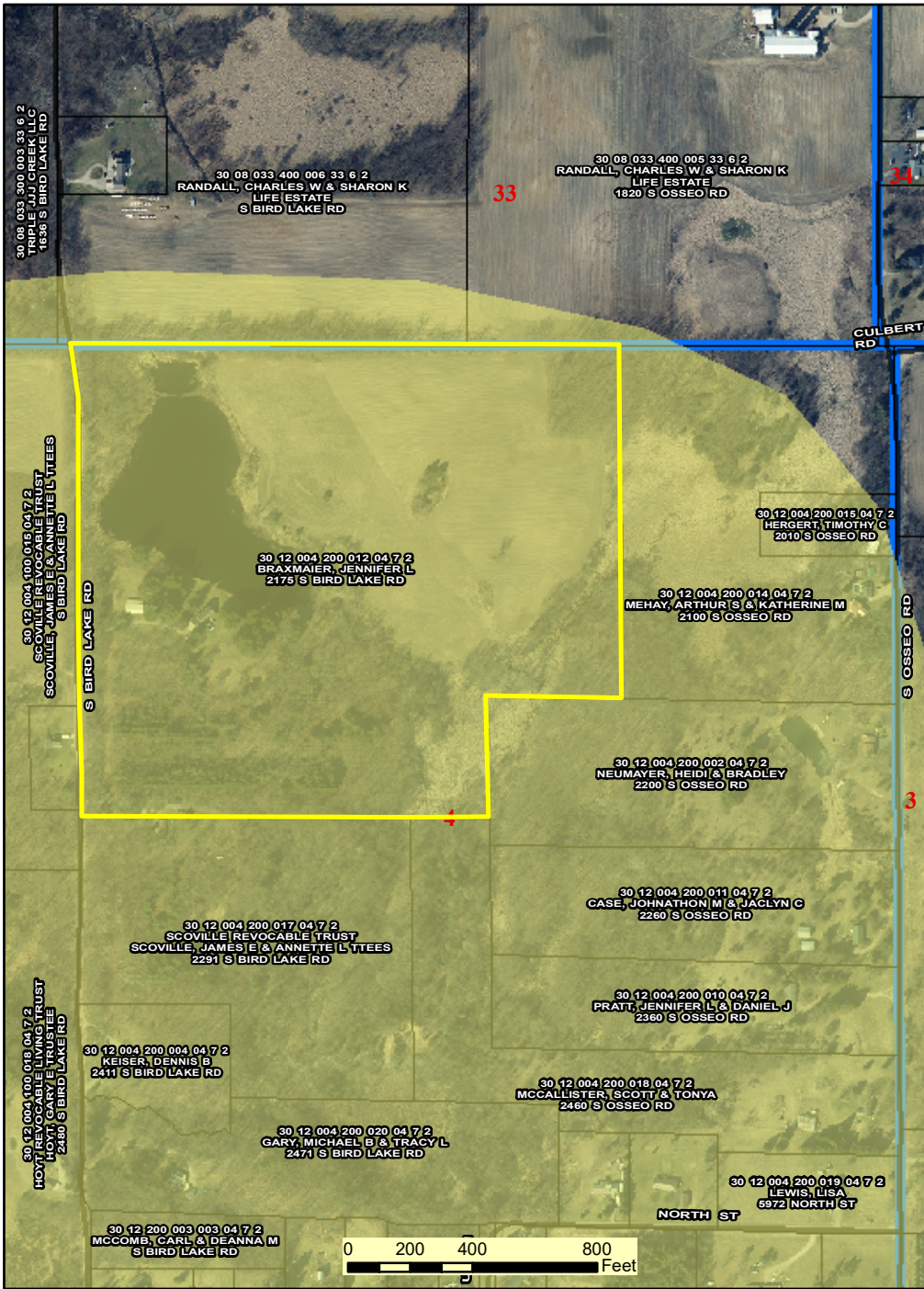
Dated this 9th day of April, 2018.

STATE OF MICHIGAN
County of Hillsdale
Dated 4-10-18
B. Sanford
I hereby certify that there are no tax liens, tax titles or unpaid taxes against said lands for five years preceding the date of said deed. This does not apply to taxes in process of collection by Twp., City or Village Officers.
Signed and Sealed:
Denis Schoenfelt, Attorney in Fact for Carl J. Schoenfelt

The foregoing instrument was acknowledged before me this 9th day of April 2018, by Denis Schoenfelt, Attorney in Fact for Carl J. Schoenfelt.

Prepared by:
Jennifer L. Braxmaier
57 S. Hillsdale Street
Hillsdale, MI 49242
YVONNE FEDRICK
Notary Public, State of Michigan
County of Hillsdale
My Commission Expires 04-23-2022
Acting in the County of Hillsdale
Notary Public, Hillsdale
County Michigan.
My Commission Expires:
Acting in Hillsdale County.

Assisted By Agent: Public Title Company, 25 Budlong Street, Hillsdale, Michigan 49242. Parties to this instrument have appointed Public Title Company as agent to assist in the preparation hereof and approved of the language/content herein.



Farmland & Open Space Preservation Program Application
Program Type: Farmland Development Rights Agreement
Jennifer L Braxmaier
Section 4 T7S R2W 55.6 acres m/l

Created by: Hillsdale County GIS
 Printed: March 2025
 Aerial Imagery: March 2024
 This map is not a survey!





KATHY A FLAUGHER
Township Clerk
Kathyflaughter2017@gmail.com

Reading Township
5355 S Edon Rd
PO Box 298
Reading, MI 49274

COREY BURKE
Township Supervisor
cburkereadingtowhship@gmail.com

Phone: (517)283-3286

RECEIVED

MAR 05 2025

Equalization & Land
Information
Hillsdale County, Michigan

March 1, 2025

Hillsdale County Planning Commission
Attn. Nick Wheeler
33 McCollum St Ste 212
Hillsdale, MI 49242

Dear Mr. Wheeler:

The Office of the Township Clerk is in receipt of an application for enrollment in PA 116 from:
READING TOWNSHIP

Section No.: 2 80 A M/L
Town Number: 7S
Range: R4W

James E & Justine K Galloway
6060 Quackenbush Rd
Reading, MI 49274

Please find enclosed a copy of the application for enrollment.

For me to complete the applications, I need a separate letter from the Natural Resources and Conservation Service indicating approval for enrollment of the property within the provisions of PA 116.

Please reply at the earliest possible time. If you have any questions or concerns, please contact me.

Sincerely,

Kathy Flaughter
Reading Township Clerk
517-398-6161



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights 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. Refer to the Eligibility and Instructions document before filling out this form.

OFFICIAL USE ONLY
Local Governing Body:
Date Received: 2/10/2025
Application No: 2025-04
State:
Date Received:
Application No:
Approved: Rejected

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

I. Personal Information:

1. Name(s) of Applicant: Galloway James E
Last First Initial
(If more than two see #15) Galloway Justine K
Last First Initial

2. Mailing Address: 6060 Quackenbush Reading, MI 49274
Street City State Zip Code

3. Phone Number: (Area Code) (517) 403 1847

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (517) 403 5501

5. E-mail address: justinegalloway828@gmail.com

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

6. County: Hillsdale 7. Township, City or Village: Reading

8. Section No. 2 Town No. TS Range No. 4W

Parcel # (Tax ID): 30 10 002 40000 102 74

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 [X] No
If "Yes", please explain circumstances:

12. Does the applicant own the mineral rights? [X] Yes [] No
If owned by the applicant, are the mineral rights leased? [] Yes [X] 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 [X] No If "Yes", indicate to whom, for what purpose and the number of acres involved:

14. Is land being purchased under land contract [] Yes [X] No: If "Yes", indicate vendor(s):
Name:
Address: Street City State Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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

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

b. Total number of acres on this farm: 80

c. Total number of acres being applied for (if different than above): 80

d. Acreage in cultivation: 53

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

f. All other acres (swamp, woods, etc.) 27

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

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

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

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

Other: (Indicate) _____

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

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

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

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

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

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 25 years

V. Signature(s):

20. The undersigned certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

[Signature]
(Signature of Applicant)
[Signature]
(Co-owner, if Applicable)
11/31/2025
(Date)

(Corporate Name, If Applicable)

(Signature of Corporate Officer)

(Title)

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

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

I. Date Application Received: 2/10/2025 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Reading
 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: [Signature]

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

Parcel Number (Tax ID): 30 10 002 400 001 02 74

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 Preservation Program, P.O. Box 30449, Lansing, MI 48909

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

<p>Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):</p> <p>COPY SENT TO:</p> <p>____ County or Regional Planning Commission</p> <p>____ Conservation District</p> <p>____ Township (if county has zoning authority)</p>	<p>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</p> <p><input checked="" type="checkbox"/> Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p><input type="checkbox"/> Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p><input checked="" type="checkbox"/> Map of Farm</p> <p>____ Copy of most recent appraisal record</p> <p>____ Copy of letters from review agencies (if available)</p> <p>____ Any other applicable documents</p>
--	--

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.

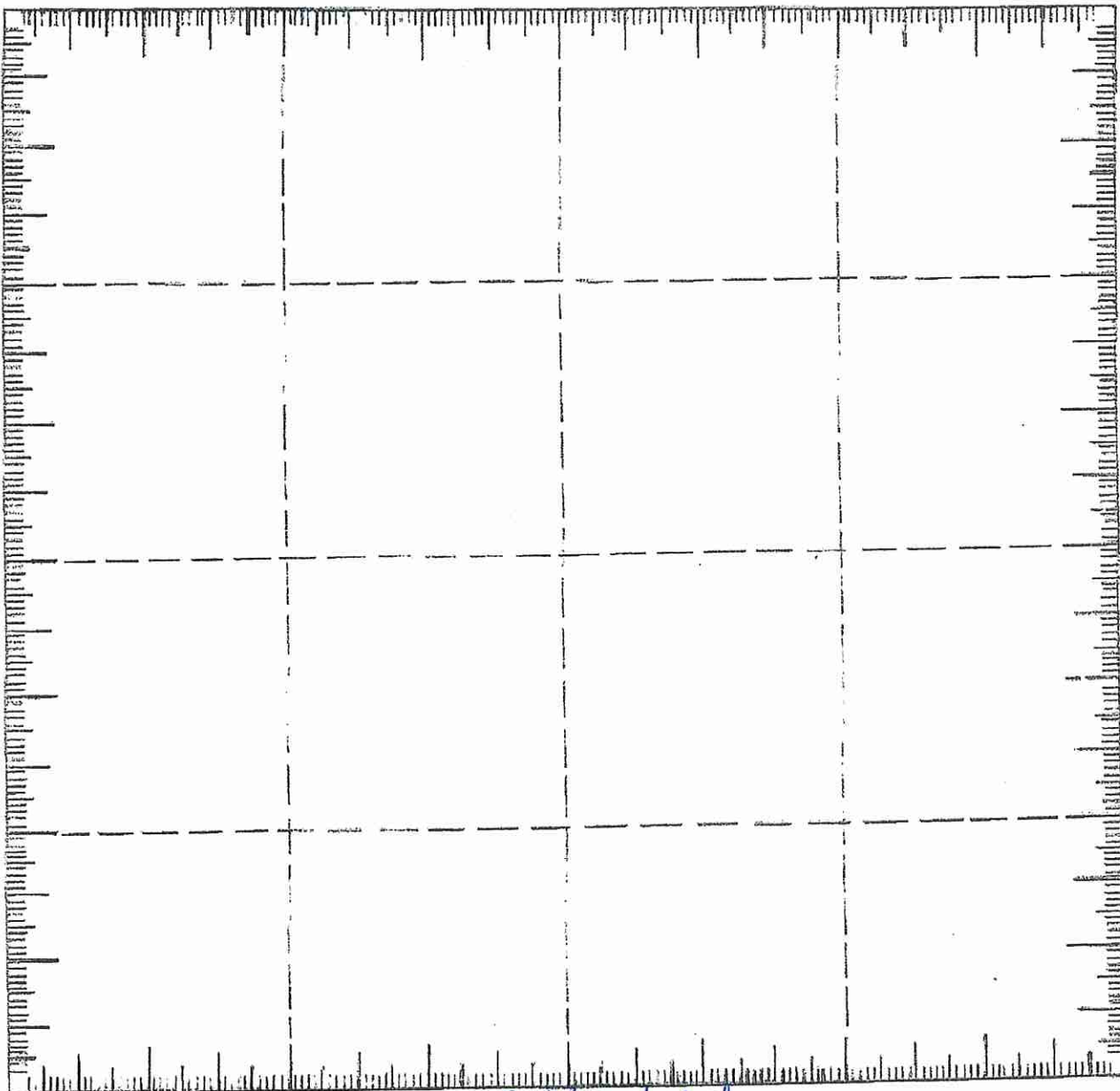
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

.....
County _____

Township _____

T. _____ R. _____ Section _____

↑ North



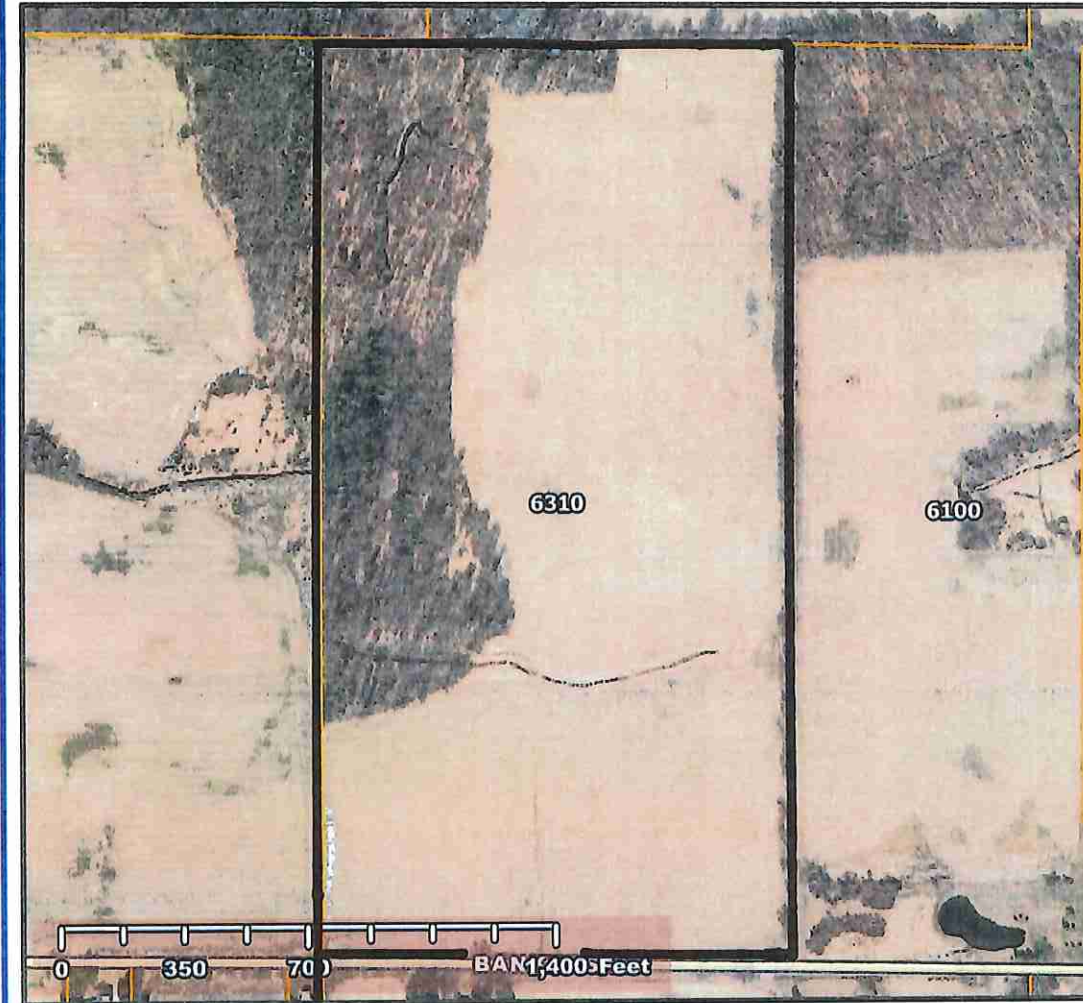
See attached
GIS Map



General Property Information

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map and report is a compilation of records, information and data provided by various township, city, village, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map and report acknowledges that the Township/City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the Township/City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of the data provided.

Report and Property Data compiled as of December 1, 2024
Aerial Imagery: March 2020



Parcel ID: 30 10 002 400 001 02 7 4
Property Address: 6310 BANKERS RD
City/Township: READING TOWNSHIP
Village (If Applicable):

Property Class Code: 101
Property Class Desc: AGRICULTURAL-IMPROVED
School District Code: 30070
School District Name: READING COMMUNITY SCHOOLS

	<u>Last Recorded Deed/Document</u>	<u>State Equalized Value (S.E.V.)</u>	<u>Taxable Value</u>
PRE/Qual Ag %: 100%	Liber/Page: 1478/327	2024: 170,300	55,160
Assessed Acres: 80	Document Date: 1/19/2012	2023: 163,700	52,534
Land Value: 337,300		2022: 170,900	50,033
Land Imp Value: 0		2021: 145,600	48,435
Building Value: 3,273			
True Cash Value: 340,573			

Tax Description

W1/2 SE1/4 SEC 2 T7S R4W 80 A M/L

	Summer Taxes 2024 **	Winter Taxes 2024 **	Village Taxes 2024 **
Base Tax:	\$598.81	\$856.97	\$0.00
Special Asmt:	\$0.00	\$0.00	\$0.00
Admin Fee:	\$5.98	\$8.56	\$0.00
Total Tax:	\$604.79	\$865.53	\$0.00
Amount Paid:	\$604.79	\$0.00	\$0.00
Interest:	\$0.00	\$0.00	\$0.00
Last Date Paid:	8/28/2024		
Balance Due:	\$0.00	\$865.53	\$0.00

* Total Delinquent Tax: \$0.00
 * PRE Denial Amount Due: \$0.00

* The amount of Delinquent Tax/PRE Denials above is as of: December 1, 2024. For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

** Contact the appropriate City/Village/Township Treasurer for up to date information.

Mort Code: 01818

2024 READING TOWNSHIP Winter TAX BILL

Bill #: 00038

Pay this tax to:

READING TOWNSHIP TREASURER
RICK GRIPMAN
PO BOX 298
READING, MI 49274

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.
This tax is due by: 02/14/2025
After 02/14/2025, additional interest and fees apply
2024 Winter Tax for Prop #: 30 10 002 400 001 02 7 4

TAXPAYER NOTE: Are your name & mailing address correct?
If not, please make corrections below. Thank You.

Property Addr: 6310 BANKERS RD

Make Check Payable To: READING TOWNSHIP TREASURER

To: GALLOWAY, JAMES E & JUSTINE K
6060 QUACKENBUSH RD
READING MI 49274

TOTAL AMOUNT DUE: 865.53

Amount Remitted: _____



Please detach along perforation. Keep the bottom portion.

2024 READING TOWNSHIP Winter TAX BILL

Bill #: 00038

MESSAGE TO TAXPAYER		PAYMENT INFORMATION																																																							
<p>Tax is due December 1st thru February 14th inclusive. After this date penalties & additional collection fees are added. Beginning March 1, 2025 all taxes, except personal property taxes are collected at the County Treasurer's Office with an additional monthly interest rate per state law plus 4% administration fee. Treasurer not responsible for payment on wrong description.</p> <p>***If you would like a receipt, please include a self-addressed, stamped envelope with your payment***</p>		<p>This tax is due by: 02/14/2025</p> <p>Pay by mail to: READING TOWNSHIP TREASURER RICK GRIPMAN PO BOX 298 READING, MI 49274</p> <p>Princ. Residence Exemption Has Reduced Bill By: 959.01</p>																																																							
<p>PROPERTY INFORMATION</p> <p>Property Assessed To: GALLOWAY, JAMES E & JUSTINE K 6060 QUACKENBUSH RD READING, MI 49274</p> <p>Prop #: 30 10 002 400 001 02 7 4 Prop Addr: 6310 BANKERS RD School: 30070 READING COMMUNITY SC</p> <p>QUALIFIED AGRICULTURAL PROPERTY EXEMPTION Property Description: W1/2 SE1/4 SEC 2 T7S R4W 80 A M/L</p>		<p>TAX DETAIL</p> <p>Taxable Value: 55,160 AGRICULTURAL-IMPR State Equalized Value: 170,300 Class: 101 PRE/MBT %..: 100</p> <p>Mort Code: 01818</p> <p>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.</p> <table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr><td>SCHOOL OPERATING</td><td>17.38600</td><td>EXEMPT</td></tr> <tr><td>2002 DEBT</td><td>1.31000</td><td>72.25</td></tr> <tr><td>2019 DEBT</td><td>1.81000</td><td>99.83</td></tr> <tr><td>2020 SINK FUND</td><td>1.84480</td><td>101.75</td></tr> <tr><td>HILLSDALE ISD</td><td>0.26280</td><td>14.49</td></tr> <tr><td>HILLSDALE SPC ED</td><td>2.94920</td><td>162.67</td></tr> <tr><td>HILLSDALE VOC ED</td><td>1.47460</td><td>81.33</td></tr> <tr><td>COUNTY MED CARE</td><td>0.58810</td><td>32.43</td></tr> <tr><td>2006 MCF DEBT</td><td>0.25000</td><td>13.79</td></tr> <tr><td>2022 SENIORS</td><td>0.99880</td><td>55.09</td></tr> <tr><td>COUNTY AMBULANCE</td><td>0.83320</td><td>45.95</td></tr> <tr><td>2018 AMBULANCE</td><td>0.14700</td><td>8.10</td></tr> <tr><td>2018 MENT HEALTH</td><td>0.49010</td><td>27.03</td></tr> <tr><td>TOWNSHIP TAX</td><td>0.60340</td><td>33.28</td></tr> <tr><td>2022 VOTED ROADS</td><td>0.99760</td><td>55.02</td></tr> <tr><td>VOTED DIST LIBR</td><td>0.97840</td><td>53.96</td></tr> <tr><td>Tax Due</td><td>32.92400</td><td>856.97</td></tr> </tbody> </table>		DESCRIPTION	MILLAGE	AMOUNT	SCHOOL OPERATING	17.38600	EXEMPT	2002 DEBT	1.31000	72.25	2019 DEBT	1.81000	99.83	2020 SINK FUND	1.84480	101.75	HILLSDALE ISD	0.26280	14.49	HILLSDALE SPC ED	2.94920	162.67	HILLSDALE VOC ED	1.47460	81.33	COUNTY MED CARE	0.58810	32.43	2006 MCF DEBT	0.25000	13.79	2022 SENIORS	0.99880	55.09	COUNTY AMBULANCE	0.83320	45.95	2018 AMBULANCE	0.14700	8.10	2018 MENT HEALTH	0.49010	27.03	TOWNSHIP TAX	0.60340	33.28	2022 VOTED ROADS	0.99760	55.02	VOTED DIST LIBR	0.97840	53.96	Tax Due	32.92400	856.97
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<p>OPERATING FISCAL YEARS</p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <p>County: JAN 1-DEC 31 School: JULY 1-JUNE 30 Township: APRIL 1-MARCH 31 State: OCT 1-SEPT 30</p>		<p>Admin Fee 8.56</p> <p>Total Amount Due -----> 865.53</p>																																																							

CERTIFIED COPY

30-12211512-HIL

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That: Audrey E. Dunton, a woman and Craig A. Dunton, a married man and Soudavanh Dunton, his wife as to dower

the address of which is: 2023 Sifield Greens Way, Sun City Center, FL 33573 and 3411 Lindsey Lane, Zeeland, MI 49464, respectively

convey(s) and warrant(s) to: James E. Galloway and Justine K. Galloway, husband and wife

the address of which is: 6060 Quackenbush Rd., Reading, MI 49274

the following described premises situated in the Township of Reading, County of Hillsdale, State of Michigan, to wit:

The West 1/2 of the Southeast 1/4 of Section 2, Town 7 South, Range 4 West.

also known as Property Address: 6310 Bankers Road, Hillsdale County, MI

Parcel ID No. 30-10-002-400-001-02-7-4

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

The grantor grants to the grantee the right to make (100%) division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967. If no number is inserted, the right to make divisions stays with the portion of the parent tract retained by the grantor; if all of the parent tract is conveyed, then all division rights are granted.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of Two Hundred Thousand and 00/100 Dollars, (***\$200,000.00**) Dollars

Subject to easements and building and use restrictions of record and further subject to any encumbrances that have arisen under or through Grantee since May 23rd, 2007, the date of the land contract pursuant to which this deed is given in fulfillment of and termination of the land contract recorded in Liber 1313, Page 0187 of Deeds, Hillsdale County Records.

CERTIFIED COPY

Dated this 19 day of JANUARY, 2012.

Signed by:

Craig A. Dunton
Craig A. Dunton

Soudavanh Dunton
Soudavanh Dunton

State of : Michigan)
County of : Ottawa)SS.

The foregoing instrument was acknowledged before me on 19th day of JANUARY, 2012
by Craig A. Dunton and Soudavanh Dunton.

Connie Krap
Notary Public: Connie Krap
Notary County: Ottawa, State: MI
Commission Expires: 2/17/2014
Acting In: Ottawa

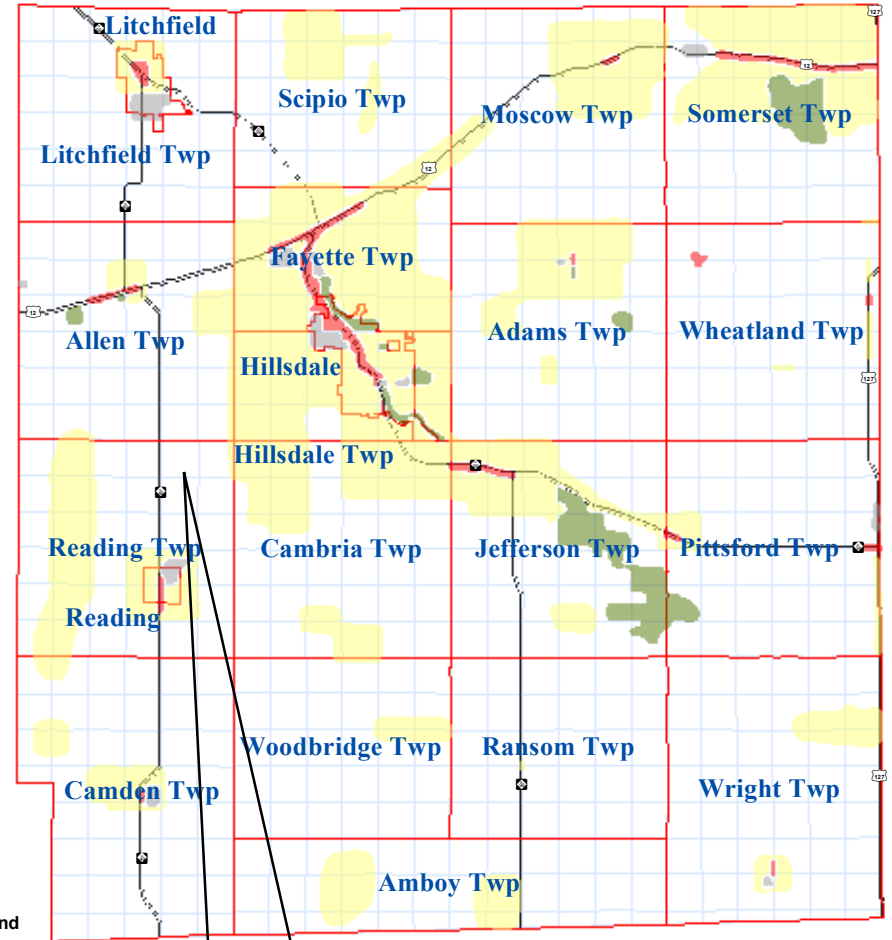
When Recorded return to:
James E. Galloway
Justine K. Galloway
6060 Quackenbush Rd.
Reading, MI 49274

Send Subsequent Tax Bills To:
Grantee

Drafted by:
Audrey E. Dunton
Assisted by: Midstate Title Agency
2023 Sifield Greens Way
Sun City Center, FL 33573



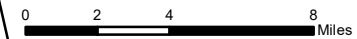
Hillsdale County Master Plan



Legend

County Master Plan

- Agricultural/Open Space
- Commercial
- Industrial
- Residential
- Public/Quasi-Public
- Minor Civil Divisions
- Section Line
- Highway



Bankers Rd East of M-49



Farmland & Open Space Preservation Program Application
Program Type: Farmland Development Rights Agreement
James E & Justine K Galloway
Section 2 T7S R4W 80 acres m/l

Created by: Hillsdale County GIS
 Printed: March 2025
 Aerial Imagery: March 2024
 This map is not a survey!





KATHY A FLAUGHER
Township Clerk
Kathyflaughter2017@gmail.com

COREY BURKE
Township Supervisor
cburkereadingtowhship@gmail.com

Reading Township
5355 S Edon Rd
PO Box 298
Reading, MI 49274

Phone: (517)283-3286

RECEIVED

MAR 05 2025

Equalization & Land
Information
Hillsdale County, Michigan

March 1, 2025

Hillsdale County Planning Commission
Attn. Nick Wheeler
33 McCollum St Ste 212
Hillsdale, MI 49242

Dear Mr. Wheeler:

The Office of the Township Clerk is in receipt of an application for enrollment in PA 116 from:
READING TOWNSHIP

Section No.: 11 40 A M/L
Town Number: 7S
Range: R4W

James E & Justine K Galloway
6060 Quackenbush Rd
Reading, MI 49274

Please find enclosed a copy of the application for enrollment.

For me to complete the applications, I need a separate letter from the Natural Resources and Conservation Service indicating approval for enrollment of the property within the provisions of PA 116.

Please reply at the earliest possible time. If you have any questions or concerns, please contact me.

Sincerely,

Kathy Flaughter
Reading Township Clerk
517-398-6161



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights 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. Refer to the Eligibility and Instructions document before filling out this form.

OFFICIAL USE ONLY	
Local Governing Body:	
Date Received:	<u>2/10/2025</u>
Application No:	<u>2025-02</u>
State:
Date Received:	_____
Application No:	_____
Approved:	_____ Rejected _____

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

I. Personal Information:

1. Name(s) of Applicant: Galloway James E
Last First Initial

(If more than two see #15)

Galloway Justine K
Last First Initial

2. Mailing Address: Cocoo Quackenbush Reading, MI 49274
Street City State Zip Code

3. Phone Number: (Area Code) 517 403 1847

4. Alternative Telephone Number (cell, work, etc.): (Area Code) 517 403 5501

5. E-mail address: justinegalloway828@gmail.com

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

6. County: Hillsdale 7. Township, City or Village: Reading

8. Section No. 11 Town No. 7S Range No. 4N

Parcel # (Tax ID): 30 10 011 400 003 11 74

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(s):

Name: _____

Address: _____
Street City State Zip Code

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

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

Date _____

Signature of Land Contract Vendor(s) (Seller) _____

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

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

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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);
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- c. a specialty farm —————> complete only Sections 16 and 18.

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

CASH CROP

- b. Total number of acres on this farm: 40
- c. Total number of acres being applied for (if different than above): 40
- d. Acreage in cultivation: 8
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 2
- f. All other acres (swamp, woods, etc.): 30
- g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings 6 Residence: 1 Barn: 4 Tool Shed: 1
Silo: _____ Grain Storage Facility: _____ Grain Drying Facility: _____

Poultry House: _____ Milking Parlor: _____ Milk House: _____
Other: (Indicate) _____

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

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

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

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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); 25 years

V. Signature(s):

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[Signature]
(Signature of Applicant)
[Signature]
(Co-owner, If Applicable)
11/31/2025
(Date)

(Corporate Name, If Applicable)

(Signature of Corporate Officer)

(Title)

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

I. Date Application Received: 2/10/2025 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Reading
 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: Kathy Flaugher

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

Parcel Number (Tax ID): 30 10 011400 003 11 74

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 Preservation Program, P.O. Box 30449, Lansing, MI 48909

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

<p>Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):</p> <p>COPY SENT TO:</p> <p><input type="checkbox"/> County or Regional Planning Commission</p> <p><input checked="" type="checkbox"/> Conservation District</p> <p><input checked="" type="checkbox"/> Township (if county has zoning authority)</p>	<p>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</p> <p><input checked="" type="checkbox"/> Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p><input type="checkbox"/> Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p><input checked="" type="checkbox"/> Map of Farm</p> <p><input type="checkbox"/> Copy of most recent appraisal record</p> <p><input type="checkbox"/> Copy of letters from review agencies (if available)</p> <p><input type="checkbox"/> Any other applicable documents</p>
--	--

Questions? Please call Farmland Preservation at 517-254-5663

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.

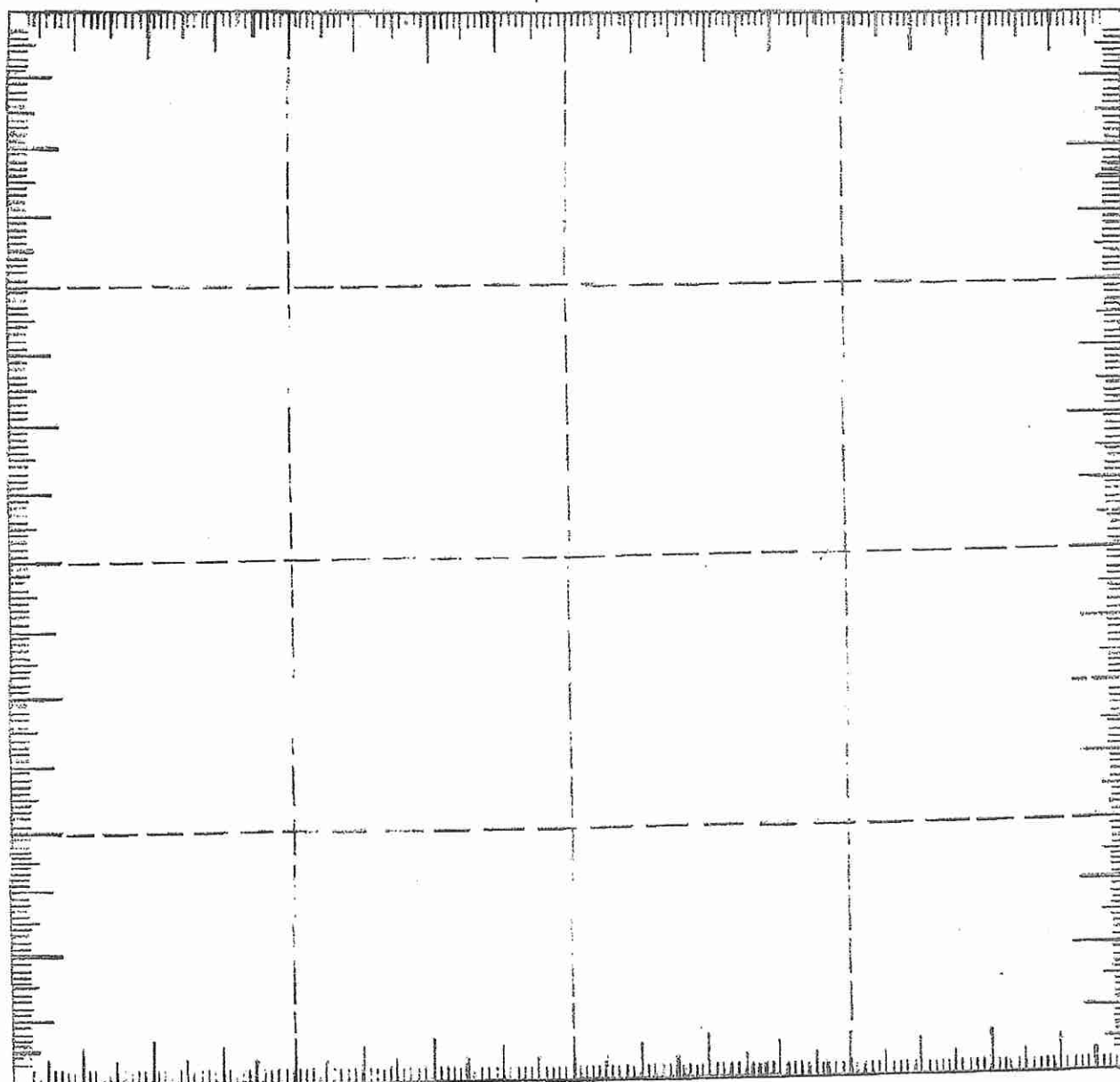
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

.....
County _____

Township _____

T _____ R _____ Section _____

↑ North



see attached
GIS Map

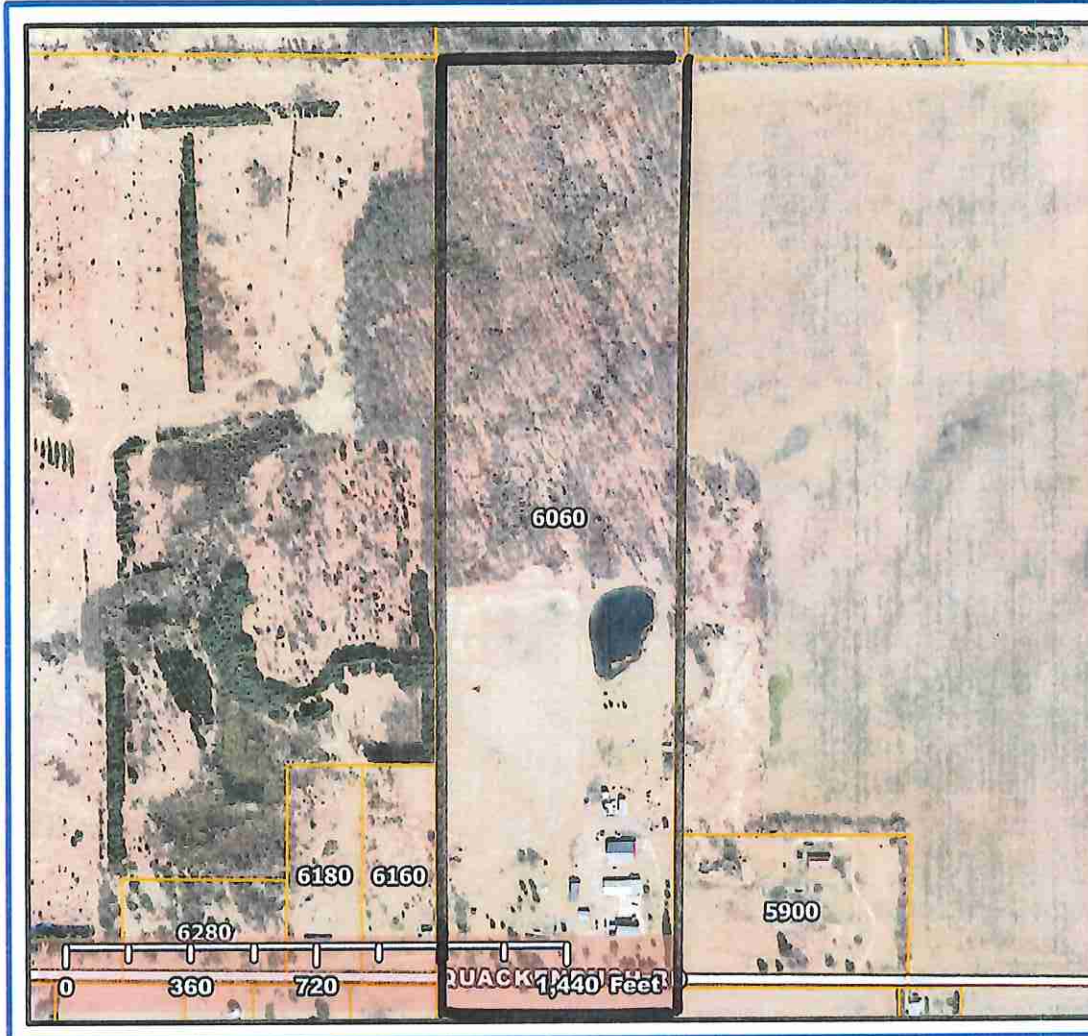


General Property Information

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map and report is a compilation of records, information and data provided by various township, city, village, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map and report acknowledges that the Township/City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the Township/City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of the data provided.

**Report and Property Data
compiled as of
December 1, 2024**

Aerial Imagery: March 2020



Parcel ID: 30 10 011 400 003 11 7 4
Property Address: 6060 QUACKENBUSH RD
City/Township: READING TOWNSHIP
Village (If Applicable):

Property Class Code: 101
Property Class Desc: AGRICULTURAL-IMPROVED
School District Code: 30070
School District Name: READING COMMUNITY SCHOOLS

	<u>Last Recorded Deed/Document</u>	<u>State Equalized Value (S.E.V.)</u>	<u>Taxable Value</u>
PRE/Qual Ag %: 100%	Liber/Page: 1524/351		
Assessed Acres: 40	Document Date: 4/1/2013		
Land Value: 176,900		2024: 196,400	110,238
Land Imp Value: 0		2023: 186,400	104,989
Building Value: 215,946		2022: 178,100	99,990
True Cash Value: 392,846		2021: 150,900	96,796

Tax Description

E1/4 SE1/4 SEC 11 T7S R4W 40 A

	<u>Summer Taxes 2024 **</u>	<u>Winter Taxes 2024 **</u>	<u>Village Taxes 2024 **</u>
Base Tax:	\$1,196.73	\$1,712.81	\$0.00
Special Asmt:	\$0.00	\$0.00	\$0.00
Admin Fee:	\$11.96	\$17.12	\$0.00
Total Tax:	\$1,208.69	\$1,729.93	\$0.00
Amount Paid:	\$1,208.69	\$0.00	\$0.00
Interest:	\$0.00	\$0.00	\$0.00
Last Date Paid:	8/28/2024		
Balance Due:	\$0.00	\$1,729.93	\$0.00

* Total Delinquent Tax: \$0.00
 * PRE Denial Amount Due: \$0.00

* The amount of Delinquent Tax/PRE Denials above is as of: December 1, 2024. For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

** Contact the appropriate City/Village/Township Treasurer for up to date information.

Pay this tax to:
READING TOWNSHIP TREASURER
RICK GRIPMAN
PO BOX 298
READING, MI 49274

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.

This tax is due by: 02/14/2025
After 02/14/2025, additional interest and fees apply

TAXPAYER NOTE: Are your name & mailing address correct?
If not, please make corrections below. Thank You.

2024 Winter Tax for Prop #: 30 10 011 400 003 11 7 4

Property Addr: 6060 QUACKENBUSH RD

Make Check Payable To: READING TOWNSHIP TREASURER

To: GALLOWAY, JAMES & JUSTINE
6060 QUACKENBUSH RD
READING MI 49274

TOTAL AMOUNT DUE: 1,729.93

Amount Remitted: _____



Please detach along perforation. Keep the bottom portion.

<p align="center">MESSAGE TO TAXPAYER</p> <p>Tax is due December 1st thru February 14th inclusive. After this date penalties & additional collection fees are added. Beginning March 1, 2025 all taxes, except personal property taxes are collected at the County Treasurer's Office with an additional monthly interest rate per state law plus 4% administration fee. Treasurer not responsible for payment on wrong description.</p> <p>***If you would like a receipt, please include a self-addressed, stamped envelope with your payment***</p>	<p align="center">PAYMENT INFORMATION</p> <p>This tax is due by: 02/14/2025</p> <p>Pay by mail to: READING TOWNSHIP TREASURER RICK GRIPMAN PO BOX 298 READING, MI 49274</p> <p>Princ. Residence Exemption Has Reduced Bill By: 1916.59</p>																																																															
<p align="center">PROPERTY INFORMATION</p> <p>Property Assessed To: GALLOWAY, JAMES & JUSTINE 6060 QUACKENBUSH RD READING, MI 49274</p> <p>Prop #: 30 10 011 400 003 11 7 4 Prop Addr: 6060 QUACKENBUSH RD School: 30070 READING COMMUNITY SC</p> <p>QUALIFIED AGRICULTURAL PROPERTY EXEMPTION Property Description: E1/4 SE1/4 SEC 11 T7S R4W 40 A</p>	<p align="center">TAX DETAIL</p> <table border="0"> <tr> <td>Taxable Value:</td> <td>110,238</td> <td>AGRICULTURAL-IMPR</td> </tr> <tr> <td>State Equalized Value:</td> <td>196,400</td> <td>Class: 101</td> </tr> <tr> <td>PRE/MBT %..:</td> <td>100</td> <td></td> </tr> </table> <p align="right">Mort Code: 01818</p> <div style="border: 1px solid black; padding: 5px;"> <p>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.</p> </div> <table border="0"> <thead> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr><td>SCHOOL OPERATING</td><td>17.38600</td><td>EXEMPT</td></tr> <tr><td>2002 DEBT</td><td>1.31000</td><td>144.41</td></tr> <tr><td>2019 DEBT</td><td>1.81000</td><td>199.53</td></tr> <tr><td>2020 SINK FUND</td><td>1.84480</td><td>203.36</td></tr> <tr><td>HILLSDALE ISD</td><td>0.26280</td><td>28.97</td></tr> <tr><td>HILLSDALE SPC ED</td><td>2.94920</td><td>325.11</td></tr> <tr><td>HILLSDALE VOC ED</td><td>1.47460</td><td>162.55</td></tr> <tr><td>COUNTY MED CARE</td><td>0.58810</td><td>64.83</td></tr> <tr><td>2006 MCF DEBT</td><td>0.25000</td><td>27.55</td></tr> <tr><td>2022 SENIORS</td><td>0.99880</td><td>110.10</td></tr> <tr><td>COUNTY AMBULANCE</td><td>0.83320</td><td>91.85</td></tr> <tr><td>2018 AMBULANCE</td><td>0.14700</td><td>16.20</td></tr> <tr><td>2018 MENT HEALTH</td><td>0.49010</td><td>54.02</td></tr> <tr><td>TOWNSHIP TAX</td><td>0.60340</td><td>66.51</td></tr> <tr><td>2022 VOTED ROADS</td><td>0.99760</td><td>109.97</td></tr> <tr><td>VOTED DIST LIBR</td><td>0.97840</td><td>107.85</td></tr> <tr><td>Tax Due</td><td>32.92400</td><td>1,712.81</td></tr> </tbody> </table>	Taxable Value:	110,238	AGRICULTURAL-IMPR	State Equalized Value:	196,400	Class: 101	PRE/MBT %..:	100		DESCRIPTION	MILLAGE	AMOUNT	SCHOOL OPERATING	17.38600	EXEMPT	2002 DEBT	1.31000	144.41	2019 DEBT	1.81000	199.53	2020 SINK FUND	1.84480	203.36	HILLSDALE ISD	0.26280	28.97	HILLSDALE SPC ED	2.94920	325.11	HILLSDALE VOC ED	1.47460	162.55	COUNTY MED CARE	0.58810	64.83	2006 MCF DEBT	0.25000	27.55	2022 SENIORS	0.99880	110.10	COUNTY AMBULANCE	0.83320	91.85	2018 AMBULANCE	0.14700	16.20	2018 MENT HEALTH	0.49010	54.02	TOWNSHIP TAX	0.60340	66.51	2022 VOTED ROADS	0.99760	109.97	VOTED DIST LIBR	0.97840	107.85	Tax Due	32.92400	1,712.81
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<p align="center">OPERATING FISCAL YEARS</p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <p>County: JAN 1-DEC 31 School: JULY 1-JUNE 30 Township: APRIL 1-MARCH 31 State: OCT 1-SEPT 30</p>	<p>Admin Fee 17.12</p> <p>Total Amount Due -----> 1,729.93</p>																																																															

WARRANTY DEED

Dessie C. Kinney, Trustee of The Dessie C. Kinney Living Trust, under agreement dated June 9, 2004, whose address 5152 Shore View Cir., Suttons Bay, MI 49682 (Grantor), conveys and warrants to James Galloway and Justine Galloway, husband and wife, whose address is 6060 Quackenbush Rd., Reading, MI 49274, as tenants by the entirety (Grantees), the premises situated in the Township of Reading, County of Hillsdale, and State of Michigan, and legally described as follows:

Parcel 1: The West half of the East half of the Northeast quarter of Section 14, in Township 7 South, Range 4 West, EXCEPTING AND RESERVING a parcel being bounded and described as follows: Commencing at the Northeast corner of Section 14; thence West, along the North line of the Northeast 1/4 of Section 14, 914.00 feet to the Point of Beginning of this description; thence South 300.00 feet; thence West 300.00 feet; thence North 300.00 feet to the North line of the Northeast 1/4 of Section 14; thence East, along said North line of the Northeast 1/4 of Section 14, 300.00 feet to the Point of Beginning.

Parcel 2: The West half of the Northeast quarter of Section 14, EXCEPTING AND RESERVING a parcel of land described as: Commencing at a point on the North Section line of Section 14, which point is 924 feet 6 inches East of the Northwest corner of the East half of the Northeast quarter of the Northwest quarter; thence South 280 feet; thence East 620 feet; thence North 280 feet; thence West 620 feet to the place of beginning. All in Section 14, Township 7 South, Range 4 West.

Parcel 3: The East half of the Northeast quarter of the Northwest quarter of Section 14, in Township 7 South, Range 4 West.

Subject to easements and building-and-use restrictions of record.

For Four Hundred Four Thousand, Two Hundred Twenty and no/100ths (\$404,220.00) Dollars.

Grantor grants to Grantees the right to make all divisions under section 108 of the Land Division Act, MCL 560.108.

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

Dated: APRIL 1, 2013

Dessie C. Kinney
Dessie C. Kinney
Trustee of The Dessie C. Kinney Living Trust

STATE OF MICHIGAN)
LEELANAU COUNTY)

Subscribed and sworn to before me on [date].

1st Vicki A. Kilway

[Notary public's name, as it appears on application for commission]

Notary public, State of Michigan, County of [county]. LEELANAU

My commission expires [date]. 12.14.2016

[If acting in county other than county of commission: Acting in the County of [county].]

Drafted by:
BAPPERT & SENAK, PLLC
By: Stephen C. Bappert, Esq.
16 Budlong St.
Hillsdale, MI 49242
(517) 439-1441

VICKI A. KILWAY
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF LEELANAU
MY COMMISSION EXPIRES DEC. 14, 2016
ACTING IN THE COUNTY OF LEELANAU

EXHIBIT A
LEGAL DESCRIPTION ATTACHMENT

No(s): 7748903300

The real estate in the county or counties of Hillsdale, Michigan, referred to in the Mortgage dated April 02, 2013, executed by: James Galloway and Justine Galloway, husband and wife as Mortgagors, to GreenStone Farm Credit Services, FLCA, as Mortgagee, is described as follows:

Land Situated in Township of Reading, County of Hillsdale, State of Michigan described as follows:

The West half of the East half of the Northeast quarter of Section 14, in Township 7 South, Range 4 West, EXCEPTING AND RESERVING a parcel being bounded and described as follows: Commencing at the Northeast corner of Section 14; thence West, along the North line of the Northeast 1/4 of Section 14, 914.00 feet to the Point of Beginning of this description; thence South 300.00 feet; thence West 300.00 feet; thence North 300.00 feet to the North line of the Northeast 1/4 of Section 14; thence East, along said North line of the Northeast 1/4 of Section 14, 300.00 feet to the Point of Beginning.

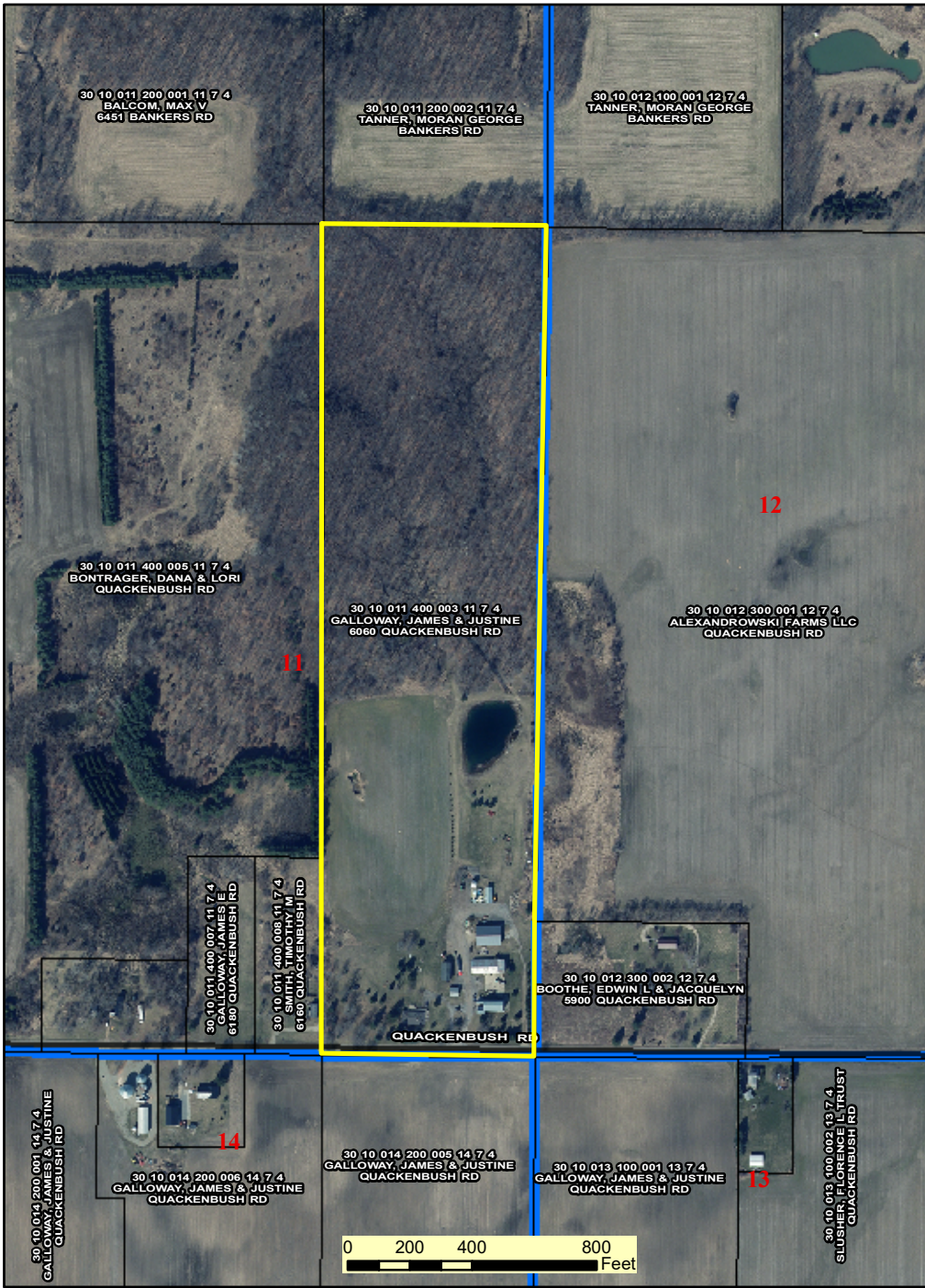
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The East half of the Northeast quarter of the Northwest quarter of Section 14, in Township 7 South, Range 4 West.

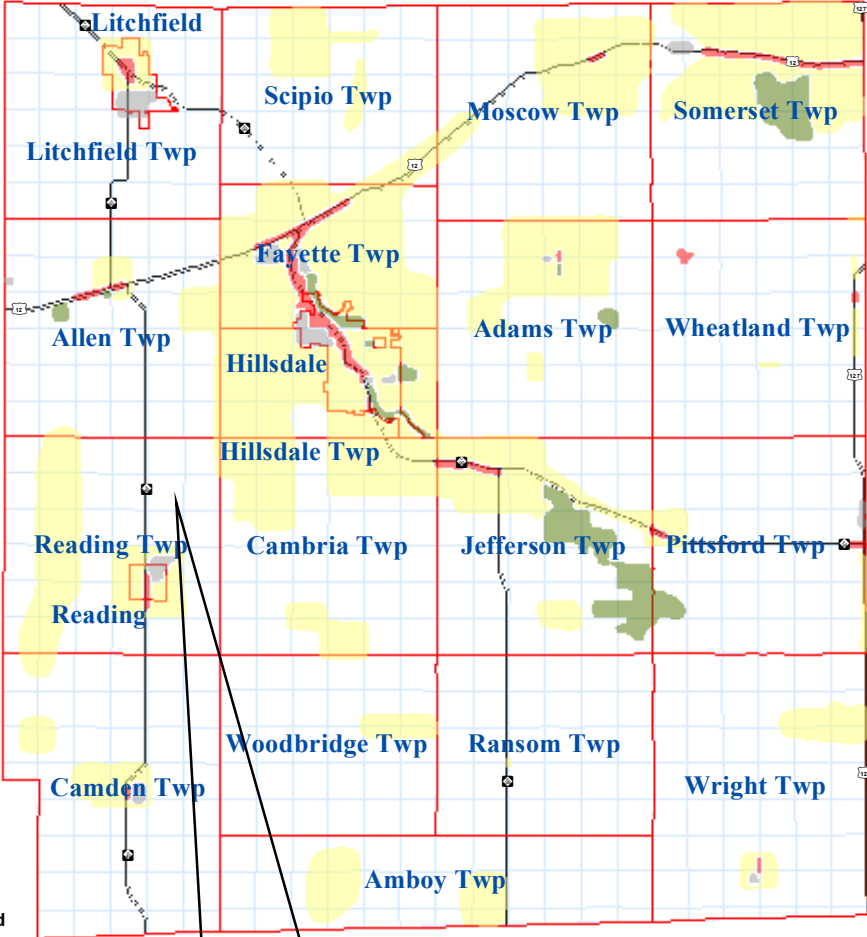
The East one half of the East one half of the Southeast quarter of Section Eleven (11) Township Seven South, Range Four West, and the West half of the West half of the Northwest quarter of Section Thirteen (13) Township Seven South, Range Four West, and the East half of the East half of the Northeast quarter of Section Fourteen (14) Township Seven South, Range Four West.

Subject to existing easements, highways and restrictions of record.

Tax Parcel ID No(s): 30-10-014-200-004-14-7-4
30-10-014-200-001-14-7-4
30-10-011-400-003-11-7-4
30-10-013-100-001-13-7-4
30-10-014-200-005-14-7-4



Hillsdale County Master Plan



Legend

County Master Plan

- Agricultural/Open Space
- Commercial
- Industrial
- Residential
- Public/Quasi-Public
- Minor Civil Divisions
- Section Line
- Highway



Quackenbush Rd West of Sand Lake Rd & East of M-49



Farmland & Open Space Preservation Program Application
Program Type: Farmland Development Rights Agreement
James E & Justine K Galloway
Section 11 T7S R4W 40 acres m/l

Created by: Hillsdale County GIS
 Printed: March 2025
 Aerial Imagery: March 2024
 This map is not a survey!





KATHY A FLAUGHER
Township Clerk
Kathyflaugher2017@gmail.com

COREY BURKE
Township Supervisor
cburkereadingtowhship@gmail.com

Reading Township
5355 S Edon Rd
PO Box 298
Reading, MI 49274

Phone: (517)283-3286

RECEIVED

MAR 05 2025

Equalization & Land
Information
Hillsdale County, Michigan

March 1, 2025

Hillsdale County Planning Commission
Attn. Nick Wheeler
33 McCollum St Ste 212
Hillsdale, MI 49242

Dear Mr. Wheeler:

The Office of the Township Clerk is in receipt of an application for enrollment in PA 116 from:
READING TOWNSHIP

Section No.: 14 95 A M/L
Town Number: 7S
Range: R4W

James E & Justine K Galloway
6060 Quackenbush Rd
Reading, MI 49274

Please find enclosed a copy of the application for enrollment.

For me to complete the applications, I need a separate letter from the Natural Resources and Conservation Service indicating approval for enrollment of the property within the provisions of PA 116.

Please reply at the earliest possible time. If you have any questions or concerns, please contact me.

Sincerely,

Kathy Flaugher
Reading Township Clerk
517-398-6161



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights 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. Refer to the Eligibility and Instructions document before filling out this form.

OFFICIAL USE ONLY
Local Governing Body:
Date Received: 2/10/2025
Application No: 2025-03
State:
Date Received:
Application No:
Approved: Rejected

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

I. Personal Information:

1. Name(s) of Applicant: Galloway James E
Last First Initial

(If more than two see #15) Galloway Justine K
Last First Initial

2. Mailing Address: 6060 Quackenbush Reading, MI 49274
Street City State Zip Code

3. Phone Number: (Area Code) (517) 403 1847

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (517) 403 5501

5. E-mail address: justinegalloway828@gmail.com

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

6. County: Hillsdale 7. Township, City or Village: Reading

8. Section No. 14 Town No. 7S Range No. 4N

Parcel # (Tax ID): 30 10 014 200 001 14 74

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 [X] No
If "Yes", please explain circumstances:

12. Does the applicant own the mineral rights? [X] Yes [] No
If owned by the applicant, are the mineral rights leased? [] Yes [X] 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 [X] No If "Yes", indicate to whom, for what purpose and the number of acres involved:

14. Is land being purchased under land contract [] Yes [X] No: If "Yes", indicate vendor(s):
Name:
Address:
Street City State Zip Code

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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

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

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

Name: _____ 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 crop
- b. Total number of acres on this farm: 95
- c. Total number of acres being applied for (if different than above): 95
- d. Acreage in cultivation: _____
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____
- f. All other acres (swamp, woods, etc.) _____
- g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings Residence: _____ Barn: _____ Tool Shed: _____
 Silo: _____ Grain Storage Facility: _____ Grain Drying Facility: _____
 Poultry House: _____ Milking Parlor: _____ Milk House: _____
 Other: (Indicate) _____

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

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

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

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

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

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 25 years

V. Signature(s):

20. The undersigned certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

[Signature]
(Signature of Applicant)
[Signature]
(Co-owner, if Applicable)
1/3/2025
(Date)

(Corporate Name, if Applicable)

(Signature of Corporate Officer)

(Title)

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

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

I. Date Application Received: 2/10/2025 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Reading
 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: Kathy Stauffer

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

Parcel Number (Tax ID): 30 10 014 200 001 14 7 4

II. Please verify the following:

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

<p>Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):</p>	<p>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</p>
<p>COPY SENT TO:</p>	<p><input checked="" type="checkbox"/> Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p>
<p>____ County or Regional Planning Commission</p>	<p><input checked="" type="checkbox"/> Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p>
<p>____ Conservation District</p>	<p><input checked="" type="checkbox"/> Map of Farm</p>
<p>____ Township (if county has zoning authority)</p>	<p>____ Copy of most recent appraisal record</p>
	<p>____ Copy of letters from review agencies (if available)</p>
	<p>____ Any other applicable documents</p>

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.

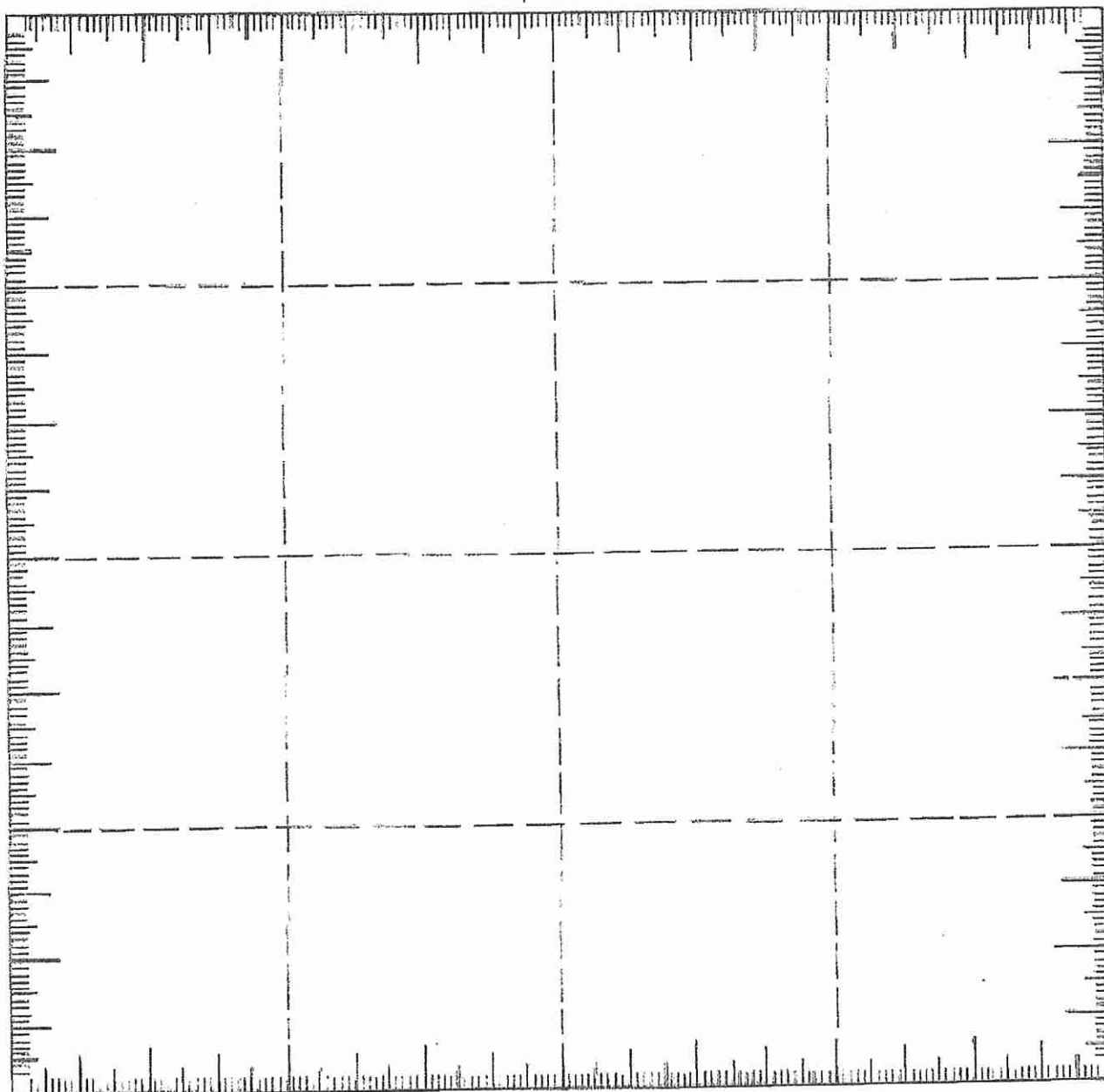
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

.....
County _____

Township _____

T _____ R _____ Section _____

↑ North



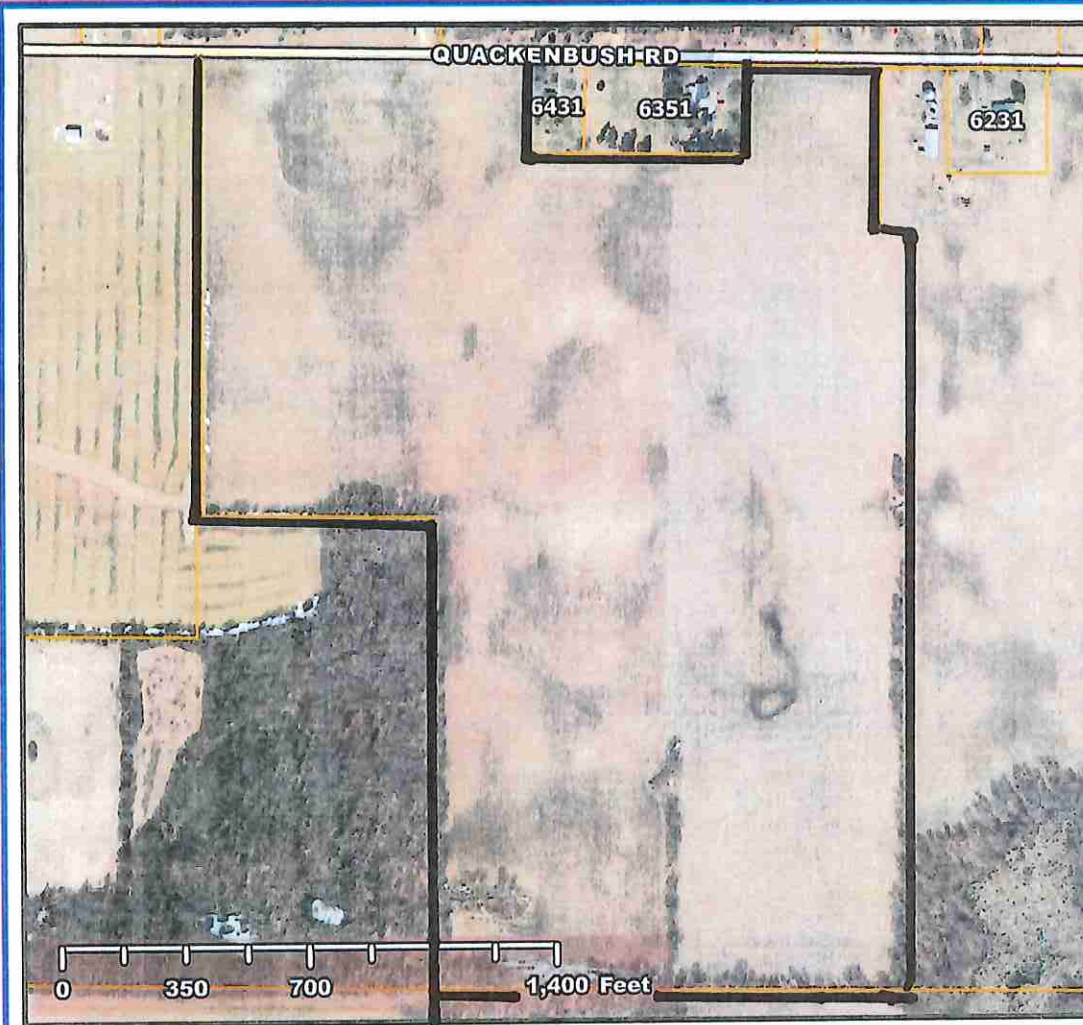
See attached
GIS map



General Property Information

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map and report is a compilation of records, information and data provided by various township, city, village, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map and report acknowledges that the Township/City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the Township/City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of the data provided.

**Report and Property Data
compiled as of
December 1, 2024**
Aerial Imagery: March 2020



Parcel ID: 30 10 014 200 001 14 7 4
Property Address: QUACKENBUSH RD
City/Township: READING TOWNSHIP
Village (If Applicable):

Property Class Code: 102
Property Class Desc: AGRICULTURAL-VACANT
School District Code: 30070
School District Name: READING COMMUNITY SCHOOLS

	<u>Last Recorded Deed/Document</u>	<u>State Equalized Value (S.E.V.)</u>	<u>Taxable Value</u>
PRE/Qual Ag %: 100%	Liber/Page: 1524/352	2024: 197,500	53,890
Assessed Acres: 95	Document Date: 4/1/2013	2023: 197,300	51,324
Land Value: 394,968		2022: 199,800	48,880
Land Imp Value: 0		2021: 177,000	47,319
Building Value: 0			
True Cash Value: 394,968			

Tax Description

W1/2 NE1/4 EXC 1 A IN NE COR 88 FT E & W BY 495 FT N & S ALSO EXC COM ON N SEC LN 924.5 FT E OF NW COR E1/2 NE1/4 NW1/4 TH S 280 FT TH E 620 FT TH N 280 FT TH W 620 FT TO POB & E1/2 NE1/4 NW1/4 SEC 14 T7S R4W 95 A

	Summer Taxes 2024 **	Winter Taxes 2024 **	Village Taxes 2024 **
Base Tax:	\$585.02	\$837.29	\$0.00
Special Asmt:	\$0.00	\$0.00	\$0.00
Admin Fee:	\$5.85	\$8.37	\$0.00
Total Tax:	\$590.87	\$845.66	\$0.00
Amount Paid:	\$590.87	\$0.00	\$0.00
Interest:	\$0.00	\$0.00	\$0.00
Last Date Paid:	8/28/2024		
Balance Due:	\$0.00	\$845.66	\$0.00

* Total Delinquent Tax: \$0.00
 * PRE Denial Amount Due: \$0.00

* The amount of Delinquent Tax/PRE Denials above is as of: December 1, 2024. For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

** Contact the appropriate City/Village/Township Treasurer for up to date information.

Mort Code: 01818

2024 READING TOWNSHIP Winter TAX BILL

Bill #: 00412

Pay this tax to:
READING TOWNSHIP TREASURER
RICK GRIPMAN
PO BOX 298
READING, MI 49274

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.
This tax is due by: 02/14/2025
After 02/14/2025, additional interest and fees apply
2024 Winter Tax for Prop #: 30 10 014 200 001 14 7 4

TAXPAYER NOTE: Are your name & mailing address correct?
If not, please make corrections below. Thank You.

Property Addr: QUACKENBUSH RD

Make Check Payable To: READING TOWNSHIP TREASURER

To: GALLOWAY, JAMES & JUSTINE
6060 QUACKENBUSH RD
READING MI 49274

TOTAL AMOUNT DUE: 845.66

Amount Remitted: _____



Please detach along perforation. Keep the bottom portion.

2024 READING TOWNSHIP Winter TAX BILL

Bill #: 00412

MESSAGE TO TAXPAYER		PAYMENT INFORMATION																																																							
<p>Tax is due December 1st thru February 14th inclusive. After this date penalties & additional collection fees are added. Beginning March 1, 2025 all taxes, except personal property taxes are collected at the County Treasurer's Office with an additional monthly interest rate per state law plus 4% administration fee. Treasurer not responsible for payment on wrong description.</p> <p>***If you would like a receipt, please include a self-addressed, stamped envelope with your payment***</p>		<p>This tax is due by: 02/14/2025</p> <p>Pay by mail to: READING TOWNSHIP TREASURER RICK GRIPMAN PO BOX 298 READING, MI 49274</p> <p>Princ. Residence Exemption Has Reduced Bill By: 936.93</p>																																																							
<p>PROPERTY INFORMATION</p> <p>Property Assessed To: GALLOWAY, JAMES & JUSTINE 6060 QUACKENBUSH RD READING, MI 49274</p> <p>Prop #: 30 10 014 200 001 14 7 4 Prop Addr: QUACKENBUSH RD School: 30070 READING COMMUNITY SC</p> <p>QUALIFIED AGRICULTURAL PROPERTY EXEMPTION Property Description: W1/2 NE1/4 EXC 1 A IN NE COR 88 FT E & W BY 495 FT N & S ALSO EXC COM ON N SEC LN 924.5 FT E OF NW COR E1/2 NE1/4 NW1/4 TH S 280 FT TH E 620 FT TH N 280 FT TH W 620 FT TO POB & E1/2 NE1/4 NW1/4 SEC 14 T7S R4W 95 A</p>		<p>TAX DETAIL</p> <p>Taxable Value: 53,890 AGRICULTURAL-VACA State Equalized Value: 197,500 Class: 102 PRE/MBT %..: 100</p> <p>Mort Code: 01818</p> <p>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.</p> <table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr><td>SCHOOL OPERATING</td><td>17.38600</td><td>EXEMPT</td></tr> <tr><td>2002 DEBT</td><td>1.31000</td><td>70.59</td></tr> <tr><td>2019 DEBT</td><td>1.81000</td><td>97.54</td></tr> <tr><td>2020 SINK FUND</td><td>1.84480</td><td>99.41</td></tr> <tr><td>HILLSDALE ISD</td><td>0.26280</td><td>14.16</td></tr> <tr><td>HILLSDALE SPC ED</td><td>2.94920</td><td>158.93</td></tr> <tr><td>HILLSDALE VOC ED</td><td>1.47460</td><td>79.46</td></tr> <tr><td>COUNTY MED CARE</td><td>0.58810</td><td>31.69</td></tr> <tr><td>2006 MCF DEBT</td><td>0.25000</td><td>13.47</td></tr> <tr><td>2022 SENIORS</td><td>0.99880</td><td>53.82</td></tr> <tr><td>COUNTY AMBULANCE</td><td>0.83320</td><td>44.90</td></tr> <tr><td>2018 AMBULANCE</td><td>0.14700</td><td>7.92</td></tr> <tr><td>2018 MENT HEALTH</td><td>0.49010</td><td>26.41</td></tr> <tr><td>TOWNSHIP TAX</td><td>0.60340</td><td>32.51</td></tr> <tr><td>2022 VOTED ROADS</td><td>0.99760</td><td>53.76</td></tr> <tr><td>VOTED DIST LIBR</td><td>0.97840</td><td>52.72</td></tr> <tr><td>Tax Due</td><td>32.92400</td><td>837.29</td></tr> </tbody> </table>		DESCRIPTION	MILLAGE	AMOUNT	SCHOOL OPERATING	17.38600	EXEMPT	2002 DEBT	1.31000	70.59	2019 DEBT	1.81000	97.54	2020 SINK FUND	1.84480	99.41	HILLSDALE ISD	0.26280	14.16	HILLSDALE SPC ED	2.94920	158.93	HILLSDALE VOC ED	1.47460	79.46	COUNTY MED CARE	0.58810	31.69	2006 MCF DEBT	0.25000	13.47	2022 SENIORS	0.99880	53.82	COUNTY AMBULANCE	0.83320	44.90	2018 AMBULANCE	0.14700	7.92	2018 MENT HEALTH	0.49010	26.41	TOWNSHIP TAX	0.60340	32.51	2022 VOTED ROADS	0.99760	53.76	VOTED DIST LIBR	0.97840	52.72	Tax Due	32.92400	837.29
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<p>OPERATING FISCAL YEARS</p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <p>County: JAN 1-DEC 31 School: JULY 1-JUNE 30 Township: APRIL 1-MARCH 31 State: OCT 1-SEPT 30</p>		<p>Admin Fee 8.37</p> <p>Total Amount Due -----> 845.66</p>																																																							

WARRANTY DEED

Dessie C. Kinney, Trustee of The Dessie C. Kinney Living Trust, under agreement dated June 9, 2004, whose address 5152 Shore View Cir., Suttons Bay, MI 49682 (Grantor), conveys and warrants to James Galloway and Justine Galloway, husband and wife, whose address is 6060 Quackenbush Rd., Reading, MI 49274, as tenants by the entirety (Grantees), the premises situated in the Township of Reading, County of Hillsdale, and State of Michigan, and legally described as follows:

Parcel 1: The West half of the East half of the Northeast quarter of Section 14, in Township 7 South, Range 4 West, EXCEPTING AND RESERVING a parcel being bounded and described as follows: Commencing at the Northeast corner of Section 14; thence West, along the North line of the Northeast 1/4 of Section 14, 914.00 feet to the Point of Beginning of this description; thence South 300.00 feet; thence West 300.00 feet; thence North 300.00 feet to the North line of the Northeast 1/4 of Section 14; thence East, along said North line of the Northeast 1/4 of Section 14, 300.00 feet to the Point of Beginning.

Parcel 2: The West half of the Northeast quarter of Section 14, EXCEPTING AND RESERVING a parcel of land described as: Commencing at a point on the North Section line of Section 14, which point is 924 feet 6 inches East of the Northwest corner of the East half of the Northeast quarter of the Northwest quarter; thence South 280 feet; thence East 620 feet; thence North 280 feet; thence West 620 feet to the place of beginning. All in Section 14, Township 7 South, Range 4 West.

Parcel 3: The East half of the Northeast quarter of the Northwest quarter of Section 14, in Township 7 South, Range 4 West.

Subject to easements and building-and-use restrictions of record.

For Four Hundred Four Thousand, Two Hundred Twenty and no/100ths (\$404,220.00) Dollars.

Grantor grants to Grantees the right to make all divisions under section 108 of the Land Division Act, MCL 560.108.

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

Dated: APRIL 1, 2013

Dessie C. Kinney
Dessie C. Kinney
Trustee of The Dessie C. Kinney Living Trust

STATE OF MICHIGAN)
LEELANAU COUNTY)

Subscribed and sworn to before me on [date].

1/s/ Vicki A. Kilway
[Notary public's name, as it appears on application for commission]
Notary public, State of Michigan, County of [county]. LEELANAU
My commission expires [date]. 12-14-2016
[If acting in county other than county of commission: Acting in the County of [county].]

Drafted by:
BAPPERT & SENAK, PLLC
By: Stephen C. Bappert, Esq.
16 Budlong St.
Hillsdale, MI 49242
(517) 439-1441

VICKI A. KILWAY
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF LEELANAU
MY COMMISSION EXPIRES DEC. 14, 2016
ACTING IN THE COUNTY OF LEELANAU

**EXHIBIT A
LEGAL DESCRIPTION ATTACHMENT**

No(s): 7748903300

The real estate in the county or counties of Hillsdale, Michigan, referred to in the Mortgage dated April 02, 2013, executed by: James Galloway and Justine Galloway, husband and wife as Mortgagors, to GreenStone Farm Credit Services, FLCA, as Mortgagee, is described as follows:

Land Situated in Township of Reading, County of Hillsdale, State of Michigan described as follows:

The West half of the East half of the Northeast quarter of Section 14, in Township 7 South, Range 4 West, EXCEPTING AND RESERVING a parcel being bounded and described as follows: Commencing at the Northeast corner of Section 14; thence West, along the North line of the Northeast 1/4 of Section 14, 914.00 feet to the Point of Beginning of this description; thence South 300.00 feet; thence West 300.00 feet; thence North 300.00 feet to the North line of the Northeast 1/4 of Section 14; thence East, along said North line of the Northeast 1/4 of Section 14, 300.00 feet to the Point of Beginning.

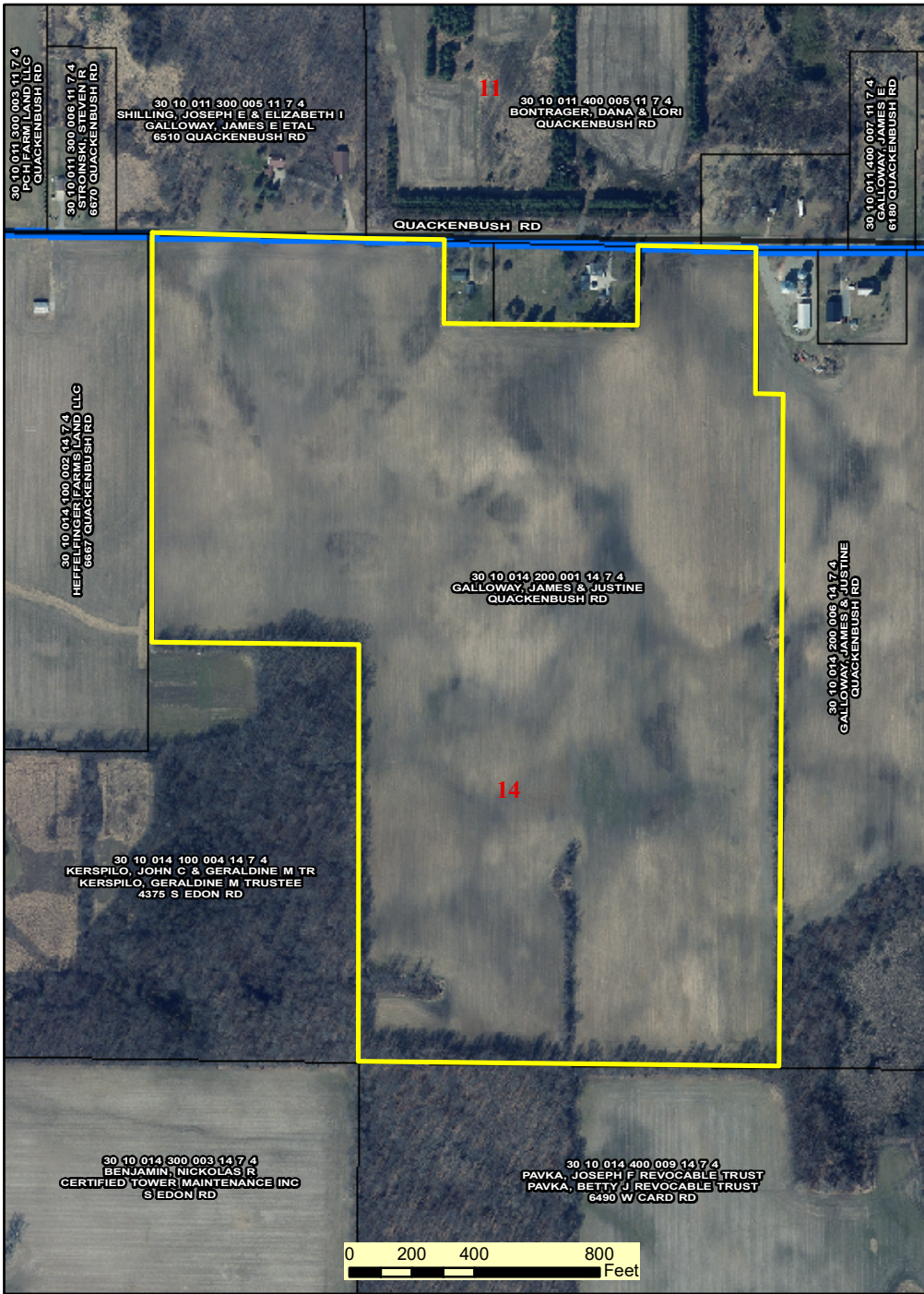
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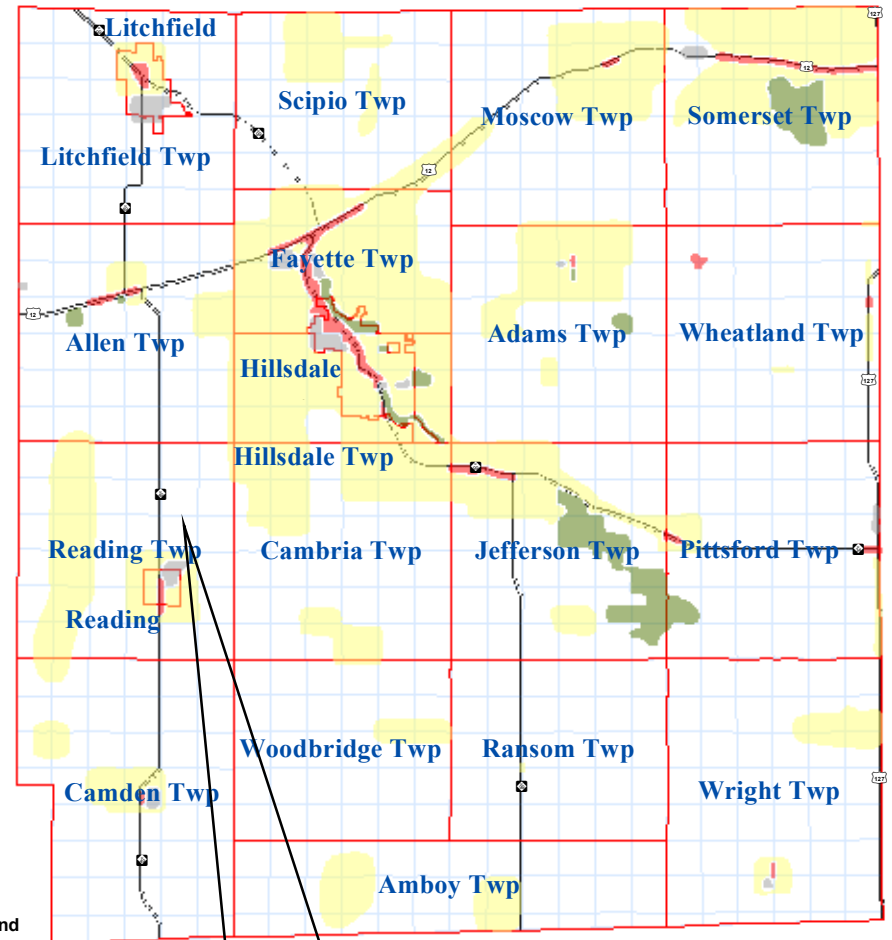
The East one half of the East one half of the Southeast quarter of Section Eleven (11) Township Seven South, Range Four West, and the West half of the West half of the Northwest quarter of Section Thirteen (13) Township Seven South, Range Four West, and the East half of the East half of the Northeast quarter of Section Fourteen (14) Township Seven South, Range Four West.

Subject to existing easements, highways and restrictions of record.

Tax Parcel ID No(s): 30-10-014-200-004-14-7-4
30-10-014-200-001-14-7-4
30-10-011-400-003-11-7-4
30-10-013-100-001-13-7-4
30-10-014-200-005-14-7-4



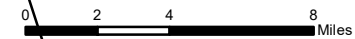
Hillsdale County Master Plan



Legend

County Master Plan

- Agricultural/Open Space
- Commercial
- Industrial
- Residential
- Public/Quasi-Public
- Minor Civil Divisions
- Section Line
- Highway



Quackenbush Rd East of M-49



Farmland & Open Space Preservation Program Application
Program Type: Farmland Development Rights Agreement
James E & Justine K Galloway
Section 14 T7S R4W 95 acres m/l

Created by: Hillsdale County GIS
 Printed: March 2025
 Aerial Imagery: March 2024
 This map is not a survey!





KATHY A FLAUGHER
Township Clerk
Kathyflaughter2017@gmail.com

COREY BURKE
Township Supervisor
cburkereadingtowhship@gmail.com

Reading Township
5355 S Edon Rd
PO Box 298
Reading, MI 49274

Phone: (517)283-3286

RECEIVED

MAR 05 2025

Equalization & Land
Information
Hillsdale County, Michigan

March 1, 2025

Hillsdale County Planning Commission
Attn. Nick Wheeler
33 McCollum St Ste 212
Hillsdale, MI 49242

Dear Mr. Wheeler:

The Office of the Township Clerk is in receipt of an application for enrollment in PA 116 from:
READING TOWNSHIP

Section No.: 14 40 A M/L
Town Number: 7S
Range: R4W

James E & Justine K Galloway
6060 Quackenbush Rd
Reading, MI 49274

Please find enclosed a copy of the application for enrollment.

For me to complete the applications, I need a separate letter from the Natural Resources and Conservation Service indicating approval for enrollment of the property within the provisions of PA 116.

Please reply at the earliest possible time. If you have any questions or concerns, please contact me.

Sincerely,

Kathy Flaughter
Reading Township Clerk
517-398-6161



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights 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. Refer to the Eligibility and Instructions document before filling out this form.

OFFICIAL USE ONLY	
Local Governing Body:	
Date Received:	<u>2/10/2025</u>
Application No:	<u>2025-01</u>
State:	
Date Received:	
Application No:	
Approved:	Rejected

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

I. Personal Information:

1. Name(s) of Applicant: Galloway James E
Last First Initial

(If more than two see #15) Galloway Justine K
Last First Initial

2. Mailing Address: 6060 Quackenbush Reading MI 49274
Street City State Zip Code

3. Phone Number: (Area Code) (517) 403 1847

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (517) 403 5501

5. E-mail address: justinegalloway828@gmail.com

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

6. County: Hillsdale 7. Township, City or Village: Reading

8. Section No. 14 Town No. 75 Range No. 4W

Parcel # (Tax ID): 3010 014 200 005 14 74

III. Legal Information:

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

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

11. Is there a tax lien against the land described above? Yes No
 If "Yes", please explain circumstances: _____

12. Does the applicant own the mineral rights? Yes No
 If owned by the applicant, are the mineral rights leased? Yes No
 Indicate who owns or is leasing rights if other than the applicant: _____
 Name the types of mineral(s) involved: _____

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

14. Is land being purchased under land contract Yes No: If "Yes", indicate vendor(sellers):
 Name: _____
 Address: _____
Street City State Zip Code

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

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

Date Signature of Land Contract Vendor(s) (Seller)

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

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

b. Total number of acres on this farm: 40

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

d. Acreage in cultivation: 40

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

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

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

No. of Buildings 0 Residence: _____ Barn: _____ Tool Shed: _____

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

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

Other: (Indicate) _____

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

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

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

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

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

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

V. Signature(s):

20. The undersigned certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

[Signature]
(Signature of Applicant)
Justin Galloway
(Co-owner, if Applicable)
1/31/2026
(Date)

(Corporate Name, If Applicable)

(Signature of Corporate Officer)

(Title)

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

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

I. Date Application Received: 2/10/2025 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Reading
 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: Kelly Staughn

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

Parcel Number (Tax ID): 30 10 014 200 005 14 7 4

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 Preservation Program, P.O. Box 30449, Lansing, MI 48909

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

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

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.

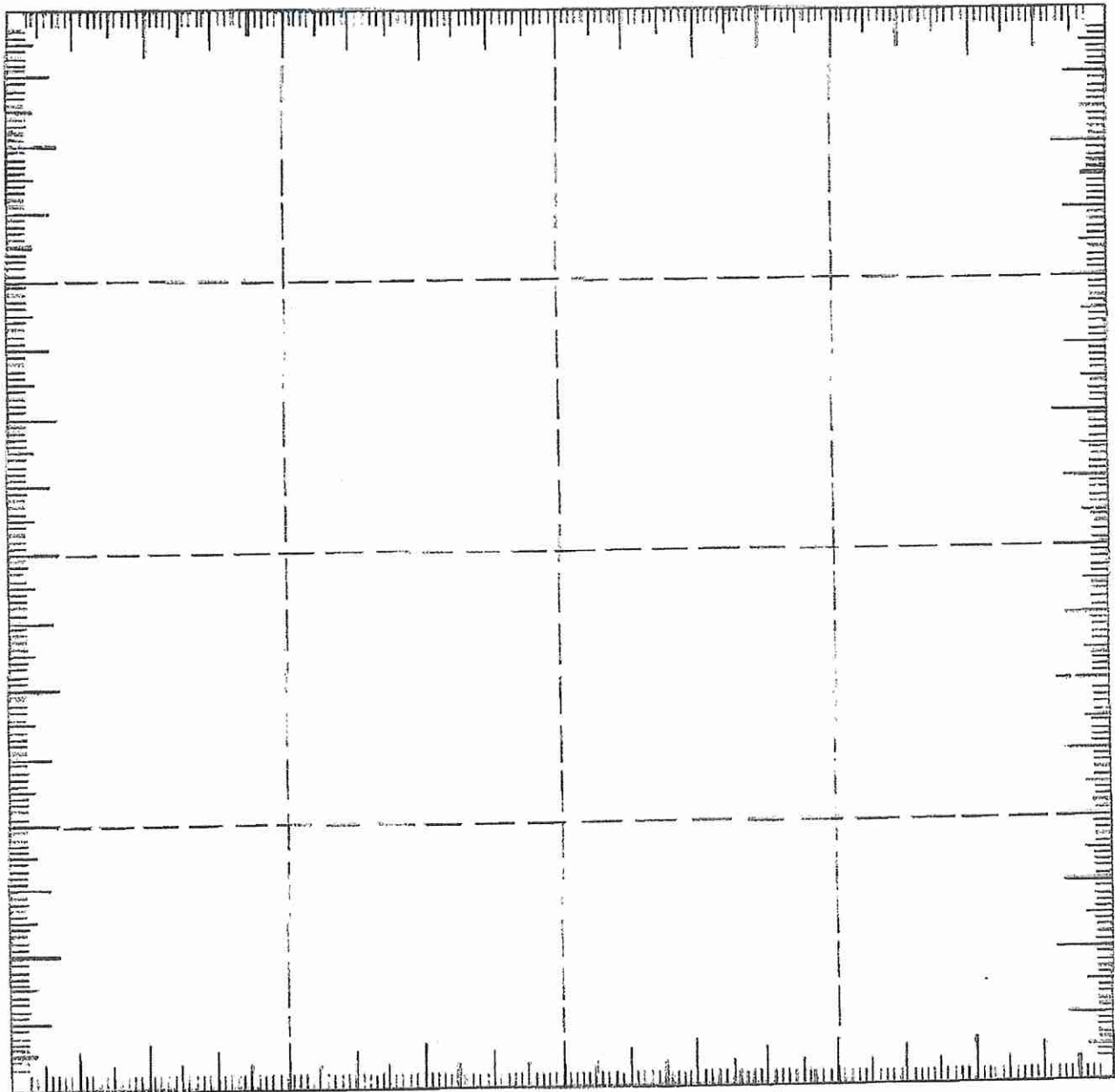
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

.....
County _____

Township _____

T _____ R _____ Section _____

↑ North



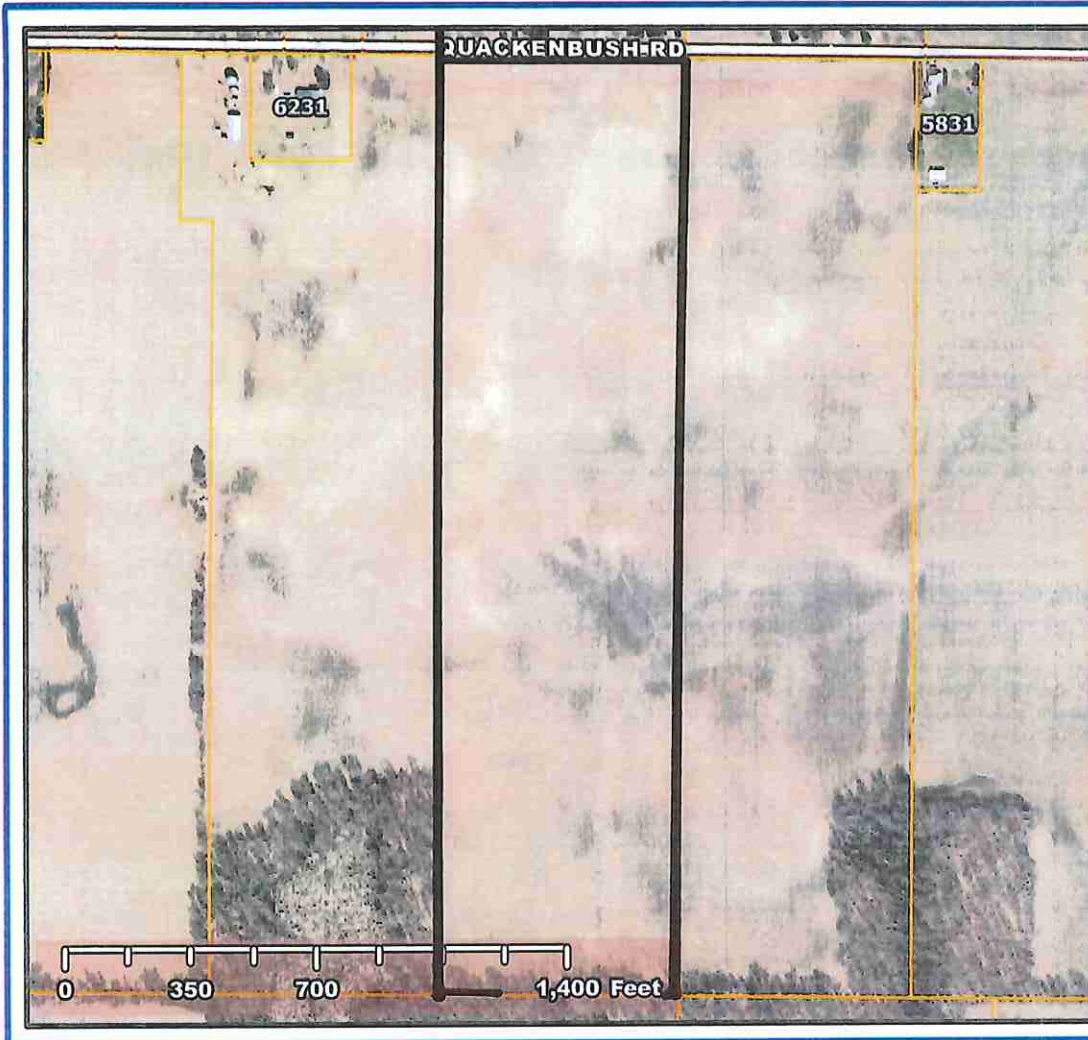
See attached GIS map



General Property Information

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map and report is a compilation of records, information and data provided by various township, city, village, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map and report acknowledges that the Township/City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the Township/City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of the data provided.

**Report and Property Data
compiled as of
December 1, 2024**
Aerial Imagery: March 2020



Parcel ID: 30 10 014 200 005 14 7 4
Property Address: QUACKENBUSH RD
City/Township: READING TOWNSHIP
Village (If Applicable):

Property Class Code: 102
Property Class Desc: AGRICULTURAL-VACANT
School District Code: 30070
School District Name: READING COMMUNITY SCHOOLS

PRE/Qual Ag %: 100%	<u>Last Recorded Deed/Document</u>		<u>State Equalized</u>	<u>Taxable</u>
Assessed Acres: 40	Liber/Page:	1524/351	<u>Value (S.E.V.)</u>	<u>Value</u>
Land Value: 165,900	Document Date:	4/1/2013	2024: 83,000	22,623
Land Imp Value: 0			2023: 83,000	21,546
Building Value: 0			2022: 83,900	20,520
True Cash Value: 165,900			2021: 74,500	19,865

Tax Description

E1/4 NE1/4 SEC 14 T7S R4W 40 A

	Summer Taxes 2024 **	Winter Taxes 2024 **	Village Taxes 2024 **
Base Tax:	\$245.58	\$351.42	\$0.00
Special Asmt:	\$0.00	\$0.00	\$0.00
Admin Fee:	\$2.45	\$3.51	\$0.00
Total Tax:	\$248.03	\$354.93	\$0.00
Amount Paid:	\$248.03	\$0.00	\$0.00
Interest:	\$0.00	\$0.00	\$0.00
Last Date Paid:	8/28/2024		
Balance Due:	\$0.00	\$354.93	\$0.00

* Total Delinquent Tax: \$0.00
 * PRE Denial Amount Due: \$0.00

* The amount of Delinquent Tax/PRE Denials above is as of: December 1, 2024. For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

** Contact the appropriate City/Village/Township Treasurer for up to date information.

Mort Code: 01818

2024 READING TOWNSHIP Winter TAX BILL

Bill #: 00415

Pay this tax to:
READING TOWNSHIP TREASURER
RICK GRIPMAN
PO BOX 298
READING, MI 49274

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.
This tax is due by: 02/14/2025
After 02/14/2025, additional interest and fees apply
2024 Winter Tax for Prop #: 30 10 014 200 005 14 7 4

TAXPAYER NOTE: Are your name & mailing address correct?
If not, please make corrections below. Thank You.

Property Addr: QUACKENBUSH RD

Make Check Payable To: READING TOWNSHIP TREASURER

To: GALLOWAY, JAMES & JUSTINE
6060 QUACKENBUSH RD
READING MI 49274

TOTAL AMOUNT DUE: 354.93

Amount Remitted: _____



Please detach along perforation. Keep the bottom portion.

2024 READING TOWNSHIP Winter TAX BILL

Bill #: 00415

MESSAGE TO TAXPAYER		PAYMENT INFORMATION																																																							
<p>Tax is due December 1st thru February 14th inclusive. After this date penalties & additional collection fees are added. Beginning March 1, 2025 all taxes, except personal property taxes are collected at the County Treasurer's Office with an additional monthly interest rate per state law plus 4% administration fee. Treasurer not responsible for payment on wrong description.</p> <p>***If you would like a receipt, please include a self-addressed, stamped envelope with your payment***</p>		<p>This tax is due by: 02/14/2025</p> <p>Pay by mail to: READING TOWNSHIP TREASURER RICK GRIPMAN PO BOX 298 READING, MI 49274</p> <p>Princ. Residence Exemption Has Reduced Bill By: 393.32</p>																																																							
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<p>Property Assessed To: GALLOWAY, JAMES & JUSTINE 6060 QUACKENBUSH RD READING, MI 49274</p> <p>Prop #: 30 10 014 200 005 14 7 4 Prop Addr: QUACKENBUSH RD School: 30070 READING COMMUNITY SC</p> <p>QUALIFIED AGRICULTURAL PROPERTY EXEMPTION Property Description: E1/4 NE1/4 SEC 14 T7S R4W 40 A</p>		<p>Taxable Value: 22,623 AGRICULTURAL-VACA State Equalized Value: 83,000 Class: 102 PRE/MBT %..: 100 Mort Code: 01818</p> <p>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.</p> <table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr><td>SCHOOL OPERATING</td><td>17.38600</td><td>EXEMPT</td></tr> <tr><td>2002 DEBT</td><td>1.31000</td><td>29.63</td></tr> <tr><td>2019 DEBT</td><td>1.81000</td><td>40.94</td></tr> <tr><td>2020 SINK FUND</td><td>1.84480</td><td>41.73</td></tr> <tr><td>HILLSDALE ISD</td><td>0.26280</td><td>5.94</td></tr> <tr><td>HILLSDALE SPC ED</td><td>2.94920</td><td>66.71</td></tr> <tr><td>HILLSDALE VOC ED</td><td>1.47460</td><td>33.35</td></tr> <tr><td>COUNTY MED CARE</td><td>0.58810</td><td>13.30</td></tr> <tr><td>2006 MCF DEBT</td><td>0.25000</td><td>5.65</td></tr> <tr><td>2022 SENIORS</td><td>0.99880</td><td>22.59</td></tr> <tr><td>COUNTY AMBULANCE</td><td>0.83320</td><td>18.84</td></tr> <tr><td>2018 AMBULANCE</td><td>0.14700</td><td>3.32</td></tr> <tr><td>2018 MENT HEALTH</td><td>0.49010</td><td>11.08</td></tr> <tr><td>TOWNSHIP TAX</td><td>0.60340</td><td>13.65</td></tr> <tr><td>2022 VOTED ROADS</td><td>0.99760</td><td>22.56</td></tr> <tr><td>VOTED DIST LIBR</td><td>0.97840</td><td>22.13</td></tr> <tr><td>Tax Due</td><td>32.92400</td><td>351.42</td></tr> </tbody> </table>		DESCRIPTION	MILLAGE	AMOUNT	SCHOOL OPERATING	17.38600	EXEMPT	2002 DEBT	1.31000	29.63	2019 DEBT	1.81000	40.94	2020 SINK FUND	1.84480	41.73	HILLSDALE ISD	0.26280	5.94	HILLSDALE SPC ED	2.94920	66.71	HILLSDALE VOC ED	1.47460	33.35	COUNTY MED CARE	0.58810	13.30	2006 MCF DEBT	0.25000	5.65	2022 SENIORS	0.99880	22.59	COUNTY AMBULANCE	0.83320	18.84	2018 AMBULANCE	0.14700	3.32	2018 MENT HEALTH	0.49010	11.08	TOWNSHIP TAX	0.60340	13.65	2022 VOTED ROADS	0.99760	22.56	VOTED DIST LIBR	0.97840	22.13	Tax Due	32.92400	351.42
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<p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <p>County: JAN 1-DEC 31 School: JULY 1-JUNE 30 Township: APRIL 1-MARCH 31 State: OCT 1-SEPT 30</p>		Total Amount Due -----> 354.93																																																							

1350.00
198.00



HILLSDALE COUNTY
APRIL 03, 2013
RECEIPT # 99543

STATE OF MICHIGAN
SEAL STATE TRANSFER TAX
Stamp # 13769

\$198.00 - CO
\$1,350.00 - ST



LIBER 1524 PAGE 0351 1
STATE OF MICHIGAN - HILLSDALE COUNTY
Received 04/03/2013 09:03:57 AM 501930
RECORDED 04/03/2013 10:55:57 AM 1 of 1
BAMBI SOMERLOTT, REGISTER OF DEEDS

✓ 1400 Ina State Plate

WARRANTY DEED

Dessie Kinney, a/k/a Dessie C. Kinney, a woman, survivor of herself and Howard Kinney, a/k/a Howard James Kinney, whose death certificate is recorded in Liber 988, Page 407 and in Liber 1156, Page 326, Hillsdale County Records, whose address 5152 Shore View Cir., Suttons Bay, MI 49682 (Grantor), conveys and warrants to James Galloway and Justine Galloway, husband and wife, whose address is 6060 Quackenbush Rd., Reading, MI 49274, as tenants by the entirety (Grantees), the premises situated in the Township of Reading, County of Hillsdale, and State of Michigan, and legally described as follows:

10-011-400-003, 10-013-100-001, 10-014-200-005

The East one half of the East one half of the Southeast quarter of Section Eleven (11) Township Seven South, Range Four West, and the West half of the West half of the Northwest quarter of Section Thirteen (13) Township Seven South, Range Four West, and the East half of the East half of the Northeast quarter of Section Fourteen (14) Township Seven South, Range Four West.

Subject to easements and building-and-use restrictions of record and also subject to a reservation of oil, gas and other mineral rights as set forth in a certain Warranty Deed dated 23 June 1977 recorded at Liber 476, Page 859, Hillsdale County Records.

Further subject to any encumbrances that have arisen under or through Grantee since January 24, 2002, the date of the land contract pursuant to which this deed is given in fulfillment of and termination of the land contract.

For One Hundred Eighty Thousand and no/100ths (\$180,000.00) Dollars.

Grantor grants to Grantees the right to make all divisions under section 108 of the Land Division Act, MCL 560.108.

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

Dated: APRIL 1, 2013

Dessie C. Kinney
Dessie Kinney, a/k/a Dessie C. Kinney, a woman

STATE OF MICHIGAN)
LEELANAU COUNTY)

Subscribed and sworn to before me on [date].

1st Vicki A. Kilway

[Notary public's name, as it appears on application for commission] *4-1-13 approved Dessie C. Kinney AKA Dessie Kinney*
Notary public, State of Michigan, County of [county]. *LEELANAU*
My commission expires [date]. *12-14-2016*
[If acting in county other than county of commission: Acting in the County of [county].]

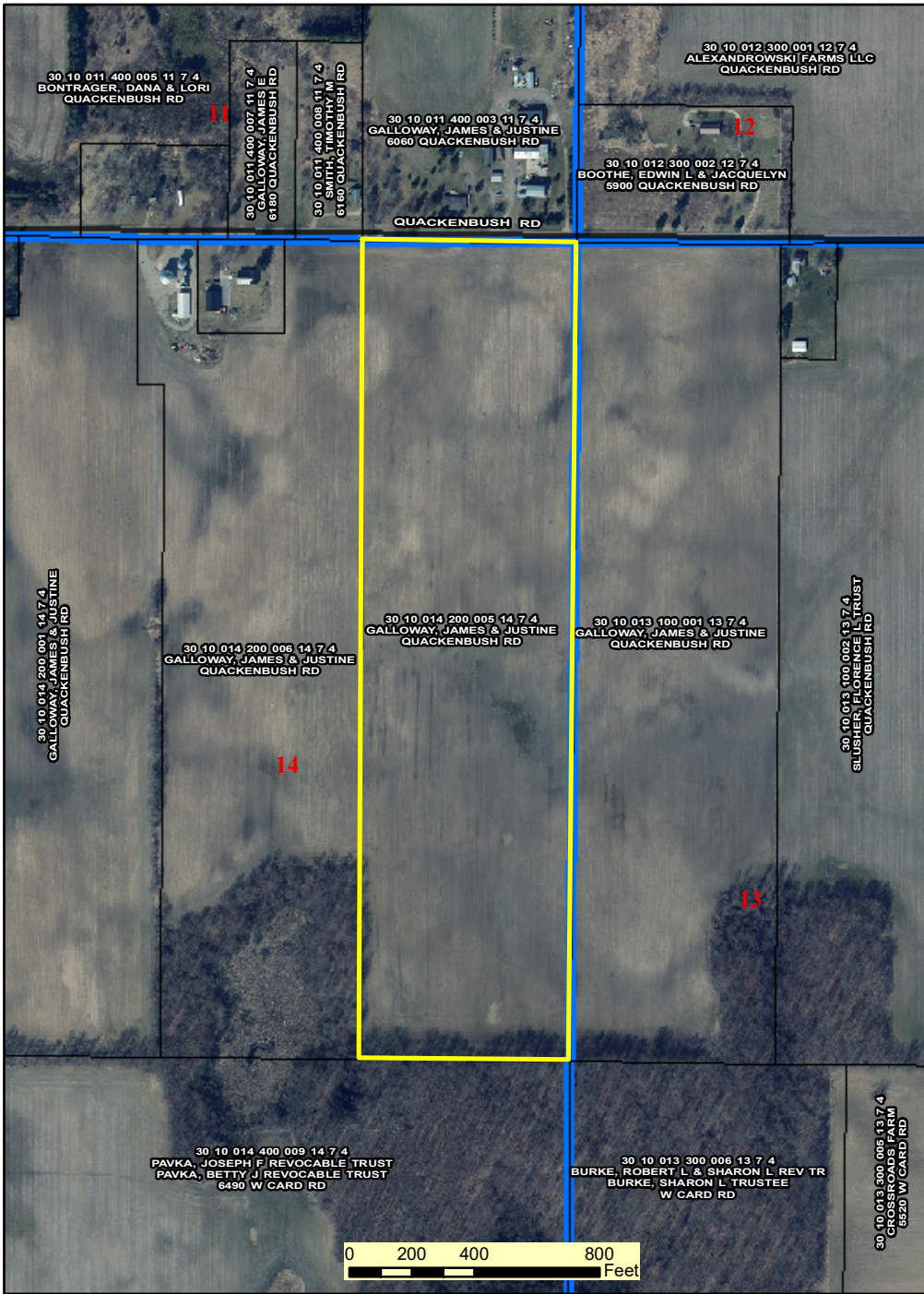
Drafted by:
BAPPERT & SENAK, PLLC
By: Stephen C. Bappert, Esq.
16 Budlong St.
Hillsdale, MI 49242
(517) 439-1441

VICKI A. KILWAY
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF LEELANAU
MY COMMISSION EXPIRES DEC. 14, 2016
ACTING IN THE COUNTY OF *LEELANAU*

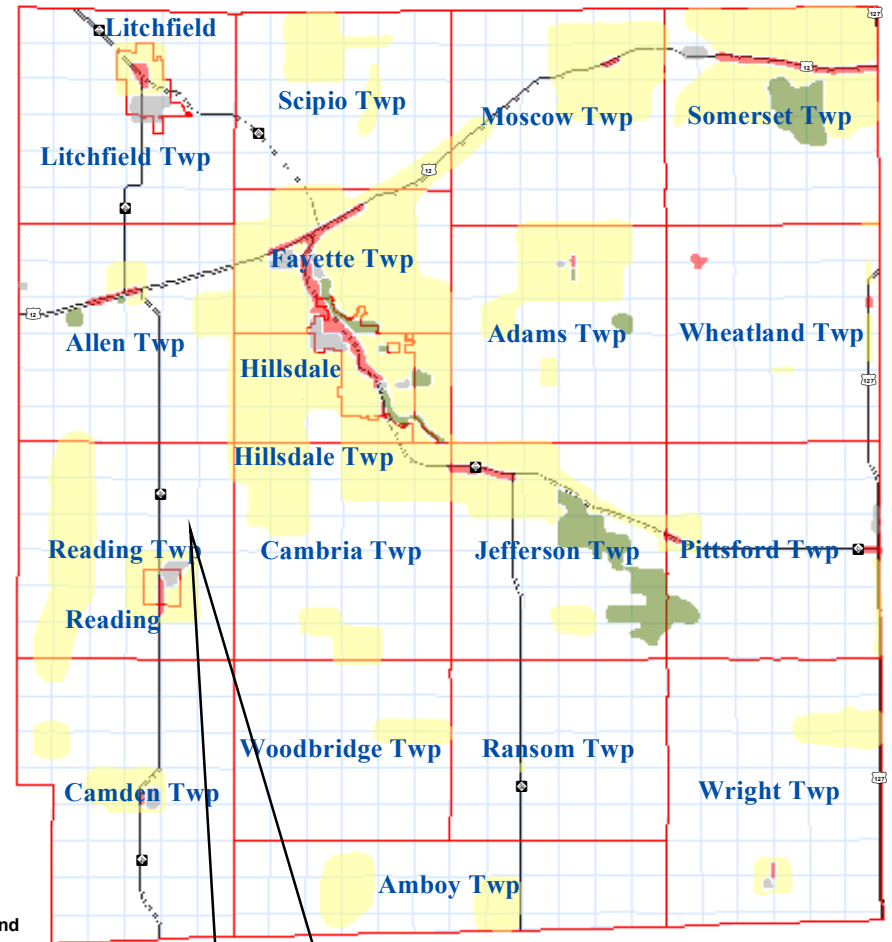


of Mich. Co. of Hillsdale S.S. No. *279* I hereby certify that there are no tax liens, tax titles or unpaid taxes against said lands for five years preceding the date of this deed. This does not apply to taxes in process of collection by Twp., City or Village Officers.

4-3-2013
Farm Susan, Ohio



Hillsdale County Master Plan

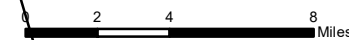


Legend

County Master Plan

- Agricultural/Open Space
- Commercial
- Industrial
- Residential
- Public/Quasi-Public
- Minor Civil Divisions
- Section Line
- Highway

Quackenbush Rd West of Sand Lake Rd & East of M-49



Farmland & Open Space Preservation Program Application
Program Type: Farmland Development Rights Agreement
James E & Justine K Galloway
Section 14 T7S R4W 40 acres m/l

Created by: Hillsdale County GIS
 Printed: March 2025
 Aerial Imagery: March 2024
 This map is not a survey!

