

**KMCPC Members:**  
Neil Sikora - Chair, Joseph Hohler III - Vice Chair, Steven Cook – Secretary,  
John Gisler - Commissioner Liaison, Virgie Ammerman, Joel Amos, Vince Carahaly,  
Martin Janssen, Heather Riccketts, Herman Smith, Jon Start

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**KALAMAZOO METROPOLITAN COUNTY PLANNING COMMISSION (KMCPC)**

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**MEETING DATE:** Thursday, October 1, 2015  
**PLACE OF MEETING:** County Administration Building  
201 West Kalamazoo Avenue, Room 207  
Kalamazoo, Michigan 49007  
**TIME:** 7:00 p.m.

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**AGENDA**

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- I. Call to Order**
- II. Approval of Minutes:**  
September 3, 2015 Meeting minutes
- III. Citizens' Time** (for items not on the agenda)
- IV. New Business:**
  1. Brady Township: Request for review of Farmland and Open Space Preservation Act of 1974 (known as PA 116) application PA 116, Case Nr PA2015-2, in section 16; applicant Randy Richardson. Staff review-Action Item
  2. Report from planning workshop by Mr. Carahaly
- V. Other Business/discussion:**
  1. Update on potential Kalamazoo County Master Plan
  2. KMCPC webpage for agendas, packets and minutes
- VI. Report from Parks Commission/Liaison Joel Amos**
- VII. Correspondence:**
  1. Climax Township: Notice of Intent regarding new Master Plan
  2. Kalamazoo Township: Notice about installing and replacing telecommunications antenna on top of water tower – request for information about effect on nearby historic sites
- VIII. Other**
- IX. Adjournment**

***PLEASE CONFIRM YOUR ATTENDANCE OR ABSENCE  
BY EMAIL [LMJARN@KALCOUNTY.COM](mailto:LMJARN@KALCOUNTY.COM)  
OR PHONE 269-384-8115***

Next Scheduled KMCPC Meeting: Thursday, November 5, 2015

Co/City/Vil/Twp	Item Number	Item Name	Date Received	KMCPC Review Date
<b>Kalamazoo Charter Twp</b>	2013-1	Notice of Intent to Plan – minor amendments to Master Plan re: zoning	06/19/2013	10/03/2013
<b>Portage City</b>	2013-2	Notice of Intent to Update Comprehensive Plan	08/19/2013	10/03/2013
<b>Richland Twp</b>	2013-3	Land Use Plan (Master Plan) Amendment	09/20/2013	10/03/2013
<b>Van Buren County</b>	MP 2014-1	Master Plan 2013-2017 Amendment	12//09/2013	02/06/2014
<b>Texas Twp</b>	MP 2014-2	Master Plan Amendment	02/18/2014	03/06/2014
<b>Comstock Twp</b>	MP 2014-3	Master Plan Amendment	04/14/2014	05/01/2014
<b>Cass County</b>	MP 2014-4	Master Plan for Cass County	02/28/2014	05/01/2014
<b>Vicksburg Village</b>	MP 2014-5	Notice of Intent to Update the Village of Vicksburg Master Plan	04/23/2014	02/05/2015
<b>Texas Twp</b>	MP 2014-6	Master Plan Update (5-year)	04/18/2014	06/05/2014
<b>Portage City</b>	MP 2014-7	Master Plan Update	05/02/2014	06/05/2014
<b>Kalamazoo Twp</b>	MP 2014-8	Master Plan Update	05/02/2014	06/05/2014
<b>Leroy Twp, Calhoun County</b>	MP-2014-9	Master Plan Update	04/29/2014	06/05/2014
<b>Schoolcraft Township</b>	MP-2014-10	Proposed Amendment to Future Land Use Map (Master Plan Map 8)	06/10/2014	07/17/2014
<b>Alamo Twp</b>	MP-2014-11	Alamo Township Land Use Plan 2013 Review (1998 Land Use Plan amended 2003 and 2010) <i>Notice of intent received 12/02/2010.</i>	08/22/2014	09/04/2014
<b>Comstock Twp</b>	MP-2015-01	Notice of Intent: Comstock Master Plan Update	12/18/2014	TBD
<b>Ross Twp</b>	MP-2015-02	Master Plan Future Land Use map amendment	12/01/2014	01/08/2015 (mtg cancelled)
<b>Village of Richland</b>	MP-2015-03	Master Plan Future Land Use map amendment	01/27/2015	02/05/2015
<b>Schoolcraft Twp</b>	2015-04	Future Land Use Plan Map Amendment	04/20/2015	05/07/2015
<b>City of Kalamazoo</b>	MP-2015-05	Notice of Intent: City of Kalamazoo Master Plan Update	07/06/2015	TBD
<b>Richland Township</b>	MP-2015-06	2035 Master Plan (Master Plan Update)	06/23/2015	08/06/2015
<b>Climax Township</b>	MP-2015-07	Notice of Intent: Climax Township Master Plan	08/18/2015	TBD

**KMCPC Members:**  
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Joseph Hohler III, Vice-Chair  
Steven Cook, Secretary  
John Gisler, Commissioner Liaison  
Virgie Ammerman  
Joel Amos  
Vince Carahaly  
Martin Janssen  
Heather Ricketts  
Herman Smith  
Jon Start

## Minutes

### Kalamazoo Metropolitan County Planning Commission Meeting of Thursday, September 3, 2015

**MEMBERS PRESENT:** Virgie Ammerman, Joel Amos, Steven Cook, John Gisler, Joseph Hohler III, Martin Janssen, Heather Ricketts, Neil Sikora, Herman Smith  
**MEMBERS EXCUSED:** Vince Carahaly, Jon Start  
**OTHERS PRESENT:** Christopher Bessert

#### **I. Call to Order**

Chair Sikora called the meeting to order at 7:03 pm in Room 207A at the Kalamazoo County Administration Building at 201 W. Kalamazoo Ave, Kalamazoo MI 49007.

#### **II. Approval of Minutes**

The Commission reviewed the minutes of the last regular meeting held on August 6, 2015. On a motion made by Ms. Ricketts and seconded by Mr. Hohler, the Commission approved the minutes from the meeting.

#### **III. Citizens' time**

No citizens were present.

#### **IV. New Business**

1. Tuscany East preliminary plat review - Action Item.

Mr. Bessert noted a full-size printed version of the plat in question was available on the table for inspection by Commission members, if desired.

Chair Sikora reviewed the Staff Review and Staff Recommendation for the Tuscany East preliminary plat, as detailed in the meeting packet.

Concerns noted during discussion included:

- Mr. Janssen inquired as to the availability of municipal utilities and how far away they may be at present. Chair Sikora noted he lives on the north edge of the map included in the packet and that while he has municipal water, this is primarily due to the existence of the nearby landfill. He doubted municipal water would be extended any further toward the Tuscany East plat, however.
- Mr. Smith inquired about any sidewalk requirements, which Chair Sikora noted would be a township requirement.
- Mr. Smith also asked about the access points into the plat and whether, based on best practices, there should be at least two access points into a plat of that size. A review of the surveyor's plans indicated there would be two access points.

ON A MOTION MADE by Mr. Hohler and DULY SECONDED by Mr. Amos, the Planning Commission UNANIMOUSLY RECOMMENDED APPROVAL of the proposed Tuscany East plat.

**V. Other Business/Discussion**

Update on potential Kalamazoo County Master Plan.

Discussion of the Kalamazoo County Master Plan was deferred, as per the meeting agenda.

**VI. Report from Parks Commission liaison Mr. Amos:**

Mr. Amos had nothing to report, in part due to a difficulty in his ability to attend the Parks Commission meetings. He asked if anyone else on the Commission had an interest in taking over the Parks Commission liaison role. Ms. Ammerman expressed an interest in taking on the role if there were no other Commission members having an overwhelming interest in it.

Mr. Gisler made note of the charge given to David Rachowicz, Parks Department Director, when he joined the County eight years prior was to reduce the amount of General Fund dollars being used to support the County Parks system. At that time, the Parks Department was contributing only 17% of its own budget—it was 83% supported by the General Fund. As of 2015, the Department will be 100% self-supported and will take no money from the General Fund. Mr. Gisler also noted the Expo Center recently took a direct lightning strike which caused some physical damage and took out some of the infrastructure inside the building as well. A \$65,000 fix was required and with a major hotrod show scheduled for the Expo Center, Mr. Rachowicz asked if he was required to go through the usual channels to get the fixes made. Mr. Canney, County Attorney, said since this was an emergency, Mr. Rachowicz was alright to make the fixes under normal policies and if any abuses were found later, it would be dealt with under those policies. Mr. Gisler wanted the proactive actions made by the Parks Department to safeguard the County's assets and incoming tourist dollars known by the Commission.

ON A MOTION MADE by Mr. Amos and DULY SECONDED by Mr. Hohler, Mr. Amos resigned as Parks Commission liaison and requested the Planning Commission appoint Ms. Ammerman as same, the Planning Commission UNANIMOUSLY RECOMMENDED APPROVAL of the motion.

**VII. Correspondence**

A Notice of Public Hearing regarding a new Master Plan was received from Richland Township.

**VIII. Other**

No other discussion occurred.

**IX. Adjournment**

The meeting was adjourned at 7:25 pm.

Respectfully submitted, **L. Jarnefelt**  
*Next scheduled KMCPC Meeting is Thursday, October 1, 2015.*

**KALAMAZOO COUNTY PLANNING STAFF REVIEW – Oct 1, 2015**  
**P.A. 116 Application for Farmland Protection Easement**  
**Case Nr 2015-2 Brady Township**

**LOCATION**

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71.02 Acres in Section 16 of Brady Township, Property Ids # 15-16-301-003, 004, -005, -006, -007, -008 and -009.

**APPLICANT**

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Randy L. Richardson  
11186S 26<sup>th</sup> St  
Vicksburg, MI 49097

**ACREAGE**

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Total number of acres in parcels:	71.02
Acreage in Cultivation (cash crop and fruit):	65
Acreage in cleared, fenced, improved pasture, or harvested grassland:	
All other acres (swamp, woods etc.)	<u>6.02</u>
Total Acreage being applied for:	71.02 acres

**LENGTH OF AGREEMENT**

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90 years

**EXISTING LAND USE**

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Based on the 2013 aerial, the subject area is cultivated farmland. Neighboring properties are mainly cultivated fields, with a river and wooded area along the eastern boundary of the subject property. The neighboring three parcels to the southwest have residential homes and out buildings on them. Also the properties across the street in the northwest are residential lots with homes on them.

**FUTURE LAND USE PLAN DESIGNATION**

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The subject area is designated “Residential” in the Future Land Use Map in Brady Township’s Master Plan, of December 1, 2009. The same Future Land Use Map shows surrounding areas designated “Residential” in the north, east and west, and “Prime Agricultural” to the south.

**ZONING**

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The subject area is currently zoned AG-Agricultural District in the Brady Twp Zoning Map of November, 2009. Surrounding areas are zoned RR-Rural Residential to the west and north, and AG-Agricultural District to the east and south.

**FARMLAND SOILS**

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The subject parcel is mainly KaA (Kalamazoo Loam 0-2% slope), which is prime farmland soil.

## **TAFF RECOMMENDATION**

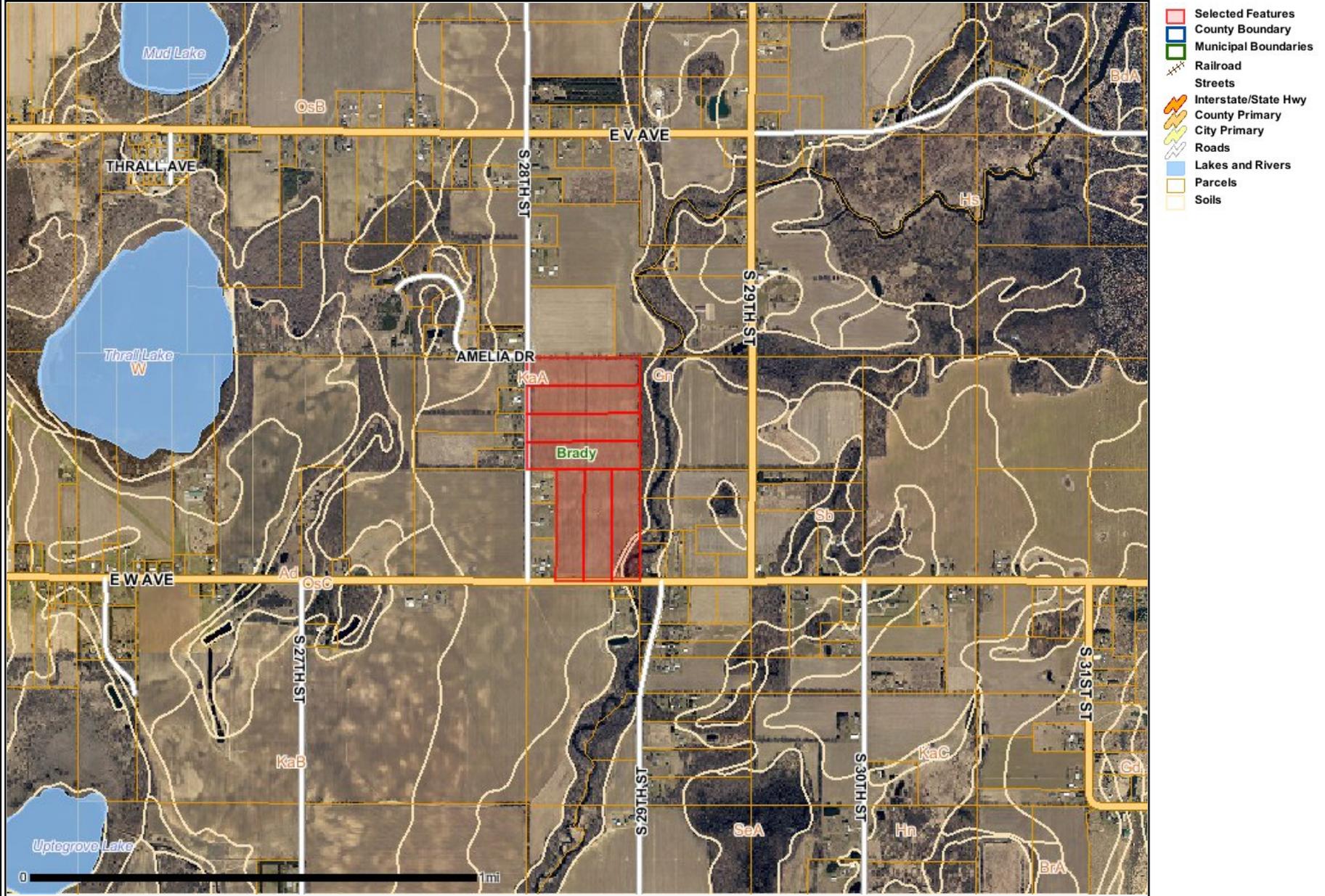
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The PA116 application included a survey, which shows how the property consists of nine lots. It seems like there was an intent at one point to develop them into residential lots, as the Future Land Use on the subject area is “Residential”, not “Prime Agricultural” like much of the surrounding area.

The purpose of this PA116 application, especially since it is for 90 years, appears to go against the Future Land Use Map designation of “Residential”. Staff is guided by the township’s Future Land Use Map, and will therefore support this application only on the condition that the Township is supportive of an amendment to the Future Land Use Map that reflects the Agricultural use of this property for the next 90 years.

# Brady Twp, Sec 16

KMCPC PA116 Review; Oct 1, 2015



This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and sources regarding the area shown, and is to be used for reference purposes only. The user of this map acknowledges that the State/County/Cities/Townships/Villages shall not be liable for any dam, all claims, and agrees to defend, indemnify, and hold harmless the State/County/Cities/Townships/Villages from any and all claims brought by the User, its employees or agents, or third parties with access or use of data provided. Map Created: 9/28/2015

# Brady Township

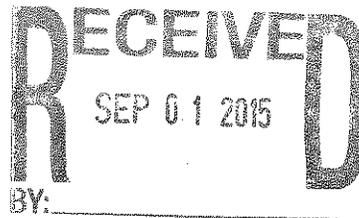
Randy Smith - Supervisor  
Tracy Locey - Clerk  
Malia Allgaier - Treasurer  
Lee Philport - Trustee  
Michelle Crawford - Trustee



13123 S. 24<sup>th</sup> Street  
P.O. Box 20  
Vicksburg, MI 49097  
(269) 649-1813  
(269) 649-4309 fax  
www.bradytwp.org

August 27, 2015

Kalamazoo County Department  
of Planning and Development  
201 W. Kalamazoo Avenue  
Kalamazoo, MI 49001



Dear Sir/Madam:

Enclosed is application, #2015-1 for a Farmland Agreement under PA#116 for Randy L. Richardson, whose mailing address is 11186 S. 26<sup>th</sup> Street, Vicksburg, MI 49097.

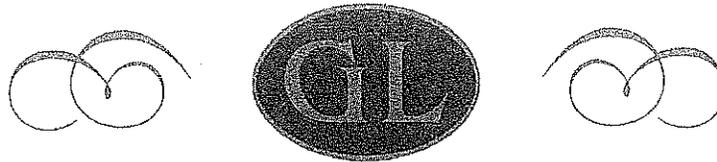
We would appreciate your consideration of this application and look forward to your timely response.

Sincerely,

A handwritten signature in cursive script that reads "Tracy L. Locey".

Tracy L. Locey  
Brady Township Clerk

Enclosure



108 Main Street  
P.O. Box 59  
Vicksburg, MI 49097

**Grossman Law PC**  
**ATTORNEYS AT LAW**

Brett A. Grossman  
T: (269) 649-3000  
F: (269) 649-3002  
www.vicksburg-law.com

August 13, 2015

Mr. Ben Brousseau  
Brady Township Assessor  
P.O. Box 20  
Vicksburg, MI 49097

**RE: Farmland and Open Space Preservation Program - Application for Farmland Agreement (PA 116) Randy L. Richardson**

Dear Ben:

In accordance with your usual procedures, enclosed please find a Farmland and Open Space Program - Application for Farmland Agreement for the Township's review and consideration. Per applicable statute, please take action on this Application within the next forty-five (45) days.

If you have any questions in your consideration of the Application, please let me know. Thank you.

Very Truly Yours,

GROSSMAN LAW, PC

BRETT A. GROSSMAN

BAG/srk  
Enclosures

cc: Randy L. Richardson (via email only with attachments)



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

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

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

OFFICIAL USE ONLY
Local Governing Body:
Date Received: 8/21/2015
Application No: 2015-1
State:
Date Received:
Application No:
Approved: Rejected:

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

I. Personal Information:

1. Name(s) of Applicant: RICHARDSON RANDY L.
Last First Initial

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

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

2. Mailing Address: 11186 S. 26TH STREET VICKSBURG MI 49097
Street City State Zip Code

3. Telephone Number: (Area Code) (269) 760-0237

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (269) 649-1566

5. E-mail address: randyr19@gmail.com

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

6. County: KALAMAZOO 7. Township, City or Village: BRADY

8. Section No. 16 Town No. 4 Range No. 10

III. Legal Information:

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

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

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

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

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

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

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

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

Date

Signature of Land Contract Vendor(s) (Seller)

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

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

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

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

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

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

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

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

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

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

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

CASH CROPS - CORN, WHEAT AND SOYBEANS

b. Total number of acres on this farm: 71.02

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

d. Acreage in cultivation: 65

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

f. All other acres (swamp, woods, etc.) 6.02

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

No. of Buildings \_\_\_\_\_ Residence: \_\_\_\_\_ Barn: \_\_\_\_\_ Tool Shed: \_\_\_\_\_

Silo: \_\_\_\_\_ Grain Storage Facility: \_\_\_\_\_ Grain Drying Facility: \_\_\_\_\_

Poultry House: \_\_\_\_\_ Milking Parlor: \_\_\_\_\_ Milk House: \_\_\_\_\_

Other: (Indicate) NO STRUCTURES ON PROPERTY

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 the Michigan Department of Agriculture, 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 MDA staff person.

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

V. Signature(s):

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

  
(Signature of Applicant)

\_\_\_\_\_  
(Corporate Name, if Applicable)

\_\_\_\_\_  
(Co-owner, if Applicable)

\_\_\_\_\_  
(Signature of Corporate Officer)

8-12-15  
(Date)

\_\_\_\_\_  
(Title)

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

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

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

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

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

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

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

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

II. Please verify the following:

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

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

Note: Review Agencies have 30 days in which to respond before local governing body can proceed.

\_\_\_\_ 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:

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

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

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

**COPY SENT TO:**

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

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

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

Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) 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.

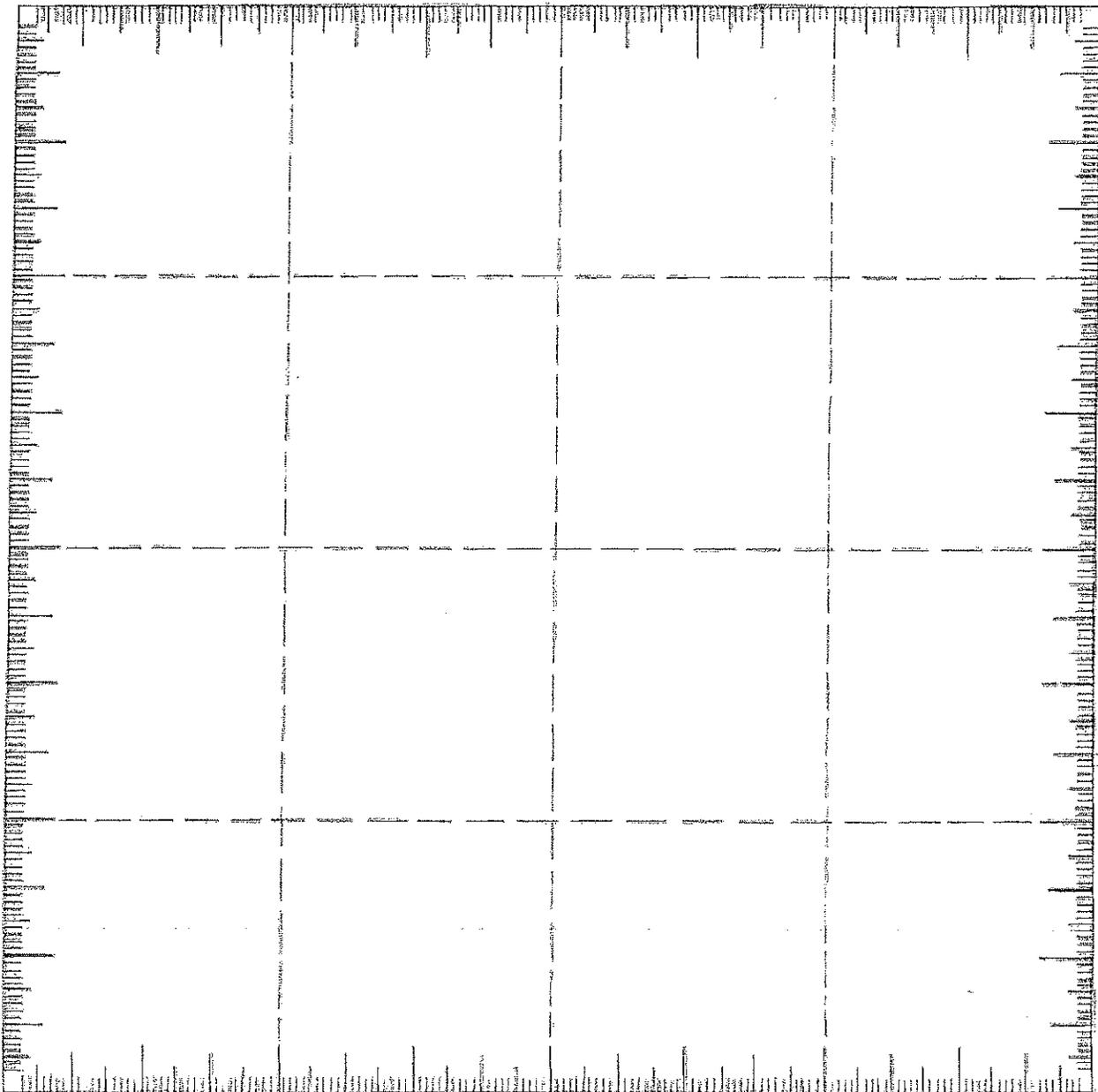
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

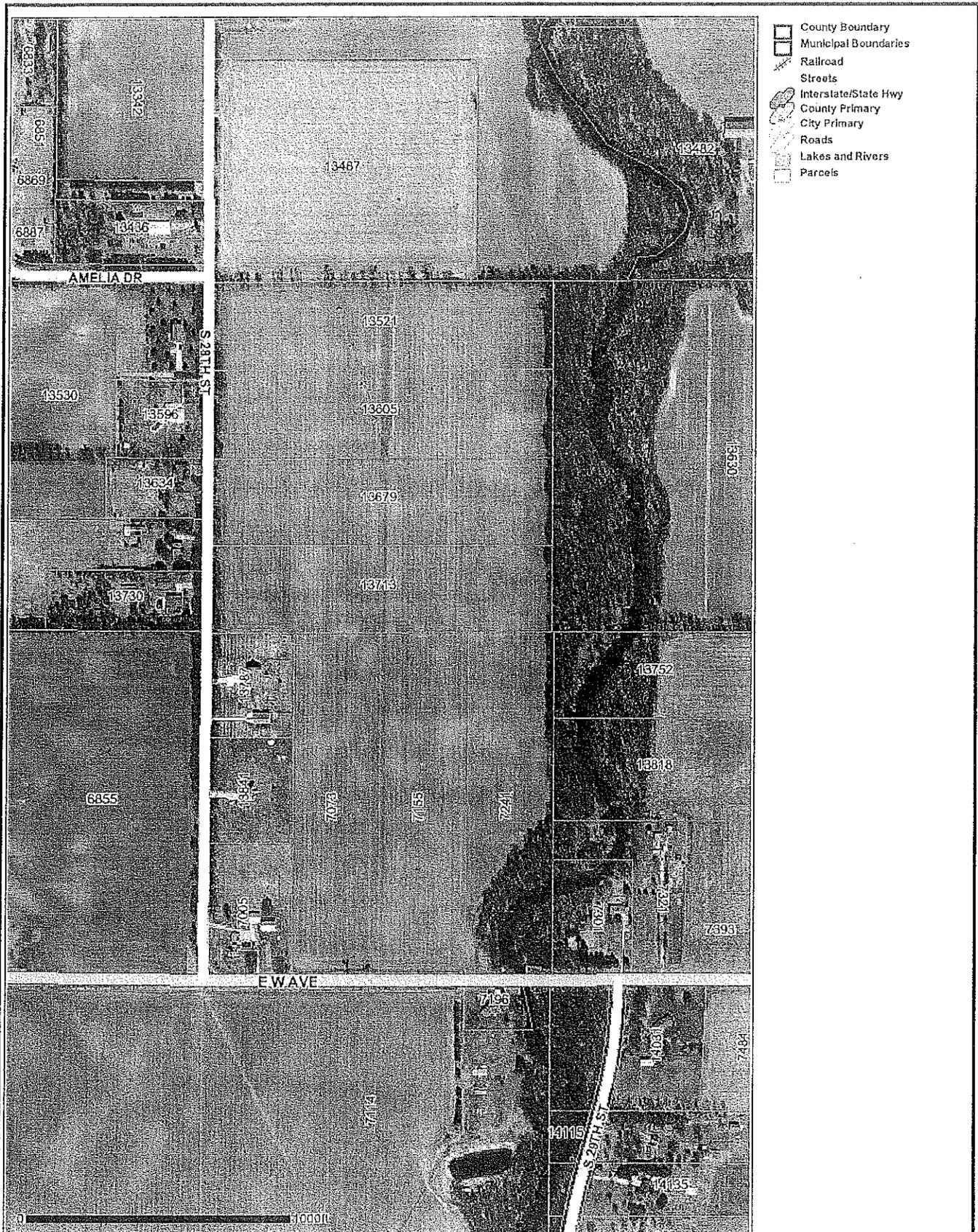
County \_\_\_\_\_

Township \_\_\_\_\_

T \_\_\_\_\_ R \_\_\_\_\_ Section \_\_\_\_\_

↑ North





This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, 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 acknowledges that the State/County/Cities/Townships/Villages shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the State/County/Cities/Townships/Villages 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 data provided. Map Created: 8/4/2015

CERTIFIED SURVEY  
FOR  
**BRUCE IMANSE**

LOCATED IN SECTION 16, T. 4 S., R. 10 W.  
BRADY TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN  
BY

**Prein & Newhof**

Engineers • Surveyors • Environmental & Soils Laboratory

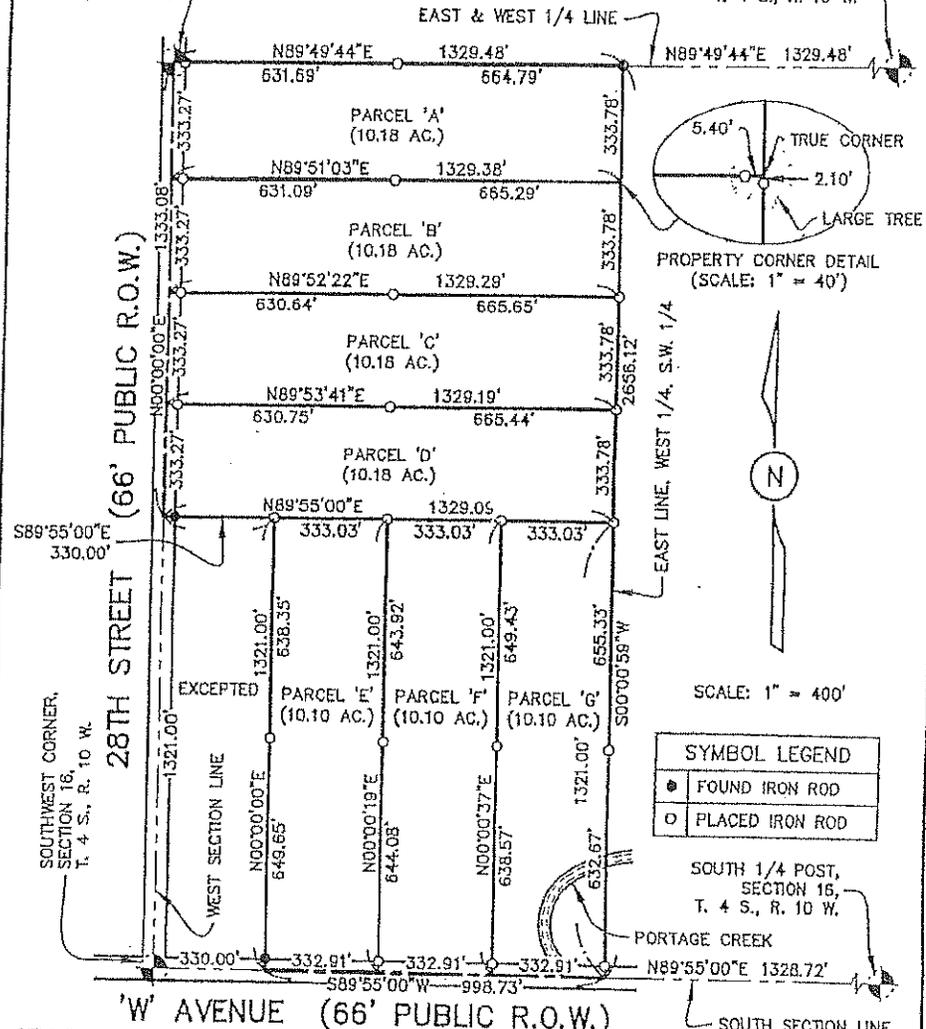
7123 STADIUM DRIVE  
KALAMAZOO, MICHIGAN 49009  
PHONE: (269) 372-1158

DECEMBER 1, 2003

WEST 1/4 POST,  
SECTION 16,  
T. 4 S., R. 10 W.

CENTER 1/4 POST,  
SECTION 16,  
T. 4 S., R. 10 W.

NEW # FOR 2016  
39-15-16-301-013



CERTIFICATE:

I hereby certify that measurements were made and corners monumented in accordance with the above mapped survey and/or description; that the ratio of closure for the field survey does not exceed 1/5000; that all of the requirements of P.A. 132 of 1970 have been complied with.

*Signature of Rex A. Milliron*

REX A. MILLIRON  
LICENSED LAND SURVEYOR #28416



CERTIFIED SURVEY  
FOR  
BRUCE IMANSE

LOCATED IN SECTION 16, T. 4 S., R. 10 W.  
BRADY TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN

BY

**Prein & Newhof**  
Engineers • Surveyors • Environmental & Soils Laboratory

7123 STADIUM DRIVE  
KALAMAZOO, MICHIGAN 49009  
PHONE: (269) 372-1158

DECEMBER 1, 2003

Parcel "A"

Beginning at the West 1/4 post of Section 16, T. 4 S., R. 10 W., Brady Township, Kalamazoo County, Michigan; thence North 89°-49'-44" East along the East and West 1/4 line of said Section, 1,329.48 feet to the East line of the West 1/2 of the Southwest 1/4 of said Section; thence South 00°-00'-59" West along said East line, 333.78 feet; thence South 89°-51'-03" West, 1,329.38 feet to the West line of said Section; thence North 00°-00'-00" East thereon, 333.27 feet to the place of beginning. Containing 10.18 Acres.

Parcel "B"

Commencing at the West 1/4 post of Section 16, T. 4 S., R. 10 W., Brady Township, Kalamazoo County, Michigan; thence South 00°-00'-00" West along the West line of said Section, 333.27 feet for the place of beginning of the land hereinafter described; thence North 89°-51'-03" East, 1,329.38 feet to the East line of the West 1/2 of the Southwest 1/4 of said Section; thence South 00°-00'-59" West along said East line, 333.78 feet; thence South 89°-52'-22" West, 1,329.29 feet to the West line of said Section; thence North 00°-00'-00" East thereon, 333.27 feet to the place of beginning. Containing 10.18 Acres.

Parcel "C"

Commencing at the West 1/4 post of Section 16, T. 4 S., R. 10 W., Brady Township, Kalamazoo County, Michigan; thence South 00°-00'-00" West along the West line of said Section, 666.54 feet for the place of beginning of the land hereinafter described; thence North 89°-52'-22" East, 1,329.29 feet to the East line of the West 1/2 of the Southwest 1/4 of said Section; thence South 00°-00'-59" West along said East line, 333.78 feet; thence South 89°-53'-41" West, 1,329.19 feet to the West line of said Section; thence North 00°-00'-00" East thereon, 333.27 feet to the place of beginning. Containing 10.18 Acres.

Parcel "D"

Commencing at the West 1/4 post of Section 16, T. 4 S., R. 10 W., Brady Township, Kalamazoo County, Michigan; thence South 00°-00'-00" West along the West line of said Section, 999.81 feet for the place of beginning of the land hereinafter described; thence North 89°-53'-41" East, 1,329.19 feet to the East line of the West 1/2 of the Southwest 1/4 of said Section; thence South 00°-00'-59" West along said East line, 333.78 feet; thence South 89°-55'-00" West parallel with the South line of said Section, 1,329.09 feet to the West line of said Section; thence North 00°-00'-00" East thereon, 333.27 feet to the place of beginning. Containing 10.18 Acres.

Parcel "E"

Commencing at the Southwest corner of Section 16, T. 4 S., R. 10 W., Brady Township, Kalamazoo County, Michigan; thence North 89°-55'-00" East along the South line of said Section, 330.00 feet for the place of beginning of the land hereinafter described; thence North 00°-00'-00" East parallel with the West line of said Section, 1,321.00 feet; thence North 89°-55'-00" East parallel with the South line of said Section, 333.03 feet; thence South 00°-00'-19" West, 1,321.00 feet to the South line of said Section; thence South 89°-55'-00" West thereon, 332.91 feet to the place of beginning. Containing 10.10 Acres.

CERTIFIED SURVEY  
FOR  
BRUCE IMANSE

LOCATED IN SECTION 16, T. 4 S., R. 10 W.  
BRADY TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN  
BY

**Prein & Newhof**  
Engineers • Surveyors • Environmental & Soils Laboratory

7123 STADIUM DRIVE  
KALAMAZOO, MICHIGAN 49009  
PHONE: (269) 372-1158

DECEMBER 1, 2003

Parcel "F"

Commencing at the Southwest corner of Section 16, T. 4 S., R. 10 W., Brady Township, Kalamazoo County, Michigan; thence North 89°-55'-00" East along the South line of said Section, 662.91 feet to the place of beginning of the land hereinafter described; thence North 00°-00'-19" East, 1,321.00 feet; thence North 89°-55'-00" East parallel with the South line of said Section, 333.03 feet; thence South 00°-00'-37" West, 1,321.00 feet to the South line of said Section; thence South 89°-55'-00" West thereon, 332.91 feet to the place of beginning. Containing 10.10 Acres.

Parcel "G"

Commencing at the Southwest corner of Section 16, T. 4 S., R. 10 W., Brady Township, Kalamazoo County, Michigan; thence North 89°-55'-00" East along the South line of said Section, 995.82 feet; thence North 00°-00'-37" East, 1,321.00 feet; thence North 89°-55'-00" East parallel with the South line of said Section, 333.03 feet to the East line of the West 1/2 of the Southwest 1/4 of said Section; thence South 00°-00'-59" West along said East line, 1,321.00 feet to the South line of said Section; thence South 89°-55'-00" West thereon, 332.91 feet to the place of beginning. Containing 10.10 Acres.

Witnesses

Southwest Corner, Section 16, T. 4 S., R. 10 W., Brady Township, Kalamazoo County, Michigan  
Mag Nail in the South side of 16" Oak, N. 40° W. 47.7'  
PK Nail in the East side of Power Pole, South 34.6'  
Mag Nail in the North side of 4" Pine, S. 25° W. 41.3'  
Mag Nail in the East side of Triple 10" Oak, N. 15° W. 82.5'

West 1/4 Post, Section 16, T. 4 S., R. 10 W., Brady Township, Kalamazoo County, Michigan  
Face of Railroad Rail, East 29.95'  
Mag Nail in the West side of 10" Wild Cherry, N. 20° E. 42.4'  
Mag Nail in the East side of Power Pole, N. 45° W. 89.35'  
Mag Nail in the East side of Power Pole, N. 15° W. 88.75'

South 1/4 Post, Section 16, T. 4 S., R. 10 W., Brady Township, Kalamazoo County, Michigan  
PK Nail in the West side of Power Pole, N. 45° W. 41.05'  
PK Nail in the West side of Power Pole, N. 50° E. 48.10'  
PK Nail in the West side of Power Pole, S. 47° E. 59.6'  
Mag Nail in N.W. corner of R.R. Fence Post, S. 30° W. 58.3'

Center 1/4 Post, Section 16, T. 4 S., R. 10 W., Brady Township, Kalamazoo County, Michigan  
Centerline of 29th Street, East 2.5'±  
Mag Nail in NW side of 18" Oak, N. 22°-19' E., 86.63'  
Mag Nail in NE side of twin 14" Maple, S. 73°-23' E. 36.75'  
Mag Nail in NW side of twin 12" Maple, S. 33°-43' W. 67.69'  
Mag Nail at top of 4"x5" Fence Corner Post, N. 54°-59' W. 39.76'

# Climax Township

Kalamazoo County

P.O. Box 369  
110 N. Main St.  
Climax, MI 49034

Phone: 269-746-4103  
Fax: 269-746-4114

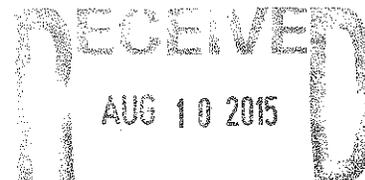
**NOTICE OF INTENT- NEW CLIMAX TOWNSHIP MASTER PLAN  
SUBMISSION OF DRAFT PLAN FOR REVIEW  
AUTHORIZATION TO DISTRIBUTE BY TOWNSHIP BOARD  
August 4, 2015**

Pursuant to Public Act 33 of 2008, the Michigan Planning Enabling Act, the Climax Township Planning Commission hereby submits this Notice of Intent to prepare a new Master Plan, to submit this draft plan for review and to request the Board of Trustees authorize the distribution of this draft plan to all surrounding units of government, including Kalamazoo County, and any other governmental entity or public utility that has registered their name with the Township for purposes of receiving such notice.

The Climax Township Planning Commission began a review of their existing Plan in early 2014 and determined that new information, primarily floodplain data and release of the 2010 Census data, was of sufficient change to consider undertaking the new plan

Once the Master Plan has been prepared and approved for distribution by the township board, we will forward you a copy for your review and comment. If you would like to receive the draft copy of the master plan in digital format, please submit a written request via email and include an email address to Climax Township Clerk at [www.ctwpcclerk@ctsmail.net](mailto:www.ctwpcclerk@ctsmail.net). Under MCL 125.3841(2)(f), each public utility company and railroad company owning or operating a public utility or railroad within the local unit of government, and any government entity that registers its name and address for this purpose with the secretary of the planning commission, shall reimburse the township for any copying and postage costs incurred in receiving a hard copy of the proposed master plan or final master plan. The Climax Township Planning Commission welcomes your cooperation and comments on the proposed plan. Comments should be forwarded to the attention of:

Dickson Brubaker, Chairman  
Climax Township Planning Commission  
P.O. Box 369  
Climax, MI 49034-0369



BY: \_\_\_\_\_

*Planning/ correspondence.*

**Lotta M. Jarnefelt**

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**From:** Ron Reid [supervisor@ktpw.org]  
**Sent:** Friday, September 11, 2015 10:13 AM  
**To:** Lotta M. Jarnefelt  
**Cc:** Ron Reid  
**Subject:** FW: Invitation to Comment- Telecommunication NEPA - Kalamazoo, MI  
**Attachments:** CLG Packet\_AZO Dartmouth.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYI  
Ron

---

**From:** Erika Diak [mailto:e.diak@trileaf.com]  
**Sent:** Friday, September 11, 2015 9:28 AM  
**To:** Greg Milliken <planner@ktpw.org>  
**Subject:** Invitation to Comment- Telecommunication NEPA - Kalamazoo, MI

Good morning,

Please see attached documents pertaining to the collocation of telecommunication antennas in Kalamazoo, MI. As part of our property consultation, we invite a certified local government contact to comment, if desired, on the potential effects this project may have on historic properties. Please let me know if you have any questions or comments.

Erika Diak  
Project Scientist I



ENVIRONMENTAL & PROPERTY CONSULTANTS  
10845 Olive Boulevard, Ste. 260  
St. Louis, MO 63141  
Office: (314) 997-6111  
Fax: (314) 997 - 8066



**ENVIRONMENTAL & PROPERTY CONSULTANTS**

10845 Olive Boulevard, Suite 260, Saint Louis, Missouri 63141 - 314.997.6111 - www.trileaf.com

September 10, 2015

**Kalamazoo Charter Township  
Planning and Zoning Department**

Attn: Mr. Gregory Milliken  
7275 West Main Street  
Kalamazoo, MI 49009  
Phone: 269-216-9643  
Email: planner@ktwp.org

RE: **Celco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) – 2721 AZO-029 N. Dartmouth / EnSite #26540 – Trileaf Project #620365**  
549 North Dartmouth Street, Kalamazoo, MI 49007  
Kalamazoo County, Kalamazoo Quadrangle (DeLorme 1979)  
Latitude: 42° 17' 50.2" N, Longitude: 85° 36' 51.2" W

Dear Mr. Milliken:

Trileaf Corporation is in the process of completing a NEPA Review at the referenced property. Our client proposes to install and replace telecommunications antennas on top of a 122-foot water tank at a top height of 146-feet. Currently, the site is an existing water tank. The antenna will be licensed by the Federal Communications Commission (FCC).

Our investigation includes determining if the site is contained in, on or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archeology, engineering or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places, or located in or on an Indian Religious Site.

Trileaf is requesting information regarding this tower's potential effect on Historic Properties. All information received will be forwarded to the State Historic Preservation Office (SHPO) as part of the Section 106 review process. *Additionally, this invitation to comment is separate from any local planning/zoning process that may apply to this project.*

If you wish to comment or be considered a consulting party, please respond within thirty (30) days of the date of this letter. If a response is not received within thirty (30) days, it will be assumed that you have no objections to this undertaking. A site topography map and aerial photograph are enclosed for your reference.

Please call me at (314) 997-6111 or email [e.diak@trileaf.com](mailto:e.diak@trileaf.com) if you need additional information or have any questions. Thank you for your assistance in this regard.

Sincerely,

Erika Diak  
Project Scientist I

**Kalamazoo Quadrangle, Michigan (DeLorme 1979)**

Contour Interval = 10 Feet

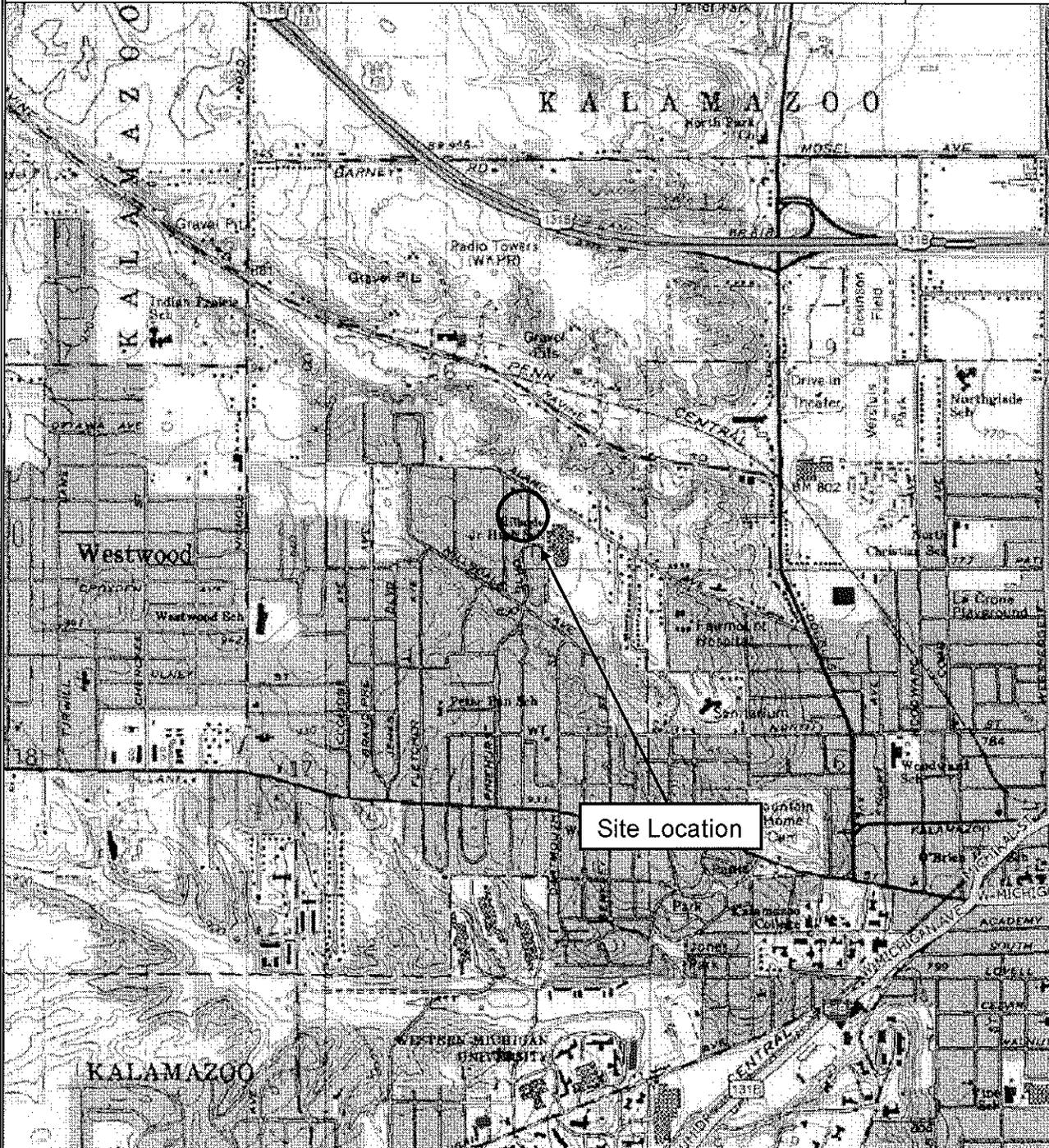
Scale 1 Inch = ~2,000 Feet

Latitude: 42° 17' 50.2" Longitude: 85° 36' 51.2"

Township: T2S Range: R11W Section: S17



North



**USGS Topographic Map – Location Map**

Verizon Wireless - 2721 AZO-029 N. Dartmouth  
549 North Dartmouth Street  
Kalamazoo, MI 49007

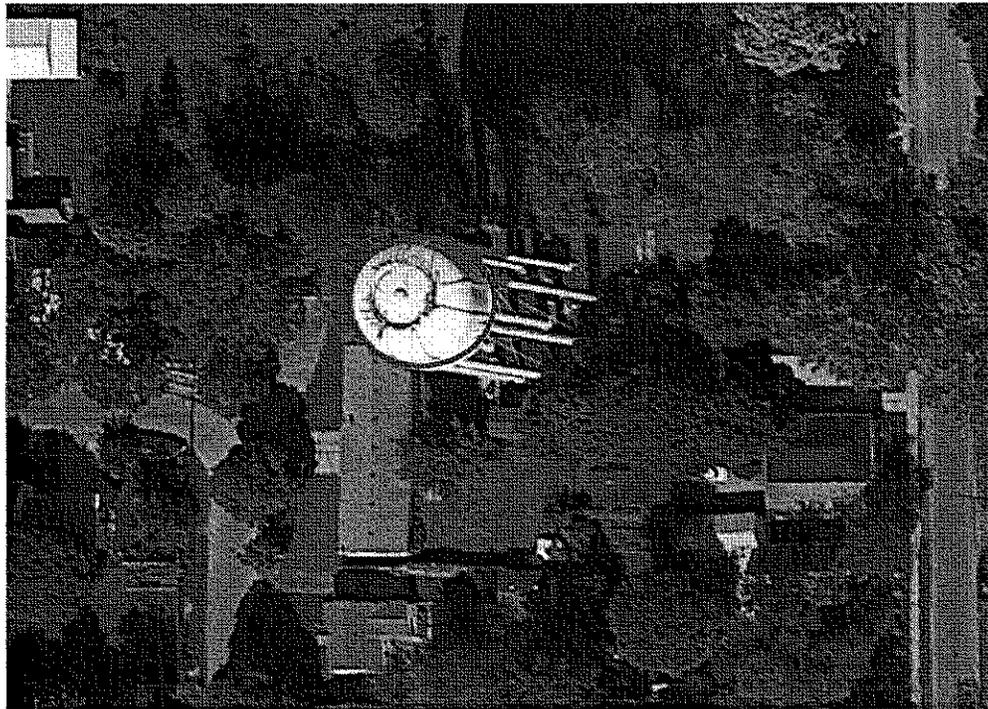


**TRILEAF™**

ENVIRONMENTAL & PROPERTY CONSULTANTS



Site Location & Surrounding Properties



Site Location

**Aerial Photographs**

Verizon Wireless  
2721 AZO-029 N. Dartmouth  
549 North Dartmouth Street  
Kalamazoo, MI 49007

Aerial Photograph  
2011

