



**Washtenaw County**  
**Department of Planning and Environment**

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July 13, 2007

Ann Becketl, Clerk  
Manchester Township  
275 South Macomb  
PO Box 668  
Manchester, MI 48158

**RE: PA 116 Farmland Agreement Application Review – Manchester Township  
(116-PAB-844-2007) - Grossman Farm**

Dear Ms. Becketl:

Thank you for the opportunity to review and comment on the Public Act 116 Farmland Agreement Application pertaining to the Grossman farm in Manchester Township. In accordance with PA 116, the Washtenaw County Planning Advisory Board can provide comments and forward them to Manchester Township.

Staff reviewed the Grossman farm PA 116 application, and the County finds it to be consistent with planning goals and policies on the local and county level, and provides the following comments:

1. Maintaining the property as an active agricultural use meets the goals of *A Comprehensive Plan for Washtenaw County*, specifically with respect to the Agriculture Recommendation 4.2.1 – “Encourage landowners to apply for local, state and federal programs and encourage local governments to identify funding methods for farmland preservation.”
2. The subject parcel is located in the Agricultural-Residential land use designation found in Manchester Township’s Growth Management Plan, which sets the goals to “preserve and enhance the rural and agricultural character of Manchester Township” and to encourage programs which are directed at agricultural land preservation.
3. The application is further supported with the enrollment of nearby parcels to the northwest of the property in the PA 116 program, supporting a large, contiguous agricultural area.
4. The area surrounding the subject parcel does not appear to be experiencing development pressure and staff found no indication that the area will receive water and sewer services within the life of the PA 116 agreement (10 years).

The Washtenaw County Planning Advisory Board reviewed the application at its July 23, 2007 meeting.

On behalf of the Washtenaw County Planning Advisory Board I would like to thank you for the opportunity to review this application, which upon approval, will assist in promoting a shared vision for Washtenaw County.

Sincerely,

Anthony VanDerworp, Director  
Department of Planning and Environment

Encl. Staff Report



# Washtenaw County Department of Planning and Environment

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**Date:** July 13, 2007

**STAFF REPORT:** PUBLIC ACT 116 FARMLAND AGREEMENT  
APPLICATION REVIEW  
Manchester Township 116-PAB-844-2007

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## Background

Public Act 116 is an act that enables a landowner to enter into an agreement with the state, whereby the property owner agrees to keep the enrolled land for agricultural use, or use as open space, in return for a credit on the respective landowner's income tax. The minimum duration of an agreement is ten years, with a maximum period of 99 years. Agreements can also be renewed.

Attached, is a copy of section 324.36101, *Application for farmland development rights agreement* within the PA 116 Act. The PA 116 act was rolled-up into the Natural Resources and Environmental Protection Act of 1994 (Act 451 of 1994, Part 361). Below are steps of the application process that are relevant to the County:

1. Upon receipt of the application, the local governing body (Township) shall notify the county or regional planning commission and the soil conservation district agency.
2. An agency or local governing body receiving notice has 30 days to review, comment, and make recommendations to the local governing body with which the application is filed.
3. After considering the comments and recommendations of the reviewing agencies, the local governing body holding the application shall approve or reject the application within 45 days after the application is received, unless that period is extended by agreement of the parties involved.
4. If an application for a farmland development rights agreement (PA 116) is approved by the local governing body having jurisdiction, that body shall forward a copy, along with the comments and recommendations of the reviewing bodies, to the Michigan Department of Agriculture. The application shall contain a statement from the assessing officer where the property is located specifying the current fair market value of the land and structures in compliance with the agricultural section of the Michigan state tax commission assessor manual.

The Planning Advisory Board can make comments and forward those comments back to the local governing body (Township). Below is the staff review and comments on this PA 116 application:

## 1. Farm Information

Township: York      Section: 17      Owner(s): Thomas Grossman & Teresa Zentz

<u>Size of Farm (acres):</u>	80	<u>Total Number of Acres being applied for:</u>	80
		<u>Acreage in Cultivation:</u>	65
		<u>Acreage in Grassland:</u>	2
		<u>All other acres:</u>	7

Existing Buildings      5

<u>Residence:</u>	1	<u>Grain Drying Facility:</u>	1
<u>Barn:</u>	2	<u>Poultry House:</u>	0
<u>Tool Shed:</u>	0	<u>Milking Parlor:</u>	0
<u>Silo:</u>	0	<u>Milk House:</u>	0
<u>Grain Storage Facility:</u>	1	<u>Other:</u>	0

Surrounding Land Use: The property is located on the north side of US-12. According to the 2005 SEMCOG Land Use Inventory, the site is surrounded by active agriculture in all directions with woodland and wetland throughout and especially to the northeast. Touching the northwest corner is a parcel currently in the P.A. 116 program. Small single family residential areas are sporadic and are not adjacent to the site.

## 2. Land Use Plans

Township Designation: Agricultural-Residential

Is agricultural use consistent?  YES    NO (Permitted as a use)

County Designation (Recommended Potential Future Landscapes): Rural and Open Space

Is agricultural use consistent?  YES    NO

**3. Zoning District:** Agriculture-Residential

**4. Is sewer service anticipated during the life of this agreement?**  YES    NO

**5. Does the farm meet PA 116 technical requirements?**  YES    NO

## 5. Additional Comments:

This parcel is located in the Agricultural-Residential designation found in the Manchester Township Growth Management Plan (Plan). The Plan sets the goals to which sets the goals to "preserve and enhance the rural and agricultural character of Manchester Township" and to encourage programs which are directed at agricultural land preservation. Towards this end, the policies in the master plan give support to approving this application as a PA 116 enrollment would support and help to ensure all of these goals and objectives. Given the current use of the surrounding land and the parcels that are currently enrolled in the PA 116 program to the north, this area does not appear to be experiencing development pressure. Staff found no indication that the area will receive water or sewer services within the lifetime of the agreement (10 years).

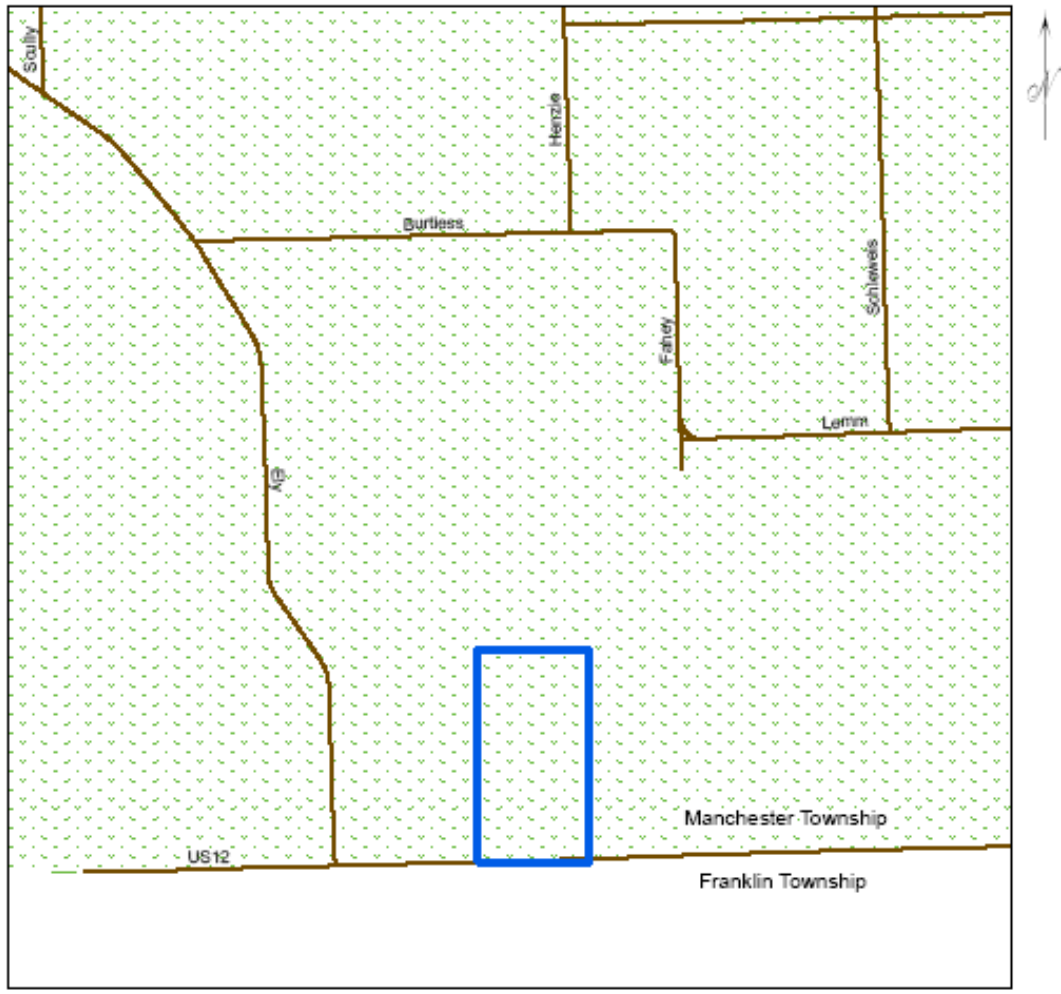
Other factors which would further support the approval of this application include: the enrollment in the PA 116 program of adjacent parcel to the northwest of the property. Towards this end, the policies in the general development plan give support to approving this application as a PA 116 enrollment would support and help to ensure all of these goals and policies.

According to *A Comprehensive Plan for Washtenaw County*, the Landscapes Goal is to "Promote an efficient pattern of development that maintains our sense of place, preserves our natural resources and reduces the effects of sprawl." Further, Landscapes Objective 3 states "Maintain our rural sense of place through land use techniques, economic viability of agriculture and alternatives that provide rural tax base for local governments." In addition this also supports Agriculture Objective #2 which identifies the following Agricultural Recommendation that supports these efforts:

- 2.1: "Encourage landowners to apply for local, state and federal programs and encourage local governments to identify funding methods for farmland preservation."

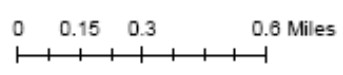
Given the current use of the surrounding land and the parcels that are currently enrolled in the PA 116 program to the northwest, this area does not appear to be experiencing development pressure. Staff found no indication that the area will receive water and sewer services within the lifetime of the agreement (10 years).

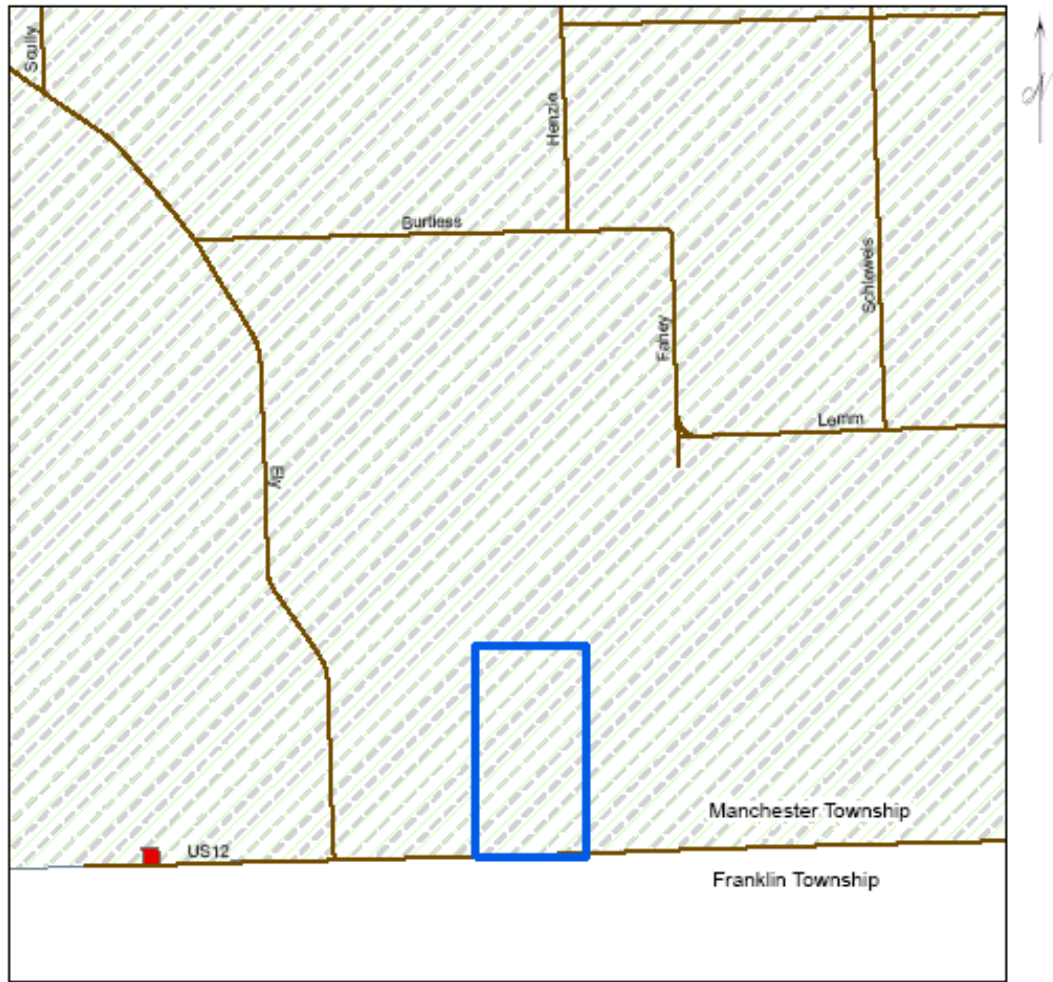
Planning and Environment Department staff finds this PA 116 application consistent with planning goals and policies on the local and county level, and supports this application.



**PA 116 | STAFF REPORT | 116-PAB-844-2007**  
 Washtenaw County Department of Planning & Environment  
 Manchester Township Growth Management Plan - Future Land Use

- Legend**
- Site
  - Agriculture - Residential

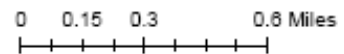


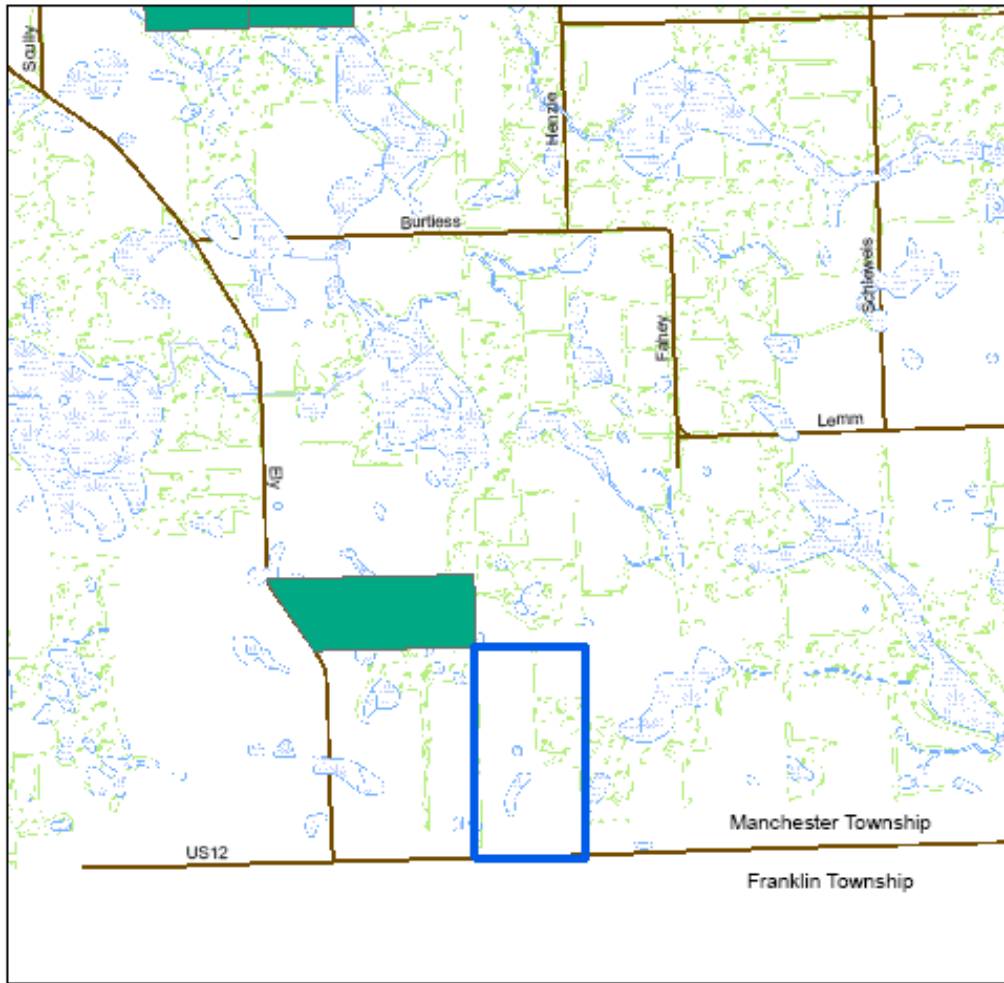


**PA 116 | STAFF REPORT | 116-PAB-844-2007**  
 Washtenaw County Department of Planning & Environment  
 Manchester Township- Zoning

**Legend**

- Site
- Agriculture Residential
- Community Center Commercial





**PA 116 | STAFF REPORT | 116-PAB-844-2007**

Washtenaw County Department of Planning & Environment  
 Manchester Township- Natural Features & Existing P.A. 116 Land

**Legend**

- Site
- Existing P.A. 116
- Wetlands
- Woodlands
- Streams

