



VAN BUREN COUNTY PLANNING COMMISSION

219 E. Paw Paw Street, Suite 201, Paw Paw, MI 49079

Telephone (269) 657-8253 Fax (269) 657-0579

November 20, 2024 - 6:30 pm

Meeting Agenda

1. Call to Order & Attendance

2. Approval of Agenda

3. Approval of Minutes from October 9, 2024

4. Public Comment

5. Reports

- a. County Board of Commission (BOC)
- b. Land Preservation Board (LPB)
- c. Southwest Michigan Planning Commission (SWMPC)
- d. Local Visits Report / Coordination of Local Visits
- e. Staff Report

6. Unfinished Business

- a. Proposed Hamilton Township Zoning Ordinance Text Amendment.....Concur or Not Concur

7. New Business

- a. Paw Paw Township Notice of Master Plan Amendment.....Receive
- b. PA 116 Farmland and Open Space Preservation Program Application.....Review/Comment
- c. VBC Land Preservation Board Invites Landowners to Apply for Farmland Preservation Grants

8. Adjournment

VAN BUREN COUNTY PLANNING COMMISSION

219 Paw Paw St., Suite 201, Paw Paw, MI 49079

www.vanburencountymi.gov

269.657.8200 X 1073

Van Buren County Planning Commission County Administration Building – 219 E Paw Paw St, Suite 201

October 9, 2024 - Meeting Minutes

1. **Call to Order & Attendance** - The meeting was called to order at 6:30 p.m. by Chairperson Alyssa Hosbein.
Present: Alyssa Hosbein, Scott Cedarquist, Jan Petersen, Kurt Doroh, Barbara Rose, Will Pugsley, Tom Motycka, Jan Petersen, and Nick Carlson. **Absent:** Tony Hemenway and Celinda Gilmore. **Guests:** Lisa Ransler
2. **Approval of Agenda** - Motion by Motycka, supported by Rose, to approve the agenda. Motion approved unanimously.
3. **Approval of Minutes** - Motion by Doroh, supported by Motycka, to approve the minutes from the August 28, 2024, meeting. Motion approved unanimously.
4. **Public Comment** - None.
5. **Public Hearing - Van Buren County's Land Preservation Board's Proposed Amendments to Land Preservation Ordinance**
 - a. The Chairperson opened the public hearing at 6:34 pm and staff provided an overview of the proposed amendments to the ordinance. The changes primarily focused on updating references to the Michigan Planning Enabling Act, adjusting the point-scoring system to prioritize the preservation of land with higher development potential, and improving clarity in the ordinance text to streamline future applications.
 - b. The floor was opened to public comments, but no public comments were received.
 - c. A motion to close the public hearing was made at 6:40 pm by Motycka, supported by Doroh. Motion approved unanimously.
 - d. During a brief discussion, Cedarquist commended the Land Preservation Board for their work on the amendments, noting that it reflected the county's ongoing commitment to sustainable development and conservation. Motycka, supported by Petersen, made a motion to recommend approval of the proposed amendments to the Van Buren County Board of Commissioners. Motion approved unanimously.

Before moving to the next agenda item, Petersen took a moment to thank the members of the Land Preservation Board and county staff for their diligent work on updating the ordinance. She acknowledged the effort put into incorporating community feedback and ensuring the ordinance remained relevant and effective. "We appreciate the dedication and expertise of everyone involved," she said. "These amendments will help us better manage our resources and protect the natural beauty of our county for future generations."
6. **Reports**
 - a. **County Board of Commission (BOC)** - Commissioner Doroh reported that the County recently received the medical examiner's annual report and finalizing year-end budget items. Doroh also commented that

Palisades recently received the \$1.3 Billion loan from the Federal government to assist in restarting the plant.

- b. **Land Preservation Board (LPB)** - The LPB's next meeting is scheduled for November 13, 2024. They are preparing for the upcoming grant application cycle, aiming to secure additional funding for land preservation.
 - c. **Southwest Michigan Planning Commission (SWMPC)** - No meeting held since the last report.
 - d. **Local Visits Report – Doroh** reported that the City of Bangor now has a Parks and Recreation Board, **Motycka** reported that Decatur is working on code enforcement, and **Petersen** reported that she would be attending a Strong Towns housing presentation.
 - e. **Staff Report** - Ransler provided updates on ongoing projects, including the Housing Target Market Analysis and the emphasis on revised zoning to create additional housing options.
7. **Unfinished Business - Planning Commission By-Laws** - A review of the by-laws was completed, and updates were recommended, including clarifications on conflict-of-interest provisions and term limits for members. Motycka supported by Petersen, moved to recommend approval of the revised by-laws to the Van Buren County Commission. Motion approved unanimously.
8. **New Business**
- a. **Alamo Township Notice of Master Plan Amendment**- The Commission received the notice for the Master Plan review and acknowledged receipt from Alamo Township.
 - b. **Proposed Columbia Township Zoning Ordinance Accessory Unit Text Amendment** - A motion by Petersen, supported by Motycka, to not concur with the proposed Columbia Township Text Amendment was approved unanimously.

While the Planning Commission agreed that the proposed amendment would increase flexibility for property owners, allowing them to build accessory structures without a lengthy approval process there is concern of a potential conflict with the Township Master Plan, which emphasizes maintaining the rural and residential character of the community. Reducing oversight might lead to developments that do not align with the broader vision of preserving neighborhood integrity.

Planning Commission members also understand that the proposed amendment establishes clear regulations, including specific size and height limits, ownership, and setback requirements so as to simplify the zoning process, however, there is concern the existing Special Use Permit (SUP) process ensures transparency by notifying neighboring property owners and allowing for community feedback. Removing this step could lead to a lack of community engagement and potential disputes over new developments.

The proposed amendment can be seen as a way to encourage the development of vacant lots, reducing blight and improving the township's appearance to help revitalize underused spaces and contribute positively to the township's aesthetics, but there is also concern that allowing accessory buildings without an SUP risks disrupting the character of residential and agricultural zones, potentially leading to a decline in the unique qualities of certain areas, particularly near sensitive locations like lakefronts.

The Planning Commission recognizes that the amendment aligns with the Master Plan's goal to support growth, particularly in residential and agricultural areas, by enabling owners to use their property for personal storage and other non-commercial uses. Yet, there are concerns that removing the SUP requirement may inadvertently lead to developments that reduce property values, especially in high-visibility or sensitive areas, such as resort districts or lakefront properties. The current process acts as a safeguard to prevent such issues.

Overall, while there is agreement on the benefits of flexibility and clearer regulations, there remains significant concern about the implications for community character, transparency, and alignment with long-term planning goals.

- c. **Proposed South Haven Township Zoning Ordinance Rezoning Amendment** - The Commission discussed the details on the proposed zoning amendments for 73 ½ Street and 01821 73rd Street in South Haven and voted to concur with both of the proposed amendments. Motion by Cedarquist, supported by Motycka, Rose opposed however motion was approved.

The rezoning requests were recommended for approval, citing alignment with surrounding land uses, community support, and consistency with the township's Future Land Use Map. These changes allow local businesses to expand and repurpose properties while maintaining the area's commercial focus.

- 9. **Adjournment** – The Chairperson adjourned the meeting at 7:25 p.m.

Next Meeting: October 23, 2024, at 6:30 p.m.

Hamilton Township Storage Container Ordinance Overview:

The ordinance regulates the use, placement, and appearance of **shipping containers** (e.g., pods) in Hamilton Township. It ensures containers are used in a manner consistent with the township's rural character and zoning guidelines.

Key Points & Master Plan Alignment:

1. Preservation of Rural Character:

- **Ordinance:** Restricts shipping containers in residential zones (R-2, R-3, MPH, R-4) unless temporarily permitted; containers must be painted neutral colors and placed behind structures.
- **Master Plan:** Emphasizes protecting scenic beauty and rural character.
- **Note:** The ordinance maintains the township's aesthetic integrity, aligning with the goal of preserving its rural environment.

2. Zoning Control & Sustainable Development:

- **Ordinance:** Limits container use to parcels of 2+ acres (with flexibility for agriculture).
- **Master Plan:** Focuses on sustainable growth and protecting agricultural land.
- **Note:** Supports sustainable development by preventing overuse of containers in small residential areas while accommodating agricultural needs.

3. Safety & Infrastructure:

- **Ordinance:** Requires building permits for containers over 200 square feet to ensure safety and proper installation.
- **Master Plan:** Prioritizes community safety and infrastructure.
- **Note:** Reinforces safety standards without overburdening the agricultural sector.

4. Temporary Use Flexibility:

- **Ordinance:** Allows temporary use permits for up to 180 days for needs such as moving or construction.
- **Master Plan:** Supports temporary flexibility in land use.
- **Note:** Provides flexibility for short-term storage needs while protecting long-term zoning goals.

Conclusion:

The proposed ordinance is aligned with the **Township Master Plan**. It balances modern storage needs with preserving rural character, sustainable land use, and community safety. It allows flexibility for temporary uses while maintaining long-term zoning integrity.

**OWNSHIP OF HAMILTON
VAN BUREN COUNTY, MICHIGAN**

ORDINANCE NO. _____

ZONING ORDINANCE TEXT AMENDMENT

ADOPTED: _____

EFFECTIVE: _____

An ordinance to protect the public health, safety and welfare of the township by the providing regulations and use of storage containers (I.E. "pods"), in all zoning districts within the township; to provide new regulations for the use of accessory buildings in residential zoning districts including the Manufactured Housing Park District; to provide an effective date; and to repeal conflicting ordinance provisions.

**THE TOWNSHIP OF HAMILTON,
VAN BUREN COUNTY, MICHIGAN**

ORDAINS:

SECTION I

**AMENDMENT TO CHAPTER 3 "ZONING DEFINITIONS"
OF THE HAMILTON TOWNSHIP ZONING ORDINANCE.**

The following definition is hereby added to Chapter 3 "Zoning Definitions" of the Hamilton Township Zoning Ordinance, under a single heading placed in the correct alphabetical order to read as follows:

"SHIPPING CONTAINERS: Standardized reusable vessels that were originally designed for or used in the shipping, movement or transportation of freight, articles, goods or commodities. This definition includes all such vessels that were originally designed for or capable of being moved by rail, truck or ship by means of being mounted on a chassis or similar transport device. This definition includes those vessels commonly referred to as "transport containers", "cargo containers" and "portable on-site storage containers" which have a similar appearance to and similar characteristics of shipping containers. The use of shipping containers in the township shall be considered an accessory building or structure."

SECTION II

**AMENDMENT TO CHAPTER 16 "GENERAL PROVISIONS AND
EXCEPTIONS" OF THE HAMILTON TOWNSHIP ZONING**

ORDINANCE

- A. Chapter 16, “GENERAL PROVISIONS AND EXCEPTIONS”, Section 16.23 “ACCESSORY BUILDINGS AND STRUCTURES” is hereby amended by the addition of new subsections to be identified as “I & J” to read as follows:

“I. The use of SHIPPING CONTAINERS in the township shall be considered an accessory building or structure.” Additional requirements of Section 16.33 of this Ordinance for the use of SHIPPING CONTAINERS shall be followed.

J. Accessory buildings constructed in zoning districts R-2 Medium Density Residential, R-3 MHP Manufactured Housing Park District, or R-4 Lake Residential District shall be constructed in a consistent manner with the principal building or dwelling unit of the parcel. Size shall be limited to 1,440 square feet. Exceptions to the size and construction requirements will require a special exception use permit and show that parcel size and construction type will not impact the adjacent parcels.”

- B. Chapter 16 “General Provisions and Exceptions” is hereby amended by the addition of a new subsection designated 16.33 to read as follows:

“SECTION 16.33 SHIPPING CONTAINERS

- A. All owners of property within the township shall have 150 days from the effective date of the ordinance codified in this chapter to bring the properties, which currently contain any shipping containers that are in violation of the terms of this chapter, into full compliance with the provisions of this chapter. This includes obtaining a zoning permit if not provided at time of placement on the parcel.
- B. The number of shipping containers shall be limited to one per parcel when not being used for agricultural/farming. A request for additional shipping containers shall be approved by the township planning commission after the submittal and review of a site plan to ensure little or no impact to adjacent property owners.
- C. Parcel Size for any shipping container use shall be a minimum of 2 acres not divided by a public road.
- D. Shipping Containers as accessory use shall not be allowed in Zoning Districts R-2 Medium Density Residential, R-3 MHP Manufactured Housing Park District, or R-4 Lake Residential District. An exception to this is township-approved temporary use (see zoning administrator for permit).
- E. Shipping Containers shall not be allowed as principal use in any zoning district.

- F. Shipping Containers shall be an accessory use for storage and shall not be used for habitable space.
- G. A building permit is required prior to placement of any shipping container >200 square feet. This ensures effective anchoring/foundation according to the then most current edition of the International Building Code. The application shall show the proposed shipping container is accessory to the permitted use of the property and meets the placement criteria for the zone. Shipping containers for agricultural use are exempt from this requirement.
- H. Shipping Containers shall be set on a firm, level surface, like concrete slabs or blocks, railroad ties, or compacted gravel pads AND have helical anchors embedded into the earth (24" minimum) on each corner of the container with straps mechanically attached to the container to resist uplift. Shipping containers >200 square feet shall be anchored IAW the building permit requirements. Shipping containers for agricultural use are exempt from these requirements.
- I. Shipping containers located on a parcel shall be for the sole use of the owner or occupant of said parcel, and in no event shall shipping containers be leased out as temporary storage to a party who does not otherwise have a property interest in the parcel which the shipping container is located.
- J. Shipping Containers shall meet all the setback requirements for the zoning district in which they are placed.
- K. No Shipping Container shall be placed on the top of another Shipping Container.
- L. Placement shall be to the rear of the principal building or dwelling unit.
- M. Shipping Containers shall be painted a neutral earth-tone color or a color consistent with the principal building or dwelling unit. The exterior of the Container shall not contain any lettering or numbering. Shipping containers for agricultural use are exempt from these requirements.
- N. Shipping Containers shall not be located within an area that includes sensitive habitat, biological resources or historical resources.
- O. The Township Zoning Administrator is authorized to issue a temporary use permit for the temporary use of shipping containers in all zoning districts. Such temporary use permit shall not exceed 180 consecutive days or until the expiration of the building permit, whichever is shorter. Temporary use of a shipping container is allowed

for new construction/reconstruction of a principal use building, for temporary storage following significant damage to previously-existing buildings/structures on the property; for storage of personal items during moving; or for other temporary non-commercial use. (IE a shipping container shall not be used as a retail facility). Any extension of a temporary use permit must be approved by the Township Board prior to its expiration, with the parameters for such extension placed in writing and agreed to by the applicant and the township board.”

SECTION III
SEVERABILITY

Should any section, clause, or provision of this Ordinance be declared unconstitutional, illegal, or of no force and effect by a court of competent jurisdiction, then and in that event, such portion thereof shall not be deemed to affect the validity of any other part or portion of this Ordinance.

SECTION IV
EFFECTIVE DATE AND REPEAL

This ordinance shall take effect on the 8th day following publication after adoption by the Township Board. All ordinances or parts of ordinances in conflict herewith are repealed.

HAMILTON TOWNSHIP
VAN BUREN COUNTY, MICHIGAN
Becky Mott, Township Clerk

**Paw Paw Township
114 N. Gremps Street
Paw Paw, Michigan 49079**

October 25, 2024

Van Buren County Planning Commission
Attn: Planning Commission Chair
219 Paw Paw St., Suite 302
Paw Paw, MI 49079

**Re: Paw Paw Township Master Plan Update Notification- Section 39(2) of the Michigan
Planning Enabling Act**

To Whom It May Concern:

The Paw Paw Township Planning Commission has commenced the process of updating the community's Master Plan. The long-range plan guides growth, preservation, investment, and future land use decision-making in the township. The planning process intends to capture and document the vision of the Township's citizens, stakeholders, and officials. Additionally, we welcome your comments as we proceed with this critical task.

Later in the process, the draft Master Plan update will be posted on the Township's website for review (<https://pawpawtownshipmi.gov>). Once approved, the final version will also be posted. Your organization will be notified when these documents are available for review. If hard copies of the draft and final plans are desired, please call our office at 269-657-4340.

Thank you in advance for your cooperation and assistance.

Sincerely,



Tom Palenick
Paw Paw Township Supervisor



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 10-31-2024
Application No: 01-2024
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: FRANK DALE E
Last First Initial

(If more than two see #15)

2. Mailing Address: 5271276th Street Decatur MI 49045
Street City State Zip Code

3. Phone Number: (Area Code) (269) 4237120

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

5. E-mail address:

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

6. County: VAN BUREN 7. Township, City or Village: Hamilton

8. Section No. 4 Town No. Range No.

Parcel # (Tax ID): 80-10-004-007-00

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? [] 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 [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(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 CROPS

- b. Total number of acres on this farm: 159
- c. Total number of acres being applied for (if different than above): _____
- d. Acreage in cultivation: 100
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____
- f. All other acres (swamp, woods, etc.) 59
- g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings _____ Residence: 1 Barn: 4 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); 10

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.

Dale Frank
(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

7-4-24
(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: 10-31-2024 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Hamilton
 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><input checked="" type="checkbox"/> County or Regional Planning Commission</p> <p><input checked="" type="checkbox"/> Conservation District</p> <p><u>na</u> <input type="checkbox"/> 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>
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2024 Summer Property Tax Statement

HAMILTON TOWNSHIP

75406 56TH ST
 DECATUR MI 49045

Property Address: **52712 76TH AVE**

FRANK DALE & RUBY
 52712 76TH AVE
 DECATUR MI 49045

Parcel Number: **80-10-004-007-00**
 Taxable Value: **187,709**
 State Equalized Value: **554,500**
 School District: **80050 - DECATUR PUBLIC SCHOOLS**
 % PRE/MBT: **100 %**
 Property Class: **101 - AGRICULTURAL-IMPROVED**

TAXING AUTHORITY	RATE	AMOUNT
STATE ED TAX	6.00000	1,126.25
VB CO ALLOCATED	4.43470	832.43
Subtotal		1,958.68
Administration Fee		19.58
Total Amount Due by 09/16/2024		\$1,978.26

Legal Description:

36 4-4-15 1333-425 1652-392 * SE 1/4 OF SEC.

Operating Fiscal Years	
State	10-1 thru 9-30
County	10-1 thru 9-30
School	7-1 thru 6-30
Township/City	7-1 thru 6-30

TAXES COLLECTED AT THE TOWNSHIP HALL (52333 W TERRITORIAL RD) ON SEPTEMBER 13 & 16 FROM 9AM - NOON & 1 - 5 PM. ALSO DECEMBER 13, 20 & 26; JAN 10, 24; FEBRUARY 7, 21, AND 28.

1% INTEREST IS ADDED ON SEPT 17 AND THE FIRST OF EACH MONTH. PAY TO TOWNSHIP THRU FEB 28. ON MARCH 1, TAXES ARE PAYABLE TO THE COUNTY WITH AN ADDITIONAL 4% ADMINISTRATION FEE & 1% INTEREST PER MONTH.

THE DUE DATE OF THESE TAXES CAN BE DEFERRED UNTIL FEBRUARY 14, 2025 WITHOUT INTEREST, IF THIS IS YOUR HOMESTEAD, AND YOU ARE AT LEAST 62 OR DISABLED AND YOUR HOUSEHOLD INCOME WAS UNDER \$40,000 LAST YEAR OR IF THIS IS AG LAND. YOU MUST APPLY FOR THE DEFERMENT AT THE TWP TREASURER'S OFFICE BY SEPT 16TH.

To avoid late charges, payment must be received by the close of business day or postmarked by the US postmaster no later than September 16, 2024

Please Return Lower Portion

2024 Tax Remittance

Please return this voucher with payment.

Please do not staple or paper clip your check to this stub

Make checks payable to:

HAMILTON TOWNSHIP

Parcel Number: 80-10-004-007-00

2024 Summer Tax Due: **\$1,978.26**

HAMILTON TOWNSHIP

Treasurer
 75406 56TH ST
 DECATUR MI 49045



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.

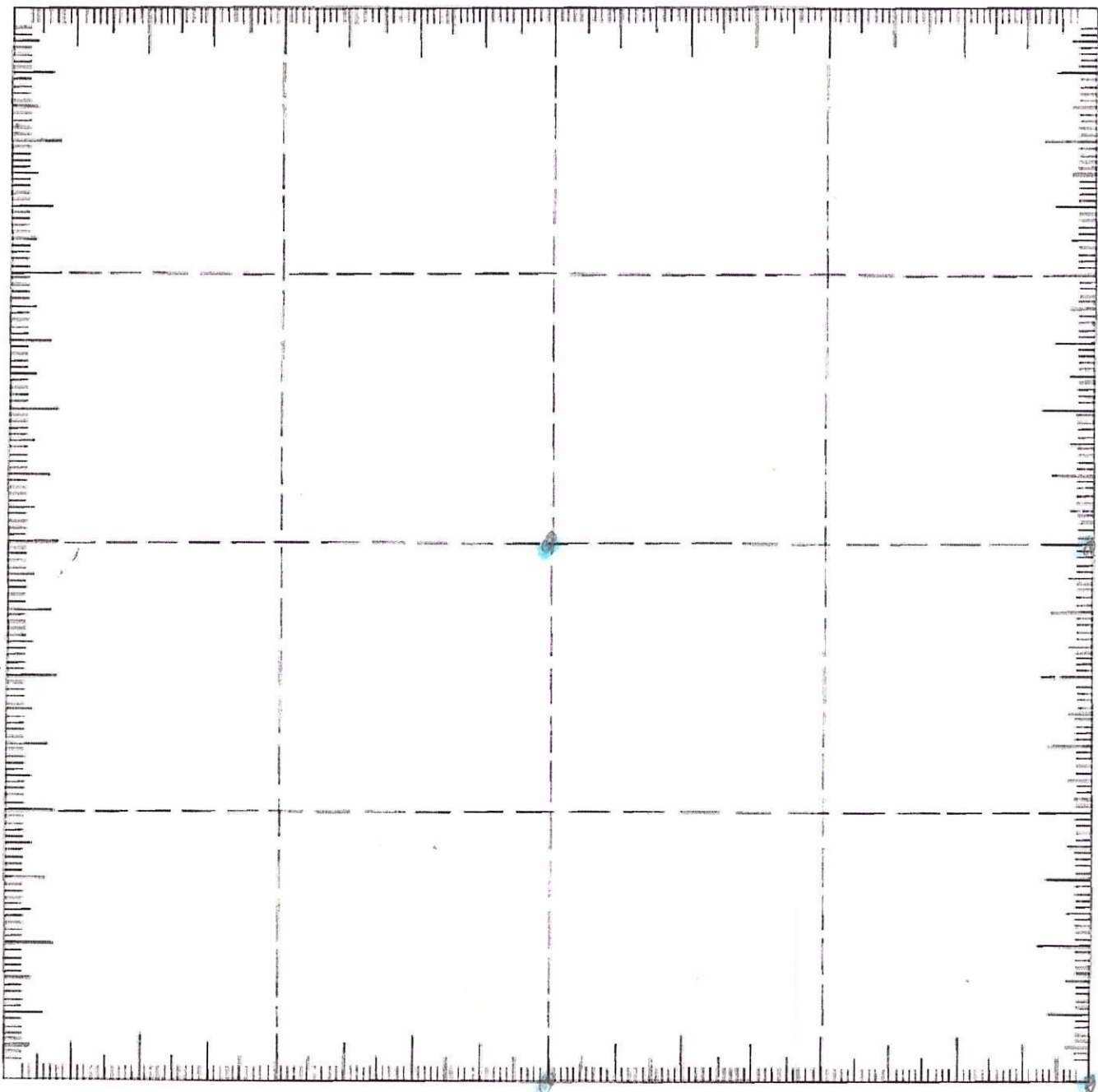
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County VAN BUREN

Township HAMILTON

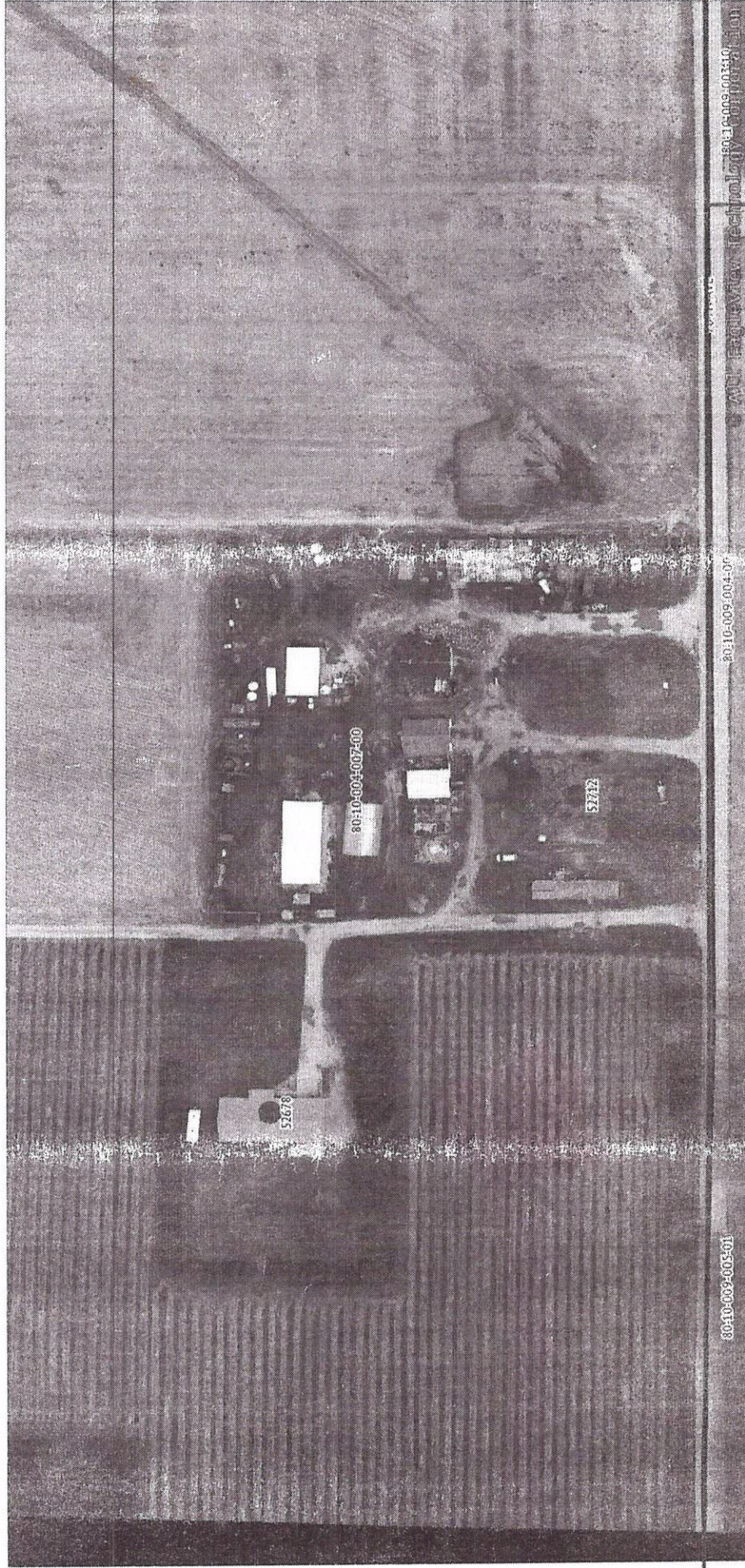
T 7S R 15W Section 4

↑ North



76th Ave

zoom of blds



05/08/2022

map



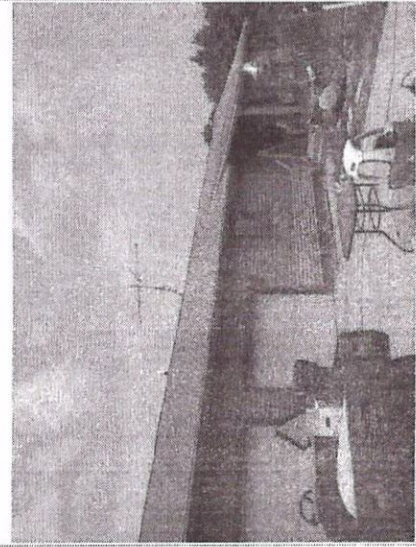
03/14/2022 - 05/12/2022

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FRANK DALE & RUBY	FRANK DALE & RUBY	0	04/29/2017	WD	03-ARM'S LENGTH	1652-392	OTHER	0.0
FRANK LOUISE E	FRANK DALE & RUBY J	0	06/05/2001	WD	03-ARM'S LENGTH	1333-425	OTHER	0.0
Property Address	Class: AGRICULTURAL-IMPR Zoning: AG		Building Permit(s)		Date	Number	Status	
52712 76TH AVE	School: DECATUR PUBLIC SCHOOLS		BUILDING PERMIT		04/26/2022	22-008	COMPLETE	
Owner's Name/Address	P.R.E. 100# 03/10/2008				03/10/2008	08-36A	EXPIRED	
FRANK DALE & RUBY	MAP #: 36							
52712 76TH AVE	2024 Est TCV 1,109,023 TCV/TFA: 333.44							
DECATUR MI 49045	* Improved		* Vacant		Land Value Estimates for Land Table 10101-AGRICULTURAL			

Tax Description	Description	Frontage	Depth	Rate	%Adj.	Reason	Value
36 4-4-15 1333-425 1652-392 * SE 1/4 OF SEC.	RES TABLE	3.780	Acres	8,762	100		33,120
Comments/Influences	AG ACREAGE DRY WOODS	42.58	Acres	4000	100		170,320
	AG ACREAGE SWAMP	2.03	Acres	1500	100		3,045
	AG ACREAGE ROW	2.01	Acres	0	100		0
	AG ACREAGE TILLABLE	108.47	Acres	5300	100		574,891
	Total Est. Land Value =						781,376

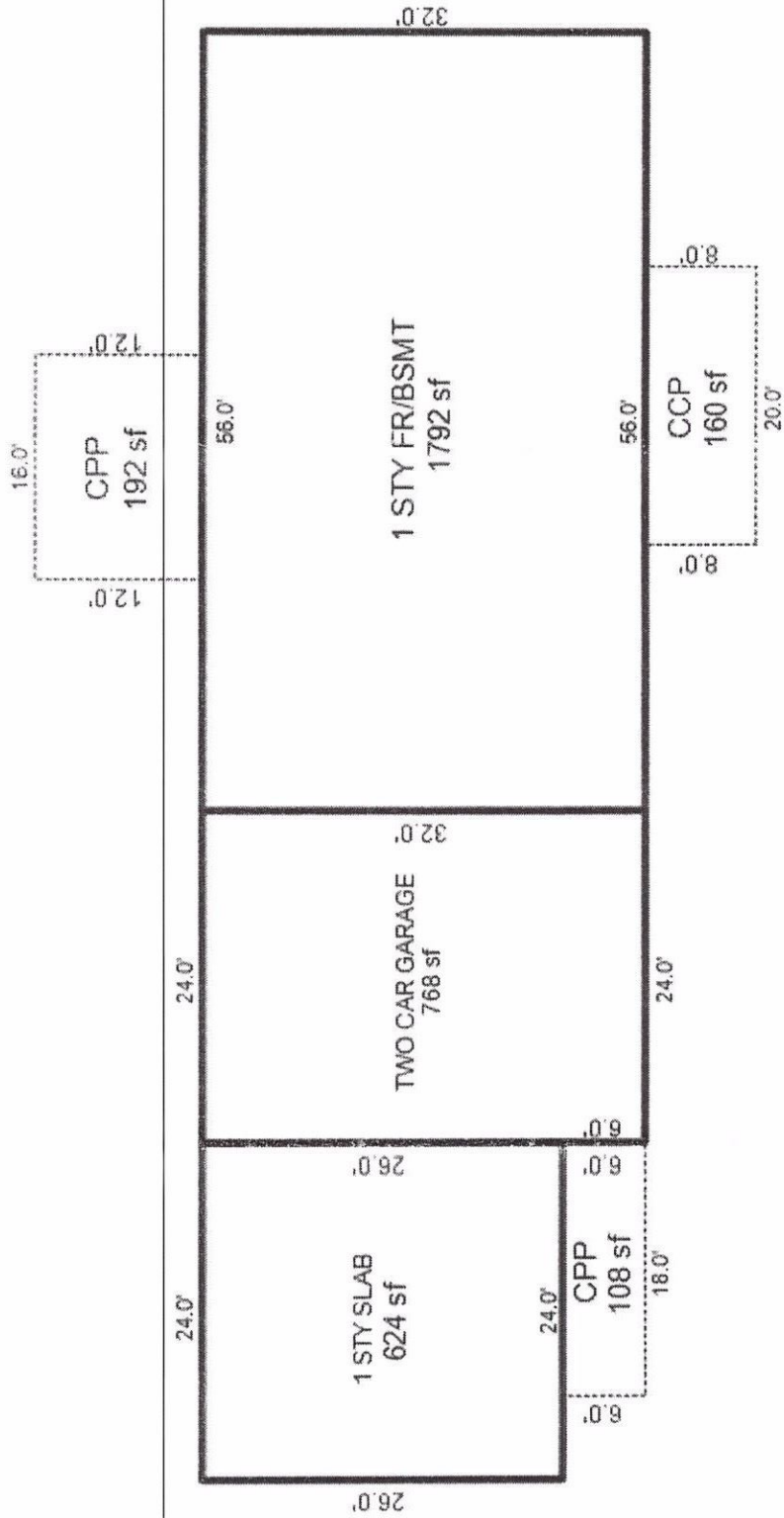
Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
Wood Frame	Wood Frame	19.76	256	30	1,518
Total Estimated Land Improvements True Cash Value =					1,518

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	390,700	163,800	554,500			187,709C
2023	331,800	93,300	425,100			166,676C
2022	331,800	64,000	395,800			146,644C
2021	300,200	58,000	358,200			141,960C



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*** Information herein deemed reliable but not guaranteed***



Building Type	Farm Utility Buildings	Farm Utility Buildings	Farm Utility Buildings	Farm Utility Buildings
Year Built				
Class/Construction	D, Pole	D, Pole	D, Pole	D, Pole
Quality/Exterior	Low Cost	Average	Average	Average
# of Walls, Perimeter	4 Wall, 124	4 Wall, 128	4 Wall, 124	4 Wall, 196
Height	10	12	12	10
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	36 x 26 = 936	36 x 22 = 792	40 x 22 = 880	66 x 32 = 2112
Cost New	\$ 12,655	\$ 13,590	\$ 16,856	\$ 31,638
Phy./Func./Econ. %Good	27/100/100 27.0	27/100/100 27.0	27/100/100 27.0	27/100/100 27.0
Depreciated Cost	\$ 3,417	\$ 3,669	\$ 4,551	\$ 8,542
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost				
Itemized ->				
Unit-In-Place ->				
Items ->				
E.C.F.	X 1.029	X 1.029	X 1.029	X 1.029
% Good	27	27	27	27
Est. True Cash Value	\$ 3,516	\$ 3,776	\$ 4,683	\$ 8,790
Comments:	836 SQ FT	1920 SQ FT		
Total Estimated True Cash Value of Agricultural Improvements / This Card: 25066 / All Cards: 41131				

*** Information herein deemed reliable but not guaranteed***

Building Type	Greenhouses Hoop (Arch-R)	Greenhouses Hoop (Arch-R)	Steel Grain Bin
Year Built			
Class/Construction	D,Frame	D,Frame	N/A
Quality/Exterior	Low Cost	Low Cost	Diameter: 26
# of Walls, Perimeter	4 Wall, 116	4 Wall, 172	Floor: Conc. Floor
Height	10	10	25
Heating System	No Heating/Cooling	No Heating/Cooling	Fan & Heat:
Length/Width/Area	40 x 36 = 1440	64 x 44 = 2816	1
Cost New	\$ 9,360	\$ 18,135	\$ 30,331
Phy./Func./Econ. %Good	27/100/100 27.0	27/100/100 27.0	27/100/100 27.0
Depreciated Cost	\$ 2,527	\$ 4,896	\$ 8,189
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost			
Itemized ->			
Unit-In-Place ->			
Items ->			
E.C.F.	X 1.029	X 1.029	X 1.029
% Good	27	27	27
Est. True Cash Value	\$ 2,600	\$ 5,038	\$ 8,427
Comments:			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 16065 / All Cards: 41131			

*** Information herein deemed reliable but not guaranteed***

Press Release: Van Buren County Land Preservation Board Announces Opportunity for Landowners to Apply for Land Preservation Grants

For Immediate Release

Van Buren County Land Preservation Board (LPB) Invites Landowners to Apply for Farmland Preservation Grants

Van Buren County, MI — The Van Buren County Land Preservation Board is pleased to announce that applications are now open for landowners interested in preserving their farmland through the County's Purchase of Development Rights (PDR) program. This initiative allows landowners to voluntarily sell the development rights to their land, protecting it for agricultural use and preventing future development.

The Agricultural Preservation Fund, in conjunction with the Michigan Department of Agriculture and Rural Development (MDARD), offers grants that help local governments purchase agricultural conservation easements. These funds are available to townships within Van Buren County that participate in the County's PDR program, including Almena, Antwerp, Decatur, Hamilton, Lawrence, Paw Paw, Pine Grove, Porter, South Haven, and Waverly Townships.

Grant recipients will have up to two years to close on the purchase of development rights, with the possibility of a two-year extension if needed.

How to Apply:

Eligible landowners are encouraged to apply through Van Buren County's local PDR program. Applications will be prioritized based on scoring criteria that consider the land's agricultural productivity, location, and commitment to farmland preservation. Interested parties can contact the Land Preservation Board at the Van Buren County Community Services Department for more details or visit the [Van Buren County LPB website](#).

Grant Benefits:

By participating in this program, landowners receive compensation for the development rights of their land while ensuring that it remains dedicated to agriculture. In addition to financial benefits, this program helps protect the county's rich agricultural heritage for future generations.

For further information, please contact the Van Buren County Land Preservation Board at communityservices@vanburencountymi.gov or visit our website at [Van Buren County LPB website](#).

Contact Information:

Van Buren County Community Services Department
Land Preservation Board
Phone: 269.657.8200 X 1073
Email: communityservices@vanburencountymi.gov
Website: [Van Buren County LPB website](#)