


White Lake Twp.

# Memo

**To:** White Lake Township Board  
**From:** David Hieber, Assessor  
**cc:** Sean O'Neil, Community Development Director  
**Date:** May 5, 2023  
**Re:** PA 116 Application Parcel 12-05-200-034



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The owner of the above referenced property has filed the attached application for the Farmland Open Space Preservation Program (PA 116). I have reviewed the application and determined the parcel is eligible for PA 116. The property is approximately 75 acres with 55 acres being planted for crops. The Oakland Conservation District has also reviewed the application and "concur with the property as a working farm for cash crops." (Oakland Conservation District memo attached)

The approval process requires review of both the Planning Commission and the Township Board. On May 4, 2023 the Planning Commission recommended approval the application, and is now being presented to the Township Board for their consideration. (Planning Commission minutes are attached).

Please be advised, the approval of this application, will not cause any financial impact to White Lake Township.



**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	_____
Application No:	_____
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: Ruggles Last Frederick First R 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: 5335 Street Musland Hollow City White Lake State MI Zip Code 48383

3. Telephone Number: (Area Code) (248) 887-8247

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: Oakland 7. Township, City or Village: White Lake

8. Section No. 05 Town No. 3N Range No. 8E

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: Sturgeon point development

Name the types of mineral(s) involved: Oil and Gas

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  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

b. Total number of acres on this farm 75.29

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

d. Acreage in cultivation: 55

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 3 Residence: \_\_\_\_\_ Barn: 2 Tool Shed: \_\_\_\_\_

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

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

Other: (Indicate) Green house

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 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.

Frederick R. Ruggles  
(Signature of Applicant)

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

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

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

2/24/2023  
(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

\_\_\_\_ 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 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.**

<p>Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):</p> <p><b>COPY SENT TO:</b></p> <p>____ County or Regional Planning Commission</p> <p>____ Conservation District</p> <p>____ Township (if county has zoning authority)</p>	<p><b>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</b></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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**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 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.

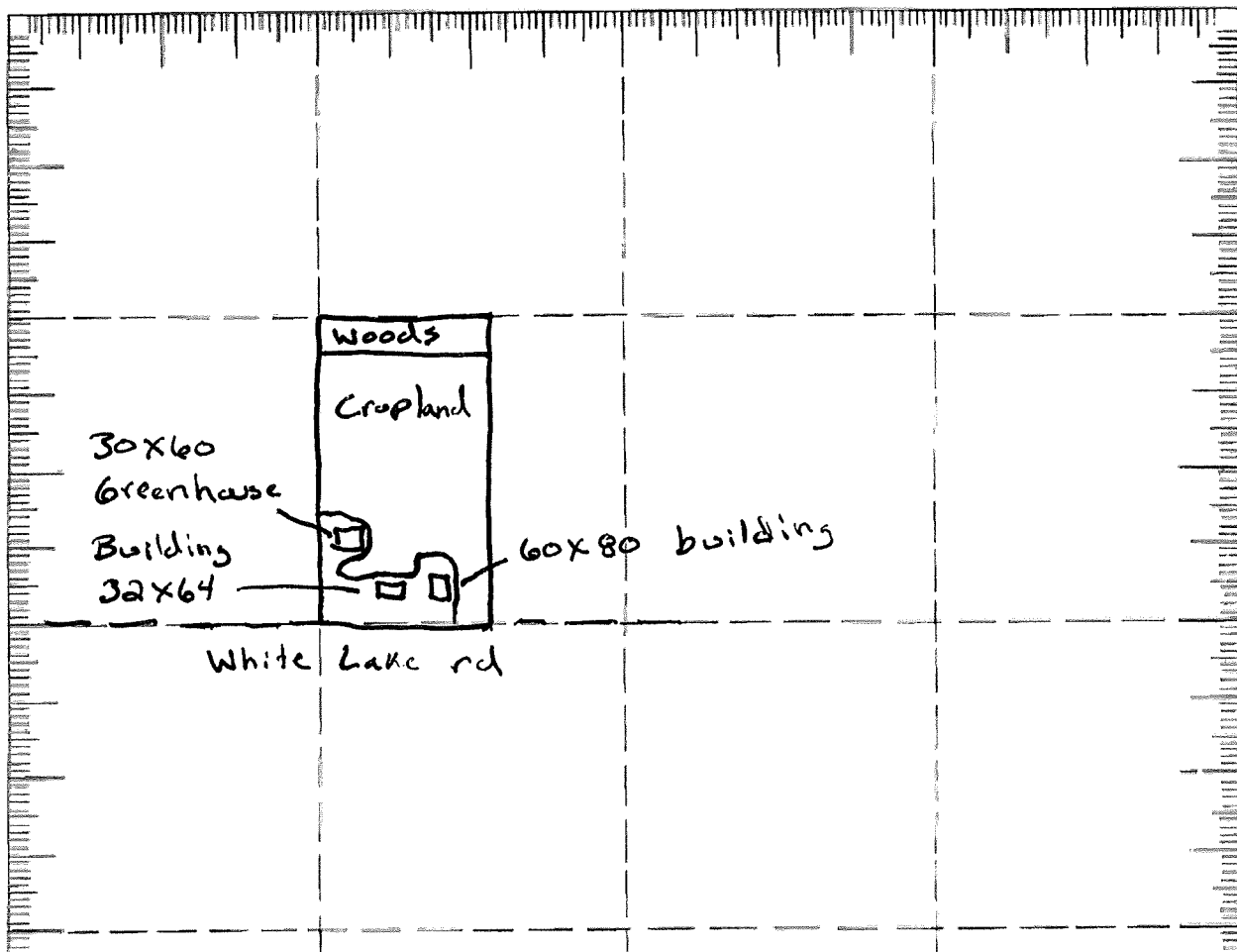
**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County Oakland

Township White Lake

T 3N R 8E Section 05

↑ North





<p><b>Common Land Unit</b></p> <p><span style="border: 1px solid yellow; display: inline-block; width: 15px; height: 10px;"></span> Common Land Unit*</p> <p><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Tract Boundary</p> <p><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px;"></span> Section Lines</p> <p><b>Cropland</b> vs <b>Noncropland</b></p>	<p><b>Wetland Determination Identifiers</b></p> <p><span style="color: red;">●</span> Restricted Use</p> <p><span style="color: green;">▼</span> Limited Restrictions</p> <p><span style="color: green;">■</span> Exempt from Conservation Compliance Provisions</p> <p><span style="color: red;">⊕</span> Areas of Concern as of 3/14/22</p>	<p><b>This box is applicable ONLY for certification maps. Options only valid if checked.</b></p> <p><input checked="" type="checkbox"/> Shares - 100% OP</p> <table border="0"> <tr> <td><input type="checkbox"/> Certified Organic</td> <td><input type="checkbox"/> All Crops - Non-Irrigated</td> </tr> <tr> <td><input checked="" type="checkbox"/> CORN - YEL/GR</td> <td><input type="checkbox"/> WHEAT - GR (SRW or SWW)</td> </tr> <tr> <td><input type="checkbox"/> SOYS - COM/GR</td> <td><input type="checkbox"/> ALFALFA - FG or GZ</td> </tr> <tr> <td><input type="checkbox"/> DRY BEANS - DE</td> <td><input type="checkbox"/> MIXFG - FG or GZ</td> </tr> </table>	<input type="checkbox"/> Certified Organic	<input type="checkbox"/> All Crops - Non-Irrigated	<input checked="" type="checkbox"/> CORN - YEL/GR	<input type="checkbox"/> WHEAT - GR (SRW or SWW)	<input type="checkbox"/> SOYS - COM/GR	<input type="checkbox"/> ALFALFA - FG or GZ	<input type="checkbox"/> DRY BEANS - DE	<input type="checkbox"/> MIXFG - FG or GZ	<p><b>2022 Program Year</b></p> <p>CLU Date: April 8, 2022</p> <p>2020 NAIP Imagery</p> <p><b>Farm 2775</b></p> <p><b>Tract 1431</b></p>
<input type="checkbox"/> Certified Organic	<input type="checkbox"/> All Crops - Non-Irrigated										
<input checked="" type="checkbox"/> CORN - YEL/GR	<input type="checkbox"/> WHEAT - GR (SRW or SWW)										
<input type="checkbox"/> SOYS - COM/GR	<input type="checkbox"/> ALFALFA - FG or GZ										
<input type="checkbox"/> DRY BEANS - DE	<input type="checkbox"/> MIXFG - FG or GZ										

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Areas of Concern represent potential wetland violations (CW, CW+Yr, CWNA, CWTE, MIW, MWM, WX) included in the NRCS Certified Wetland Determination dataset. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). Alternate year NAIP imagery may be displayed for tracts located in other states or along state borders.

**Oakland Conservation District**

7150 Dixie Highway, Suite 2  
Clarkston, Michigan 48346  
Tel 248-922-7822  
Email [OaklandConservation@gmail.com](mailto:OaklandConservation@gmail.com)



White Lake Township  
7585 Highland Rd  
White Lake, Mi. 48383

**RECEIVED**

**APR 17 2023**

**WHITE LAKE TOWNSHIP  
ASSESSING OFFICE**

Dear David Hieber (Assessor):

The Oakland Conservation District has visited the property of Frederick Ruggles on White Lake Rd for an application for a PA116 of the Natural Resources and Environmental Protection Act.

This parcel is in section 5 T3N R8E. The Oakland Conservation District concurs with the property as a working farm for cash crops. We agree with the 55 acres of cropland for agricultural purposes.

Sincerely,



Patrick Costello

Oakland Conservation District Board Chair

*The Oakland Conservation District is dedicated to promoting sound environmental stewardship in Oakland County by providing residents with reliable information and technical assistance regarding the management and use of our natural resources.*

*All programs of the Oakland Conservation District on a nondiscriminatory basis without regard to race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital status.*

e-recorded

LIBER 50752 PAGE 589

0112778

OAKLAND COUNTY TREASURERS CERTIFICATE  
I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by the state or any individual against the within description and all TAXES on same are paid for five years previous to the date of this instrument as appears by the records in the office except as stated.  
Reviewed By: RL

LIBER 50752 PAGE 589  
\$21.00 DEED - COMBINED  
\$4.00 REMONUMENTATION  
\$5.00 AUTOMATION  
\$3,594.80 TRANSFER TX COMBINED  
06/09/2017 04:59:14 PM RECEIPT# 66749  
PAID RECORDED - Oakland County, MI  
Lisa Brown, Clerk/Register of Deeds

Jun 09, 2017

5.00 E-FILE

Sec. 135, Act 206, 1893 as amended  
ANDREW E. MEISNER, County Treasurer

Not Examined

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX



OAKLAND 06/09/2017 66749 \$459.80 CO \$3,135.00 ST 001112068

WARRANTY DEED - INDIVIDUAL FORM

AB 82039 ①

Nancy A. McMullan as Successor Trustee of the Ralph F. Ruggles Trust w/a/d May 7, 1999, whose address is 826 Lilac Lane, Naperville, IL, 60540, conveys and warrants to Frederick R. Ruggles, whose address is 5335 Murland Hollow, White Lake, MI, 48383 the following property located in the Township of White Lake, Oakland County, Michigan:

Sec Attached Exhibit "A"

(6401 White Lake Rd.)

for the full consideration of \$418,000.00, subject to easements and restrictions of record and liens for real estate taxes not yet due and payable. This property 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 "ALL" division(s) under Section 108 of the land division act, Act No. 288 of the Public Acts of 1967.

Dated: 5-31, 2017

Ralph F. Ruggles Agreement of Trust dated May 7, 1999

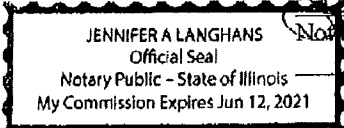
By: Nancy McMullan  
Nancy A. McMullan, Successor Trustee

Acknowledged before me in DUPAGE County, Illinois, on May 31, 2017 by Nancy A. McMullan as Successor Trustee of the Ralph F. Ruggles Trust w/a/d May 7, 1999.

My commission expires:

06-12-2021

Jennifer A. Langhans  
Notary Public  
DUPAGE County, Illinois



This instrument drafted by:  
Scott Broshar P41006  
2875 W. Liberty Rd.  
Ann Arbor, MI 48103

When recorded return to:  
Grantee  
5335 Murland Hollow

Recording Fee: \$30.00 plus \$5.00 tax certificate  
Tax Parcel: 12-05-200-034, not allocated  
AB File No.: 82039  
Transfer Tax: \$3,594.80 ✓

Send tax bills to:  
Grantee



Exhibit "A"

Legal Description

Land situated in the Township of White Lake, Oakland County, Michigan described as:

The East 76 acres of the Northeast fractional 1/4, except the South 422.50 feet of the West 66.00 feet, Section 5, T3N, R8E, White Lake Township, Oakland County, Michigan, also excepting part of the Northeast fractional 1/4 of Section 5, T3N, R8E, White Lake Township, Oakland County, Michigan, being more particularly described as beginning at a point on the East and West 1/4 Section line of Section 5, distant South 89°03'40" West 1078.07 feet from the East 1/4 corner of Section thence continuing on the East and West 1/4 Section line, South 89°03'40" West 50.00 feet; thence North 00°08'42" East 60.01 feet; thence North 89°03'40" East 50.00 feet; thence South 00°08'42" West 60.01 feet to the Point of Beginning.

Tax I.D. 12-05-200-034, not allocated

6401 White Lake Rd.  
White Lake, MI 48383

**Notice of Assessment, Taxable Valuation, and Property Classification**

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM CHARTER TOWNSHIP OF WHITE LAKE David Hieber 7525 HIGHLAND ROAD WHITE LAKE MI 48383-2900	<b>PARCEL IDENTIFICATION</b> PARCEL CODE NUMBER: <b>Y -12-05-200-034</b> PROPERTY ADDRESS: <b>6401 WHITE LAKE RD                  WHITE LAKE, MI 48383-1140</b>
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL: RUGGLES, FREDERICK R 5335 MURLAND HOLW WHITE LAKE MI 48383-1344	<b>PRINCIPAL RESIDENCE EXEMPTION</b> % Exempt As "Homeowners Principal Residence": <b>.00%</b> % Exempt As "Qualified Agricultural Property": <b>100.00%</b> % Exempt As "MBT Industrial Personal": <b>.00%</b> % Exempt As "MBT Commercial Personal": <b>.00%</b> Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 (AGRICULTURAL-VACANT)**

**PRIOR YEAR'S CLASSIFICATION: 102 (AGRICULTURAL-VACANT)**

The change in taxable value will increase/decrease your tax bill for this year by approximately: <b>\$927</b>	PRIOR AMOUNT YEAR: 2022	CURRENT TENTATIVE AMOUNT YEAR: 2023	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):	182,460	208,850	26,390
2. ASSESSED VALUE:	455,420	507,130	51,710
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	455,420	507,130	51,710
5. There WAS/WAS NOT a transfer of ownership on this property in 2022 . <b>WAS NOT</b>			

**The 2023 Inflation rate Multiplier is: 1.05**

**Legal Description:** T3N, R8E, SEC 5 E 76 ACRES OF NE 1/4 EXC S 422.50 FT OF W 66 FT, ALSO EXC BEG AT PT DIST S 89-03-40 W 1078.07 FT FROM E 1/4 COR, TH S 89-03-40 W 50 FT, TH N 00-08-42 E 60.01 FT, TH N 89-03-40 E 50 FT, TH S 00-08-42 W 60.01 FT TO BEG 75.29 A 8-10-92 FR 006 5-15-20 CORR

**March Board of Review Appeal Information:**

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the State Tax Commission's website at [www.michigan.gov/taxes](http://www.michigan.gov/taxes). Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

**The Board of Review will meet on: Tuesday, March 7th from 9:00 a.m. to Noon for an informational meeting.  
 Monday, March 13th from 9:00 a.m. to Noon and 1:00 p.m. to 4:00 p.m. and  
 Wednesday, March 15th from 1:00 p.m. to 4:00 p.m. and 6:00 p.m. to 9:00 p.m.  
 At the Township Hall, 7525 Highland Road, White Lake, MI 48383.  
 NOTE: In person appeals are by appointment only. PLEASE CALL (248) 698-3300 ext. 3, NO LATER THAN MARCH 3rd TO SCHEDULE AN APPOINTMENT.**

NOT LESS THAN 14 DAYS before the meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes were calculated on the Taxable Value (see line 1 above). The Taxable Value number entered in the "Change from Prior Year to Current Year" column, does not indicate a change in your taxes. This number indicates the change in Taxable Value.

State Equalized Value is the Assessed Value multiplied by the Equalized Factor, if any. State Equalized Value must approximate 50% of the market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2022, your 2023 Taxable Value will be the same as your 2023 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2022, your 2023 Taxable Value is calculated by multiplying your 2022 Taxable Value by 1.05 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2023 Taxable Value cannot be higher than your 2023 State Equalized Value.

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at [www.michigan.gov/taxtrib](http://www.michigan.gov/taxtrib).

Filing a protest at the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at [www.michigan.gov/taxtrib](http://www.michigan.gov/taxtrib).

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

**WHITE LAKE TOWNSHIP  
PLANNING COMMISSION MEETING  
MAY 4, 2023**

**CALL TO ORDER**

Chairperson Seward called the meeting to order at 7:00 P.M. He then led the Pledge of Allegiance.

**ROLL CALL**

**Present:**

T. Joseph Seward, Chairperson  
Debby Dehart  
Merrie Carlock  
Matt Slicker  
Pete Meagher

**Absent:**

Scott Ruggles, Board Liaison  
Rob Seeley  
Steve Anderson  
Mark Fine

**Others:**

Sean O'Neil, Community Development Director  
Dave Hieber, WLT Assessor  
Rowan Brady, Beckett & Raeder  
Hannah Micallef, Recording Secretary

2 members of the public present.

**APPROVAL OF AGENDA**

Commissioner Meagher said the Approval of the Minutes should read "April 6, 2023."

**MOTION by Commissioner Meagher, supported by Commissioner Dehart to approve the agenda as amended. The motion CARRIED with a voice vote: (5 yes votes).**

**APPROVAL OF MINUTES**

A. April 6, 2023

Commissioner Meagher wanted to clarify on page 3 that the call to the public should read "closed to the public at 7:07 P.M."

**MOTION by Meagher, seconded by Slicker to approve the minutes as amended. The motion CARRIED with a voice vote: (5 yes votes).**

**CALL TO THE PUBLIC**

Chairperson Seward opened the call to the public at 7:02 P.M. Seeing none, he closed the call to the public at 7:02 p.m.

## **PUBLIC HEARING**

None.

## **NEW BUSINESS**

### A. PA 116 Request for parcel 12-05-200-034

Assessor Hieber stated that the Ruggles family made a PA 116 application. He stated the property met the requirements, and the parcel was eligible for the program. Property owners were able to put their property into this agreement and dedicate the use of the property as a strictly farmland, and in return, the property owner would receive income credit taxes for entering in the program.

**MOTION by Commissioner Meagher, seconded by Commissioner Carlock to recommend approval to the Township Board of the PA 116 Request for parcel 12-05-200-034 for a 10-year period. The motion CARRIED with a voice vote: (5 yes votes).**

## **CONTINUING BUSINESS**

### A. Master Plan Update

Mr. Brady presented the Natural Features and Open Spaces chapter of the Master Plan. The Planning Commission discussed the feasibility of time of sale/transfer ordinance in regards to septic systems within the Township. He then went over a brief history of White Lake Township.

The next meeting would cover the Transportation chapter, and the meeting after would cover Future Land Use. Redevelopment sites would be discussed as well. A public open house would tentatively scheduled for the end of the summer to engage the community.

## **OTHER BUSINESS**

None.

## **LIAISON'S REPORT**

The ZBA heard 5 cases last month. Two cases were approved, two cases were denied, and one case was tabled. 9 cases were placed on the agenda for this month, and the meeting would begin at 5:00 P.M.

The May Parks & Recreation meeting was canceled. There was hope that construction on Stanley Park would begin going into 2024.

The Sephora sign on Kohl's was approved by the Township Board. The property maintenance order was to be amended in regards to lawns that violated the ordinance. The notice would be posted in the paper, and would bypass the need for noticing the property owners and waiting on them to comply. The Township would be able to cut the grass on violating properties and charge the property owners more easily with the proposed amendment. The CIA amendment was headed to the Board for its second reading. The Planning Commissioners and Zoning Board of Appeals members received a pay increase to \$95.00 a meeting.

**DIRECTOR'S REPORT**

Oakland Harvesters submitted their final site plans. West Valley and Lakepointe resubmitted their final site plans for review as well. The porkchop between McDonald's and Taco Bell would be installed next week. The CIA will meet again June 1<sup>st</sup> to review the draft TIF plan. The legal reviews of the contracts with McCarthy and Smith for the Civic Center district were underway this week.

**COMMUNICATIONS**

The May 18 meeting would most likely be canceled

**ADJOURNMENT**

**MOTION by Commissioner Slicker, seconded by Commissioner Meagher, to adjourn at 9:03 P.M. The motion CARRIED with a voice vote: (5 yes votes).**

DRAFT