

**MARION TOWNSHIP PLANNING COMMISSION
AGENDA**

REGULAR MEETING

April 20, 2022

7:30 PM

Virtual access instructions to participate in the meeting are posted on www.mariontownship.com

Call to Order:

Pledge of Allegiance:

Introduction of Members:

Approval of Agenda for: April 20,2022 Regular Meeting

Approval of Minutes from: March 22, 2022 Regular Meeting

Call to the Public:

Public Hearing:

New Business:

- 1) SPR#01-22 LoRea Topsoil & Aggregate Site Plan Review
- 2) PDR presentation with Barry Lonik and Sara Thomas

Unfinished Business:

- 1) deferred to May

Special Orders:

Announcements:

Two site plan reviews for May, Howell Storage final and Marion-D19 LLC addition

Call to the Public:

Adjournment

DRAFT

*Approved by: _____
Larry Grunn, Chairperson

Date: _____

**MARION TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
March 22, 2022 / 7:30PM**

MEMBERS PRESENT: LARRY GRUNN – *CHAIRPERSON*
BOB HANVEY
CHERYL RANGE – *SECRETARY*
BRUCE POWELSON
JAMES ANDERSON – *VICE CHAIR*

OTHERS PRESENT: DAVE HAMANN – *ZONING ADMINISTRATOR*

MEMBERS ABSENT: NONE

CALL TO ORDER:

Larry Grunn called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA:

Approval of the Regular Meeting Agenda for March 22, 2022

Jim Anderson motioned to approve the agenda for the March 22, 2022 Planning Commission agenda. Bruce Powelson seconded. **MOTION CARRIED**

APPROVAL OF MINUTES:

Approval of the Regular Meeting Minutes for February 22, 2022

Bruce Powelson clarified that, on the February 22, 2022 meeting minutes, Jim Anderson should be listed as the Vice-Chair and not himself.

Bruce Powelson motioned to approve the minutes for the February 22, 2022 Planning Commission Meeting. Jim Anderson seconded.

MOTION CARRIED

CALL TO THE PUBLIC:

Sandra Donovan is a resident and Treasurer of Marion Township. Sandra shared her observations about the Planning Commission meetings and stated that the Planning Commission meetings are stuck in the spin-cycle and NO decisions are being made. Sandra feels that the Commissioners rely too much on the Township Planner. Sandra has been the Marion Township Treasurer for the past 17 months.

NEW BUSINESS:

1) PRE-APPLICATION REVIEW OF MARION OAKS CLUB HOUSE SITE PLAN

Sara Kunde with Capital Construction discussed the plans for the Marion Oaks Club House Site Plan. The Club House will have a kitchen, conference room, a pool, a play area and a soccer field. Dave Hamann explained that these things were pre-determined back in 2007 and that this was in the consent judgement. Sara asked for any comments or suggestions before they get another draft created. Jim Anderson asked about lighting, the posted hours, screening, etc. Larry Grunn asked about the parking overflow and Dave stated that the consent judgement showed about 50 or so spaces. Bob Hanvey asked if we could combine the pre-liminary with the final site plan and Dave said yes because there isn't too much complexity to this.

NEW BUSINESS:

2) APRIL 26 PLANNING COMMISSION MEETING – MTA CONFERENCE

The Planning Commission meeting on April 26, 2022 was cancelled due to the MTA conference being held that same week. The meeting was re-scheduled for April 20, 2022. Jim inquired about Barry Lonek and Sara Thomas coming out to discuss Land Preservation. Jim Anderson is going to follow up with both of them to see if they could attend the April 20, 2022 Planning Commission Meeting.

Cheryl Range made a motion to cancel the April 26, 2022 Planning Commission meeting and re-scheduled it for April 20, 2022 at 7:30pm. Bruce Powelson seconded. **MOTION CARRIED**

UNFINISHED BUSINESS:

1) SET PUBLIC HEARING FOR TXT# 03-22 SECTION 14 EXCLUDE RESIDENTIAL

Dave Hamann mentioned this for discussion about a month ago and it was passed on to John Enos to create some language options. Dave agrees with Sandy Donovan regarding our planner and thinks that our planner should not be creating language for the Planning Commission but should be reviewing the language created by the Commissioners.

The Commissioners discussed the status of Master Plan and how long they have been waiting for a revised copy from John Enos. The Commissioners also discussed the delays on several other projects that were passed on to John Enos. Larry Grunn explained that he believes that the Planner should be the one creating the language and the Commissioners should be the one to review the language created. Jim Anderson stated that since John Enos has all the resources and tools from other jurisdictions, it only makes sense that he be the one creating the language, that the Commissioners would then review or edit.

Bob Hanvey is going to talk to John about producing language and having the Commissioners review it.

Greg Durbin discussed the pros and cons on having an enforcement officer. He suggested proceeding with caution because a position like this takes years of training and expertise.

Bob Hanvey made a motion to postpone further discussion on this matter until the next meeting after he speaks with John Enos. Jim Anderson seconded. **MOTION CARRIED**

CALL TO THE PUBLIC:

Tim Ryan resides at 459 East Davis. Tim made a comment (virtually) about the enforcement in Marion Township.

Sandra Donovan explained, that her observations are only based on what she herself has witnessed since becoming the Township Treasurer.

ADJOURNMENT:

Bruce Powelson made a motion to adjourn the meeting at 9:49pm. Jim Anderson seconded. **MOTION CARRIED**

DO NOT WRITE BELOW THIS LINE – TOWNSHIP USE ONLY

Date Received: 3/23/22 Received By: _____ Application Fee: \$500 / \$2500
escrow

PRELIMINARY SITE PLAN REVIEW

AGENCY REVIEWS AND COMMENTS FROM:

County Road Commission: Yes ___ No ___ County Health Department: Yes ___ No ___

County Drain Commissioner: Yes ___ No ___ Fire Department: Yes ___ No ___ Other Agencies: Yes ___ No ___

Township Attorney: Yes ___ No ___ Township Engineer: Yes ___ No ___ Township Planner: Yes ___ No ___

APPROVED

APPROVED WITH CONDITIONS

DENIED

Date: _____

Date: _____

Date: _____

Date Received: _____ Received BY: _____ Application Fee: _____

FINAL SITE PLAN REVIEW

AGENCY REVIEWS AND COMMENTS FROM:

County Road Commission: Yes ___ No ___ County Health Department: Yes ___ No ___

County Drain Commissioner: Yes ___ No ___ Fire Department: Yes ___ No ___ Other Agencies: Yes ___ No ___

Township Attorney: Yes ___ No ___ Township Engineer: Yes ___ No ___ Township Planner: Yes ___ No ___

APPROVED

APPROVED WITH CONDITIONS

DENIED

Date: _____

Date: _____

Date: _____

Dave Hamann

From: Mitch Dempsey <MDempsey@livgov.com>
Sent: Monday, April 11, 2022 11:05 AM
To: Ken Recker; Dave Hamann
Cc: matt@tlsoutdoor.com
Subject: RE: [EXT] FW: SPR#01-22 LoRea Topsoil and Aggregate addition to Barn

This will actually have to be a commercial minor permit on our end due to the distance to wetlands. Sorry for any confusion.

Let me know if you have any questions.

-Mitch

Mitch Dempsey
Environmental Projects Manager

Livingston County Drain Commissioner's Office
2300 E. Grand River Avenue, Suite 105
Howell, MI 48843-7581
Phone: 517-546-0040 Ext: 6910
www.livgov.com/drain

From: Ken Recker
Sent: Monday, April 11, 2022 10:55 AM
To: Dave Hamann <za@mariontownship.com>
Cc: Mitch Dempsey <MDempsey@livgov.com>; matt@tlsoutdoor.com
Subject: RE: [EXT] FW: SPR#01-22 LoRea Topsoil and Aggregate addition to Barn

Dave,
We have no objections to the proposed pole barn addition for this project, as the tributary area is already serviced by the existing retention basin in the northwest corner of the project site. No further drainage review is necessary by our office.

A commercial SESC waiver will be required for the project, after the township issues it's authorizations.

If you need anything further on this project give us a call.

Sincerely,

Kenneth E. Recker, II, P.E.
Chief Deputy Drain Commissioner

From: Dave Hamann <za@mariontownship.com>

Sent: Tuesday, March 29, 2022 4:49 PM

To: Ken Recker <KRecker@livgov.com>; Jamil Czubenko <jczubenko@howellfire.net>; khiller@livingstonroads.org;
Aaron Aumock <AAumock@livgov.com>

Subject: [EXT] FW: SPR#01-22 LoRea Topsoil and Aggregate addition to Barn

"The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin."

Attached please find a revision to a project you reviewed back in October of 2019. The only change to this site plan is an addition of 1000 square feet of pole barn storage. Please let me know via a review letter if you have any comments for this applicant. If I could ask to have your response back by April 11 so I can get it into the Planning Commission packet that would be very helpful! Thank you in advance for your review!

Dave Hamann
Zoning Administrator
Marion Township
2877 W. Coon Lake Road
Howell, MI 48843
Phone (517) 546-1588
za@mariontownship.com



March 30, 2022

Dave Hamann, Zoning Administrator
Marion Township
2877 W Coon Lake Rd
Howell, MI 48843

RE: LoRea Topsoil & Aggregate Addition
Preliminary Site Plan Review

Dear Mr. Hamann,

We have received and reviewed the site plan for the development of LoRea Topsoil & Aggregate on Lucy Road. The plans were prepared by Livingston Engineering on behalf TLS Construction and are dated March 16, 2022. We offer the following comments:

General

The existing site is an outdoor storage facility with a warehouse and a “fabric” storage structure. The proposed change to the site is a 1,080 square foot addition to the warehouse and four additional paved parking spaces. The site is zoned HS Highway Service and is surrounded by City of Howell to the north and east and I-1 Light Industrial to the south and west. The proposed changes will not change the use of the site, for which a variance has already been granted.

The lot area is listed as 4.04 acres, which is more than the 1 acre minimum.

Minimum lot coverage is 40%. Lot coverage is not shown on the plans but will not change with proposed additions.

The correct setbacks are shown on the plans and are consistent with zoning or variances that were previously granted.

Maximum building height is 40'. Proposed building height is not shown on the plans.

The legal description is shown on the site plan and closes within acceptable limits.

The plans are not stamped and signed by a licensed engineer.

Water Service

The site is serviced by an existing water main and 1” service line on the east side of the site. No changes are proposed for the water service on site.

We defer to MHOG for further comment and approval of the water main and services.

Sanitary Service

The site is serviced by an existing sanitary sewer and 6” service line on the east side of the site. No changes are proposed for the sanitary service on site. The proposed pavement is located over a bend in the

March 30, 2022

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sanitary lead, which should have a cleanout, per Ordinance. Care should be taken during construction that the cleanout remains within the grassy area. If this is not feasible, a cast iron cover should be used over the cleanout.

Stormwater and Grading

The site has an existing retention basin in the northwest corner of the site. This basin has storage for 2" inches of runoff over the entire of the site.

A single drainage structure is connected to the retention basin with 12" of ADS N-12 sewer pipe. As the area where improvements are proposed is already paved with asphalt millings, there will be minimal change to the C-factor for this site. This storm sewer is adequate for the minimal additional flow from the proposed building and parking spaces.

No changes are proposed to the storm water system. Minimal changes are proposed for the grading on site.

We defer to Livingston County Drain Commissioner for further comment on the storm water management system.

Pavement

Proposed asphalt pavement for the parking lot is to be 4" of HMA placed in two lifts on an 8" 21AA gravel base, this is acceptable. Pavement is not curbed which matches existing. Dimensions are shown on the plans for parking spaces and all spaces meet the minimum requirement for size. Parking space count was not reviewed. We defer to the Township Planner for further comment on parking requirements.

Sidewalk is proposed along the west edge of the parking lot. Sidewalk is to be 4" concrete on a 6" sand base which is appropriate.

Landscaping and Lighting

No lights are proposed around the site or on the building.

Landscaping was not reviewed. We defer to the Township Planner for comment on landscaping.

Recommendation

Should the Planning Commission decide to proceed with approval of this project, we recommend the following conditions be placed on the approval:

1. Plans should be reviewed and approved by:
 - a. Fire Marshal
 - b. Township Planner
 - c. Livingston County Drain Commissioner
2. Lot coverage should be provided on the plans.
3. The plans should be stamped and signed by a licensed professional engineer.
4. Clarification should be provided regarding the location of the sanitary lead cleanout and whether a cast iron cover will be needed.

March 30, 2022
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If you have any questions or need anything further, please feel free to contact our office.

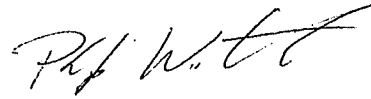
Sincerely,



Elsie Jorgensen, E.I.T
Design Engineer
Phone: (269) 252-6100
mailto: elsie.jorgensen@spicergroup.com

SPICER GROUP, INC
125 Helle Blvd, Suite 2
Dundee, MI 48131

CC: SGI File



Philip A. Westmoreland, P.E.
Project Manager
Phone: (517) 375-9449
mailto: philaw@spicergroup.com



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

**Site Plan Review
For
Marion Township, Michigan**

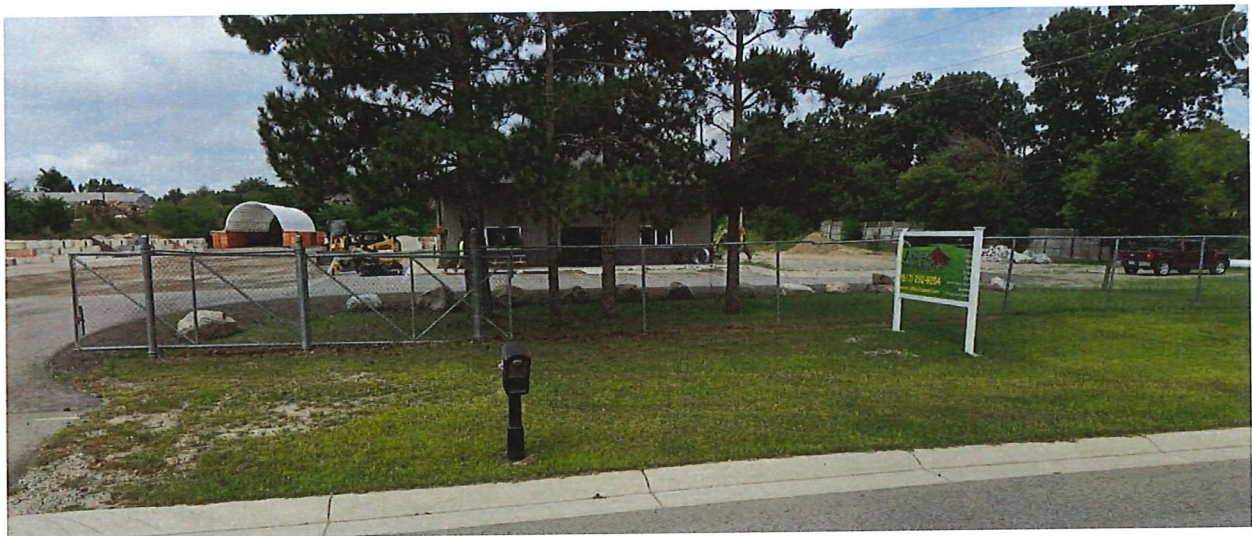
Applicant: Paul Marie Properties
Project Name: Lo Rea Topsoil and Aggregate
Plan Date: March 3, 2022
Location: Lucy Road (Approximately 4 acres)
Zoning: HS: Highway Service
Action Requested: Site Plan Approval/Amendment
Required Information: Noted in Review

PROJECT AND SITE DESCRIPTION

The applicant received site plan approval in 2019 to construct a warehouse building on an existing outdoor storage facility on Lucy Road. The newly constructed building is near the front entrance of the site and includes parking spaces for employees and/or customers. Also included is a "fabric" storage structure near the southwest corner. A berm already surrounds most of the parcel and most of the site is covered with asphalt millings. A retention area has been constructed in the northwest corner. As a landscape supply yard several materials will be stored for purchase on the site and will be in concrete block bins near the southern property line.

The facility will continue to be accessed from Lucy Road through the existing driveway located on the east boundary of the parcel.

Figure 1 – Image of Former & New Surroundings



Items to be addressed: *None.*

SURROUNDING ZONING AND LAND USE

The subject parcel is currently zoned HS Highway Service.

Table 1 – Surrounding Zoning and Land Use

| Direction | Zoning | Use |
|-----------|--------------------------------|--------------|
| North | B-2: General Business (Howell) | Retail Strip |
| South | LI: Light Industrial | Salvage Yard |
| East | I-1 Light Industrial (Howell) | Industry |
| West | LI: Light Industrial | Storage Yard |

Items to be addressed: *None.*

AREA, WIDTH, HEIGHT, SETBACKS

The proposed use is a permitted use in the Light Industrial District. The applicant is has done an excellent dressing up the site with a new warehouse and other improvements. The proposed 1,080 square foot addition will further enhance the site.

Table 2 – Required and Provided Dimensions of the Proposed Pole Barn

| | Required | Provided | Compliance |
|----------------------|----------|--------------|------------------|
| Minimum Lot Area | 1 acre | 4 acres | ✓ |
| Minimum Frontage | 330 feet | 300 feet* | ✓ |
| Setbacks: | | | |
| Front | 80 feet | 40 feet | Variance Granted |
| Side (North) | 25 feet | 10 feet | Variance Granted |
| Rear | 40 feet | 40 feet | ✓ |
| Maximum Lot Coverage | 40% | Not Depicted | ✓ |
| Maximum Height | 40 feet | 27 feet | ✓ |

Items to be addressed: *None.*

NATURAL RESOURCES

Topography has been provided. The site is almost totally developed with asphalt millings and other storage material. Tall vegetated berms surround the site on three (3) sides.

Items to be addressed: None.

PARKING AND LOADING

The plan indicates that five (5) parking spaces that includes one ADA space have been provided fronting the proposed warehouse. Four (4) additional spaces will be added with the building addition. Parking spaces will be asphalt.

Items to be addressed: None.

SITE ACCESS AND CIRCULATION

No sidewalks exist within the site, or along its perimeter. Due to the site's location and lack of developed parcels within proximity, visitation is likely achieved using a vehicle. Access to the site is through an existing driveway located on the eastern boundary. A privacy fence with a gate has been depicted to regulate access to the site.

Items to be addressed: Fire Department review and approval.

BUILDING LOCATION AND SITE ARRANGEMENT

The proposed new warehouse is planned near the entrance of the site with parking in front. The fabric structure is proposed near the rear. Because of the large open area truck turning radii should be fine. If a dumpster is proposed the location should be shown on the plan.

Items to be addressed: Clarify dumpster and rubbish removal.

LANDSCAPING AND SCREENING

No landscaping has been provided. Due to the significant vegetated berm surrounding much of the property limited landscaping is necessary. However, we would suggest the front yard be dressed up some limited landscaping as this is a "landscape" storage company.

Items to be addressed: The Planning Commission should discuss the need for limited landscaping.

ESSENTIAL FACILITIES AND SERVICES

The site is served by public water and sewer. Stormwater is proposed in the northwest corner.

Items to be addressed: Township Engineer review and approval.

LIGHTING

The applicant should indicate any existing or proposed lighting within the site. Wall mounted lights be proposed for security and safety purposes. It does not appear any other lighting is proposed on the site.

Items to be addressed: None.

RECOMMENDATIONS

We would recommend approval of the plan and addition conditional upon the following being addressed to the satisfaction of the Planning Commission.

Fire Department review and approval.

Clarify dumpster and rubbish removal.

The Planning Commission should discuss the need for limited landscaping.



Howell Area Fire Department Fire Marshal Division

1211 W Grand River Ave Howell, MI 48843

office: 517-546-0560 fax: 517-546-6011

firemarshal@howellfire.net

DATE: April 4, 2022

TO: Dave Hamann
Marion Twp Zoning Administrator
2877 W Coon Lake Rd
Howell, MI 48843

FROM: Jamil Czubenko-Fire Marshal

PROJECT: SPR#01-22 LoRea Topsoil Aggregate addition to barn, **Marion Township**

REF: Site Plan Review - **Approved w/concerns noted**

CONCERNS:

I have reviewed the above listed site plan and find that it is **satisfactory** as presented as long as the **following conditions** are met:

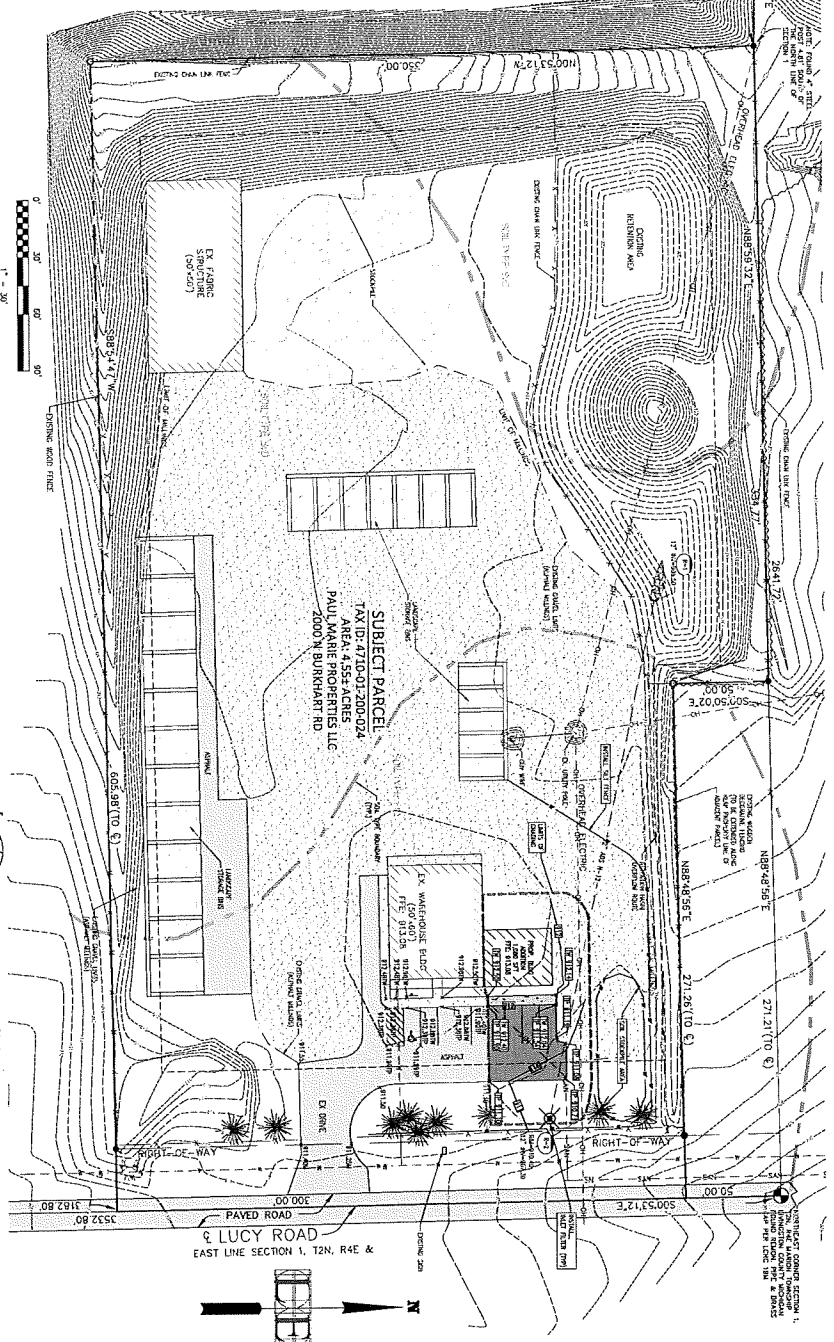
1. Building(s) shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - a. These numbers/letters shall be at least 6" high and shall contrast with their background.
2. The fire department access drive shall meet the following conditions:
 - a. The minimum unobstructed width shall be 20 feet.
 - b. The minimum unobstructed height shall be 13 feet
 - c. The access drive shall be accessible at all times (i.e. snow removal, parked equipment).
 - d. The use of the Knox Rapid Entry system padlock or Knox key switch will be required for any entry gate that is going to be installed.
 - e. The access drive shall be constructed so it can support up to 100,000 pound fire apparatus.
3. A final inspection of the buildings, gates and site shall be performed by the fire department before C of O is issued.

Any changes in this site plan shall be submitted to the Howell Area Fire Department for additional approval. If there is anything further that you need, please feel free to give me a call.

Livingston County Soil Erosion Control Ordinance

1. Every lot, structure, building, or other improvement shall be constructed in accordance with the provisions of this ordinance.
2. The minimum setback from the centerline of any street, alley, or easement shall be 10 feet.
3. The minimum setback from the centerline of any street, alley, or easement shall be 10 feet.
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14. The minimum setback from the centerline of any street, alley, or easement shall be 10 feet.
15. The minimum setback from the centerline of any street, alley, or easement shall be 10 feet.

GRADING & SESS PLAN

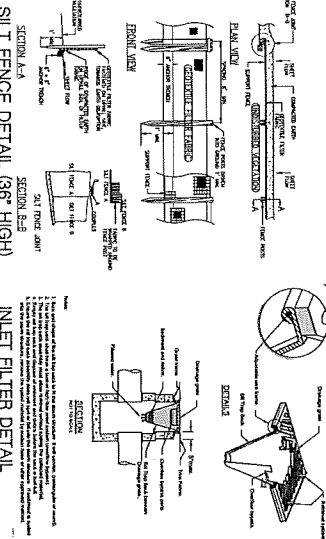


TOTAL DISTURBED AREA
6512 SFT (0.15 AC)

DISTANCE TO NEAREST LAKE RIVER STREAM, POND, WETLAND, OR COUNTY DRAIN APPROXIMATELY 1300 FT TO UNNAMED WETLAND SOUTH OF SITE

PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2022

| ACTIVITY | START | END | DATE |
|-----------------------|-------|-----|------|
| PERMITS | --- | --- | --- |
| EXCAVATION | --- | --- | --- |
| FOUNDATION | --- | --- | --- |
| FRAMING | --- | --- | --- |
| MECHANICAL/ELECTRICAL | --- | --- | --- |
| FINISHES | --- | --- | --- |
| INSULATION | --- | --- | --- |
| ROOFING | --- | --- | --- |
| PAINTING | --- | --- | --- |
| LANDSCAPING | --- | --- | --- |
| UTILITIES | --- | --- | --- |
| SEWER | --- | --- | --- |
| WATER | --- | --- | --- |
| DRIVEWAYS | --- | --- | --- |
| WALKWAYS | --- | --- | --- |
| FINAL INSPECTION | --- | --- | --- |



- LEGEND**
- PR SPOT GRADE
 - PR CONTOUR
 - CHANG ARROW
 - PR SILT FENCE
 - UNITS OF GRADING
 - LOW POINT INLET FLEET
- SPOT GRADE ABBREVIATIONS LIST**
- 10 = TOP OF PARABOL
 - 11 = TOP OF CONCRETE CURB
 - 12 = FINISHED GRADE
 - 13 = 1% OF WALK
- SOIL TYPES**
- 10 = SPAC-SWELL (LOW) CLAY SANDS, 0 TO 12 PERCENT CLAYS
 - 11 = SPAC-SWELL (LOW) CLAY SANDS, 12 TO 18 PERCENT CLAYS
 - 12 = SPAC-SWELL (LOW) CLAY SANDS, 18 TO 24 PERCENT CLAYS



SAVE

①

Date: February 18, 2020

To: Planning Commission Members

CC: Dave Hamann, John Enos

Subject: Preservation of Open Space and Farm Land Investigation and Next Steps

Dear Fellow Commission Members;

We have had several discussions about preservation of open spaces and farm land during our planning commission and Master Plan meetings over the last year. I drive by routinely several preserved open spaces and farms on Parker Road in Scio Township with each one clearly marked with an attractive signs designating each site as being a Preserved Farm. I have noticed that the number of signs that I have noted has grown over the last several years. I often wondered how this township is able to secure these lands and preserve them for future generations. So, I started to investigate what they are doing in Scio Township and how Marion Township would follow in their footsteps.

What I found is that there was a large amount of work that was done within Washtenaw County and Scio Township to gain public support both in volunteer work and money made available for this preservation undertaking over several years. It did not happen overnight and there were some setbacks, but, the people involved kept moving forward while educating the public. Finally, millage rates were passed by the citizens of Washtenaw County and Scio Township to help fund the purchase of these properties.

The common thread that I found in this work was a gentlemen by the name of Barry Lonik. After consulting with Bob Hanvey and Dave Hamann, I was given the approval to approach Barry Lonik about giving a presentation to the Marion Township Board of Directors and the Planning Commission during a Public Hearing to share with us his insight and experiences in securing properties that could be preserved for future generations. I was able to contact Mr. Lonik by phone and we had a very good conversation about his work and the potential interest of Marion Township may have in pursuing a preservation effort. At the conclusion of our discussion, I asked Mr. Lonik if he would be willing to give a presentation to the township leadership and public and his response was an enthusiastic "yes". I asked him to let me know what he would charge for this activity and he since has given me a price of \$200.00 (See attached email and files).

I have also been investigating other groups around Livingston County that are involved in preservation of open spaces and farm land. I have found the Livingston Land Conservancy, Inc. led by Sara Thomas who is involved in several projects around Livingston County. During my email exchanges with Sara, she has listed several questions that I think are good ones we should consider if we desire to move forward. Her email is attached for your reference.

I have also found the Southeast Michigan Land Conservancy that is also involved in preserving open spaces and farm land in our area. Matter of fact, they list a parcel of land on Coon Lake Road in Marion Township entitled "Warren H. Carpenter Nature Preserve" that they secured in 1993 (See Attached). I have not reached out to them at this point.

Recommendation: To contract and schedule Barry Lonik to give a presentation on conservation options for landowners, landowner education and outreach, ballot proposals to locally fund land preservation and related topics to a joint Public Hearing of the Board of Trustees and Planning Commission at the earliest possible date.

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P.O. Box 236
Brighton, MI 48116-0236
586-914-0611 (cell)

Facebook: @livingstonlandconservancy
Instagram: livingston_land_conservancy

On Tue, Feb 18, 2020 at 1:57 PM James Anderson <mijanderson100@gmail.com> wrote:

Hello Sara,

Thank you for the note. Electronic copy of the newsletter would be great sent to this email address. I have seen your website/Facebook/Instagram sites. Do you have meetings throughout the year?

As mentioned earlier, I am a member of the Marion Township Planning Commission and we have seen some interest in preserving open space/farm land by Marion Township residents via surveys. I too am interested in preserving these space for future generations and I am in the process of learning more about how to start an effort in Marion Township. I have reached out to Barry Lonik who has been instrumental in securing preserved open space/farm land around Ann Arbor in neighboring townships. In particular, Scio Township has been very active and has successfully been able to secure several sites/farms for preservation (See Attached). Washtenaw has been very proactive in these efforts and several funding avenues are present in this county for preservation efforts. I have proposed to Bob Hanvey, Supervisor of Marion Township, to have a public meeting with Barry Lonik presenting his work on preserving open space/farmland in Michigan. Nothing firm has been set up yet but I think bringing a person like Mr. Lonik in to the program is the right move. As you know, there is a lot of work to be done to start a program like this and of course, money is the key to it's success. Does the Livingston Land Conservancy, Inc. work with Townships in preservation efforts? If so, would a representative from the Livingston Land Conservancy like to give a presentation to Marion Township regarding your efforts? Also, has your organization worked with the Livingston County Parks & Open Space committee within the Livingston County Planning Department?

Thank you again for responding back and I look forward to your reply.

Best regards,

Jim

On Tue, Feb 18, 2020 at 11:52 AM Sara Thomas <sarathomas427@gmail.com> wrote:

Hello Jim -

We'd be happy to do that! We have a quarterly newsletter which we offer by paper through the regular mail or an e-newsletter via Vertical Response. I'm assuming you would prefer to receive it by email but certainly let me know if you'd rather have a paper copy and just share a mailing address for us to send it to.

Please check us out on both Facebook and Instagram as well. Plus we do have a website but it's undergoing a fresh, user friendly upgrade so that will be available in the near future.

Thanks for your interest!

Sara Thomas

Email from Barry Lonik outlining his presentation proposal

From Barry Lonik

Wed, Feb 12, 2:23 PM (6 days ago)

To Jim Anderson

Hi Jim, I'm willing to prepare and provide a presentation on conservation options for landowners, landowner education and outreach, ballot proposals to locally fund land preservation and related topics for \$200.

Barry

Emails from Sara Thomas of the Livingston Land Conservancy

From Sara Thomas

3:03 PM (5 hours ago)

To Jim Anderson

Hi -

I know Barry Lonik very well. He's a great guy doing great things and I think Marion would benefit significantly from having him come and speak about land preservation. Just a few questions I have to start with: Do you think there would be citizen support for some kind of millage to protect open space/farmland in the Township? Is the Township interested in amending its zoning ordinance to accommodate a Purchase of Development Rights (PDR) Ordinance? Does the Master Plan address farmland/agricultural preservation? Does the Township have a Parks & Rec Plan along with a fund designated for that purpose? (It would be great to have the infrastructure in place so ag landowners could apply for the PDR program with the MI Ag & Rural Development to secure conservation easement funding.)

The Conservancy is happy to work with Townships on preservation and since we hold conservation easements as well as own nature preserves, preservation is at the heart of our mission. We can certainly help be a resource for the Township as well as private individuals and we work closely with the Huron River Watershed Council on their bioreserve assessments in our County. I know the Huron is just a small portion of Marion but the HRWC has been very generous in helping us assess lands in other watersheds. We would be willing to support Marion in whatever way necessary to help in open space/farmland preservation.

We do have a Conservancy representative who attends the County Parks & Open Space Committee.

Thanks.

Sara

Sara E. Thomas
President/Land Acquisition
Livingston Land Conservancy, Inc.

<https://www.mlive.com/news/ann-arbor/2019/08/scio-twp-buys-ancestral-farm-for-23-million-to-combat-ann-arbor-sprawl.html>

Scio Twp. buys ancestral farm for \$2.3 million to combat Ann Arbor sprawl

Updated Aug 08, 2019; Posted Aug 08, 2019

Scio Township Land Preservation Commission purchases plot of land

By Gus Burns | fburns@mlive.com

SCIO TWP., MI -- Undeveloped green space is increasingly rare as Ann Arbor spreads its suburban wings.

To combat the possibility of new cookie-cutter subdivisions on a 161-acre farm located at the northwest corner of the Zeeb and Scio Church road intersection, Scio Township officials recently bought it for \$2.3 million.

They don't plan to keep it, but rather, to add restrictions that forbid future development and sell it to someone willing to farm or otherwise preserve it as an open space, Scio Township's Land Preservation Consultant Barry Lonik said.

Scio Township acquires 100 acres

Scio Township has closed on another large agricultural land preservation project. One hundred acres of the Paul Scherdt farm, on the east edge of Dexter Village, have been protected under a conservation easement....

In the meantime, they're looking for a variety of grants to offset the costs the township incurred.

The occasional blooming sunflower and patches of corn sprout between encroaching weeds on this ancestral plot previously owned by the Aprill family, who settled there in 1867 after immigrating from Germany shortly after the Civil War.

The family patriarch, Alan A. Aprill, who farmed the land for decades, died in October 2018 at age 87. The acreage, as well as a 19th-century farmhouse and large barn, were placed in a trust for his six daughters.

Scio Township's nearly 17,000 residents first passed a millage for the purposes of land preservation in 2004 and 70 percent of voters approved a renewal in 2012. The current .5-mill tax remains in place and raises nearly \$500,000 annually for land acquisition and other preservation efforts.

In addition to acquisitions, the majority of funds are spent on conservation easements, which entail paying private property owners to forgo development and maintain green space.

Since the program's beginning, the township has collected \$10.8 million in taxes and placed easements on or purchased 1,435 acres of land.

When news spread that the Aprill farm was on the market, developers quickly swooped in.

"Earlier this year we had a developer in the township offices with a plan to develop this property," Scio Township Supervisor Jack Knowles said. "They didn't have a purchase agreement signed yet and they

were testing the waters ... It was another sort of large lot McMansion-type plan, so there wasn't a lot of excitement."

The Aprill land is one of the largest contiguous lots in the township that hasn't already been parted up and sold, Knowles said.

"We've had our eye on this property for years," Lonik said.

Ann Arbor greenbelt \$1 million available for farm acquisition

The first 2019 funding cycle will be Feb. 11 to March 18.

At first, he had difficulty reaching the trustees, since the daughters had all married and changed their names. He eventually obtained an obituary and was able to track them down.

Lonik reached out to the executor of the trust, a daughter who lives in South Lyon.

"I called her up on the phone and said we have this program and we have this money and we'd like to make an offer on your property, would that be OK," Lonik said. "And she said, 'sure.'"

While it's believed the developers offered "considerably more" than Scio Township -- Lonik believes at least \$700,000 more -- the "big carrot for them over the developers was, we can close right now," Knowles said. "For a developer, they're going to extend that out as long as they can ...

"So the owners were going to be waiting for hard money for a year, maybe two years, maybe three years, where we could close right now."

As for the daughters, the decision was about more than financial implications. It was also about their family legacy.

"We were kind of surprised that the township would be after it that hard," said Shelly Masse of Saline, the second-youngest daughter of Alan Aprill. "It was exciting.

"I think my dad would have appreciated that it's going to remain open land versus a development."

She fondly remembers visiting the farmhouse as a child with her father. They'd go to a back room, grab some cat food and let in a stray barn cat that prowled the property.

"The only thing I remember was feeding that Manx cat named Bobby," she says and laughs.

http://smlcland.org/properties_livingston.php

SMLC Properties in Livingston County

Lyon's Point Nature Preserve

- Location:** Hamburg Township, Livingston County, Michigan
- Year Acquired:** 1997
- Size:** 33 acres
- Access:** There is limited access to this preserve, so please plan to visit this location by attending an SMLC hosted tour of the property.
- Description:** The Lyon's Point Nature Preserve encompasses 33 acres of beautiful hardwood floodplain forest, protecting more than a quarter of a mile of scenic frontage along the Huron River. This property was donated to SMLC at the end of 1997 by Mrs. Roberta Lyon Barstow and Mrs. Virginia Lyon. Having been owned by the family since the early 1900's, these women wished to assure that future generations could enjoy this scenic property as much as they had.

The land, located at the eastern end of Baseline Lake, was often referred to as "Lyon's Point", since a portion of the family's property jutted out at the point where the Huron River feeds into the lake.



Morris-Reichert Nature Preserve

Location: Unadilla Township, Livingston County, Michigan
Year Acquired: 1998

Size: 242 acres

Access: This preserve is open to the public every day between sunrise and sunset. Parking is on the roadside near the preserve entrance kiosk.

Directions: **Dutton Road north of Dexter Trail**

Description: Morris-Reichert Nature Preserve protects 242 acres of former agricultural fields surrounded by mature oak-hickory forest and hardwood swamp. The Nature Preserve was donated to the SMLC by two couples, Dr. Joe & Julia Morris and Dr. Rudolph & Shirley Reichert. These generous donors had co-owned the property for over 20 years, and hoping to see many natural landscapes and farms lost to residential and industrial development, they wanted to preserve the property "to protect some land and wildlife so that future generations wouldn't be denied the tranquility of frequent contact with open spaces."



Panoramic photo by Mark Even

Less than 1% of Michigan's historic grasslands remain, so the Preserve's large fields play an important role for the species which depend on them. The Preserve is unique for the large size of these grasslands, which are required for birds such as Grasshopper Sparrow, Henslow's Sparrow, and Dickcissel, which are all listed as State Endangered or Special Concern. Pollinators like bees and butterflies, and mammals like badgers, meadow voles, and coyotes, rely on grasslands for their survival.

Before it was used for agriculture, the preserve was a mosaic of wet prairie, mixed oak forest, and black oak barrens, a type of savanna (intermediate between prairie and forest). Oak barrens once supported a rich diversity of wildlife, but now are critically imperiled in Michigan. Mature black oaks at the preserve have continued to produce seedlings, giving us an opportunity to connect to this extremely rare natural community.

Nichwaugh Lake Nature Preserve

Location: Green Oak Township, Livingston County, Michigan

Year Acquired: 1991

Size: 40 acres

Access: There is no access from the road to this preserve, so please plan to visit this location by attending an SMLC hosted tour of the property.

Description: Mrs. H. Louise Ward donated this property just west of South Lyon, Michigan to the Southeast Michigan Land Conservancy in December of 1991. Twenty-six acres of this property are in Nichwaugh Lake and another 14 acres are wetland. The preserve protects 1/4 mile of shoreline which is comprised primarily of cattail marsh. Significant



other wetland species are also present.

Nichwaugh Lake is a tremendous spot in which to observe migratory waterfowl. Thousands of ducks and geese make this a regular stop during spring and fall migrations, and Sandhill Cranes are also known to frequent the area.

Warren H. Carpenter Nature Preserve

Location: Marion Township, Livingston County, Michigan

Year 1993

Acquired:

Size: 30 acres

Access: There is limited access to this preserve, so please plan to visit this location by attending an SMLC hosted tour of the property.

Description: This preserve was donated to SMLC by Warren H. Carpenter and his wife, Dr. Patricia Carpenter. The property represents a large portion of their former homestead on Coon Lake Road south of Howell, Michigan. The Carpenters retained some wooded acreage, which included their house and a very scenic seven-acre pond.



The Warren H. Carpenter Nature Preserve is mostly wetlands and comprises some of the easternmost headwaters of the Grand River watershed, which flows to Lake Michigan. Red-tailed hawks maintain nests in the towering oak trees that border the wetland, and Sandhill Cranes have been known to nest in the area as well.

In making this land donation, the Carpenters hoped to make sure people would always be able to enjoy the same wonders of nature they enjoyed throughout their lives. Their generosity and sense of stewardship will indeed be appreciated for generations to come.



Southeast Michigan Land Conservancy

8383 Vreeland Rd.
Superior Township, MI 48198
(734) 484-6565
www.smlcland.org



White-breasted Nuthatch

Photo by Charles Scott

2020 Fact Sheet

Mission Statement: The Southeast Michigan Land Conservancy conserves natural land and open space – including forests, wetlands, meadows, agricultural lands, and places of scenic beauty – to provide habitat for wildlife and to enrich the lives of people.

Purpose: To conserve and manage wildlife habitat in order to foster healthy ecosystems, protect air and water quality, and provide scenic enjoyment. To promote appreciation of the natural world; educate the public about conservation options; and engage communities throughout southeast Michigan in land protection and stewardship activities.

History: Southeast Michigan Land Conservancy (SMLC) was founded in 1988 to protect land in the 7-county southeast Michigan region: Livingston, Macomb, Monroe, Oakland, St. Clair, Washtenaw and Wayne counties. To date, SMLC has protected more than **3,500 acres** in 7 counties including Genesee. SMLC has two local chapters, **Superior Township (STC)** and **Monroe County**. Both were established to assist SMLC with land protection and community relations in their respective areas.

Conservation Priorities: Our conservation work is focused in 3 main priority areas: the **Superior Greenway** in Washtenaw County, a greenbelt between Ann Arbor and metro Detroit; the **Sibley Prairie** complex in Wayne County, a globally rare remnant of lakeplain prairie habitat; and the **Lost Lake** region in northern Oakland County, a 500+ acre mosaic of lakes, wetlands, hardwood swamps, forest, and prairie.

Administration: SMLC is certified by the IRS as a charitable 501(c)3 nonprofit organization, and is also a "qualified conservation organization" eligible to receive tax-deductible conservation easements and land donations. SMLC is licensed to solicit donations by the State of Michigan and undergoes an annual audit. SMLC is governed by a volunteer board of directors that oversees the governance, fiscal and operational activities of the organization.

2020 Southeast Michigan Land Conservancy Board of Directors:

- Mary Ericson, President
- James McIntyre, Vice President
- Richard Kent, Secretary
- Mitch Hall, Treasurer /
Finance Committee Chair
- William Secrest, At-Large Officer /
STC Committee Co-Chair
- Michelle Andrzejak, Director
- Bryan Collett, Director
- Michelle Deatricks, Director
- Don DeMallie, Director
- Tony Pitts, Director
- James T. Weiner, Director /
Land Protection Committee Chair

SMLC's Board of Directors is assisted by **7 Committees:**

- ❖ Executive
- ❖ Finance
- ❖ Land Protection
- ❖ Stewardship
- ❖ Fund Development
- ❖ Superior Township Chapter
- ❖ Event Planning

(OVER)

2020 Southeast Michigan Land Conservancy Fact Sheet continued

Programs: SMLC's main programs are **Land Protection** which includes: *Conservation Initiatives, Land Acquisition, Land and Easement Stewardship, and Public Access; Community Outreach, and Regional Initiatives.* Most of our land conservation, community engagement and conservation awareness-building is accomplished through these primary programs.

SMLC is based at a historic farm in Superior Township. The Conservancy Farm may have one of the oldest residential buildings in the county, the original homestead cabin dating from the 1830's. It is also home to SMLC's **Community Organic Garden** program.

Finally, SMLC accomplishes some of our program goals by partnering with related organizations such as **Heart of the Lakes**, a center for land conservation policy in Michigan, and the **Land Trust Alliance**, a national association serving more than 1,700 land trusts across the country. SMLC also works with other area community, environmental and governmental groups including **SEMIWILD**.

Operations: SMLC maintains a small office of 2 full-time and 1 part-time staff. We also have a strong group of volunteers. Check out our volunteer opportunities at www.smlcland.org and view our event calendar or like/follow our Facebook page.

Donations: Donors can give to **SMLC** and let us use their gift where it is needed most, or they can direct their gift to one or more of the following SMLC restricted funds: **Land Protection, Monroe County, Superior Township, and Stewardship Endowment.** SMLC also raises funds for specific land protection projects (as announced). Please visit our website to download our donation form or to give safely and securely online. You may also call our office to obtain forms directly or to discuss other ways to give including land conservation options with our knowledgeable staff.

Nature Preserves: SMLC nature preserves are beautiful places to hike and explore the natural world in southeast Michigan. Preserves are open daily from dawn to dusk (see website for seasonal closure announcements).

Superior Greenway (Washtenaw):

- Conservancy Farm
- Jack R. Smiley Nature Preserve
- LeFurge Woods Nature Preserve
- Secrest Nature Preserve - **NEW**
- Springhill Nature Preserve
- Allen Woods Nature Preserve (Wayne)
- Bell Creek Nature Preserve (Wayne)
- Chesterfield Nature Preserve (Macomb)
- Goemaere-Anderson Wetland Preserve (Oakland)
- Heritage Oaks Nature Preserve (Wayne)
- Lost Lake Nature Preserve (Genesee/Oakland)
- Lyon's Point Nature Preserve (Livingston)
- Morris-Reichert Nature Preserve (Livingston)
- Nichwaugh-Lake Nature Preserve (Livingston)
- Pittsfield Stream Corridor (Washtenaw)
- Warren H. Carpenter Nature Preserve (Livingston)

Sibley Prairie Nature Preserve (Wayne)

- Sibley Prairie site
- West Prairie site



Southeast Michigan Land Conservancy

8383 Vreeland Rd., Superior Township, MI 48198
(734) 484-6565 • www.smlcland.org



http://smlcland.org/protect_my_land.php

How can I protect my land?

Since 1988, the Southeast Michigan Land Conservancy has helped preserve approximately 3,400 acres in southeast Michigan. This has been accomplished through:

- land donations
- conservation easements
- outright purchase of land in cases with especially high conservation value

SMLC has, at times, assisted local governments and other agencies with their land protection efforts.

Properties SMLC may consider for conservation could be good quality natural habitats, wetlands, farm land, or even urban parks and natural areas. If you are thinking about preserving your property, there are several conservation methods to be aware of. Preserving your land, in certain situations, could potentially provide property tax relief as well as additional state and federal tax benefits.

If you know of a property in the 7-county southeast Michigan region (Livingston, Macomb, Monroe, Oakland, St. Clair, Washtenaw, Wayne) which is worthy of protection please contact SMLC. For more information about protecting your land, contact:

- Executive Director Jill Lewis
jlewis@smlcland.org
(734) 484-6565

Land Donation

(from www.lta.org/conserve)

Donating land for conservation purposes is truly one of the finest legacies a person can leave to future generations. It may be the best conservation strategy for you if you do not wish to pass the land on to heirs; own property you no longer use; own highly appreciated property; have substantial real estate holdings and wish to reduce estate tax burdens; or would like to be relieved of the responsibility of managing and caring for land.



Donating land releases you from the responsibility of managing the land and can provide substantial income tax deductions and estate tax benefits (while avoiding any capital gains taxes that would have resulted from selling the property). Most important, if the land is donated because of its conservation value, it will be protected. (Although our focus here is on conservation land, commercial and residential properties can also be donated to a land trust, with the understanding that the organization will sell the land to support its conservation work.)

Donating a remainder interest in land: An outright donation is not the only way to give land. You can continue to live on the land by donating a remainder interest and retaining a reserved life estate. In this arrangement, you donate the property during your lifetime, but continue to live on and use the property. When you die (or sooner if you choose), the land trust gains full title and control over the property.

By donating a remainder interest, you can continue to enjoy your land and may be eligible for an income tax deduction when the gift is made. The deduction is based on the fair market value of the donated property less the expected value of the reserved life estate.

Donating land by will: If you want to own and control your land during your lifetime, but assure its protection after your death, you can donate it by will. You should make sure the chosen recipient is willing and able to receive the gift.

Land donations that establish a life income: If you have land you would like to protect by donating it to a land trust, but need to receive income during your lifetime, you might use a charitable gift annuity. In a charitable gift annuity, you agree to transfer certain property to a charity, and the charity agrees to make regular annuity payments to one or two beneficiaries you specify for life.

Your gift of land usually qualifies for a charitable income tax deduction at the time of the gift, based on the value of the land less the expected value of the annuity payments.

Another option for donating property and receiving regular income is a charitable remainder unitrust. You place the land in a trust, first putting a conservation easement on it if it is to be protected. Then the trustee sells the land and invests the net proceeds from the sale. One or more beneficiaries you specify receive payments each year for a fixed term or for life, then the trustee turns the remaining funds in the trust over to the land trust.

The gift qualifies for a charitable income tax deduction when the land is put in the trust, based on the value of the land less the expected value of the payments.

Charitable gift annuities and charitable remainder unitrusts are most useful for highly appreciated land, the sale of which would incur high capital gains tax.

Land Conservation Easements

(from www.lta.org/consERVE)



A conservation easement is a legal agreement between a landowner and a land trust or government agency that permanently limits uses of the land in order to protect its conservation values. It allows you to continue to own and use your land and to sell it or pass it on to heirs.

When you donate a conservation easement to a land trust, you give up some of the rights associated with the land. For example, you might give up the right to build additional structures, while retaining the right to grow crops. Future owners also will be bound by the easement's terms. The land trust is responsible for making sure the easement's terms are followed.

Conservation easements offer great flexibility. An easement on property containing rare wildlife habitat might prohibit any development, for example, while one on a farm might allow continued farming and the building of additional agricultural structures. An easement may apply to just a portion of the property, and need not require public access.

A landowner sometimes sells a conservation easement, but usually easements are donated. If the donation benefits the public by permanently protecting important conservation resources and meets other federal tax code requirements--it can qualify as a tax-deductible charitable donation. The amount of the donation is the difference between the land's value with the easement and its value without the easement.

Placing an easement on your property may also result in property tax savings.

Perhaps most important, a conservation easement can be essential for passing land on to the next generation. By removing the land's development potential, the easement lowers its market value, which in turn lowers estate tax. Whether the easement is donated during life or by will, it can make a critical

difference in the heirs' ability to keep the land intact.

Bargain Sale of Land

(from www.lta.org/conserve)

If you need to realize some immediate income from selling your land, yet would like the property to go to a land trust, a bargain sale might be the answer. In a bargain sale, you sell the land to a land trust for less than its fair market value. This not only makes it more affordable for the land trust, but offers several benefits to you: it provides cash, avoids some capital gains tax, and entitles you to a charitable income tax deduction based on the difference between the land's fair market value and its sale price.

Landowner Testimonials

Dr. Joe & Julia Morris and Dr. Rudolph & Shirley Reichert

Unadilla Township, Livingston County, MI
242 Acres Preserved

Land Donation

"We felt a deep sense of obligation to protect some land and wildlife so that future generations wouldn't be denied the tranquility of frequent contact with open spaces. That was our motive in making the donation to the Conservancy."

Bradford & Nancy Perkins

Superior Township, Washtenaw County, MI
30 Acres Preserved

Land Donation

"While the costs of the transaction were not inconsequential, the tax savings far outweighed them. We have the pleasure of knowing that our wilderness land will never be developed..."

Bill Secrest & Misty Callies

Superior Township, Washtenaw County, MI
20 Acres Preserved

Bargain Sale

"Several years ago, 20 acres across the road from our house went on the market. We took a gamble, borrowed some money, and we bought it. Seven years later, the market value doubled, and we sold the property to the Conservancy at half price. The difference between the market value and our "bargain sale" price constituted a significant tax break for us, so all of our expenses were covered, we have preserved the country ambience we love, and the acreage is now part of the Superior Green Belt instead of a housing development."



Hidden In Plain Sight: Local Conservationist Helps Preserve Acres Of Land In Washtenaw County

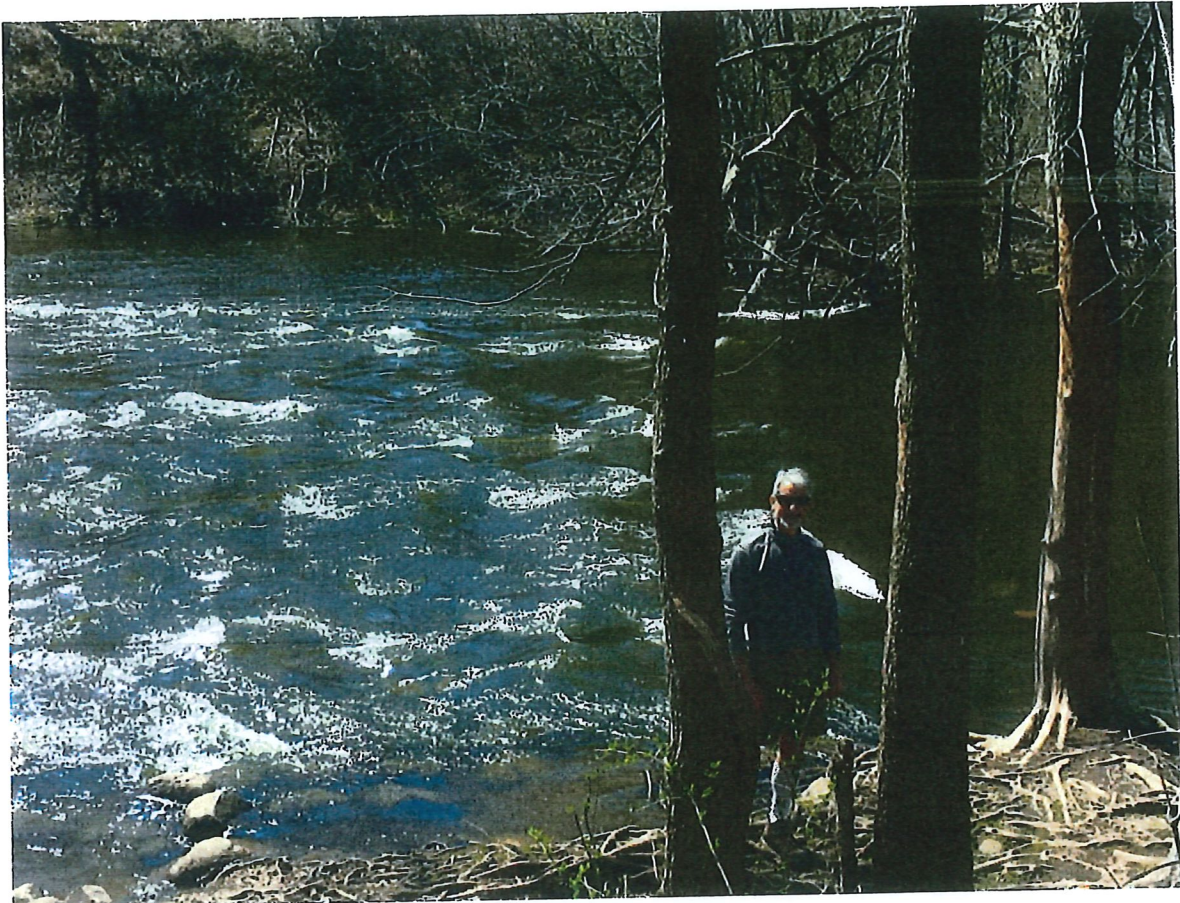
By LISA BARRY • APR 29, 2019

[Hidden In Plain Sight](#)

[Morning Edition](#)

[All Things Considered](#)

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Barry Lonik near the Huron River
CREDIT LISA BARRY / 89.1 WEMU

There is a lot of open and green space in Washtenaw County and much of that land will be preserved forever. 89.1 WEMU's Lisa Barry brings you the story of a local environmental activist who has worked several decades to preserve our green spaces and whose efforts may have been 'Hidden in Plain Sight.'

Listen

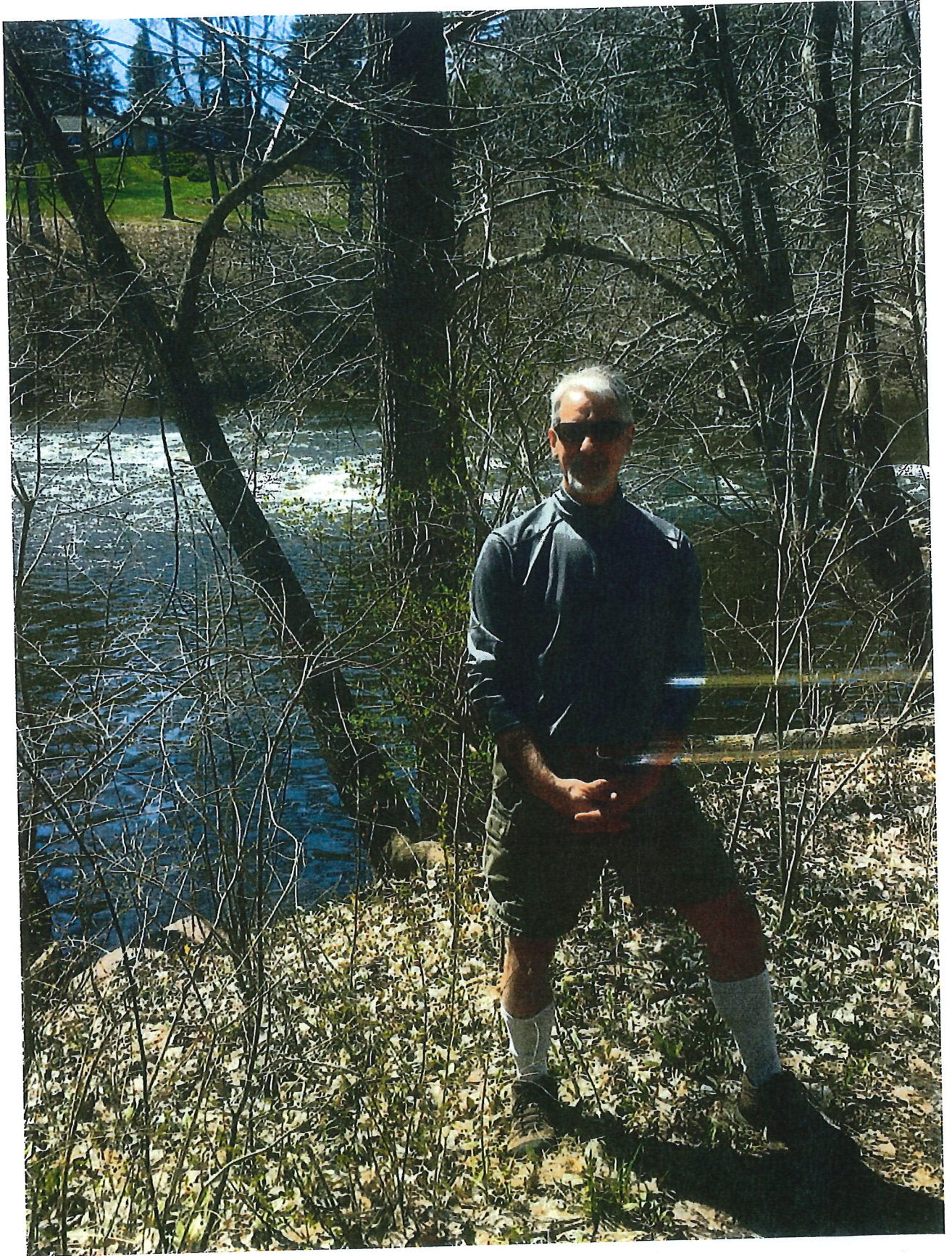
Listening...

3:45

Listen to the full story.

If you listen carefully, you can hear what inspired [Barry Lonik](#) to become a self-described "earth defender." Barry is a local conservationist and environmentalist, who has devoted his life to preserving nature.

"That calling was inside me. I think it's inside all of us frankly. It's whether or not we recognize it and respond to it. People in urban environments, you know, don't have those opportunities often times. Even with great parks and so forth around, it's just different. To be in a much more wild area like this. Away from the sounds of the world; the modern industrial world anyway."



Barry Lonik near the Huron River
CREDIT LISA BARRY / 89.1 WEMU

Barry first discovered the quiet and freedom that can come from nature as a teenager, riding his bike to spend time by a river a few miles from his Oakland County home.

Today, we are at the [Burns-Stokes County Preserve](#) on Zeeb Road in Scio Township near the city of Dexter. This is some of the over 7,000 acres of land and over 100 properties he has helped to protect.

"It's very satisfying. Very proud of that and feel like that's something that contributed to the community."

As we walk through wild-growing skunk cabbage, vibrant trout lilies, and remnants of our "water powered past," Barry proudly notes there are five publicly-funded land preservation programs available in our community.

"Washtenaw County through the Parks Department has the [Natural Areas Preservation Program](#), which works on farmland and natural area preservation. This is a natural area within the county parks system. City of Ann Arbor has its [Greenbelt Program](#), which can spend outside of the city limits and the surrounding townships. And then Scio, Webster, and Ann Arbor have their own dedicated millages. There's nothing like that anywhere else in Michigan and not for long ways"

Barry, who lives in Dexter Township, puts his passion for nature to work with his company, [Treemore Ecology and Land Services, Incorporated](#). He's proud to be called a "tree-hugger"

"My nickname is actually Treemore, which is the name of my business also. And my high school friends still call me Tree from back in the day. So it's like I'm hugging myself, right?" (Laughs)

He's also proud to share the sustainability efforts he's put into place by growing food outside his home.

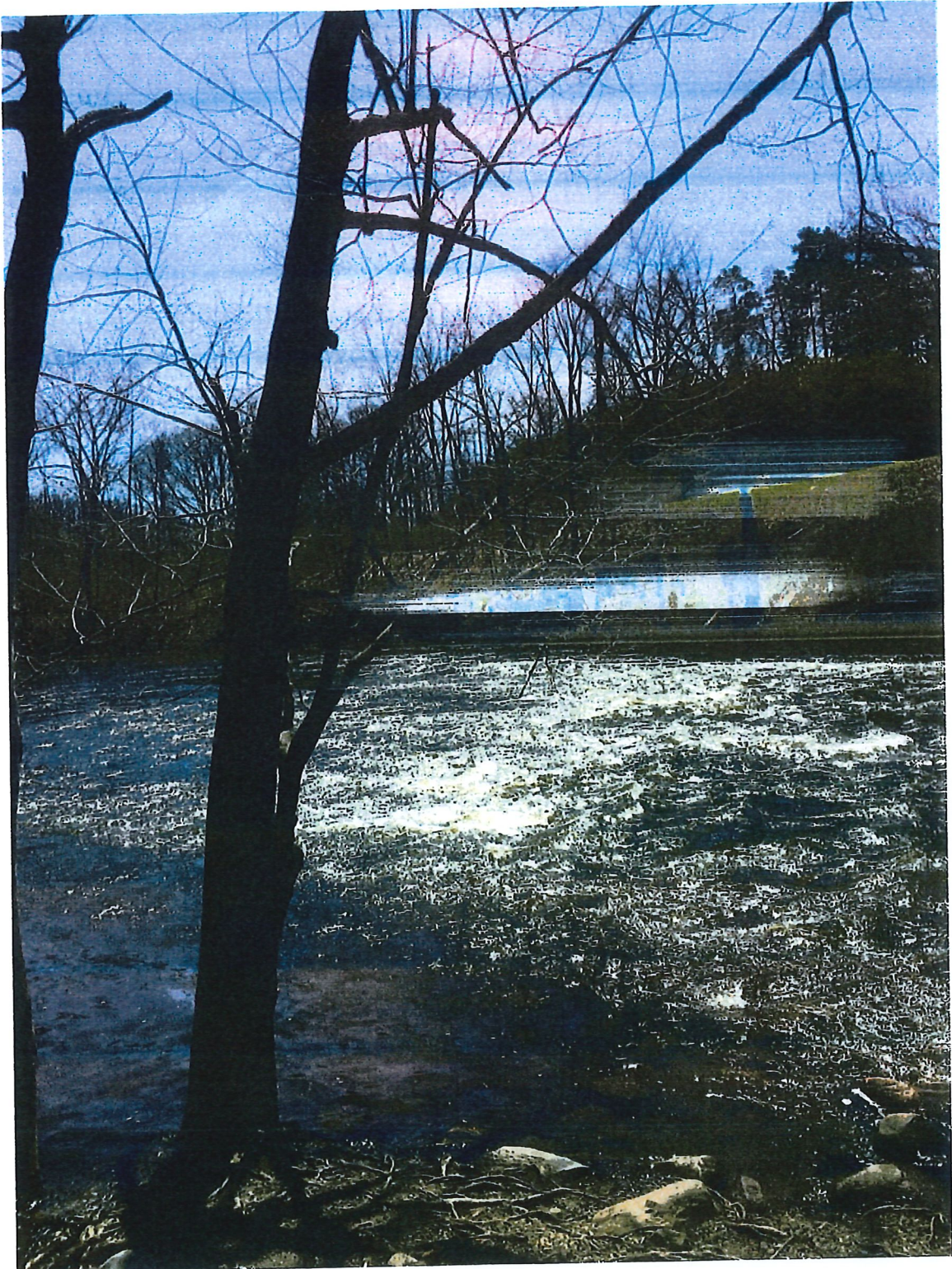
"Twenty-five something different crops, I think, I have off my property. From, like, I have a few perennials like horseradish and asparagus and raspberries and grapes, and I plant a lot of other stuff."

Lonik's other passion is live music, and he shares that with the community by having local musicians play in his home and in the 1880s era barn on his property.

"You know, I got a barn that people come and play at. And the last couple years, I've been hosting house concerts at my place and selling tickets for it. And, you know, having the most amazing people come through."

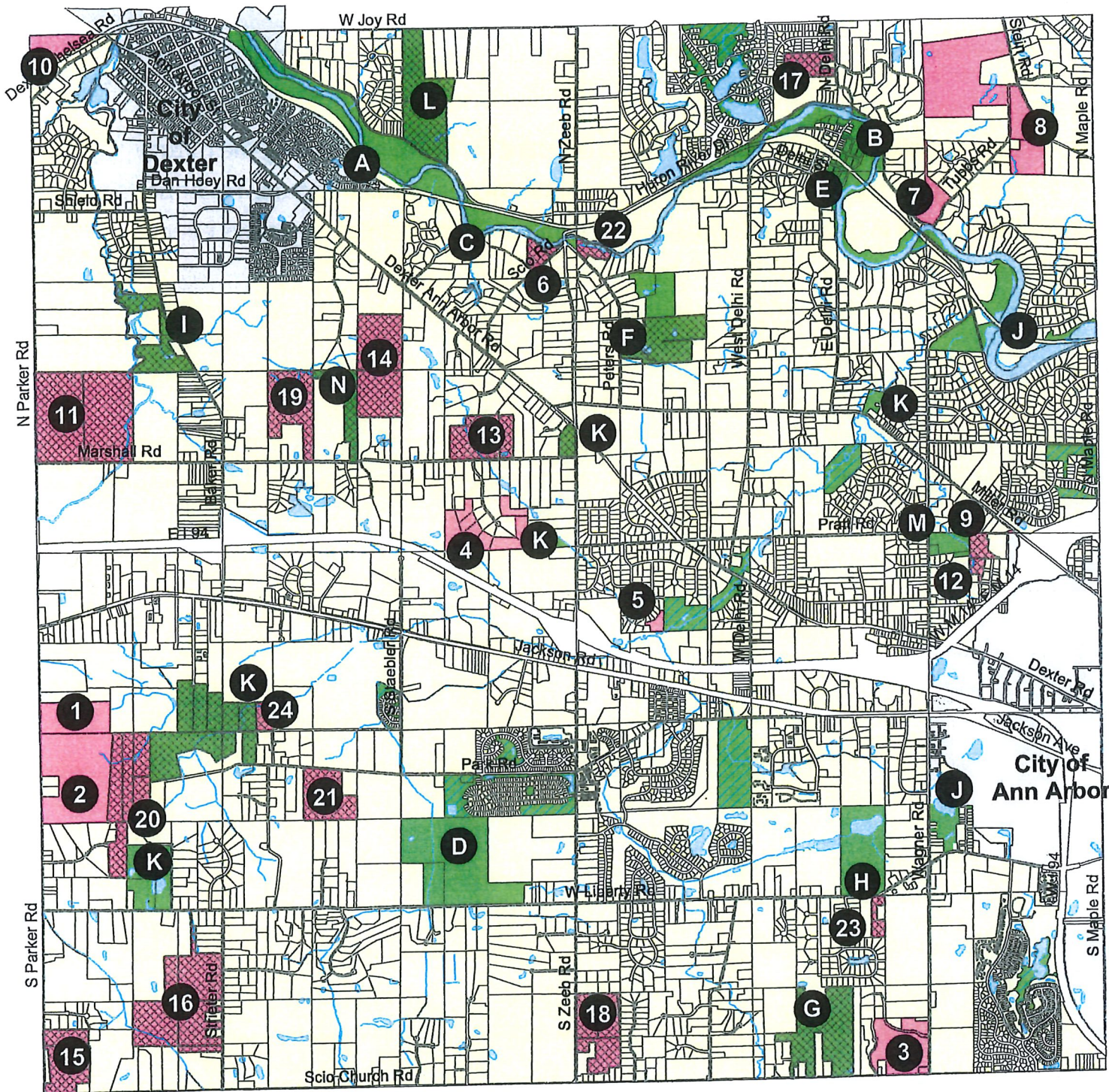
Lonik recently hosted a concert with musician [May Erlewine](#) that sold out – twice!

"I tell people afterwards that I spend half the time flying like, 'Oh my God, this is the most wonderful thing in the world!' and half the time crying because it's so beautiful!"



View of the Huron River
CREDIT LISA BARRY / 89.1 WEMU

Barry Lonik, hidden in plain sight, has devoted his life to preserving the nature and history that has given him a strong sense of peace and freedom. He hopes that others in our community can find some of those feelings he enjoys every day.



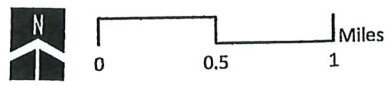
- Public Parks & Preserves**
- A. Dexter - Huron Metropark
 - B. Delhi Metropark
 - C. Burns-Stokes County Preserve
 - D. DeVine County Preserve
 - E. Osborne Mill County Park
 - F. Fox County Preserve*
 - G. Scio Church Woods County Preserve*
 - H. U of M Saginaw Forest
 - I. Sloan Preserve*
 - J. City of Ann Arbor
 - K. Township Properties*
 - L. Van Curler Preserve*
 - M. Botsford County Preserve
 - N. Mersereau Preserve*

- Private Park/Open Space
- Lakes & Rivers
- Streams & Drains
- Funded in part with Scio Millage Proceeds*

- Conservation Easement**
1. Manny Farm
 2. Parker Farm
 3. Thomas-Lobato Farm & Natural Area
 4. Merlin Way Natural Area
 5. Solent Natural Area
 6. Gatward Natural Area
 7. Heydon Natural Area
 8. Heydon Farm
 9. Botsford Natural Area*
 10. Gordon Hall Historical Easement
 11. Davenport Farm*
 12. Hathaway Natural Area*
 13. Green Natural Area*
 14. Scherdt Farm*
 15. Schneider Farm*
 16. Helmer Farm*
 17. Moore Farm*
 18. White Farm*
 19. Levine-Kempler Farm*
 20. Frey Farm & Natural Area*
 21. Dam Tsig Foundation Farm*
 22. Taylor Natural Area*
 23. Equestrian Holdings Farm*
 24. Smith Conservation Easement*

PROTECTED PROPERTIES

Scio Township
Washtenaw County



12

Open Space and Farm Land Preservation-Marion Township Board of Trustees Meeting February 27, 2020

- ❖ Several prevalent themes emerged from the resident survey centered on growth and preservation;
 - Preserve the rural atmosphere
 - Grow/management issues
 - Large open spaces
 - Wildlife and natural features
 - Country setting
- ❖ The latest Master Plan draft has presented several goals and objectives focused on land preservation within the Township
- ❖ Discussions about preservation of open spaces and farm lands during Planning Commission meetings and while crafting the latest draft of our Master Plan, but, what to do?

- ❖ Research what other surrounding townships are doing or have done successfully to secure preserved lands in their communities
- ❖ Preservation of Open Spaces and Farm Lands is being supported by communities in Michigan-Scio Township as an example
- ❖ Common threads in the securing of preserved lands in communities in Southeastern Michigan
 - Hard work, passion, and Barry Lonik
- ❖ Barry Lonik of Treemore Ecology and Land Services, Incorporated, Dexter Michigan, is the recognized leader in Michigan for guiding government agencies in the securing of preserved land
 - Over thirty years of experience in the field-started as a volunteer
 - Extensive work in surrounding communities and throughout Michigan
 - Skilled in identifying potential land for preservation
 - Has successfully lead townships in securing funding for land preservation-grants, easements, gifts
 - Mr. Lonik is willing to give an educational seminar to the Township Board of Trustees, Planning Commission, and interested members of the public for \$200.
 - Conservation Options for landowners
 - Landowner education and outreach
 - Ballot proposals to locally fund land preservation
 - Related topics to land preservation
- ❖ Other Organizations that have been identified/contacted to assist in securing land for preservation;
 - Livingston Land Conservancy – Sara Thomas, contacted
 - Livingston County Parks & Open Space Advisory Committee
 - Livingston County Foundation
 - Southeastern Michigan Land Conservancy
 - Own several Nature Preserves in Livingston County
 - Warren H. Carpenter Nature Preserve on Coon Lake Road

- ❖ Identifying potential land for preservation and funding are critical to success
 - The State of Michigan has funding programs available via grants offered by the Michigan Department of Agriculture and Rural Development and the Agricultural Preservation Fund Board
 - Must have zoning authority, master plan that includes Farm Land Preservation
 - Other opportunities for funding?

- ❖ How can a person protect their land-See the Southeastern Michigan Land Conservancy Website
 - Land Donation
 - Remainder Interest in the Land
 - Donate land during lifetime
 - Continue to live on and use the land
 - Upon death, the land trust gains full title and control
 - Will
 - Land Trusts
 - Land Conservation Easements
 - Legal agreement between land owner and land trust or government agency
 - Limits the use of the land in order to protect its conservation values
 - Allow land owner to use, sell, or pass it on to heirs
 - Bargain Sale of Land
 - Sell Land to a Land Trust for less than market value
 - Provides Cash
 - Avoid capital gains tax
 - Charitable income tax deduction based on the difference of the fair market value and the selling price

- ❖ ***Recommendation: Approve and schedule the educational presentation given by Barry Lonik on preservation of open spaces and farm lands for \$200***

NEWEST

Marion Township Master Plan Community Survey

Preserve
agricultural...

Stronger
enforcement ...

0 1 2 3 4 5 6 7 8 9 10

| | NOT IMPORTANT | SOMEWHAT IMPORTANT | IMPORTANT | VERY IMPORTANT | NO OPINION | TOTAL | WEIGHTED AVERAGE |
|--|------------------|-----------------------|---------------|-------------------|---------------|-------|---------------------|
| New commercial development | 38.38% 251 | 25.08% 164 | 21.41% 140 | 13.46% 88 | 1.68% 11 | 654 | 0.00 |
| New industrial development | 55.49% 364 | 19.36% 127 | 13.11% 86 | 9.60% 63 | 2.44% 16 | 656 | 0.00 |
| Pedestrian and bicycle pathways | 18.39% 121 | 23.25% 153 | 26.29% 173 | 31.00% 204 | 1.06% 7 | 658 | 0.00 |
| Traffic flow on primary roadways | 3.00% 20 | 7.21% 48 | 31.98% 213 | 56.76% 378 | 1.05% 7 | 666 | 0.00 |
| Preserve natural features (floodplains, woodlands, wetlands, etc.) | 1.05% 7 | 5.10% 34 | 15.59% 104 | 77.21% 515 | 1.05% 7 | 667 | 0.00 |
| Protect water quality | 0.15% 1 | 1.20% 8 | 7.67% 51 | 89.32% 594 | 1.65% 11 | 665 | 0.00 |
| Additional public parks and recreational areas | 12.46% 83 | 27.78% 185 | 30.63% 204 | 27.48% 183 | 1.65% 11 | 666 | 0.00 |
| Incentives for light industrial and research office development | 47.04% 310 | 28.38% 187 | 16.24% 107 | 4.70% 31 | 3.64% 24 | 659 | 0.00 |
| Preserve open spaces of land | 1.80% 12 | 10.23% 68 | 22.41% 149 | 63.16% 420 | 2.41% 16 | 665 | 0.00 |
| More housing for seniors | 24.32% 161 | 33.53% 222 | 25.53% 169 | 10.88% 72 | 5.74% 38 | 662 | 0.00 |
| More housing for young families | 22.27% 147 | 35.61% 235 | 26.82% 177 | 9.39% 62 | 5.91% 39 | 660 | 0.00 |
| Response time for emergency services (Police/Fire) | 1.81% 12 | 6.79% 45 | 27.00% 179 | 62.29% 413 | 2.11% 14 | 663 | 0.00 |
| Better facilities, equipment, or staffing for Police and Fire | 6.04% 40 | 16.47% 109 | 36.10% 239 | 37.92% 251 | 3.47% 23 | 662 | 0.00 |
| More affordable housing | 32.42% 212 | 28.90% 189 | 21.56% 141 | 12.54% 82 | 4.59% 30 | 654 | 0.00 |
| Redevelop vacant and underutilized commercial properties | 21.04% 138 | 26.07% 171 | 30.49% 200 | 18.90% 124 | 3.51% 23 | 656 | 0.00 |
| Job Creating | 27.33% 179 | 26.26% 172 | 28.40% 186 | 14.50% 95 | 3.51% 23 | 655 | 0.00 |
| Schools | 9.24% 60 | 7.86% 51 | 30.66% 199 | 49.00% 318 | 3.24% 21 | 649 | 0.00 |
| Allow for Ag-Tourism | 20.97% 134 | 26.29% 168 | 25.98% 166 | 11.74% 75 | 15.02% 96 | 639 | 0.00 |

92.9%

95.5%