



Planning Commission
97 North Broad Street
Hillsdale, Michigan 49242-1695
(517) 437-6440 Fax: (517) 437-6450

Planning Commission Agenda **July 16, 2025**

- I. Call to Order 5:30 pm**
 - A. Pledge of Allegiance
 - B. Roll Call
- II. Public Comment**
 - Any agenda item – 3 min. limit
- III. Consent Items**
 - A. Approval of agenda
 - B. Approval of Planning Commission 6/18/2025 minutes
- IV. Public Hearing**
 - A. 151 S West Rezoning
 - B. Hillsdale College properties
- V. Old Business**
 - A. No old business.
- VI. New Business**
 - A. Land Division – 72 S Broad St
 - B. Zoning Administrator
- VII. Zoning Administrator Report**
- VIII. Commissioners' Comments**
- IX. Public Comment**
 - Any Commission related item – 3 min. limit
- X. Adjournment**
 - Next meeting: Wednesday, August 20, 2025 at 5:30 pm

Planning Commission Meeting Minutes
Hillsdale City Hall
Council Chambers
June 18, 2025
5:30 pm

I. Call to Order

Meeting opened at 5:30 pm followed by the Pledge of Allegiance, and Roll Call.

II. Members Present

- A. Members Present: Vice Chair Kerry Laycock, Chairman Eric Moore, Commissioner William Morrissey, Commissioner Roma Rogers
- B. Public Present: Zoning Administrator Alan Beeker, Jack McLain
- C. Members Absent: Commissioner Christian Winter, Commissioner Jack Shelley, Commissioner Matt Kniffen (no notification)

III. Public Comment

Mr. McLain is concerned that the downtown buildings are not be properly inspected prior to occupancy.

IV. Consent Agenda and Minutes

Motion to approve the Consent agenda as presented made by Commissioner Morrissey, seconded by Vice Chair Laycock motion approved unanimously.

V. Old Business

No old business

VI. New Business

Master Plan Review and Update

- Commissioners discussed the process. The Zoning Administrator wanted to start them thinking of the process and things that can be done to get more public participation
- Commissioners noted that many of the statistics would need to be updated as well as City Staff, Council and Planning Commissioners.
- Laycock suggested adding a section in the plan that highlighted past accomplishments.

VII. Zoning Administrator Report

Beeker announced his retirement date of August 1. Informed the Commission that his successor, Sam Fry will be at the July meeting for the “hand off”

VIII. Commissioners’ Comments

Laycock told the Commission about a project in the UP for community planning. The project is led by the Community Foundation and is being partially funded through a grant from the Orton Foundation.

IX. Public Comment

No public comment.

X. Adjournment

Morrissey moved to adjourn the meeting, Laycock seconded. Motion passed unanimously. Meeting adjourned at 6:10 pm.

XI. Next meeting: July 16, 2025 at 5:30 pm.



TO: Planning Commission

FROM: Zoning Administrator

DATE: July 16, 2025

RE: 151 S West Rezoning Public Hearing

Background: On May 20, 2025, BHS Ventures II, LLC, owner of 151 S West St., submitted a rezoning application to the Planning Commission. The owner stated he intends to redevelop the property into multiple apartment dwellings. The parcel noted is currently zoned RD-1, One and Two Family Residential. The adjacent parcels are zoned R-1, Single Family Residential, RD-1, One and Two Family Residential and RM-1, Multiple Family Residential. The rezoning application requests that the parcel be rezoned to RM-1.



CITY OF HILLSDALE

Fee: \$500.00

For Office Use Only	
Date Received:	5/20/25
Received By:	ACB
Amount Paid/Check #	\$500 check

REZONING REQUEST PETITION FORM

Re-zoning may be requested by the property owner or at the request of Planning Commission. A public hearing must be set to be heard at the regular session of the City of Hillsdale Planning Commission, which meets on the third Tuesday of each month at 5:30 p.m. A \$500.00 filing fee must accompany the application. Return application to: **City Clerk, City Hall, 97 N. Broad St. Hillsdale, Michigan 49242** or email to: abecker@cityofhillsdale.org

Applicant's Name Bruce Schultz for BHS Ventures II	Owner's Name BHS Ventures II, llc
Mailing Address 904 Aspen Ridge Drive	Mailing Address 904 Aspen Ridge Drive
City, State, Zip Southlake, TX 76092	City, State, Zip Southlake, TX 76092
Telephone Number	Telephone Number

IF APPLICANT IS NOT THE PROPERTY OWNER, WHAT IS THE APPLICANT'S INTEREST IN THE PROPERTY? (LAND CONTRACT, LEASE, OPTION, ETC.)

Property Address: **151 S West Street, Hillsdale MI 48162**

Property Address: **151 S West Street, Hillsdale MI 48162**

Current Zoning District: **RD-1**

Proposed Zoning District: **RM-1**

Explain the nature of the Practical Difficulty or Hardship with the current zoning:
Please see attached letter

(Attach additional sheets, as needed)

Signature: **Bruce Schultz** Date: **5/6/25**

BELOW FOR OFFICE USE ONLY

Signature of City Clerk: **[Signature]** Date of Hearing: **7/14/25**

Disposition of Planning Commission: _____

May 6, 2025

Hi Hillsdale City Council and Neighbors,

We respectfully request the rezoning of the Church of Christ property located at 151 S West Street in Hillsdale from RD-1 to RM-1.

As background, we purchased the Church's parsonage at 5 E Hallett in December 2022, and renovated the house, as a place to stay when we visit our family in Hillsdale and to attend events at Hillsdale College.

In early 2024, we learned that the Church was going to be put up for sale due to low attendance and dwindling finances and needed funds from the proceeds of the sale of the church to continue operations. To assist the ministry, we purchased the Church in June 2024 so that the congregation and pastor could remain there rent free as long as needed without the burden of financial troubles and remain our good neighbor.

The Pastor and Trustee recently advised us that the Pastor is retiring, and they will be moving out of the Church.

We are requesting rezoning approval to RM-1, so that we can convert the building in multi-family living, which is likely the best and most logical use of the property. as there is a strong demand for rental units in Hillsdale.

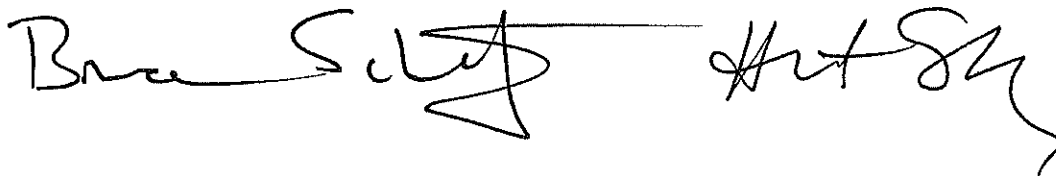
Our plan is to convert the 1st floor (current sanctuary) into three single story two-bedroom apartments, and to renovate the basement into one larger apartment. All renovations will be completed in a high-quality manner much like the property on 5 E Hallett. The footprint of the building will remain the same and the property lot has plenty of parking for future residents. We currently allow Hillsdale Hospital to use the lot for their overflow parking.

Being the owners of the adjoining property, we are very vested in keeping the property in good condition and an asset to the neighborhood and City of Hillsdale.

We hope that the approval is granted as it's unclear what the future of the property will be if it remains zoned RD-1, as we would list the property for sale.

Thank you for consideration,

Bruce and Heather Schultz

The block contains two handwritten signatures in black ink. The signature on the left is 'Bruce Schultz' and the signature on the right is 'Heather Schultz'. Both are written in a cursive, flowing style.



COLDWELL BANKER
REALTY

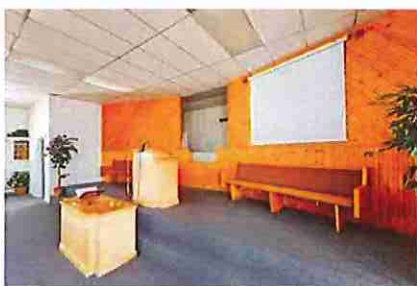
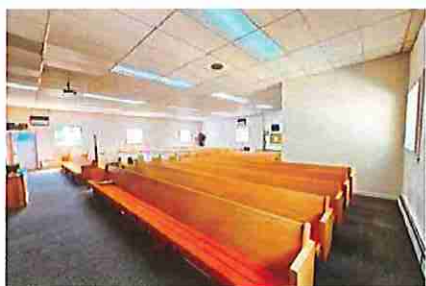
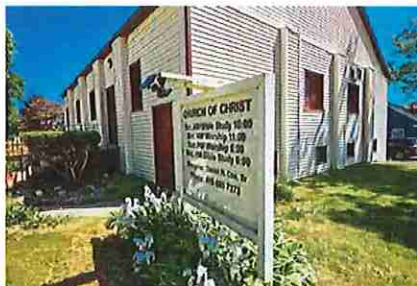
ColdwellBankerHomes.com

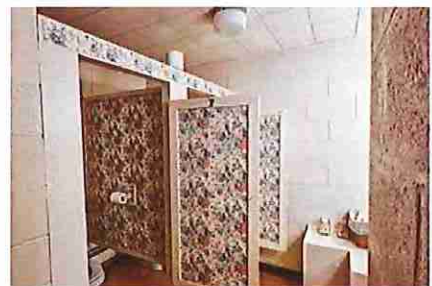
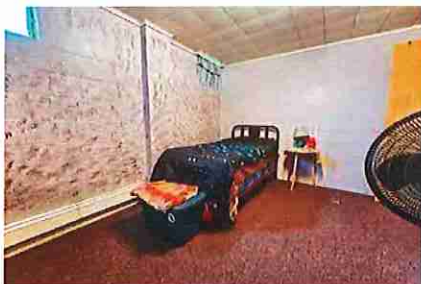
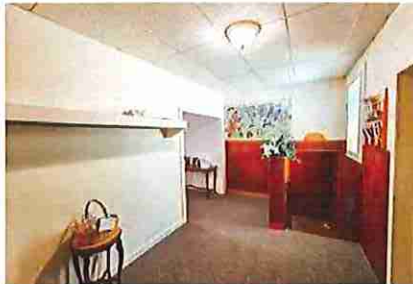
Recently Viewed Properties

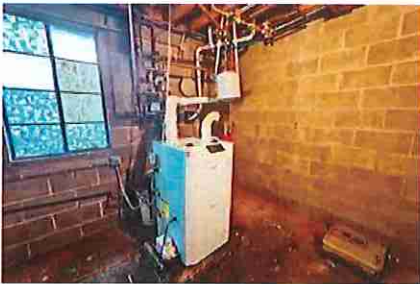
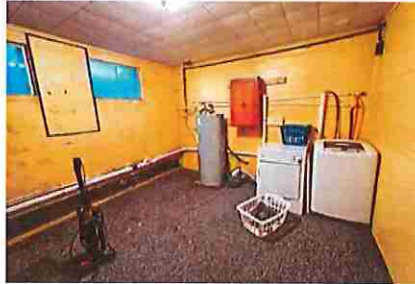
151 S West St Hillsdale, MI 49242

\$169,900 Just Listed

For Sale | Active | Office | 2,928 Sq. Ft. | Updated 18 hours ago







Most recently used as West St Church of Christ, this almost 3000 sq ft block building sits just a block from Hillsdale Hospital & is ready for a new owner. The top floor is mostly open with a large sanctuary area, welcome foyer, & 2 private offices. The walkout/lower level has an open meeting space, kitchen, laundry, & 6 private rooms as well as 2 bathrooms (1 w/ multiple stalls & 1 w/ shower). 2 yr old boiler system, 1 yr old water heater. Metal roof, vinyl siding. Prop tax info subject to change for newer & displayed using most current online available info. Seller is working on changing zoning with the City to allow for more possibly use of the property. Buyers should do due diligence with property parties to ensure their own possible uses and tax information. Yr built is approx.

Full Property Details for 151 S West St

General

Price: \$169,900

Status: Active

Type: Office

Source: SWMRIC_MLS

MLS ID: 25022862

Updated: 5/19/2025

Added to Site: 1 day(s) ago

Business

Business Type: Other

Rooms

BATHROOMS

Total Bathrooms: 2

Full Bathrooms: 2

Location

Area: Hillsdale County - X

County: Hillsdale

Cross Streets: E Hallett & Armstrong

Driving Directions: NE corner of Hallett & West

Heating & Cooling

Central air: Yes

Air Conditioning: Yes

Cooling Type: Central Air Conditioning

Heating Type: Hot Water

Utilities

Utility Description: Natural Gas Available, Electricity Available, Natural Gas Connected

Structural Information

Buildings: 1

Construction: Vinyl Siding

Foundation: Block

Roof: Metal

Stories/Levels: 2928

Square Feet: 2,928

Year Built: 1950

Lot Features

Lot Size (Acres): 0.36

Lot Size (Sq. Ft.): 15,638

Lot Dimensions: 162 x 96

Financial Considerations

Terms: Conventional, Cash

Disclosures and Reports

Ownership: LLC

Legal Description: Per legal at courthouse

Property ID: 006-327-479-29

Listed by Christie Plemmons Realty, Christie M Plemmons

Listing agent
— 151 S West St —

Schools serving 151 S West St

School District:Hillsdale Community Schools

RATING	NAME
GRADES	DISTANCE
NR	BAILEY ELEMENTARY SCHOOL 59 S MANNING ST, HILLSDALE, MI 49242
PK-PK	0.3 mi
6	DAVIS MIDDLE SCHOOL 30 N WEST ST, HILLSDALE, MI 49242
5-8	0.6 mi
4	GIER ELEMENTARY SCHOOL 175 SPRING ST, HILLSDALE, MI 49242
K-3	1 mi
7	HILLSDALE HIGH SCHOOL 30 S NORWOOD AVE, HILLSDALE, MI 49242
9-12	0.4 mi
1	HORIZON ALTERNATIVE SCHOOL 30 S NORWOOD AVE, HILLSDALE, MI 49242
9-12	0.4 mi

Disclaimer: School ratings provided by [GreatSchools](#). Ratings are on a scale of 1-10. [Learn more about GreatSchools ratings](#). School attendance boundaries provided by Pitney Bowes and are for reference only. Contact the school directly to verify enrollment eligibility.

Price & Sales History for 151 S West St

Date	Details	Price	Change	Source
5/19/2025	Listed	\$169,900	41.58%	MLS
6/28/2024	Sold	\$120,000	—	Public Record

Disclaimer: Historical sales information is derived from public records provided by the county offices. Information is not guaranteed and should be independently verified.

Tax History for 151 S West St

Year	Property Taxes	Change	Tax Assessment	Change
2023		100%	\$91,867	26%
2021		100%	\$72,990	-31%
2021		100%	\$105,386	-1%
2020		100%	\$106,048	8%
2019		100%	\$98,555	9%
2018		100%	\$90,462	100%
2018		100%		100%

2016

Disclaimer: Historical tax information is derived from public records provided by the county offices. Information is not guaranteed and should be independently verified.

151 S West Street, Hillsdale, MI 49242 (MLS# 25022862) is a Office property. 151 S West Street is currently listed for \$169,900 and was received on May 19, 2025. Want to learn more about 151 S West Street? Do you have questions about finding other Office real estate for sale in Hillsdale? You can browse all [Hillsdale real estate](#) or contact a Coldwell Banker agent to request more information.

June 3, 2025

To Whom It May Concern,

PLEASE TAKE NOTICE that the Hillsdale City Planning Commission has set a Public Hearing for July 16, 2025 at 5:30 p.m. in the Council Chambers, Hillsdale City Hall, 97 N. Broad St. to consider the proposed re-zoning of 151 S West St. The lot included is as follows:

006-327-479-29

Section 36-143 of Division 1, of Article 3 of Chapter 36. The proposed rezoning of the property located at 151 S West St. from the RD-1, One and Two Family Residential District to the RM-1, Multiple Family Residential District.

The parcel is currently owned by BHS Ventures II, LLC. The properties to the north, east and west of the property in question are currently zoned RD-1, One and Two Family Residential District. The properties south across Hallett St. are currently zoned R-1, Single Family Residential and RM-1, Multiple Family Residential.

If you have any questions or wish to discuss the rezoning, please contact the City Clerk at the City of Hillsdale or myself by phone, email or USPS.

Thank you.

Hillsdale City Clerk
97 N. Broad St.
Hillsdale, MI 49247
clerk@cityofhillsdale.org
517-437-6440

Hillsdale City Zoning Administrator
97 N. Broad St.
Hillsdale, MI 49247
planning@cityofhillsdale.org
517-437-6455

Sincerely,



Alan C. Becker
Planning & Zoning Administrator



HILLSDALE CITY
PLANNING
REZONING MAP



Map Publication:
06/03/2025 9:00 AM



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FetchGIS

Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Hillsdale County expresses no warranty for the information displayed on this map document.



**PUBLIC HEARING
PLEASE TAKE NOTICE**
that the Hillsdale City Planning Commission has set a Public Hearing for July 16, 2025 at 5:30 p.m. in the Council Chambers, Hillsdale City Hall, 97 N. Broad St. to consider the proposed rezoning of 151 S West St. You may view the proposed amendment in its entirety at www.cityofhillsdale.org. Printed documents are available at the City Hall Clerk's Office upon request.

Section 36-143 of Division 1, of Article 3 of Chapter 36. The proposed rezoning of the property at 151 S West St., 006-327-479-29.

Katy Price, City Clerk

11435626



Order Confirmation

Not an Invoice

Account Number:	875402
Customer Name:	City Of Hillsdale
Customer Address:	City Of Hillsdale 97 N Broad ST Attention to: City Clerk Hillsdale MI 49242-1617
Contact Name:	City Of Hillsdale
Contact Phone:	5174376490
Contact Email:	
PO Number:	

Date:	06/24/2025
Order Number:	11435626
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	26.0000
Height in Inches:	2.7000

Print

Product	#Insertions	Start - End	Category
HLD Hillsdale Daily News	1	06/27/2025 - 06/27/2025	Govt Public Notices
HLD hillsdale.net	1	06/27/2025 - 06/27/2025	Govt Public Notices

Total Cash Order Confirmation Amount Due	\$58.80
Tax Amount	\$0.00
Service Fee 3.99%	\$2.35
Cash/Check/ACH Discount	-\$2.35
Payment Amount by Cash/Check/ACH	\$58.80
Payment Amount by Credit Card	\$61.15

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Order Confirmation Amount	\$58.80
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Alan Beeker

From: Sharon Bisher <s.bisher@abouthccf.org>
Sent: Monday, July 7, 2025 9:21 AM
To: Planning
Subject: Notice of Rezoning

Dear Mr. Beeker and the Hillsdale City Planning Commission –

Thank you for allowing us to comment on your upcoming request to rezone the property located at 151 S. West St from a RD-1 to a RM-1. We live across the street from this property, so the outcome of your decision has a great impact on us.

While we are sympathetic to the lack of housing within the city limits, we respectfully request that you deny this proposal. In talking with Mr. Beeker, we were comfortable with the plan submitted by the current owner to provide 4 apartments for traveling professionals working at our local hospital. However, the property is currently for sale, and we have no idea what the intentions of the new property owners might be. We would appreciate the ability to advocate for or against the actual plans of the future owners rather than provide a blanket approval for change without fully understanding the ramifications of what their actions may bring to our neighborhood.

We appreciate the opportunity to speak out on our behalf and appreciate your willingness to consider our request.

Respectfully,

Stephen and Sharon Bisher
8 E. Hallett St, Hillsdale

Sharon E. Bisher
President
Hillsdale County Community Foundation
517-439-5101

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

ZBA Staff Report



ALAN C. BEEKER
ZONING ADMINISTRATOR
97 NORTH BROAD STREET
HILLSDALE, MICHIGAN 49242-1695
(517) 437-6449 FAX: (517) 437-6450

On May 20, 2025, BHS Ventures II, LLC, owner of 151 S West St., submitted a rezoning application to the Planning Commission. The owner intends to redevelop the property into multiple apartment dwellings. The parcel noted is currently zoned RD-1, One and Two Family Residential. The adjacent parcels are zoned R-1, Single Family Residential, RD-1, One and Two Family Residential and RM-1, Multiple Family Residential. The rezoning application requests that the parcel be rezoned to RM-1.

151 S West St. – 006-327-479-29

The following described premises situated in the City of Hillsdale, County of Hillsdale and State of Michigan, to-wit: Lot 2 of Cortwrights Addition to the City of Hillsdale, excepting the east 50 feet thereof, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 35, Hillsdale County Records.

Lot 1 of Cortwrights Addition to the City of Hillsdale, excepting the east 50 feet thereof, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 35, Hillsdale County Records.

Staff Recommendation:

The rezoning of the parcel mentioned from RD-1, One and Two Family Residential to RM-1, Multiple Family Residential would not have an adverse effect to the neighborhood. Additional housing is a definite need within the City. However, since the application and process were received and started, the property has been listed for sale. A future owner may or may not wish to pursue multiple family housing. It is staff's recommendation to reject the application to rezone the parcel located at 151 S West.



TO: Planning Commission

FROM: Zoning Administrator

DATE: July 16, 2025

RE: Hillsdale College Rezoning

Background: Due to a clerical error, the public hearing for the Hillsdale College rezoning will need to be held a second time. To reiterate the need for rezoning: as part of the Hillsdale College Hotel project, the college has purchased several parcels for the development. These parcels are to be combined with the main campus parcel. Some of the new parcels are not zoned C-1, College District. The College has submitted an application requesting the rezoning of three parcels from RD-1, One & Two Family Residential to C-1, College District. The Zoning Administrator is requesting the Commission recommend adoption of the rezoning to Council.



CITY OF HILLSDALE

Fee: \$500.00



For Office Use Only	
Date Received:	APR 4/4/2025
Received By:	KP
Amount Paid/Check #	0146336

REZONING REQUEST PETITION FORM

Re-zoning may be requested by the property owner or at the request of Planning Commission. A public hearing must be set to be heard at the regular session of the City of Hillsdale Planning Commission, which meets on the third Tuesday of each month at 5:30 p.m. A \$500.00 filing fee must accompany the application. Return application to: City Clerk, City Hall, 97 N. Broad St. Hillsdale, Michigan 49242 or email to: abecker@cityofhillsdale.org

Applicant's Name	Owner's Name
Hillsdale College	Hillsdale College
Mailing Address	Mailing Address
33 E College St	33 E College St
City, State, Zip	City, State, Zip
Hillsdale, MI, 49242	Hillsdale, MI, 49242
Telephone Number	Telephone Number

IF APPLICANT IS NOT THE PROPERTY OWNER, WHAT IS THE APPLICANT'S INTEREST IN THE PROPERTY? (LAND CONTRACT, LEASE, OPTION, ETC.)

Property Address: 1) 335 N West St; 2) 337 N West St; and 3) 315 Summit St

Property Address:

Current Zoning District: RD-1 One and Two Family

Proposed Zoning District: C-1 College Zone

Explain the nature of the Practical Difficulty or Hardship with the current zoning:

Seeking a combination of these properties and various other parcels into one large parcel for the operation of a new hotel (located at 22 Galloway St)

and concomitant plat amendment. Zoning Administrator has indicated the residential zoning on these lots therefore should be changed to commercial use.

(Attach additional sheets, as needed)

Signature

Date

4/3/25

BELOW FOR OFFICE USE ONLY

Signature of City Clerk

Date of Hearing

Disposition of Planning Commission

April 30, 2025

To Whom It May Concern,

PLEASE TAKE NOTICE that the Hillsdale City Planning Commission has set a Public Hearing for May 21, 2025 at 5:30 p.m. in the Council Chambers, Hillsdale City Hall, 97 N. Broad St., Hillsdale, Michigan to consider the proposed re-zoning of 335 N West St., 337 N West St. and 315 Summit St. The lots included are as follows:

006-222-277-08, 006-222-277-07, 006-222-278-06.

Section 36-143 of Division 1, of Article 3 of Chapter 36. The proposed rezoning of the properties located at 335 N West St., 337 N West St. and 315 Summit St. from the RD-1, One and Two Family Residential District to the C-1, College District.

The parcels are currently owned by Hillsdale College. The properties to the north of the properties in question and to the east across N West St. are currently zoned RD-1, One and Two Family Residential District. The properties south across College Ave. are currently zoned C-1.

If you have any questions or wish to discuss the rezoning, please contact the City Clerk at the City of Hillsdale or myself by phone, email or USPS.

Thank you.

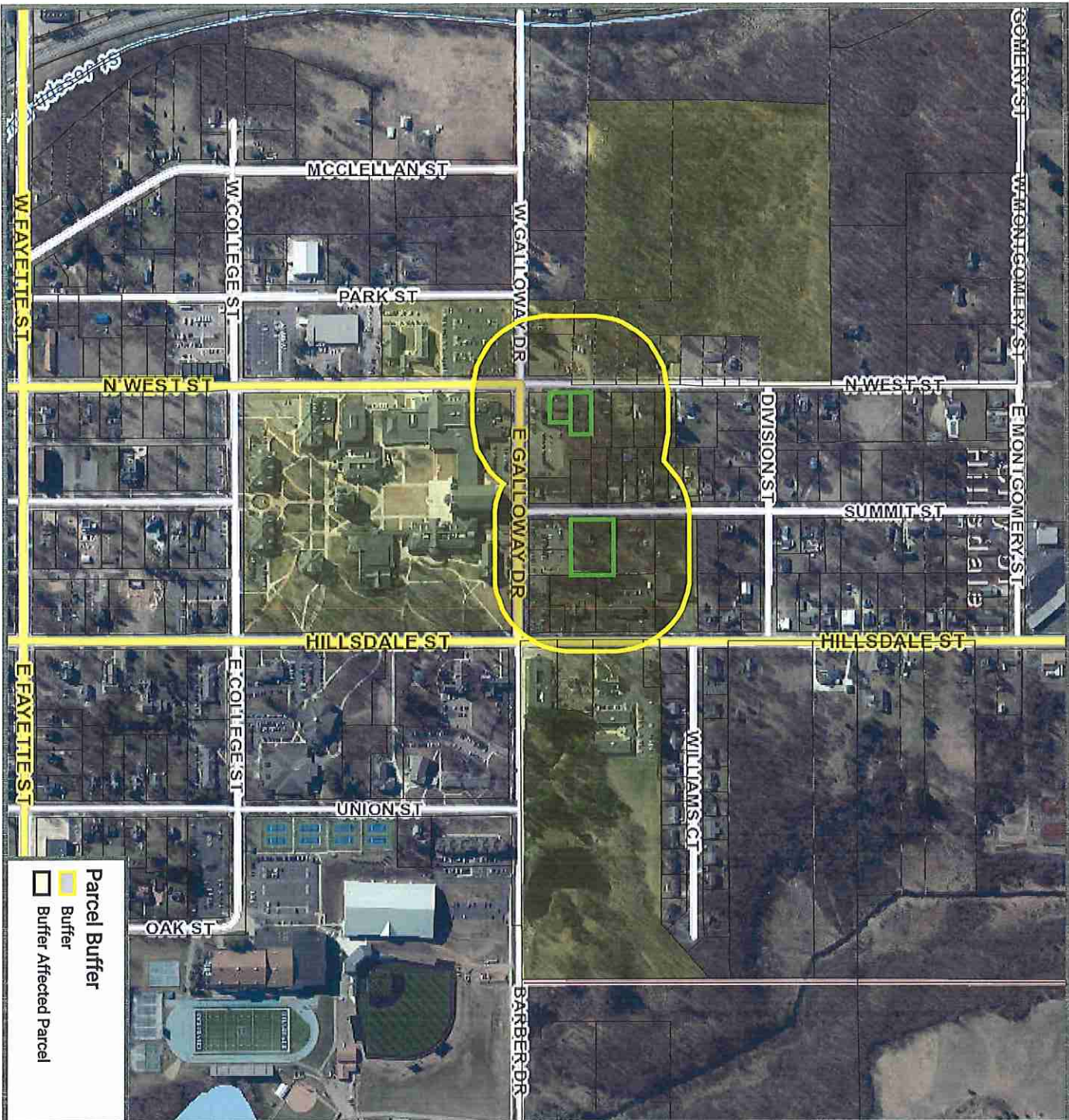
Hillsdale City Clerk
97 N. Broad St.
Hillsdale, MI 49247
clerk@cityofhillsdale.org
517-437-6440

Hillsdale City Zoning Administrator
97 N. Broad St.
Hillsdale, MI 49247
planning@cityofhillsdale.org
517-437-6455

Sincerely,



Alan C. Becker
Planning & Zoning Administrator



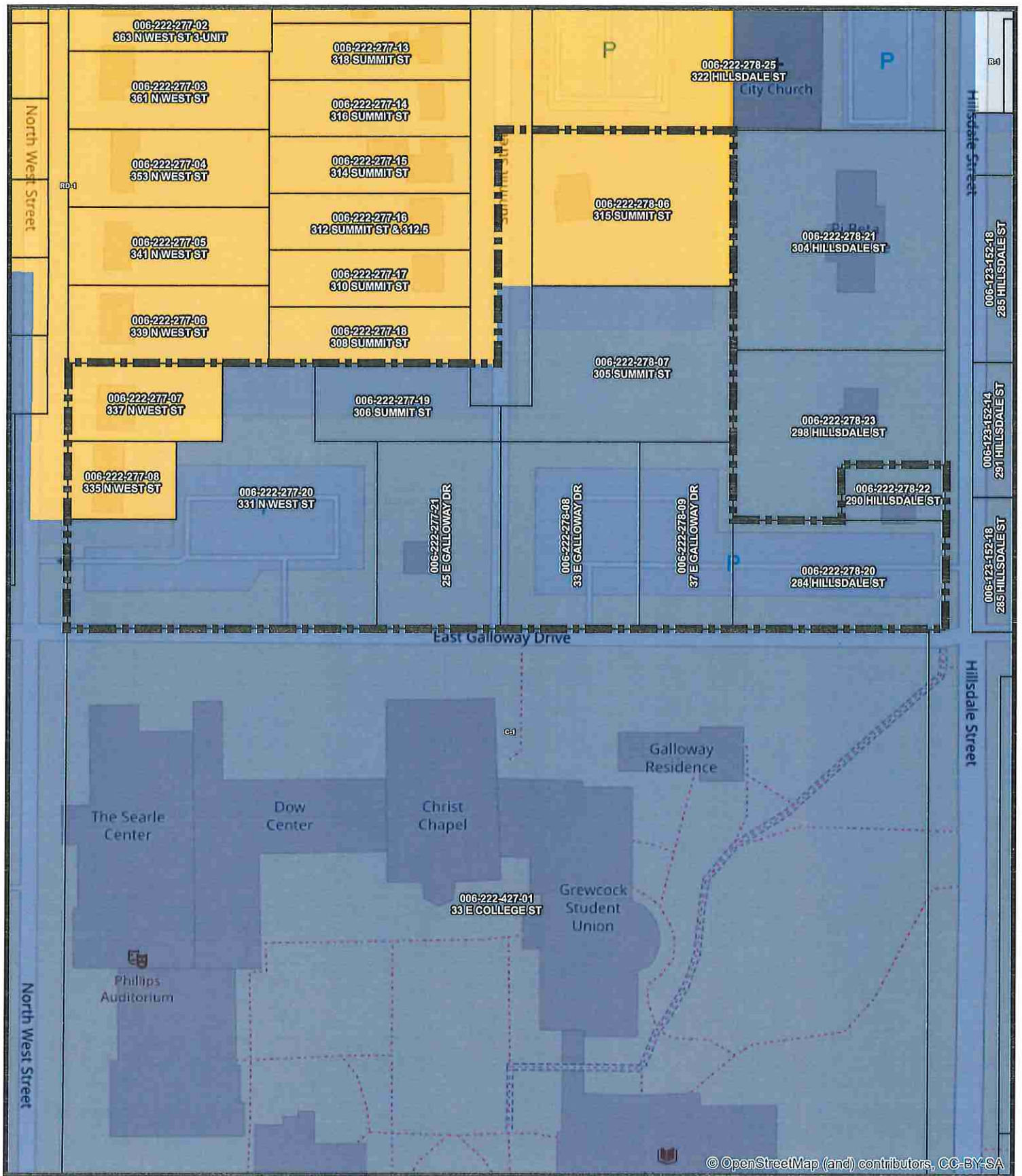
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Map Publication:
04/22/2025 2:20 PM





HC Rezoning Map 2025

Printed by Hillsdale County GIS
April 15, 2025



Order Confirmation

Not an Invoice

Account Number:	875402
Customer Name:	City Of Hillsdale
Customer Address:	City Of Hillsdale 97 N Broad ST Attention to: City Clerk Hillsdale MI 49242-1617
Contact Name:	City Of Hillsdale
Contact Phone:	5174376490
Contact Email:	
PO Number:	

Date:	06/26/2025
Order Number:	11441909
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	29.0000
Height in Inches:	3.0100

Print

Product	#Insertions	Start - End	Category
HLD Hillsdale Daily News	1	06/28/2025 - 06/28/2025	Govt Public Notices
HLD hillsdale.net	1	06/28/2025 - 06/28/2025	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$62.70
Tax Amount	\$0.00
Service Fee 3.99%	\$2.50
Cash/Check/ACH Discount	-\$2.50
Payment Amount by Cash/Check/ACH	\$62.70
Payment Amount by Credit Card	\$65.20

Order Confirmation Amount

\$62.70

PUBLIC HEARING
PLEASE TAKE NOTICE
that the Hillsdale City Planning Commission has set a Public Hearing for July 16, 2025 at 5:30 p.m. in the Council Chambers, Hillsdale City Hall, 97 N. Broad St. to consider the proposed rezoning of 335 N West St., 337 N West St. and 315 Summit St. You may view the proposed amendment in its entirety at

www.cityofhillsdale.org.

Printed documents are available at the City Hall Clerk's Office upon request.

Section 36-143 of Division 1, of Article 3 of Chapter 36. The proposed rezoning of the properties at 335 N West St., 337 N West St. and 315 Summit St., parcels: 006-222-277-08, 006-222-277-07, 006-222-278-06.

Katy Price,
City Clerk

11441909



ZBA Staff Report

ALAN C. BEEKER
ZONING ADMINISTRATOR
97 NORTH BROAD STREET
HILLSDALE, MICHIGAN 49242-1695
(517) 437-6449 FAX: (517) 437-6450

On April 3, 2025, Hillsdale College, owner of 335 N West, 337 N West and 315 Summit, submitted a rezoning application to the Planning Commission. The College is in the process of developing the area north of Galloway St for a new hotel. The College has purchased multiple parcels and submitted a request to combine these parcels with the main campus which extends from Galloway south to College Ave. The three parcels noted are currently zoned RD-1, One and Two Family Residential. The adjacent parcels are zoned C-1, College. The rezoning application requests that the three parcels be rezoned to C-1.

335 N West – 006-222-277-08

The following described premises situated in the City of Hillsdale, County of Hillsdale and State of Michigan, to-wit: the west 7 rods of Lot 87, Block D, E. Martindale's Addition to the Village, now City of Hillsdale, according to the recorded plat thereof, as recorded in Liber AV of Deeds, Page 389, Hillsdale County Records.

337 N West – 006-222-277-07

The following described premises situated in the City of Hillsdale, County of Hillsdale and State of Michigan, to-wit: the west 10 rods of Lot 86, Block D, E. Martindale's Addition to the Village, now City of Hillsdale, according to the recorded plat thereof, as recorded in Liber AV of Deeds, Page 389, Hillsdale County Records.

315 Summit – 006-222-278-06

The following described premises situated in the City of Hillsdale, County of Hillsdale and State of Michigan, to-wit: Lots 39 and 40, E. Martindale's Addition to the City of Hillsdale, according to the recorded plat thereof, as recorded in Liber AV of Deeds, Page 389, Hillsdale County Records. Included therein is that portion of the west half of the vacated alley lying adjacent thereto on the east.

Staff Recommendation:

Staff recommends that the Commission approve the rezoning of the three parcels mentioned from RD-1, One and Two Family Residential to C-1, College. Staff also requests that the Commission recommend adoption by Council same.



TO: Planning Commission

FROM: Zoning Administrator

DATE: July 16, 2025

RE: 72 S Broad Land Division

Background: The owner of 74 S Broad has purchased 72 S Broad. He has submitted an application to divide 72 S Broad with the east 2/3 of the lot being combined with his property at 74 S Broad and the west 1/3 of the lot being combined with the adjacent property located at 83 E South. As the lots are platted, the division will require Planning Commission and City Council approvals. It is the Zoning Administrator recommendation to approve and recommend approval to Council.

Parent Parcel Number:

006-426 - 30S - 14

Owner:

Coykendall

Date: 7 - 7 - 2025

The City of
HILLSDALE
MICHIGAN

**Land Division Review Checklist (to be completed by
Assessor and Zoning Administrator)**

1. **Administrative Review** for determination of authority to approve or deny application

a. Is the property in question part of a **recorded plat**?

i. ☒ Yes – Planning Commission Review and Council Approval Required

1. Does the proposed division result in more than 4 parcels split out of a single platted lot?

a. ☐ Yes – Recommend denial (HMC 18-82(b))

b. ☒ No

ii. ☐ No

1. Does the proposed Division involve **dedication of a new street**?

a. ☐ Yes – Planning Commission Review and Council Approval Required

b. ☐ No – Approval/Disapproval may be made by Assessor

2. **Zoning Review – Zoning District(s)** of the parcel or tract to be divided: R-1

a. Do all of the parcels resulting from this proposed division (including the remainder parcel) meet or exceed the minimum area required for the zoning district in which they are located?

i. ☒ Yes * 85 E South St will be brought into compliance

ii. ☐ No – recommend application be DENIED (HMC 18-82; 36-411)

b. Do all of the parcels resulting from this proposed division (including the remainder parcel) meet or exceed the minimum lot width for the zoning district in which they are located?

i. ☒ Yes * 85 E South St (existing) nonconforming, grandfathered

ii. ☐ No – recommend application be DENIED (HMC 18-82; 36-411)

c. For existing improvements:

i. Do all of the parcel boundaries for this proposed division (including the remainder parcel) allow for minimum yard setbacks from existing improvements?

1. ☒ Yes

2. ☐ No – recommend application be DENIED (HMC 18-82; 36-411)

ii. Do all of the parcels resulting from this proposed division (including the remainder parcel) allow for maximum percentage of lot are covered by all existing buildings?

1. ☒ Yes

2. ☐ No – recommend application be DENIED (HMC 18-82; 36-411)

d. Zoning Administrator Signature: [Signature]

e. Date Reviewed: 7/9/2025

3. **Planning Commission Review & Council Approval** Required under item 1?

a. Yes

i. Date of Planning Commission Meeting (attach minutes):

7/16/2025

ii. Date of Council Meeting (attach minutes): _____

b. No – Skip to Assessor Review

N/A 4. Assessor Review (Skip to item 5 if Council Approval Required under item 1)

a. Is the parcel to be divided part of a larger **parent tract** as defined by MCL 560.102(h) (based on ownership as of March 31, 1997)?

i. ____ Yes – total acreage of tract: _____ (For Table 1 calculations)

ii. ____ No – total acreage of parcel: _____ (For Table 1 calculations)

b. **Number of resulting parcels allowed (including remainder) under MCL**

560.108 - Do the boundaries of the parcel or tract to be divided match the parcel or tract in existence on March 31, 1997?

i. ____ Yes – Refer to Table 1 below:

Table 1 – Total number of resulting parcels allowed under MCL 560.108(2) and (3) based on total Acreage of parent parcel or tract as it existed on March 31, 1997:

First 10 Acres		4
20 acres or more:	+1 for each additional whole 10 acres up to 120 total acres (maximum of 11)	+ _____
	+2 if both of the following statements are true: <ul style="list-style-type: none">• The proposed division includes establishment of 1 or more new roads so that there are no new driveway accesses to an existing public road for any of the resulting parcels.• One of the resulting parcels comprises not less than 60% of the area of the parent parcel or tract.	+ _____
120 acres or more:	+1 for each additional whole 40 acres	+ _____
Total number of Resulting Parcels Allowed:		_____

ii. ____ No - Parcel or tract to be divided was created by an exempt split or a division (after March 31, 1997)

1. Have 10 years or more elapsed since the parcel or tract to be divided was created?

a. ____ No – Is the parcel or tract to be divided a “new parent”/remainder parcel from a prior division?

i. Yes – How many unallocated divisions were retained for this parcel (refer to deeds and/or form 3278 NOTICE TO ASSESSOR OF TRANSFER OF THE RIGHT TO MAKE A DIVISION OF LAND for any resulting “child” parcels)?

ii. No - Were any unallocated divisions transferred to this parcel from the parent parcel or tract (refer to deeds and/or form 3278 NOTICE TO ASSESSOR OF TRANSFER OF THE RIGHT TO MAKE A DIVISION OF LAND for this parcel)?

1. Yes – How many? _____

2. No - Application is DENIED (MCL 560.108(5)(a))

b. ☐ Yes – Refer to Table 2 below:

Table 2 – Total number of resulting parcels allowed under MCL 560.108(5) based on total acreage of parcel or tract created by exempt split or division occurring 10 years or more before current request:

First 10 Acres		2
20 acres or more: +1 for each additional whole 10 acres	up to 5 additional	+ _____
	Up to 8 additional if one of the resulting parcels from the proposed division comprises not less than 60% of the parcel or tract to be divided	
<u>Total number of Resulting Parcels Allowed (not more than 10):</u>		

c. Total number of resulting parcels – does this number exceed the number of parcels allowed?

i. ☐ No

ii. ☐ Yes – application is DENIED (MCL 560.108)

Table 3 – Divisions of original parent parcel or tract - total number of parcels created since 1997 with proposed division:

Number of new parcels created by prior divisions (since March 31, 1997 for parent or remainder of parent parcel or tract; since creation of this parcel or tract for exempt split or child parcel or tract):	_____
Number of parcels (including remainder) created under proposed division:	_____
-1 for each resulting parcel of 40 acres or more if it is accessible:	_____
Total number of resulting parcels created:	_____

5. Application is

a. ☐ Approved

b. ☐ Approved with Condition(s):

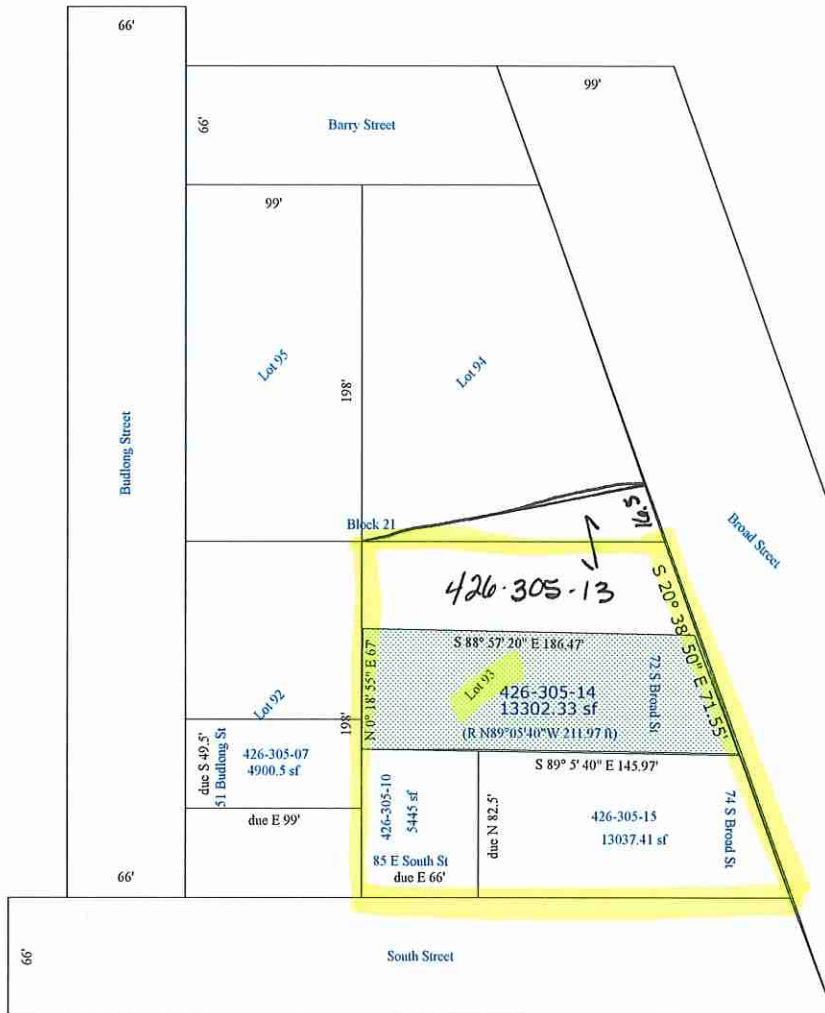
c. ☐ Denied – explain reason(s):

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: Parcel No.: 006-426-305-14
 Property Address: 72 S BROAD ST
 City: HILLSDALE County: HILLSDALE State: MI ZipCode: 49242
 Owner: COYKENDALL, ERIC R & WENDY L
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
SITE	426-305-07	1.00	4900.50	297.00	
	426-305-10	1.00	5445.00	297.00	
	426-305-14	1.00	13302.33	537.08	
	426-305-15	1.00	13037.41	488.76	36685.24

Lot 93 - currently 4 Parcels
 Requested split/combination
 will reduce to 3 Parcels

COMMENT TABLE 1

COMMENT TABLE 2

COMMENT TABLE 3

ORDINANCE # 2025- 02

AN ORDINANCE TO AMEND DIVISION 16, SECTIONS 36-411 AND 36-412 SCHEDULE OF REGULATIONS AND SUBDIVISIONS OPEN SPACE PLAN OF CHAPTER 36 OF THE ZONING CODE OF THE CITY OF HILLSDALE

THE CITY OF HILLSDALE ORDAINS THAT:

DIVISION 16. – SCHEDULE OF REGULATIONS

Sec. 36-411. Limitations on height, bulk, density and area by land use.

Districts	Minimum Size Lot Per Unit		Maximum Height of Structures		Minimum Yard Setback (Per Lot in Feet)			Minimum Floor Area Per Unit (Square Feet)	Maximum Percentage of Lot Area Covered by All Buildings
	<u>Min.</u> Area in Square Feet	<u>Min.</u> Width in Feet	In Stories	In Feet	Front	Each Side	Rear		
R-1 one-family residential	(a) 8,400	(a) 70	3½	35	25	8	10	Sec. 36-5	30%
RD-1 one-family residential	(a) 6,500	(a) 60	2½	25	25	8	10	Sec. 36-5	30%
RD-1 two-family residential	(a) 8,400	(a) (q) 70	2½	25	25	8	10	Sec. 36-5	35%
RM-1 multiple-family residential	(b)	(q)	4	40	25 (c)	8 (c)	10 (c)	(e) Sec. 36-5	35% (b)
B-1 local business	—	(p)	2½	35	(h) 25	(e, m)	(f, m)	none	(g)
B-2 central business	—	(p)	(i)	(i)	(h)	(e, m)	(f, m)	none	(g)
B-3 general business	—	(p)	2½ 4	(l) 35 40	(h) 40	(e, m)	(f, m)	none	(g)
I-1 light industrial	—	(p)	—	(l) 50	50	(j, k, m, n) 10	(j, m, o)	none	(h)

____ Approved
____ Approved with Conditions
____ Denied

* Please refer to the attached sheet
for explanation behind the decision.

Date: _____



Application Fee: \$75.00

Receipt #: 98798

Signature: M. Loner

Date Received: 7/3/2025
(by City Clerk or City Treasurer)

LAND DIVISION APPLICATION

You **MUST** answer all questions and include all attachments or **this application will be returned to you.**

Bring or mail to: City of Hillsdale
City Clerk/Treasurer
97 N Broad St
Hillsdale, MI 49242

Questions: Hillsdale City Assessor
(517) 437-6456
assessor@cityofhillsdale.org

This form is designed to comply with Sections 18-82 and 18-83 of the City of Hillsdale Land Division Ordinance and Section 109 of the Michigan Land Division Act (formerly the Subdivision Control Act), P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996) MCL 560.101 et seq. Land in the City of Hillsdale shall not be divided without the prior review and approval by the City Council or their designated agent, in accordance with the City of Hillsdale Land Division Ordinance and the State of Michigan Land Division Act.

Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.

1. **LOCATION** of Parent Parcel or Tract to be split:

"Tract" means two (2) or more parcels that share a common property line and are under the same ownership.

- a. Primary Address: 72 S Broad St, Hillsdale, MI 49242
- b. Parent Parcel Number: 30 - 006 - 426 - 305 - 14
- c. Attach Additional Sheets (if more than one parent parcel in the tract)

2. **PROPERTY OWNER** Information:

- a. Name: Eric Russell & Wendy Lauren Coykendall
- b. Phone Number: (520) 403 - 2981
- c. Address: 74 S Broad St
City: Hillsdale State: MI Zip Code: 49242
- d. Email: ecoykendall@gmail.com

3. **PROPOSAL** – Describe the Division(s) being proposed:

- a. Reason for proposed division (i.e. sale, lease greater than one year, development, etc.):
We wish to divide the lot, then combine the sections to the two adjacent lots.
- b. Number of New Parcels: 2 (this should include parcel(s) retained by the owner)
- c. Intended Use (i.e. Residential, Commercial, etc.): Residential (undeveloped backyard)

** Note: All resulting parcel must meet the minimum size requirements of the zoning district in which the parcel is located (refer to Hillsdale Municipal Code Section 36-411)*

d. Access (check one):

☒ Each new division has frontage on an existing public street.

☐ A new public street, proposed name: _____ (street name cannot duplicate existing street)

☐ A private street or easement, proposed name: _____ (street name cannot duplicate existing street)

☐ A recorded easement (driveway)

e. The proposed division will be added to an existing parcel (**complete below only if true**)

Parcel Address: 74 S Broad St AND 85 E South St

Parcel Number: 30 - 006 - 426 - 305 - 15 AND 30-006-426-305-10

Legal Description (attach extra sheets as needed): _____

The eastern 2/3 of the lot will be combined with the lot at 74 S Broad St; the western 1/3 of the lot will be combined with the lot at 85 E South St.

See Attachment A.

** If approved, combination will be processed upon receipt of deed establishing identical ownership.*

4. **ATTACHMENTS** (all attachments **MUST** be included) *Letter each attachment as shown:*

- A. A scale drawing or survey that complies with the requirements of P.A. 591 of 1996 as amended for the proposed division(s) of the parent parcel showing:
- a) Current **boundaries**;
- b) All previous divisions **made after** March 31, 1997 (indicate when made or none);
- c) **Dimensions** of the proposed divisions;

- d) **Any existing improvements** (building, wells, septic system, driveways, house, garage, etc.) and setback(s) from proposed parcel lines, and
- e) Proof of fee ownership (**most recent deed of parcel to be divided**)
- B. A **certificate from the County Treasurer** that complies with the requirement of P.A. 23 of 2019, establishing that all property taxes and special assessments due on the parcel or tract subject to the proposed divisions for the 5 years preceding the date of the application have been paid.
- C. Indication of approval, or **permit from City of Hillsdale Department of Public Services** that a proposed easement provides vehicular access to an existing road or street and meets applicable location standards (Right of Way permit). (if applicable)
- D. A copy of any transferred division rights (§109(2) of the Act) of the parent parcel (**Form L-4260a**)
- E. A **\$75.00*** application fee.

** Checks should be made payable to the City of Hillsdale*

5. ACKNOWLEDGMENT

The undersigned acknowledges that any approval of the within application is not a determination that the resulting parcels comply with other ordinances, rules, or regulations which may control the use or development of the parcels. Finally, even if this division is approved, I understand ordinances, laws, and regulations are subject to change and that any approved parcel division is subject to such changes that may occur before the recording of the division or the development of the parcel.

PROPERTY OWNER'S SIGNATURE: _____

DATE: 7/3/2025

All complete application packages will be acted upon within 45 days of receipt. If the application package does not conform to the City of Hillsdale Land Division Ordinance requirements and/or the State of Michigan Land Division Act, the administrator shall return the same to the applicant for completion and refiling in accordance with same.

Current Lot Boundaries

30 006-426-305-14 72 S Broad St Owner: Eric and Wendy Coykendall	COM NE COR BUDLONG & SOUTH STREETS (SW COR LOT 92) TH E ALG N LN SOUTH ST 99 FT TH N00°18'55"E PARL TO E LN BUDLONG ST 82.5 FT FOR POB TH N00°18'55"E 67 FT TH S88°57'20"E 186.47 FT TO WLY LN BROAD ST TH S20°38'50"E ALG SD WLY LN BROAD ST 71.55 FT TH N89°05'40"W 211.97 FT TO POB 0.3A+/- PT LOT 93 BLK 21 SOUTH ADDN
30 006-426-305-10 85 E SOUTH ST Owner: Dale and Teresa Sharrar	BEG SW COR LOT 93 TH E 66 FT ALG N LN SOUTH ST TH N 82.5 FT TH W 66 FT TH S 82.5 FT TO POB 0.125A+/- PRT LOT 93 BLK 21 SOUTH ADDN
30 006-426-305-15 74 S BROAD ST Owner: Eric and Wendy Coykendall	BEG SE COR LOT 93 TH W TO A PT 66 FT E OF SW COR SD LOT TH N 82.5 FT TH E TO E LN SD LOT TH SLY ALG W LN BROAD ST TO POB 93 0.42A+/- PRT LOT BLK 21 SOUTH ADDN SEC 26

Overhead Detail



Divisions made after March 31, 1997: None

Lot Division Detail

30 006-426-305-14

72 S Broad St

Overhead Detail



Legal Description of Divided Lots at 72 S Broad

30 006-426-305-14 72 S Broad St Western Parcel	COM NE COR BUDLONG & SOUTH STREETS (SW COR LOT 92) TH E ALG N LN SOUTH ST 99 FT TH N00°18'55"E PARL TO E LN BUDLONG ST 82.5 FT FOR POB TH N00°18'55"E 67 FT TH S88°57'20"E 66 FT TH S00°18'55"W 67 FT TH N89°05'40"W 66 FT TO POB
30 006-426-305-14 72 S Broad St Eastern Parcel	COM NE COR BUDLONG & SOUTH STREETS (SW COR LOT 92) TH E ALG N LN SOUTH ST 165 FT TH N00°18'55"E PARL TO E LN BUDLONG ST 82.5 FT FOR POB TH N00°18'55"E 67 FT TH S88°57'20"E 120.47 FT TO WLY LN BROAD ST TH S20°38'50"E ALG SD WLY LN BROAD ST 71.55 FT TH N89°05'40"W 145.97 FT TO POB

Lot Combination Detail

30 006-426-305-10
85 E South St &

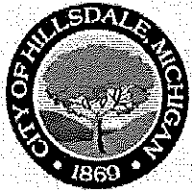
30 006-426-305-15
74 S Broad St



Green lines indicate boundaries of combined properties.

85 E South Street will now be 149.5 ft deep and remain 66 ft wide. = 9,867 sf (from 5,445)

74 S Broad Street will now measure 177.44 ft along South Street; 149.5 ft along its western boundary; 120.47 ft along its northern boundary; and 159.86 ft along Broad Street.



Legal Description Change #: _____ - _____

Date Received: _____

REQUEST TO ASSESSOR TO COMBINE PARCELS
Within the boundaries of the City of Hillsdale

The undersigned owner of the parcels of property referenced below and located within the City of Hillsdale, Hillsdale County, Michigan, hereby requests that the properties in question be combined under one tax identification number and mapped as a single parcel. I understand that properties can only be combined if they share a common lot line, have common ownership, and cannot be combined if said combination would be in conflict with any city ordinance or state law. I also understand that, once the property is combined, prior approval may be required from the City to divide the resulting property for the purpose of sale, lease over one year, or multiple development sites pursuant to city ordinance and state law.

All outstanding taxes must be paid on all affected parcels prior to processing of this request. Certification from the Hillsdale County Treasurer may be required.

Parcel tax identification numbers to be combined:

1. 30-006- 426-305-14 (Part of) Eastern Parcel
2. 30-006- 426-305-15
3. 30-006- _____
4. 30-006- _____
5. 30-006- _____

Please attach legal description or survey of resulting parcel if available.

Primary Property Address: 74 S Broad St, Hillsdale, MI 49242

Signed:  Wendy Coykendall

Owner of Property: Eric Russell & Wendy Lauren Coykendall

Mailing Address: 74 S Broad St, Hillsdale, MI 49242

Daytime Phone Number: 520.403.2981

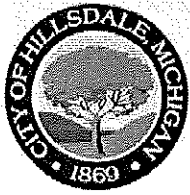
To be completed by Assessor:

Date Processed: _____ - _____ - _____

Approved _____ or Disapproved _____ (Attach explanation if disapproved)

New parcel number: 30-006- _____ - _____ - _____

First year this parcel will appear on the tax roll: _____



Legal Description Change #: _____ - _____
Date Received: _____

REQUEST TO ASSESSOR TO COMBINE PARCELS
Within the boundaries of the City of Hillsdale

The undersigned owner of the parcels of property referenced below and located within the City of Hillsdale, Hillsdale County, Michigan, hereby requests that the properties in question be combined under one tax identification number and mapped as a single parcel. I understand that properties can only be combined if they share a common lot line, have common ownership, and cannot be combined if said combination would be in conflict with any city ordinance or state law. I also understand that, once the property is combined, prior approval may be required from the City to divide the resulting property for the purpose of sale, lease over one year, or multiple development sites pursuant to city ordinance and state law.

All outstanding taxes must be paid on all affected parcels prior to processing of this request. Certification from the Hillsdale County Treasurer may be required.

Parcel tax identification numbers to be combined:

1. 30-006- 426-305-14 (Part of) Western Parcel
2. 30-006- 426-305-10
3. 30-006- _____
4. 30-006- _____
5. 30-006- _____

Please attach legal description or survey of resulting parcel if available.

Primary Property Address: 85 E South St, Hillsdale, MI 49242

Signed: Dale Sharrar Teresa Sharrar

Owner of Property: Dale & Teresa Sharrar

Mailing Address: 85 E South St, Hillsdale, MI 49242

Daytime Phone Number: 517.610.2272

To be completed by Assessor:

Date Processed: _____ - _____ - _____

Approved _____ or Disapproved _____ (Attach explanation if disapproved)

New parcel number: 30-006- _____ - _____ - _____

First year this parcel will appear on the tax roll: _____



LIBER 1890 PAGE 0276
STATE OF MICHIGAN - HILLSDALE COUNTY
Received 03/14/2025 02:38:48 PM 612727
RECORDED 03/14/2025 02:42:17 PM 1 of 2
NICOLAS L. WHEELER, REGISTER OF DEEDS

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That Timothy Michael Brannagan and Nancy Jean Brannagan

whose address is: 1861 Adams Dr. Hillsdale, MI 49242

✓ Quit Claim to: Eric Russell Coykendall and Wendy Lauren Coykendall

whose address is: 74 South Broad St. Hillsdale, MI 49242

The following described premises situated in the City _____ of Hillsdale _____, County of Hillsdale _____ and State of Michigan, to-wit: (Cite "See attached property description" if description does not fit in space below).

See attached property description

Parcel Identification No.: 30-006-426-305-14

Commonly known as: 72 South Broad St. Hillsdale, MI 49242

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of \$10.00 _____.

Dated this 14 day of MARCH, 2025.

Signed by:

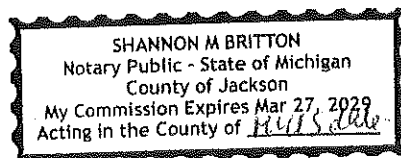
[Signature]
Nancy Brannagan
TIMOTHY M. BRANNAGAN

STATE OF MICHIGAN

COUNTY OF Hillsdale

The foregoing instrument was acknowledged before me this 14th day of March, 2025 by

Timothy Brannagan & Nancy Brannagan.



[Signature]
Hillsdale Notary Public
County, Michigan
Acting in Hillsdale County, Michigan
My commission expires: 3.27.2029.

WHEN RECORDED RETURN TO:

DRAFTED BY: TIMOTHY M. BRANNAGAN
1861 ADAMS DRIVE
HILLSDALE, MI 49242

the following described premises situated in the City of Hillsdale, County of Hillsdale and State of Michigan, to-wit: TAX ID No.: 30-006-426-305-14

A parcel of land part of Lot 93, Block 21, South Addition to the Village, now city of Hillsdale, according to the recorded plat thereof as recorded in Liber J of Deeds, Page 292 and Liber 2 of Plats, Page 17, Hillsdale County Records, described as: Commencing at the Northeast corner of Budlong and South Street as determined from the center line of existing pavement, being the Southwest corner of Lot 92 of said Addition; thence East along the North line of South Street a distance of 99.00 feet; thence North 00° 18' 55" East, being parallel to the East line of Budlong Street, a distance of 82.5 feet to the Point of Beginning; thence North 00° 18' 55" East a distance of 67.00 feet; thence South 88° 57' 20" East a distance of 186.47 feet to the Westerly line of Broad Street; thence South 20° 38' 50" East along the Westerly line of Broad Street a distance of 71.55 feet; thence North 89° 05' 40" West a distance of 211.97 feet to the Point of Beginning.

Stephenie Kyser
Hillsdale County Treasurer
33 McCollum St. Suite 205
Hillsdale, MI 49242
Phone (517) 437-4700



Land Division Tax Payment Certification Form

Name: Eric Caykendall Phone: 520.403.2981
Owner Address: 74 S. Broad St
Owner City, State, Zip: Hillsdale, MI 49242
Property Address: 72 S. Broad St.
Property City, State, Zip: Hillsdale, MI 49242
Parcel ID Number: 30-006-426-305-14

Attach a description of the parcel to be divided

☐ CERTIFICATION DENIED

The Hillsdale County Treasurer's Office has found delinquent taxes on the parcel listed above and cannot issue a certification of tax payment.

Delinquent Taxes Owed: _____

☒ CERTIFICATION APPROVED

Pursuant to House Bill 4055, the Hillsdale County Treasurer's Office certifies that all property taxes and special assessments due on the above parcel subject to the proposed division for the five years preceding the date of the application have been paid. This certification does not include taxes, if any, now in the process of collection by the local tax collecting unit. EXCEPTION: This certification being subject to any Board of Review, Tribunal, and/or Principal Resident Exemption Denial.

☐ DATED ON OR AFTER MARCH 1, _____

The return of current year delinquent taxes are not available for examination.

Certified by: ally p/m Date Certified: 7/3/2025