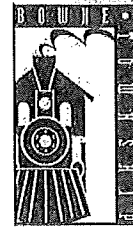


# Planning Commission

## Regular Meeting Agenda

Tuesday, April 1, 2025  
7:00 P.M., Historic Bowne Township Hall



1. Call to Order
2. Roll Call
3. Approval of Agenda - MOTION
4. Approval of Meeting Minutes
  - a. Regular Meeting Minutes:
    - i. March 4, 2025 - MOTION
5. Acknowledgment of Visitors
6. Public Comment and Correspondence Concerning Items NOT on the Agenda
7. Commissioner Comments
8. Public Hearings:
  - a. None
9. Old Business:
  - a. SKS Renewable Natural Gas Utility Anaerobic Biodigester Special Land Use Permit Approval Resolution  
[Consumers Energy, SKS Development, SwissLane Farms] - Tentatively Approved on November 12, 2024.

10. New Business:

a. None

11. Public Comments

12. Adjourn

Respectfully submitted,

Bradley S. Kotrba, AICP

1 BOWNE TOWNSHIP PLANNING COMMISSION

2 DRAFT MINUTES

3 REGULAR MONTHLY MEETING

4 TUESDAY, MARCH 4, 2025 7:00 pm

5  
6 The Bowne Township Planning Commission's regular monthly meeting was held at the Historic Bowne  
7 Township Hall, 8240 Alden Nash Avenue SE, Alto, Michigan, Kent County.

8 **1. CALL TO ORDER:**

9 The meeting was called to order by Member Oosting at 7:00 pm.

10 **2. ROLL CALL:**

11 MEMBERS PRESENT: JAMES OOSTING – CHAIR  
12 DAVE HOEKSTRA  
13 SARAH LARSON – SECRETARY  
14 JAY BARNHART  
15 DAVID FUSS – TOWNSHIP BOARD REPRESENTATIVE  
16 FRED OESCH  
17 SEAN WENGER  
18 LARRY WINGEIER – VICE CHAIR

19  
20 NOT PRESENT: ROGER GRAHAM

21  
22 OTHERS PRESENT: BRADLEY KOTRBA – TOWNSHIP PLANNER, WILLIAMS & WORKS  
23 CLIFF BLOOM – TOWNSHIP ATTORNEY, BLOOM SLUGGET, PLC  
24 16 MEMBERS OF THE PUBLIC

25 **3. AGENDA: MOTION**

26 Chairman Oosting inquired from the Commission if any changes to tonight's agenda were required.  
27 After hearing none, Commissioner Larson motioned to accept the agenda submitted for the March  
28 4, 2025, regular Planning Commission meeting, seconded by Commissioner Wingeier Motion  
29 carried.  
30

31 **4. MINUTES: MOTION**

32 Chairman Oosting asked if there were any changes, additions, or corrections to the February 4,  
33 2025, regular Planning Commission Draft Meeting Minutes. Commissioner Larson motioned to  
34 accept the February 4, 2025, meeting minutes with one correction, and Commissioner Fuss  
35 supported it. Motion carried.

36 **5. ACKNOWLEDGEMENT OF THE PUBLIC**

37 Chairman Oosting acknowledged and welcomed the members of the public.

38 **6. PUBLIC COMMENT AND CORRESPONDENCE CONCERNING ITEMS NOT ON THE AGENDA**

39 Chairman Oosting asked the public members if they would like to comment on any item, not on  
40 tonight's agenda. There were no comments.

41 **7. COMMISSIONER COMMENTS**

42 No comments.

43 **8. PUBLIC HEARINGS:**

44 a. Event Venues and Outdoor Recreation Zoning Ordinance Amendment. Commissioner  
45 Larson, supported by Commissioner Barnhart, motioned to close the regular Planning  
46 Commission meeting and open the public hearing. The motion carried. Planner Kotrba  
47 introduced the amendment and some of the background research that went into the  
48 development of the Ordinance. Chair Oosting opened the floor for public comment.

49 A member of the public, Jeff Wheeler, stated that he agreed there could be issues with  
50 event venues in agricultural areas. However, he took issue with including wineries in the  
51 event venue standards. He stated that his application for a winery in the Township is at risk  
52 by including wineries in the amendment. He does not intend to have events on his property.  
53 Another member of the public reiterated the previous speaker's concerns. There were no  
54 other comments.

55 Commissioner Larson motioned to close the public hearing and return to the regular  
56 Planning Commission meeting. Commissioner Hoekstra supported it. Motion carried.

57 Attorney Bloom addressed concerns from the last Planning Commission meeting, specifically  
58 those about vineyards and wineries. He believes it is clear that raising and processing grapes  
59 is covered by the Michigan Right to Farm Act; however, any further activities are unclear  
60 regarding their protections under the act. He discussed other lawsuits in the Traverse City  
61 area in which event venues challenged approval conditions in court and won.

62 Jeff Wheeler and Attorney Bloom discussed the difference between a winery and an event  
63 venue and what portions should be covered under the Special Land Use. Commissioner  
64 Larson asked Wheeler about the distinction between wineries and wineries that host  
65 events. He stated that these uses are often separated on-site. More discussion ensued  
66 about the Right to Farm Act.

67 Commissioner Fuss stated that he would like to see a greater distinction between wineries  
68 and vineyards. Attorney Bloom said the current amendment incorporates standards from  
69 several different acts and is as clear as he can write it. Commissioners and Wheeler  
70 discussed what exactly Wheeler wanted to do on-site that would be prohibited by the  
71 Ordinance amendment. Discussion ensued about where state and local laws conflict and  
72 Attorney Bloom stated that the construction of a tasting room would end up being the  
73 state's decision.

74 Commissioner Larson motioned to recommend the Ordinance Amendment to the Township  
75 Board for approval. Commissioner Hoekstra supported it. A roll call vote was made; all  
76 Commissioners supported this moving forward. The motion carried.

77 **9. OLD BUSINESS:**

78 a. SKS Renewable Natural Gas Utility Anaerobic Biodigester Special Land Use Permit Approval  
79 Resolution. Commissioner Larson motioned to excuse Commissioner Oesch from the  
80 discussion. Commissioner Wingeier supported it. Motion Carried. Attorney Bloom  
81 reintroduced the resolution and discussed some of the edits that had been made. Planner  
82 Kotrba explained some of the new materials that the applicant had submitted, as well as  
83 changes to the land survey and property ownership. Additionally, more specifications about  
84 lighting and building elements were submitted by the applicant. Commissioners discussed  
85 noise standards. Chairman Oosting opened the floor for public comment.

86 One concern was regarding the enforcement of lighting standards for the development of  
87 this facility. Planner Kotrba explained that a staff member will enforce lighting standards at  
88 this facility and at another in the Township.

89 Board member Lent-Davis asked about Consumers Energy's involvement in the project, as  
90 the application materials refer to SKS. Planner Kotrba explained that SKS is leasing the land  
91 and operating the facility, while Consumers is contracting with SKS and purchasing the gas  
92 from him.

93 Another resident questioned why this new resolution was not included in the Planning  
94 Commission packet until today. Attorney Bloom explained that it was a clerical error and  
95 that the Planning Commission may delay their vote on the resolution if they desire.

96 A resident sought clarification about where the material to feed the biodigester would come  
97 from. Planner Kotrba explained that it could come from any Swiss Lane property and that  
98 some material would be pumped rather than trucked to the facility. Attorney Bloom will  
99 clarify the language if the Planning Commission adjourns its decision.

100 A resident asked about permanent parcel numbers versus legal descriptions. Attorney  
101 Bloom explained the difference.

102 Another resident asked about the timeline for expanding this facility. Kotrba and Bloom  
103 explained that the applicant would need to come back to the Planning Commission if the  
104 expansion is approved.

105 Commissioner Larson motioned to table the agenda item for the April Planning Commission  
106 meeting. Commissioner Wingeier supported it. The motion carried.

107 **10. NEW BUSINESS:**

108 a. Master Plan Discussion. Planner Kotrba explained that the Township Board will review the  
109 budget for a new plan in their upcoming meeting. The current plan is nearly 15 years old.

110 **11. PUBLIC COMMENTS:**

111 One resident asked about releasing the moratorium on event venues. Kotrba said the Township  
112 Board would take this action.

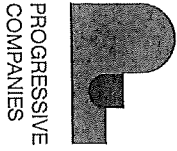
113 Another resident addressed the biodigester and expressed concerns about future expansions  
114 and the siting of buildings.

115 **12. ADJOURN**

116 Commissioner Larson made a motion to adjourn the meeting, which Commissioner Oesch  
117 supported. The motion carried, and the meeting was adjourned at 7:58 PM.

118  
119  
120

Bradley Kotrba  
Recording Secretary



February 18, 2025

Jim Oosting  
Planning Commission  
Bowne Township  
8240 Alden Nash Avenue  
Alto, MI 49302

Re: SwissLane Farms Biodigester Site Plan Review  
12877 84th Street SE

Dear Jim,

Progressive Companies has completed a review of the revised information sent to us regarding the proposed SwissLane biodigester project, as submitted by SKS Development LLC (SKS) on February 4, 2025. This recent set includes updated site drawings and updated stormwater calculations as completed by Campos EPC of Amherst, New Hampshire. The project will be owned by Consumer Energy's Renewable Gas Division.

#### **Access**

Access to the site is proposed from Wingeier Avenue. The driveway location appears to work well, as stated previously. The applicant will need to provide the Township with written approval of the proposed driveway location from Kent County Road Commission, prior to starting site improvement activities.

#### **General Layout**

The proposed site and facility configuration shown on the new plans appears to work well. The plans include more detail than the previous submittal, including dimensioned layouts of all site components.

Comments from the January 23, 2025 review are listed below in BLACK along with our current comments in RED:

1. The drawings in the multi-sheet set should have sheet numbers assigned for ease of reference.
  - The applicant has made this change. The sheet numbers are satisfactory.
2. The 'General Arrangement Project Site 201' Drawing indicates that the property will be in an easement of Consumers Energy. We previously understood this to be a separate parcel by lot-split. The applicant should clarify which method will be used. If the property use is by easement, the property owner shall provide the Township with written assurance of support for the requested site use and details of the recent submittal.
  - The applicant indicated that it will be a separate parcel by lot-split. Supporting documents from the October 2024 submittal are attached, showing lot lines and parcel information.
3. The 'General Arrangement Project Site 201' Drawing shows a 100-foot by 100-foot area at the northwest corner of the site, labeled as Metering Station (by Consumers Energy). Please describe this area further and whether it will be fenced and/or screened.
  - The applicant indicated that this 100-foot x 100-foot area will be a future concrete pad by others on sheet 201C-1004, and has changed this linework to display future work. The stormwater system will still need to account for this future expansion. The applicant has done this and we find this to be satisfactory.

4. The 'Civil Site Plan' Drawing, noted above, shows fencing around the site. The fence should be described (height, material, color, etc.).
  - The applicant confirmed that the site is not proposing any fencing at this time; This is satisfactory.
5. The 'Civil General Notes' Drawing includes reference to the Indiana State Plane system. This should be changed to the Michigan State Plane coordinate system.
  - The plans have been modified to reference the Michigan State Plane Coordinate System, as indicated on sheet 201C-1005; This is satisfactory.
6. The 'Existing Conditions & Demo Plan' Drawing shows an easement crossing the site at a skew. The easement should be described to understand whether the proposed uses will interfere with the easement.
  - The previously submitted plan sheets showed two (2) dashed lines crossing through the site. They were unlabeled and appeared to be easement lines. The applicant has confirmed that these lines are instead buried underground manure pipelines; This is satisfactory.
7. We have reviewed the updated lighting photometrics plan and find them to be acceptable.
  - No change from previous submission; Satisfactory.

#### Utilities

No public sanitary sewer or water utilities are proposed as part of this project. A potable water well was shown on previous site plan submittals, but is not shown on the December 20, 2024 plans; this should be added. A septic field is shown on the 'General Arrangement Project Site 201' Drawing. The well and septic system will need to be permitted through the Kent County Health Department.

- The applicant has acknowledged the need for the water well and septic system permit through the Kent County Health Department. No change from the previous submission; This is satisfactory.

#### Storm Water

The 'Civil Rough Grading Plan' Drawing shows details of a stormwater system, including two (2) forebays and an infiltration basin. The accompanying stormwater calculations by Campos EPC need further clarification before it can be confirmed that it meets the Township's requirements for retention of stormwater. Clarification of the submitted calculation is needed for the following items:

1. Table 4-6 Pond Calculation Results lists 'Outflow' that includes 'Discarded,' 'Primary,' and 'Secondary' flows. These should be described in detail.
  - a. The pipe ('Primary') should be designed to be restricted to limit the discharge rate. This pipe makes up more than half of the outflow in each event. Please confirm that this pipe use is restricted and that the main outflow is the infiltration rate.
  - b. It appears that the 'Discarded' outflow is the infiltration rate. Please provide a sample calculation to show this 'Discarded' outflow for a given event. Were the forebays included in these 'Discarded' rates? What was the area used to calculate this 'Discharge' at 0.52 in/hour?
  - c. Provide details on the outlet pipe / structure.
2. A basis of calculation for the infiltration rate used should be submitted.
  - The applicant has accounted for the above stormwater comments with their responses below:
    - Narrative updated to explain soils warrant a hybrid basin, which uses retention and detention as design basis.
      - The applicant has modified the stormwater design and provided updated calculations. The submitted design is satisfactory and meets the Township's requirements and the Kent County Drain Commission limitation of discharge rate; This is satisfactory.



- The outlet structure detail has been added to the report and the 'Discarded' and 'Primary'/'Secondary' outflows have been described in detail in reference to this detail.
  - The applicant has modified the stormwater design and provided updated calculations/details for the outlet control structure. The submitted design meets the Township's requirements and the Kent County Drain Commission limitation of discharge rate. We find the design to be satisfactory.
  
- The basis for selection of infiltration rates has been updated in the report.
  - The applicant has provided additional information on the basis of selection for infiltration rates. We find this basis of design to be satisfactory.

A Soil Erosion Permit for the site, through the Kent County Drain Commission, may be required. A copy of the Soil Erosion Permit should be provided to the Township.

- o The applicant has acknowledged the need for the Soil Erosion and Sedimentation Control (SESC) permit through the Kent County Health Department. No change from previous the submission.

Please contact me if you have any questions regarding this review.

Sincerely,

Michael J. Oezer PE  
Senior Municipal Engineer

MJO/JDZ/ecy

Cc: Bowne Township – Randy Wilcox, Karen Hendrick  
SKS Development LLC – Dana Kirk  
Williams & Works – Brad Kotrba

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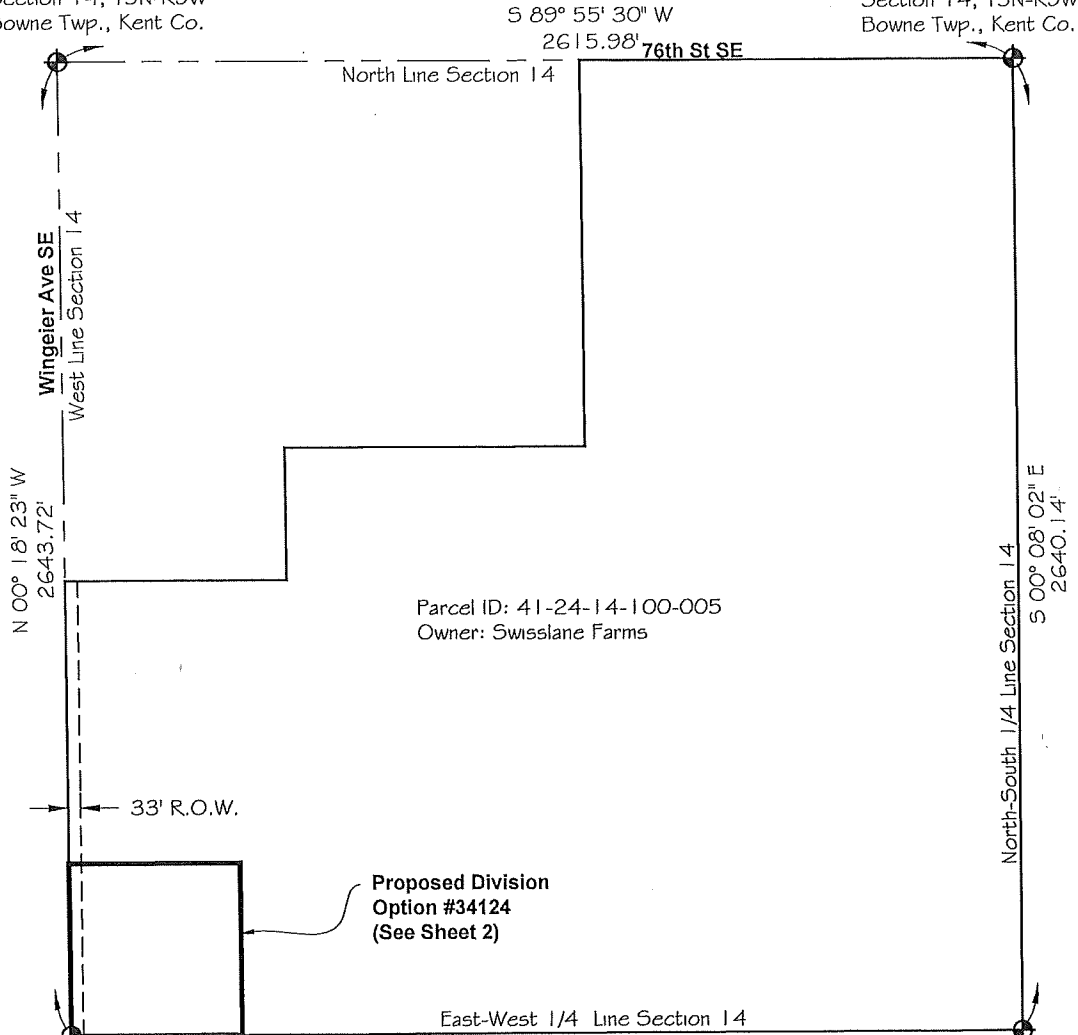
# SURVEY SUPPORTING DOCUMENTS

# CERTIFICATE OF SURVEY

Swisslane RNG  
Option #34124

**(I-5) Northwest Corner**  
Section 14, T5N-R9W  
Bowne Twp., Kent Co.

**(J-5) North 1/4 Corner**  
Section 14, T5N-R9W  
Bowne Twp., Kent Co.



N 00° 18' 23" W  
2643.72'

S 89° 55' 30" W  
2615.98'

S 00° 08' 02" E  
2640.14'

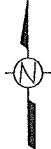
S 89° 50' 49" W  
2608.02'

**(I-6) West 1/4 Corner**  
Section 14, T5N-R9W  
Bowne Twp., Kent Co.

**(J-6) Center of Section**  
Section 14, T5N-R9W  
Bowne Twp., Kent Co.

Legend

- Section Corner
- Proposed Option Parcel
- Parent Parcel



SCALE: 1"=400'  
0 200 400



Basis of Bearing: Michigan State Plane Coordinate System South Zone NAD83 (2011) - International Feet Avg.  
Combined Scale Factor = 0.999874716. Ground Distances are shown.

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1945 WEST PARNALL  
JACKSON, MICHIGAN 49201  
517-788-1526

Swisslane RNG  
NW 1/4 Section 14  
T5N, R9W, Bowne Twp.  
Kent Co., Michigan

Drawing No. SB-25440Opt34124  
Filename: 25440base.dwg  
Field Crew: MWB  
Field Book No. 2317  
Drawn By: N. Ryan, PS  
Date: 6/3/2022  
Scale: 1" = 400'  
Sheet 1

# CERTIFICATE OF SURVEY

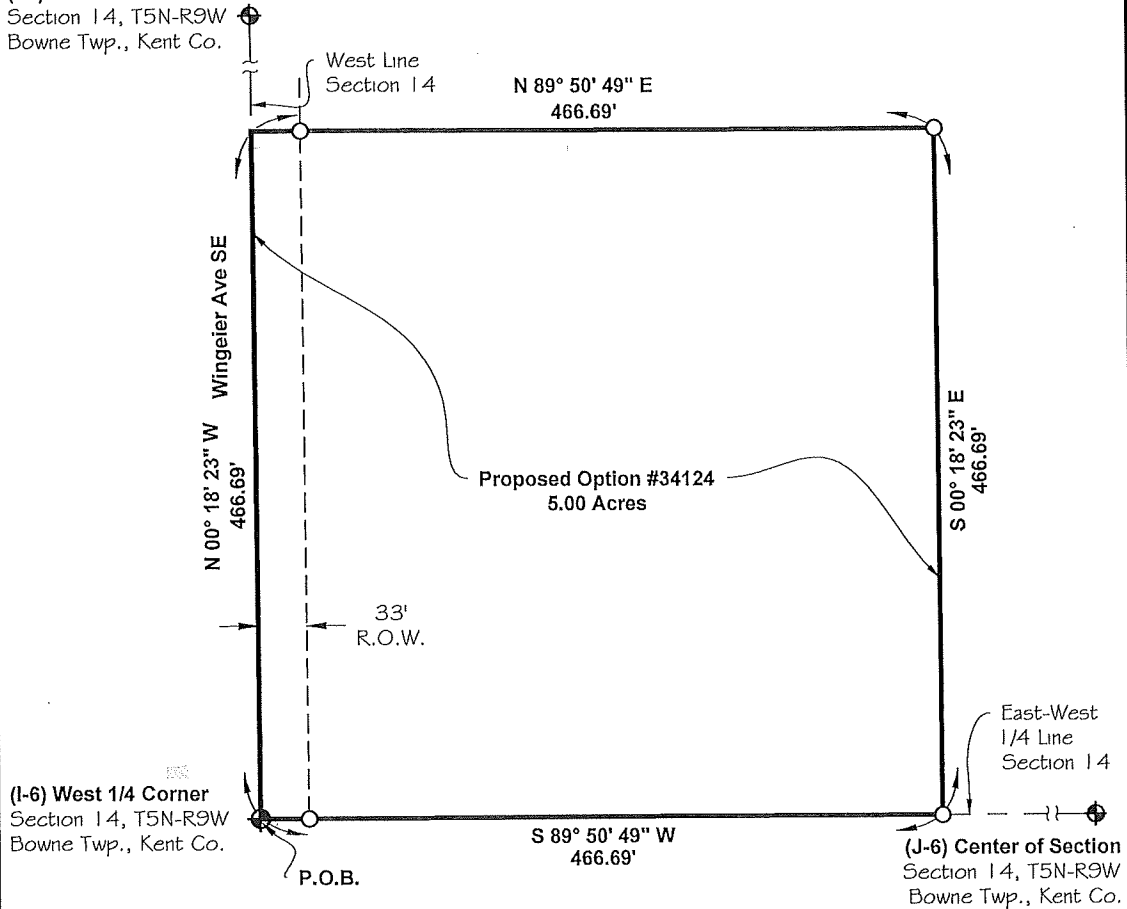
Swisslane RNG  
Option #34124

**Legal Description: Proposed Division - Option #34124**

A parcel of land located in the Northwest 1/4 of Section 14, Township 5 North, Range 9 West, Bowne Township, Kent County, Michigan, described as:

**BEGINNING** at the West 1/4 Corner of said Section 14; thence North 00°18'23" West, along the West Line of said Section 14, 466.69 feet; thence North 89°50'49" East, parallel with the East-West 1/4 Line of Said Section 14, 466.69 feet; thence South 00°18'23" East, parallel with the West Line of said Section 14, 466.69 feet to the East-West 1/4 Line of Section 14; thence South 89°50'49" West, along said East-West 1/4 Line, 466.69 feet to the **POINT OF BEGINNING**. Said parcel contains 5.00 acres of land.

(I-5) Northwest Corner  
Section 14, T5N-R9W  
Bowne Twp., Kent Co.

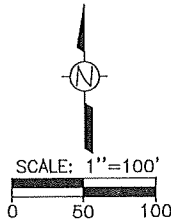


(I-6) West 1/4 Corner  
Section 14, T5N-R9W  
Bowne Twp., Kent Co.

(J-6) Center of Section  
Section 14, T5N-R9W  
Bowne Twp., Kent Co.


**Legend**

- ⊕ -- Section Corner
- -- Set 5/8" bar & cap #64402
- Proposed CE Boundary Line (Option Parcel)
- ▭ -- Bituminous Surface



Basis of Bearing: Michigan State Plane Coordinate System South Zone NAD83 (2011) - International Feet Avg.  
Combined Scale Factor = 0.999874716. Ground Distances are shown.

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  1945 WEST PARNALL JACKSON, MICHIGAN 49201 517-788-1526	Swisslane RNG NW 1/4 Section 14 T5N, R9W, Bowne Twp. Kent Co., Michigan	Drawing No. SB-25440Opt34124  Filename: 25440base.dwg Field Crew: MWB Field Book No. 2317 Drawn By: N. Ryan, PS Date: 6/3/2022 Scale: 1" = 100' Sheet 2
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# CERTIFICATE OF SURVEY

Swisslane RNG  
Option #34124

## Legal Description: Remainder Parcel

A parcel of land located in the Northwest 1/4 of Section 14, Township 5 North, Range 9 West, Bowne Township, Kent County, Michigan, described as:

The Northwest 1/4 of Section 14, Town 5 North, Range 9 West, Bowne Township, Kent County, Michigan, excepting therefrom the following described parcel of land: that part of the Northwest 1/4 of Section 14, Town 5 North, Range 9 West, Bowne Township, Kent County, Michigan, described as: Beginning at the Northwest corner of said Section 14; thence South 00 degrees 18 minutes 29 seconds East 1048.00 feet along the West line of the Northwest 1/4; thence North 89 degrees 55 minutes 30 seconds East 1431.00 feet, parallel with the North line of said Northwest 1/4 to the centerline of a ditch; thence North 00 degrees 18 minutes 29 seconds West 1048 feet; thence South 89 degrees 55 minutes 30 seconds West 1431.00 feet along the North line of said Northwest 1/4 to the point of beginning.

### Also Except:

Part of the Northwest Quarter of Section 14, Town 5 North, Range 9 West, Bowne Township, Kent County, Michigan, described as: Commencing at the Northwest corner of said Section; thence South 00 degrees 18 minutes 29 seconds East along the West line of said Section 1048.00 feet to the Place of Beginning; thence North 89 degrees 55 minutes 30 seconds East parallel with the North line of said Section 605.01 feet; thence South 00 degrees 18 minutes 29 seconds East parallel with the West line of said Section 360.00 feet; thence South 89 degrees 55 minutes 30 seconds West parallel with the North line of said Section 605.01 feet to the West line of said Section; thence North 00 degrees 18 minutes 29 seconds West along the West line of said Section 360.00 feet to the Place of Beginning.

### ALSO EXCEPT

A parcel of land located in the Northwest 1/4 of Section 14, Township 5 North, Range 9 West, Bowne Township, Kent County, Michigan, described as:

**BEGINNING** at the West 1/4 Corner of said Section 14; thence North 00°18'23" West, along the West Line of said Section 14, 466.69 feet; thence North 89°50'49" East, parallel with the East-West 1/4 Line of Said Section 14, 466.69 feet; thence South 00°18'23" East, parallel with the West Line of said Section 14, 466.69 feet to the East-West 1/4 Line of Section 14; thence South 89°50'49" West, along said East-West 1/4 Line, 466.69 feet to the **POINT OF BEGINNING**. Said parcel contains 5.00 acres of land.

First American Title Insurance Company  
Commitment #967075 Dated April 8, 2022 @8:00AM:

### Schedule B - Part II Exceptions:

9. Covenants, Conditions and Restrictions contained in Farmland Development Rights Agreement, as disclosed by instrument recorded in Instrument No. 20170926-0081257.

Encumbers entire subject parcel.

10. Oil, Gas and Mineral Lease in favor of C. E. Beck, as disclosed by instrument dated July 11, 1988, and recorded in Liber 2575, page 230, and Mesne Assignments thereof, if any.

This exception does not constitute a statement as to the ownership of this interest or right. There may be leases, grants, exceptions or reservations of such interests that are not listed.

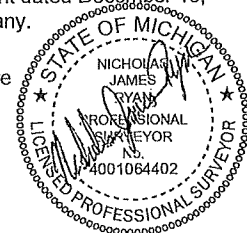
Encumbers entire subject parcel.

11. Oil, Gas and Mineral Lease in favor of Michigan Basin Resources, as disclosed by instrument dated December 15, 2011, and recorded in Instrument No. 20120316-0023402, and Mesne Assignments thereof, if any.

This exception does not constitute a statement as to the ownership of this interest or right. There may be leases, grants, exceptions or reservations of such interests that are not listed.

Encumbers entire subject parcel.

Basis of Bearing: Michigan State Plane Coordinate System South Zone NAD83 (2011) - International Feet Avg.  
Combined Scale Factor = 0.999874716. Ground Distances are shown.



**Consumers Energy**

1945 WEST PARNALL  
JACKSON, MICHIGAN 49201  
517-788-1526

Swisslane RNG  
NW 1/4 Section 14  
T5N, R9W, Bowne Twp.  
Kent Co., Michigan

Drawing No. SB-25440

Filename: 25440base.dwg  
Field Crew: MWB  
Field Book No. 2317  
Drawn By: N. Ryan, PS  
Date: 6/3/2022  
Scale: N/A  
Sheet 3

# CERTIFICATE OF SURVEY

Swisslane RNG  
Option #34124

Corners of the United States Public Land Survey - Section 14, T5N, R9W, Bowne Township, Kent County, MI

**(I-5) Northwest Corner**, Recorded Instrument No. 20141230-0106951, Kent County Records  
Found Standard Kent Co. Remonumentation Harrison Monument 0.4' below asphalt surface.

Kent County Remon. Tag, West side 36" Maple	N 16° E	77.78 feet
Southwest Corner of concrete pad for MBT Pedestal	N 60° E	58.14 feet
Found chiseled "X" in East end of 60" CMP	S 19° E	111.96 feet
Southeast Corner of Garage Foundation	N 80° W	62.30 feet
Southwest Corner of RR tie address post	N 17° W	83.13 feet

**(I-6) West 1/4 Corner**, Recorded File Number 9759, Kent County Records  
Found PK nail 0.2' below asphalt surface. Removed nail and found Standard Kent Co. Remonumentation Harrison Monument 0.4' below asphalt surface.

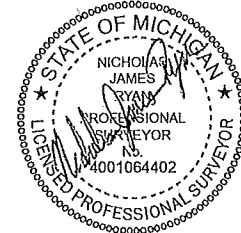
Set Nail & Tag (Consumers Energy #64402) Northeast side Pole #155	S 60° E	421.35 feet
Set Nail & Tag (Consumers Energy #64402) West side twin Cherry	S 15° W	107.94 feet
Set Nail & Tag (Consumers Energy #64402) Top side 4"Ø rock	S 85° W	27.46 feet
Set Nail & Tag (Consumers Energy #64402) Northwest side Pole #153	S 65° W	485.55 feet
Set Nail & Tag (Consumers Energy #64402) Southwest side dist. pole	N 20° W	82.42 feet

**(J-5) North 1/4 Corner**, Recorded Instrument No. 20141230-0106955, Kent County Records  
Found Standard Kent Co. Remonumentation Harrison Monument, in C/L 76th St..

Southwest corner steel fence corner post	N 05° W	26.82 feet
Kent County Remon. Tag, Southwest side 8" Cherry	N 40° W	34.43 feet
Kent County Remon. Tag, South side 18" Cherry	S 70° W	80.37 feet
Kent County Remon. Tag, East side 30" Cherry	S 09° W	88.95 feet
Kent County Remon. Tag, Southwest side 18" Cherry	S 70° W	64.51 feet

**(J-6) Center of Section 14**, Recorded File Number 10052, Kent County Records  
Found Standard Kent Co. Remonumentation Harrison Monument, 0.5' West of Consumers Energy property boundary carsonite post.

Set Nail & Tag (Consumers Energy #64402) North side 8" fence corner post	S 80° E	22.09 feet
Set Nail & Tag (Consumers Energy #64402) West Side 8" Cherry	S 15° E	17.48 feet
Set Nail & Tag (Consumers Energy #64402) South Side 10" Maple	S 05° W	38.16 feet
Set Nail & Tag (Consumers Energy #64402) East Side 8" Maple	N 15° W	8.86 feet



Basis of Bearing: Michigan State Plane Coordinate System South Zone NAD83 (2011) - International Feet Avg.  
Combined Scale Factor = 0.999874716. Ground Distances are shown.

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1945 WEST PARNALL  
JACKSON, MICHIGAN 49201  
517-788-1526

Swisslane RNG  
NW 1/4 Section 14  
T5N, R9W, Bowne Twp.  
Kent Co., Michigan

Drawing No. 5B-25440Opt34124

Filename: 25440base.dwg  
Field Crew: MWB  
Field Book No. 2317  
Drawn By: N. Ryan, PS  
Date: 6/3/2022  
Scale: N/A  
Sheet 4

# CERTIFICATE OF SURVEY

Swisslane RNG  
Option #34124

## Certificate of Survey

I hereby certify to Consumers Energy Company, and First American Title Insurance Company, that we have surveyed and cut out a parcel of land from a parent parcel previously described in First American Title Insurance Company Commitment #967075 as:

Land in the Township of Bowne, Kent County, MI, described as follows:

The Northwest 1/4 of Section 14, Town 5 North, Range 9 West, Bowne Township, Kent County, Michigan, excepting therefrom the following described parcel of land: that part of the Northwest 1/4 of Section 14, Town 5 North, Range 9 West, Bowne Township, Kent County, Michigan, described as: Beginning at the Northwest corner of said Section 14; thence South 00 degrees 18 minutes 29 seconds East 1048.00 feet along the West line of the Northwest 1/4; thence North 89 degrees 55 minutes 30 seconds East 1431.00 feet, parallel with the North line of said Northwest 1/4 to the centerline of a ditch; thence North 00 degrees 18 minutes 29 seconds West 1048 feet; thence South 89 degrees 55 minutes 30 seconds West 1431.00 feet along the North line of said Northwest 1/4 to the point of beginning.

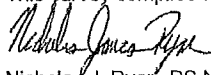
Also Except:

Part of the Northwest Quarter of Section 14, Town 5 North, Range 9 West, Bowne Township, Kent County, Michigan, described as: Commencing at the Northwest corner of said Section; thence South 00 degrees 18 minutes 29 seconds East along the West line of said Section 1048.00 feet to the Place of Beginning; thence North 89 degrees 55 minutes 30 seconds East parallel with the North line of said Section 605.01 feet; thence South 00 degrees 18 minutes 29 seconds East parallel with the West line of said Section 360.00 feet; thence South 89 degrees 55 minutes 30 seconds West parallel with the North line of said Section 605.01 feet to the West line of said Section; thence North 00 degrees 18 minutes 29 seconds West along the West line of said Section 360.00 feet to the Place of Beginning

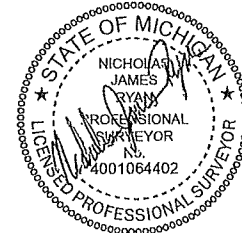
that we performed the field work for this survey on May 26th, 2022; that we have set permanent markers at the corners of the option parcel; that we did not survey the remainder parcel; and that an accurate and concise description of the surveyed parcel is given hereon.

The relative positional precision of each corner is within the limits accepted by the practice of professional surveying.

This survey complies with the requirements of Act 132 of P.A. 1970, as amended.



Nicholas J. Ryan, PS No. 4001064402



Basis of Bearing: Michigan State Plane Coordinate System South Zone NAD83 (2011) - International Feet Avg.  
Combined Scale Factor = 0.999874716. Ground Distances are shown.



1945 WEST PARNALL  
JACKSON, MICHIGAN 49201  
517-788-1526

Swisslane RNG  
NW 1/4 Section 14  
T5N, R9W, Bowne Twp.  
Kent Co., Michigan

Drawing No. SB-25440

Filename: 25440base.dwg  
Field Crew: MWB  
Field Book No. 2317  
Drawn By: N. Ryan, PS  
Date: 6/3/2022  
Scale: N/A  
Sheet 5







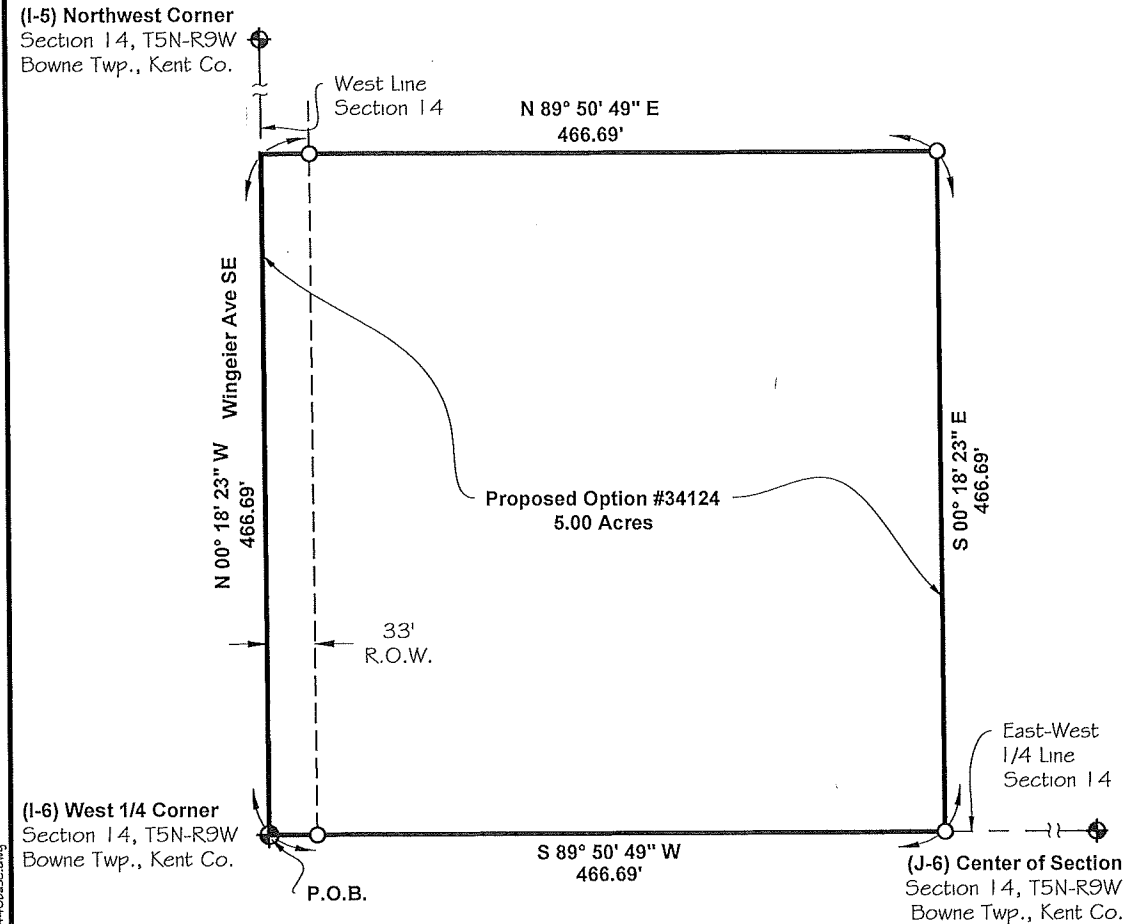
# CERTIFICATE OF SURVEY

Swisslane RNG  
Option #34124

**Legal Description: Proposed Division - Option #34124**

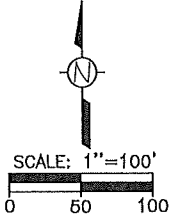
A parcel of land located in the Northwest 1/4 of Section 14, Township 5 North, Range 9 West, Bowne Township, Kent County, Michigan, described as:

**BEGINNING** at the West 1/4 Corner of said Section 14; thence North 00°18'23" West, along the West Line of said Section 14, 466.69 feet; thence North 89°50'49" East, parallel with the East-West 1/4 Line of Said Section 14, 466.69 feet; thence South 00°18'23" East, parallel with the West Line of said Section 14, 466.69 feet to the East-West 1/4 Line of Section 14; thence South 89°50'49" West, along said East-West 1/4 Line, 466.69 feet to the **POINT OF BEGINNING**. Said parcel contains 5.00 acres of land.



**Legend**

- Section Corner
- Set 5/8" bar & cap #64402
- Proposed CE Boundary Line (Option Parcel)
- Bituminous Surface



Basis of Bearing: Michigan State Plane Coordinate System South Zone NAD83 (2011) - International Feet Avg.  
Combined Scale Factor = 0.999874716. Ground Distances are shown.

<p>1945 WEST PARNALL JACKSON, MICHIGAN 49201 517-788-1526</p>	<p>Swisslane RNG NW 1/4 Section 14 T5N, R9W, Bowne Twp. Kent Co., Michigan</p>	<p>Drawing No. 5B-25440Opt34124</p> <p>Filename: 25440base.dwg Field Crew: MWB Field Book No. 2317 Drawn By: N. Ryan, PS Date: 6/3/2022 Scale: 1" = 100' Sheet 2</p>
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# CERTIFICATE OF SURVEY

Swisslane RNG  
Option #34124

## Legal Description: Remainder Parcel

A parcel of land located in the Northwest 1/4 of Section 14, Township 5 North, Range 9 West, Bowne Township, Kent County, Michigan, described as:

The Northwest 1/4 of Section 14, Town 5 North, Range 9 West, Bowne Township, Kent County, Michigan, excepting therefrom the following described parcel of land: that part of the Northwest 1/4 of Section 14, Town 5 North, Range 9 West, Bowne Township, Kent County, Michigan, described as: Beginning at the Northwest corner of said Section 14; thence South 00 degrees 18 minutes 29 seconds East 1048.00 feet along the West line of the Northwest 1/4; thence North 89 degrees 55 minutes 30 seconds East 1431.00 feet, parallel with the North line of said Northwest 1/4 to the centerline of a ditch; thence North 00 degrees 18 minutes 29 seconds West 1048 feet; thence South 89 degrees 55 minutes 30 seconds West 1431.00 feet along the North line of said Northwest 1/4 to the point of beginning.

Also Except:

Part of the Northwest Quarter of Section 14, Town 5 North, Range 9 West, Bowne Township, Kent County, Michigan, described as: Commencing at the Northwest corner of said Section; thence South 00 degrees 18 minutes 29 seconds East along the West line of said Section 1048.00 feet to the Place of Beginning; thence North 89 degrees 55 minutes 30 seconds East parallel with the North line of said Section 605.01 feet; thence South 00 degrees 18 minutes 29 seconds East parallel with the West line of said Section 360.00 feet; thence South 89 degrees 55 minutes 30 seconds West parallel with the North line of said Section 605.01 feet to the West line of said Section; thence North 00 degrees 18 minutes 29 seconds West along the West line of said Section 360.00 feet to the Place of Beginning.

## ALSO EXCEPT

A parcel of land located in the Northwest 1/4 of Section 14, Township 5 North, Range 9 West, Bowne Township, Kent County, Michigan, described as:

**BEGINNING** at the West 1/4 Corner of said Section 14; thence North 00°18'23" West, along the West Line of said Section 14, 466.69 feet; thence North 89°50'49" East, parallel with the East-West 1/4 Line of Said Section 14, 466.69 feet; thence South 00°18'23" East, parallel with the West Line of said Section 14, 466.69 feet to the East-West 1/4 Line of Section 14; thence South 89°50'49" West, along said East-West 1/4 Line, 466.69 feet to the **POINT OF BEGINNING**. Said parcel contains 5.00 acres of land.

First American Title Insurance Company  
Commitment #967075 Dated April 8, 2022 @8:00AM:

## Schedule B - Part II Exceptions:

9. Covenants, Conditions and Restrictions contained in Farmland Development Rights Agreement, as disclosed by instrument recorded in Instrument No. 20170926-0081257.

Encumbers entire subject parcel.

10. Oil, Gas and Mineral Lease in favor of C. E. Beck, as disclosed by instrument dated July 11, 1988, and recorded in Liber 2575, page 230, and Mesne Assignments thereof, if any.

This exception does not constitute a statement as to the ownership of this interest or right. There may be leases, grants, exceptions or reservations of such interests that are not listed.

Encumbers entire subject parcel.

11. Oil, Gas and Mineral Lease in favor of Michigan Basin Resources, as disclosed by instrument dated December 15, 2011, and recorded in Instrument No. 20120316-0023402, and Mesne Assignments thereof, if any.

This exception does not constitute a statement as to the ownership of this interest or right. There may be leases, grants, exceptions or reservations of such interests that are not listed.

Encumbers entire subject parcel.

Basis of Bearing: Michigan State Plane Coordinate System South Zone NAD83 (2011) - International Feet Avg.  
Combined Scale Factor = 0.999874716. Ground Distances are shown.

**Consumers Energy**

1945 WEST PARNALL  
JACKSON, MICHIGAN 49201  
517-788-1526

Swisslane RNG  
NW 1/4 Section 14  
T5N, R9W, Bowne Twp.  
Kent Co., Michigan

Drawing No. SB-25440

Filename: 25440base.dwg  
Field Crew: MWB  
Field Book No. 2317  
Drawn By: N. Ryan, PS  
Date: 6/3/2022  
Scale: N/A  
Sheet 3



# CERTIFICATE OF SURVEY

Swisslane RNG  
Option #34124

Corners of the United States Public Land Survey - Section 14, T5N, R9W, Bowne Township, Kent County, MI

**(I-5) Northwest Corner**, Recorded Instrument No. 20141230-0106951, Kent County Records  
Found Standard Kent Co. Remonumentation Harrison Monument 0.4' below asphalt surface.

Kent County Remon. Tag, West side 36" Maple	N 16° E	77.78 feet
Southwest Corner of concrete pad for MBT Pedestal	N 60° E	58.14 feet
Found chiseled "X" in East end of 60" CMP	S 19° E	111.96 feet
Southeast Corner of Garage Foundation	N 80° W	62.30 feet
Southwest Corner of RR tie address post	N 17° W	83.13 feet

**(I-6) West 1/4 Corner**, Recorded File Number 9759, Kent County Records  
Found PK nail 0.2' below asphalt surface. Removed nail and found Standard Kent Co. Remonumentation Harrison Monument 0.4' below asphalt surface.

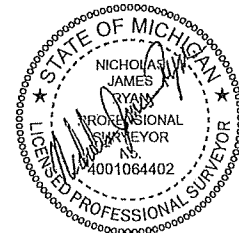
Set Nail & Tag (Consumers Energy #64402) Northeast side Pole #155	S 60° E	421.35 feet
Set Nail & Tag (Consumers Energy #64402) West side twin Cherry	S 15° W	107.94 feet
Set Nail & Tag (Consumers Energy #64402) Top side 4"Ø rock	S 85° W	27.46 feet
Set Nail & Tag (Consumers Energy #64402) Northwest side Pole #153	S 65° W	485.55 feet
Set Nail & Tag (Consumers Energy #64402) Southwest side dist. pole	N 20° W	82.42 feet

**(J-5) North 1/4 Corner**, Recorded Instrument No. 20141230-0106955, Kent County Records  
Found Standard Kent Co. Remonumentation Harrison Monument, in C/L 76th St..


Southwest corner steel fence corner post	N 05° W	26.82 feet
Kent County Remon. Tag, Southwest side 8" Cherry	N 40° W	34.43 feet
Kent County Remon. Tag, South side 18" Cherry	S 70° W	80.37 feet
Kent County Remon. Tag, East side 30" Cherry	S 09° W	88.95 feet
Kent County Remon. Tag, Southwest side 18" Cherry	S 70° W	64.51 feet

**(J-6) Center of Section 14**, Recorded File Number 10052, Kent County Records  
Found Standard Kent Co. Remonumentation Harrison Monument, 0.5' West of Consumers Energy property boundary carsonite post.

Set Nail & Tag (Consumers Energy #64402) North side 8" fence corner post	S 80° E	22.09 feet
Set Nail & Tag (Consumers Energy #64402) West Side 8" Cherry	S 15° E	17.48 feet
Set Nail & Tag (Consumers Energy #64402) South Side 10" Maple	S 05° W	38.16 feet
Set Nail & Tag (Consumers Energy #64402) East Side 8" Maple	N 15° W	8.86 feet



Basis of Bearing: Michigan State Plane Coordinate System South Zone NAD83 (2011) - International Feet Avg.  
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  1945 WEST FARNALL JACKSON, MICHIGAN 49201 517-788-1526	Swisslane RNG NW 1/4 Section 14 T5N, R9W, Bowne Twp. Kent Co., Michigan	Drawing No. SB-254400pt34124  Filename: 25440base.dwg Field Crew: MWB Field Book No. 2317 Drawn By: N. Ryan, PS Date: 6/3/2022 Scale: N/A Sheet 4
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# CERTIFICATE OF SURVEY

Swisslane RNG  
Option #34124

## Certificate of Survey

I hereby certify to Consumers Energy Company, and First American Title Insurance Company, that we have surveyed and cut out a parcel of land from a parent parcel previously described in First American Title Insurance Company Commitment #967075 as:

Land in the Township of Bowne, Kent County, MI, described as follows:

The Northwest 1/4 of Section 14, Town 5 North, Range 9 West, Bowne Township, Kent County, Michigan, excepting therefrom the following described parcel of land: that part of the Northwest 1/4 of Section 14, Town 5 North, Range 9 West, Bowne Township, Kent County, Michigan, described as: Beginning at the Northwest corner of said Section 14; thence South 00 degrees 18 minutes 29 seconds East 1048.00 feet along the West line of the Northwest 1/4; thence North 89 degrees 55 minutes 30 seconds East 1431.00 feet, parallel with the North line of said Northwest 1/4 to the centerline of a ditch; thence North 00 degrees 18 minutes 29 seconds West 1048 feet; thence South 89 degrees 55 minutes 30 seconds West 1431.00 feet along the North line of said Northwest 1/4 to the point of beginning.

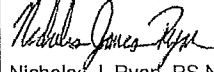
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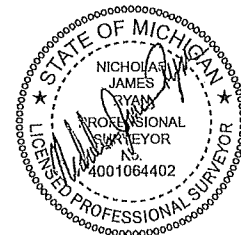
that we performed the field work for this survey on May 26th, 2022; that we have set permanent markers at the corners of the option parcel; that we did not survey the remainder parcel; and that an accurate and concise description of the surveyed parcel is given hereon.

The relative positional precision of each corner is within the limits accepted by the practice of professional surveying.

This survey complies with the requirements of Act 132 of P.A. 1970, as amended.



Nicholas J. Ryan, PS No. 4001064402



Basis of Bearing: Michigan State Plane Coordinate System South Zone NAD83 (2011) - International Feet Avg.  
Combined Scale Factor = 0.999874716. Ground Distances are shown.

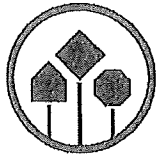


1945 WEST PARNALL  
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Swisslane RNG  
NW 1/4 Section 14  
T5N, R9W, Bowne Twp.  
Kent Co., Michigan

Drawing No. SB-25440

Filename: 25440base.dwg  
Field Crew: MWB  
Field Book No. 2317  
Drawn By: N. Ryan, PS  
Date: 6/3/2022  
Scale: N/A  
Sheet 5



Kent County  
Road Commission

KENT COUNTY ROAD  
COMMISSION

AUG 23 2022

ENGINEERING DEPT.

## ADDRESS ASSIGNMENT

(This is not a Driveway Permit)

Date: 8-23-22

Township: BOWNE

Development Name: \_\_\_\_\_ Lot# \_\_\_\_\_

Parcel Number: \_\_\_\_\_

Street Number: 7990

Street Name: WINGEIER AVE

Owner / Contractor: CONSUMERS ENERGY

Address: RNG

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Authorization: PJS

Permit Clerk

**Note:** *This form is only for address verification for lots with or without direct public street access. Modifications to a Private street or Residential driveway at the public street access point may require additional permits.*

*address assignment/lkd*