

**Portland Township  
Ionia County**

**Portland Township Rezoning Application**

This application must be completed in full and approved by the Portland Township Board before beginning any construction, excavation or use regulated by the Portland Township Zoning Ordinance.

**Applicant Information**

Name Robert + Casey Lememan  
Address 7412 Juniper Lane  
City Portland State MI Zip 48875  
Phone Numbers (517) 526-0749 ( ) ( )

**Property Owner Information** (if different from applicant)

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone Numbers ( ) ( ) ( )  
(Attach separate pages if additional owners)

**Present Use of the Property(s)**

Present use Agricultural  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Property Information**

Parcel Number(s) 34-140-032-000 - 035-06  
\_\_\_\_\_

**Portland Township Rezoning Application (page 2)**

Attach legal description(s) of proposed parcel(s) requested to be rezoned

Attach scaled map(s) of proposed parcels(s) requested to be rezoned

Address(es) of property(s) proposed to be rezoned

7781 Knox Rd Portland, MI 48875  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attach separate pages for any additional parcels

**Proposed Desired Rezoning Change and Reason for the Requested Change:**

Present Zoning District(s) Agricultural  
Proposed Zoning District(s) Commercial "Part of Property"

Commercial Property for the future home of  
Portland Paved Walls, Inc.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_


Note - a text amendment is also needed to add the  
use to the Commercial Zone District  
\_\_\_\_\_  
\_\_\_\_\_  
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# Portland Township Rezoning Application (page 3)

## Affidavit

I certify and affirm that I am the property owner(s) or the owner's authorized agent(s) and that I agree to conform to applicable zoning laws of Portland Township. I also certify and affirm that this application is accurate and complete to the best of my knowledge. I hereby give permission for Township representatives to visit this location. I understand that if my request is granted, other ordinance requirements may be applicable.

Signature(s)



Casey J. Lemmenan

Date 9-16-2022

Attach separate sheet for additional signatures

## Administrative Use

Fee paid \$400 Huntington Bank # 2130 Date received 11-23-22

Date of Hearing 1-17-2023 Date Published 1-1-23 Date 300' Notices sent \_\_\_\_\_

Date Posted at Hall \_\_\_\_\_

Portland Planning Commission Recommendation

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Application Approved \_\_\_\_\_

Application Denied \_\_\_\_\_

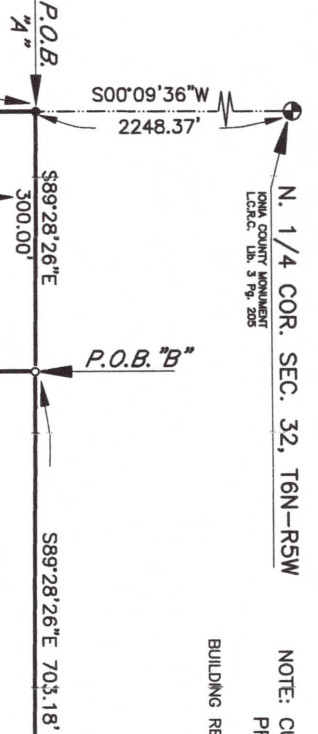
Reasons

\_\_\_\_\_  
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N. 1/4 COR. SEC. 32, T6N-R5W

NOTE: CURRENT ZONING IS AGRICULTURAL (ZONE "A")  
PROPOSED PARTIAL REZONING TO COMMERCIAL

BUILDING REQUIREMENTS: FRONT YARD-MINIMUM 35' SETBACK  
REAR YARD-MINIMUM 20' SETBACK  
SIDE YARD-MINIMUM 20' SETBACK  
ROAD FRONTAGE-MINIMUM 150'



N00°09'36"E 828.50'

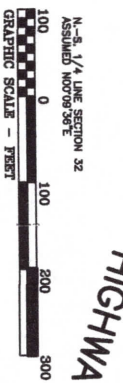
S00°09'36"W 2248.37'

S00°09'36"W 697.16'  
(N00°09'36"E)

**15.91 Acres**  
CURRENT ZONE "A"  
PART OF CURRENT TAX I.D.  
140-032-000-035-06

**12.12 Acres**  
CURRENT ZONE "A"  
PROPOSED COMMERCIAL  
PART OF CURRENT TAX I.D.  
140-032-000-035-06

**I-96 HIGHWAY**  
NORTH R.O.W. LINE I-96 HWY.  
N72°43'06"W 1092.54'  
N72°43'06"W 1092.54'



S. 1/4 COR. SEC. 32,  
T6N-R5W

- LEGEND**
- - IRON STAKE (PLACED)
  - - IRON STAKE (EXISTING)
  - R - RECORDED DIMENSION
  - M - MEASURED DIMENSION
  - FENCE LINE
  - WOOD STAKE PLACED ON PROPERTY LINE

CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION OF THIS LAND AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF MICHIGAN AND THAT THE ENCLOSURES AFFECTING SAID LAND, IF ANY, ARE LOCATED AS SHOWN HEREON.

MARVIN A. MULDER  
P.S. 400025865

**KNOX ROAD**  
VARIOUS WIDTH

CERTIFIED SURVEY FOR:  
**ROBERT & CASEY LENNEMAN**  
7781 KNOX RD., PORTLAND, MI.  
CURRENT TAX I.D. #140-032-000-035-06

**MULDER & ASSOC.**

6585 MULDER DR., PORTLAND, MI. 48875  
Email: muldersurveying@gmail.com  
616-527-9211 517-647-7826

JOB No. 22-259-1 DATE 11-17-22  
PARCEL AREAS REVISED 12-15-22  
DRN. BY L.M. SHEET 1 of 1

LEGAL DESCRIPTION PARCEL A: PART OF SECTION 32, T6N-R5W, PORTLAND TOWNSHIP, KOWA COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE NORTH-SOUTH K LINE S 00° 09' 36" W 2248.37 FEET FROM THE NORTH K CORNER OF SECTION 32; THENCE S 89° 28' 28" E 300.00 FEET; THENCE S 00° 09' 36" W 697.16 FEET; THENCE S 89° 28' 28" E 992.11 FEET; THENCE S 51° 48' 00" E 395.31 FEET TO THE CENTRAL LINE OF KNOX ROAD; THENCE S 38° 11' 23" W 258.59 FEET TO THE CENTRAL LINE OF INTERSTATE HIGHWAY I-96; THENCE N 72° 43' 06" W 1092.54 FEET ALONG THE NORTH RIGHT OF WAY LINE OF HIGHWAY I-96 TO THE NORTH-SOUTH K LINE OF SECTION 32; THENCE N 00° 09' 36" E 828.50 FEET ALONG THE NORTH-SOUTH K LINE OF SECTION 32 TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 12.12 ACRES.

LEGAL DESCRIPTION PARCEL B: PART OF SECTION 32, T6N-R5W, PORTLAND TOWNSHIP, KOWA COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE NORTH K CORNER OF SECTION 32; THENCE S 00° 09' 36" W 2248.37 FEET; THENCE S 89° 28' 28" E 300.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S 89° 28' 28" E 703.18 FEET; THENCE S 00° 31' 34" W 238.20'; THENCE N 84° 05' 56" E 407.56'; THENCE S 78° 44' 12" E 129.07 FEET; THENCE S 38° 11' 23" W 120.00 FEET; THENCE N 51° 32' 35" W 17.37 FEET; THENCE S 38° 12' 00" W 500.00 FEET TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 15.91 ACRES.

Revised 12-15-22

Revised 12-15-22

**LEGAL DESCRIPTION PARCEL A: PART OF SECTION 32, T6N-R5W, PORTLAND TOWNSHIP, IONIA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH-SOUTH ¼ LINE S 00° 09' 36" W 2248.37 FEET FROM THE NORTH ¼ CORNER OF SECTION 32; THENCE S 89° 28' 26" E 300.00 FEET; THENCE S 00° 09' 36" W 697.16 FEET; THENCE S 89° 28' 26" E 592.11 FEET; THENCE S 51° 48' 00" E 395.31 FEET TO THE CENTERLINE OF KNOX ROAD; THENCE S 38° 11' 23" W 258.59 FEET ALONG THE CENTERLINE OF KNOX ROAD TO THE NORTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY I-96; THENCE N 72° 43' 06" W 1092.54 FEET ALONG THE NORTH RIGHT OF WAY LINE OF HIGHWAY I-96 TO THE NORTH-SOUTH ¼ LINE OF SECTION 32; THENCE N 00° 09' 36" E 828.50 FEET ALONG THE NORTH-SOUTH ¼ LINE OF SECTION 32 TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 12.12 ACRES.**

**LEGAL DESCRIPTION PARCEL B: PART OF SECTION 32, T6N-R5W, PORTLAND TOWNSHIP, IONIA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH ¼ CORNER OF SECTION 32; THENCE S 00° 09' 36" W 2248.37 FEET; THENCE S 89° 28' 26" E 300.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S 89° 28' 26" E 703.18 FEET; THENCE S 00° 31' 34" W 238.20 FEET; THENCE N 84° 05' 56" E 407.56 FEET; THENCE S 78° 44' 12" E 129.07 FEET; THENCE S 36° 12' 00" W 120.60 FEET; THENCE N 51° 32' 35" W 17.37 FEET; THENCE S 36° 12' 00" W 500.00 FEET; THENCE S 51° 48' 00" E 201.02 FEET TO THE CENTERLINE OF KNOX ROAD; THENCE S 38° 11' 23" W 150.00 FEET ALONG THE CENTERLINE OF KNOX ROAD; THENCE N 51° 48' 00" W 395.31 FEET; THENCE N 89° 28' 26" W 592.11 FEET; THENCE N 00° 09' 36" E 697.16 FEET TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 15.91 ACRES.**

**WARRANTY DEED**

The Grantor, **David A. Manshum, Jr. and Debra Manshum, husband and wife**  
whose address is **7781 Knox Road, Portland, MI 48875**

convey and warrant to **Robert and Casey Lenneman Revocable Trust** dated  
**March 29, 2019**  
whose address is **7412 Juniper Lane, Portland, MI 48875**

the following described premises situated in the **County of Ionia, State of Michigan** to wit:

**Property 1:**

**PART OF THE NE 1/4 OF SECTION 32, T6N-R5W, PORTLAND TOWNSHIP, IONIA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH-SOUTH 1/4 LINE OF SECTION 32, S 00° 09' 36" W 2248.37 FEET FROM THE NORTH 1/4 CORNER OF SECTION 32; THENCE S 89° 28' 26" E 1003.18 FEET; THENCE S 00° 31' 34" W 238.20 FEET; THENCE N 84° 05' 56" E 407.56 FEET; THENCE S 78° 44' 12" E 129.07 FEET; THENCE S 38° 12' 00" W 120.60 FEET; THENCE N 51° 32' 35" W 17.37 FEET; THENCE S 38° 12' 00" W 500.00 FEET; THENCE S 50° 23' 46" E 229.84 FEET TO THE CENTERLINE OF KNOX ROAD; THENCE S 42° 16' 13" W 403.97 FEET ALONG THE CENTERLINE OF KNOX ROAD TO THE NORTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY I-96; THENCE N 72° 43' 06" W 1092.54 FEET ALONG THE NORTH RIGHT OF WAY LINE OF HIGHWAY I-96 TO THE NORTH-SOUTH 1/4 LINE OF SECTION 32; THENCE N 00° 09' 36" E 828.50 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SECTION 32 TO THE POINT OF BEGINNING.**

**TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND THE LOCATION OF UTILITIES TO KNOX ROAD DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 32; THENCE S 00° 09' 36" W 2248.37 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SECTION 32; THENCE S 89° 28' 26" E 1003.18 FEET; THENCE S 00° 31' 34" W 171.78 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT; THENCE N 84° 05' 56" E 407.56 FEET; THENCE N 88° 02' 02" E 172.20 FEET; THENCE S 51° 58' 24" E 206.69 FEET TO THE CENTERLINE OF KNOX ROAD; THENCE S 38° 12' 00" W 66.32 FEET ALONG THE CENTERLINE OF KNOX ROAD; THENCE N 51° 48' 00" W 132.25 FEET; THENCE N 89° 52' 55" W 64.01 FEET; THENCE N 78° 44' 12" W 129.07 FEET; THENCE S 84° 05' 56" W 407.56 FEET; THENCE N 00° 31' 34" E 66.42 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT.**

*\* Note  
This easement  
was put on  
the deed  
by error.  
We are  
in progress  
of correction  
JV*

Parcel Address: **Property 1: 34-140-032-000-035-06**  
Commonly known as: **V/L Knox Road, Portland, MI 48875**

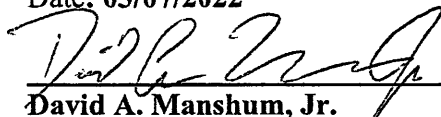
for the sum of **TWO HUNDRED TEN THOUSAND AND 00/100 Dollars (\$210,000.00)**

The Grantor grants to the Grantee the right to make (any available) divisions under section 108 of the land division act, Act 288 of the Public Act of 1967.


If the land being conveyed is unplatted, the following is deemed to be included: "This property may be located within the vicinity of farmland or farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act."

Subject to easements, reservations and restrictions of record.

Date: 03/07/2022

  
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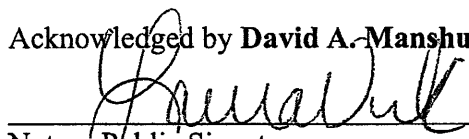
David A. Manshum, Jr.

  
\_\_\_\_\_

Debra Manshum

STATE OF MICHIGAN  
COUNTY OF TOWIA

Acknowledged by **David A. Manshum, Jr. and Debra Manshum** before me on 03/07/2022

  
\_\_\_\_\_

Notary Public Signature

\_\_\_\_\_  
Notary name

My Commission Expires:

Drafted by:

David A. Manshum, Jr.  
7781 Knox Road, Portland, MI 48875

File No. 22-328

When recorded, return to:

Diversified National Title Agency  
500 E Michigan Ave, Suite 203  
Lansing, MI 48912





032-000-030-50

032-000-005-46

032-000-055-20

032-000-005-47

032-000-005-02

100-000-050-00

032-000-035-05

032-000-035-04



032-000-035-06

032-000-020-00

032-000-075-11

032-000-075-07

032-000-075-03

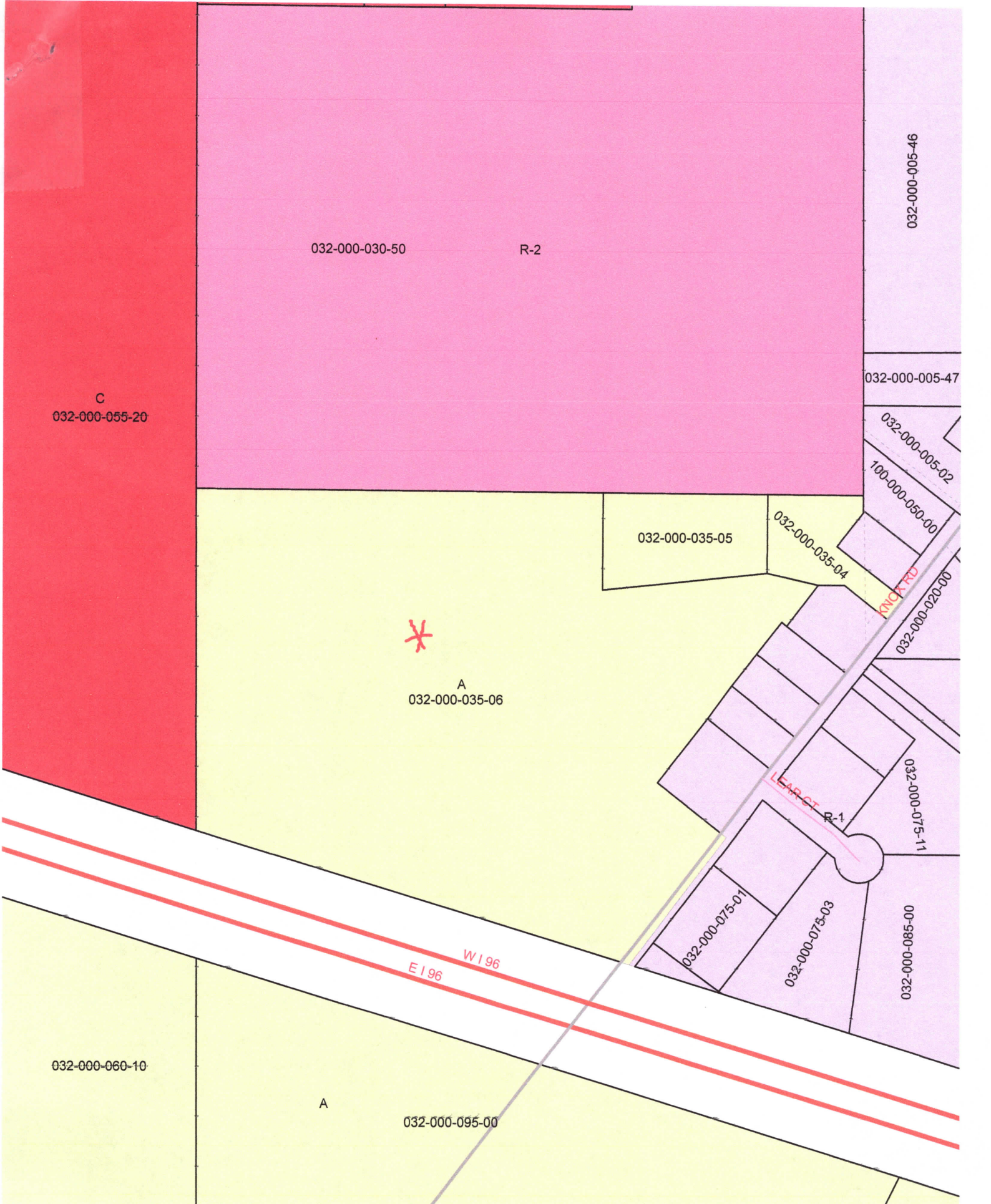
00-980-000-200

032-000-060-10

032-000-095-00

W196  
E196





032-000-030-50

R-2

032-000-005-46

032-000-005-47

C  
032-000-055-20

032-000-005-02  
100-000-050-00

032-000-035-05

032-000-035-04

032-000-020-00



A  
032-000-035-06

032-000-075-11

LAR CT  
R-1

032-000-075-01

032-000-075-03

032-000-085-00

032-000-060-10

A

032-000-095-00

W 196  
E 196