

Perry Township

Application for Variance

Applicant: Darryl Dysinger
 Street Address 11517 Bishop Hwy
 City, State, Zip Lansing MI 48911
 Phone 517 706-7679
 Email dysinger2@msu.edu

Owner: Loyola Dysinger
 Street Address 1533 W ELLSWORTH RD
 City, State, Zip Perry MI 48872
 Phone 517 675-3402
 Email LoyolaM dys@TDS.NET

Property Address 1533 W ELLSWORTH Size of Property (Area) 10 and 12 ACERS
 Parcel ID 014-23-200-012-04 Zoning A-1

Legal Description Attached

Area Description Attach separate sheet with drawing of property boundaries and dimensions; street or road access; easements and rights-of-way; adjacent properties with zoning; a conceptual plan of new construction or proposed division (not considered a site plan), with setbacks; additions showing existing structures. (A survey may be requested by the Zoning Board of Appeals.)

Regulation in the Zoning Ordinance causing Appeal:

SEE ATTACHMENT

Explanation why this can't be accomplished within the current regulations in the Zoning Ordinance:

SEE ATTACHMENT

I agree to give permission for officials of Perry Township to enter the property subject to this application for purposes of inspection. Property owner authorization letter attached.

Petitioner Signature [Signature]
 Date 3-17-26

Owner Signature Loyola Dysinger
 Date 3-18-26

Print Name DARRYL DYSINGER

Print Name Loyola Dysinger

Parcel Number:
014-23-200-012-04

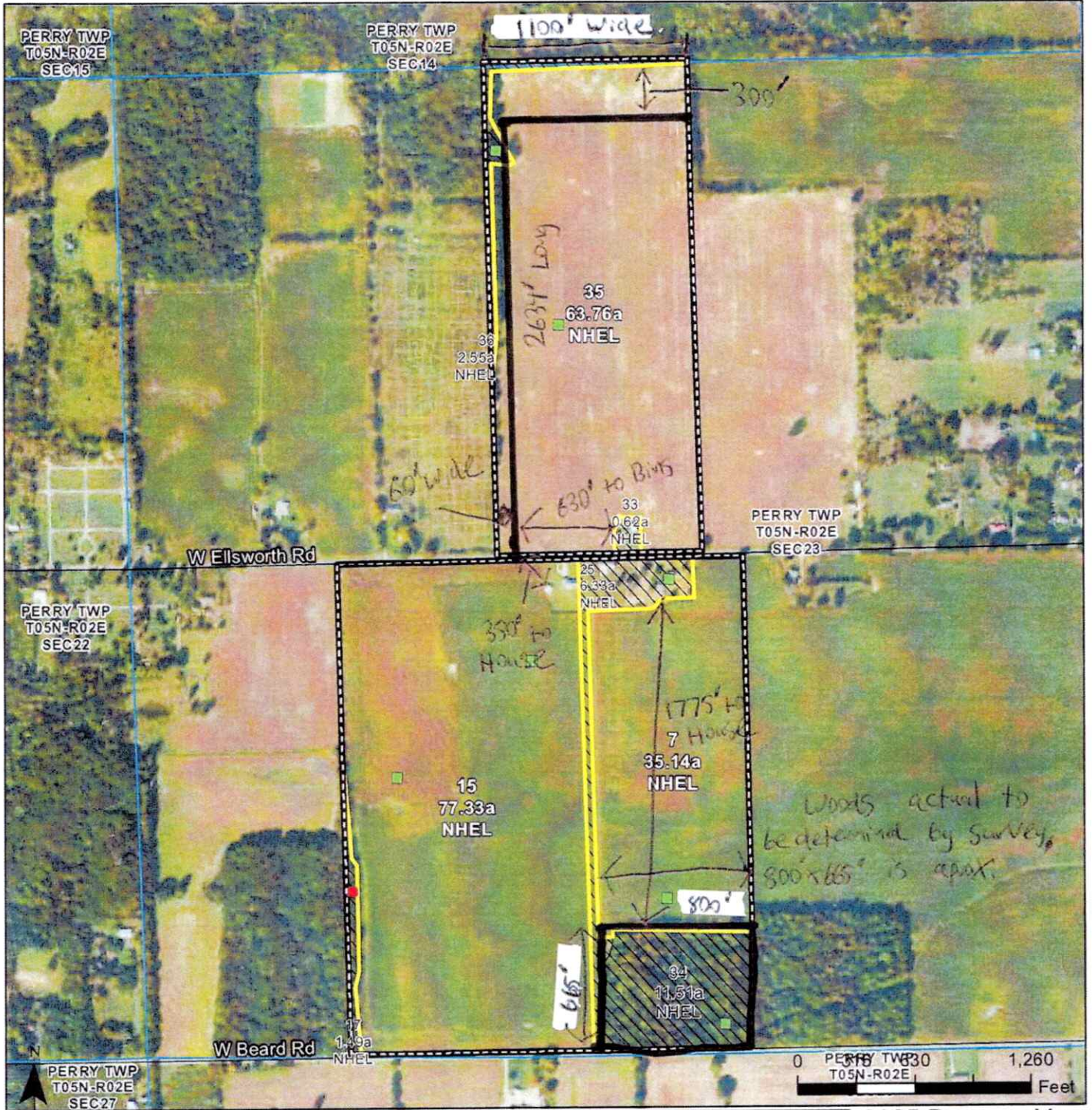
OWNERS ADDRESS:
DYSINGER DUANE D & LOYOLA M
DUANE D & LOYOLA M DYSINGER TRUS
1533 W ELLSWORTH ROAD
PERRY, MI 48872

PROPERTY ADDRESS:
W ELLSWORTH RD
PERRY, MI 48872

DATE PRINTED: 03/18/2026

2025 LEGAL DESCRIPTION:

SEC 23, T5N, R2E W 27 ACRES OF W 1/2 OF NE 1/4 ALSO E 1/2 OF E 1/2 OF N1/4
ALSO E 93 ACRES OF SW 1/4 ALSO W 1/2 OF W 1/2 OF SE 1/4 EX COM 174 FT W OF
CENTER OF SECTION, S 296 FT, W 295 FT, N 296 FT TO E&W 1/4 LINE, E 295 FT TO
POB. EX COM AT E ¼ COR SEC 23; TH S88°56'54"W 2227.67; TH S00°38'59"E 235.50
FT; TH S82°39'54"W 142.16 FT, TH S69°45'45"W 112.17 FT; TH S87°47'16"W
140.59 FT; TH N01°23'01"W 162.58 FT; TH N36°09'03"E 42.89 FT, TH N01°22'20"W
94.03 FT; TH N88°56'54"E 364.99 FT TO POB 195.7 ACRES 2025 SPLIT FROM 014-23-
200-012-01



- Common Land Unit**
- Common Land Unit*
 - Non-Cropland
 - Tract Boundary
 - Section Lines
- Cropland** vs **Noncropland**

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions
 - ⊕ Areas of Concern as of 4/23/25

This box is applicable **ONLY** for certification maps. Options only valid if checked.

Shares - 100% OP

<input type="checkbox"/> Certified Organic	<input type="checkbox"/> All Crops - Non-Irrigated
<input type="checkbox"/> CORN - YEL/GR	<input type="checkbox"/> WHEAT - GR (SRW or SWW)
<input type="checkbox"/> SOYS - COM/GR	<input type="checkbox"/> ALFALFA - FG or GZ
<input type="checkbox"/> DRY BEANS - DE	<input type="checkbox"/> MIXFG - FG or GZ

2025 Program Year
 CLU Date: May 21, 2025
 2024 NAIP Production Imagery

Farm 9236
Tract 13028

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Areas of Concern represent potential wetland violations (CW, CW-Yr, CWNA, CWTE, MIW, MWM, WX) included in the NRCS Certified Wetland Determination dataset. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). *Tracts in other states will reflect NAIP 2022/2023. NAIP Early Access Production Imagery has gone through an initial quality control process but may not be final.

Regulation causing Appeal and why this can't be accomplished within the current ordinance:

This property is Zoned A-1 and is located in the Important Agriculture Category in the Perry Township Land Use Plan. This proposal is to separate the unproductive acres from the principal farm acreage on this 198 acre +/- parcel. The first part to be separated is located on the south portion of the parcel along Beard Rd., this is a wooded area that is not farmed and is used for hunting. The wooded area is approximately 12 acres and requires a variance as it is larger than 2.5 acres and smaller than 20. The unique size is simply the size of the woodlot and this variance is requested to not interfere with principal farm operation.

The second proposed parcel would also be used for hunting. This parcel would be an access strip along the west side of the property on the north side of Ellsworth Rd. being 60' wide and running to the back of the property. It would be an L shape with a 300' depth across the back of the property. This area is partially unfarmed fence row with the rest having shade from the large trees on the perimeter making this edge unproductive farmland. Presently much of the crops planted on the portion being proposed to separate off are destroyed by wildlife. This parcel requires a variance on road frontage as it would not have 200' and parcel size as it is more than 2.5 and less than 20 acres.

The reason for the acreage requirements in the A-1 Zoning District is to preserve valuable farmland from being destroyed for other purposes. This proposed variance accomplishes that goal as the area to be divided off is unproductive woods and fence row and maintains the larger agricultural parcel. It should be noted that these two proposed divisions while not continuous to each other together represent over 20 acres.