



**HAMBURG TOWNSHIP BOARD OF TRUSTEES
SPECIAL JOINT MEETING
Hamburg Township Hall Board Room
Wednesday, February 26, 2020
7:00pm**

AGENDA

1. Call to Order
2. Pledge to the Flag
3. Roll Call of the Board
4. Call to the Public
5. Correspondence
6. Approval of the Agenda
7. Current Business:
 - A. Kathleen Kline-Hudson, Livingston County Planning
 - B. Parks and Recreation Committee updates
 - C. General Ordinance codification update
 - D. Planning and Zoning Department 2019 year in review
 - E. 2019 Code enforcement year in review
 - F. Zoning Amendments 2019-2020
 - G. 2020 Master Plan Update
 - H. Louis Lane -- Road Improvement SAD - Resolution #3 & #4
 - I. Oneida Way - Road Improvement SAD - Resolution #3 & #4
 - J. Pine Valley Estates Subdivision - Road Improvement SAD - Resolution #3 & #4
 - K. Tamarack Lake Subdivision - Road Improvement SAD - Resolution #3 & #4
8. Call to the Public
9. Board Comments
10. Adjournment



**Hamburg Township
Parks & Recreation**

**Hamburg Township Offices
10405 Merrill Rd., P.O. Box 157
Hamburg, MI 48139
(810)231-1000
www.hamburg.mi.us**

The Parks & Recreation Master Plan was adopted by the Township Board on Tuesday, June 27, 2017. A copy of this plan can be viewed at the following link:

[http://www.hamburg.mi.us/Lawroom/Parks%20&%20Recreation%20Master%20Plan/Hamburg%20TWP%202018%20Recreation%20Master%20Plan%2011.2017_small%20v .pdf](http://www.hamburg.mi.us/Lawroom/Parks%20&%20Recreation%20Master%20Plan/Hamburg%20TWP%202018%20Recreation%20Master%20Plan%2011.2017_small%20v.pdf)

Programs for installing/adopting Commemorative Benches, Trees, or Gardens within Hamburg Township have been implemented. The following link will take you to the Park Forms page for more information:

http://www.hamburg.mi.us/government/departments/parks_and_recreation/forms_applications.php



Got stuff to get rid of? Want to Volunteer? - Join us!

Hamburg Township Clean-up Event

Hamburg Township invites residents to RECYCLE, REDUCE and REUSE!

Saturday, April 25, 2020

9 a.m. to 3 p.m.

Staging location: **Manly Bennett Park West (Disc Golf Entrance)**

10405 Merrill Road, Whitmore Lake, MI



PADNOS Recycling: Accepting scrap metal/appliances – No plastic/glass



Monroe's Rubbish: No construction materials, hazardous or household waste allowed



Compost bin will be available



Iron Mountain: 11 a.m. to 3 p.m. Only—Secure Document Shredding On-Site

Park/Sports Fields/Trail Clean-up also!

Volunteers Needed! Sign up today!

No hazardous waste, no paint cans or large items that cannot be hand-loaded into dumpsters.

*Brochures for Livingston County Hazardous Waste will be available
outlining their collection dates for hazardous waste and electronics.*



**Hamburg Township
Parks & Recreation**



Follow us on Facebook, look for Hamburg Parks and Recreation!

Twitter @hamburg_parks for Schedule updates!

Organized by: Hamburg Township Parks & Recreation

For more information: clerk@hamburg.mi.us or (810)222-1124

GENERAL ORDINANCE STATUS REPORT

To: Township Board of Trustees & HT Department Heads

From: Deby Henneman, Parks & Recreation/ADA Coordinator

Date: February 12, 2020

Re: General Ordinance – 3 Phase Compile & Codification Project

There are 2 General Ordinances left that are in need of review. The rest have been updated or repealed and have been posted as such on the website. You can find the link to the index here:

[http://cms5.revize.com/revize/hamburgtownship/government/lawroom_\(ordinances\)_general_ordinances/index.php](http://cms5.revize.com/revize/hamburgtownship/government/lawroom_(ordinances)_general_ordinances/index.php)

The Ordinances in need of review are:

Ordinance	Department	Status
<i>24 – Subdivision Control (Fee Ref)</i>	<i>Zoning/Supervisor</i>	<i>In Process</i>
<i>28 – Private Road (Penalty Ref)</i>	<i>Zoning/Supervisor</i>	<i>In Process</i>

I will be drafting a Request for Proposal to proceed with the final phase of this project. Phase 4 will include Codification and the development of a procedure to handle future changes, new Ordinances or repeals.

All documents will be sent out for comment and approval prior to being submitted to the Clerk. Should anyone have any knowledge regarding this process, or has worked with any companies in the past that we should submit an RFP to, please let me know.

Hamburg Township

Planning Commission Zoning Board of Appeals Planning & Zoning Department



2019 Annual Report

Prepared by: Planning & Zoning Department Staff
February 26, 2020

Introduction

Planning Commission

- **Purpose**
- **Members**
- **Meetings**

Zoning Board of Appeals

- **Purpose**
- **Members**
- **Meetings**

Planning & Zoning Department

- **Staff**
- **Land Use Permits**
- **Floodplain Activity**
- **CRS Activity**
- **DEQ Activity**
- **Land Splits, Combos, etc.**
- **Code Enforcement**
- **Staff Training**

Zoning Text Amendments

- **Zoning Ordinance**

Master Plan Update (2020)

Planning Commission

Purpose

The Hamburg Township Planning Commission reviews and approves site plans, special use permits, planned unit developments, zoning text and map amendments, and master plans. The Planning Commission advises the Township Board concerning site plans, zoning text and map amendments, and the Master Plan.

Members

Chair: Jeff Muck

Township Board Representative: Annette Koeble

ZBA Representative: Joyce Priebe

Member: Ron Muir

Member: John Hamlin

Member: Victor Leabu

Member: Paul Bohn

Meetings

In 2019, the Planning Commission held four (4) special meetings and five (5) regular meetings. A full account of the PC's activity in 2019 is shown in the table below.

The PC approved one (1) minor site plan amendment, two (2) special use permits, recommended approval on seven (7) zoning text amendments and four (4) site plan reviews.

2019 PC Meetings

<u>PC Case Number</u>	<u>Applicant/Parcel ID/Address</u>	<u>Project Description Considered</u>	<u>Result / Status</u>
January 17, 2019			
N/A	Brighton Manor Assisted Living 1320 Rickett Rd - Brighton, Michigan	Special Meeting - Site Visit – Building Review	
February 20, 2019			
<u>SUP & SPA 19-001</u>	Applicant: Stiggy's Dogs Owner: Adam Aldrin LLC 5520 M-36 (4715-22-400-010)	To consider allowing the outdoor use of the property for training and outdoor event associated with commercial use of the property. The site plan review application also includes the demolition and replacement of the existing elevated deck and stairway off the rear of the structure and the existing fence around the property. The property is currently occupied by the offices for Stiggy's Dog's. This organization rescues and trains shelter dogs to be service dogs for military veterans living with Post Traumatic Stress Disorder ("PTSD") or Traumatic Brain Injury ("TBI").	Special use permit: Approved Site plan review: Recommend approval
February 27, 2019 - Special Joint Meeting (TB & ZBA)			
February 28, 2019 - Special Meeting			

<u>COPUD 19-001</u>	Applicant: Sam Martin Agent: Lapham Associates, Scott Bell (4715-25-100-105)	Public hearing for preliminary site plan review for a commercial planned unit development to allow a senior housing development of the property at 4715-25-100-105 (6.5 Acres). The property is currently accessed off the end of Veterans Memorial Drive on the east side of the roadway. This senior housing development proposes a mix of independent living, assisted living, and memory care units.	Recommend Approval
March 20, 2019			
No PC Meeting - Cancelled - No Agenda			
April 8, 2019 - Special Meeting			
<u>COPUD 19-001</u>	Applicant: Sam Martin Agent: Lapham Associates, Scott Bell (4715-25-100-105)	Final site plan review for a commercial planned unit development to allow a senior housing development of the property at 4715-25-100-105 (6.5 Acres). The property is currently accessed off the end of Veterans Memorial Drive on the east side of the roadway. This senior housing development proposes a mix of independent living, assisted living, and memory care units.	Recommend Approval
April 17, 2019			
No PC Meeting - Cancelled - No Agenda			
May 15, 2019			
<u>ZTA 19-001</u>		Discussion of proposed amendment to the Planned Unit Development regulations in Articles 14, 15, 16, 17, and 18	
<u>ZTA 19-002</u>		Discussion of proposed amendment to the Fence Regulations in Article 8, Section 8.15 of the Zoning Ordinance.	
June 19, 2019			
<u>ZTA 19-003</u>		Public Hearing to consider the proposed revision to the regulations regarding Group Day Care Homs, Child Care Centers and Day Care Homes in Section 8.7 of the Township Zoning Ordinance. The revision would allow the Planning Commission to determine the required size of a lot and the size of the fenced in play area for a Child Care Center if a Special Use Permit is required for the use. This ZTA would also allow Child Care Centers as an allowed Special Use in the Village Center zoning district under Section 7.5.1 Schedule of Use Regulations (o) VC-Village Center District	Recommend Approval
<u>ZTA 19-004</u>		Discussion of proposed amendment to the Planned Unit Development regulations in Articles 13, 14, 15, 16, 17, and 18.	
July 17, 2019			
No PC Meeting - Cancelled - No Agenda			
August 21, 2019			
<u>SUP 19-002 & SPA 19-002</u>	Owner: JM Commercial Properties Applicant: IXL Learning Center Agent: Jennifer Moss 10088 Professional Center Drive	Public Hearing to consider a major amendment to the special use permit and site plan approved in 2001 which allowed the IXL learning Center at 10088 Professional Center Drive. The amendment will increase the square footage within the structure that will be occupied by the IXL Learning Center and will increase the number of employees and the number of children cared for on this site. This amendment proposes little to no changes to the exterior of the building or the site improvements on the lot.	Special use permit: Approved Site plan review: Recommend approval
<u>ZTA 19-004</u>		Public Hearing to consider the ZTA to revise the Planned Unit Development regulations in Articles; 13 Planned Unit Development, 14 Open Space Community PUD, 15 Elderly Cottage Housing Opportunity (ECHO) Village, 16 Hardship Planned Unit Development and 17 Commercial Planned Unit Development of the Zoning Regulations. The proposed revisions to these Articles are intended to consolidate, clear up the intent and clarify the processes and wording of the PUD regulations.	Recommend Approval

<u>ZTA 19-005</u>		Public hearing to consider ZTA to revise the fence regulations in Article 8, Section 8.15 Fences, Walls and Screens. The proposed revisions are meant to clarify the regulations regarding the location and height regulations for new fences.	Recommend Approval
<u>ZTA 19-006</u>		Public Hearing to consider ZTA to revise the variance regulations in Article 6, Section 6.8 Zoning Board of Appeals. The proposed revision is to change the variance approval period from six months to 12 months.	Recommend Approval
<u>ZTA 19-007</u>		Public Hearing to consider ZTA to revise the attached accessory structure regulations in Article 8, Section 8.3.1 Accessory Buildings and Structures. The proposed revision is meant to clarify the regulations regarding the intent of attached accessory structures.	Recommend Approval
September 19, 2018			
No PC Meeting - Cancelled - No Agenda			
October 17, 2018			
No PC Meeting - Cancelled - No Agenda			
November 20, 2019			
<u>MSP 19-001</u>	Applicant: Sign Fabricators/ Werks Direct Owner: Advanced Water Treatment 7674 E. M-36	Two proposed permanent signs, a wall sign and a freestanding sign, located at 7674 E M-36 (Advanced Water). The proposed freestanding monument sign would also require a waiver to size requirements of the code. The proposed freestanding monument sign is 36 square feet where 32 square feet is allowed by the township regulations.	Approved
<u>ZTA 19-008</u>		Zoning Text Amendment to revise the regulations in Article 8, Section 8.3 Accessory Buildings and Structures (Subsection 8.3.1 and 8.3.6) of the Zoning Ordinance to clarify the intent of attached accessory structures and make the regulations regarding pool fence height consistent with the fence height regulations in Section 8.15 Fences Walls and Screens.	Recommend Approval
<u>ZTA 19-009</u>		Zoning Text Amendment to add regulations regarding collection bins. The regulation will allow collection bins within the Commercial and Industrial districts as long as some specific requirements can be met.	Recommend Approval
December 18, 2019			
No PC Meeting - Cancelled - No Agenda			

Zoning Board of Appeals

Purpose

Variance approval from the Zoning Board of Appeals is necessary when a proposed project does not comply with the bulk and setback standards of the ordinance. The ZBA may also issue interpretations of the Zoning Ordinance and hear appeals of the activities of the Zoning Administrator. Below is a summary of the variance process:

1. The variance or ordinance interpretation application and project plans are submitted to the Planning and Zoning Department at least four weeks prior to the ZBA hearing.
2. After review to ensure the application is complete, staff prepares legal notices that are mailed to adjoining property owners and occupants within 300 feet of the subject site; legal notice is published in the Press and Argus. Legal notice must be made 15 days prior to the hearing.
3. Staff prepares the report and exhibits. The staff report packet is published 10 days prior to the hearing; board members and applicants receive the packet via email.
4. Staff prepares the meeting room and attends the board meeting.
5. After hearing, staff prepares memorialization of findings for board approval at next hearing.

Members

Chair/PC Representative: Joyce Priebe

Township Board Representative: Mike Dolan

Member: Ken Watson

Member: Bill Rill

Member: Cliff Auxier

Alternate: Mike Diepenhorst

Alternate: Jim Hollenbeck

Meetings

The number of variance applications per year has fluctuated based on multiple factors such as the health of the economy, the constrained size of waterfront lots available for residential construction, code enforcement activity, and staff working with homeowners to design a project that would comply with the ordinance.

In 2019 there were 21 cases heard by the ZBA for a total of 26 variance requests (some applicants asked for multiple variance requests). Of the 26 variances granted in 2019, eight (8) of them were additions (lateral & vertical), six (6) were elevated decks, six (6) were waterfront lots, four (4) were new homes (including demo and rebuilds), and two (2) were for accessory structures. In 2019, two (2) of the variance requests were withdrawn following the ZBA's suggestions to revise the plans to meet the Zoning Ordinance, which they did. The ZBA heard one (1) appeal of a zoning administrator's decision in 2019, which was denied.

In 2018 there were 14 cases, where 16 of 20 variance requests were approved; seven (7) were additions, three (3) were new homes, and eight (8) of them were properties which are waterfront. Previous years the ZBA considered 35 cases in 2015, 26 in 2016, and 20 in 2017.

The table below presents a summary of variance applications considered in 2019. In 2019, the most heard variance requests were for reduced setbacks for the following Zoning Ordinance requirements: 30-foot rear yard setback required, Section 7.6.1.; 25-foot front yard setback required, Section 7.6.1.; and 50-foot setback from the ordinary high water mark required, Section 7.6.1., as were the same top three (3) most heard variance requests in 2018.

2019 ZBA Meetings

<u>ZBA Case Number</u>	<u>Owner/Applicant/ Parcel ID/Address</u>	<u>Project Description/Variance Requested/Appeal</u>	<u>Result / Status</u>
January 9, 2019			
<u>ZBA 18-014</u>	Vickie Neff and David Gabbey 11332 Algonquin Dr. (4715-31-102-039)	Variance: Construction of a second-story addition and an elevated deck to the existing dwelling. The addition will have a 46-foot setback from the ordinary high water mark of Portage Lake (50-foot setback from the OHM required, Section 7.6.1. fn.3). The deck will have a 34-foot setback from the ordinary high water mark (44-foot setback from the OHM required, Section 8.17).	Approved, Permit Issued
February 13, 2019			
<u>ZBA 19-001</u>	Stephen and Deborah Nash Downing Dr. (4715-28-402-010)	Appeal of Zoning Administrator's issuance of land use permit 18-0584 that would permit the installation of 70 linear feet of a six-foot tall fence at parcel 15-28-402-010.	Denied
February 27, 2019 - Special Joint Meeting (TB & PC)			
March 13, 2019			
<u>ZBA 19-002</u>	Stephen and Crystal Shuster Vacant on Kice Dr. (4715-07-300-071)	Variance: Construction of a 3,578-square foot dwelling with a 1,139-square foot attached garage. The dwelling will have a 27-foot setback from a regulated wetland and the garage will have a 45-foot setback from a regulated wetland (50-foot setback from a regulated wetland required, Section 9.9.3.B.).	Tabled (Withdrawn - new house to meet setbacks, permit issued)
<u>ZBA 19-003</u>	Joan Fitzgibbon 3574 Windwheel Pointe (4715-32-102-040)	Variance: Construction of a 336-square foot enclosed sunroom over an existing patio. The sunroom will have an 8-foot west rear yard setback (30-foot rear yard setback required, Section 7.6.1.).	Approved, Permit Issued
April 10, 2019			
<u>ZBA 19-004</u>	James and Jennifer Gauntlett 2105 Cardinal Court (4715-31-302-020)	Variance: Demolition of an existing dwelling and construction of a new 1,440 square foot single family dwelling with an attached two-car garage. The dwelling will have a 24.1-foot south front yard setback along Cardinal Court and a 16-foot west front yard setback along Algonquin Drive (25-foot front yard setback required, Section 7.6.1.fn4) and a 15-foot north rear yard setback (30-foot rear yard setback required, Section 7.6.1.).	Approved, Permit Issued
May 8, 2019			
<u>ZBA 19-005</u>	Edward Murawski 10311 Kress Rd. (4715-28-203-015)	Variance: Construction of a 100-square foot shed with a five-foot north side yard setback and a 10-foot east rear yard setback (10-foot side yard and 30-foot rear yard setbacks required, Sections 7.6.1. and 8.3.).	Approved, Permit Issued
<u>ZBA 19-006</u>	Jeffery Settle 10450 Kress Rd. (4715-28-301-001)	Variance: Construction of a 486 square foot addition on the north facade and a 282 square foot addition on the east facade of the existing dwelling. The resulting dwelling will have a 15.9-foot east front yard setback (25-foot front yard setback required, Section 7.6.1.fn4).	Approved, Permit Issued
<u>ZBA 19-007</u>	Richard and Kristine Mancik 5229 Post Dr. (4715-27-105-039)	Variance: Demolition and reconstruction of a 1,053-square foot dwelling, with a walkout basement and partially constructed 729-square foot attached garage. The proposed dwelling would have a 7-foot, 3-inch north side yard setback (10-foot side yard setback required, Section 7.6.1.), and a 576-square foot elevated deck with a 6-foot, 6-inch north side yard setback (8-foot setback required, Section 8.17.1.).	Approved, Permit Issued
<u>ZBA 19-008</u>	Gary Phillips & Marilyn Kellepourey 5308 Gallagher Blvd. (4715-27-301-089)	Variance: Demolition and reconstruction of a 1,053-square foot dwelling, with a walkout basement and partially constructed 729-square foot attached garage. The proposed dwelling would have a 7-foot, 3-inch north side yard setback (10-foot side yard setback required, Section 7.6.1.), and a 576-square foot elevated deck with a 6-foot, 6-inch north side yard setback (8-foot setback required, Section 8.17.1.).	Approved, Permit Issued

Zoning Board of Appeals

<u>ZBA 19-009</u>	Stephen and Catherine Boston 9658 Zukey Dr. (4715-22-301-001)	Variance: Removal of 100 percent, or 29 linear feet, of a dwelling's non-conforming perimeter exterior walls and reconstruction of the walls in the existing footprint (no more than 50 percent of the exterior perimeter walls of the nonconforming structure shall be removed, Section 11.3.3.). The proposed dwelling will have a 43-foot setback from the ordinary high water of Zukey Lake (50-foot setback from the ordinary high water required, Section 7.6.1.).	Approved, Permit Issued
June 12, 2019			
<u>ZBA 19-0010</u>	Andrew and Justyn Yavello 10125 Imus Rd. (4715-28-204-052)	Variance: Construction of a 728-square foot second-story addition on the north east side of an existing non-conforming dwelling. The addition will have a 41.5-foot setback from the ordinary high water mark of Strawberry Lake (50-foot setback from the OHM required, Section 7.6.1.fn. 3; second-story additions must comply with required setback, Section 11.3.1.).	Approved, Permit Issued
<u>ZBA 19-0011</u>	Nell Nelson 8854 Lagoon (4715-13-402-060)	Variance: Construction of a 147-square foot enclosed sunroom and an 83-square foot covered porch on the north façade of the existing dwelling. The enclosed sunroom will have an 18.8-foot north rear yard setback and the covered porch will have a 23-foot north rear yard setback (30-foot rear yard setback required, Section 7.6.1.).	Approved, Permit Issued
		Variance: Construction of a 75-square foot attached accessory structure on the west façade of the dwelling. The accessory structure will have an 18.5-foot south front yard setback (25-foot front yard setback required, Section 7.6.1.).	Approved, Permit Issued
<u>ZBA 19-0012</u>	Jon and Lori Fairchild 8213 Kimble Dr. (4715-16-101-019)	Variance: Construction of a 14-foot by 45-foot elevated deck on the south east façade of the dwelling. The elevated deck will have a 17.6-foot rear yard setback (24-foot rear yard setback required for elevated deck, Sections 7.6.1. and 8.18).	Approved, Permit Issued
<u>ZBA 19-0013</u>	John and Renee Johnson 6361 Buckshore Dr. (4715-23-306-100)	Variance: Construction of a 630-square foot second-story addition on the south side of an existing non-conforming dwelling. The addition will have a 16.25-foot rear yard setback (30-foot rear yard setback required, Section 7.6.1.; second-story additions must comply with required setback, Section 11.3.1.).	Approved, Permit Issued
July 10, 2019			
<u>ZBA 19-0014</u>	Bradley and Patricia Zalewski 8491 Baudine Rd. (4715-17-301-070)	Variance: Construction of a 736-square foot addition on the south side of an existing dwelling. The addition will have an 11-foot west front yard setback along Baudine Road (25-foot front yard setback required, Section 7.6.1.) and a 35-foot setback from the ordinary high water mark of Rush Lake (50-foot setback from the OHM required, Section 7.6.1.fn3).	Approved, No permit issued
August 14, 2019			
No ZBA Hearing held - Meeting Cancelled - No Agenda			
September 11, 2019			
<u>ZBA 19-0015</u>	Kim and Kevin Muszynski 3816 Langley Dr. (4715-29-202-033)	Variance: construction of a 5-foot by 12-foot elevated deck with a 5-foot east side yard setback (8-foot side yard setback required for elevated decks, Section 8.18.2.).	Approved, Permit Issued
<u>ZBA 19-0016</u>	Richard Olson 8772 Rushside Dr. (4715-17-402-028)	Variance: Construction of a new two-story single family dwelling with a 1,133 square foot footprint. The proposed dwelling will have a 7.1-foot south side yard setback, resulting in an aggregate side yard setback of 12.4 feet (15-foot aggregate side yard setback required, Section 7.6.1 fn. 4).	Tabled (Withdrawn - new house to meet setbacks, permit issued)
October 9, 2019			
<u>ZBA 19-0017</u>	Jeffrey Weiss Baudine Rd. (4715-17-301-086)	Variance: construction of a new two-story 1,660 square foot single family dwelling with an attached 1,165 square foot garage. The dwelling will have a 22-foot west front yard setback (25-foot front yard setback required, Section 7.6.1.), and a 35-foot east rear yard setback from the ordinary high water mark of Rush Lake (50-foot setback from the OHM required, Section 7.6.1.fn3), and a 68 square foot elevated balcony with a 29-foot east setback from the ordinary high water mark of Rush Lake (44-foot setback from the OHM required for elevated decks, Section 8.18.2.).	Approved, Permit not yet issued
November 13, 2019			

No ZBA Hearing held - Meeting Cancelled - No Agenda			
December 11, 2019			
<u>ZBA 19-0018</u>	Michael and Sharon Diepenhorst 5245 Post Dr. (4715-27-105-038)	Variance: Construction of an 8.5-foot by 12-foot addition to the north façade of an existing dwelling. The addition will have a 13.5-foot rear yard setback (30-foot rear yard setback required, Section 7.6.1.).	Approved, Permit issued
<u>ZBA 19-0019</u>	Phillip Hatfield 3840 Langley Dr. (4715-29-202-030)	Variance: Construction of a detached 10-foot by 16-foot shed. The shed will have a 6-foot setback from an existing structure on the lot (10-foot setback required, Section 8.3.4.).	Approved, Permit issued

Planning & Zoning Department

Staff

Zoning Administrator (part-time): Amy Steffens

Zoning Coordinator (full-time): Brittany Stein

Code Enforcement Officer / Permit Tech. (part-time): Ted Michowski¹

Township Planner (part-time): Scott Pacheco

1.) In September 2019, Ted Michowski was hired in to replace Mike Sumeracki who retired and moved out of the area.

Land Use Permits

Land use permits are issued by the Township Zoning Department to certify that a project or use meets the standards of the Zoning Ordinance. Land use permits are required for the following projects, including, but not limited to: the erection of a new building, accessory structure or the alteration of an existing structure (i.e.: house, garage, shed, deck, fence, interior remodel, patio, gazebo, porch, pool, generator, etc.), the excavation, alteration or filling of land, a new use or change in use of land or an existing building, home occupations, seasonal sales, and signs. The replacement of a door, window, siding, roof, and gutter work require a land use permit waiver.

When an applicant applies for a land use permit, the following process is followed:

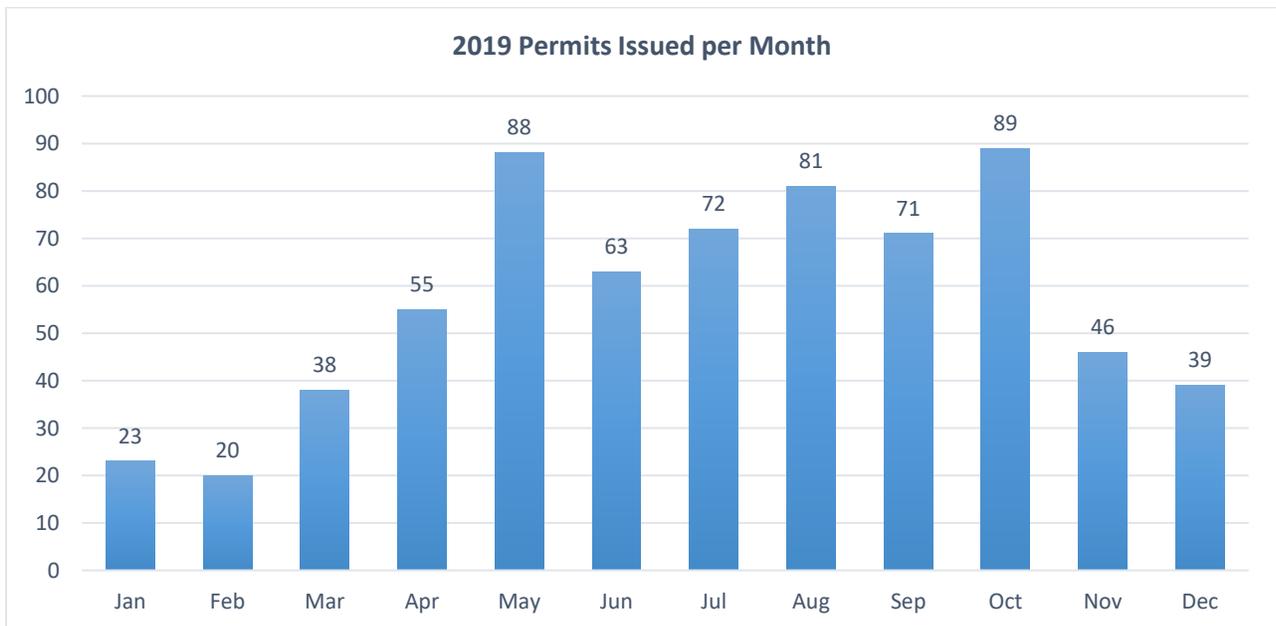
1. A completed land use permit application is submitted to the Planning and Zoning Department (either in person, or via email or mail), along with three copies of project construction plans and three copies of the site plan. The site plan must accurately show property boundaries, location of grinder pump, well, septic field, and all existing and proposed improvements. The site and project footprint must be staked prior to the submittal of the land use permit.
2. After the application is reviewed for completeness, zoning staff conduct a site inspection, if necessary depending on the project, to verify the information on the plans. (Repairs, such as siding, windows, and roofs, do not require an inspection prior to issuing the land use permit waiver).
3. The land use permit must be approved by the Assessing, Treasury, and Utilities Departments prior to the Zoning Department issuing the permit. Once the permit is approved and issued, the applicant is contacted to pay for and pick-up the approved plans and permit.
4. If required, the applicant files for permits from the Livingston County Building Department.
5. Upon project completion, the applicant must contact the Planning and Zoning Department for a final inspection. Staff will visit the site to verify that the project appears to be built to plan and that all final zoning compliance requirements, such as final grading, removal of construction debris, or drainage management, are complete. Once the inspection is complete, staff contacts the building department to inform them that the final zoning inspection has been approved.

2019 Land Use Permits

Hamburg Township issued 685 land use permits in 2019. The following table shows how many permits were issued per month by permit type.

Planning & Zoning Department

Category	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Issued
Accessory Dwelling Unit	-	-	-	-	-	-	-	1	-	-	-	-	1
Addition	3	2	3	3	4	7	6	2	3	2	-	2	37
Alteration, Interior Remodel	3	2	2	4	2	2	4	5	1	4	3	3	35
Bed and Breakfast	-	-	1	-	-	-	-	-	-	-	-	-	1
Change of Use	-	-	-	-	-	-	-	-	-	1	1	-	2
Commercial New Construction	1	-	-	-	-	-	-	1	-	-	-	-	2
Commercial Tenant Improvement	2	-	1	1	-	-	-	-	-	-	-	-	4
Deck	1	1	2	2	13	8	1	6	8	1	-	1	44
Demolition	-	2	1	3	2	1	2	-	-	2	1	2	16
Fence	-	-	2	8	6	2	1	3	3	-	-	2	27
Garage	1	-	-	1	2	2	1	-	2	2	1	-	12
Grading	-	-	-	-	-	1	-	-	1	-	-	-	2
Home	2	1	3	2	7	2	10	11	2	12	5	2	59
Home Occupation	-	-	-	-	-	-	-	-	-	-	-	-	0
Mechanical equipment	2	-	2	1	1	4	2	13	16	15	6	10	72
Mobile Home	-	-	-	-	-	-	2	-	-	-	-	-	2
Other	-	-	-	1	-	2	1	1	2	-	-	1	8
Patio	-	-	-	-	1	-	2	-	1	2	-	-	6
Pole Barn	1	1	1	3	2	1	1	1	-	2	1	-	14
Pool, above-ground	-	-	-	-	1	-	1	-	-	-	-	-	2
Pool, inground	-	1	-	-	-	-	2	-	-	-	-	-	3
Porch	-	-	1	-	-	1	-	1	-	-	2	-	5
Repair, Reroof, Windows	7	7	17	22	39	27	27	31	30	36	20	12	275
Seasonal Sales	-	-	-	-	-	-	-	-	-	-	-	-	0
Seawall	-	1	1	1	-	1	-	-	-	3	4	-	11
Shed	-	1	1	2	6	2	5	2	1	3	2	1	26
Sign	-	-	-	-	1	-	-	-	1	1	-	1	4
Solar Panels	-	1	-	-	1	-	2	1	-	3	-	1	9
Temporary Building or Use	-	-	-	-	-	-	2	1	-	-	-	1	4
Wireless Communication Facilities	-	-	-	1	-	-	-	1	-	-	-	-	2
TOTAL:	23	20	38	55	88	63	72	81	71	89	46	39	685



The top most issued permits in 2019 include: (↑↓→ = increase, decrease, or no change from 2018 to 2019)

Repair, reroof, siding, windows (275 permits; 40%) ↑ (2018: 240 permits)

Mechanical Equipment (Generators) (72 permits; 11%) ↑ (2018: 10 permits)

New Homes (59 permits; 9%) ↑ (2018: 42 permits)

Decks (44 permits; 6%) ↓ (2018: 50 permits)

Addition (37 permits; 5%) ↓ (2018: 40 permits)

Alteration, Interior Remodel (35 permits; 5%) → (2018: 35 permits)

Fence (27 permits; 4%) ↓ (2018: 29 permits)

Shed (26 permits; 4%) ↓ (2018: 27 permits)

Demolition (16 permits; 2%) ↑ (2018: 9 permits)

Pole Barn (14 permits; 2%) → (2018: 14 permits)

Garage (12 permits; 2%) ↑ (2018: 9 permits)

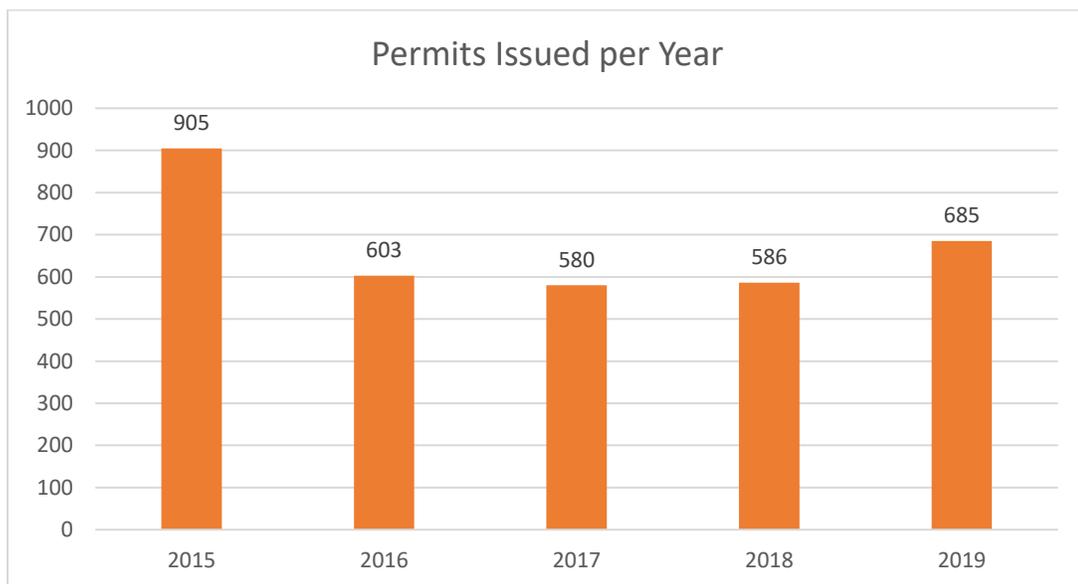
Land Use Permits Issued per Year:

2019

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
23	20	38	55	88	63	72	81	71	89	46	39	685

2018

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
17	30	36	64	68	72	51	50	53	63	52	30	586



From 2018 to 2019 there was a 14% increase in the number of total land use permits issued (increase in 99 permits). Each year repair permits account for the majority of permits issued, there was no change in the amount of repair permits issued in 2019 compared to the previous 3 years. In 2019 Hamburg Township residents experienced a couple of damaging storms, which knocked out power for a number of days in July, this resulted a huge increase in the number of whole house generator (mechanical equipment) permits issued. Regency Village has been issued 22 new home permits to date. Staff anticipates a slight decrease in the number of generator permits, but a stabilized amount of new home permits through 2020. Staff expects the total number of land use permits issued through 2020 to remain steady between 600 and 700.

Floodplain Activity

The flood-inundation study and maps, prepared in cooperation with U.S. Army Corps of Engineers, Hamburg Township and Green Oak Township, have been released to Hamburg Township. According to the the USGS website “Digital flood-inundation maps for an 8-mile (mi) reach of the Huron River near Hamburg, Michigan (station number 04172000), from downstream of Rickett Road to Strawberry Lake, were created by the U.S. Geological Survey (USGS), in cooperation with Green Oak and Hamburg Townships, Michigan, and the U.S. Army Corps of Engineers. The flood-inundation maps also include a 1.16-mi reach of the Ore Lake Tributary until it joins the Huron River, approximately 2.22 mi downstream of Rickett Road. The flood-inundation maps, which can be accessed through the USGS Flood Inundation Mapping Science website at http://water.usgs.gov/osw/flood_inundation/, depict estimates of the areal extent and depth of flooding corresponding to selected water levels (stages) at the USGS streamgage on the Huron River near Hamburg, Michigan (station number 04172000). Near real-time stages at this streamgage may be obtained on the Internet from the USGS National Water Information System at <http://waterdata.usgs.gov/> or the National Weather Service (NWS) Advanced Hydrologic Prediction Service at <http://water.weather.gov/ahps/>. The NWS Advanced Hydrologic Prediction Service also provides forecasted flood hydrographs at this website.”

When property owners ask the township whether or not a property is in the floodplain, typically what they want to know is whether they will be required to purchase flood insurance. Flood insurance is required for structures in the floodplain that carry a federally back mortgage. However, for insurance requirements for these mortgages, FEMA cares only about the floodplain they have identified--the special flood hazard area (SFHA). FEMA defines the SFHA as that area that will be inundated by a flood event having a one percent chance of being equaled or exceeded in any given year; this area is commonly referred to as the 100-year flood or the base flood.

FEMA’s Flood Insurance Rate Maps (FIRM) and the Flood Insurance Study (FIS) identify the 100-year flood zones and the base flood elevations for the flood zones. FEMA defines the base flood elevation (BFE) as “the computed elevation to which floodwater is anticipated to rise during the base flood. Base Flood Elevations (BFEs) are shown on Flood Insurance Rate Maps (FIRMs) and on the flood profiles. The BFE is the regulatory requirement for the elevation or floodproofing of structures. The relationship between the BFE and a structure's elevation determines the flood insurance premium.”

FEMA adopted the SFHA maps, or the 100-year flood zone maps, for Hamburg Township in 2008; the 2008 maps replaced maps that were originally adopted in 1986. The township relies heavily on the FIRM and the FIS to determine the BFE and if further floodplain information is required by the property owner. The scale of FEMA’s maps is 1:1,000, making using the maps at the parcel level nearly impossible. When there is a question as to whether or not the structure or property is within the SFHA, staff asks for a topographical survey. A topographical survey shows the elevations of the existing structure, the lowest adjacent grades to the structure, the finished floor elevation, and most importantly, the limit of the BFE. If it clear from the

FEMA map that the structure is located in the SFHA, we require that an elevation certificate be submitted. The elevation certificate is a FEMA document that is filled out by a surveyor or engineer and provides critical information about the structure's location in or out of the floodplain.

Michigan Residential Building Code regulates floodplains based on elevations and not the SFHA and requires that a home in the floodplain be elevated at least one foot above the BFE; this elevation is called one-foot freeboard. The one-foot freeboard requirement applies to new construction as well as lateral additions to existing homes. (An accessory structure, because it has a different insurance rating than a home, has different elevation requirements.)

There is only one way to determine if a structure is truly in the floodplain based on elevations and that requires a topographical survey. Once the determination has been made that the structure is in the floodplain—whether by the mapped SFHA or by elevations—an elevation certificate is required at three points during the construction process: prior to receiving a land use permit; when the foundation is installed and prior to vertical construction; and prior to final certificate of occupancy.

Hamburg Township property owners are able to purchase flood insurance policies because we participate in the National Flood Insurance Program (NFIP). The NFIP underwrites flood insurance coverage only in communities that adopt and enforce floodplain management regulations through an ordinance that meets or exceeds NFIP criteria. Because we participate in the NFIP, it is essential that the township enforce our floodplain ordinance for every property in the SFHA.

Our ordinance mirrors the Michigan building requirement that all substantial improvements of residential structures shall have the lowest floor elevated at least one foot above the BFE. FEMA defines a substantial improvement as any improvement of a structure, the cost of which exceed 50 percent of the market value of the structure prior to commencement of the improvement.

CRS Activity

The township voluntarily participates in NFIP's Community Rating System. CRS is an incentive program that recognizes and encourages community floodplain management activities that exceed the minimum NFIP requirements. Because of our participation in the CRS and because we undertake additional regulatory activities, such as the one-foot freeboard requirement, Hamburg Township property owners are able to purchase flood insurance at a discounted premium rate. Every part of our participation in the CRS program is administrative—residents do not know that we undertake these activities on their behalf to reduce their flood insurance premiums.

The township earns points for various administrative activities, such as sending floodplain informational letters to lenders, realtors, and insurers; sending informational letters to homeowners in the repetitive loss areas of the township; maintaining elevation certificates for every project in the SFHA; updating our flood maps; and ensuring that projects in the SFHA are properly permitted.

FEMA audits CRS communities on a five-year cycle. Hamburg Township was audited on April 9, 2019. In addition to the routine administrative tasks associated with being a CRS participant, staff spent upwards of 80 hours preparing for the audit and responding to the auditor's requests for additional information. After the auditor reviewed township's documents and activities, we were advised that we remain a Class 8 CRS community, which offers home owners a ten percent discount on flood insurance premiums.

EGLE (DEQ) Activity

In 2019, staff received notice of 27 permits issued by the Michigan Department of Environment, Great Lakes & Energy for projects such as seawalls, dredging of a waterbody, wetlands activity, and development in the floodplain. Township staff follows up on EGLE permits with a letter to the property owner that specifies what type of township land use permit is required.

EGLE’s long-time floodplain engineer assigned to Hamburg Township, Donna Cervelli, has left the water resources protection division for a job with a different EGLE division. Donna has been a tremendous help and resource to the township in dealing with floodplain issues, permits, and questions. A new floodplain engineer has been hired to replace Donna but staff has not yet contact with the new hire.

Land Divisions, Boundary Adjustments, and Combinations

In 2019, staff processed applications for 28 lot combinations, four (4) land divisions, and six (6) boundary adjustments. However, there are some applications that are still pending, either for incorrect legal descriptions, surveys required, or for delinquent taxes. There was an increase in the number of lot combinations processed due to the creation of a few special assessment districts for road maintenance. By combining platted lots of common ownership, this alleviates multiple assessments per property owner.

	<u>2019</u>	<u>2018</u>	<u>2017</u>
<u>Lot Combinations</u>	28	8	21
<u>Land Divisions</u>	4	2	3
<u>Boundary Adjustments</u>	6	6	4

This is the process for applying for a land division, combination, or boundary adjustment:

1. An application for a division, combination, or adjustment is submitted to the Planning and Zoning Department.
2. Planning staff reviews the application to ensure that it complies with G.O. 95A and the Land Division Act (for land divisions).
3. Planning staff distributes the application materials to the Assessing, Utilities, Treasury, and Accounting Departments.
4. Once the departments have signed off on the application, planning staff gives the approved application to the Assessing Department for processing, which includes assignment of a property identification number and preparation of final paperwork.
5. The Assessing Department staff sends an approval letter and necessary paperwork to the applicant.

Code Enforcement

Ted Michowski, Code Enforcement Officer

2019 Code enforcement year-in-review & 2020 Goals:

Being relatively new to the position, I would like to introduce myself and provide a little background. I began my employment with Hamburg Township on September 9, 2019. I served with the United States Air Force as a Security Police Officer. During this time, I was stationed in the Upper Peninsula, North Carolina, Honduras and Saudi Arabia. I spent 2 years as a Detroit Police Officer. I recently retired from the City of Taylor Police Department. During my time as a police officer I was assigned to the road patrol, I was a Training Officer, Court Liaison Officer, Fleet Officer, Criminal Traffic Investigator, Traffic Crash Reconstruction Investigator, Special Event Planner, Traffic Grant Organizer and police representative for Pre-Planning Department meetings. I have also worked for Concordia University Campus Safety and Pinkerton Security Asset Protection along with a Private Investigator. As you can see I am bringing a variety of life experiences to the position which will allow me to deal with a variety of personalities and situations which may exist in Hamburg Township.

I am assigned as a Civilian Employee of the Hamburg Township Police Department and work out of the Planning/Zoning Department Office. This change was made upon my hiring to free up a police officer from some of the investigative work that sometimes needs to be done with some of the complaints. This allows the police department to direct their attention to more law enforcement functions within the community. With this I am able to run LEIN (Law Enforcement Information Network) checks. This is the computer which is used to run individuals names, addresses and registrations. I am also able to write citations to violators if needed. These were all functions that the police department was doing prior to me taking over this position. My primary duties include enforcing General Ordinance and Zoning Ordinance violations within Hamburg Township along with Pre and Post Land Use Permit Site Inspections.

I agree with the prior Code Enforcement Officer Mike Sumeracki in regards to, by ignoring complaints for blight, an abandoned cars, or piles of refuse, these issues will not go away but will continue to deteriorate and will spread to other buildings, blocks, and neighborhoods within our community. If we address these conditions in their infancy there is less of a chance that the “respectable residents” will not flee the area to other jurisdictions nor will the blight spread to other areas. If the neighborhoods appear orderly there is less chance of criminal activity taking hold.

When every complaint comes in, I ask myself one question. What if it was my neighbor? With that question I approach every situation differently. Just as my time in law enforcement, every individual’s situation is different. Just as each person is a little different in their own way. I will continue to treat people with respect and attempt to make all people involved with the complaint satisfied the best way I can. Most of all making Hamburg Township a little better each day.

2019 New Code Enforcement Complaints

In 2019, there were 147 new complaint cases that were submitted. Out of those complaints submitted, 121 were closed in 2019. There are a number of remaining open cases from 2019 and prior that are in various stages. Some are still in the clean-up process. Most are making positive improvements. Some of these cases have been going on for a number of years and are either in the beginning stage of court proceedings or currently involved in a court case.

<u>Type</u>	<u>Jan.</u>	<u>Feb.</u>	<u>Mar.</u>	<u>Apr.</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>Aug.</u>	<u>Sep.</u>	<u>Oct.</u>	<u>Nov.</u>	<u>Dec.</u>	<u>Total</u>
Accessory Structure													
Animals													
Blight	1	2	1	6	10	7	9	2	6	4	3	0	51
Building no Permit	3	1	1	1	1	3	3	1	4	2	0	1	21
Business – not permitted				3	1		1				1		6
Grading – no permit											1		1
Commercial vehicles – not permitted													
DEQ Permit required							1			1			2
Dumping													
Fence Violation									1				1
General Nuisance									3				3
Illegal Storage	1			1									2
Illegal Temp. Structure							1						1
Illegal Yard Sale													
Lighting Violation													
Other						2	3		1	2	1		9
Outside Storage													
Seawall Permit Req.													
Sign Violation													
Structure in ROW													
Tall Grass/Weeds					6	3	4	4	3				20
Temporary Structure				1		1							2
Unlicensed Inoperable Vehicle	2	1	4	2	1	1	4	3	2	3	1	3	27
Unsafe Structure					1								1
<u>Total</u>	<u>7</u>	<u>4</u>	<u>6</u>	<u>14</u>	<u>20</u>	<u>17</u>	<u>26</u>	<u>10</u>	<u>20</u>	<u>12</u>	<u>7</u>	<u>4</u>	<u>147</u>

2019 Closed Code Enforcement Violations

2019 Closed Enforcements/Complaints													
Type	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sep.	Oct.	Nov.	Dec.	Total
Accessory Structure					1								1
Animals					1								1
Blight	7	1	12	4	5	8	6	4	6	7	4	2	66
Building no Permit	2	2	5	1	1		3	1	1	3	4		23
Business – not permitted					1	1	2				1		5
Grading – no permit			1								1		2
Commercial vehicles – not permitted				1									1
DEQ Permit required			2				1						3
Dumping			1										1
Fence Violation	1								1				2
General Nuisance			1						2				3
Illegal Storage	2			1			1						4
Illegal Temp. Structure							1						1
Illegal Yard Sale													
Other						1	2		1	1	1		6
Outside Storage													
Seawall Permit Req.													
Sign Violation/Lighting		1	3										4
Structure in ROW			1										1
Tall Grass/Weeds	1				1	5	2	7	2				18
Temporary Structure						1		1					2
Unlicensed Inoperable Vehicle	4	1	5	2	2		2	3		8	1	1	29
Unsafe Structure	1		1			1					3		6
Total	18	5	32	9	12	17	20	16	13	19	15	3	179

The position of Code Enforcement is much more labor intensive requiring multiple trips to the subject property, inspect/confirm, take photographs, meet with the property owners, meet with neighbors, post notices/send letters, if necessary prepare violations and lastly, when necessary, court appearance. The existing policy in Planning & Zoning is complaint based meaning I respond when a resident/passers-by feels aggrieved. There are complaint forms at the front desk or we take phone complaints and many are also received through emails. We also accept and investigate anonymous complaints. There are two exceptions to the complaint required code enforcement action: building without a permit and activity in the wetlands. I will investigate building without permits because unpermitted construction could constitute a danger to public safety and welfare, and is more expensive for the property owner to correct after-the-fact. Unpermitted activity in the wetlands not only could constitute a drainage or flooding hazard for adjacent properties but is also extremely expensive to remediate after-the-fact if the activity does constitute a violation of local and state laws.

Issuing violations are a last resort as residents are given a minimum of three warnings before a violation is written. Please note, that each progressive step necessitates a separate trip to the property to check on compliance. In my experience, thus far, residents eventually conform to the ordinance after a letter or meeting. Others will string you along until the final warning is issued. Some are closed quickly with an educational

meeting related to the ordinance and why it is in place and the impact it has on one's quality of life. Pursuing frequent violators is expensive if we must engage our township attorney to begin court proceedings. I work with the property owner to comply, which results in a more positive outcome for the owner and the township.

One must remember, that the complainant is also typically a township resident. Many times a resident/complainant does not like the lifestyle of their neighbor and wants to impose their life's standard on the neighbor. This is where diplomacy is important. Acknowledging the frustration of the complainant, while educating them about the ordinance and the limits of my enforcement arm. Some complaints simply are not enforceable.

A Code Enforcement Officer is a mediator. Think about how many times a typical resident has some sort of interaction with a township representative. Each of us can articulate in every detail about our last interaction with a police officer, fire marshal, zoning official, building inspector. They do not occur very often and should have a positive impact on the resident. For the complainant, it was important enough to take time out of their day to file a complaint, even though it may appear very petty at times. For the violator, you may be asking them to remove or dispose their personal property, rearrange their yard which may be conceived as violating their personal space.

Code Enforcement Process

- 1) Received Code Compliance Request Form via in person, written, phone or email.
- 2) Create a code enforcement file in BS&A where it is assigned a number. Visit the site, speak with homeowner, (if they answer the door), verify a code violation, and take pictures. Return to the office and write a warning letter, file scan letter and update BS&A file. Typically, a resident is given 14 days to rectify the violation.
- 3) Revisit site after the 14 days have passed. If the violation still exists, more pictures may be warranted, another attempt to speak with the resident, a second notice is prepared and mailed and the computer is updated.
- 4) Revisit site again to see if the violation still exists, more pictures may be warranted, another attempt to speak with the resident.
- 5) Revisit the site after the time has passed. If the conditions have not improved or worsened a third and final letter is prepared. This letter is sent as certified mail with return receipt or hand delivered. The letter clearly indicates this is the **final** warning.
- 6) After the time period has elapsed, a civil infraction violation is prepared as an E-ticket. If personal service cannot be made a copy is mailed first-class mail and an additional copy is posted on the property per the Civil Infraction Ordinance #71.
- 7) Once the court appearance date has passed and the property owner has not addressed the initial violation the ordinance does provide for another violation to be written. The second violation assesses the fine at twice the listed amount in the ordinance.
- 8) Prior to any court proceeding, another pass is made by the location in question where pictures are taken depicting the condition of the property.

(These are recommended steps. Each complaint is handled with the best interest of all individuals involved.)

2020 Goals

1. Become more familiar with the Zoning Ordinance. The Zoning Ordinance is not something you can just read and remember. It actually requires a process of seeing, doing and learning. Each day I learn a little more with each permit or question that presents its self.
2. Help each resident make each home or business a little better for each of their neighbors in Hamburg Township.

Staff Training & Professional Activities

The planning department attended the following training and continues to be involved in the following professional activities:

Scott attended the trainings and participated in professional activities listed below:

- March 21, 2019: Cultivating Local Farm Economies: Planning, Zoning, and Farm Preservation through Diversification (workshop) – MSU Extension; Ann Arbor.
- September, 2019: Michigan Association of Planning annual conference, Kalamazoo (attending in 2020)
- October 30, 2019: Livingston County Planning Brown Bag Lunch – Planning for Renewable Energy; Hartland Township Hall.
- November, 2019: APA webinar: From vision to implementation quicker and with community support: Cutting down the time to create a Form-Based Code using a NCI Charrette
- December 4, 2019: Livingston County Planning Brown Bag Lunch – SEMCOG Regional Economic Development Plan Community Input Session

Amy attended the trainings and participated in professional activities listed below:

- March 2019: Michigan Stormwater and Floodplain Association Annual Conference, Ann Arbor (attending in March, 2020)
- September, 2019: Michigan Association of Planning annual conference, Kalamazoo (attending in 2020)
- October, 2019: Floodplain Training – Karol Grove; Livingston County Building Department.
- October, 2019: Michigan Association of Code Enforcement Officers fall conference, Ann Arbor
- November, 2019: APA webinar: From vision to implementation quicker and with community support: Cutting down the time to create a Form-Based Code using a NCI Charrette
- February, 2020: presented at Talk of the Township at the Hamburg Township library

Brittany attended the trainings and participated in the professional activities listed below:

- March 5, 2019: BS&A Community Development Regional User Group Training Event; Bath.
- March 21, 2019: Cultivating Local Farm Economies: Planning, Zoning, and Farm Preservation through Diversification (workshop) – MSU Extension; Ann Arbor.
- May 29, 2019: Conducting Land Division Reviews – LCAA & MSU Extension; Howell.
- August 14, 2019: Hot Topics in Planning & Zoning – MTA (Catherine Kaufman); Kalamazoo.
- September 24, 2019: Livingston County Planning Brown Bag Lunch – Wedding/Event Barns; Genoa Township Hall.
- October 30, 2019: Floodplain Training – Karol Grove; Livingston County Building Department.
- November, 2019: APA webinar: From vision to implementation quicker and with community support: Cutting down the time to create a Form-Based Code using a NCI Charrette
- Remains a Notary Public

Ted attended the trainings and participated in the professional activities listed below:

- Joined MACEO and MAP as a member
- February, 2020: presented at Talk of the Township at the Hamburg Township library
- March 11-13, 2020: will attend MACEO annual conference

Upcoming 2019 Training Opportunities

- Michigan Stormwater and Floodplain Association Annual Conference, March 4-6, 2020; Ann Arbor.
- Michigan Township Association Annual Conference and Expo, April 27-30, 2020; Traverse City.
- Michigan Association of Planning - Spring Institute, May 14, 2020, Lansing.
- Michigan Association of Planning Annual Conference, October 7-9, 2020; Port Huron.
- Livingston County Planning – Monthly Brown Bag Lunch (Lunch & Learn) Presentations
<https://www.livgov.com/plan/Pages/lunch-and-learn.aspx>
- Michigan Economic Development Corporation has on-going trainings for re-development ready communities; <https://www.miplace.org/communities/rrc/>
- Michigan Association of Planning has on-going trainings on Planning and Zoning Essentials; <https://www.planningmi.org/>
- MSU Extension has on-going trainings; <https://www.canr.msu.edu/planning/events>

Zoning Text Amendments

ZONING TEXT AMENDMENTS 2019:

In 2019 nine zoning text amendments were started and five have been approved (ZTA19-003, 004, 005, 006, and 008), Three amendment is still under review (ZTA 19-001, 002 and 009) and one amendment was altered and combined with another amendment (ZTA19-007 was combined with ZTA19-008). The following is a list of the amendment, the dates the amendment was approved, and a brief description of the amendment:

ZTA 19-001 (Under Review) is a general codification of the entire Hamburg Township Zoning Ordinance. Throughout 2019 Township Staff thoroughly reviewed the past amendments and has created a final codified zoning ordinances incorporating all of the Zoning Text Amendment since 2009. Through this process, Township Staff also was able to clean up any grammatical errors and ensure that the internal references to other sections of the ordinance were accurate. The codified zoning ordinance will go to the Township Board in March, 2020, and after notice of adoption is published within 15 days, the ordinance will take effect 7 days after publication.

ZTA 19-002 (Under Review) is a request to rezone the property where the Chilson Commons Shopping Center is located from water front residential (WFR) to community service (CS). In May of 2019 this ZTA was submitted to the Township by the property owners. The subject property and the Chilson Commons Shopping Center use was approved as a Planned Unit Development (PUD) and there is a development agreement between the Township and the property owner. Since May of 2019 the property owners and the Township have been working on revised wording for the Development Agreement to be reviewed in conjunction with the proposed zoning change.

ZTA 19-003 (Approved Aug 6, 2019) revised the regulations regarding Group Day Care Homes, Child Care Centers and Day Care Homes in Section 8.7 of the Township Zoning Ordinance. The revision allow the Planning Commission to determine the required size of a lot and the size of the fenced in play area for a Child Care Center if a Special Use Permit is required for the use. This Zoning Text amendment also allow Child Care Centers as an allow Special Use in the Village Center zoning district under Section 7.5.1 Schedule of Use Regulations (O) VC-Village Center District

ZTA 19-004 (Approved Oct 15, 2019) revised the regulations for Planned Unit Development by consolidating the regulations from Articles 13, 14, 15, 16, and 17 into a single Article (Article 14). Some of the major changes that this consolidation had on the regulations were:

- Eliminate the regulations in Article 13 Planned Unit Development and Article 16 Hardship Planned Unit Development;
- Eliminate the ability for the Planning Commission to approve a greater density than specifically allowed for open space planned unit developments;
- Add a density bonus for open space planned unit developments if a project provides both public sewer and preserves 60% of the land as open space;
- Add elements to help guide developers on what needs to be included in a project when requesting the addition 1% to 15% density bonus for an exemplary project under the open space planned unit development regulations;
- Add regulations for cottage housing planned unit developments; and
- Create a review process that is the same for all Planned Unit Development projects.

A front page article on the Cottage Housing portion of this ordinance amendment was in the February 2020 MTA Focus magazine (Attachment A).

ZTA 19-005 (Approved Oct 15, 2019) revised the regulations for fences in section 8.15 Fences, Walls and Screens of the Zoning Ordinance. The purpose of the amendment is to make the fence regulation clearer and easier to understand. The revisions will eliminate the ability to build an 8 foot fence in your rear yard, and to further clarify the location and height of permitted fences on properties that abut a lake, river, or wetland area.

ZTA 19-006 (Approved Oct 1, 2019) revised the variance regulations in Article 6, Section 6.8 Zoning Board of Appeals. The amendment changed the variance approval period from six months to 12 months.

ZTA 19-007 and 19-008 (Combined under ZTA 19-008 approved Feb 4, 2020) revised the attached accessory structure regulations in Article 8, Section 8.3.1 Accessory Buildings and Structures. The proposed revision clarified the regulations regarding attached accessory structures by eliminating patio as a structure that could be used to connect an accessory building to a principle structure making it an attached accessory structure and changing the required fence height around pools to between 4 and 6 feet.

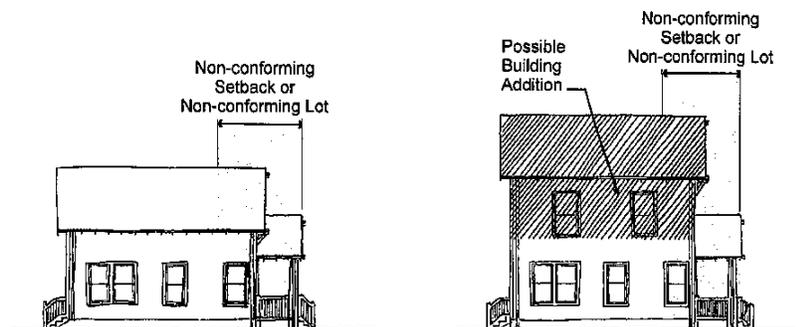
ZTA 19-009 (Under Review) the draft zoning text amendment would add regulations to allow collection bin in the NS, CS, VC, LI, GI zoning districts with restrictions; new regulations regarding the allowed location, size, number, materials, and signage of Donation/Collection Bins within Hamburg Township would be added to Article 8, Section 8.30 Collection Bins. The Planning Commission held a public meeting to review and discuss the ordinance on November 20, 2019. At that meeting the Planning Commission directed staff to make minor changes to the proposed regulations and notice this amendment for a public hearing which will be held on February 19, 2020. If the Planning Commission recommends approval of ZTA 19-009 the information will be sent to the LCPC for review and a recommendation at the March 18, 2020 LCPC meeting. Once we have both Planning Commission’s recommendations they will be sent to the Township Board along with the Zoning Text amendment for a final decision.

ZONING TEXT AMENDMENTS 2020:

In 2019 Township Planning and Zoning Staff will be looking to make more changes to the zoning regulations. The following are recommended Zoning Text Amendments for Staff to work on in 2019:

- **Non-Conforming Regulations:** On August 17, 2017, the Planning Commission recommended approval of a zoning text amendment (ZTA 17-005) to Section 11.3.1., Permitted expansion of residential buildings. One new regulations that was added as a part of the ZTA 17-005 was that if a second story addition was added over and existing structure that encroached into a required setback a variance would be required for the proposed expansion (See Below).

Diagram F: Addition of a second story to a non-conforming structure



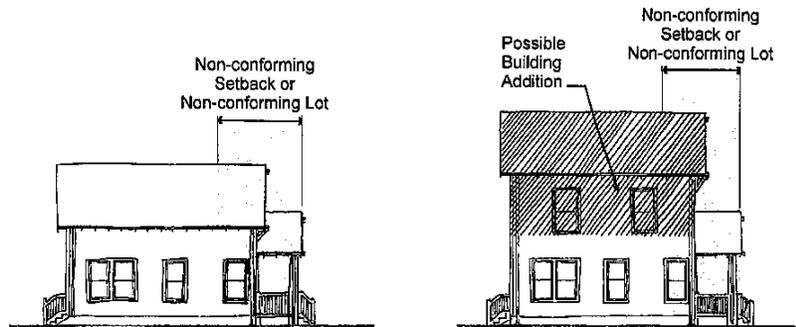
This addition will require a variance from the Zoning Board of Appeals

This regulation was put into place to reduce the impact of additions that could not meet the required setbacks on the adjacent neighbors. In short, even though an existing single story structure may be close to the property line adding a second story that is just as close to the property line would more than likely further impact the adjacent property owner. However, since this ordinance amendment went into place in 2017 there have been 7 variance requests for additions to second stories all of these requests have been approved by the Zoning Board of Appeals. Some members of Zoning Board of Appeals have asked staff to revise this section 11.3.1 to eliminate the requirements for a variance if a new second story is built over an existing non-conforming structure as they do not see a situation where they would deny a variance for this type of addition.

This would be a very simple Zoning Text Amendment:

*“11.3.1. Permitted Expansion of Residential Buildings: A residential nonconforming building may be allowed to expand provided the expansion **does not increase the size of the established footprint, or the expansion** is within a yard which retains compliance with the required setbacks and height, (eg. A home with a nonconforming front yard setback may be expanded in the rear so long as the rear yard setback remains conforming, (see Diagrams B,C and D) ~~this includes expansions to upper levels~~ (eg. A second level is added to an existing single story house with a non-conforming side yard setback the second story ~~can must not~~ encroach into the required setback ~~even if the~~ as long as the existing main level already encroaches into the setback, see Diagram F).”*

Diagram F: Addition of a second story to a non-conforming structure



This **second story** addition ~~will does not~~ require a variance from the Zoning Board of Appeals

- **Minimum House Sizes (ZTA 20-001 started):** The Township regulations currently restricts the minimum size of a new single family house within the township to 1,000 square foot in many of the residential zoning districts. According to the America Planning Association article Minimum Requirements for Lot and Building Size “The courts have not looked with favor on minimum building size requirements. In most of the cases involving such provisions, the restrictions have been declared invalid.” Minimum building size regulations were likely put into the zoning regulation for two reasons; one to protect the property values in the community and two to protect the health and welfare of the person living in the home.

The county has recently seen an increase in a preference from home buyers for a smaller housing type. Smaller houses offer a lower maintenance costs while preserving the benefits enjoyed by other single family homes, such as more privacy and independence. Small houses have become a more popular housing choice for both Baby Boomers and Millennials. Boomers which are deciding to downsize and Millennials which are looking to purchase their first homes; are many times searching for the same thing when it comes to housing; affordability, low maintenance, safety and a sense of being part of a larger community.

When considering minimum housing size regulations the legality of these regulations and also the pro and con of these restrictions should be considered. As stated before some of the pro are:

- 1) Requiring a minimum house size preserves the housing value in the area. The thought behind this is that a larger house should sell for more than a smaller house. As we have seen in some court cases this is not a good defense for a municipality requiring a minimum house size. Also this could create a situation where the only type of house available for sale in a community is larger homes. This could creating an overabundance of a specific type of housing product which may hurt housing values in a community. This consideration also is linked to the taxable value of the community. Large lot single family homes often cost more in public services and therefore higher values are needed to support these types of homes.
- 2) Requiring a minimum house size preserves the character of the community. This would mean that the township believe that similar home sizes would be necessary to preserve the character of the community or at a minimum a home under 1,000 square feet would not preserve the character of the community. Again private subdivision may have size restriction in their master deeds and by laws as they may also have regulation house color and fence design. These items are designed to create a homogeneous appearance within a subdivision.
- 3) Requiring a minimum house size preserves the health, safety and welfare of the community. The thought behind this is that living in a small house would have an impact on the health of a person. There are conflicting opinions regarding this point. Some believe that small living spaces have negative impacts on a person's mental and physical health. These opinions state that small spaces create additional steps in everyday living, like converting a sleeping area into a living space with a murphy bed. These additional steps can increase a person's stress level. Small spaces can also be cramped and over crowded which may create health problems by not having enough space to get exercise by moving around your living space and could cause problems with children being able to study and concentrate. Other opinions believe that small spaces provide more opportunity for people to connect to the community and to utilize more outdoor activities which provide a healthier lifestyle.

Some of the cons for requiring a minimum house size are:

- 1) Requiring a minimum house size is a restriction on private property rights. Not allowing a person to build any size house they want on their property restricts their property rights. Although that is true all zoning regulations do this.
- 2) Requiring a minimum house size creates less affordable housing in a community. As stated under the pros above larger houses have higher values making them less affordable. Allowing smaller home allows people to build housing that is more affordable.
- 3) Requiring a minimum house size limits the size variation in the housing stock of a community. This limitation on the type and size of housing available for sale within your community may have negative impact of home sales if a small house becomes more desirable.

Options for Potential Amendment to the Minimum Size Regulations:

- 1) Remove the minimum house size requirements under section 7.6.1 footnote 5 and footnote 14.
With this potential change the size of the house would mainly be up to the owners of the property; the only zoning regulations that may still impact the size of the home would be the setbacks, number of stories and lot coverage requirements. On small sites these requirements may restrict the house to a certain size.
- 2) Lower the minimum house sign requirement under section 7.6.1 footnote 5 and footnote 16.

With this potential change the Township would choose a smaller number based on what they believe is an adequately size structure to protect the health and safety of the people living in the structure.

If the Township believes this was the appropriate change to the ordinance staff would suggest that the minimum house size be reduced to 600 square feet for a single family home under footnote 5 and footnote 14 and that multifamily dwellings be changed to 400 square feet for an Efficiency, 500 square feet for a 1 Bedroom Unit, 600 square feet for a 2 Bedroom Unit, and 700 square feet for a 3 Bedroom Unit under footnote 14.

- 3) Lower the minimum house size requirement under section 7.6.1 footnote 5 and footnote 16 and base the minimum on the number of bedrooms?

If the Township believes this was the appropriate change to the ordinance staff would suggest that the minimum house size be reduced under footnote #5 as followed:

5. Minimum square footage above grade, excluding basements and parking for residential dwelling unit, either single family, duplex or multi-family shall be as follows:

- i. Efficiency 400
- ii. One bedroom 500
- iii. Two bedroom 600
- iv. Three bedroom 700

Footnote #14 could then be removed as it would be covered under footnote #5.

With all of these options staff would also recommend removing the Dimensional regulations in 8.5.2 as requiring that the front side or rear elevation be a minimum of 20 feet across will limit the design of the housing and would not serve a viable purpose to protect the health, safety and welfare of the community members. All of the other statement in section 8.5.2 would be required regardless of stating them in the zoning ordinance. (shall comply in all respects with the Michigan State Construction Code Commission, including minimum heights for habitable rooms. Where a dwelling is required by law to comply with any federal or state standards or regulations for construction and where such standards or regulations for construction are different than those imposed by the Michigan State Construction Code Commission, then and in that event such federal or state standard or regulation shall apply.)

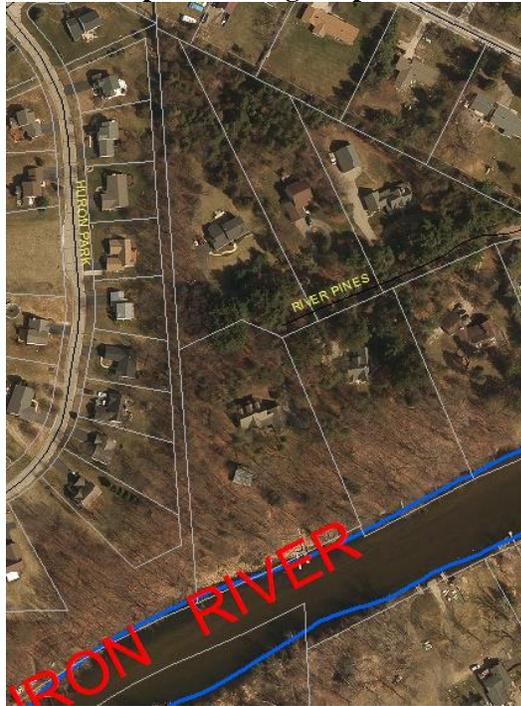
- **Lake Frontage for Newly Created Properties:** Planning and Zoning Staff has made the following observation that during exempt land divisions and boundary adjustment that the Township does has very little control over property owners creating oddly shaped lots to create access to the Townships Lakes and Rivers.

To further explain I would like to start with some examples of what township staff has seen:

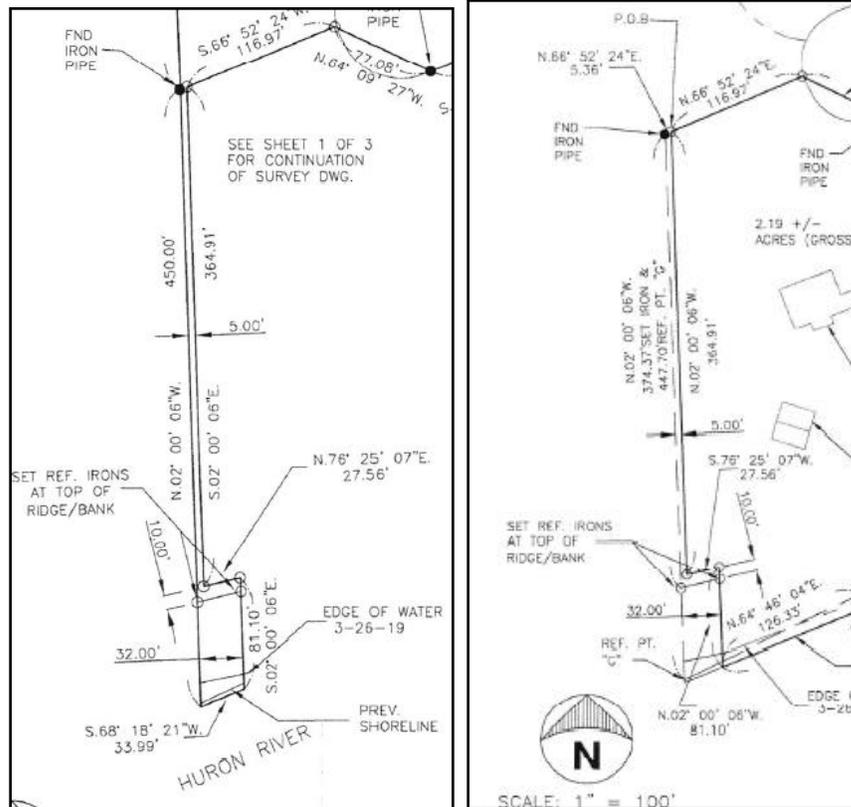
- 1) Boundary Adjustment:

The Existing two site are shown in **Map 1** and both properties accessed off the end of River Pines. The boundary adjustment allowed the property to the north at 7325 River Pine to take a 5 foot strip of land from the west side of the property to the south at 73330 River Bend this five foot strip than widens out when it reaches the river to allow enough room for a dock (**Maps 2 and 3**).

Map 1: Existing Properties



Maps 2 and 3 Proposed Boundary Adjustment



2) Land Divisions: Cedar Bend

This land division took one lot (Map 4) and created 4 lots (Map 5) each of the 4 new lots proposed would have had an 8 foot strip to Whitewood Lake that would have expanded at the lake to 15 feet to be able to put a dock in.

Map 4: Existing Lots



Map 5 Proposed 4 lots



What staff would suggest is that we look at creating regulations similar to the regulations in 9.8.6 for riparian lots where the township requires a minimum riparian frontage for any lot that is created with new access to a lake or river, for example:

For newly created lot that have riparian access shall have the minimum amount of riparian frontage identified in the following table for each non-riparian lot served:

Zoning District	Riparian frontage per lot served
WFR	50 feet/lot
NR	100 feet/lot
All other districts	75 feet/lot

Riparian frontage shall be measured by a straight line which intersects each side lot line at the water's edge. Artificially created shoreline may not be used to increase the calculated riparian frontage.

- Floodplain Regulations:** Hamburg Township property owners are able to purchase flood insurance policies because we participate in the National Flood Insurance Program (NFIP). The NFIP underwrites flood insurance coverage only in communities that adopt and enforce floodplain management regulations through an ordinance that meets or exceeds NFIP criteria. Because we participate in the NFIP, it is essential that the township enforce our floodplain ordinance for every property in the SFHA.

Section 9.6., Regulation of Floodplain Areas, of the township Zoning Ordinance provides for the regulation of development in the floodplain areas of the township and for the administrative duties in carrying out floodplain development review. Section 9.6.4.B., below, specifies the requirements that are most germane to the day-to-day activities of the Planning and Zoning Department:

B. The following specific standards shall be applied to all uses proposed to be located within the floodplain area but not within the floodway portion of the floodplain area.

1. *All new construction and substantial improvements of residential structures shall have the lowest floor, including basement, elevated at least one (1) foot above the base flood level.*
2. *All new construction and substantial improvements of nonresidential structures shall have either:*
 - a. *The lowest floor, including basement, elevated at least one (1) foot above the base flood level.*
 - b. *Be constructed such that below base flood level, together with attendant utility and sanitary facilities, the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this subparagraph are satisfied, and that the floodproofing methods employed are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with a base flood in the location of the structure.*

Our ordinance mirrors the Michigan building requirement that all substantial improvements of residential structures shall have the lowest floor elevated at least one foot above the BFE. FEMA defines a substantial improvement as any improvement of a structure, the cost of which exceed 50 percent of the market value of the structure prior to commencement of the improvement. Some

Michigan communities have adopted a “cumulative value” ordinance to set the value of the project starting at a definite date, over a set period of years, and if the value of the project exceeds 50 percent of the market value of the structure the structure must meet the one-foot freeboard requirement. Another option to address concerns about property damage to structures in the floodplain is to enact an ordinance that requires a two foot elevation above the BFE for all new construction (not lateral additions or substantial improvements).

The township should consider directing staff to research the necessity and impact of adopting a similar ordinance into the floodplain regulations.

- **Wireless Revisions:** In September of 2016 the Township Board approved revisions to the regulations regarding Wireless Communication Facilities. These revisions were made so the Township’s regulations would comply with the 2012 regulations required by the state legislation (PA 143), as well as 2013 changes to the WCF rules.

In December 2018, the Small Wireless Communications Facilities Deployment Act (SWCFDA), Act No. 365 of the Public Acts of 2018 (PA365). The purpose of this act is to accelerate and encourage deployment of small wireless infrastructure in the public right-of-way and provide a framework for review by municipalities. A companion act was also enacted, Act No. 366 of the Public Acts of 2018 (PA366) which amends the Michigan Zoning Enabling Act to incorporate PA 365.

SWCFDA provides requirements for municipalities to process applications by wireless providers. The SWCFDA allows for municipal regulation through a permitting process and a zoning ordinance; however there are restrictions on the municipality regarding these items. The SWCFDA allows for some limited design criteria requirements and institutes deadlines and fee limits for municipal review of any applications.

Staff should review the new regulations on and make sure our ordinance allow the Township the most discretion allowed under the SWCDA to regulate these new facilities.

- **Update Zoning Ordinance and Map to better reflect the Village Center Master Plan:** The Village Center Master Plan has been in place since 1995 and had a major upgrade in 2010. This plan was created to allow the area around the Old Hamburg Downtown to become a more vibrant village center. The Township should take a deep look at the recommendations in the Village Center Master Plan and create zoning regulations that will help to promote those regulations.

One of the easier items that the Township should consider is rezoning the residential properties north of M-36 within the Village Center area to better reflect the R-2 future land use map designation. This will allow potential developers of these properties to have a better grasp on the type of development the Township would like to see in this area.

Another item that may be more controversial but would be needed to comply with the Village Center Plan is to rezone the properties along Hall Road from General Industrial to Village Center or Village Residential which is what is contemplated in the Future Land Use Map for the Village Center Area. This is important because these properties are surrounding by higher density residential zoning districts and the future growth of these properties for industrial uses in not compatible with the area or the Master Plan.

The Township should look at the Village Center (VC), Village Residential (VR), Mixed Use (MU), and the Old Hamburg (OH) zoning districts and create regulations that will better promote the goals of the Village Center Master Plan. This may include adding new zoning district designations such as a VR-10 vs a VR-2. Also when looking into the new zoning district for this area the Township may consider if there would be a benefit for creating form based regulations for this area instead of tradition zoning regulations.

- **ADU Ordinance Revisions:** In May of 2015 the Township Board approved a zoning text amendment which allowed and regulated Accessory Dwelling Units (ADUs) on specific lots within the Township.

One of the regulations that was added to the restrictions on ADUs in the late stages of preparing this zoning text amendment was 8.27.1 item J which stated “Accessory Dwelling Units shall not be permitted on lots within the Waterfront Residential and Natural Rivers Districts that abuts a waterbody or have access to a waterbody.” Some members of Township Board have stated that they believe that because of the restriction in place on Accessory Dwelling Units that they believe ADUs would be appropriate on Lots that abut a waterbody or have access to a waterbody and that township staff should revise the ordinance to allow this use and bring it back to the Planning Commission and Township Board for review.

Currently the ADU regulations allow ADUs in the WFR and NR districts, where most of the properties that abut a waterbody or have deeded access to a water body exist, if the lot does not abut a waterbody or have deeded access to a waterbody as follows:

If the ADU is proposed on a conforming lot of record and is attached the Zoning Administrator can approve the ADU.

If the ADU is proposed on a conforming lot of record and is detached the Planning Commission can approve the ADU.

If the ADU is proposed on a non-conforming lot of record and is attached the Planning Commission can approve the ADU.

If the ADU is proposed on a non-conforming lot of record and is detached a Special Use Permit is required under section 3.5 Special Use Permits.

The proposed revisions would be only to remove item J from 8.27.1 which would than open up properties that abut a waterbody or have deeded access to a waterbody to be able to apply to create a legal ADU.

- **Wind and Solar Farms:** Michigan has seen a recent growth of renewable energy partially due to Public Act 295 of 2008 and Public Act 342 of 2016. The 2008 Act required Michigan’s energy providers to maintain at least 10% of their energy from renewable energy sources. The 2016 Act increases this requirement, mandating that an energy provider’s portfolio be 12.5% renewable energy by 2019, with a later increase to 15% in 2021 and the goal is to have 35% of electric needs met through energy waste reduction and renewable energy by 2025. To meet these requirements, utility companies have undertaken a rapid expansion in developing Michigan’s renewable energy sources, including wind and solar power. This expansion has increases the development pressures for these type of uses within local municipalities.

Currently the Township zoning regulations do not address solar or wind energy facilities. Zoning Department Staff has been addresses these type of use as follows; if the wind turbine or solar panels are uses to support the energy needs of the structures on a residential property and does not create more energy than needed for the structure on the subject site than these items are considered either accessory structure if they are not attached to another structure or as part of the structure if they are attached to a structure and can be approved with a Land Use Permit. If the wind turbines or solar arrays are created to provide more energy than needed on the subject property, they are considered a commercial uses and only allowed in industrial districts.

Solar or wind ordinances are comprehensive regulations of solar or wind energy within the Township, including what types of solar or wind energy systems are permitted, where they may be located, and what limitations apply to them. These ordinances are often written to address small and large wind and solar facilities differently. A well-drafted solar ordinance protects the Township’s interests while also ensuring that it does not run into exclusionary zoning issues.

- **Senior Housing Ordinance (Overlay District)** The population of Hamburg Township is aging and one of the concerns we have heard from the citizens is that there are no senior housing facilities in the Township. Therefore, if a current resident of the Township can no longer maintain their existing homes and need to move into a senior facility they are forced to move out of the immediate area.

In the past few years township staff and elected official have worked to create more senior housing opportunities within the community by; creating the ECHO housing regulations, allowing accessory dwelling units by right on many properties throughout the Township, requiring developers to incorporate smaller single story homes within their developments, and by creating a RFP and working with a developer to develop a large scale senior housing facility on a township owned property.

To attract additional senior housing, staff suggests the Township create a Senior Housing Overlay District to allow senior housing facilities in specific areas of the Township. These areas would be areas served by public utilities and with easy access to main roads and Township services. A Senior Housing Overlay District may be appropriate within the Village Center area, at multiple spots along M-36, and at key nodes along primary arterials throughout the Township.

An overlay District is a regulatory tool that creates a zoning district to sit on top of the base zoning district. The overlay district can match existing zoning district boundaries or it can cut across multiple zoning districts. The overlay could encourage a variety of housing types for people 55 years old and older, allow for additional density options, and promote flexible land uses. Staff believes an overlay district would work well to address the coming need for senior housing in the Township.

The district may include regulations regarding both uses and development standards that can be used to either restrict development or encourage development. If it is determined appropriate the overlay district could create regulations that allow for multiple housing types and densities on a single parcel; reduce minimum dwelling sizes, parking requirements, and setbacks; and increase maximum heights and maximum lot coverages. Additional regulations or flexible standards could also address utilizing different modes of transportation and adding recreational amenities to projects to allow for reduced parking or lot size requirements. The items listed above are just a few of the regulations, requirements or standard that may be included in a senior overlay district. More comprehensive research and outreach on the goals, needs and wants of the community would be required during the review and preparation of this overlay district.

- **Short Term Rental Uses:** In a quick review of the AirBnB and VRBO websites there are approximately 20 properties marketed as vacation rentals within Hamburg Township, all lake properties. This topic was discussed initially by the Board in September 2015. The outcome of that discussion was to not revise the code to address these short term rentals but instead to consider the rental of a property for less than 8 days at a time as a commercial use. Therefore, this commercial use would not be allowed in residential zoning districts. Just as a reminder the Township has taken a reactive approach to code enforcement and therefore Township Staff only issues code violations on projects where we have received a complaint. In 2015 there were two properties that the Township had received multiple complaints on about short term rentals. One formal complaint per year was filed against short term rental uses in 2016, 2017, and 2018; a neighbor of another short term rental use has contacted the township on multiple occasions to ask about our ordinances but has never filed a formal complaint, instead opting to fight the use through the subdivision's by-laws.

With the “sharing economy” becoming more popular it is becoming easier to share your home as a vacation destination. We are also seeing this happen with other products such as Docks, Automobiles, and Bikes. There are sites set up to share (rent from the owner) almost anything. As time goes by and more properties become available for short term rental it will be harder to regulate these uses. If the Township desires to allow or not allow this type of use staff would suggest creating regulations that state the Township's desires.

Also the Michigan State Legislature has been contemplating what to do with short term rentals for a while now, most recently with HB4503 which is still pending. This bill would, by amending the Michigan Zoning Enabling Act, remove the power of local municipalities to regulate short term rentals as a land use, by requiring that local municipality allow short-term rentals in all residential zones by right. The state representatives that have put these bills together and that support these bills claim that the bills are created to preserve private property rights. This claim is valid however it also appears to only be considering the property rights of the person that owns the rental unit and not the adjacent property owners. Also it is a

question about who should be regulating land uses the state of local municipal government. The Michigan Zoning Enabling Act is set up to allow local governmental unit to regulate their own land uses. The Michigan Township Association has opposed these bills because of this reason.

Short Term Rentals have been discussed with the Township Attorney on numerous occasions and the attorney has stated that under the current zoning ordinance, legally it would be hard to enforce any violations for short term rental of residential properties. Under the current township zoning ordinance the enforcement officer should identify the use as a violation of the District Regulations, and cite a violation of Section 7.5.1, for permitted uses. The argument will have to be the short term residential use not a permitted “single-family” use and the township than have to argue it’s more equivalent to a bed and breakfast type use – though those types of homes are usually bigger and would have designated parking for multiple guests. The township attorney has stated that adding wording into the zoning regulations regarding these short term rental uses would be beneficial to the Township. If the Township decides to address short term rental uses within the community there are many regulations that we could apply: from only adding a time frame to the definition of a single family home to creating regulations and an application and tracking process if these type of uses are allowed.

There are positive and negative aspects to allowing or not allowing this type of use in a residential district.

Master Plan Update (2020)

Steering Committee

Jim Neilson: Township Board

Annette Koebler: Township Board

Victor Leabu: Township Planning Commission

Joyce Priebe: Township Zoning Board of Appeals

Katherine Kline-Hudson: Livingston County Planning Department

Michelle Brunner: Hamburg Township Residential Property Owner

Lauren Tharp: Hamburg Township Resident and Commercial Business Owner

Stephen Pugsley: Hamburg Township, Village Center Resident

2020 MASTER PLAN HISTORY TIMELINE:

March 2018: The Township Board directed staff to create and send a Notice of Intent to prepare the 2020 Master Plan and this notice was sent as required.

March 2018: The Township formed a Steering Committee to guide the creation of the Plan.

April 2018 to September 2018: The Steering Committee and Township Staff conducted Public Outreach:

- **April 2018:** Held a Kick-off Meeting for the 2020 Master Plan
- **June 2018:** Created the 2020 Master Plan website and the public survey and made them both available to the public.
- **June 14 -16, 2018:** Staffed a booth at the Hamburg Family Fun Fest
- **July 4-8 2018:** Visited commercial businesses throughout the township
- **August 22, 2018:** Held a public open house/ ice cream social to gather more public comment.
- **September 26, 2018:** Closed the public survey

October 3, 2018: Held a steering committee meeting to discuss the survey result and discuss drafting the 2020 Master Plan.

October 2018 – Present 2020: Working on Draft 2020 Master Plan

- **Steering Committee Review/Comments Meetings**
 - *September 11, 2019:* Introduction/Chapter 1: Executive Summary
 - *September 25, 2019:* Chapter 2: Land Use
 - *October 2, 2019:* Chapter 3: Transportation
 - *October 16, 2019:* Chapter 4: Environmental Resources
- **November 13, 2019:** Governmental and Quasi-Governmental Initial Draft Review Meeting.
- **February 19, 2020:** Planning Commission to review the Draft 2020 Master Plan and make a recommendation to the Township Board on the distribution of the plan.

2020 MASTER PLAN PROJECTED STEPS FORWARD:

March 2020: Township Board will review and discuss the Draft 2020 Master Plan and the Planning Commission recommendation for distribution of the plan. The Township Board can either approved the distribution of the plan or request changes to the plan. If significant changes are requested, the plan will need to be sent back to the Planning Commission for review prior to distribution.

March 2020: Distribution of the Draft 2020 Master Plan to the interested agencies as required in the Michigan Planning Enabling Act. After the interested agencies receive the plan they have 63 day to review the plan and provide comments.

May 2020: After the 63 day review prior is complete the Planning Commission will hold a public hearing on the Draft 2020 Master Plan. At this hearing the Planning Commission will make a recommendation on the Draft 2020 Master Plan to the Township Board.

June 2020: The Township Board will review and discuss the final 2020 Master Plan and either approve the plan or reject the plan and submit a statement of their objections to the Planning Commission. The Planning Commission shall then consider the objections and revise the plan to address the objections.

June 2020: After the 2020 Master Plan is approved copies of the final approved plan is than sent the interested agencies.



Township Board Cover Sheet

Louis Lane – Road Improvement S.A.D. **First Public Hearing to Establish S.A.D.**

Information Packet:

Hamburg Township has been approached by residents living on Louis Lane in the Fox Run Subdivision requesting that their road be improved through a Township financed special assessment district. This project would consist of the establishment of a S.A.D. with the road improvements constructed under the direction of the Livingston County Road Commission. Based upon property owner response, there are enough petitions to proceed with creating the district.

The following items have been included for the Board's review:

1. **Notice of First Public Hearing:**

- A. Affidavit of Mailing
- B. Hearing Cover Letter
- C. Notice of Improvement Hearing – per Public Act 188 requirements
- D. Mailing List of Property Owners included in S.A.D.
- E. Estimate of Cost for the proposed Road Improvement S.A.D.
- F. Proposed Louis Lane Special Assessment Roll

2. **Project Resolution(s):**

- **Resolution No. 3** – Resolution Approving Petitions, Project, Cost Estimates, Special Assessment District and Causing the Special Assessment Roll to be Prepared
- **Resolution No. 4** – Resolution Acknowledging the Filing of the Louis Lane Special Assessment Roll, Scheduling a Hearing and Directing the Issuance of the Statutory Notices

NOTE: Resolution No. 4 will set the date and time for the second public hearing to be held to adopt the Assessment Roll. I am recommending that the 2nd public hearing be scheduled for **Tuesday, March 24th, 2020 beginning at 5:30 p.m. to allow enough time for notice to be published in the newspaper as well as mailing individual notices to property owners.**

The Louis Lane Road Improvement district will be included on the upcoming bond issue along with a number of other Road Improvement projects.

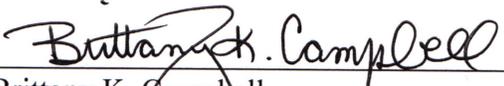


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Hamburg, MI 48139
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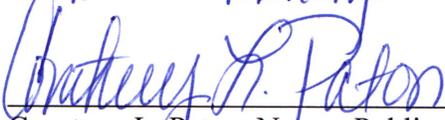
STATE OF MICHIGAN)
)ss
COUNTY OF LIVINGSTON)

BRITTANY K. CAMPBELL, being first duly sworn, deposes, and says that she personally prepared for mailing, and did on February 12, 2020, send by first-class mail, the proposed **Louis Lane – Road Improvement Special Assessment District** notice of first public hearing, a true copy of which is attached hereto, to each record owner of or party in interest in all property to be assessed for the improvement described therein, as shown on the last local tax assessment records of the Township of Hamburg; that she personally compared the address on each envelope against the list of property owners as shown on the current tax assessment rolls of the Township; that each envelope contained therein such notice and was securely sealed with postage fully prepaid for first-class mail delivery and plainly addressed; and that she personally placed all of such envelopes in a United States Post Office receptacle on the above date.



Brittany K. Campbell
Hamburg Township Utilities Coordinator

Subscribed and sworn to before me
this 12th day of February, 2020.



Courtney L. Paton, Notary Public

Jackson County, MI
My commission expires: 1/17/2024
Acting in Livingston County

COURTNEY L. PATON
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF JACKSON
My Commission Expires 01/17/2024
Acting in the County of Livingston

FAX (810) 231-4295
TELEPHONE: (810) 231-1000



P.O. Box 157
10405 Merrill Road
Hamburg, MI 48139

February 12th, 2020

Re: **Louis Lane – Road Improvement Special Assessment District**
Notice of First Public Hearing

Dear Property Owner,

Enclosed is a copy of the Notice of Improvement Hearing to establish the Louis Lane road improvement special assessment district (SAD). The project will consist of crushing and shaping the existing asphalt pavement and placing 3.6" of new hot mix asphalt in two lifts. The hot mix asphalt will be feathered on to the existing driveway approaches, including concrete drives, to match the new road elevation. The edge of the roadway will be restored with topsoil, seed and mulch.

The Township Board has scheduled the first public hearing for Tuesday, February 25th, 2020 to begin at 5:30 p.m. here at the Township Offices located at 10405 Merrill Road. The purpose of the meeting is to discuss the desire to establish the district, the district boundaries and the estimated cost of the project. The estimated road improvement project cost is \$170,000.00 which will be split equally among the 24 parcels in an assessment of \$7,083.34 per parcel plus interest charges under a ten (10) year bond re-payment schedule.

Any property owner or owners who wish to remove their support for the project must submit a letter in writing to the Township requesting to rescind their signatures from the petition by the first public hearing on February 25th. Letters may be addressed to me or the Township Clerk, Michael Dolan, and mailed to Hamburg Township, P.O. Box 157, Hamburg, MI 48139. Faxed copies or emailed/scanned copies cannot be accepted. If after the first public hearing there is still enough support to move forward with establishing the special assessment district the Board will pass a resolution to schedule the 2nd public hearing for the purpose of discussing the Assessment Roll and adoption by the Township Board which will authorize the collection of the special assessments that will first appear on the December 1, 2020 tax bill.

If you would like to discuss the road improvement project before the public hearing please feel free to contact the Township Supervisor, Patrick J. Hohl, at (810) 231-1000 Ext. 202 or his direct line at (810) 222-1116 or via email at pathohl@hamburg.mi.us.

Sincerely,

Brittany K. Campbell
Hamburg Township Utilities Coordinator



10405 Merrill Road ♦ P.O. Box 157
Hamburg, MI 48139
Phone: 810.231.1000 ♦ Fax: 810.231.4295
www.hamburg.mi.us

NOTICE OF PUBLIC HEARING

Hamburg Township
Livingston County, Michigan

NOTICE OF PUBLIC HEARING UPON A PROPOSED ROAD IMPROVEMENT PROJECT AND SPECIAL ASSESSMENT DISTRICT FOR LOUIS LANE

NOTICE IS HEREBY GIVEN:

(1) The Township Board of Hamburg Township, Livingston County, Michigan, in accordance with the laws of the State of Michigan, will hold a public hearing on Tuesday, February 25, 2020 at 5:30 p.m., at the Hamburg Township Hall, 10405 Merrill Road, Hamburg, Michigan 48139, to review the following proposed special assessment district:

HAMBURG TOWNSHIP LOUIS LANE ROAD IMPROVEMENT SPECIAL ASSESSMENT DISTRICT

and to hear any objections thereto and to the proposed Project and to the petitions filed with the Township Board requesting the Project.

(2) The project (the "Project") will consist of crushing and shaping the existing asphalt pavement and placing 3.6" of new hot mix asphalt in two lifts. The hot mix asphalt will be feathered on to the existing driveway approaches, including concrete drives, to match the new road elevation. The edge of the roadway will be restored with topsoil, seed and mulch. The Project is being designed to serve the properties in the Special Assessment District, which properties are adjacent to Louis Lane, and which properties are identified by the following permanent parcel numbers:

15-33-302-001	15-33-302-002	15-33-302-003	15-33-302-004
15-33-302-005	15-33-302-006	15-33-302-007	15-33-302-008
15-33-302-009	15-33-302-010	15-33-302-011	15-33-302-012
15-33-302-014	15-33-302-015	15-33-302-016	15-33-302-017
15-33-302-018	15-33-302-019	15-33-302-020	15-33-302-021
15-33-302-022	15-33-302-023	15-33-302-024	15-33-302-025

(3) The Township plans on imposing special assessments on the properties located in the Special Assessment District to pay for the costs of the Project.

(4) The plans and cost estimates for the proposed Project, the boundaries of the Special Assessment District and the petitions filed in support of the Project are now on file in the office of the Township Clerk for public inspection. Periodic redeterminations of the cost of the Project may be made, and subsequent hearings shall not be required if such cost redeterminations do not increase the estimated cost of the Project by more than 10%. Any person objecting to the proposed Project, the petitions for the Project or the proposed Special Assessment District shall file an objection in writing with the Township Clerk before the close of the February 25th, 2020 hearing, or within such further time the Township Board may grant.

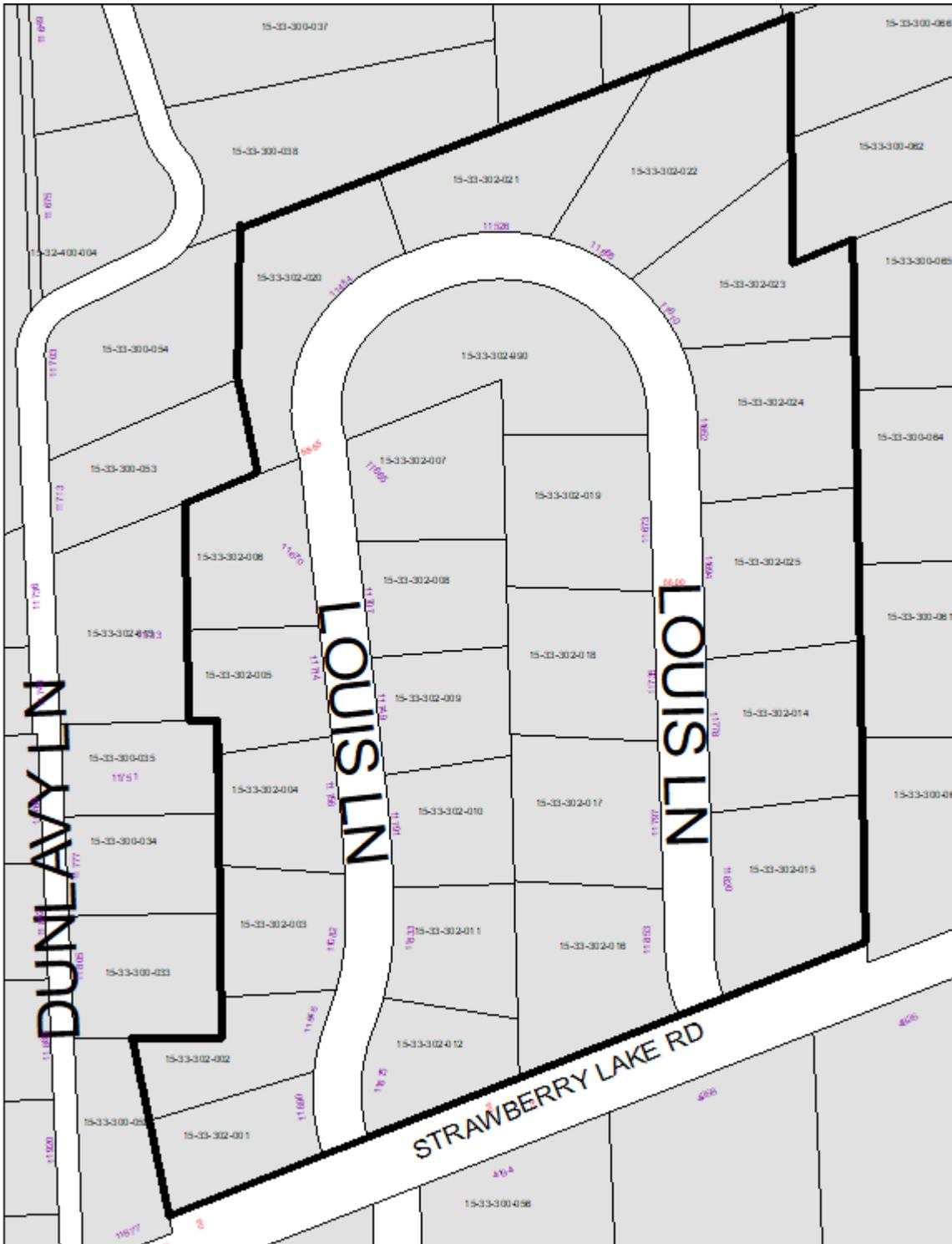
This notice is given by order of the Hamburg Township Board.

Dated: February 12th, 2020

Michael Dolan
Hamburg Township Clerk
10405 Merrill Rd. P.O. Box 157
Hamburg, MI 48139

LOUIS LANE - ROAD IMPROVEMENT SPECIAL ASSESSMENT DISTRICT
Hamburg Township, Livingston County, Michigan

The general service area in which a proposed special assessment district is to be designated. The Hamburg Township Board of Trustees may adjust the district boundaries based upon property owner response in support of creating a road improvement special assessment district.



General service area establishing the Louis Lane – Road Improvement Special Assessment District. **Proposed special assessment district boundary shown within thick black-lined area.**

15-33-302-001
Michael D. Lile & Emily P. Pastore
11890 Louis Ln.
Whitmore Lake, MI 48189

15-33-302-002
David F. & Beverly E. Gilbert
11846 Louis Ln.
Whitmore Lake, MI 48189

15-33-302-003
Michael & Kristina Cobb
11802 Louis Ln.
Whitmore Lake, MI 48189

15-33-302-004
Robert & Katherine Blackburn
11758 Louis Ln.
Whitmore Lake, MI 48189

15-33-302-005
11714 Louis Lane Trust & Ron Monroe
11714 Louis Ln.
Whitmore Lake, MI 48189

15-33-302-006
Angela Sultana
11670 Louis Ln.
Whitmore Lake, MI 48189

15-33-302-007
Mark J. & Brenda K. Tuscano Trust
11665 Louis Ln.
Whitmore Lake, MI 48189

15-33-302-008
Alok N. & Amy J. Vimawala
11707 Louis Ln.
Whitmore Lake, MI 48189

15-33-302-009
Sarah Volk
11749 Louis Ln.
Whitmore Lake, MI 48189

15-33-302-010
David McFarland
11791 Louis Ln.
Whitmore Lake, MI 48189

15-33-302-011
Alexander Phillip Demetriou
11833 Louis Ln.
Whitmore Lake, MI 48189

15-33-302-012
Karie L. Gabara
11875 Louis Ln.
Whitmore Lake, MI 48189

15-33-302-014
Kristine R. Ballard
11778 Louis Ln.
Whitmore Lake, MI 48189

15-33-302-015
Elaine Susan Umholtz
11820 Louis Ln.
Whitmore Lake, MI 48189

15-33-302-016
Brian & Jenna Gillette
11853 Louis Ln.
Whitmore Lake, MI 48189

15-33-302-017
Kyle & Katie Heikkila
11797 Louis Ln.
Whitmore Lake, MI 48189

15-33-302-018
Daniel Walters
11735 Louis Ln.
Whitmore Lake, MI 48189

15-33-302-019
Brian & Sheri Moore
11673 Louis Ln.
Whitmore Lake, MI 48189

15-33-302-020
Chris & Melinda Phifer
11484 Louis Ln.
Whitmore Lake, MI 48189

15-33-302-021
Matthew Vianueva
11526 Louis Ln.
Whitmore Lake, MI 48189

15-33-302-022
Michael & Stacy Hatfield
11568 Louis Ln.
Whitmore Lake, MI 48189

15-33-302-023
Frederick & Brenda Walton
11610 Louis Ln.
Whitmore Lake, MI 48189

15-33-302-024
Timothy D. & Anna-Mae G. Gross
11652 Louis Ln.
Whitmore Lake, MI 48189

15-33-302-025
Peter K. & Pamela M. Kleinschmidt
11694 Louis Ln.
Whitmore Lake, MI 48189

FAX 810-231-4295
PHONE 810-231-1000 Ext. 210
DIRECT DIAL 810-222-1193



P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139

**ESTIMATE OF COST
PROPOSED LOUIS LANE
ROAD IMPROVEMENT SPECIAL ASSESSMENT DISTRICT**

Hamburg Township Administration Expenses:

Total Township Fees: \$ 0.00

Road Improvements: Livingston County Road Commission \$ 170,000.00

Road improvements shall include crushing and shaping the existing asphalt pavement and placing 3.6" of new hot mix asphalt in two lifts. The hot mix asphalt will be feathered on to the existing driveway approaches, including concrete drives, to match the new road elevation. The edge of the roadway will be restored with topsoil, seed and mulch.

Total Estimated Project Cost \$ 170,000.00

\$ 170,000.00 divided by 24 Parcels = **\$7,083.34 per parcel.**

NOTE:

The cost of the road improvements will be financed through special assessment bonds. Property owners within the SAD will only be charged for the road improvement construction charges. The Township will pay for all legal and administrative fees to establish the district and for the sale of the bond to finance the project. Annual principal payments will be equally assessed per parcel plus interest on the unpaid balance. The interest amount will be determined by the market interest rate for the sale of the Bonds at the time the project is financed. The assessment costs will be presented to property owners prior to establishing the special assessment district.

HAMBURG TOWNSHIP
LOUIS LANE ROAD IMPROVEMENT PROJECT
PROPOSED SPECIAL ASSESSMENT ROLL
EXHIBIT "B"

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-33-302-001	Michael D. Lile & Emily P. Pastore 11890 Louis Ln. Whitmore Lake, MI 48189	SEC 33 T1N R5E FOX RUN SUB LOT 1	\$ 262,082.00	Occupied	\$ 7,083.34
15-33-302-002	David F. & Beverly E. Gilbert 11846 Louis Ln. Whitmore Lake, MI 48189	SEC 33 T1N R5E FOX RUN SUB LOT 2	218,025.00	Occupied	7,083.34
15-33-302-003	Michael & Kristine Cobb 11802 Louis Ln. Whitmore Lake, MI 48189	SEC 33 T1N R5E FOX RUN SUB LOT 3	278,054.00	Occupied	7,083.34
15-33-302-004	Robert & Katherine Blackburn 11758 Louis Ln. Whitmore Lake, MI 48189	SEC 33 T1N R5E FOX RUN SUB LOT 4	230,753.00	Occupied	7,083.34
15-33-302-005	11714 Louis Lane Trust Dawn Monroe & Ronnie Monroe 11714 Louis Ln. Whitmore Lake, MI 48189	SEC 33 T1N R5E FOX RUN SUB LOT 5	265,822.00	Occupied	7,083.34
15-33-302-006	Angela Sultana 11670 Louis Ln. Whitmore Lake, MI 48189	SEC 33 T1N R5E FOX RUN SUB LOT 6	248,318.00	Occupied	7,083.34
15-33-302-007	Mark J. & Brenda K. Tuscano Trust 11665 Louis Ln. Whitmore Lake, MI 48189	SEC 33 T1N R5E FOX RUN SUB LOT 7	262,912.00	Occupied	7,083.34
15-33-302-008	Alok N. & Amy J. Vimawala 11707 Louis Ln. Whitmore Lake, MI 48189	SEC 33 T1N R5E FOX RUN SUB LOT 8	280,653.00	Occupied	7,083.34

HAMBURG TOWNSHIP
LOUIS LANE ROAD IMPROVEMENT PROJECT
 PROPOSED SPECIAL ASSESSMENT ROLL
FEBRUARY 25, 2020

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-33-302-009	Sarah Volk 11749 Louis Ln. Whitmore Lake, MI 48189	SEC 33 T1N R5E FOX RUN SUB LOT 9	\$ 236,843.00	Occupied	\$ 7,083.34
15-33-302-010	David McFarland 11791 Louis Ln. Whitmore Lake, MI 48189	SEC 33 T1N R5E FOX RUN SUB LOT 10	255,227.00	Occupied	7,083.34
15-33-302-011	Alexander Phillip Demetriou 11833 Louis Ln. Whitmore Lake, MI 48189	SEC 33 T1N R5E FOX RUN SUB LOT 11	259,042.00	Occupied	7,083.34
15-33-302-012	Karie L. Gabara 11875 Louis Ln. Whitmore Lake, MI 48189	SEC 33 T1N R5E FOX RUN SUB LOT 12	233,943.00	Occupied	7,083.34
15-33-302-014	Kristine R. Ballard 11778 Louis Ln. Whitmore Lake, MI 48189	SEC 33 T1N R5E FOX RUN SUBDIVISION # 2 LOT 14	260,586.00	Occupied	7,083.34
15-33-302-015	Elaine Susan Umholtz 11820 Louis Ln. Whitmore Lake, MI 48189	SEC 33 T1N R5E FOX RUN SUBDIVISION # 2 LOT 15	254,249.00	Occupied	7,083.34
15-33-302-016	Brian & Jenna Gillette 11853 Louis Ln. Whitmore Lake, MI 48189	SEC 33 T1N R5E FOX RUN SUBDIVISION # 2 LOT 16	258,680.00	Occupied	7,083.34
15-33-302-017	Kyle & Katie Heikkila 11797 Louis Ln. Whitmore Lake, MI 48189	SEC 33 T1N R5E FOX RUN SUBDIVISION # 2 LOT 17	229,427.00	Occupied	7,083.34

HAMBURG TOWNSHIP
LOUIS LANE ROAD IMPROVEMENT PROJECT
 PROPOSED SPECIAL ASSESSMENT ROLL
FEBRUARY 25, 2020

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-33-302-018	Daniel Walters 11735 Louis Ln. Whitmore Lake, MI 48189	SEC 33 T1N R5E FOX RUN SUBDIVISION NO. 3, LOT 18	\$ 241,661.00	Occupied	\$ 7,083.34
15-33-302-019	Brian & Sheri Moore 11673 Louis Ln. Whitmore Lake, MI 48189	SEC 33 T1N R5E FOX RUN SUBDIVISION NO. 3, LOT 19	215,676.00	Occupied	7,083.34
15-33-302-020	Chris & Melinda Phifer 11484 Louis Ln. Whitmore Lake, MI 48189	SEC 33 T1N R5E FOX RUN SUBDIVISION NO. 3, LOT 20	279,925.00	Occupied	7,083.34
15-33-302-021	Matthew Vianueva 11526 Louis Ln. Whitmore Lake, MI 48189	SEC 33 T1N R5E FOX RUN SUBDIVISION NO. 3, LOT 21	251,905.00	Occupied	7,083.34
15-33-302-022	Michael & Stacy Hatfield 11568 Louis Ln. Whitmore Lake, MI 48189	SEC 33 T1N R5E FOX RUN SUBDIVISION NO. 3, LOT 22	266,931.00	Occupied	7,083.34
15-33-302-023	Frederick & Brenda Walton 11610 Louis Ln. Whitmore Lake, MI 48189	SEC 33 T1N R5E FOX RUN SUBDIVISION NO. 3, LOT 23	250,248.00	Occupied	7,083.34
15-33-302-024	Timothy D. & Ann-Mae G. Gross 11652 Louis Ln. Whitmore Lake, MI 48189	SEC 33 T1N R5E FOX RUN SUBDIVISION NO. 3, LOT 24	255,776.00	Occupied	7,083.34

HAMBURG TOWNSHIP
LOUIS LANE ROAD IMPROVEMENT PROJECT
PROPOSED SPECIAL ASSESSMENT ROLL
FEBRUARY 25, 2020

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-33-302-025	Peter K. & Pamela M. Kleinschmidt 11694 Louis Ln. Whitmore Lake, MI 48189	SEC 33 T1N R5E FOX RUN SUBDIVISION NO. 3, LOT 25	\$ 337,954.00	Occupied	\$ 7,083.34

Total Project Assessments: \$ 170,000.00

TOTAL ESTIMATED PROJECT COST: \$ 170,000.00

Resolution #3 – Louis Lane Road Improvement Project

TOWNSHIP OF HAMBURG

At a regular meeting of the Township Board of the Township of Hamburg, Livingston County, Michigan (the “Township”) held at the Hamburg Township Hall Meeting Room on Tuesday, February 25th, 2020, beginning at 7:00 p.m. Eastern Time, there were:

PRESENT: _____

ABSENT: _____

The following preamble and resolution were offered by _____ and seconded by _____.

RESOLUTION APPROVING PETITIONS, PROJECT, COST ESTIMATES, SPECIAL ASSESSMENT DISTRICT AND CAUSING THE SPECIAL ASSESSMENT ROLL TO BE PREPARED

WHEREAS, the Township Board of Trustees (the “Township Board”) has received petitions from property owners in the Township (the “Petitions”) for certain road improvements to be made along Louis Lane within the Fox Run subdivision located in the Township;

WHEREAS, the Township Board has determined to proceed with the Louis Lane road improvements as described in Exhibit A (the “Project”);

WHEREAS, preliminary plans and cost estimates for the Project have been filed with the Township Clerk;

WHEREAS, the Township Board has tentatively determined to finance the cost of the Project by issuing bonds (the “Bonds”), in accordance with Act No. 188, Michigan Public Acts of 1954, as amended (“Act 188”);

WHEREAS, the Township Board has tentatively determined to use Special Assessments levied under Act 188 to raise the funds to pay the Township’s obligations on the Bonds;

WHEREAS, the Township Board held a public hearing on the Project, the Petitions that have been submitted to the Township Board requesting the Project, and the proposed special assessment district (the “Special Assessment District”) for the Project on February 25, 2020;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. In accordance with Act 188, and the laws of the State of Michigan, the Township Board approves the completion of the Project and the Township Board approves the plans and cost estimates for the Project, which are on file with the Township Clerk and which are identified as "Plans and Cost Estimates for the "Louis Lane Road Improvement Project".

2. The Township Board determines that the petitions for the Project submitted to the Township Board were sufficient to satisfy the requirements under Act 188 for initiating an improvement project.

3. The Township Board determines that the Special Assessment District for the Project shall consist of those properties that are described in Exhibit B. The term of the special assessment district shall be through 2030, or such shorter period of time as may be determined by the Township Board prior to the issuance of the Bonds.

4. After construction costs for the Project are determined, the Township Supervisor is directed to prepare the Special Assessment Roll for the Special Assessment District as identified in Exhibit B. The Special Assessment Roll shall describe all the parcels of land to be assessed with the names of the respective record owners of each parcel, if known, and the total amount to be assessed against each parcel of land. When the Township Supervisor completes the Special Assessment Roll, he shall affix his certificate to the roll, which certificate shall be substantially in the in the form of Exhibit C to this resolution.

A vote on the foregoing resolution was taken and was as follows:

YES: _____

NO: _____

ABSENT: _____

Resolution declared _____.

CLERK'S CERTIFICATE

The undersigned, being the Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a meeting of the Township Board on February 25, 2020, at which meeting a quorum was present and remained throughout, (2) the original thereof is on file in the records in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1967, as amended) and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Michael Dolan
Hamburg Township Clerk

EXHIBIT A

Description of the Project

The project will consist of crushing and shaping the existing asphalt pavement and placing 3.6” of new hot mix asphalt in two lifts. The hot mix asphalt will be feathered on to the existing driveway approaches, including concrete drives, to match the new road elevation. The edge of the roadway will be restored with topsoil, seed and mulch. The street rehabilitation shall serve the properties within the Township located along Louis Lane that are within the boundaries indicated on the attached map, along with all necessary construction, drainage and restoration for such project.

Exhibit “B”

**HAMBURG TOWNSHIP
LOUIS LANE ROAD IMPROVEMENT PROJECT**

(1) The Hamburg Township Louis Lane Road Improvement Project Special Assessment District (the “Special Assessment District”) has been formed to specially assess the lands which are benefitted from the Project described in Exhibit A.

(2) The proposed Special Assessment District, within which the cost of the Project will be assessed, consists of the properties identified by the following permanent lot and parcel numbers.

15-33-302-001	15-33-302-002	15-33-302-003	15-33-302-004
15-33-302-005	15-33-302-006	15-33-302-007	15-33-302-008
15-33-302-009	15-33-302-010	15-33-302-011	15-33-302-012
15-33-302-014	15-33-302-015	15-33-302-016	15-33-302-017
15-33-302-018	15-33-302-019	15-33-302-020	15-33-302-021
15-33-302-022	15-33-302-023	15-33-302-024	15-33-302-025

Exhibit “C”

CERTIFICATE

I, the undersigned, Supervisor of Hamburg Township, Livingston County, Michigan (the “Township”), acting pursuant to a resolution duly adopted by the Board of the Township on February 25th, 2020 (the “Resolution”) certify that (1) the attached special assessment roll for the Hamburg Township Louis Lane Road Improvement Project Special Assessment District, to which this Certificate is affixed, was made pursuant to the Resolution and (2) in making such roll, I have, according to my best judgment, conformed in all respects to the directions contained in the Resolution and the statutes of the State of Michigan, including Act No. 188, Public Acts of Michigan, 1954, as amended.

Dated: _____

Patrick J. Hohl
Hamburg Township Supervisor

Resolution #4 – Louis Lane Road Improvement Project

TOWNSHIP OF HAMBURG

At a regular meeting of the Township Board of the Township of Hamburg, Livingston County, Michigan (the “Township”) held at the Hamburg Township Hall Meeting Room on Tuesday, February 25th, 2020, beginning at 7:00 p.m. Eastern Time, there were:

PRESENT: _____

ABSENT: _____

The following preamble and resolution were offered by _____ and seconded by _____.

**RESOLUTION ACKNOWLEDGING THE FILING OF THE
LOUIS LANE SPECIAL ASSESSMENT ROLL,
SCHEDULING A HEARING
AND DIRECTING THE ISSUANCE OF THE STATUTORY NOTICES**

WHEREAS, the Board of Trustees (the “Township Board”) has determined that it is desirable and necessary to construct certain road improvements within the Township as described in Exhibit A (the “Project”);

WHEREAS, the Township Board has determined to proceed with the Project;

WHEREAS, the Township Board has tentatively determined to finance the cost of the Project by issuing bonds (the “Bonds”) to finance the cost of the Project, in accordance with Act No. 188, Michigan Public Acts of 1954, as amended (“Act 188”);

WHEREAS, the Township Board has tentatively determined to use Special Assessments levied under Act 188 to raise the funds to pay the Township’s obligations on the Bonds;

WHEREAS, the plans and cost estimates for the Project have been filed with the Township Clerk;

WHEREAS, the Township Supervisor has prepared the proposed Special Assessment Roll entitled “The Proposed Special Assessment Roll for the Hamburg Township Louis Lane Road Improvement Project” (the “Proposed Roll”) and has filed the Proposed Roll with the Township Clerk;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board acknowledges that the Township Supervisor has filed the Proposed Roll with the Township Clerk.

2. The Township Board acknowledges that the Supervisor has certified that (a) the Proposed Roll was prepared in accordance with the Township Board's direction and (b) the Proposed Roll was prepared in accordance with the laws of the State of Michigan.

3. In accordance with Act 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, there shall be a public hearing on the Proposed Roll.

4. The public hearing will be held on Tuesday, March 24, 2020 at 5:30 p.m. at the Township Hall of Hamburg Township, Livingston County, Michigan, or at such other place as the Township Clerk may designate, provided sufficient notice is given of such alternate location as required by law.

5. The Township Clerk is directed to mail, by first class mail, a notice of the public hearing to each owner of or party in interest in property to be assessed, whose name appears upon the last Township tax assessment records. The last Township tax assessment records means the last assessment roll for ad valorem tax purposes which has been reviewed by the Township Board of Review, as supplemented by any subsequent changes in the names or addresses of such owners or parties listed thereon. The notice to be mailed by the Township Clerk shall be similar to the notice attached as Exhibit B and shall be mailed by first class mail on or before March 11, 2020. Following the mailing of the notices, the Township Clerk shall complete an affidavit of mailing similar to the affidavit set forth in Exhibit C.

6. The Township Clerk is directed to publish a notice of the public hearing in the Livingston County Press & Argus a newspaper of general circulation within the Township. The notice shall be published twice, once on or before March 11, 2020, and once on or before March 18, 2020. The notice shall be in form substantially similar to the notice attached in Exhibit B.

A vote on the foregoing resolution was taken and was as follows:

YES: _____

NO: _____

ABSTAIN: _____

Resolution declared _____.

CLERK'S CERTIFICATE

The undersigned, being the Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a meeting of the Township Board on February 25, 2020, at which meeting a quorum was present and remained throughout, (2) the original thereof is on file in the records in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1967, as amended) and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Michael Dolan
Hamburg Township Clerk

EXHIBIT “A”

DESCRIPTION OF PROJECT

The project will consist of crushing and shaping the existing asphalt pavement and placing 3.6” of new hot mix asphalt in two lifts. The hot mix asphalt will be feathered on to the existing driveway approaches, including concrete drives, to match the new road elevation. The edge of the roadway will be restored with topsoil, seed and mulch. The street rehabilitation shall serve the properties within the Township located along Louis Lane that are within the boundaries indicated on the attached map, along with all necessary construction, drainage and restoration for such project.

Louis Lane Road Improvement Project
Hamburg Township, Livingston County, Michigan

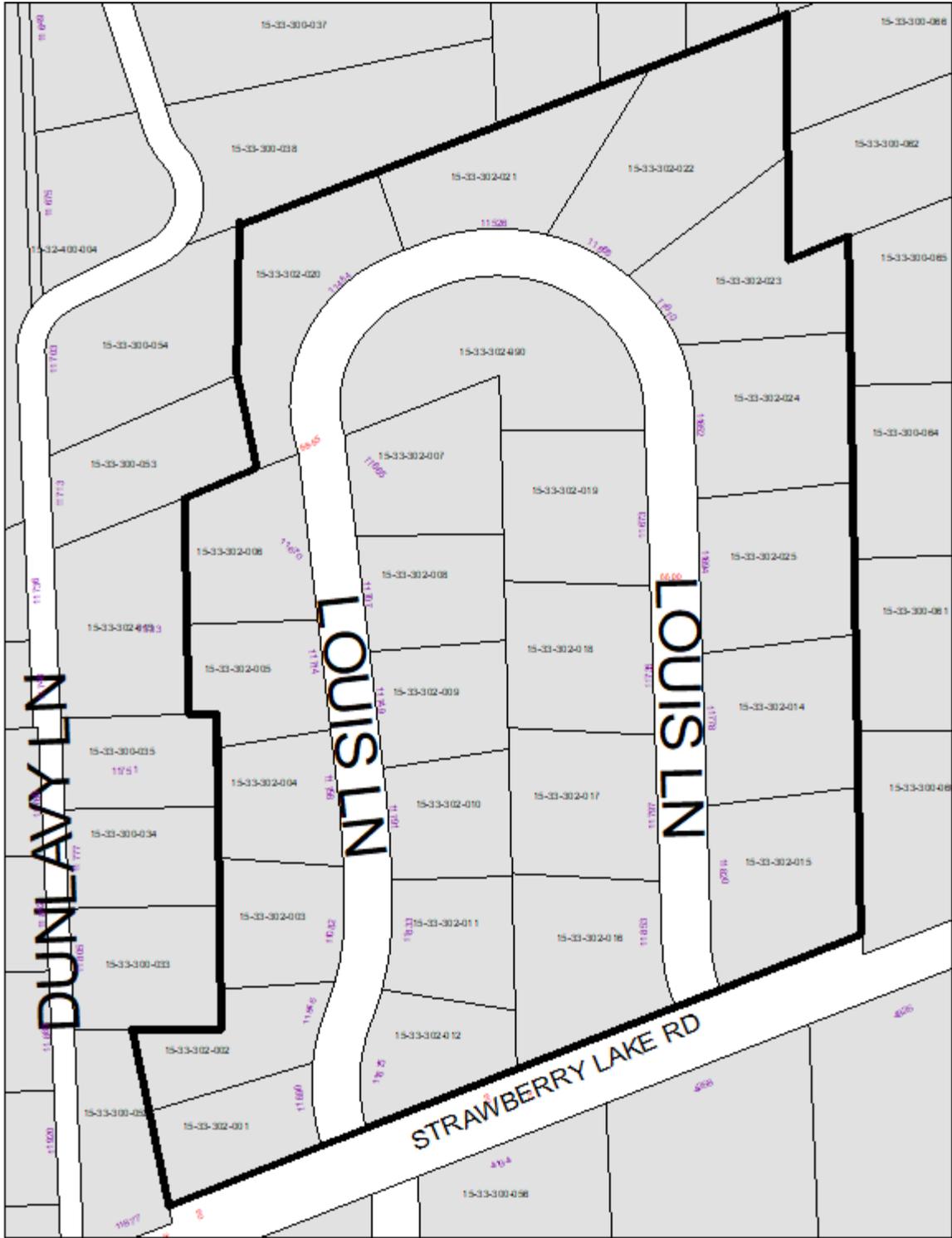


EXHIBIT “B”

FORM OF NOTICE OF PUBLIC HEARING

Hamburg Township
Livingston County, Michigan

**NOTICE OF PUBLIC HEARING
UPON SPECIAL ASSESSMENT ROLL FOR THE
LOUIS LANE ROAD IMPROVEMENT PROJECT
SPECIAL ASSESSMENT DISTRICT**

NOTICE IS HEREBY GIVEN:

(1) The Township Board of the Township of Hamburg, Livingston County, Michigan (the “Township”) has determined to levy special assessments against lands in the LOUIS LANE ROAD IMPROVEMENT PROJECT SPECIAL ASSESSMENT DISTRICT (the “District”) that will be benefited by the construction of road improvements in the District. The District consists of the lands identified in the map attached to this notice and is more specifically identified by the following permanent parcel numbers:

15-33-302-001	15-33-302-002	15-33-302-003	15-33-302-004
15-33-302-005	15-33-302-006	15-33-302-007	15-33-302-008
15-33-302-009	15-33-302-010	15-33-302-011	15-33-302-012
15-33-302-014	15-33-302-015	15-33-302-016	15-33-302-017
15-33-302-018	15-33-302-019	15-33-302-020	15-33-302-021
15-33-302-022	15-33-302-023	15-33-302-024	15-33-302-025

(2) The proposed special assessment roll for the District (the “Roll”) has been prepared and is now on file in the office of the Township Clerk and is available at such office for public examination during the hours the Township Hall is regularly open to the public for business.

(3) The Township Board will conduct a public hearing beginning at 5:30 p.m., local time on Tuesday, March 24, 2020, at the Hamburg Township Hall, 10405 Merrill Road, Hamburg, Michigan to explain and answer questions pertaining to the Roll and to hear objections to the Roll. Any person objecting to the Roll must file his or her objections in writing before the close of the public hearing or within such additional time (if any) as the Township Board may grant.

(4) The owner or other person having an interest in property that is specially assessed is entitled to file a written appeal with the Michigan Tax Tribunal within 30 days after confirmation of the Roll. However, appearance and protest at the public hearing are required by law in order to appeal the special assessment to the Michigan Tax Tribunal. An owner or other party in interest or his or her agent may (1) appear and protest in person at the hearing or (2) file an appearance and protest by letter before the close of the hearing.

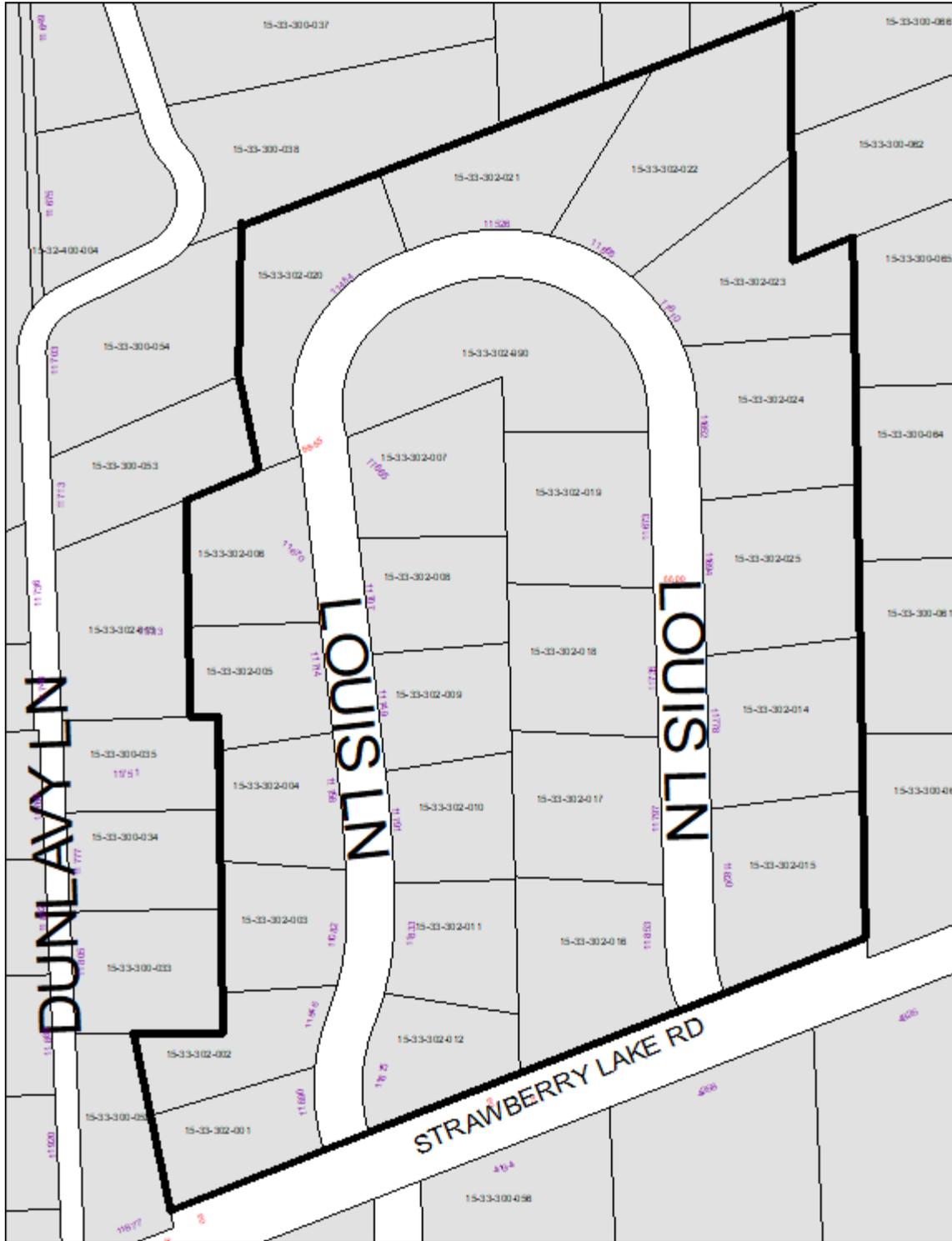
The Township Board will maintain a record of the persons who appear and protest at the hearing. If the hearing is terminated or adjourned for the day before a party is provided the opportunity to be heard, a party whose appearance was so recorded shall be considered to have protested the special assessment in person.

This notice is given by order of the Hamburg Township Board.

Dated: _____

Michael Dolan
Hamburg Township Clerk
10405 Merrill Rd. P.O. Box 157
Hamburg, MI 48139

Louis Lane Road Improvement Project
Hamburg Township, Livingston County, Michigan



Louis Lane Road Improvement Project

EXHIBIT "C"

AFFIDAVIT OF MAILING

STATE OF MICHIGAN)
)ss
COUNTY OF LIVINGSTON)

MICHAEL DOLAN, being first duly sworn, deposes, and says that he personally prepared for mailing, and did on March 11, 2020, send by first-class mail, the notice of hearing, a true copy of which is attached hereto, to each record owner of or party in interest in all property to be assessed for the improvement described therein, as shown on the last local tax assessment records of the Township of Hamburg; that he personally compared the address on each envelope against the list of property owners as shown on the current tax assessment rolls of the Township; that each envelope contained therein such notice and was securely sealed with postage fully prepaid for first-class mail delivery and plainly addressed; and that he personally placed all of such envelopes in a United States Post Office receptacle on the above date.

Michael Dolan
Hamburg Township Clerk

Subscribed and sworn to before me
this ____ day of _____, 2020.

_____, Notary Public
Livingston County, MI
My commission expires:



Township Board Cover Sheet

Oneida Way – Road Improvement S.A.D. **First Public Hearing to Establish S.A.D.**

Information Packet:

Hamburg Township has been approached by residents living on Oneida Way in the Indian Hills Subdivision requesting that their road be improved through a Township financed special assessment district. This project would consist of the establishment of a S.A.D. with the road improvements constructed by the Contractor hired by the property owners. Based upon property owner response, there are enough petitions to proceed with creating the district.

The following items have been included for the Board's review:

1. **Notice of First Public Hearing:**

- A. Affidavit of Mailing
- B. Hearing Cover Letter
- C. Notice of Improvement Hearing – per Public Act 188 requirements
- D. Mailing List of Property Owners included in S.A.D.
- E. Estimate of Cost for the proposed Road Improvement S.A.D.
- F. Proposed Oneida Way Special Assessment Roll

2. **Project Resolution(s):**

- **Resolution No. 3** – Resolution Approving Petitions, Project, Cost Estimates, Special Assessment District and Causing the Special Assessment Roll to be Prepared
- **Resolution No. 4** – Resolution Acknowledging the Filing of the Oneida Way Special Assessment Roll, Scheduling a Hearing and Directing the Issuance of the Statutory Notices

NOTE: Resolution No. 4 will set the date and time for the second public hearing to be held to adopt the Assessment Roll. I am recommending that the 2nd public hearing be scheduled for **Tuesday, March 24th, 2020 beginning at 5:00 p.m.** to allow enough time for notice to be published in the newspaper as well as mailing individual notices to property owners.

The Oneida Way Road Improvement district will be included on the upcoming bond issue along with a number of other Road Improvement projects.

Drafted: February 12th, 2020

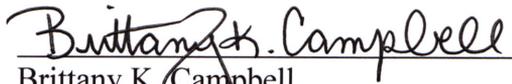


10405 Merrill Road ♦ P.O. Box 157
Hamburg, MI 48139
Phone: 810.231.1000 ♦ Fax: 810.231.4295
www.hamburg.mi.us

AFFIDAVIT OF MAILING

STATE OF MICHIGAN)
)ss
COUNTY OF LIVINGSTON)

BRITTANY K. CAMPBELL, being first duly sworn, deposes, and says that she personally prepared for mailing, and did on February 12, 2020, send by first-class mail, the proposed **Oneida Way – Road Improvement Special Assessment District** notice of first public hearing, a true copy of which is attached hereto, to each record owner of or party in interest in all property to be assessed for the improvement described therein, as shown on the last local tax assessment records of the Township of Hamburg; that she personally compared the address on each envelope against the list of property owners as shown on the current tax assessment rolls of the Township; that each envelope contained therein such notice and was securely sealed with postage fully prepaid for first-class mail delivery and plainly addressed; and that she personally placed all of such envelopes in a United States Post Office receptacle on the above date.



Brittany K. Campbell
Hamburg Township Utilities Coordinator

Subscribed and sworn to before me
this 12th day of February, 2020.



Courtney L. Paton, Notary Public
Jackson County, MI
My commission expires: 1/17/2024
Acting in Livingston County

COURTNEY L. PATON
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF JACKSON
My Commission Expires 01/17/2024
Acting in the County of Livingston

February 12th, 2020

Re: **Oneida Way – Road Improvement Special Assessment District**
Notice of First Public Hearing

Dear Property Owner,

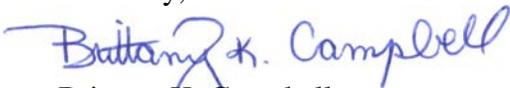
Enclosed is a copy of the Notice of Improvement Hearing to establish the Oneida Way road improvement special assessment district (SAD). The project will include pulverizing the existing asphalt to a depth of eight inches (8") below grade and enhancing the existing aggregate base with pulverized material as necessary to maintain proper grade. The Contractor will then fine grade and compact the road bed and haul away any remaining spoils. The road surface will be paved with two-inches (2") of compacted bituminous 13A asphalt in the first lift and then a second finish lift of 2-inches (2") of compacted bituminous 13A asphalt shall be placed to finish the road.

The Township Board has scheduled the first public hearing for Tuesday, February 25th, 2020 to begin at 5:00 p.m. here at the Township Offices located at 10405 Merrill Road. The purpose of the meeting is to discuss the desire to establish the district, the district boundaries and the estimated cost of the project. The estimated road improvement project cost is \$58,882.00 which will be split equally among the 10 parcels in an assessment of \$5,888.20 per parcel plus interest charges under a ten (10) year bond re-payment schedule.

Any property owner or owners who wish to remove their support for the project must submit a letter in writing to the Township requesting to rescind their signatures from the petition by the first public hearing on February 25th. Letters may be addressed to me or the Township Clerk, Michael Dolan, and mailed to Hamburg Township, P.O. Box 157, Hamburg, MI 48139. Faxed copies or emailed/scanned copies cannot be accepted. If after the first public hearing there is still enough support to move forward with establishing the special assessment district the Board will pass a resolution to schedule the 2nd public hearing for the purpose of discussing the Assessment Roll and adoption by the Township Board which will authorize the collection of the special assessments that will first appear on the December 1, 2020 tax bill.

If you would like to discuss the road improvement project before the public hearing please feel free to contact the Township Supervisor, Patrick J. Hohl, at (810) 231-1000 Ext. 202 or his direct line at (810) 222-1116 or via email at pathohl@hamburg.mi.us.

Sincerely,



Brittany K. Campbell
Hamburg Township Utilities Coordinator



10405 Merrill Road ♦ P.O. Box 157
Hamburg, MI 48139
Phone: 810.231.1000 ♦ Fax: 810.231.4295
www.hamburg.mi.us

NOTICE OF PUBLIC HEARING

Hamburg Township
Livingston County, Michigan

NOTICE OF PUBLIC HEARING UPON A PROPOSED ROAD IMPROVEMENT PROJECT AND SPECIAL ASSESSMENT DISTRICT FOR ONEIDA WAY

NOTICE IS HEREBY GIVEN:

(1) The Township Board of Hamburg Township, Livingston County, Michigan, in accordance with the laws of the State of Michigan, will hold a public hearing on Tuesday, February 25, 2020 at 5:00 p.m., at the Hamburg Township Hall, 10405 Merrill Road, Hamburg, Michigan 48139, to review the following proposed special assessment district:

HAMBURG TOWNSHIP ONEIDA WAY ROAD IMPROVEMENT SPECIAL ASSESSMENT DISTRICT

and to hear any objections thereto and to the proposed Project and to the petitions filed with the Township Board requesting the Project.

(2) The project (the “Project”) will include pulverizing the existing asphalt to a depth of eight inches (8”) below grade and enhancing the existing aggregate base with pulverized material as necessary to maintain proper grade. The Contractor will then fine grade and compact the road bed and haul away any remaining spoils. The road surface will be paved with two-inches (2”) of compacted bituminous 13A asphalt in the first lift and then a second finish lift of 2-inches (2”) of compacted bituminous 13A asphalt shall be placed to finish the road. The Project is being designed to serve the properties in the Special Assessment District, which properties are adjacent to the private portion of Oneida Way, and which properties are identified by the following permanent parcel numbers:

15-21-102-001	15-21-102-002	15-21-102-003	15-21-102-004
15-21-102-005	15-21-102-006	15-21-102-007	15-21-102-008
15-21-102-009	15-21-102-010		

(3) The Township plans on imposing special assessments on the properties located in the Special Assessment District to pay for the costs of the Project.

(4) The plans and cost estimates for the proposed Project, the boundaries of the Special Assessment District and the petitions filed in support of the Project are now on file in the office of the Township Clerk for public inspection. Periodic redeterminations of the cost of the Project may be made, and subsequent hearings shall not be required if such cost redeterminations do not increase the estimated cost of the Project by more than 10%. Any person objecting to the proposed Project, the petitions for the Project or the proposed Special Assessment District shall file an objection in writing with the Township Clerk before the close of the February 25th, 2020 hearing, or within such further time the Township Board may grant.

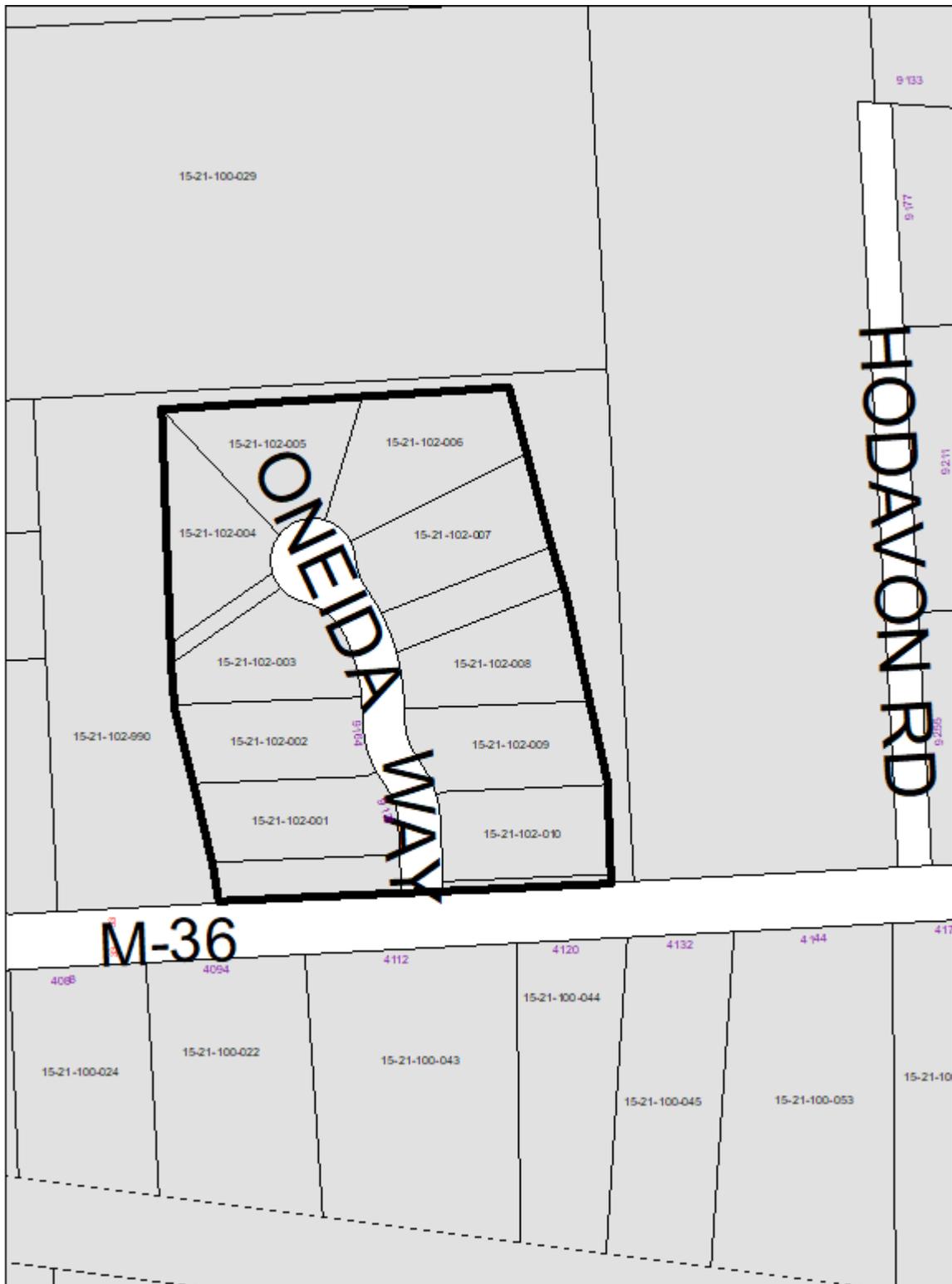
This notice is given by order of the Hamburg Township Board.

Dated: February 12th, 2020

Michael Dolan
Hamburg Township Clerk
10405 Merrill Rd. P.O. Box 157
Hamburg, MI 48139

ONEIDA WAY - ROAD IMPROVEMENT SPECIAL ASSESSMENT DISTRICT
Hamburg Township, Livingston County, Michigan

The general service area in which a proposed special assessment district is to be designated. The Hamburg Township Board of Trustees may adjust the district boundaries based upon property owner response in support of creating a road improvement special assessment district.



General service area establishing the Oneida Way – Road Improvement Special Assessment District. Proposed special assessment district boundary shown within thick black-lined area.

15-21-102-001
David M. & Patricia A. Cassar
9178 Oneida Way
Pinckney, MI 48169

15-21-102-002
Brian & Julia Schneider
9164 Oneida Way
Pinckney, MI 48169

15-21-102-003
Erin Smith
9150 Oneida Way
Pinckney, MI 48169

15-21-102-004
Thomas S. Canning
9136 Oneida Way
Pinckney, MI 48169

15-21-102-005
Timothy & Lauren Mackenzie
9122 Oneida Way
Pinckney, MI 48169

15-21-102-006
Douglas Kinney & Elizabeth Roy
9123 Oneida Way
Pinckney, MI 48169

15-21-102-007
David M. & Rebecca R. Reason
9137 Oneida Way
Pinckney, MI 48169

15-21-102-008
Jesse S. & Elizabeth C. Cogswell
9153 Oneida Way
Pinckney, MI 48169

15-21-102-009
Shannon E. Nash
9167 Oneida Way
Pinckney, MI 48169

15-21-102-010
Laura R. Balli
9181 Oneida Way
Pinckney, MI 48169



10405 Merrill Road ♦ P.O. Box 157
Hamburg, MI 48139
Phone: 810.231.1000 ♦ Fax: 810.231.4295
www.hamburg.mi.us

Estimate of Cost to Establish the Oneida Way - Private

Road Improvement Special Assessment District

Administration Expenses:

Postage (correspondence w/ property owners)	\$ 50.00
Publications (4 @ \$500.00 each)	2,000.00
Public Hearings (2 @ \$150.00 each)	300.00
Township Administration Charge – 10 year SAD	<u>1,150.00</u>
	\$ 3,500.00

Road Improvements Include:

Pulverizing existing asphalt to a depth of eight inches (8”) below grade, enhance existing aggregate based with pulverized material as necessary to maintain proper grade. Fine grade and compact road bed and haul away any remaining spoils. Pave with two-inches (2”) compacted bituminous 13A asphalt in first lift and pave with 2-inches (2”) of compacted bituminous 13A asphalt in second/finish lift.	<u>\$ 48,120.00</u>
--	---------------------

10% Contingency Fee	\$ 5,162.00
Subtotal Project Cost	<u>\$ 56,782.00</u>
Legal/Bond Sale Fee Charge	\$ 2,100.00
Total Project Cost	<u>\$ 58,882.00</u>

\$ 58,882.00 divided by 10 Parcels = **\$5,888.20 per parcel.**

NOTE:

The cost of the road improvements will be financed through special assessment bonds. Annual principal payments will be equally assessed per parcel plus interest on the unpaid balance. The interest amount will be determined by the market interest rate for the sale of the Bonds at the time the project is financed.

HAMBURG TOWNSHIP
ONEIDA WAY ROAD IMPROVEMENT PROJECT
 PROPOSED SPECIAL ASSESSMENT ROLL
EXHIBIT "B"

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-21-102-001	David M. & Patricia A. Cassar 9178 Oneida Way Pinckney, MI 48169	SEC 21 T1N R5E INDIAN HILLS UNIT 1	\$ 267,392.00	Occupied	\$ 5,888.20
15-21-102-002	Brian & Julia Schneider 9164 Oneida Way Pinckney, MI 48169	SEC 21 T1N R5E INDIAN HILLS UNIT 2	262,618.00	Occupied	5,888.20
15-21-102-003	Erin Smith 9150 Oneida Way Pinckney, MI 48169	SEC 21 T1N R5E INDIAN HILLS UNIT 3	277,578.00	Occupied	5,888.20
15-21-102-004	Thomas S. Canning 9136 Oneida Way Pinckney, MI 48169	SEC 21 T1N R5E INDIAN HILLS UNIT 4	253,039.00	Occupied	5,888.20
15-21-102-005	Timothy & Lauren Mackenzie 9122 Oneida Way Pinckney, MI 48169	SEC 21 T1N R5E INDIAN HILLS UNIT 5	270,173.00	Occupied	5,888.20
15-21-102-006	Douglas Kinney & Elizabeth Roy 9123 Oneida Way Pinckney, MI 48169	SEC 21 T1N R5E INDIAN HILLS UNIT 6	249,996.00	Occupied	5,888.20
15-21-102-007	David M. & Rebecca R. Reason 9137 Oneida Way Pinckney, MI 48169	SEC 21 T1N R5E INDIAN HILLS UNIT 7	256,228.00	Occupied	5,888.20
15-21-102-008	Jesse S. & Elizabeth C. Cogswell 9153 Oneida Way Pinckney, MI 48169	SEC 21 T1N R5E INDIAN HILLS UNIT 8	285,287.00	Occupied	5,888.20

HAMBURG TOWNSHIP
ONEIDA WAY ROAD IMPROVEMENT PROJECT
PROPOSED SPECIAL ASSESSMENT ROLL
FEBRUARY 25, 2020

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-21-102-009	Shannon E. Nash 9167 Oneida Way Pinckney, MI 48169	SEC 21 T1N R5E INDIAN HILLS UNIT 9	\$ 244,348.00	Occupied	\$ 5,888.20
15-21-102-010	Laura R. Balli 9181 Oneida Way Pinckney, MI 48169	SEC 21 T1N R5E INDIAN HILLS UNIT 10	233,598.00	Occupied	5,888.20

Total Project Assessments: \$ 58,882.00

TOTAL ESTIMATED PROJECT COST: \$ 58,882.00

Resolution #3 – Oneida Way Road Improvement Project

TOWNSHIP OF HAMBURG

At a regular meeting of the Township Board of the Township of Hamburg, Livingston County, Michigan (the “Township”) held at the Hamburg Township Hall Meeting Room on Tuesday, February 25th, 2020, beginning at 7:00 p.m. Eastern Time, there were:

PRESENT: _____

ABSENT: _____

The following preamble and resolution were offered by _____ and seconded by _____.

RESOLUTION APPROVING PETITIONS, PROJECT, COST ESTIMATES, SPECIAL ASSESSMENT DISTRICT AND CAUSING THE SPECIAL ASSESSMENT ROLL TO BE PREPARED

WHEREAS, the Township Board of Trustees (the “Township Board”) has received petitions from property owners in the Township (the “Petitions”) for certain road improvements to be made along Oneida Way, a private road, located in the Township;

WHEREAS, the Township Board has determined to proceed with the Oneida Way road improvements as described in Exhibit A (the “Project”);

WHEREAS, preliminary plans and cost estimates for the Project have been filed with the Township Clerk;

WHEREAS, the Township Board has tentatively determined to finance the cost of the Project by issuing bonds (the “Bonds”), in accordance with Act No. 188, Michigan Public Acts of 1954, as amended (“Act 188”);

WHEREAS, the Township Board has tentatively determined to use Special Assessments levied under Act 188 to raise the funds to pay the Township’s obligations on the Bonds;

WHEREAS, the Township Board held a public hearing on the Project, the Petitions that have been submitted to the Township Board requesting the Project, and the proposed special assessment district (the “Special Assessment District”) for the Project on February 25, 2020;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. In accordance with Act 188, and the laws of the State of Michigan, the Township Board approves the completion of the Project and the Township Board approves the plans and cost estimates for the Project, which are on file with the Township Clerk and which are identified as "Plans and Cost Estimates for the "Oneida Way Road Improvement Project".

2. The Township Board determines that the petitions for the Project submitted to the Township Board were sufficient to satisfy the requirements under Act 188 for initiating an improvement project.

3. The Township Board determines that the Special Assessment District for the Project shall consist of those properties that are described in Exhibit B. The term of the special assessment district shall be through 2030, or such shorter period of time as may be determined by the Township Board prior to the issuance of the Bonds.

4. After construction costs for the Project are determined, the Township Supervisor is directed to prepare the Special Assessment Roll for the Special Assessment District as identified in Exhibit B. The Special Assessment Roll shall describe all the parcels of land to be assessed with the names of the respective record owners of each parcel, if known, and the total amount to be assessed against each parcel of land. When the Township Supervisor completes the Special Assessment Roll, he shall affix his certificate to the roll, which certificate shall be substantially in the in the form of Exhibit C to this resolution.

A vote on the foregoing resolution was taken and was as follows:

YES: _____

NO: _____

ABSENT: _____

Resolution declared _____.

CLERK'S CERTIFICATE

The undersigned, being the Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a meeting of the Township Board on February 25, 2020, at which meeting a quorum was present and remained throughout, (2) the original thereof is on file in the records in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1967, as amended) and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Michael Dolan
Hamburg Township Clerk

EXHIBIT A

Description of the Project

The project will include pulverizing the existing asphalt to a depth of eight inches (8") below grade and enhancing the existing aggregate base with pulverized material as necessary to maintain proper grade. Contractor will then fine grade and compact the road bed and haul away any remaining spoils. The road surface will be paved with two-inches (2") of compacted bituminous 13A asphalt in the first lift and then a second finish lift of 2-inches (2") of compacted bituminous 13A asphalt shall be placed to finish. The street rehabilitation shall serve the properties within the Township located along Oneida Way that are within the boundaries indicated on the attached map.

Oneida Way Road Improvement Project
Hamburg Township, Livingston County, Michigan

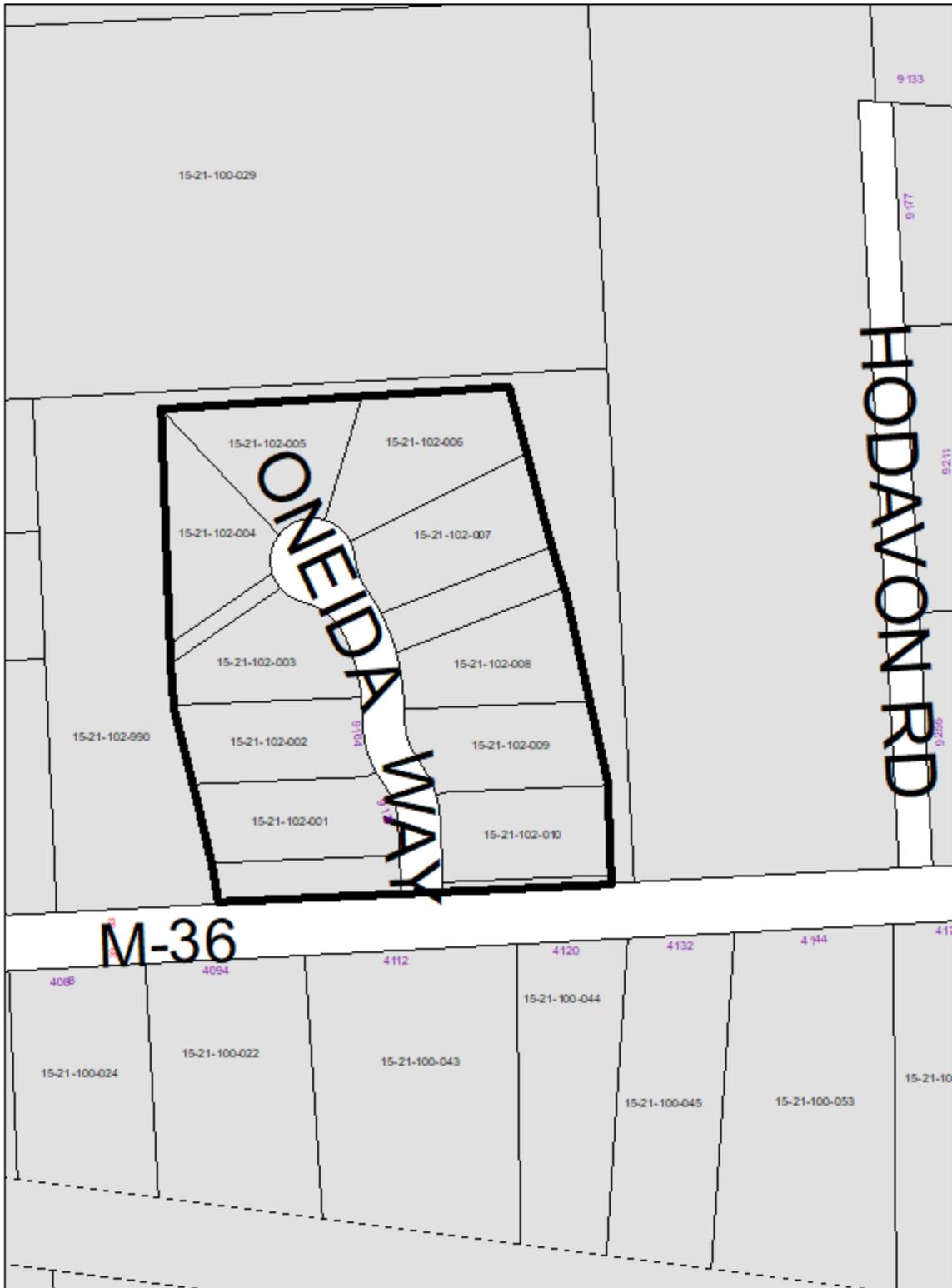


Exhibit “B”

**HAMBURG TOWNSHIP
ONEIDA WAY ROAD IMPROVEMENT PROJECT**

(1) The Hamburg Township Oneida Way Road Improvement Project Special Assessment District (the “Special Assessment District”) has been formed to specially assess the lands which are benefitted from the Project described in Exhibit A.

(2) The proposed Special Assessment District, within which the cost of the Project will be assessed, consists of the properties identified by the following permanent lot and parcel numbers.

15-21-102-001	15-21-102-002	15-21-102-003	15-21-102-004
15-21-102-005	15-21-102-005	15-21-102-007	15-21-102-008
15-21-102-009	15-21-102-010		

Exhibit “C”

CERTIFICATE

I, the undersigned, Supervisor of Hamburg Township, Livingston County, Michigan (the “Township”), acting pursuant to a resolution duly adopted by the Board of the Township on February 25th, 2020 (the “Resolution”) certify that (1) the attached special assessment roll for the Hamburg Township Oneida Way Road Improvement Project Special Assessment District, to which this Certificate is affixed, was made pursuant to the Resolution and (2) in making such roll, I have, according to my best judgment, conformed in all respects to the directions contained in the Resolution and the statutes of the State of Michigan, including Act No. 188, Public Acts of Michigan, 1954, as amended.

Dated: _____

Patrick J. Hohl
Hamburg Township Supervisor

Resolution #4 – Oneida Way Road Improvement Project

TOWNSHIP OF HAMBURG

At a regular meeting of the Township Board of the Township of Hamburg, Livingston County, Michigan (the “Township”) held at the Hamburg Township Hall Meeting Room on Tuesday, February 25th, 2020, beginning at 7:00 p.m. Eastern Time, there were:

PRESENT: _____

ABSENT: _____

The following preamble and resolution were offered by _____ and seconded by _____.

**RESOLUTION ACKNOWLEDGING THE FILING OF THE
ONEIDA WAY SPECIAL ASSESSMENT ROLL,
SCHEDULING A HEARING
AND DIRECTING THE ISSUANCE OF THE STATUTORY NOTICES**

WHEREAS, the Board of Trustees (the “Township Board”) has determined that it is desirable to act favorably upon the request of the property owners to finance the construction of certain road improvements for their private road, to be completed by a Contractor hired by the property owners, within the Township as described in Exhibit A (the “Project”);

WHEREAS, the Township Board has determined to proceed with the Project;

WHEREAS, the Township Board has tentatively determined to finance the cost of the Project by issuing bonds (the “Bonds”) to finance the cost of the Project, in accordance with Act No. 188, Michigan Public Acts of 1954, as amended (“Act 188”);

WHEREAS, the Township Board has tentatively determined to use Special Assessments levied under Act 188 to raise the funds to pay the Township’s obligations on the Bonds;

WHEREAS, the plans and cost estimates for the Project have been filed with the Township Clerk;

WHEREAS, the Township Supervisor has prepared the proposed Special Assessment Roll entitled “The Proposed Special Assessment Roll for the Hamburg Township Oneida Way Road Improvement Project” (the “Proposed Roll”) and has filed the Proposed Roll with the Township Clerk;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board acknowledges that the Township Supervisor has filed the Proposed Roll with the Township Clerk.

2. The Township Board acknowledges that the Supervisor has certified that (a) the Proposed Roll was prepared in accordance with the Township Board's direction and (b) the Proposed Roll was prepared in accordance with the laws of the State of Michigan.

3. In accordance with Act 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, there shall be a public hearing on the Proposed Roll.

4. The public hearing will be held on Tuesday, March 24, 2020 at 5:00 p.m. at the Township Hall of Hamburg Township, Livingston County, Michigan, or at such other place as the Township Clerk may designate, provided sufficient notice is given of such alternate location as required by law.

5. The Township Clerk is directed to mail, by first class mail, a notice of the public hearing to each owner of or party in interest in property to be assessed, whose name appears upon the last Township tax assessment records. The last Township tax assessment records means the last assessment roll for ad valorem tax purposes which has been reviewed by the Township Board of Review, as supplemented by any subsequent changes in the names or addresses of such owners or parties listed thereon. The notice to be mailed by the Township Clerk shall be similar to the notice attached as Exhibit B and shall be mailed by first class mail on or before March 11, 2020. Following the mailing of the notices, the Township Clerk shall complete an affidavit of mailing similar to the affidavit set forth in Exhibit C.

6. The Township Clerk is directed to publish a notice of the public hearing in the Livingston County Press & Argus a newspaper of general circulation within the Township. The notice shall be published twice, once on or before March 11, 2020, and once on or before March 18, 2020. The notice shall be in form substantially similar to the notice attached in Exhibit B.

A vote on the foregoing resolution was taken and was as follows:

YES: _____

NO: _____

ABSTAIN: _____

Resolution declared _____.

CLERK'S CERTIFICATE

The undersigned, being the Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a meeting of the Township Board on February 25, 2020, at which meeting a quorum was present and remained throughout, (2) the original thereof is on file in the records in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1967, as amended) and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Michael Dolan
Hamburg Township Clerk

EXHIBIT “A”

DESCRIPTION OF PROJECT

The project will include pulverizing the existing asphalt to a depth of eight inches (8”) below grade and enhancing the existing aggregate base with pulverized material as necessary to maintain proper grade. Contractor will then fine grade and compact the road bed and haul away any remaining spoils. The road surface will be paved with two-inches (2”) of compacted bituminous 13A asphalt in the first lift and then a second finish lift of 2-inches (2”) of compacted bituminous 13A asphalt shall be placed to finish. The street rehabilitation shall serve the properties within the Township located along Oneida Way that are within the boundaries indicated on the attached map.

Oneida Way Road Improvement Project
Hamburg Township, Livingston County, Michigan

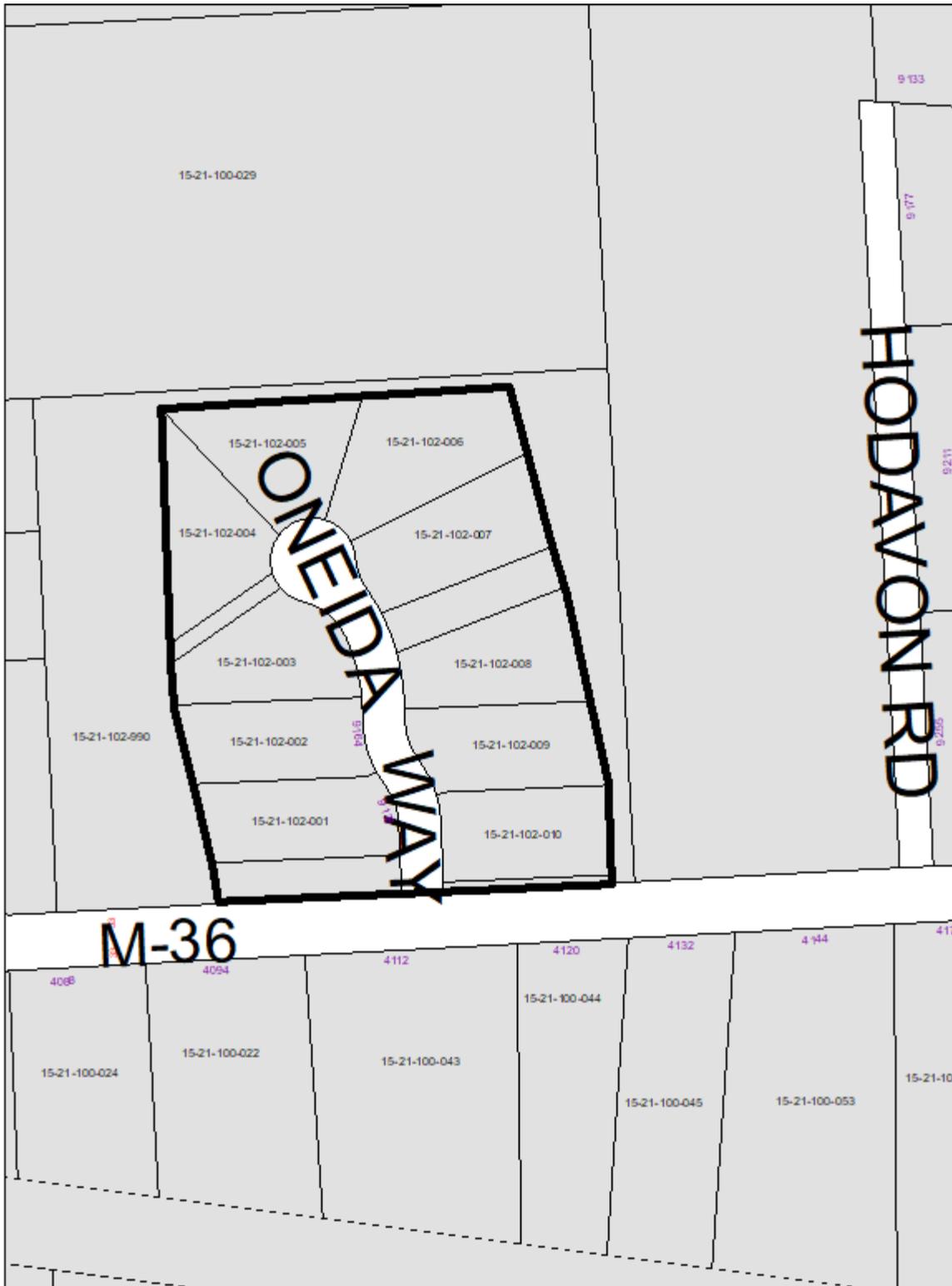


EXHIBIT “B”

FORM OF NOTICE OF PUBLIC HEARING

Hamburg Township
Livingston County, Michigan

**NOTICE OF PUBLIC HEARING
UPON SPECIAL ASSESSMENT ROLL FOR THE
ONEIDA WAY ROAD IMPROVEMENT PROJECT
SPECIAL ASSESSMENT DISTRICT**

NOTICE IS HEREBY GIVEN:

(1) The Township Board of the Township of Hamburg, Livingston County, Michigan (the “Township”) has determined to levy special assessments against lands in the ONEIDA WAY ROAD IMPROVEMENT PROJECT SPECIAL ASSESSMENT DISTRICT (the “District”) that will be benefited by the construction of road improvements in the District. The District consists of the lands identified in the map attached to this notice and is more specifically identified by the following permanent parcel numbers:

15-21-102-001	15-21-102-002	15-21-102-003	15-21-102-004
15-21-102-005	15-21-102-006	15-21-102-007	15-21-102-008
15-21-102-009	15-21-102-010		

(2) The proposed special assessment roll for the District (the “Roll”) has been prepared and is now on file in the office of the Township Clerk and is available at such office for public examination during the hours the Township Hall is regularly open to the public for business.

(3) The Township Board will conduct a public hearing beginning at 5:00 p.m., local time on Tuesday, March 24, 2020, at the Hamburg Township Hall, 10405 Merrill Road, Hamburg, Michigan to explain and answer questions pertaining to the Roll and to hear objections to the Roll. Any person objecting to the Roll must file his or her objections in writing before the close of the public hearing or within such additional time (if any) as the Township Board may grant.

(4) The owner or other person having an interest in property that is specially assessed is entitled to file a written appeal with the Michigan Tax Tribunal within 30 days after confirmation of the Roll. However, appearance and protest at the public hearing are required by law in order to appeal the special assessment to the Michigan Tax Tribunal. An owner or other party in interest or his or her agent may (1) appear and protest in person at the hearing or (2) file an appearance and protest by letter before the close of the hearing.

The Township Board will maintain a record of the persons who appear and protest at the hearing. If the hearing is terminated or adjourned for the day before a party is provided the opportunity to be heard, a party whose appearance was so recorded shall be considered to have protested the special assessment in person.

This notice is given by order of the Hamburg Township Board.

Dated: _____

Michael Dolan
Hamburg Township Clerk
10405 Merrill Rd. P.O. Box 157
Hamburg, MI 48139

EXHIBIT "C"

AFFIDAVIT OF MAILING

STATE OF MICHIGAN)
)ss
COUNTY OF LIVINGSTON)

MICHAEL DOLAN, being first duly sworn, deposes, and says that he personally prepared for mailing, and did on March 11, 2020, send by first-class mail, the notice of hearing, a true copy of which is attached hereto, to each record owner of or party in interest in all property to be assessed for the improvement described therein, as shown on the last local tax assessment records of the Township of Hamburg; that he personally compared the address on each envelope against the list of property owners as shown on the current tax assessment rolls of the Township; that each envelope contained therein such notice and was securely sealed with postage fully prepaid for first-class mail delivery and plainly addressed; and that he personally placed all of such envelopes in a United States Post Office receptacle on the above date.

Michael Dolan
Hamburg Township Clerk

Subscribed and sworn to before me
this ____ day of _____, 2020.

_____, Notary Public
Livingston County, MI
My commission expires:



Township Board Cover Sheet

Pine Valley Estates – Road Improvement S.A.D. **First Public Hearing to Establish S.A.D.**

Information Packet:

Hamburg Township has been approached by residents living on Wide Valley Drive and Winding Trail in the Pine Valley Estates Subdivision requesting that their road be improved through a Township financed special assessment district. This project would consist of the establishment of a S.A.D. with the road improvements constructed under the direction of the Livingston County Road Commission. Based upon property owner response, there are enough petitions to proceed with creating the district.

The following items have been included for the Board's review:

1. **Notice of First Public Hearing:**

- A. Affidavit of Mailing
- B. Hearing Cover Letter
- C. Notice of Improvement Hearing – per Public Act 188 requirements
- D. Mailing List of Property Owners included in S.A.D.
- E. Estimate of Cost for the proposed Road Improvement S.A.D.
- F. Proposed Pine Valley Estates Subdivision Special Assessment Roll

2. **Project Resolution(s):**

- **Resolution No. 3** – Resolution Approving Petitions, Project, Cost Estimates, Special Assessment District and Causing the Special Assessment Roll to be Prepared
- **Resolution No. 4** – Resolution Acknowledging the Filing of the Pine Valley Estates Subdivision Special Assessment Roll, Scheduling a Hearing and Directing the Issuance of the Statutory Notices

NOTE: Resolution No. 4 will set the date and time for the second public hearing to be held to adopt the Assessment Roll. I am recommending that the 2nd public hearing be scheduled for **Tuesday, March 24th, 2020 beginning at 6:30 p.m.** to allow enough time for notice to be published in the newspaper as well as mailing individual notices to property owners.

The Pine Valley Estates Subdivision Road Improvement district will be included on the upcoming bond issue along with a number of other Road Improvement projects.

Drafted: February 12th, 2020

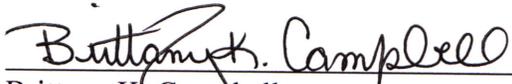


10405 Merrill Road ♦ P.O. Box 157
Hamburg, MI 48139
Phone: 810.231.1000 ♦ Fax: 810.231.4295
www.hamburg.mi.us

AFFIDAVIT OF MAILING

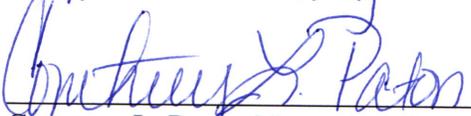
STATE OF MICHIGAN)
)ss
COUNTY OF LIVINGSTON)

BRITTANY K. CAMPBELL, being first duly sworn, deposes, and says that she personally prepared for mailing, and did on February 12, 2020, send by first-class mail, the proposed **Pine Valley Estates – Road Improvement Special Assessment District** notice of first public hearing, a true copy of which is attached hereto, to each record owner of or party in interest in all property to be assessed for the improvement described therein, as shown on the last local tax assessment records of the Township of Hamburg; that she personally compared the address on each envelope against the list of property owners as shown on the current tax assessment rolls of the Township; that each envelope contained therein such notice and was securely sealed with postage fully prepaid for first-class mail delivery and plainly addressed; and that she personally placed all of such envelopes in a United States Post Office receptacle on the above date.



Brittany K. Campbell
Hamburg Township Utilities Coordinator

Subscribed and sworn to before me
this 12th day of February, 2020.



Courtney L. Paton, Notary Public

Jackson County, MI

My commission expires: 1/17/2024

Acting in Livingston County

COURTNEY L. PATON
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF JACKSON
My Commission Expires 01/17/2024
Acting in the County of Livingston

February 12th, 2020

Re: **Pine Valley Estates Subdivision – Road Improvement Special Assessment District**
Notice of First Public Hearing

Dear Property Owner,

Enclosed is a copy of the Notice of Improvement Hearing to establish the Pine Valley Estates Subdivision road improvement special assessment district (SAD). The project will consist of crushing and shaping the existing asphalt pavement including the asphalt curb. Approximately 3.75 inches of new hot mix asphalt in two lifts will be placed on the prepared grade. The wing curb will be placed on the final lift of asphalt pavement. The hot mix asphalt will be feathered on to the existing driveway approaches, including concrete drives, to match the new road elevation. The edge of the roadway will be restored with topsoil, seed and mulch.

The Township Board has scheduled the first public hearing for Tuesday, February 25th, 2020 to begin at 6:30 p.m. here at the Township Offices located at 10405 Merrill Road. The purpose of the meeting is to discuss the desire to establish the district, the district boundaries and the estimated cost of the project. The estimated road improvement project cost is \$475,000.00 which will be split equally among the 74 parcels in an assessment of \$6,418.92 per parcel plus interest charges under a ten (10) year bond re-payment schedule.

Any property owner or owners who wish to remove their support for the project must submit a letter in writing to the Township requesting to rescind their signatures from the petition by the first public hearing on February 25th. Letters may be addressed to me or the Township Clerk, Michael Dolan, and mailed to Hamburg Township, P.O. Box 157, Hamburg, MI 48139. Faxed copies or emailed/scanned copies cannot be accepted. If after the first public hearing there is still enough support to move forward with establishing the special assessment district the Board will pass a resolution to schedule the 2nd public hearing for the purpose of discussing the Assessment Roll and adoption by the Township Board which will authorize the collection of the special assessments that will first appear on the December 1, 2020 tax bill.

If you would like to discuss the road improvement project before the public hearing please feel free to contact the Township Supervisor, Patrick J. Hohl, at (810) 231-1000 Ext. 202 or his direct line at (810) 222-1116 or via email at pathohl@hamburg.mi.us.

Sincerely,



Brittany K. Campbell
Hamburg Township Utilities Coordinator



10405 Merrill Road ♦ P.O. Box 157
Hamburg, MI 48139
Phone: 810.231.1000 ♦ Fax: 810.231.4295
www.hamburg.mi.us

NOTICE OF PUBLIC HEARING

Hamburg Township
Livingston County, Michigan

NOTICE OF PUBLIC HEARING UPON A PROPOSED ROAD IMPROVEMENT PROJECT AND SPECIAL ASSESSMENT DISTRICT FOR PINE VALLEY ESTATES

NOTICE IS HEREBY GIVEN:

(1) The Township Board of Hamburg Township, Livingston County, Michigan, in accordance with the laws of the State of Michigan, will hold a public hearing on Tuesday, February 25, 2020 at 6:30 p.m., at the Hamburg Township Hall, 10405 Merrill Road, Hamburg, Michigan 48139, to review the following proposed special assessment district:

HAMBURG TOWNSHIP PINE VALLEY ESTATES ROAD IMPROVEMENT SPECIAL ASSESSMENT DISTRICT

and to hear any objections thereto and to the proposed Project and to the petitions filed with the Township Board requesting the Project.

(2) The project (the “Project”) will consist of crushing and shaping the existing asphalt pavement including the asphalt curb. Approximately 3.75 inches of new hot mix asphalt in two lifts will be placed on the prepared grade. The wing curb will be placed on the final lift of asphalt pavement. The hot mix asphalt will be feathered on to the existing driveway approaches including concrete drives, to match the new road elevation. The edge of the roadway will be restored with topsoil, seed and mulch. The Project is being designed to serve the properties in the Special Assessment District, which properties are adjacent to Wide Valley Drive and Winding Trail in the Pine Valley Estates subdivision, and which properties are identified by the following permanent parcel numbers:

15-12-301-001	15-12-301-002	15-12-301-003	15-12-301-004
15-12-301-005	15-12-301-006	15-12-301-007	15-21-301-008
15-12-301-009	15-12-301-010	15-12-301-011	15-12-301-012
15-12-301-013	15-12-301-014	15-12-301-015	15-12-301-016
15-12-301-017	15-12-301-018	15-12-301-019	15-12-301-020
15-12-301-021	15-12-301-022	15-12-301-023	15-12-301-024
15-12-301-025	15-12-301-026	15-12-301-027	15-12-301-028

15-12-301-029	15-12-301-030	15-12-301-031	15-12-301-032
15-12-301-033	15-12-301-034	15-12-301-035	15-12-301-036
15-12-301-037	15-12-301-038	15-12-301-039	15-12-301-040
15-12-301-041	15-12-301-042	15-12-301-043	15-12-301-044
15-12-301-045	15-12-301-046	15-12-301-047	15-12-301-048
15-12-301-049	15-12-301-050	15-12-301-051	15-12-301-052
15-12-301-053	15-12-301-054	15-12-301-055	15-12-301-056
15-12-301-057	15-12-301-058	15-12-301-059	15-12-301-060
15-12-301-061	15-12-301-062	15-12-301-063	15-12-301-064
15-12-301-065	15-12-301-066	15-12-301-067	15-12-301-068
15-12-301-069	15-12-301-070	15-12-301-071	15-12-301-072
15-12-301-073	15-14-200-012		

(3) The Township plans on imposing special assessments on the properties located in the Special Assessment District to pay for the costs of the Project.

(4) The plans and cost estimates for the proposed Project, the boundaries of the Special Assessment District and the petitions filed in support of the Project are now on file in the office of the Township Clerk for public inspection. Periodic redeterminations of the cost of the Project may be made, and subsequent hearings shall not be required if such cost redeterminations do not increase the estimated cost of the Project by more than 10%. Any person objecting to the proposed Project, the petitions for the Project or the proposed Special Assessment District shall file an objection in writing with the Township Clerk before the close of the February 25th, 2020 hearing, or within such further time the Township Board may grant.

This notice is given by order of the Hamburg Township Board.

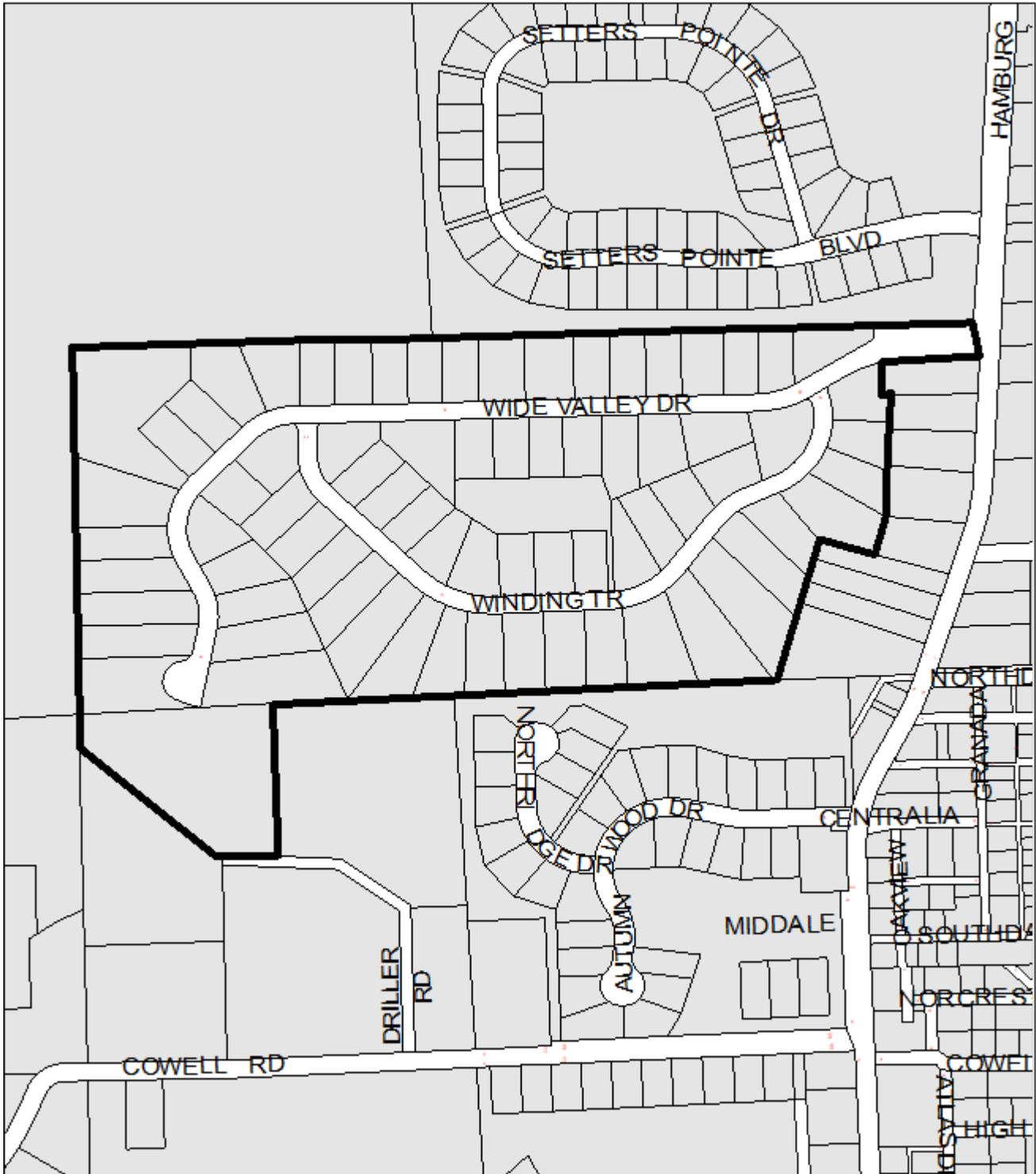
Dated: February 12th, 2020

Michael Dolan
Hamburg Township Clerk
10405 Merrill Rd. P.O. Box 157
Hamburg, MI 48139

**PINE VALLEY ESTATES SUBDIVISION
- ROAD IMPROVEMENT SPECIAL ASSESSMENT DISTRICT**

Hamburg Township, Livingston County, Michigan

The general service area in which a proposed special assessment district is to be designated. The Hamburg Township Board of Trustees may adjust the district boundaries based upon property owner response in support of creating a road improvement special assessment district.



General service area establishing the Pine Valley Estates subdivision – Road Improvement Special Assessment District. **Proposed special assessment district boundary shown within thick black-lined area.**

15-12-301-001
Steven T. Lamb
7195 Wide Valley Dr.
Brighton, MI 48116

15-12-301-002
Gregory M. & Lori A. Fronizer
7173 Wide Valley Dr.
Brighton, MI 48116

15-12-301-003
Charles & Stephanie Cesarz
7155 Wide Valley Dr.
Brighton, MI 48116

15-12-301-004
Michael & Danielle Baitinger
7137 Wide Valley Dr.
Brighton, MI 48116

15-12-301-005
David K. & Sarah McAlpine
7121 Wide Valley Dr.
Brighton, MI 48116

15-12-301-006
Scott A. & Donna Cesarz
7105 Wide Valley Dr.
Brighton, MI 48116

15-12-301-007
Bill & Andrea Lundy
7089 Wide Valley Dr.
Brighton, MI 48116

15-12-301-008
Michael Herbison
7073 Wide Valley Dr.
Brighton, MI 48116

15-12-301-009
Sharon L. Cline
7057 Wide Valley Dr.
Brighton, MI 48116

15-12-301-010
James A. & Tammy S. Singer
7041 Wide Valley Dr.
Brighton, MI 48116

15-12-301-011
Michael & Gretchen Hertz
7025 Wide Valley Dr.
Brighton, MI 48116

15-12-301-012
Cooper & Michelle Green
7009 Wide Valley Dr.
Brighton, MI 48116

15-12-301-013
Marcia S. Bauer
6993 Wide Valley Dr.
Brighton, MI 48116

15-12-301-014
James M. Malott
6977 Wide Valley Dr.
Brighton, MI 48116

15-12-301-015
Kevin & Caroline Grabowski
6961 Wide Valley Dr.
Brighton, MI 48116

15-12-301-016
David H. & Laura A. Saunders
6945 Wide Valley Dr.
Brighton, MI 48116

15-12-301-017
Mark D. McQuaid
6929 Wide Valley Dr.
Brighton, MI 48116

15-12-301-018
William H. & Mary Jane Monger
6913 Wide Valley Dr.
Brighton, MI 48116

15-12-301-019
Joseph C. & Nancy A. Monroe
9315 Hamburg Rd.
Brighton, MI 48116

15-12-301-020
Kenneth & Karen Keskitalo
6865 Wide Valley Dr.
Brighton, MI 48116

15-12-301-021
Paul N. & Mary F. Ash
6849 Wide Valley Dr.
Brighton, MI 48116

15-12-301-022
Anthony & Terrie Gole
6833 Wide Valley Dr.
Brighton, MI 48116

15-12-301-023
Brian A. & Dawn M. Mullaly
6817 Wide Valley Dr.
Brighton, MI 48116

15-12-301-024
Patrick & Maryann Herek
6801 Wide Valley Dr.
Brighton, MI 48116

15-12-301-025
Anthony P. & Mary L. Brogger
6800 Wide Valley Dr.
Brighton, MI 48116

15-12-301-026
Eric J. & Jennifer Defenderfer
6816 Wide Valley Dr.
Brighton, MI 48116

15-12-301-027
Keith & Lori Nakon
6832 Wide Valley Dr.
Brighton, MI 48116

15-12-301-028
Bruce K. & Gail J. Stoddart
6848 Wide Valley Dr.
Brighton, MI 48116

15-12-301-029
Rockney L. & Lois A. Whitehead
6880 Wide Valley Dr.
Brighton, MI 48116

15-12-301-030
Robert L. Gerwin & Connie J. Rose
6900 Wide Valley Dr.
Brighton, MI 48116

15-12-301-031
Michael & Claudette Snowgold
6950 Wide Valley Dr.
Brighton, MI 48116

15-12-301-032
Richard W. & Deborah A. Kluck
7020 Winding Trail
Brighton, MI 48116

15-12-301-033
William P. & Lena J. Gaines
7028 Winding Trail
Brighton, MI 48116

15-12-301-034
James A. II & Catherine Craig
7036 Winding Trail
Brighton, MI 48116

15-12-301-035
James E. & Kristan L. Karnes
7044 Winding Trail
Brighton, MI 48116

15-12-301-036
Bradley J. & Jamie M. Wardynski
7052 Winding Trail
Brighton, MI 48116

15-12-301-037
Marcelo & Maria Ponti
7060 Winding Trail
Brighton, MI 48116

15-12-301-038
Michael D. Ovorus & Pamela Jiles-
Ovorus
7068 Winding Trail
Brighton MI 48116

15-12-301-039
Nelson M. Yanick
7076 Winding Trail
Brighton, MI 48116

15-12-301-040
Steven M. & Christina M. Hatfield
7084 Winding Trail
Brighton, MI 48116

15-12-301-041
David & Lisa A. Copp
7092 Winding Trail
Brighton, MI 48116

15-12-301-042
Jon E. & Denise V. Stilson
7100 Winding Trail
Brighton, MI 48116

15-12-301-043
Lloyd F. & Sabrina J. Brady
7110 Winding Trail
Brighton, MI 48116

15-12-301-044
Christopher J. Soto
7118 Winding Trail
Brighton, MI 48116

15-12-301-045
Dennis M. & Glenda K. Stratton
7128 Winding Trail
Brighton, MI 48116

15-12-301-046
Marian & Alicia Starosta
7138 Winding Trail
Brighton, MI 48116

15-12-301-047
Raymond A. & Amber J. Novakoski
7148 Winding Trail
Brighton, MI 48116

15-12-301-048
David DeNoyers
7158 Winding Trail
Brighton, MI 48116

15-12-301-049
Joseph & Laurie Handelsman & Tedd
Handelsman
7170 Winding Trail
Brighton MI 48116

15-12-301-050
Howard & Amy Haselhuhn
7182 Winding Trail
Brighton, MI 48116

15-12-301-051
Joan Hanlin Engel Trust
7194 Winding Trail
Brighton, MI 48116

15-12-301-052
Jason S. Fahr
7183 Winding Trail
Brighton, MI 48116

15-12-301-053
Candice S. Counts
7146 Wide Valley Dr.
Brighton, MI 48116

15-12-301-054
David W. II & Nicole L. Sarkett
7120 Wide Valley Dr.
Brighton, MI 48116

15-12-301-055
Chaplin Revocable Trust
7104 Wide Valley Dr.
Brighton, MI 48116

15-12-301-056
Nancy J. Keith
7088 Wide Valley Dr.
Brighton, MI 48116

15-12-301-057
Edward C. Prince
7076 Wide Valley Dr.
Brighton, MI 48116

15-12-301-058
Carie Fraser
7060 Wide Valley Dr.
Brighton, MI 48116

15-12-301-059
Eli & Kadi Prout
7044 Wide Valley Dr.
Brighton, MI 48116

15-12-301-060
John & Kathleen Witkowski Trust
7026 Wide Valley Dr.
Brighton, MI 48116

15-12-301-061
Robert & Julie Stanton
7015 Winding Trail
Brighton, MI 48116

15-12-301-062
Leo & Gina Whitton
7027 Winding Trail
Brighton, MI 48116

15-12-301-063
Paul & Carolyn J. Maliszewski
7035 Winding Trail
Brighton, MI 48116

15-12-301-064
Paul A. & Kathleen S. Riblet
7043 Winding Trail
Brighton, MI 48116

15-12-301-065
Robert J. & Mary Ann Romalia
7053 Winding Trail
Brighton, MI 48116

15-12-301-066
Francis E. & Marcella Murphy
7067 Winding Trail
Brighton, MI 48116

15-12-301-067
Anthony & Julie Pagano
7079 Winding Trail
Brighton, MI 48116

15-12-301-068
Charles F. & Dana J. Cooper
7087 Winding Trail
Brighton, MI 48116

15-12-301-069
Jameson & Kristine Masters
7095 Winding Trail
Brighton, MI 48116

15-12-301-070
Ronald J. & Rachael A. Fox
7113 Winding Trail
Brighton, MI 48116

15-12-301-071
Joe & Renee Nix
7121 Winding Trail
Brighton, MI 48116

15-12-301-072
Alexander N. & Jean Luttschyn
7133 Winding Trail
Brighton, MI 48116

15-12-301-073
Thomas A. & Donna L. Zagotta
7147 Winding Trail
Brighton, MI 48116

15-14-200-012
Michael & Sharon Buck
6787 Wide Valley Dr.
Brighton, MI 48116



**ESTIMATE OF COST
PROPOSED WIDE VALLEY DRIVE & WINDING TRAIL
ROAD IMPROVEMENT SPECIAL ASSESSMENT DISTRICT**

Hamburg Township Administration Expenses:

Total Township Fees: \$ 0.00

Road Improvements: Livingston County Road Commission \$ 475,000.00

Road improvements shall include crushing and shaping the asphalt pavement including the asphalt curb. Approximately 3.75 inches of new hot mix asphalt in two lifts will be placed on the prepared grade. The wing curb will be placed on the final lift of asphalt pavement. The hot mix asphalt will be feathered on to the existing driveway approaches, including concrete drives, to match the new road elevation. The edge of the roadway will be restored with topsoil, seed and mulch.

Total Estimated Project Cost \$ 475,000.00

\$ 475,000.00 divided by 74 Parcels = **\$6,418.92 per parcel.**

NOTE:

The cost of the road improvements will be financed through special assessment bonds. Property owners within the SAD will only be charged for the road improvement construction charges. The Township will pay for all legal and administrative fees to establish the district and for the sale of the bond to finance the project. Annual principal payments will be equally assessed per parcel plus interest on the unpaid balance. The interest amount will be determined by the market interest rate for the sale of the Bonds at the time the project is financed. The assessment costs will be presented to property owners prior to establishing the special assessment district.

HAMBURG TOWNSHIP
PINE VALLEY ESTATES ROAD IMPROVEMENT PROJECT
 PROPOSED SPECIAL ASSESSMENT ROLL
EXHIBIT "B"

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-12-301-001	Steven T. Lamb 7195 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 1	\$ 250,945.00	Occupied	\$ 6,418.92
15-12-301-002	Gregory M. & Lori A. Fronizer 7173 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 2	268,242.00	Occupied	6,418.92
15-12-301-003	Charles & Stephanie Cesarz 7155 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 3	327,238.00	Occupied	6,418.92
15-12-301-004	Michael & Danielle Baitinger 7137 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 4	238,957.00	Occupied	6,418.92
15-12-301-005	David K. & Sarah McAlpine 7121 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 5	252,004.00	Occupied	6,418.92
15-12-301-006	Scott A. & Donna Cesarz 7105 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 6	324,532.00	Occupied	6,418.92
15-12-301-007	Bill & Andrea Lundy 7089 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 7	273,851.00	Occupied	6,418.92
15-12-301-008	Michael Herbison 7073 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 8	284,531.00	Occupied	6,418.92

HAMBURG TOWNSHIP
PINE VALLEY ESTATES ROAD IMPROVEMENT PROJECT
 PROPOSED SPECIAL ASSESSMENT ROLL
FEBRUARY 25, 2020

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-12-301-009	Sharon L. Cline 7057 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 9	\$ 246,694.00	Occupied	\$ 6,418.92
15-12-301-010	James A. & Tammy S. Singer 7041 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 10	240,803.00	Occupied	6,418.92
15-12-301-011	Michael & Gretchen Hertz 7025 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 11	274,237.00	Occupied	6,418.92
15-12-301-012	Cooper & Michelle Green 7009 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 12	248,453.00	Occupied	6,418.92
15-12-301-013	Marcia S. Bauer 6993 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 13	218,491.00	Occupied	6,418.92
15-12-301-014	James M. Malott 6977 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 14	273,291.00	Occupied	6,418.92
15-12-301-015	Kevin & Caroline Grabowski 6961 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 15	253,217.00	Occupied	6,418.92
15-12-301-016	David H. & Laura A. Saunders 6945 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 16	278,740.00	Occupied	6,418.92

HAMBURG TOWNSHIP
PINE VALLEY ESTATES ROAD IMPROVEMENT PROJECT
 PROPOSED SPECIAL ASSESSMENT ROLL
FEBRUARY 25, 2020

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-12-301-017	Mark D. McQuaid 6929 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 17	\$ 223,214.00	Occupied	\$ 6,418.92
15-12-301-018	William H. & Mary Jane Monger 6913 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 18	255,449.00	Occupied	6,418.92
15-12-301-019	Joseph C. & Nancy A. Monroe 9315 Hamburg Rd. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 19	478,304.00	Occupied	6,418.92
15-12-301-020	Kenneth & Karen Keskitalo 6865 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 20	224,844.00	Occupied	6,418.92
15-12-301-021	Paul N. & Mary F. Ash 6849 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 21	281,952.00	Occupied	6,418.92
15-12-301-022	Anthony & Terri Gole 6833 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 22	301,429.00	Occupied	6,418.92
15-12-301-023	Brian A. & Dawn M. Mullaly 6817 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 23	310,109.00	Occupied	6,418.92
15-12-301-024	Patrick & Maryann Herek 6801 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 24	339,402.00	Occupied	6,418.92

HAMBURG TOWNSHIP
PINE VALLEY ESTATES ROAD IMPROVEMENT PROJECT
 PROPOSED SPECIAL ASSESSMENT ROLL
FEBRUARY 25, 2020

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-12-301-025	Anthony P. & Mary L. Brogger 6800 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 25	\$ 286,739.00	Occupied	\$ 6,418.92
15-12-301-026	Eric J. & Jennifer Defenderfer 6816 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 26	272,367.00	Occupied	6,418.92
15-12-301-027	Keith & Lori Nakon 6832 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 27	310,555.00	Occupied	6,418.92
15-12-301-028	Bruce K. & Gail J. Stoddart 6848 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 28	310,002.00	Occupied	6,418.92
15-12-301-029	Rockney L. & Lois A. Whitehead 6880 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 29	285,995.00	Occupied	6,418.92
15-12-301-030	Robert L. Gerwin & Connie J. Rose 6900 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 30	278,977.00	Occupied	6,418.92
15-12-301-031	Michael & Claudette Snowgold 6950 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 31	329,025.00	Occupied	6,418.92
15-12-301-032	Richard W. & Deborah A. Kluck 7020 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 32	334,653.00	Occupied	6,418.92

HAMBURG TOWNSHIP
PINE VALLEY ESTATES ROAD IMPROVEMENT PROJECT
 PROPOSED SPECIAL ASSESSMENT ROLL
FEBRUARY 25, 2020

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-12-301-033	William P. & Lena J. Gaines 7028 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 33	\$ 259,445.00	Occupied	\$ 6,418.92
15-12-301-034	James A. II & Catherine Craig 7036 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 34	273,205.00	Occupied	6,418.92
15-12-301-035	James E. & Kristan L. Karnes 7044 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 35	304,172.00	Occupied	6,418.92
15-12-301-036	Bradley J. & Jamie M. Wardynski 7052 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 36	283,014.00	Occupied	6,418.92
15-12-301-037	Marcelo & Maria Ponti 7060 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 37	340,145.00	Occupied	6,418.92
15-12-301-038	Michael Ovorus & Pam Jiles-Ovorus 7068 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 38	291,867.00	Occupied	6,418.92
15-12-301-039	Nelson M. Yanick 7076 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 39	274,948.00	Occupied	6,418.92
15-12-301-040	Steven M. & Christina M. Hatfield 7084 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 40	273,933.00	Occupied	6,418.92

HAMBURG TOWNSHIP
PINE VALLEY ESTATES ROAD IMPROVEMENT PROJECT
 PROPOSED SPECIAL ASSESSMENT ROLL
FEBRUARY 25, 2020

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-12-301-041	David & Lisa A. Copp 7092 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 41	\$ 233,018.00	Occupied	\$ 6,418.92
15-12-301-042	Jon E. & Denise V. Stilson 7100 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 42	254,577.00	Occupied	6,418.92
15-12-301-043	Llyod F. & Sabrina J. Brady 7110 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 43	212,009.00	Occupied	6,418.92
15-12-301-044	Christopher J. Soto 7118 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 44	269,897.00	Occupied	6,418.92
15-12-301-045	Dennis M. & Glenda K. Stratton 7128 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 45	285,029.00	Occupied	6,418.92
15-12-301-046	Marian & Alicia Starosta 7138 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 46	311,539.00	Occupied	6,418.92
15-12-301-047	Raymond A. & Amber J. Novakoski 7148 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 47	277,815.00	Occupied	6,418.92
15-12-301-048	David DeNoyers 7158 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 48	254,475.00	Occupied	6,418.92

HAMBURG TOWNSHIP
PINE VALLEY ESTATES ROAD IMPROVEMENT PROJECT
 PROPOSED SPECIAL ASSESSMENT ROLL
FEBRUARY 25, 2020

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-12-301-049	Joseph & Laurie Handelsman Tedd Handelsman 7170 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 49	\$ 290,438.00	Occupied	\$ 6,418.92
15-12-301-050	Howard & Amy Haselhuhn 7182 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 50	275,356.00	Occupied	6,418.92
15-12-301-051	Joan Hanlin Engel Trust 7194 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 51	295,691.00	Occupied	6,418.92
15-12-301-052	Jason S. Fahr 7183 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 52	290,011.00	Occupied	6,418.92
15-12-301-053	Candice S. Counts 7146 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 53	223,852.00	Occupied	6,418.92
15-12-301-054	David W. II & Nicole L. Sarkett 7120 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 54	271,274.00	Occupied	6,418.92
15-12-301-055	Chaplin Revocable Trust 7104 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 55	300,188.00	Occupied	6,418.92
15-12-301-056	Nancy J. Keith 7088 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 56	224,051.00	Occupied	6,418.92

HAMBURG TOWNSHIP
PINE VALLEY ESTATES ROAD IMPROVEMENT PROJECT
 PROPOSED SPECIAL ASSESSMENT ROLL
FEBRUARY 25, 2020

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-12-301-057	Edward C. Prince 7076 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 57	\$ 242,710.00	Occupied	\$ 6,418.92
15-12-301-058	Carie Fraser 7060 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 58	315,077.00	Occupied	6,418.92
15-12-301-059	Eli & Kadi Prout 7044 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 59	253,072.00	Occupied	6,418.92
15-12-301-060	John & Kathleen Witkowski Trust 7026 Wide Valley Dr. Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 60	238,037.00	Occupied	6,418.92
15-12-301-061	Robert & Julie Stanton 7015 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 61	352,755.00	Occupied	6,418.92
15-12-301-062	Leo & Gina Whitton 7027 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 62	285,056.00	Occupied	6,418.92
15-12-301-063	Paul & Carolyn J. Maliszewski 7035 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 63	282,149.00	Occupied	6,418.92
15-12-301-064	Paul A. & Kathleen S. Riblet 7043 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 64	258,711.00	Occupied	6,418.92

HAMBURG TOWNSHIP
PINE VALLEY ESTATES ROAD IMPROVEMENT PROJECT
 PROPOSED SPECIAL ASSESSMENT ROLL
FEBRUARY 25, 2020

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-12-301-065	Robert J. & Mary Ann Romalia 7053 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 65	\$ 262,165.00	Occupied	\$ 6,418.92
15-12-301-066	Francis E. & Marcella Murphy 7067 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 66	265,052.00	Occupied	6,418.92
15-12-301-067	Anthony & Julie Pagano 7079 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 67	261,829.00	Occupied	6,418.92
15-12-301-068	Charles F. & Dana J. Cooper 7087 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 68	217,761.00	Occupied	6,418.92
15-12-301-069	Jameson & Kristine Masters 7095 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 69	243,904.00	Occupied	6,418.92
15-12-301-070	Ronald J. & Rachael A. Fox 7113 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 70	275,119.00	Occupied	6,418.92
15-12-301-071	Joe & Renee Nix 7121 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 71	232,963.00	Occupied	6,418.92
15-12-301-072	Alexander N. & Jean Luttschyn 7133 Winding Trail	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 72	339,357.00	Occupied	6,418.92

HAMBURG TOWNSHIP
PINE VALLEY ESTATES ROAD IMPROVEMENT PROJECT
 PROPOSED SPECIAL ASSESSMENT ROLL
FEBRUARY 25, 2020

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-12-301-073	Thomas A. & Donna L. Zagotta 7147 Winding Trail Brighton, MI 48116	SEC 11/12 T1N R5E PINE VALLEY ESTATES LOT 73	\$ 248,259.00	Occupied	\$ 6,418.92
15-14-200-012	Michael & Sharon Buck 6787 Wide Valley Dr. Brighton, MI 48116	SEC 14 T1N R5E COM NE COR OF SEC TH N 89*38'56"W 650 FT FOR POB TH S 0*55'24"W 581.31 FT TH N 85*59'W 183.15 FT TH N 47* 30'36"W 625.37 FT TH N 0*47'16"E 150 FT TO N LINE OF SEC TH S 89*38'56"E 651.16 FT TO POB 6.28AC PARCEL 4.	1,371,826.00	Occupied	6,418.92

Total Project Assessments: \$ 475,000.00

TOTAL ESTIMATED PROJECT COST: \$ 475,000.00

Resolution #3 – Pine Valley Estates Subdivision Road Improvement Project

TOWNSHIP OF HAMBURG

At a regular meeting of the Township Board of the Township of Hamburg, Livingston County, Michigan (the “Township”) held at the Hamburg Township Hall Meeting Room on Tuesday, February 25th, 2020, beginning at 7:00 p.m. Eastern Time, there were:

PRESENT: _____

ABSENT: _____

The following preamble and resolution were offered by _____ and seconded by _____.

RESOLUTION APPROVING PETITIONS, PROJECT, COST ESTIMATES, SPECIAL ASSESSMENT DISTRICT AND CAUSING THE SPECIAL ASSESSMENT ROLL TO BE PREPARED

WHEREAS, the Township Board of Trustees (the “Township Board”) has received petitions from property owners in the Township (the “Petitions”) for certain road improvements to be made along Wide Valley Drive and Winding Trail within the Pine Valley Estates subdivision located in the Township;

WHEREAS, the Township Board has determined to proceed with the Pine Valley Estates Subdivision road improvements as described in Exhibit A (the “Project”);

WHEREAS, preliminary plans and cost estimates for the Project have been filed with the Township Clerk;

WHEREAS, the Township Board has tentatively determined to finance the cost of the Project by issuing bonds (the “Bonds”), in accordance with Act No. 188, Michigan Public Acts of 1954, as amended (“Act 188”);

WHEREAS, the Township Board has tentatively determined to use Special Assessments levied under Act 188 to raise the funds to pay the Township’s obligations on the Bonds;

WHEREAS, the Township Board held a public hearing on the Project, the Petitions that have been submitted to the Township Board requesting the Project, and the proposed special assessment district (the “Special Assessment District”) for the Project on February 25, 2020;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. In accordance with Act 188, and the laws of the State of Michigan, the Township Board approves the completion of the Project and the Township Board approves the plans and cost estimates for the Project, which are on file with the Township Clerk and which are identified as "Plans and Cost Estimates for the "Pine Valley Estates Subdivision Road Improvement Project".

2. The Township Board determines that the petitions for the Project submitted to the Township Board were sufficient to satisfy the requirements under Act 188 for initiating an improvement project.

3. The Township Board determines that the Special Assessment District for the Project shall consist of those properties that are described in Exhibit B. The term of the special assessment district shall be through 2030, or such shorter period of time as may be determined by the Township Board prior to the issuance of the Bonds.

4. After construction costs for the Project are determined, the Township Supervisor is directed to prepare the Special Assessment Roll for the Special Assessment District as identified in Exhibit B. The Special Assessment Roll shall describe all the parcels of land to be assessed with the names of the respective record owners of each parcel, if known, and the total amount to be assessed against each parcel of land. When the Township Supervisor completes the Special Assessment Roll, he shall affix his certificate to the roll, which certificate shall be substantially in the in the form of Exhibit C to this resolution.

A vote on the foregoing resolution was taken and was as follows:

YES: _____

NO: _____

ABSENT: _____

Resolution declared _____.

CLERK'S CERTIFICATE

The undersigned, being the Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a meeting of the Township Board on February 25, 2020, at which meeting a quorum was present and remained throughout, (2) the original thereof is on file in the records in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1967, as amended) and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Michael Dolan
Hamburg Township Clerk

EXHIBIT A

Description of the Project

The project will consist of crushing and shaping the existing asphalt pavement including the asphalt curb. Approximately 3.75 inches of new hot mix asphalt in two lifts will be placed on the prepared grade. The wing curb will be placed on the final lift of asphalt pavement. The hot mix asphalt will be feathered on to the existing driveway approaches, including concrete drives, to match the new road elevation. The edge of the roadway will be restored with topsoil, seed and mulch. The street rehabilitation shall serve the properties in the Pine Valley Estates subdivision area, including Wide Valley Drive and Winding Trail, of the Township that are within the boundaries indicated on the attached map, along with all necessary construction, drainage and restoration for such project.

Pine Valley Estates Subdivision Road Improvement Project
Hamburg Township, Livingston County, Michigan

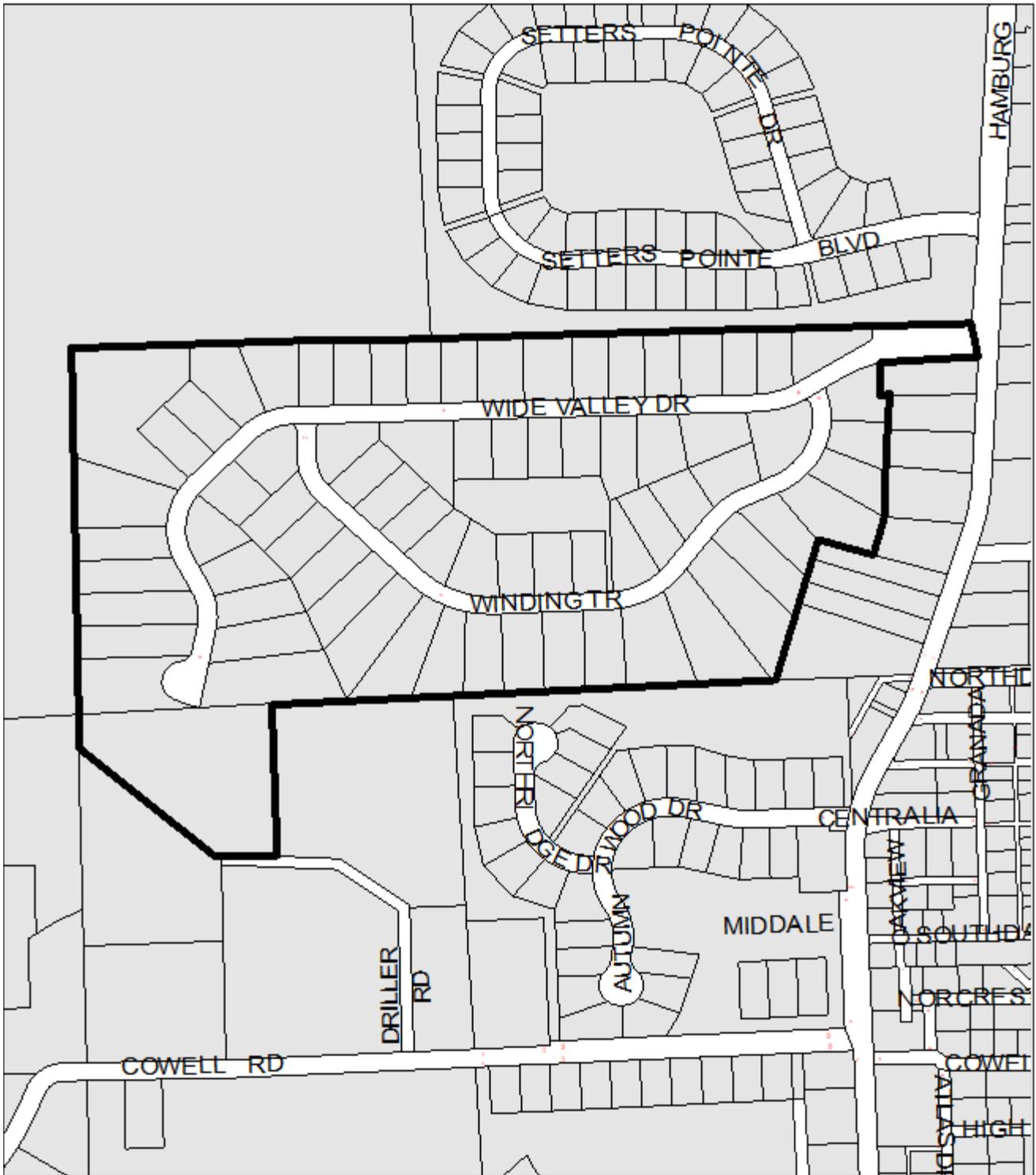


Exhibit “B”

**HAMBURG TOWNSHIP
PINE VALLEY ESTATES SUBDIVISION ROAD IMPROVEMENT PROJECT**

(1) The Hamburg Township Pine Valley Estates Subdivision Road Improvement Project Special Assessment District (the “Special Assessment District”) has been formed to specially assess the lands which are benefitted from the Project described in Exhibit A.

(2) The proposed Special Assessment District, within which the cost of the Project will be assessed, consists of the properties identified by the following permanent lot and parcel numbers.

15-12-301-001	15-12-301-002	15-12-301-003	15-12-301-004
15-12-301-005	15-12-301-006	15-12-301-007	15-21-301-008
15-12-301-009	15-12-301-010	15-12-301-011	15-12-301-012
15-12-301-013	15-12-301-014	15-12-301-015	15-12-301-016
15-12-301-017	15-12-301-018	15-12-301-019	15-12-301-020
15-12-301-021	15-12-301-022	15-12-301-023	15-12-301-024
15-12-301-025	15-12-301-026	15-12-301-027	15-12-301-028
15-12-301-029	15-12-301-030	15-12-301-031	15-12-301-032
15-12-301-033	15-12-301-034	15-12-301-035	15-12-301-036
15-12-301-037	15-12-301-038	15-12-301-039	15-12-301-040
15-12-301-041	15-12-301-042	15-12-301-043	15-12-301-044
15-12-301-045	15-12-301-046	15-12-301-047	15-12-301-048
15-12-301-049	15-12-301-050	15-12-301-051	15-12-301-052
15-12-301-053	15-12-301-054	15-12-301-055	15-12-301-056
15-12-301-057	15-12-301-058	15-12-301-059	15-12-301-060
15-12-301-061	15-12-301-062	15-12-301-063	15-12-301-064
15-12-301-065	15-12-301-066	15-12-301-067	15-12-301-068
15-12-301-069	15-12-301-070	15-12-301-071	15-12-301-072
15-12-301-073	15-14-200-012		

Exhibit “C”

CERTIFICATE

I, the undersigned, Supervisor of Hamburg Township, Livingston County, Michigan (the “Township”), acting pursuant to a resolution duly adopted by the Board of the Township on February 25th, 2020 (the “Resolution”) certify that (1) the attached special assessment roll for the Hamburg Township Pine Valley Estates Subdivision Road Improvement Project Special Assessment District, to which this Certificate is affixed, was made pursuant to the Resolution and (2) in making such roll, I have, according to my best judgment, conformed in all respects to the directions contained in the Resolution and the statutes of the State of Michigan, including Act No. 188, Public Acts of Michigan, 1954, as amended.

Dated: _____

Patrick J. Hohl
Hamburg Township Supervisor

Resolution #4 – Pine Valley Estates Subdivision Road Improvement Project

TOWNSHIP OF HAMBURG

At a regular meeting of the Township Board of the Township of Hamburg, Livingston County, Michigan (the “Township”) held at the Hamburg Township Hall Meeting Room on Tuesday, February 25th, 2020, beginning at 7:00 p.m. Eastern Time, there were:

PRESENT: _____

ABSENT: _____

The following preamble and resolution were offered by _____ and seconded by _____.

**RESOLUTION ACKNOWLEDGING THE FILING OF THE
PINE VALLEY ESTATES SUBDIVISION SPECIAL ASSESSMENT ROLL,
SCHEDULING A HEARING
AND DIRECTING THE ISSUANCE OF THE STATUTORY NOTICES**

WHEREAS, the Board of Trustees (the “Township Board”) has determined that it is desirable and necessary to construct certain road improvements within the Township as described in Exhibit A (the “Project”);

WHEREAS, the Township Board has determined to proceed with the Project;

WHEREAS, the Township Board has tentatively determined to finance the cost of the Project by issuing bonds (the “Bonds”) to finance the cost of the Project, in accordance with Act No. 188, Michigan Public Acts of 1954, as amended (“Act 188”);

WHEREAS, the Township Board has tentatively determined to use Special Assessments levied under Act 188 to raise the funds to pay the Township’s obligations on the Bonds;

WHEREAS, the plans and cost estimates for the Project have been filed with the Township Clerk;

WHEREAS, the Township Supervisor has prepared the proposed Special Assessment Roll entitled “The Proposed Special Assessment Roll for the Hamburg Township Pine Valley Estates Subdivision Road Improvement Project” (the “Proposed Roll”) and has filed the Proposed Roll with the Township Clerk;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board acknowledges that the Township Supervisor has filed the Proposed Roll with the Township Clerk.

2. The Township Board acknowledges that the Supervisor has certified that (a) the Proposed Roll was prepared in accordance with the Township Board's direction and (b) the Proposed Roll was prepared in accordance with the laws of the State of Michigan.

3. In accordance with Act 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, there shall be a public hearing on the Proposed Roll.

4. The public hearing will be held on Tuesday, March 24, 2020 at 6:30 p.m. at the Township Hall of Hamburg Township, Livingston County, Michigan, or at such other place as the Township Clerk may designate, provided sufficient notice is given of such alternate location as required by law.

5. The Township Clerk is directed to mail, by first class mail, a notice of the public hearing to each owner of or party in interest in property to be assessed, whose name appears upon the last Township tax assessment records. The last Township tax assessment records means the last assessment roll for ad valorem tax purposes which has been reviewed by the Township Board of Review, as supplemented by any subsequent changes in the names or addresses of such owners or parties listed thereon. The notice to be mailed by the Township Clerk shall be similar to the notice attached as Exhibit B and shall be mailed by first class mail on or before March 11, 2020. Following the mailing of the notices, the Township Clerk shall complete an affidavit of mailing similar to the affidavit set forth in Exhibit C.

6. The Township Clerk is directed to publish a notice of the public hearing in the Livingston County Press & Argus a newspaper of general circulation within the Township. The notice shall be published twice, once on or before March 11, 2020, and once on or before March 18, 2020. The notice shall be in form substantially similar to the notice attached in Exhibit B.

A vote on the foregoing resolution was taken and was as follows:

YES: _____

NO: _____

ABSTAIN: _____

Resolution declared _____.

CLERK'S CERTIFICATE

The undersigned, being the Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a meeting of the Township Board on February 25, 2020, at which meeting a quorum was present and remained throughout, (2) the original thereof is on file in the records in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1967, as amended) and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Michael Dolan
Hamburg Township Clerk

EXHIBIT “A”

DESCRIPTION OF PROJECT

The project will consist of crushing and shaping the existing asphalt pavement including the asphalt curb. Approximately 3.75 inches of new hot mix asphalt in two lifts will be placed on the prepared grade. The wing curb will be placed on the final lift of asphalt pavement. The hot mix asphalt will be feathered on to the existing driveway approaches, including concrete drives, to match the new road elevation. The edge of the roadway will be restored with topsoil, seed and mulch. The street rehabilitation shall serve the properties in the Pine Valley Estates subdivision area, including Wide Valley Drive and Winding Trail, of the Township that are within the boundaries indicated on the attached map, along with all necessary construction, drainage and restoration for such project.

Pine Valley Estates Subdivision Road Improvement Project
Hamburg Township, Livingston County, Michigan

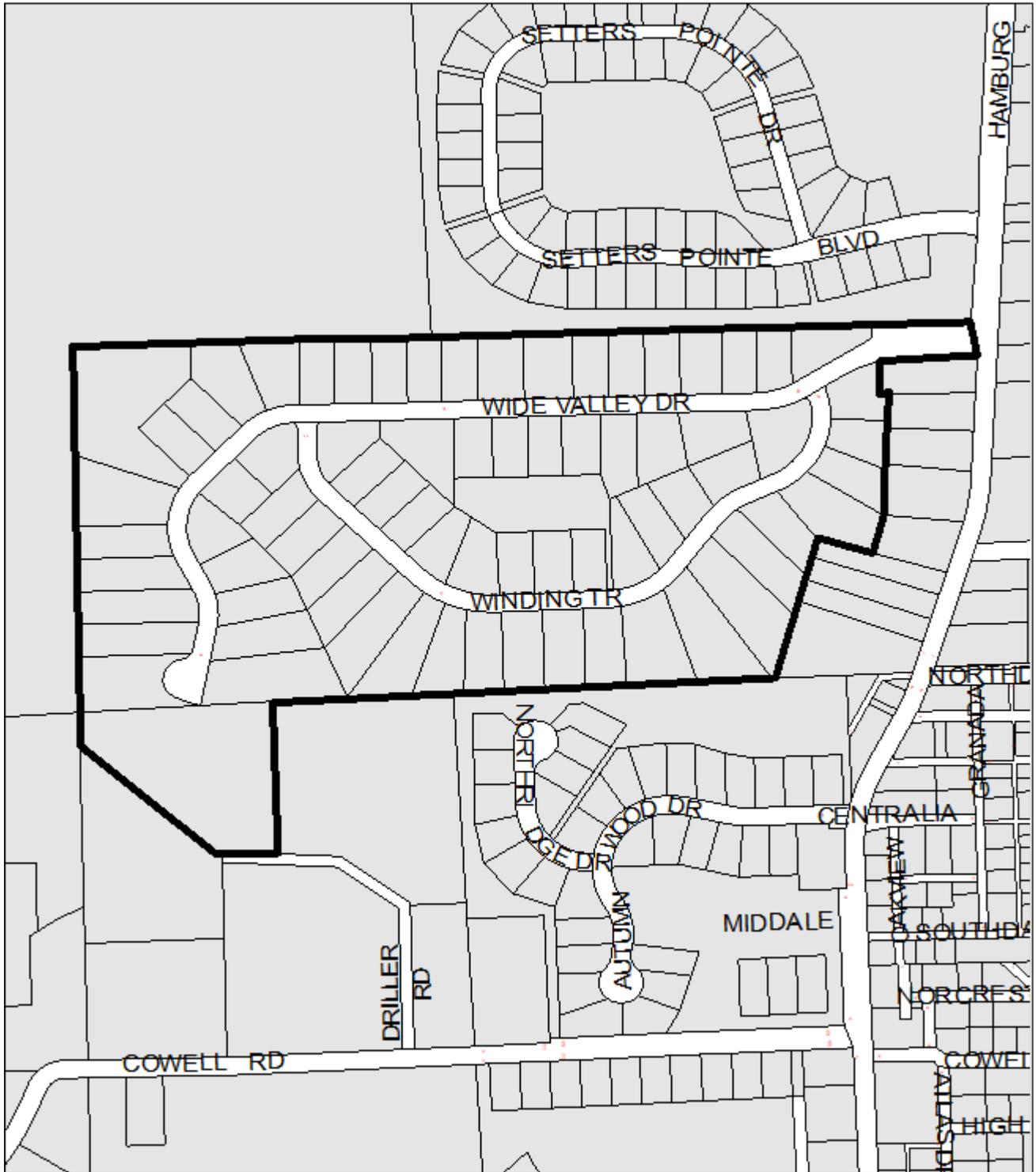


EXHIBIT “B”

FORM OF NOTICE OF PUBLIC HEARING

Hamburg Township
Livingston County, Michigan

**NOTICE OF PUBLIC HEARING
UPON SPECIAL ASSESSMENT ROLL FOR THE
PINE VALLEY ESTATES SUBDIVISION ROAD IMPROVEMENT PROJECT
SPECIAL ASSESSMENT DISTRICT**

NOTICE IS HEREBY GIVEN:

(1) The Township Board of the Township of Hamburg, Livingston County, Michigan (the “Township”) has determined to levy special assessments against lands in the PINE VALLEY ESTATES SUBDIVISION ROAD IMPROVEMENT PROJECT SPECIAL ASSESSMENT DISTRICT (the “District”) that will be benefited by the construction of road improvements in the District. The District consists of the lands identified in the map attached to this notice and is more specifically identified by the following permanent parcel numbers:

15-12-301-001	15-12-301-002	15-12-301-003	15-12-301-004
15-12-301-005	15-12-301-006	15-12-301-007	15-21-301-008
15-12-301-009	15-12-301-010	15-12-301-011	15-12-301-012
15-12-301-013	15-12-301-014	15-12-301-015	15-12-301-016
15-12-301-017	15-12-301-018	15-12-301-019	15-12-301-020
15-12-301-021	15-12-301-022	15-12-301-023	15-12-301-024
15-12-301-025	15-12-301-026	15-12-301-027	15-12-301-028
15-12-301-029	15-12-301-030	15-12-301-031	15-12-301-032
15-12-301-033	15-12-301-034	15-12-301-035	15-12-301-036
15-12-301-037	15-12-301-038	15-12-301-039	15-12-301-040
15-12-301-041	15-12-301-042	15-12-301-043	15-12-301-044
15-12-301-045	15-12-301-046	15-12-301-047	15-12-301-048
15-12-301-049	15-12-301-050	15-12-301-051	15-12-301-052
15-12-301-053	15-12-301-054	15-12-301-055	15-12-301-056
15-12-301-057	15-12-301-058	15-12-301-059	15-12-301-060
15-12-301-061	15-12-301-062	15-12-301-063	15-12-301-064
15-12-301-065	15-12-301-066	15-12-301-067	15-12-301-068
15-12-301-069	15-12-301-070	15-12-301-071	15-12-301-072
15-12-301-073	15-14-200-012		

(2) The proposed special assessment roll for the District (the “Roll”) has been prepared and is now on file in the office of the Township Clerk and is available at such office for public examination during the hours the Township Hall is regularly open to the public for business.

(3) The Township Board will conduct a public hearing beginning at 6:30 p.m., local time on Tuesday, March 24, 2020, at the Hamburg Township Hall, 10405 Merrill Road, Hamburg, Michigan to explain and answer questions pertaining to the Roll and to hear objections to the Roll. Any person objecting to the Roll must file his or her objections in writing before the close of the public hearing or within such additional time (if any) as the Township Board may grant.

(4) The owner or other person having an interest in property that is specially assessed is entitled to file a written appeal with the Michigan Tax Tribunal within 30 days after confirmation of the Roll. However, appearance and protest at the public hearing are required by law in order to appeal the special assessment to the Michigan Tax Tribunal. An owner or other party in interest or his or her agent may (1) appear and protest in person at the hearing or (2) file an appearance and protest by letter before the close of the hearing.

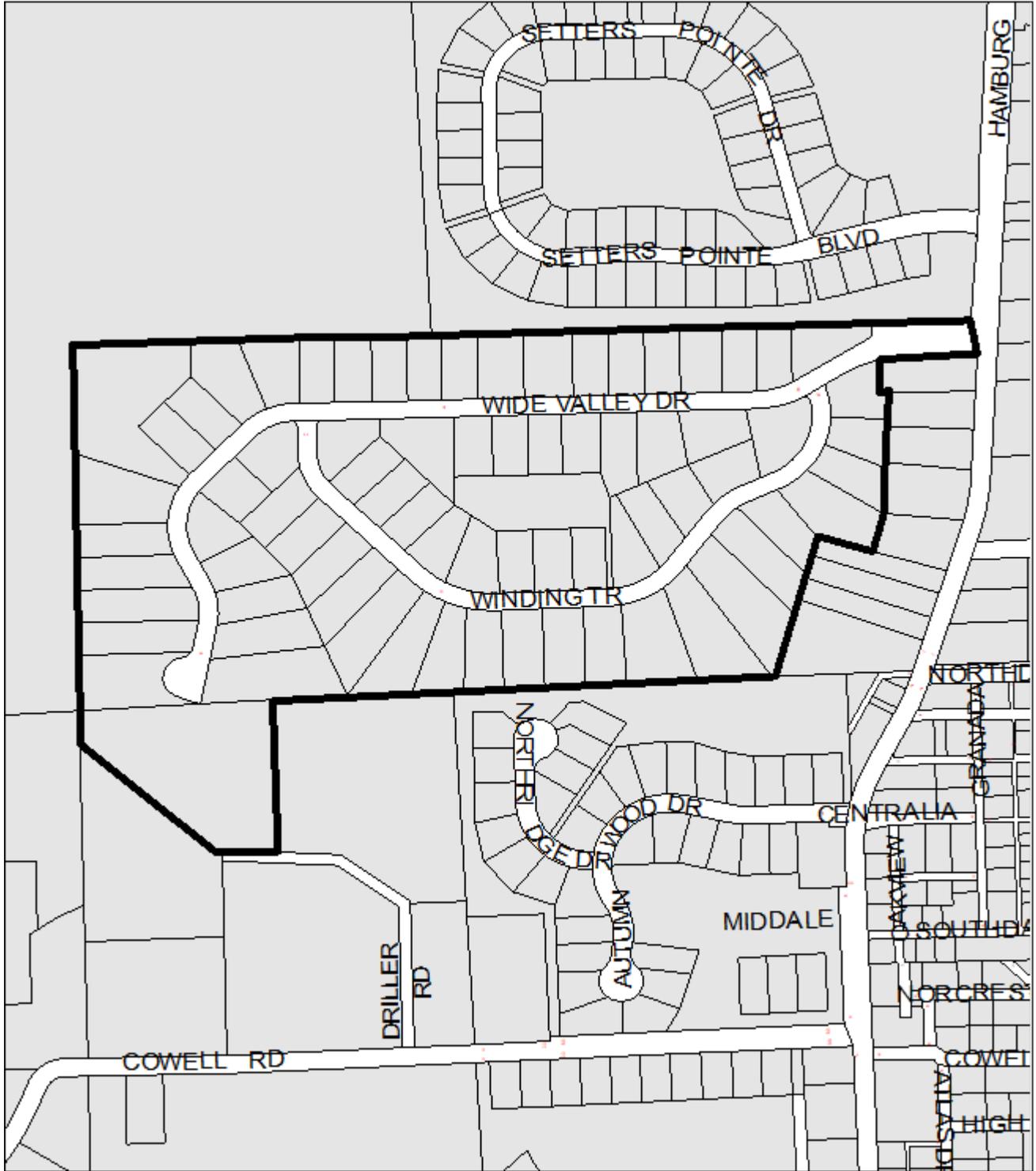
The Township Board will maintain a record of the persons who appear and protest at the hearing. If the hearing is terminated or adjourned for the day before a party is provided the opportunity to be heard, a party whose appearance was so recorded shall be considered to have protested the special assessment in person.

This notice is given by order of the Hamburg Township Board.

Dated: _____

Michael Dolan
Hamburg Township Clerk
10405 Merrill Rd. P.O. Box 157
Hamburg, MI 48139

Pine Valley Estates Subdivision Road Improvement Project
Hamburg Township, Livingston County, Michigan



Pine Valley Estates Subdivision Road Improvement Project

EXHIBIT "C"

AFFIDAVIT OF MAILING

STATE OF MICHIGAN)
)ss
COUNTY OF LIVINGSTON)

MICHAEL DOLAN, being first duly sworn, deposes, and says that he personally prepared for mailing, and did on March 11, 2020, send by first-class mail, the notice of hearing, a true copy of which is attached hereto, to each record owner of or party in interest in all property to be assessed for the improvement described therein, as shown on the last local tax assessment records of the Township of Hamburg; that he personally compared the address on each envelope against the list of property owners as shown on the current tax assessment rolls of the Township; that each envelope contained therein such notice and was securely sealed with postage fully prepaid for first-class mail delivery and plainly addressed; and that he personally placed all of such envelopes in a United States Post Office receptacle on the above date.

Michael Dolan
Hamburg Township Clerk

Subscribed and sworn to before me
this ____ day of _____, 2020.

_____, Notary Public
Livingston County, MI
My commission expires:



Township Board Cover Sheet

Tamarack Lake Subdivision

- Road Improvement S.A.D.

First Public Hearing to Establish S.A.D.

Information Packet:

Hamburg Township has been approached by residents living in the Tamarack Lake Subdivision requesting that their road be improved through a Township financed special assessment district. This project would consist of the establishment of a S.A.D. with the road improvements constructed under the direction of the Livingston County Road Commission. Based upon property owner response, there are enough petitions to proceed with creating the district.

The following items have been included for the Board's review:

1. **Notice of First Public Hearing:**

- A. Affidavit of Mailing
- B. Hearing Cover Letter
- C. Notice of Improvement Hearing – per Public Act 188 requirements
- D. Mailing List of Property Owners included in S.A.D.
- E. Estimate of Cost for the proposed Road Improvement S.A.D.
- F. Proposed Tamarack Lake Subdivision Special Assessment Roll

2. **Project Resolution(s):**

- **Resolution No. 3** – Resolution Approving Petitions, Project, Cost Estimates, Special Assessment District and Causing the Special Assessment Roll to be Prepared
- **Resolution No. 4** – Resolution Acknowledging the Filing of the Tamarack Lake Subdivision Special Assessment Roll, Scheduling a Hearing and Directing the Issuance of the Statutory Notices

NOTE: Resolution No. 4 will set the date and time for the second public hearing to be held to adopt the Assessment Roll. I am recommending that the 2nd public hearing be scheduled for **Tuesday, March 24th, 2020 beginning at 6:30 p.m.** to allow enough time for notice to be published in the newspaper as well as mailing individual notices to property owners.

The Tamarack Lake Subdivision Road Improvement district will be included on the upcoming bond issue along with a number of other Road Improvement projects.

Drafted: February 12th, 2020

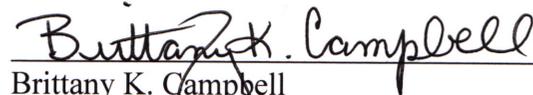


10405 Merrill Road ♦ P.O. Box 157
Hamburg, MI 48139
Phone: 810.231.1000 ♦ Fax: 810.231.4295
www.hamburg.mi.us

AFFIDAVIT OF MAILING

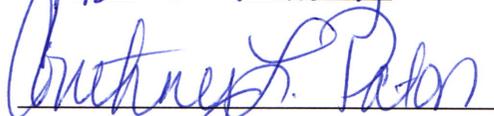
STATE OF MICHIGAN)
)ss
COUNTY OF LIVINGSTON)

BRITTANY K. CAMPBELL, being first duly sworn, deposes, and says that she personally prepared for mailing, and did on February 12, 2020, send by first-class mail, the proposed **Tamarack Lake Subdivision – Road Improvement Special Assessment District** notice of first public hearing, a true copy of which is attached hereto, to each record owner of or party in interest in all property to be assessed for the improvement described therein, as shown on the last local tax assessment records of the Township of Hamburg; that she personally compared the address on each envelope against the list of property owners as shown on the current tax assessment rolls of the Township; that each envelope contained therein such notice and was securely sealed with postage fully prepaid for first-class mail delivery and plainly addressed; and that she personally placed all of such envelopes in a United States Post Office receptacle on the above date.



Brittany K. Campbell
Hamburg Township Utilities Coordinator

Subscribed and sworn to before me
this 12th day of February, 2020.



Courtney L. Paton, Notary Public

Jackson County, MI
My commission expires: 1/17/2024
Acting in Livingston County

COURTNEY L. PATON
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF JACKSON
My Commission Expires 01/17/2024
Acting in the County of Livingston

February 12, 2020

Re: **Tamarack Lake Subdivision – Road Improvement Special Assessment District**
Notice of First Public Hearing

Dear Property Owner,

Enclosed is a copy of the Notice of Improvement Hearing to establish the Tamarack Lake Subdivision road improvement special assessment district (SAD). The project will consist of crushing and shaping the existing asphalt pavement and placing 3.5" of new hot mix asphalt in two lifts. The hot mix asphalt will be feathered on to the existing driveway approaches, including concrete drives and brick pavers, to match the new road elevation. The edge of the roadway will be restored with topsoil, seed and mulch. The street rehabilitation shall serve the properties in the Tamarack Lake subdivision area, including the unimproved portions of Pleasant View, Lauderdale Ct., Tamarack Lake, Tamarack Ct., Ridge Dr. (including 600 ft. of the paved portion of Indian Trail) and Cedar Bend Drive.

The Township Board has scheduled the first public hearing for Tuesday, February 25th, 2020 to begin at 6:00 p.m. here at the Township Offices located at 10405 Merrill Road. The purpose of the meeting is to discuss the desire to establish the district, the district boundaries and the estimated cost of the project. The estimated road improvement project cost is \$400,000.00 which will be split equally among the 182 parcels in an assessment of \$2,197.81 per parcel plus interest charges under a ten (10) year bond repayment schedule.

Any property owner or owners who wish to remove their support for the project must submit a letter in writing to the Township requesting to rescind their signatures from the petition by the first public hearing on February 25th. Letters may be addressed to me or the Township Clerk, Michael Dolan, and mailed to Hamburg Township, P.O. Box 157, Hamburg, MI 48139. Faxed copies or emailed/scanned copies cannot be accepted. If after the first public hearing there is still enough support to move forward with establishing the special assessment district the Board will pass a resolution to schedule the 2nd public hearing for the purpose of discussing the Assessment Roll and adoption by the Township Board which will authorize the collection of the special assessments that will first appear on the December 1, 2020 tax bill.

If you would like to discuss the road improvement project before the public hearing please feel free to contact the Township Supervisor, Patrick J. Hohl, at (810) 231-1000 Ext. 202 or his direct line at (810) 222-1116 or via email at pathohl@hamburg.mi.us.

Sincerely,



Brittany K. Campbell
Hamburg Township Utilities Coordinator



NOTICE OF PUBLIC HEARING

Hamburg Township
Livingston County, Michigan

**NOTICE OF PUBLIC HEARING
UPON A PROPOSED ROAD IMPROVEMENT PROJECT
AND SPECIAL ASSESSMENT DISTRICT FOR
TAMARACK LAKE SUBDIVISION**

NOTICE IS HEREBY GIVEN:

(1) The Township Board of Hamburg Township, Livingston County, Michigan, in accordance with the laws of the State of Michigan, will hold a public hearing on Tuesday, February 25, 2020 at 6:00 p.m., at the Hamburg Township Hall, 10405 Merrill Road, Hamburg, Michigan 48139, to review the following proposed special assessment district:

**HAMBURG TOWNSHIP TAMARACK LAKE SUBDIVISION
ROAD IMPROVEMENT SPECIAL ASSESSMENT DISTRICT**

and to hear any objections thereto and to the proposed Project and to the petitions filed with the Township Board requesting the Project.

(2) The project (the "Project") will consist of crushing and shaping the existing asphalt pavement and placing 3.5" of new hot mix asphalt in two lifts. The hot mix asphalt will be feathered on to the existing driveway approaches, including concrete drives and brick pavers, to match the new road elevation. The edge of the roadway will be restored with topsoil, seed and mulch. The street rehabilitation shall serve the properties in the Tamarack Lake subdivision area, including the unimproved portions of Pleasant View, Lauderdale Ct., Tamarack Lake, Tamarack Ct., Ridge Dr. (including 600 ft. of the paved portion of Indian Trail) and Cedar Bend Drive. The Project is being designed to serve the properties in the Special Assessment District, which properties are adjacent to the Tamarack Lake Subdivision, and which properties are identified by the following permanent parcel numbers:

15-31-200-006	15-31-200-007	15-31-200-008	15-31-200-009
15-31-201-001	15-31-201-002	15-31-201-003	15-31-201-004
15-31-201-005	15-31-201-006	15-31-201-007	15-31-201-008
15-31-201-009	15-31-201-010	15-31-201-011	15-31-201-012
15-31-201-013	15-31-201-014	15-31-201-015	15-31-201-016
15-31-201-017	15-31-201-018	15-31-201-019	15-31-201-020
15-31-201-021	15-31-201-022	15-31-201-023	15-31-201-024

15-31-201-025	15-31-201-026	15-31-201-027	15-31-201-028
15-31-201-029	15-31-201-030	15-31-201-031	15-31-201-032
15-31-201-033	15-31-201-034	15-31-201-035	15-31-201-036
15-31-201-037	15-31-201-038	15-31-201-039	15-31-201-040
15-31-201-043	15-31-201-044	15-31-201-045	15-31-201-047
15-31-400-003	15-31-400-009	15-31-400-014	15-31-400-015
15-31-400-016	15-31-400-018	15-31-400-019	15-31-400-020
15-31-400-024	15-31-400-025	15-31-400-032	15-31-400-033
15-31-400-037	15-31-400-038	15-31-400-047	15-31-400-048
15-31-400-050	15-31-400-053	15-31-400-059	15-31-400-060
15-31-400-065	15-31-400-066	15-31-402-001	15-31-402-002
15-31-402-003	15-31-402-004	15-31-402-005	15-21-402-006
15-31-402-007	15-31-402-008	15-31-402-009	15-31-402-010
15-31-402-013	15-31-402-014	15-31-402-015	15-31-402-024
15-31-402-025	15-31-402-026	15-31-402-027	15-31-402-028
15-31-402-029	15-31-402-030	15-31-402-033	15-31-402-035
15-31-402-036	15-31-402-037	15-31-402-038	15-31-402-039
15-31-402-040	15-31-402-041	15-31-402-042	15-31-402-043
15-31-402-047	15-31-402-049	15-31-402-052	15-31-402-053
15-31-402-054	15-31-402-058	15-31-402-060	15-31-402-061
15-31-402-062	15-31-402-063	15-31-402-064	15-31-402-065
15-31-402-066	15-31-402-067	15-31-402-068	15-31-402-069
15-31-402-071	15-31-403-001	15-31-403-002	15-31-403-003
15-31-403-004	15-31-403-005	15-31-403-006	15-31-403-007
15-31-403-008	15-31-403-010	15-31-403-011	15-31-403-012
15-31-403-013	15-31-403-020	15-31-403-021	15-31-403-022
15-31-403-023	15-31-403-025	15-31-403-027	15-31-403-028
15-31-403-029	15-31-403-030	15-31-403-031	15-31-403-034
15-31-403-035	15-31-403-036	15-31-403-037	15-31-403-038
15-31-403-042	15-31-403-043	15-31-403-044	15-31-403-045
15-31-403-046	15-31-403-047	15-31-403-048	15-31-403-049
15-31-403-050	15-31-403-051	15-31-403-052	15-31-403-053
15-31-403-054	15-31-403-055	15-31-403-056	15-31-403-057
15-31-403-060	15-31-403-061	15-31-403-062	15-31-403-063
15-31-403-064	15-31-403-065	15-31-403-066	15-31-403-067
15-31-403-068	15-31-403-069	15-31-404-001	15-31-404-002
15-31-404-005	15-31-404-006	15-15-404-007	15-32-100-051
15-32-100-052	15-32-100-053	15-32-100-054	15-32-300-003
15-32-300-015	15-32-300-016	15-32-300-018	

(3) The Township plans on imposing special assessments on the properties located in the Special Assessment District to pay for the costs of the Project.

(4) The plans and cost estimates for the proposed Project, the boundaries of the Special Assessment District and the petitions filed in support of the Project are now on file in the office of the Township Clerk for public inspection. Periodic redeterminations of the cost of the Project may be made, and subsequent hearings shall not be required if such cost redeterminations do not increase the estimated cost of the Project by more than 10%. Any person objecting to the proposed Project, the petitions for the Project or the proposed Special Assessment District shall file an objection in writing with the Township Clerk before the close of the February 25th, 2020 hearing, or within such further time the Township Board may grant.

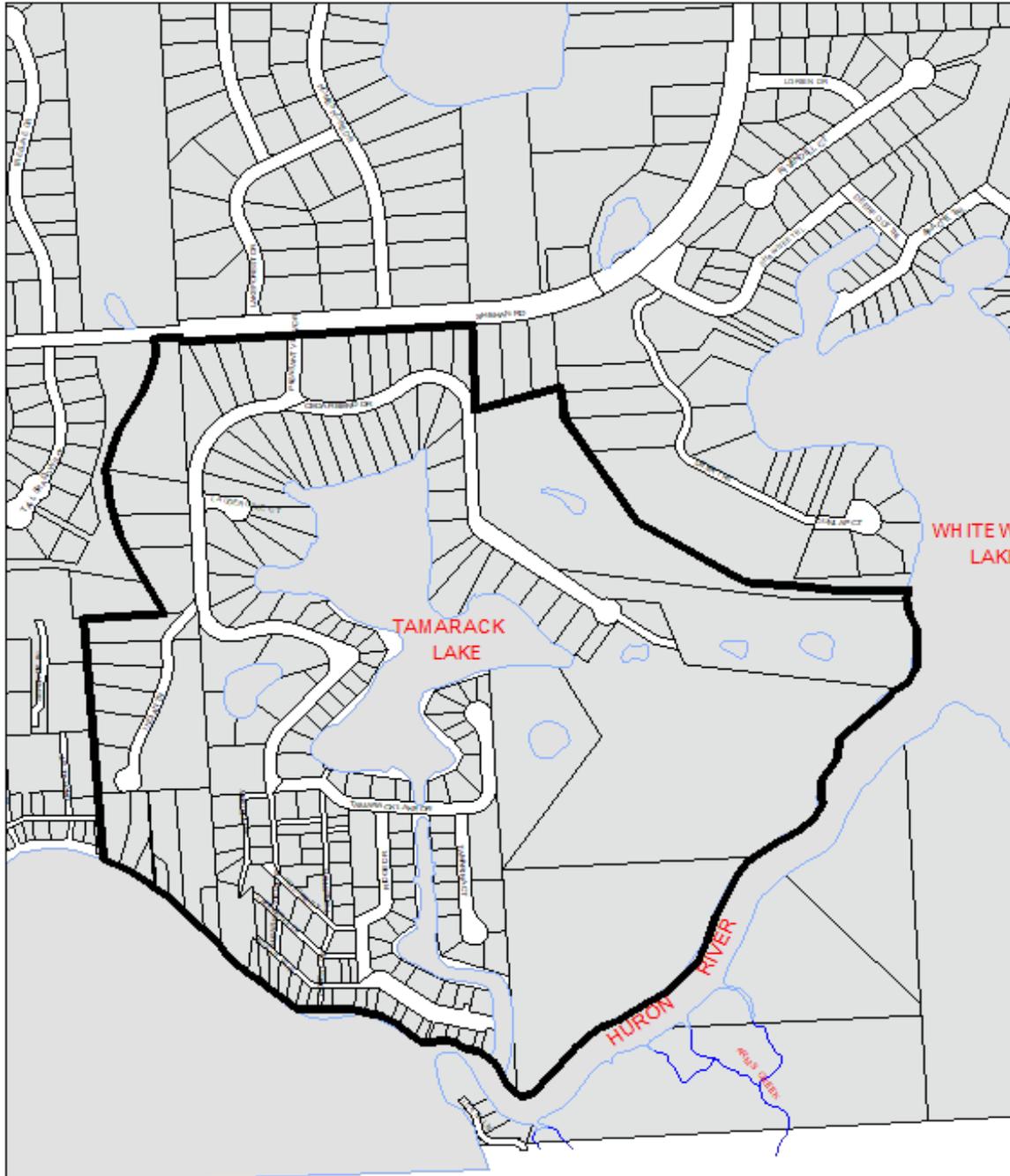
This notice is given by order of the Hamburg Township Board.

Dated: February 12th, 2020

Michael Dolan
Hamburg Township Clerk
10405 Merrill Rd. P.O. Box 157
Hamburg, MI 48139

**TAMARACK LAKE SUBDIVISION
- ROAD IMPROVEMENT SPECIAL ASSESSMENT DISTRICT**
Hamburg Township, Livingston County, Michigan

The general service area in which a proposed special assessment district is to be designated. The Hamburg Township Board of Trustees may adjust the district boundaries based upon property owner response in support of creating a road improvement special assessment district.



General service area establishing the Tamarack Lake Subdivision – Road Improvement Special Assessment District. **Proposed special assessment district boundary shown within thick black-lined area.**

15-31-200-006
Lewis A. Hamlett Estate
11470 Pleasant View Dr.
Pinckney, MI 48169

15-31-200-007
Steven A. & Cheryl Brown
11462 Pleasant View Dr.
Pinckney, MI 48169

15-31-200-008
Jeffery & Christine Cook
11414 Pleasant View Dr.
Pinckney, MI 48169

15-31-200-009
Jerry L. & Valerie Muck
11396 Pleasant View Dr.
Pinckney, MI 48169

15-31-201-001
Donald J. & Sharon M. Cox
11539 Pleasant View Dr.
Pinckney, MI 48169

15-31-201-002
Jack L. & Dorothy L. Irwin
11521 Pleasant View Dr.
Pinckney, MI 48169

15-31-201-003
Theodore W. & Kim Clark
11515 Pleasant View Dr.
Pinckney, MI 48169

15-31-201-004
Raymond & Malvina F. Dobis
11487 Pleasant View Dr.
Pinckney, MI 48169

15-31-201-005
Ronald D. & Joyce J. Strong
11475 Pleasant View Dr.
Pinckney, MI 48169

15-31-201-006
William K. & Bonnie R. Swanson
11463 Lauderdale Ct.
Pinckney, MI 48169

15-31-201-007
James F. Sansone
11451 Lauderdale Ct.
Pinckney, MI 48169

15-31-201-008
James & Theresa Markey Trust
11439 Lauderdale Ct.
Pinckney, MI 48169

15-31-201-009
George & Taffeta Kelsey
11427 Lauderdale Ct.
Pinckney, MI 48169

15-31-201-010
Robert J. & Kelly Smith
11415 Lauderdale Ct.
Pinckney, MI 48169

15-31-201-011
Clint & Lori Shepley
11383 Pleasant View Dr.
Pinckney, MI 48169

15-31-201-012
Ronald Jeffries & Patricia Hughes
11359 Pleasant View Dr.
Pinckney, MI 48169

15-31-201-013
Ronald Jeffries & Patricia Hughes
11359 Pleasant View Dr.
Pinckney, MI 48169

15-31-201-014
Robert J. & Brandi A. Straker
11347 Pleasant View Dr.
Pinckney, MI 48169

15-31-201-015
Michael & Diana Brunner
11335 Cedar Bend Dr.
Pinckney, MI 48169

15-31-201-016
Gerald M. & Carol A. Sartor
11306 Cedar Bend Dr.
Pinckney, MI 48169

15-31-201-017
Greg & Andrea J. LaFave
11310 Cedar Bend Dr.
Pinckney, MI 48169

15-31-201-018
Michael D. & Alicia Phillips
11314 Cedar Bend Dr.
Pinckney, MI 48169

15-31-201-019
John F. & Michelle Bodary
6396 Product Dr.
Sterling Heights, MI 48312

15-31-201-020
John F. & Michelle Bodary
6396 Product Dr.
Sterling Heights, MI 48312

15-31-201-021
Michael E. & Debra Ann Nanry
11376 Cedar Bend Dr.
Pinckney, MI 48169

15-31-201-022
Andrew Schurman
11390 Cedar Bend Dr.
Pinckney, MI 48169

15-31-201-023
Eric J. & Heidi C. Hassen
11404 Cedar Bend Dr.
Pinckney, MI 48169

15-31-201-024
Finley J. & Erika G. Sizemore
13833 Buckingham
Plymouth, MI 48170

15-31-201-025
William & Kathryn Sumpter
11440 Cedar Bend Dr.
Pinckney, MI 48169

15-31-201-026
Philip Zazove & Barbara D. Reed
2903 Craig Rd.
Ann Arbor, MI 48103

15-31-201-027
Jeanne Tarcha
11476 Cedar Bend Dr.
Pinckney, MI 48169

15-31-201-028
Bernard & Cynthia Bobola
11494 Cedar Bend Dr.
Pinckney, MI 48169

15-31-201-029
Mary S. Creswell
2210 Avalon Pl.
Ann Arbor, MI 48104

15-31-201-030
Allan C. Matson
11530 Cedar Bend Dr.
Pinckney, MI 48169

15-31-201-031
George & Christine Davis
11548 Cedar Bend Dr.
Pinckney, MI 48169

15-31-201-032
Lou Ann Lenio
11566 Cedar Bend Dr.
Pinckney, MI 48169

15-31-201-033
R. Schneider & J. Stocker-Schneider
11582 Cedar Bend Dr.
Pinckney, MI 48169

15-31-201-034
Mary Beth Timmerman
11598 Cedar Bend Dr.
Pinckney, MI 48169

15-31-201-035
Thomas Laski
11403 Cedar Bend Dr.
Pinckney, MI 48169

15-31-201-036
Woods Properties LLC
6396 Product Dr.
Sterling Heights, MI 48312

15-31-201-037
Janet Sullins
11383 Cedar Bend Dr.
Pinckney, MI 48169

15-31-201-038
Jeffrey & Kimberly L. Steinaway
11373 Cedar Bend Dr.
Pinckney, MI 48169

15-31-201-039
Christopher B. & Susan A. Curtis
11361 Cedar Bend Dr.
Pinckney, MI 48169

15-31-201-040
Vickie Plotner
11347 Cedar Bend Dr.
Pinckney, MI 48169

15-31-201-043
Victor S. Bertl
11352 Pleasant View Dr.
Pinckney, MI 48169

15-31-201-044
Randy & Samantha Wilcox
11360 Pleasant View Dr.
Pinckney, MI 48169

15-31-201-045
Alexander P. & Rachel L. Henderson
11372 Pleasant View Dr.
Pinckney, MI 48169

15-31-201-047
Dianne Johnson
11340 Pleasant View Dr.
Pinckney, MI 48169

15-31-400-003
Leonard G. ,II & Katie P. Prezecki
2968 Leslie Park Circle
Ann Arbor, MI 48105

15-31-400-009
Michael L. Gowing
2696 Indian Trail Dr.
Pinckney, MI 48169

15-31-400-014
Douglas S. & Karen D. Vaughn
11760 Woodview Dr.
Pinckney, MI 48169

15-31-400-015
Kurt L. Rohde Jr.
11770 Woodview Dr.
Pinckney, MI 48169

15-31-400-016
M. Austin & M. Wagenmaker
2125 Blue Stone Ln.
Walled Lake, MI 48390

15-31-400-018
James R. & Bonnie L. Dawson
11750 Woodview Dr.
Pinckney, MI 48169

15-31-400-019
Kathy Merillat
11500 Pleasant View Dr.
Pinckney, MI 48169

15-31-400-020
Ryan D. & Melissa M. McDonald
2620 Tiplady Rd.
Pinckney, MI 48169

15-31-400-024
Donna M. Collier
P.O. Box 585
Pinckney, MI 48169

15-31-400-025
Hugo Sanchez
2770 Indian Trail Dr.
Pinckney, MI 48169

15-31-400-032
Gerald E. & Julie K. Baumgras
2690 Indian Trail Dr.
Pinckney, MI 48169

15-31-400-033
Jane Sherzer Cissell Trust
4777 Mohican Lane
Okemos, MI 48864

15-31-400-037
Gregory & Donna Forest Trust
11684 Pleasant View Dr.
Pinckney, MI 48169

15-31-400-038
Paul & Renee Lichau
11666 Pleasant View Dr.
Pinckney, MI 48169

15-31-400-047
Stephan Morse
11632 Pleasant View Dr.
Pinckney, MI 48186

15-31-400-048
Brian & Alicia Franks
11698 Pleasant View Dr.
Pinckney, MI 48169

15-31-400-050
Robert MacDonald Trust
2698 Indian Trail Dr.
Pinckney, MI 48169

15-31-400-053
Dean & Cynthia Williams
2642 Indian Trail Dr.
Pinckney, MI 48169

15-31-400-059
Michael S. Heffelfinger
2956 Tamarack Lake Dr.
Pinckney, MI 48169

15-31-400-060
Benjamin M. Pfister, Sr.
11755 Tamarina Ct.
Pinckney, MI 48169

15-31-400-065
Joseph Logelin
2716 Indian Trail Dr.
Pinckney, MI 48169

15-31-400-066
Bradley & Jennifer Frederick
620 Potomac St.
Northville, MI 48167

15-31-402-001
Patricia J. Trinkle Trust
2780 Indian Trail Dr.
Pinckney, MI 48169

15-31-402-002
Charles Ray & Deborah Cleavinger
11765 Pleasant View Dr.
Pinckney, MI 48169

15-31-402-003
Samuel A. & Geraldine A. Walk
2806 Indian Trail Dr.
Pinckney, MI 48169

15-31-402-004
Samuel A. & Geraldine A. Walk
2806 Indian Trail Dr.
Pinckney, MI 48169

15-31-402-005
Gregory S. Y. Yeh Trust
2824 Indian Trail Dr.
Pinckney, MI 48169

15-31-402-006
Sandy Shores 2834 LLC
2974 Indian Trail Dr.
Pinckney, MI 48169

15-31-402-007
R. & D. Shirlin & L. & P. Karevich
8855 Norman Ave.
Livonia, MI 48150

15-31-402-008
Patricia A. Berwald & David C. Folk
3388 Tiger Lily Dr.
Ann Arbor, MI 48103

15-31-402-009
David Carl & Linda Marie Folk
2884 Indian Trail Dr.
Pinckney, MI 48169

15-31-402-010
Patricia A. Berwald & David C. Folk
3388 Tiger Lily Dr.
Ann Arbor, MI 48103

15-31-402-013
Mounir J. & Tamra Haurani
7598 Southview Ct.
Columbus, OH 43235

15-31-402-014
Brian U. DeCaluwe
11680 Boston Post
Livonia, MI 48150

15-31-402-015
Leonard & Melissa A. Morgan
9670 Marshall Rd., Apt. A
South Lyon, MI 48178

15-31-402-024
Patricia A. Berwald & David C. Folk
3388 Tiger Lily Dr.
Ann Arbor, MI 48103

15-31-402-025
Patricia A. Berwald & David C. Folk
3388 Tiger Lily Dr.
Ann Arbor, MI 48103

15-31-402-026
Kevin & Jeanne Dimeck
11791 Forest Dr.
Pinckney, MI 48169

15-31-402-027
Erskine Revocable Living Trust
2812 Lake Breeze Dr.
Pinckney, MI 48169

15-31-402-028
Dan J. Britton
2836 Lake Breeze Dr.
Pinckney, MI 48169

15-31-402-029
Barbara K. Anderson
2795 Indian Trail Dr.
Pinckney, MI 48169

15-31-402-030
DLB Investment Group Inc.
2780 Bent Tree Dr.
Dexter, MI 48130

15-31-402-033
Kenneth & Lori Dlabal
2710 Hillcrest Dr.
Pinckney, MI 48169

15-31-402-035
Norman & Deborah Leighton
2730 Hillcrest Dr.
Pinckney, MI 48169

15-31-402-036
Bridget Patterson
2740 Hillcrest Dr.
Pinckney, MI 48169

15-31-402-037
Diane Samples
2870 Hillcrest Dr.
Pinckney, MI 48169

15-31-402-038
Gary W. & Linda Locher
2877 Hillcrest Dr.
Pinckney, MI 48169

15-31-402-039
Charles, Jr. & Juanita J. Hunt
11773 Forest Dr.
Pinckney, MI 48169

15-31-402-040
James Botti
11757 Forest Dr.
Pinckney, MI 48169

15-31-402-041
Paul R. & Amy S. Meade
11745 Forest Dr.
Pinckney, MI 48169

15-31-402-042
Ward M. & Randi E. Waite
11733 Forest Dr.
Pinckney, MI 48169

15-31-402-043
Michael & Amy Webb
2904 Indian Trail Dr.
Pinckney, MI 48169

15-31-402-047
Ashley M. Hosenev
2731 Hillcrest Dr.
Pinckney, MI 48169

15-31-402-049
Charles & Deborah Cleavinger
11765 Pleasant View Dr.
Pinckney, MI 48169

15-31-402-052
Victoria Sears
11716 Pleasant View Dr.
Pinckney, MI 48169

15-31-402-053
Donald Patterson
11734 Pleasant View Dr.
Pinckney, MI 48169

15-31-402-054
Katherine I. Gephart
11756 Pleasant View Dr.
Pinckney, MI 48169

15-31-402-058
Joseph Dipzinski & Rafael Becerra
2786 Hillcrest Dr.
Pinckney, MI 48169

15-31-402-060
Jeffery W. Lokken
11742 Forest Dr.
Pinckney, MI 48169

15-31-402-061
Jason Lollo
11748 Forest Dr.
Pinckney, MI 48169

15-31-402-062
Milton Zavsza & Michelle Mardegian
11773 Pleasant View Dr.
Pinckney, MI 48169

15-31-402-063
Joseph F. Sproull & Laura Hammer
2974 Indian Trail Dr.
Pinckney, MI 48169

15-31-402-064
J & M Erskine & Barbara K. Anderson
2812 Lake Breeze Dr.
Pinckney, MI 48169

15-31-402-065
Harold M. & Ruth A. Ryan
11729 Pleasant View Dr.
Pinckney, MI 48169

15-31-402-066
Leonard & Katia Prezecki
2968 Leslie Park Circle
Ann Arbor, MI 48105

15-31-402-067
Jermy L. Biltz
2828 Tamarack Lake Dr.
Pinckney, MI 48169

15-31-402-068
Charles Scrase
3112 Tuscany Ct.
Ann Arbor, MI 48103

15-31-402-069
Ryan M. & Rebecca L. Olivier
5980 Strawberry Lake Rd.
Whitmore Lake, MI 48189

15-31-402-071
Frances M. Marz
2986 Indian Trail Dr.
Pinckney, MI 48169

15-31-403-001
Keith & Cassie Jo Saagman
11555 Pleasant View Dr.
Pinckney, MI 48169

15-31-403-002
John E. Ochs Revocable Trust
P.O. Box 956
Pinckney, MI 48169

15-31-403-003
Derek & Joanna Veverica
11579 Pleasant View Dr.
Pinckney, MI 48169

15-31-403-004
John D. Allan
11591 Pleasant View Dr.
Pinckney, MI 48169

15-31-403-005
Frank B. & Susan A. Sovis
11603 Pleasant View Dr.
Pinckney, MI 48169

15-31-403-006
Frank B. & Susan A. Sovis
11603 Pleasant View Dr.
Pinckney, MI 48169

15-31-403-007
Edward W. & Nancy L. Knox
11625 Pleasant View Dr.
Pinckney, MI 48169

15-31-403-008
Phyllis J. Steeb
11669 Pleasant View Dr.
Pinckney, MI 48169

15-31-403-010
Timothy & Sharon Mahoney
11659 Pleasant View Dr.
Pinckney, MI 48169

15-31-403-011
Douglas Kennedy & Phyllis Steeb
11669 Pleasant View Dr.
Pinckney, MI 48169

15-31-403-012
David R. & Jane M. Ollila
11681 Pleasant View Dr.
Pinckney, MI 48169

15-31-403-013
Jeffrey A. Patterson
11691 Pleasant View Dr.
Pinckney, MI 48169

15-31-403-020
Mark W. Howard
2921 Tamarack Lake Dr.
Pinckney, MI 48169

15-31-403-021
Robert & Deborah Mozurkewich
11711 Ridge Dr.
Pinckney, MI 48169

15-31-403-022
William M. & Allyson C. Hess
11727 Ridge Dr.
Pinckney, MI 48169

15-31-403-023
Matthew A. & Kelly L. Lindberg
11719 Ridge Dr.
Pinckney, MI 48169

15-31-403-025
Corey T. & Nicole M. Schingeck
11749 Ridge Dr.
Pinckney, MI 48169

15-31-403-027
Paul M. Fahrner
11687 Ridge Dr.
Pinckney, MI 48169

15-31-403-028
Robert, Gail & Chris Robertson
11791 Ridge Dr.
Pinckney, MI 48169

15-31-403-029
Robert, Gail & Chris Robertson
11791 Ridge Dr.
Pinckney, MI 48169

15-31-403-030
Brock A. Barth
2893 Indian Trail Dr.
Pinckney, MI 48169

15-31-403-031
Kerry B. & Theresa A. Spicer
2909 Indian Trail Dr.
Pinckney, MI 48169

15-31-403-034
Ronald & Joyce Priebe
2961 Indian Trail Dr.
Pinckney, MI 48169

15-31-403-035
David & Cheryl Gramling
2973 Indian Trail Dr.
Pinckney, MI 48169

15-31-403-036
Patrick M. Burns
2987 Indian Trail Dr.
Pinckney, MI 48169

15-31-403-037
Mark W. Macauley
11780 Tamarina Ct.
Pinckney, MI 48169

15-31-403-038
Shawn Slotnick
11774 Tamarina Ct.
Pinckney, MI 48169

15-31-403-042
Melasi Family Trust
11746 Tamarina Ct.
Pinckney, MI 48169

15-31-403-043
Leroy & Sherly D. Meade
11738 Tamarina Ct.
Pinckney, MI 48169

15-31-403-044
Steven M. & Lynn M. Hamilton
11730 Tamarina Ct.
Pinckney, MI 48169

15-31-403-045
David McLachlan & Tracie A. Vieau
11722 Tamarina Ct.
Pinckney, MI 48169

15-31-403-046
William R. & Amelia Rahn Trust
11714 Tamarina Ct.
Pinckney, MI 48169

15-31-403-047
Kathleen L. Lumadue
11706 Tamarina Ct.
Pinckney, MI 48169

15-31-403-048
Neil H. Luckhardt
2939 Tamarack Lake Dr.
Pinckney, MI 48169

15-31-403-049
Douglas G. & Tammy A. Nummerdor
2951 Tamarack Lake Dr.
Pinckney, MI 48169

15-31-403-050
David M. & Dana L. Jamnik
3005 Tamarack Lake Dr.
Pinckney, MI 48169

15-31-403-051
Mark K. Lindley & Sandra J. Talbot
10977 Patina Dr.
Dexter, MI 48130

15-31-403-052
Robert & Susan Nikanowicz Trust
3023 Tamarack Lake Dr.
Pinckney, MI 48169

15-31-403-053
David D. Glomski
8772 Ingram
Westland, MI 48185

15-31-403-054
Bernard & Mary Bindus Trust
3039 Tamarack Lake Dr.
Pinckney, MI 48169

15-31-403-055
Gary J. & Sandra Guider
3047 Tamarack Lake Dr.
Pinckney, MI 48169

15-31-403-056
Adam L. & Erin N. Lape
3055 Tamarack Lake Dr.
Pinckney, MI 48169

15-31-403-057
Geraldine Marie Ritchie
3063 Tamarack Lake Dr.
Pinckney, MI 48169

15-31-403-060
Benjamin M. Pfister, Sr.
11755 Tamarina Ct.
Pinckney, MI 48169

15-31-403-061
David & Kay Schurman
11754 Tamarina Ct.
Pinckney, MI 48169

15-31-403-062
Lonny & Christine Tomlin
12433 Arbor View Dr.
Fort Myers, FL 33908

15-31-403-063
Lawrence D. Clark
2845 Tamarack Lake Dr.
Pinckney, MI 48169

15-31-403-064
David K. & Kathryn L. Brownlee
2909 Tamarack Lake Dr.
Pinckney, MI 48169

15-31-403-065
Victoria & Stephen Gibson
2939 Indian Trail Dr.
Pinckney, MI 48169

15-31-403-066
James Seymore & Allison Matson
2815 Tamarack Lake Dr.
Pinckney, MI 48169

15-31-403-067
William R. & Lynn M. Hosenev
2837 Tamarack Lake Dr.
Pinckney, MI 48169

15-31-403-068
Marvin & Shawn Benoit
11757 Ridge Dr.
Pinckney, MI 48169

15-31-403-069
Paul M. & Kendra L. McDonald
11735 Ridge Dr.
Pinckney, MI 48169

15-31-404-001
Woods Properties LLC
6396 Product Dr.
Sterling Heights, MI 48312

15-31-404-002
William J.A., Jr. & Sandra Van Gieson
9947 Dixie Hwy.
Clarkston, MI 48348

15-31-404-005
Woods Properties LLC
6396 Product Dr.
Sterling Heights, MI 48312

15-31-404-006
Kay Avigne
2662 Indian Trail Dr.
Pinckney, MI 48169

15-31-404-007
Sean & Mika McAskill
2664 Indain Trail Dr.
Pinckney, MI 48169

15-32-100-051
Smart VCR Inc. /Mike Levine
2122 NW 60th Circle
Boca Raton, FL 33496

15-32-100-052
Smart VCR Inc. /Mike Levine
2122 NW 60th Circle
Boca Raton, FL 33496

15-32-100-053
Smart VCR Inc. /Mike Levine
2122 NW 60th Circle
Boca Raton, FL 33496

15-32-100-054
Smart VCR Inc. /Mike Levine
2122 NW 60th Circle
Boca Raton, FL 33496

15-32-300-003
Benjamin M. Pfister Sr.
11755 Tamarina Ct.
Pinckney, MI 48169

15-32-300-015

John B. & Sherri L. Goff
11601 Cedar Bend Dr.
Pinckney, MI 48169

15-32-300-016

Michael & Carol Kuehnl Trust
3020 Tamarack Lake Dr.
Pinckney, MI 48169

15-32-300-018

Smart VCR Inc. /Mike Levine
2122 NW 60th Circle
Boca Raton, FL 33496



**ESTIMATE OF COST
PROPOSED TAMARACK LAKE SUBDIVISION AREA
ROAD IMPROVEMENT SPECIAL ASSESSMENT DISTRICT**

Hamburg Township Administration Expenses:

Total Township Fees: \$ 0.00

Road Improvements: Livingston County Road Commission \$ 400,000.00

Road improvements shall include crushing and shaping the existing asphalt pavement and placing 3.5" of new hot mix asphalt in two lifts. The hot mix asphalt will be feathered on to the existing driveway approaches, including concrete drives and brick pavers, to match the new road elevation. The edge of the roadway will be restored with topsoil, seed and mulch.

Total Estimated Project Cost \$ 400,000.00

\$ 400,000.00 divided by 182 Parcels = **\$2,197.81 per parcel.**

NOTE: The streets to be rehabilitated include the un-improved portions of Pleasant View Drive, Lauderdale Court, Tamarack Lake Drive, Tamarina Court, Ridge Drive, including approx. 600 feet of the paved portion of east Indian Trail Drive, and Cedar Bend Drive.

NOTE:

The cost of the road improvements will be financed through special assessment bonds. Property owners within the SAD will only be charged for the road improvement construction charges. The Township will pay for all legal and administrative fees to establish the district and for the sale of the bond to finance the project. Annual principal payments will be equally assessed per parcel plus interest on the unpaid balance. The interest amount will be determined by the market interest rate for the sale of the Bonds at the time the project is financed. The assessment costs will be presented to property owners prior to establishing the special assessment district.

HAMBURG TOWNSHIP
TAMARACK LAKE SUBDIVISION - ROAD IMPROVEMENT DISTRICT
 PROPOSED SPECIAL ASSESSMENT ROLL
EXHIBIT "B"

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-31-200-006	Lewis A. Hamlett Estate 11470 Pleasant View Dr. Pinckney, MI 48169	SEC 31 T1N R5E BEG SW COR TAMARINA PARK SUB TH N 89*13'53"W ALG THE EW 1/4 LN 116.69 FT TH ALG CL OF DITCH ON FOLLOWING 3 COURSES N 23*28'17"W 66.30 FT & N 26*14'32" W 239.34 FT TH N 25*09'32" W 57.85 FT TH E 273.51 FT TH S 0*0'04" W 329.41 FT ALG W LN PLEASANT VIEW DR TO POB.	\$ 187,388.00	Occupied	\$ 2,197.81
15-31-200-007	Steven A. & Cherilyn Brown 11462 Pleasant View Dr. Pinckney, MI 48169	SEC 31 T1N R5E BEG SW COR TAMARINA PARK SUB TH N 0*0'04" E 329.41 FT ALG W LN PLEASANT VIEW DR FOR POB TH W 273.51 FT TH ALG CL OF DITCH ON FOLLOW -ING 2 COURSES N 25*09'32" W 78.54 FT & N 11*47'02"W 80.61 FT TH E 325.37 FT TH S 0*0'04"W 150 FT ALG W LN OF PLEASANT VIEW DR TO POB.	294,657.00	Occupied	2,197.81
15-31-200-008	Jeffrey & Christine Cook 11414 Pleasant View Dr. Pinckney, MI 48169	SEC 31 T1N R5E BEG SW COR TAMARINA PARK SUB TH N 0*0'04" E 479.41 FT ALG W LN PLEASANT VIEW DR FOR POB TH W 323.37 FT TH ALG CL OF DITCH ON FOLLOW -ING 2 COURSES N 11*47'02" W 129 FT & N 03*21'32" W 103.22 FT TH S 77*25'50"E 364.5 FT TH S 0*0'04" W 150 FT ALG W LN PLEASANT VIEW DR TO POB.	227,067.00	Occupied	2,197.81

HAMBURG TOWNSHIP
TAMARACK LAKE SUBDIVISION - ROAD IMPROVEMENT DISTRICT
 PROPOSED SPECIAL ASSESSMENT ROLL
FEBRUARY 25, 2020

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-31-200-009	Jerry L. & Valerie Muck 11396 Pleasant View Dr. Pinckney, MI 48169	SEC 31 T1N R5E BEG SW COR TAMARINA PARK SUB TH N 0*0'04"E 629.41 FT ALG W LN PLEASANT VIEW DR FOR POB TH N 77*25'50" W 364.5 FT T H ALG CL OF DITCH ON FOLLOWING 4 COURSES N 19*30'58" E 170.45 FT N 30*07'13"E 232.01 FT N 22*23'43" E 163.77 FT & N 02*20'13"E 127.91 FT TO CL SHEHAN RD TH ALG CL SAID RD N 89*43' 58"E 114.35 FT TH S 0*0'04"W 720 FT ALG W LN OUTLOT B SAID SUB TO POB ALSO BEG AT SW COR OUTLOT B OF TAMARINA PARK SUB TH N 00*00"E ALG W LN SAID SUB 102.44 FT TH S74*42"E 13.75 FT TH ALG CHD BRG S 07*38"W 99.70 FT TO POB.	\$ 360,849.00	Occupied	\$ 2,197.81
15-31-201-001	Donald J. & Sharon M. Cox 11539 Pleasant View Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 1	401,813.00	Occupied	2,197.81
15-31-201-002	Jack L. & Dorothy L. Irwin 11521 Pleasant View Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 2	431,023.00	Occupied	2,197.81
15-31-201-003	Theodore W. & Kim Clark 11515 Pleasant View Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 3	390,209.00	Occupied	2,197.81
15-31-201-004	Raymond & Malvina F. Dobis 11487 Pleasant View Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 4	337,044.00	Occupied	2,197.81
15-31-201-005	Ronald D. & Joyce J. Strong 11475 Pleasant View Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 5	407,972.00	Occupied	2,197.81

HAMBURG TOWNSHIP
TAMARACK LAKE SUBDIVISION - ROAD IMPROVEMENT DISTRICT
PROPOSED SPECIAL ASSESSMENT ROLL
FEBRUARY 25, 2020

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-31-201-006	William K. & Bonnie R. Swanson 11463 Lauderdale Ct. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 6	\$ 648,412.00	Occupied	\$ 2,197.81
15-31-201-007	James F. Sansone 11451 Lauderdale Ct. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 7	487,174.00	Occupied	2,197.81
15-31-201-008	James & Theresa Markey Trust 11439 Lauderdale Ct. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 8	506,479.00	Occupied	2,197.81
15-31-201-009	George & Taffeta Kelsey 11427 Lauderdale Ct. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 9	979,220.00	Occupied	2,197.81
15-31-201-010	Robert J. & Kelly Smith 11415 Lauderdale Ct. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 10	492,780.00	Occupied	2,197.81
15-31-201-011	Clint & Lori Shepley 11383 Pleasant View Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 11	416,326.00	Occupied	2,197.81
15-31-201-012	Ronald Jeffries & Patricia Hughes 11359 Pleasant View Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 12	219,417.00	Vacant	2,197.81
15-31-201-013	Ronald Jeffries & Patricia Hughes 11359 Pleasant View Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 13	433,097.00	Occupied	2,197.81

HAMBURG TOWNSHIP
TAMARACK LAKE SUBDIVISION - ROAD IMPROVEMENT DISTRICT
PROPOSED SPECIAL ASSESSMENT ROLL
FEBRUARY 25, 2020

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-31-201-014	Robert J. & Brandi A. Straker 11347 Pleasant View Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 14	\$ 436,528.00	Occupied	\$ 2,197.81
15-31-201-015	Michael & Diana Brunner 11335 Cedar Bend Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 15	520,560.00	Occupied	2,197.81
15-31-201-016	Gerald M. & Carol Sartor 11306 Cedar Bend Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 16	572,027.00	Occupied	2,197.81
15-31-201-017	Greg & Andrea J. LaFave 11310 Cedar Bend Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 17	767,865.00	Occupied	2,197.81
15-31-201-018	Michael D. & Alicia Phillips 11314 Cedar Bend Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 18	357,835.00	Occupied	2,197.81
15-31-201-019	John F. & Michelle Bodary 6396 Product Dr. Sterling Heights, MI 48312	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 19	589,950.00	Occupied	2,197.81
15-31-201-020	John F. & Michelle Bodary 6396 Product Dr. Sterling Heights, MI 48312	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 20	473,262.00	Occupied	2,197.81
15-31-201-021	Michael E. & Debra Ann Nanry 11376 Cedar Bend Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 21	393,584.00	Occupied	2,197.81

HAMBURG TOWNSHIP
TAMARACK LAKE SUBDIVISION - ROAD IMPROVEMENT DISTRICT
PROPOSED SPECIAL ASSESSMENT ROLL
FEBRUARY 25, 2020

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-31-201-022	Andrew Schurman 11390 Cedar Bend Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 22	\$ 408,924.00	Occupied	\$ 2,197.81
15-31-201-023	Eric J. & Heidi C. Hassen 11404 Cedar Bend Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 23	634,371.00	Occupied	2,197.81
15-31-201-024	Finley J. & Erika G. Sizemore 13833 Buckingham Ct. Plymouth, MI 48170	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 24	505,133.00	Occupied	2,197.81
15-31-201-025	William & Kathryn Sumpter 11440 Cedar Bend Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 25	318,202.00	Occupied	2,197.81
15-31-201-026	Philip Zazove & Barbara D. Reed 2903 Craig Rd. Ann Arbor, MI 48103	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 26	577,090.00	Occupied	2,197.81
15-31-201-027	Jeanne Tarcha 11476 Cedar Bend Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 27	572,948.00	Occupied	2,197.81
15-31-201-028	Bernard & Cynthia Bobola 11494 Cedar Bend Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 28	454,010.00	Occupied	2,197.81
15-31-201-029	Mary S. Creswell 2210 Avalon Pl. Ann Arbor, MI 48104	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 29	806,592.00	Occupied	2,197.81

HAMBURG TOWNSHIP
TAMARACK LAKE SUBDIVISION - ROAD IMPROVEMENT DISTRICT
 PROPOSED SPECIAL ASSESSMENT ROLL
FEBRUARY 25, 2020

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-31-201-030	Allan C. Matson 11530 Cedar Bend Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 30	\$ 439,206.00	Occupied	\$ 2,197.81
15-31-201-031	George & Christine Davis 11548 Cedar Bend Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 31	456,947.00	Occupied	2,197.81
15-31-201-032	Lou Ann Lenio P.O. Box 885 Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 32	576,993.00	Occupied	2,197.81
15-31-201-033	R. Schneider & J. Stocker-Schneider 11582 Cedar Bend Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 33	384,988.00	Occupied	2,197.81
15-31-201-034	Mary Beth Timmerman 11598 Cedar Bend Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 34	422,259.00	Occupied	2,197.81
15-31-201-035	Thomas Laski 11403 Cedar Bend Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 35	270,926.00	Occupied	2,197.81
15-31-201-036	Woods Properties, LLC 6396 Product Dr. Sterling Heights, MI 48312	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 36	149,595.00	Occupied	2,197.81
15-31-201-037	Janet Sullins 11383 Cedar Bend Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 37	181,763.00	Occupied	2,197.81

HAMBURG TOWNSHIP
TAMARACK LAKE SUBDIVISION - ROAD IMPROVEMENT DISTRICT
PROPOSED SPECIAL ASSESSMENT ROLL
FEBRUARY 25, 2020

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-31-201-038	Jeffrey & Kimberly L. Steinaway 11373 Cedar Bend Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 38	\$ 276,563.00	Occupied	\$ 2,197.81
15-31-201-039	Christopher B. & Susan A. Curtis 11361 Cedar Bend Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 39	451,228.00	Occupied	2,197.81
15-31-201-040	Vickie Plotner 11347 Cedar Bend Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 40	257,893.00	Occupied	2,197.81
15-31-201-043	Victor S. Bertl 11352 Pleasant View Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 43	229,381.00	Occupied	2,197.81
15-31-201-044	Randy & Samantha Wilcox 11360 Pleasant View Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 44	219,356.00	Occupied	2,197.81
15-31-201-045	Alexander P. & Rachel L. Henderson 11372 Pleasant View Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOT 45 & OUTLOT B EXC BEG SW COR OUTLOT B TAMARINA PARK SUB TH N 00*00' E ALG W LINE SAID SUB 102.44 FT TH S 74*42' E 13.75 FT TH SWLY ALG W LINE PLEASANT VIEW DR ON ARC LEFT 100 FT CHD BRG S07*38'W 99.70 FT TO POB	245,891.00	Occupied	2,197.81
15-31-201-047	Dianne Johnson 11340 Pleasant View Dr. Pinckney, MI 48169	SEC 31/32 T1N R5E TAMARINA PARK SUB LOTS 41 & 42	218,821.00	Occupied	2,197.81

HAMBURG TOWNSHIP
TAMARACK LAKE SUBDIVISION - ROAD IMPROVEMENT DISTRICT
PROPOSED SPECIAL ASSESSMENT ROLL
FEBRUARY 25, 2020

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-31-400-003	Leonard G., II & Katie P. Prezecki 2968 Leslie Park Circle Ann Arbor, MI 48105	SEC 31 T1N R5E BEG NWLY COR LOT 1 GLENWOOD ON THE LAKES SUB TH S 0*36' W 150.3 FT TH S 0*36' W TO WTR'S EDGE BASE LAKE TH N 12*59' E TO IRON PIPE WHICH BEARS N 40*31'30 "W 65 FT FROM LAST IRON PIPE TH N 12*59'E 121.88 FT TH S 42*30'E 24.25 FT TO POB.	\$ 345,280.00	Occupied	\$ 2,197.81
15-31-400-009	Michael L. Gowing 2696 Indian Trail Pinckney, MI 48169	SEC 31 T1N R5E BEG S 60* E 245.41 FT & S 48* E 6.625 FT & N 5 FT SE COR OF PLAT SUNSET COVE TH N 125 FT TH S48*E 72.92 FT TH S 126.54 FT TH N 48*W 75 FT BEING 5 FT N OF HIGH WTR LN TO BEG.	336,146.00	Occupied	2,197.81
15-31-400-014	Douglas S. & Karen D. Vaughn 11760 Woodview Dr. Pinckney, MI 48169	SEC 31 T1N R5E COM W LN OF E 1/2 OF SE 1/4 907.5 FT S OF E AND W 1/4 LINE S0*58'W 280.65 FT FOR BEG TH N 81*25'E 150.11 FT TH S 4*11'30" W 38.0 FT TH S 59*43'30" W 170.64 FT TH N 0* 58'E 101.55 FT TO BEG.	238,697.00	Occupied	2,197.81
15-31-400-015	Kurt L. Rohde Jr. 11770 Woodview Dr. Pinckney, MI 48169	SEC 31 T1N R5E COM 907.5 FT S OF EW 1/4 LN TH S 382.20 FT FOR POB TH N 59*43'30" E 170.64 FT TH S 4*11'30" W 15.66 FT TH S 21*10' W 133.56 FT TH N 72* W 103.46 FT TH N 0*58' E 22.07 FT TO POB.	487,491.00	Occupied	2,197.81
15-31-400-016	M. Austin & M. Wagenmaker 2125 Blue Stone Ln. Walled Lake, MI 48390	SEC31 T1NR5E COM SE COR SUNSET COVE SUB TH N 0*26' E 17.12 FT FOR POB TH N 0*26' E 281.13 FT TH S89*34'E 132.12 FT TH S 5*50'50" W 174.30 FT TH S 19*26'30"W 156.61 FT TH N 57*32'W 76.28 FT TO POB.	562,085.00	Occupied	2,197.81

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15-31-400-018	James R. & Bonnie L. Dawson 11750 Woodview Dr. Pinckney, MI 48169	SEC 31 T1N R5E COM W LN OF E 1/2 OF SE 1/4 907.5 FT S OF EW 1/4 LN S 155.65 FT FOR POB TH N 85*27'30"*E 152.90 FT TH S 4*18'E 15.57 FT TH S 4*11'30"W 99.43 FT TH S81*25' W 150.11 FT TH N 00*25'E 125 FT TO POB.	\$ 246,024.00	Occupied	\$ 2,197.81
15-31-400-019	Kathy Merillat 11500 Pleasant View Dr. Pinckney, MI 48169	SEC 31 T1N R5E COM NW COR TAMARINA SUB TH S 63.99 FT FOR POB TH ALG S LY ROW PLEASANT VIEW DR ALG CHD BRG S 64*02'12"E 219.34 FT TH N74*36'00"E 25.59 FT TH ALG CHD BRG N84*38'29"E 119.39 FT TH S 36*00'00"W 322.02 FT TH N 89*24'00"W 155.00 FT TH N 00*36'00" E 337.00 FT TO POB.	244,001.00	Occupied	2,197.81
15-31-400-020	Ryan D. & Melissa M. McDonald 2620 Tiplady Rd. Pinckney, MI 48169	SEC 31 T1N R5E BEG 400.99 FT S & 155 FT E FROM NW COR TAMARINA SUB TH N 36*E 322.02 FT TH ALG SLY ROW PLEASANT VIEW DR TO PT N 76*40' 20" E FROM BEG TH S 76*40'20"W TO POB.	232,172.00	Occupied	2,197.81
15-31-400-024	Donna M. Collier P.O. Box 585 Pinckney, MI 48169	SEC 31 T1N R5E COM COS TH S 89*07' E 1341.14 FT ALG EW 1/4 LN SAID SEC TH S 0*58' W 907.5 FT ALG W LN E 1/2 OF SE 1/4 OF SD SEC FOR POB TH S 89*42 'E 166.26 FT TH ALG CHD BRG S 43*18'W 36.92 FT TH S 04*18' E 116.12 FT TH S 85*27'30"W 152.9 FT TH N 0*58'E 155.85 FT TO POB.	186,937.00	Occupied	2,197.81
15-31-400-025	Hugo Sanchez 2770 Indian Trail Dr. Pinckney, MI 48169	SEC 31 T1N R5E COM COS TH S 89* E 1341 FT TH S1311.77FT FOR POB TH S72*E 103.47 FT TH S2*W 72.29 FT TH N53*E 93.71 FT TH S 242.57 FT TH N 44*W 23.92 FT TH S 13* W 121.88 FT TH N37*W 30 FT TH N40*W 165.23 FT TH N 243.75 FT TO POB.	458,358.00	Occupied	2,197.81

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15-31-400-032	Gerald E. & Julie K. Baumgras 2690 Indian Trail Dr. Pinckney, MI 48169	SEC 31 T1N R5E COM SE COR SUNSET COVE TH N 0*26' E 17.12 FT TH S 57*32'E 152.57 FT FOR POB TH N 29* 56'E 172.91 FT TH S 0*26' W 207.19 FT TO PT S 55*50' E 102.34 FT FROM BEG TH S 0*26' W TO SHORE BASE LINE LAKE TH NWLY ALG SHORE TO PT S 29*58' W OF BEG TH N 29*58'E TO POB.	\$ 429,639.00	Occupied	\$ 2,197.81
15-31-400-033	Jane Sherzer Cissell Trust 4777 Mohican Lane Okemos, MI 48864	SEC 31 T1N R5E COM SE COR SUNSET COVE SUB N 0*26' E 17.12 FT TH S 57*32'E 76.28 FT FOR POB TH N 19*26'30" E 156.61 FT TH N 05* 50'50" E 174.30 FT TH S 89*34'E 82.38 FT TH S 0*26' W 211.65 FT TH S 29*56' W 172.91 FT TH N 57*32'W 76.28 FT TO POB.	500,998.00	Occupied	2,197.81
15-31-400-037	Gregory & Donna Forest Trust 11684 Pleasant View Dr. Pinckney, MI 48169	SEC 31 T1N R5E COM NW COR TAMARINA SUB TH S 00*36' W 400.99 FT FOR POB TH S 89*24' E 155 FT TH S 06*44'W 268.80 FT TH N 89*24' W 126.24 FT TH N 00*36' E 267.26 FT TO POB.	383,153.00	Occupied	2,197.81
15-31-400-038	Paul & Renee Lichau 11666 Pleasant View Dr. Pinckney, MI 48169	SEC 31 T1N R5E COM NW COR TAMARINA SUB TH S 00*36' W 400.99 FT TH S 89*24'E 155 FT FOR POB TH S 48*15'E 243.85 FT TO WLY ROW LN PLEASANT VIEW DR TH ALG CHD BRG S 33*54'39"W 127.82 FT TH N 89*24' W 142.20 FT TH N 06*44'E 268.80 FT TO POB.	380,580.00	Occupied	2,197.81
15-31-400-047	Stephan Morse 11632 Pleasant View Dr. Pinckney, MI 48169	SEC 31 T1N R5E COM NW COR TAMARINA SUB TH S00*36'00"W400.99 FT TH S89*24'00" E 155 FT FOR POB TH N 76*40'20"E 314.33 FT TH S 42*30'00"E 89.41 FT TH S47*30'00"W 250 FT ALG SWLY ROW PLEASANT VIEW DR TH N48*15'30"W 243.85 FT TO POB.	225,212.00	Occupied	2,197.81

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15-31-400-048	Brian & Alicia Franks 11698 Pleasant View Dr. Pinckney, MI 48169	SEC 31 T1N R5E COM NW COR TAMARINA SUB TH S ALG W LNE E 1/2 OF SE 1/4 SAID SEC 668.24 FT FOR POB TH S89*E 268.44 FT TO WLY ROW LN PLEASANT VIEW DR TH ALG CHD BRG S 10*W 93.16 FT TH S 144.89 FT TH W 252.5 FT TO W LN E 1/2 OF SE 1/4 TH N ALG SD LN 239.32 FT TO POB.	\$ 345,859.00	Occupied	\$ 2,197.81
15-31-400-050	Robert MacDonald Trust 2698 Indian Trail Dr. Pinckney, MI 48169	SEC 31 T1N R5E COM COS TH ALG E/W 1/4 LN S 89* E 841.2 FT TH ALG E LN SUNSET COVE S 839.64 FT TH N 89*E 214.5 FT FOR POB TH N 89*E 119.3 FT TH ALG C/L CANAL S 315.85 FT TH ALG SD C/L S2* E 221.43 FT TH ALG HIGH WTR LN BASE LAKE N 41*W 23.66 FT TH ALG SD WTR LN N 49*W 70.95 FT TH N1*W 131.59 FT TH N49*W 72.92 FT TH S130 FT TH N49*W 6.65 FT TH N 418.6 FT TO POB.	419,689.00	Occupied	2,197.81
15-31-400-053	Dean & Cynthia Williams 2642 Indian Trail Dr. Pinckney, MI 48169	SEC 31 T1N R5E COM COS TH S89*E 841.2 FT FOR POB TH S89*E 499.41 FT TH ALG E LN OF W 1/2 OF SE 1/4 S 125 FT TH N89*W 498.43 FT TH ALG N'LY EXT OF E LN SUNSET COVE N 125.02 FT TO POB.	350,594.00	Occupied	2,197.81
15-31-400-059	Michael S. Heffelfinger 2956 Tamarack Lake Dr. Pinckney, MI 48169	SEC 31 T1N R5E PART OF OUTLOT A GLEN -WOOD ON THE LAKES COM NE COR OUTLOT A TH S 01*10' 00" W 44.37 FT FOR POB TH S 01*10'00" W 434.26 FT TH N 88*50'00"W 127.25 FT TH N 00*36'00"E 314.17 FT TH S 89*24'00" E 11.54 FT TH ALG CHD BRG N 45*53'00"E 168.86 FT TO POB.	318,792.00	Occupied	2,197.81

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15-31-400-060	Benjamin M. Pfister, Sr. 11755 Tamarina Ct. Pinckney, MI 48169	SEC 31 T1N R5E PART OF OUTLOT A GLEN -WOOD ON THE LAKES COM NE COR OUTLOT A TH S 01*10'00"W 478.63 FT FOR POB TH S 01*10'00" W 255.71 FT TH N 89*24'00" W 64.72 FT TH ALG CHD BRG N 22*43'44" W 47.52 FT TH ALG CHD BRG N 22*43'44"W 103.99 FT TH N 00*36'00"E 117.83 FT TH S 88*50'00"E 127.25 FT TO POB.	\$ 32,010.00	Vacant	\$ 2,197.81
15-31-400-065	Joseph Logelin 2716 Indian Trail Dr. Pinckney, MI 48169	SEC 31 T1N R5E COM COS TH S89*E 1340.61 FT TH S 00*15'36"E 827.67 FT FOR POB TH S 15*00'36" E 479.60 FT TH S 89*44'24"W 71.91 FT TH S01*23'29"E 139.57 FT TO TRAV PT C TH S 01*23'29" E 36 FT TO WTRS EDGE BASELINE LK TH NWLY ALG WTRS EDGE 113 FT TH ALG CL CANAL N 02*50'07" W 37 FT TO PT N 41*24'39" E 16.04 FT FROM TRAV PT D TH N02*50'07"W 216.43 FT TH N 00*15'36" W 315.85 FT TH N 89*19'39"E 10 FT TO TRAV PT E SAID PT BEING FOLLOWING 3 COURSES ALG TRAV LN FROM TRAV PT C N 41*24'39"W 98.13 FT TO TRAV D N 02*50'07" W 228.75 FT & N 00*15'36"W 315.70FT TH CONT FROM TRAV PT E N 89*19'39"E 144 FT TO POB.	411,066.00	Occupied	2,197.81
15-31-400-066	Bradley & Jennifer Frederick 620 Potomac St. Northville, MI 48167	SEC 31 T1N R5E COM COS TH S 89*17'51"E 1340.61 FT TH S 00*15'36" E 1307.27 FT FOR POB TH S 00*15'36" E 223.40 FT TO TRAV PT A TH S 00*15'36" E 43 FT TO WTRS EDGE BASELINE LK TH NWLY ALG WTRS EDGE 113 FT TH N 01*23'29" W 36 FT TO TRAV PT C SD PT BEING N 2 5*49'17" W 11.59 FT & N 41*24'39" W 97.49 FT FROM TRAV PT A TH N 01*23'29" W 139.57 FT TH N 89*44'24"E 71.91 FT TO POB.	865,359.00	Occupied	2,197.81

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15-31-402-001	Patricia J. Trinkle Trust Luther Haab, Trustee 2780 Indian Trail Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOT 1	\$ 416,556.00	Occupied	\$ 2,197.81
15-31-402-002	Charles R. & Deborah Cleavinger 11765 Pleasant View Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES AN UNDIVIDED 1/2 INTEREST IN LOT 2.	19,007.00	Vacant	1,098.91
15-31-402-003	Samuel A. & Geraldine A. Walk 2806 Indian Trail Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOT 3	549,399.00	Occupied	2,197.81
15-31-402-004	Samuel A. & Geraldine A. Walk 2806 Indian Trail Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOT 4	340,121.00	Occupied	2,197.81
15-31-402-005	Gregory S. Y. Yeh Trust 2824 Indian Trail Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOT 5	317,609.00	Occupied	2,197.81
15-31-402-006	Sandy Shores 2834 LLC 2974 Indian Trail Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOT 6	494,098.00	Occupied	2,197.81
15-31-402-007	R. & D. Shirlin & L. & P. Karevich 3233 Third Street Wayne, MI 48184	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOT 7	243,029.00	Occupied	2,197.81
15-31-402-008	Patricia A. Berwald & David C. Folk 3388 Tiger Lily Dr. Ann Arbor, MI 48103	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOTS 8 & 9	317,176.00	Occupied	2,197.81
15-31-402-009	David Carl & Linda Marie Folk 2884 Indian Trail Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOT 10	439,923.00	Occupied	2,197.81

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15-31-402-010	Patricia A. Berwald & David C. Folk 3388 Tigerlily Dr. Ann Arbor, MI 48103	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOT 11	\$ 402,748.00	Occupied	\$ 2,197.81
15-31-402-013	Mounir J. & Tamra Haurani 7598 Southview Ct. Columbus, OH 43235	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOT 14	373,478.00	Occupied	2,197.81
15-31-402-014	Brian U. DeCaluwe 11680 Boston Post Livonia, MI 48150	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOTS 15 & 16	376,342.00	Occupied	2,197.81
15-31-402-015	Leonard & Melissa A. Morgan 1339 Buckboard Circle South Lyon, MI 48178	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOT 17	340,974.00	Occupied	2,197.81
15-31-402-021	Frances M. Marz 2986 Indian Trail Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOT 23	456,602.00	Occupied	2,197.81
15-31-402-024	Patrica A. Berwald & David C. Folk 3388 Tiger Lily Dr. Ann Arbor, MI 48103	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOT 26	24,725.00	Vacant	2,197.81
15-31-402-025	Patricia A. Berwald & David C. Folk 3388 Tiger Lily Dr. Ann Arbor, MI 48103	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOT 27	24,725.00	Vacant	2,197.81
15-31-402-026	Kevin & Jeanne Dimeck 11791 Forest Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOTS 28 & 29	266,517.00	Occupied	2,197.81
15-31-402-027	Erskine Revocable Living Trust 2812 Lake Breeze Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOTS 32 & 33	196,138.00	Occupied	2,197.81

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15-31-402-028	Dan J. Britton 2836 Lake Breeze Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOTS 30 & 31	\$ 263,055.00	Occupied	\$ 2,197.81
15-31-402-029	Barbara K. Anderson 2795 Indian Trail Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOT 34	175,671.00	Occupied	2,197.81
15-31-402-030	DLB Investment Group Inc. 2780 Bent Tree Dr. Dexter, MI 48130	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOT 35	198,733.00	Occupied	2,197.81
15-31-402-033	Kenneth & Lori Dlabal 2710 Hillcrest Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOT 38 & W 1/2 LOT 39	203,946.00	Occupied	2,197.81
15-31-402-035	Norman & Deborah Leighton 2730 Hillcrest Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOT 40 & E 1/2 LOT 39	183,912.00	Occupied	2,197.81
15-31-402-036	Bridget Patterson 2740 Hillcrest Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOTS 41 & 42	231,221.00	Occupied	2,197.81
15-31-402-037	Diane Samples 2870 Hillcrest Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOT S 43, 44 & 45 & AN UNDIVIDED 1/14 INTEREST IN LOT 2	246,932.00	Occupied	2,197.81
15-31-402-038	Gary W. & Linda Locher 2877 Hillcrest Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOTS 46 & 47	141,862.00	Occupied	2,197.81
15-31-402-039	Charles, Jr. & Juanita J. Hunt 11773 Forest Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOTS 48 & 49	300,810.00	Occupied	2,197.81

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15-31-402-040	James Botti 11757 Forest Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOTS 50 & 51	\$ 356,583.00	Occupied	\$ 2,197.81
15-31-402-041	Paul R. & Amy S. Meade 11745 Forest Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOTS 52 & 53	401,439.00	Occupied	2,197.81
15-31-402-042	Ward M. & Randi E. Waite 11733 Forest Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOTS 54 & 55	383,845.00	Occupied	2,197.81
15-31-402-043	Michael & Amy Webb 2904 Indian Trail Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOTS 12 & 13	568,898.00	Occupied	2,197.81
15-31-402-047	Ashley M. Hosoney 2731 Hillcrest Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOTS 65, 66 & 67	229,725.00	Occupied	2,197.81
15-31-402-049	Charles & Deborah Cleavinger 11765 Pleasant View Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOTS 70, 71 & 72	311,517.00	Occupied	2,197.81
15-31-402-052	Victoria Sears 11716 Pleasant View Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOTS 76 & 77	171,242.00	Occupied	2,197.81
15-31-402-053	Donald Patterson 11743 Pleasant View Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOTS 78 & 79	279,660.00	Occupied	2,197.81
15-31-402-054	Katherine I. Gephart 11756 Pleasant View Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOT 80	175,574.00	Occupied	2,197.81

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15-31-402-058	Joseph Dipzinski & Rafael Becerra 2786 Hillcrest Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES SUB LOTS 36 & 37 ALSO COM AT NW COR SD SUB TH S ALG W LINE 325 FT TO NWLY COR LOT 36 FOR POB TH SLY ALG W LINE 112.02 FT TH S 47*W 103.54 FT TO PT ON E LINE 20 FT WIDE ROW TH N19*E 69.95 FT TH N21*E 125.36 FT TH N89*E 9.36 FT TO POB.	\$ 579,415.00	Occupied	\$ 2,197.81
15-31-402-060	Jeffrey W. Lokken 11742 Forest Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOT 61 & N 1/2 LOT 62.	158,885.00	Occupied	2,197.81
15-31-402-061	Jason Lollo 11748 Forest Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOT 63 & S 1/2 LOT 62.	321,414.00	Occupied	2,197.81
15-31-402-062	Milton Zavsza & Michelle Mardegian 11773 Pleasant View Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOTS 64, 68 & 69	374,785.00	Occupied	2,197.81
15-31-402-063	Joseph F. Sproull & Laura Hammer 2974 Indian Trail Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOTS 21 & 22	620,915.00	Occupied	2,197.81
15-31-402-064	J & M Erskine & Barbara K. Anderson 2812 Lake Breeze Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES SUB AN UNDIVIDED 1/2 INTEREST IN LOT 2 *Assessment shared with Parcel #15-31-402-002	19,007.00	Vacant	1,098.90
15-31-402-065	Harold M. & Ruth A. Ryan 11729 Pleasant View Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOTS 60 & 73	149,341.00	Occupied	2,197.81
15-31-402-066	Leonard & Katia Prezecki 2968 Leslie Park Circle Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOTS 74 & 75	153,972.00	Occupied	2,197.81

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15-31-402-067	Jermey L. Biltz 2828 Tamarack Lake Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOTS 58 & 59	\$ 380,622.00	Occupied	\$ 2,197.81
15-31-402-068	Charles Scrase 3112 Tuscany Ct. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOTS 18 & PART OF 19 DESC BEG NW COR LOT 18 TH S 74*30'00" E 59.21 FT TH S 17*59' 26"W 74 FT TO TRAV PT C TH S 17*59'26"W 4 FT TO WTRS EDGE TH SWLY ALG WTRS EDGE 78 FT TH N 22*24'35"E 5 FT TO TRAV PT E TH N 22*24'35"E 108 FT TO POB.	547,705.00	Occupied	2,197.81
15-31-402-069	Ryan M. & Rebecca L. Olivier 5980 Strawberry Lake Rd.	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOT 20 & PART LOT 19 DESC BEG NE COR LOT 20 TH S 16*13'35"W 71.22 FT TO TRAV PT A TH S 16*13'35" W 3 FT TO WTRS EDGE TH NWLY ALG WTRS EDGE 63 FT TH N 18*33'39" E 4 FT TO TRAV PT C TH N 17*59'26"E 74 FT TH S 74*30'00"E 56.87 FT TO POB.	254,109.00	Occupied	2,197.81
15-31-402-071	Frances M. Marz 2986 Indian Trail Dr. Pinckney, MI 48169	SEC 31 T1N R5E GLENWOOD ON THE LAKES LOT 23 & TAMARINA LOT B.	654,415.00	Occupied	2,197.81
15-31-403-001	Keith & Cassie Jo Saagman 11555 Pleasant View Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 1	668,569.00	Occupied	2,197.81
15-31-403-002	John E. Ochs Revocable Trust P.O. Box 956 Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 2	480,975.00	Occupied	2,197.81
15-31-403-003	Derek & Joanna Veverica 11579 Pleasant View Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 3	322,841.00	Occupied	2,197.81
15-31-403-004	John D Allan 1320 Burgandy Rd. Ann Arbor, MI 48105	SEC 31 T1N R5E TAMARINA LOT 4	342,114.00	Occupied	2,197.81

HAMBURG TOWNSHIP
TAMARACK LAKE SUBDIVISION - ROAD IMPROVEMENT DISTRICT
PROPOSED SPECIAL ASSESSMENT ROLL
FEBRUARY 25, 2020

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-31-403-005	Frank B. & Susan A. Sovis 47890 Ravello Ct. Northville, MI 48167	SEC 31 T1N R5E TAMARINA LOT 5	\$ 1,187,962.00	Occupied	\$ 2,197.81
15-31-403-006	Frank B. & Susan A. Sovis 47890 Ravello Ct. Northville, MI 48167	SEC 31 T1N R5E TAMARINA LOT 6	660,724.00	Occupied	2,197.81
15-31-403-007	Edward W. & Nancy L. Knox 11625 Pleasant View Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 7	609,205.00	Occupied	2,197.81
15-31-403-008	Phyllis J. Steeb 11669 Pleasant View Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 8	267,950.00	Occupied	2,197.81
15-31-403-010	Timothy & Sharon Mahoney 11659 Pleasant View Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 10	385,784.00	Occupied	2,197.81
15-31-403-011	Douglas Kennedy & Phyllis Steeb 11669 Pleasant View Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 11	315,797.00	Occupied	2,197.81
15-31-403-012	David R. & Jane M. Ollila 11681 Pleasant View Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 12	645,249.00	Occupied	2,197.81
15-31-403-013	Jeffrey A. Patterson 11691 Pleasant View Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 13	417,715.00	Occupied	2,197.81
15-31-403-020	Mark W. Howard 2921 Tamarack Lake Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 20	321,194.00	Occupied	2,197.81

HAMBURG TOWNSHIP
TAMARACK LAKE SUBDIVISION - ROAD IMPROVEMENT DISTRICT
PROPOSED SPECIAL ASSESSMENT ROLL
FEBRUARY 25, 2020

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-31-403-021	Robert & Deborah Mozurkewich 11711 Ridge Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 21	\$ 311,142.00	Occupied	\$ 2,197.81
15-31-403-022	William M. & Allyson C. Hess 11727 Ridge Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 22	322,025.00	Occupied	2,197.81
15-31-403-023	Matthew A. & Kelly L. Lindberg 11719 Ridge Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 23	255,838.00	Occupied	2,197.81
15-31-403-025	Corey T. & Nicole M. Schingeck 11749 Ridge Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 25	559,821.00	Occupied	2,197.81
15-31-403-027	Paul M. Fahrner 11687 Ridge Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 27	532,620.00	Occupied	2,197.81
15-31-403-028	Robert R. & Gail E. Robertson 11791 Ridge Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 28	123,677.00	Vacant	2,197.81
15-31-403-029	Robert R. & Gail E. Robertson 11791 Ridge Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 29	307,914.00	Occupied	2,197.81
15-31-403-030	Brock A. Barth 2893 Indian Trail Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 30	316,363.00	Occupied	2,197.81
15-31-403-031	Kerry B. & Theresa A. Spicer 2909 Indian Trail Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 31	357,414.00	Occupied	2,197.81

HAMBURG TOWNSHIP
TAMARACK LAKE SUBDIVISION - ROAD IMPROVEMENT DISTRICT
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FEBRUARY 25, 2020

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-31-403-034	Ronald & Joyce Priebe 2961 Indian Trail Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 34	\$ 410,929.00	Occupied	\$ 2,197.81
15-31-403-035	David & Cheryl Gramling 2973 Indian Trail Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 35	362,414.00	Occupied	2,197.81
15-31-403-036	Patrick M. Burns 2987 Indian Trail Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 36	300,741.00	Occupied	2,197.81
15-13-403-037	Mark W. Macauley 11780 Tamarina Ct. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 37	639,958.00	Occupied	2,197.81
15-13-403-038	Shawn Slotnick 11774 Tamarina Ct. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOTS 38 & 39	480,839.00	Occupied	2,197.81
15-13-403-042	Melasi Family Trust 11746 Tamarina Ct. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 42	366,440.00	Occupied	2,197.81
15-13-403-043	Leroy & Sheryl D. Meade 11738 Tamarina Ct. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 43	332,341.00	Occupied	2,197.81
15-13-403-044	Steven M. & Lynn M. Hamilton 11730 Tamarina Ct. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 44	311,967.00	Occupied	2,197.81
15-13-403-045	David McLachlan & Tracie A. Vieau 11722 Tamarina Ct. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 45	307,350.00	Occupied	2,197.81

HAMBURG TOWNSHIP
TAMARACK LAKE SUBDIVISION - ROAD IMPROVEMENT DISTRICT
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Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-31-403-046	William R. & Amelia Rahn Trust 11714 Tamarina Ct. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 46	\$ 414,674.00	Occupied	\$ 2,197.81
15-31-403-047	Kathleen L. Lumadue 11706 Tamarina Ct. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 47	389,594.00	Occupied	2,197.81
15-31-403-048	Neil H. Luckhardt 2939 Tamarack Lake Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 48	469,329.00	Occupied	2,197.81
15-31-403-049	Douglas G. & Tammy A. Nummerdor 2951 Tamarack Lake Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 49	402,022.00	Occupied	2,197.81
15-31-403-050	David M. & Dana L. Jamnik 3005 Tamarack Lake Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 50	358,851.00	Occupied	2,197.81
15-31-403-051	Mark K. Lindley & Sandra J. Talbot 10977 Patina Dr. Dexter, MI 48130	SEC 31 T1N R5E TAMARINA LOT 51	336,861.00	Occupied	2,197.81
15-31-403-052	Robert & Susan Nikanowicz Trust 3023 Tamarack Lake Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 52	340,645.00	Occupied	2,197.81
15-31-403-053	David D. & Mercedes A. Glomski 8772 Ingram Westland, MI 48185	SEC 31 T1N R5E TAMARINA LOT 53	318,876.00	Occupied	2,197.81
15-31-403-054	Bernard & Mary Bindus Trust 3039 Tamarack Lake Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 54	331,948.00	Occupied	2,197.81

HAMBURG TOWNSHIP
TAMARACK LAKE SUBDIVISION - ROAD IMPROVEMENT DISTRICT
PROPOSED SPECIAL ASSESSMENT ROLL
FEBRUARY 25, 2020

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-31-403-055	Gary J. & Sandra Guider 3047 Tamarack Lake Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 55	\$ 360,729.00	Occupied	\$ 2,197.81
15-31-403-056	Adam L. & Erin N. Lape 3055 Tamarack Lake Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 56	386,736.00	Occupied	2,197.81
15-31-403-057	Geraldine Marie Ritchie 3063 Tamarack Lake Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 57	329,539.00	Occupied	2,197.81
15-31-403-060	Benjamin M. Pfister, Sr. 11755 Tamarina Ct. Pinckney, MI 48139	SEC 31 T1N R5E TAMARINA LOT C	10,000.00	Vacant	2,197.81
15-31-403-061	David & Kay Schurman 11754 Tamarina Ct. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOTS 40 & 41	528,619.00	Occupied	2,197.81
15-31-403-062	Lonny & Christine Tomlin 12433 Arbor View Dr. Fort Myers, FL 33908	SEC 31 T1N R5E TAMARINA LOT 9 ALSO COM NW COR SAID SUB TH S 400.99 FT ALG W LINE OF E 1/2 OF S E1/4 OF SEC TH S89* E 155 FT TH N 76* E 314.33 FT TO POB TH CONT N 76* E 122.25 FT TO WLY ROW PLEASANT VIEW DR TH ALG CHD BRG S 25*W 77.96 FT TH S 47*W 34.71 FT TH N42* W 89.41 FT TO POB.	643,883.00	Occupied	2,197.81
15-31-403-063	Lawrence D. Clark 2845 Tamarack Lake Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 17 & WLY 1/2 LOT 18	540,340.00	Occupied	2,197.81
15-31-403-064	David K. & Kathryn L. Brownlee 2909 Tamarack Lake Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 19 & ELY 1/2 LOT 18	345,526.00	Occupied	2,197.81

HAMBURG TOWNSHIP
TAMARACK LAKE SUBDIVISION - ROAD IMPROVEMENT DISTRICT
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FEBRUARY 25, 2020

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-31-403-065	Stephen & Victoria Gibson 2939 Indian Trail Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOTS 32 & 33	\$ 510,837.00	Occupied	\$ 2,197.81
15-31-403-066	James Seymore & Allison Matson 2815 Tamarack Lake Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOTS 14 & 15	469,542.00	Occupied	2,197.81
15-31-403-067	William R. & Lynn M. Hosenev 2837 Tamarack Lake Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 16 & LOT A	417,637.00	Occupied	2,197.81
15-31-403-068	Marvin & Shawn Benoit 11757 Ridge Dr. Pinckney, MI 48169	SEC 31 T1N R5E TAMARINA LOT 26 & THAT PART OUTLOT A GLENWOOD ON THE LAKES SUB BEG INTER SW COR TAMARACK LK DR & ROW RIDGE DR TH S 0*36'W 362.32 FT FOR POB TH N 89*24'00"W 120.01 FT TH S 0*36'W 139.12 FT TH N 69*06' 00" E 104.47 TH ALG CHD BRG N 34*51'00"E 40.52 FT TH N 0*36'00E 67.33 FT TO POB.	364,264.00	Occupied	2,197.81
15-13-403-069	Paul M. & Kendra L. McDonald	SEC 31 T1N R5E TAMARINA LOT 26 & THAT PART OUTLOT A GLENWOOD ON THE LAKES SUB BEG INTERSECTION SW COR TAMARACK LK DR & ROW RIDGE DR TH S 0*36' W 362.32 FT TH N 89*24'00" W 120.01 FT TH N 0*36' E 380.56 FT TH ALG CHD BRG S77*02'28"E 37.36 FT TH S82*24' E 84.14 FT TO POB.	699,008.00	Occupied	2,197.81
15-31-404-001	Woods Properties LLC 6396 Product Dr. Sterling Heights, MI 48312	SEC 31 T1N R5E FOREST COVE CONDO -MINIUM UNIT 1	458,911.00	Occupied	2,197.81

HAMBURG TOWNSHIP
TAMARACK LAKE SUBDIVISION - ROAD IMPROVEMENT DISTRICT
 PROPOSED SPECIAL ASSESSMENT ROLL
FEBRUARY 25, 2020

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-31-404-002	William J.A., Jr. & Sandra Van Gieson 9947 Dixie Hwy. Clarkston, MI 48348	SEC 31 T1N R5E FOREST COVE CONDO -MINIUM UNIT 2	\$ 37,830.00	Vacant	\$ 2,197.81
15-31-404-005	Woods Properties LLC 6396 Product Dr. Sterling Heights, MI 48312	SEC 31 T1N R5E FOREST COVE CONDO -MINIUM UNIT 5	430,091.00	Occupied	2,197.81
15-31-404-006	Kay Avigne 2662 Indian Trail Dr. Pinckney, MI 48169	SEC 31 T1N R5E FOREST COVE CONDO -MINIUM UNIT 3 ALSO BEG SW COR UNIT 3 TH S 88*15'15"E 223.10 FT TH N 84*42'56"W 74.08 FT TH N 70*45'31"W 83.01 FT TH N 50*46'17"W 74.25 FT TO POB.	273,128.00	Occupied	2,197.81
15-31-404-007	Sean & Mika McAskill 2664 Indian Trail Dr. Pinckney, MI 48169	SEC 31 T1N R5E FOREST COVE CONDO -MINIUM UNIT 4 EXC BEG SW COR UNIT 3 TH S 88*59'15"E 223.10 FT TO SE COR UNIT 3 TH N 84*43'56"W 74.08 FT TH N 70*45'31"W 83.01 FT TH N 50*46' 17"W 72.45 FT TO POB.	435,763.00	Occupied	2,197.81

HAMBURG TOWNSHIP
TAMARACK LAKE SUBDIVISION - ROAD IMPROVEMENT DISTRICT
 PROPOSED SPECIAL ASSESSMENT ROLL
FEBRUARY 25, 2020

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-32-100-051	Smart VCR Inc./Mike Levine 2122 NW 60 th Circle Boca Raton, FL 33496	SEC 32 T1N R5E BEG W 1/4 COR SD SEC TH N 00*15'48"E 400 FT TH N 00*15'48"E 144.77 FT ALG E LN TAMARINA PARK SUB TH S89*42'18"E 26 FT TH N 00*17'42" E 30 FT TH S 89*42'18"E 131 FT TH S 85* 31'27"E 411.50 FT TH S 28*19'29"E 245.46 FT TH S 54*31'43"E 534.75 FT TH S 77*42' 45"E 297.55 FT TH S 84*22'59"E 476.73 FT TO TRAV PT B1 TH S 84*22'59"E 10 FT TO WTRS EDGE WHITEWOOD LAKE TH SELY ALG WTRS EDGE 50 FT TH N84*22' 59"W 2 FT TO TRAV PT C1 SD PT BEING S 15*10'21"E 53.46 FT FROM TRAV PT B1 TH FROM TRAV PT C1 N 84*22'59"W 32.26 FT TH N 05*37'01" E 41.98 FT TH N 84*22'59"W 463.91 FT TH S 08*57'54" W 42.05 FT TH N 78*16'48" W 1086.81 FT TH N 50*46'37" W 437.35 FT ALG NELY LN TAMARINA PARK SUB TO POB CONT 7.85 AC	\$ 196,417.00	Vacant	\$ 2,197.81
15-32-100-052	Smart VCR Inc./Mike Levine 2122 NW 60 th Circle	SEC 32 T1N R5E COM W 1/4 COR SD SEC TH N 00*15'48" E 400 FT FOR POB TH N 00*15'48" E 394.77 FT ALG E LN TAMARINA PARK SUB TH N 00*15'48"E 124.94 FT TH N 78*51'40"E 400.96 FT TH S 00*20'03"W 134.27 FT TH S 28*19'29"E 79.92 FT TH N 89*42'18"W 431.13 FT TO POB 1.52 AC.	49,280.00	Vacant	2,197.81

HAMBURG TOWNSHIP
TAMARACK LAKE SUBDIVISION - ROAD IMPROVEMENT DISTRICT
 PROPOSED SPECIAL ASSESSMENT ROLL
FEBRUARY 25, 2020

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-32-100-053	Smart VCR Inc./Mike Levine 2122 NW 60 th Circle Boca Raton, FL 33496	SEC 32 T1N R5E BEG W 1/4 COR SD SEC TH N 00*15'48"E 400 FT TH N 00*15'48"E 269.77 FT ALG E LN TAMARINA PARK SUB FOR POB TH N 00*15'48"E 125 FT TH S 89*42'18"E 431.13 FT TH S 28*19'29" E 142.40 FT TH N 89*42'18"W 499.27 FT TO POB CONT 1.33 AC.	\$ 48,995.00	Vacant	\$ 2,197.81
15-32-100-054	Smart VCR Inc./Mike Levine 2122 NW 60 th Circle Boca Raton, FL 33496	SEC 32 T1N R5E COM W 1/4 COR SD SEC TH N 00*15'48"E 400 FT TH N 00*15'48"E 144.77 FT ALG E LN TAMARINA PARK SUB FOR POB TH N 00*15'48"E 125 FT TH S 89*42'18"E 499.27 FT TH S 28*19'29"E 142.40 FT TH N 85*31'27"W 411.50 FT TH N 89*42'18"W 131 FT TH S 00*17'42"W 30 FT TH N 89*42'18"W 26 FT TO POB 1.30 AC.	48,950.00	Vacant	2,197.81
15-32-300-003	Benjamin M Pfister, Sr. 11755 Tamarina Ct. Pinckney, MI 48169	SEC 32 T1N R5E S PART OF SW 1/4 W OF HURON RIVER 15 AC	314,561.00	Occupied	2,197.81

HAMBURG TOWNSHIP
TAMARACK LAKE SUBDIVISION - ROAD IMPROVEMENT DISTRICT
 PROPOSED SPECIAL ASSESSMENT ROLL
FEBRUARY 25, 2020

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-32-300-015	John B. & Sherri L. Goff 11601 Cedar Bend Dr. Pinckney, MI 48169	SEC 32 T1N R5E COM N 00*17'42"E 400 FT FROM W 1/4 COR TH S50*46'37"E 642.62FT TH ALG CHD BRG S73*20'39"E 35.04 FT TH ALG CHD BRG S 84*48'54" E 18.82 FT FOR POB TH S78*56'07"E 222.60 FT TH S17*27'39" E 316.93 FT TH S 79*36'46" E 914.80 FT TO TRAV PT D TH S 79*36'46"E 10 FT TO WTRS EDGE HURON RIVER TH SWLY ALG SD EDGE 1100 FT TH S 89*53'10" W 20 FT TO TRAV PT "E" SD PT BEING THESE 4 COURSES FROM TRV PT D S 45*55'30" W 90.45 FT S 51*10' 00" W 176.72FT S 24*07' 23" W 466.85 FT S 56*58'11" W 367.45 FT TH S 89*53'10" W 1088.38 FT TH N 34*47' 09" E 758.73 FT TH N 26*47'40" W 416.63 FT TO TRAV PT G TH N 26*47'40"W 6 FT TO WTRS EDGE TAMARACK LK TH ELY AND NELY ALG SD EDGE 158 FT TH N 85*05'17"E 6 FT TO TRAV PT "H" SD PT BEING S 83*47'20" E AND N38* 03'19"E 38.69FT FROM TRV PT G TH N 85*05'17" E 45.46 FT TO SE COR OUT LOT C TH N 37* 14' 35" E 254.60 FT TH ALG CHD BRG N 19*15'08"W 100.11 FT TO POB.	\$ 1,126,946.00	Occupied	\$ 2,197.81
15-32-300-016	Michael & Carol Kuehnl Trust	SEC 32 T1N R5E COM W 1/4 COR SAID SEC TH N 00*17'42" W 400 FT TH S 00* 02' 26" W 335.53 FT FOR POB TH N 00* 02' 26" E 7.00 FT TO WTRS EDGE TAMARACK LK TH N 85*17'11" E 94.84 FT TH S86*31'45"E 150.10 FT TH S 26* 47' 40" E 6.00 FT TH S 26* 47' 40" E 416.63 FT TH S 34* 47' 09" W 758.73 FT TH N00* 02' 26" E 996.32 FT TO POB PARCEL 8.	920,905.00	Occupied	2,197.81

HAMBURG TOWNSHIP
TAMARACK LAKE SUBDIVISION - ROAD IMPROVEMENT DISTRICT
 PROPOSED SPECIAL ASSESSMENT ROLL
FEBRUARY 25, 2020

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-32-300-018	Smart VCR Inc./Mike Levine 2122 NW 60 th Circle Boca Raton, FL 33496	SEC 32 T1N R5E PT OF SW 1/4 & N/W 1/4 COM E LN TAMARINA PARK SUB N00* 17'42"E 400 FT FROM W 1/4 COR TH ALG NELY LN SD SUB & NE'LY ROW CEDAR BEND DR S50*46'37"E 437.35 FT FOR POB TH S78*16'48"E 1086.81 FT TH S84*22'59"E 506.37 FT TH CONT 10 FT TO WTRS EDGE TH SLY ALG WTRS EDGE WHITEWOOD LAKE & SWLY ALG WTRS EDGE HURON RIVER 455 FT TH N79*36'46"W 941.80 FT TH N17*27'39"W 316.93 FT TH N78*56'07" W 222.60 FT TH ALG NELY LN SD SUB NWLY ALG CHD BRG N84*48'54"W 18.82 FT TH ALG CHD BRG N73*20'39"W 35.40 FT TH N50*46'37"W 205.27 FT TO POB CONT 10.32 AC PARCEL 6.	\$ 1,177,683.00	Occupied	\$ 2,197.81

TOTAL ESTIMATED PROJECT COST: \$ 400,000.00

Total Amount to be Assessed: **\$ 400,000.00**

Resolution #3 – Tamarack Lake Subdivision Road Improvement Project

TOWNSHIP OF HAMBURG

At a regular meeting of the Township Board of the Township of Hamburg, Livingston County, Michigan (the “Township”) held at the Hamburg Township Hall Meeting Room on Tuesday, February 25th, 2020, beginning at 7:00 p.m. Eastern Time, there were:

PRESENT: _____

ABSENT: _____

The following preamble and resolution were offered by _____ and seconded by _____.

RESOLUTION APPROVING PETITIONS, PROJECT, COST ESTIMATES, SPECIAL ASSESSMENT DISTRICT AND CAUSING THE SPECIAL ASSESSMENT ROLL TO BE PREPARED

WHEREAS, the Township Board of Trustees (the “Township Board”) has received petitions from property owners in the Township (the “Petitions”) for certain road improvements to be made within the Tamarack Lake Subdivision located in the Township;

WHEREAS, the Township Board has determined to proceed with the Tamarack Lake Subdivision road improvements as described in Exhibit A (the “Project”);

WHEREAS, preliminary plans and cost estimates for the Project have been filed with the Township Clerk;

WHEREAS, the Township Board has tentatively determined to finance the cost of the Project by issuing bonds (the “Bonds”), in accordance with Act No. 188, Michigan Public Acts of 1954, as amended (“Act 188”);

WHEREAS, the Township Board has tentatively determined to use Special Assessments levied under Act 188 to raise the funds to pay the Township’s obligations on the Bonds;

WHEREAS, the Township Board held a public hearing on the Project, the Petitions that have been submitted to the Township Board requesting the Project, and the proposed special assessment district (the “Special Assessment District”) for the Project on February 25th, 2020;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. In accordance with Act 188, and the laws of the State of Michigan, the Township Board approves the completion of the Project and the Township Board approves the plans and cost estimates for the Project, which are on file with the Township Clerk and which are identified as "Plans and Cost Estimates for the "Tamarack Lake Subdivision Road Improvement Project".

2. The Township Board determines that the petitions for the Project submitted to the Township Board were sufficient to satisfy the requirements under Act 188 for initiating an improvement project.

3. The Township Board determines that the Special Assessment District for the Project shall consist of those properties that are described in Exhibit B. The term of the special assessment district shall be through 2030, or such shorter period of time as may be determined by the Township Board prior to the issuance of the Bonds.

4. After construction costs for the Project are determined, the Township Supervisor is directed to prepare the Special Assessment Roll for the Special Assessment District as identified in Exhibit B. The Special Assessment Roll shall describe all the parcels of land to be assessed with the names of the respective record owners of each parcel, if known, and the total amount to be assessed against each parcel of land. When the Township Supervisor completes the Special Assessment Roll, he shall affix his certificate to the roll, which certificate shall be substantially in the in the form of Exhibit C to this resolution.

A vote on the foregoing resolution was taken and was as follows:

YES: _____

NO: _____

ABSENT: _____

Resolution declared _____.

CLERK'S CERTIFICATE

The undersigned, being the Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a meeting of the Township Board on February 25, 2020, at which meeting a quorum was present and remained throughout, (2) the original thereof is on file in the records in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1967, as amended) and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Michael Dolan
Hamburg Township Clerk

EXHIBIT A

Description of the Project

The project will consist of crushing and shaping the existing asphalt pavement and placing 3.5” of new hot mix asphalt in two lifts. The hot mix asphalt will be feathered on to the existing driveway approaches, including concrete drives and brick pavers, to match the new road elevation. The edge of the roadway will be restored with topsoil, seed and mulch. The street rehabilitation shall serve the properties in the Tamarack Lake subdivision area, including the unimproved portions of Pleasant View, Lauderdale Ct., Tamarack Lake, Tamarack Ct., Ridge Dr. (including 600 ft. of the paved portion of Indian Trail) and Cedar Bend Drive, of the Township that are within the boundaries indicated on the attached map, along with all necessary construction, drainage and restoration for such project.

Exhibit "B"

**HAMBURG TOWNSHIP
TAMARACK LAKE SUBDIVISION ROAD IMPROVEMENT PROJECT**

(1) The Hamburg Township Tamarack Lake Subdivision Road Improvement Project Special Assessment District (the "Special Assessment District") has been formed to specially assess the lands which are benefitted from the Project described in Exhibit A.

(2) The proposed Special Assessment District, within which the cost of the Project will be assessed, consists of the properties identified by the following permanent lot and parcel numbers.

15-31-200-006	15-31-200-007	15-31-200-008	15-31-200-009
15-31-201-001	15-31-201-002	15-31-201-003	15-31-201-004
15-31-201-005	15-31-201-006	15-31-201-007	15-31-201-008
15-31-201-009	15-31-201-010	15-31-201-011	15-31-201-012
15-31-201-013	15-31-201-014	15-31-201-015	15-31-201-016
15-31-201-017	15-31-201-018	15-31-201-019	15-31-201-020
15-31-201-021	15-31-201-022	15-31-201-023	15-31-201-024
15-31-201-025	15-31-201-026	15-31-201-027	15-31-201-028
15-31-201-029	15-31-201-030	15-31-201-031	15-31-201-032
15-31-201-033	15-31-201-034	15-31-201-035	15-31-201-036
15-31-201-037	15-31-201-038	15-31-201-039	15-31-201-040
15-31-201-043	15-31-201-044	15-31-201-045	15-31-201-047
15-31-400-003	15-31-400-009	15-31-400-014	15-31-400-015
15-31-400-016	15-31-400-018	15-31-400-019	15-31-400-020
15-31-400-024	15-31-400-025	15-31-400-032	15-31-400-033
15-31-400-037	15-31-400-038	15-31-400-047	15-31-400-048
15-31-400-050	15-31-400-053	15-31-400-059	15-31-400-060
15-31-400-065	15-31-400-066	15-31-402-001	15-31-402-002
15-31-402-003	15-31-402-004	15-31-402-005	15-21-402-006
15-31-402-007	15-31-402-008	15-31-402-009	15-31-402-010
15-31-402-013	15-31-402-014	15-31-402-015	15-31-402-024
15-31-402-025	15-31-402-026	15-31-402-027	15-31-402-028
15-31-402-029	15-31-402-030	15-31-402-033	15-31-402-035
15-31-402-036	15-31-402-037	15-31-402-038	15-31-402-039
15-31-402-040	15-31-402-041	15-31-402-042	15-31-402-043
15-31-402-047	15-31-402-049	15-31-402-052	15-31-402-053
15-31-402-054	15-31-402-058	15-31-402-060	15-31-402-061
15-31-402-062	15-31-402-063	15-31-402-064	15-31-402-065
15-31-402-066	15-31-402-067	15-31-402-068	15-31-402-069
15-31-402-071	15-31-403-001	15-31-403-002	15-31-403-003
15-31-403-004	15-31-403-005	15-31-403-006	15-31-403-007
15-31-403-008	15-31-403-010	15-31-403-011	15-31-403-012
15-31-403-013	15-31-403-020	15-31-403-021	15-31-403-022

15-31-403-023	15-31-403-025	15-31-403-027	15-31-403-028
15-31-403-029	15-31-403-030	15-31-403-031	15-31-403-034
15-31-403-035	15-31-403-036	15-31-403-037	15-31-403-038
15-31-403-042	15-31-403-043	15-31-403-044	15-31-403-045
15-31-403-046	15-31-403-047	15-31-403-048	15-31-403-049
15-31-403-050	15-31-403-051	15-31-403-052	15-31-403-053
15-31-403-054	15-31-403-055	15-31-403-056	15-31-403-057
15-31-403-060	15-31-403-061	15-31-403-062	15-31-403-063
15-31-403-064	15-31-403-065	15-31-403-066	15-31-403-067
15-31-403-068	15-31-403-069	15-31-404-001	15-31-404-002
15-31-404-005	15-31-404-006	15-15-404-007	15-32-100-051
15-32-100-052	15-32-100-053	15-32-100-054	15-32-300-003
15-32-300-015	15-32-300-016	15-32-300-018	

Exhibit “C”

CERTIFICATE

I, the undersigned, Supervisor of Hamburg Township, Livingston County, Michigan (the “Township”), acting pursuant to a resolution duly adopted by the Board of the Township on February 25th, 2020 (the “Resolution”) certify that (1) the attached special assessment roll for the Hamburg Township Tamarack Lake Subdivision Road Improvement Project Special Assessment District, to which this Certificate is affixed, was made pursuant to the Resolution and (2) in making such roll, I have, according to my best judgment, conformed in all respects to the directions contained in the Resolution and the statutes of the State of Michigan, including Act No. 188, Public Acts of Michigan, 1954, as amended.

Dated: _____

Patrick J. Hohl
Hamburg Township Supervisor

Resolution #4 – Tamarack Lake Subdivision Road Improvement Project

TOWNSHIP OF HAMBURG

At a regular meeting of the Township Board of the Township of Hamburg, Livingston County, Michigan (the “Township”) held at the Hamburg Township Hall Meeting Room on Tuesday, February 25th, 2020, beginning at 7:00 p.m. Eastern Time, there were:

PRESENT: _____

ABSENT: _____

The following preamble and resolution were offered by _____ and seconded by _____.

**RESOLUTION ACKNOWLEDGING THE FILING OF THE
TAMARACK LAKE SUBDIVISION SPECIAL ASSESSMENT ROLL,
SCHEDULING A HEARING
AND DIRECTING THE ISSUANCE OF THE STATUTORY NOTICES**

WHEREAS, the Board of Trustees (the “Township Board”) has determined that it is desirable and necessary to construct certain road improvements within the Township as described in Exhibit A (the “Project”);

WHEREAS, the Township Board has determined to proceed with the Project;

WHEREAS, the Township Board has tentatively determined to finance the cost of the Project by issuing bonds (the “Bonds”) to finance the cost of the Project, in accordance with Act No. 188, Michigan Public Acts of 1954, as amended (“Act 188”);

WHEREAS, the Township Board has tentatively determined to use Special Assessments levied under Act 188 to raise the funds to pay the Township’s obligations on the Bonds;

WHEREAS, the plans and cost estimates for the Project have been filed with the Township Clerk;

WHEREAS, the Township Supervisor has prepared the proposed Special Assessment Roll entitled “The Proposed Special Assessment Roll for the Hamburg Township Tamarack Lake Subdivision Road Improvement Project” (the “Proposed Roll”) and has filed the Proposed Roll with the Township Clerk;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board acknowledges that the Township Supervisor has filed the Proposed Roll with the Township Clerk.

2. The Township Board acknowledges that the Supervisor has certified that (a) the Proposed Roll was prepared in accordance with the Township Board's direction and (b) the Proposed Roll was prepared in accordance with the laws of the State of Michigan.

3. In accordance with Act 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, there shall be a public hearing on the Proposed Roll.

4. The public hearing will be held on Tuesday, March 24, 2020 at 6:00 p.m. at the Township Hall of Hamburg Township, Livingston County, Michigan, or at such other place as the Township Clerk may designate, provided sufficient notice is given of such alternate location as required by law.

5. The Township Clerk is directed to mail, by first class mail, a notice of the public hearing to each owner of or party in interest in property to be assessed, whose name appears upon the last Township tax assessment records. The last Township tax assessment records means the last assessment roll for ad valorem tax purposes which has been reviewed by the Township Board of Review, as supplemented by any subsequent changes in the names or addresses of such owners or parties listed thereon. The notice to be mailed by the Township Clerk shall be similar to the notice attached as Exhibit B and shall be mailed by first class mail on or before March 11, 2020. Following the mailing of the notices, the Township Clerk shall complete an affidavit of mailing similar to the affidavit set forth in Exhibit C.

6. The Township Clerk is directed to publish a notice of the public hearing in the Livingston County Press & Argus a newspaper of general circulation within the Township. The notice shall be published twice, once on or before March 11, 2020, and once on or before March 18, 2020. The notice shall be in form substantially similar to the notice attached in Exhibit B.

A vote on the foregoing resolution was taken and was as follows:

YES: _____

NO: _____

ABSTAIN: _____

Resolution declared _____.

CLERK'S CERTIFICATE

The undersigned, being the Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a meeting of the Township Board on February 25, 2020, at which meeting a quorum was present and remained throughout, (2) the original thereof is on file in the records in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1967, as amended) and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Michael Dolan
Hamburg Township Clerk

EXHIBIT “A”

DESCRIPTION OF PROJECT

The project will consist of crushing and shaping the existing asphalt pavement and placing 3.5” of new hot mix asphalt in two lifts. The hot mix asphalt will be feathered on to the existing driveway approaches, including concrete drives and brick pavers, to match the new road elevation. The edge of the roadway will be restored with topsoil, seed and mulch. The street rehabilitation shall serve the properties in the Tamarack Lake subdivision area, including the unimproved portions of Pleasant View, Lauderdale Ct., Tamarack Lake, Tamarack Ct., Ridge Dr. (including 600 ft. of the paved portion of Indian Trail) and Cedar Bend Drive, of the Township that are within the boundaries indicated on the attached map, along with all necessary construction, drainage and restoration for such project.

Tamarack Lake Subdivision Road Improvement Project
Hamburg Township, Livingston County, Michigan

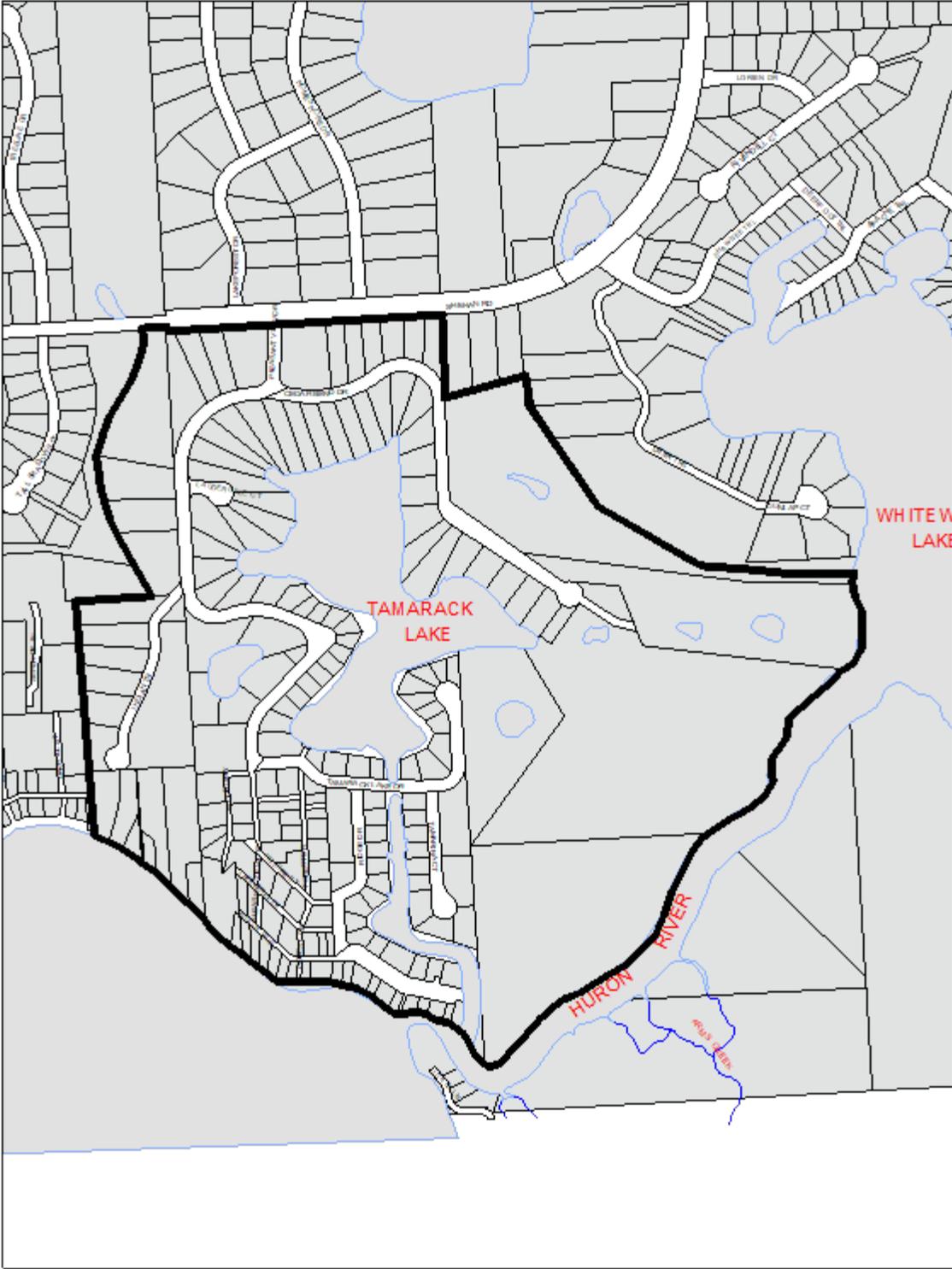


Exhibit A, Page 2

EXHIBIT “B”

FORM OF NOTICE OF PUBLIC HEARING

Hamburg Township
Livingston County, Michigan

**NOTICE OF PUBLIC HEARING
UPON SPECIAL ASSESSMENT ROLL FOR THE
TAMARACK LAKE SUBDIVISION ROAD IMPROVEMENT PROJECT
SPECIAL ASSESSMENT DISTRICT**

NOTICE IS HEREBY GIVEN:

(1) The Township Board of the Township of Hamburg, Livingston County, Michigan (the “Township”) has determined to levy special assessments against lands in the TAMARACK LAKE SUBDIVISION ROAD IMPROVEMENT PROJECT SPECIAL ASSESSMENT DISTRICT (the “District”) that will be benefited by the construction of road improvements in the District. The District consists of the lands identified in the map attached to this notice and is more specifically identified by the following permanent parcel numbers:

15-31-200-006	15-31-200-007	15-31-200-008	15-31-200-009
15-31-201-001	15-31-201-002	15-31-201-003	15-31-201-004
15-31-201-005	15-31-201-006	15-31-201-007	15-31-201-008
15-31-201-009	15-31-201-010	15-31-201-011	15-31-201-012
15-31-201-013	15-31-201-014	15-31-201-015	15-31-201-016
15-31-201-017	15-31-201-018	15-31-201-019	15-31-201-020
15-31-201-021	15-31-201-022	15-31-201-023	15-31-201-024
15-31-201-025	15-31-201-026	15-31-201-027	15-31-201-028
15-31-201-029	15-31-201-030	15-31-201-031	15-31-201-032
15-31-201-033	15-31-201-034	15-31-201-035	15-31-201-036
15-31-201-037	15-31-201-038	15-31-201-039	15-31-201-040
15-31-201-043	15-31-201-044	15-31-201-045	15-31-201-047
15-31-400-003	15-31-400-009	15-31-400-014	15-31-400-015
15-31-400-016	15-31-400-018	15-31-400-019	15-31-400-020
15-31-400-024	15-31-400-025	15-31-400-032	15-31-400-033
15-31-400-037	15-31-400-038	15-31-400-047	15-31-400-048
15-31-400-050	15-31-400-053	15-31-400-059	15-31-400-060
15-31-400-065	15-31-400-066	15-31-402-001	15-31-402-002
15-31-402-003	15-31-402-004	15-31-402-005	15-21-402-006
15-31-402-007	15-31-402-008	15-31-402-009	15-31-402-010
15-31-402-013	15-31-402-014	15-31-402-015	15-31-402-024
15-31-402-025	15-31-402-026	15-31-402-027	15-31-402-028

15-31-402-029	15-31-402-030	15-31-402-033	15-31-402-035
15-31-402-036	15-31-402-037	15-31-402-038	15-31-402-039
15-31-402-040	15-31-402-041	15-31-402-042	15-31-402-043
15-31-402-047	15-31-402-049	15-31-402-052	15-31-402-053
15-31-402-054	15-31-402-058	15-31-402-060	15-31-402-061
15-31-402-062	15-31-402-063	15-31-402-064	15-31-402-065
15-31-402-066	15-31-402-067	15-31-402-068	15-31-402-069
15-31-402-071	15-31-403-001	15-31-403-002	15-31-403-003
15-31-403-004	15-31-403-005	15-31-403-006	15-31-403-007
15-31-403-008	15-31-403-010	15-31-403-011	15-31-403-012
15-31-403-013	15-31-403-020	15-31-403-021	15-31-403-022
15-31-403-023	15-31-403-025	15-31-403-027	15-31-403-028
15-31-403-029	15-31-403-030	15-31-403-031	15-31-403-034
15-31-403-035	15-31-403-036	15-31-403-037	15-31-403-038
15-31-403-042	15-31-403-043	15-31-403-044	15-31-403-045
15-31-403-046	15-31-403-047	15-31-403-048	15-31-403-049
15-31-403-050	15-31-403-051	15-31-403-052	15-31-403-053
15-31-403-054	15-31-403-055	15-31-403-056	15-31-403-057
15-31-403-060	15-31-403-061	15-31-403-062	15-31-403-063
15-31-403-064	15-31-403-065	15-31-403-066	15-31-403-067
15-31-403-068	15-31-403-069	15-31-404-001	15-31-404-002
15-31-404-005	15-31-404-006	15-15-404-007	15-32-100-051
15-32-100-052	15-32-100-053	15-32-100-054	15-32-300-003
15-32-300-015	15-32-300-016	15-32-300-018	

(2) The proposed special assessment roll for the District (the “Roll”) has been prepared and is now on file in the office of the Township Clerk and is available at such office for public examination during the hours the Township Hall is regularly open to the public for business.

(3) The Township Board will conduct a public hearing beginning at 6:00 p.m., local time on Tuesday, March 24, 2020, at the Hamburg Township Hall, 10405 Merrill Road, Hamburg, Michigan to explain and answer questions pertaining to the Roll and to hear objections to the Roll. Any person objecting to the Roll must file his or her objections in writing before the close of the public hearing or within such additional time (if any) as the Township Board may grant.

(4) The owner or other person having an interest in property that is specially assessed is entitled to file a written appeal with the Michigan Tax Tribunal within 30 days after confirmation of the Roll. However, appearance and protest at the public hearing are required by law in order to appeal the special assessment to the Michigan Tax Tribunal. An owner or other party in interest or his or her agent may (1) appear and protest in person at the hearing or (2) file an appearance and protest by letter before the close of the hearing.

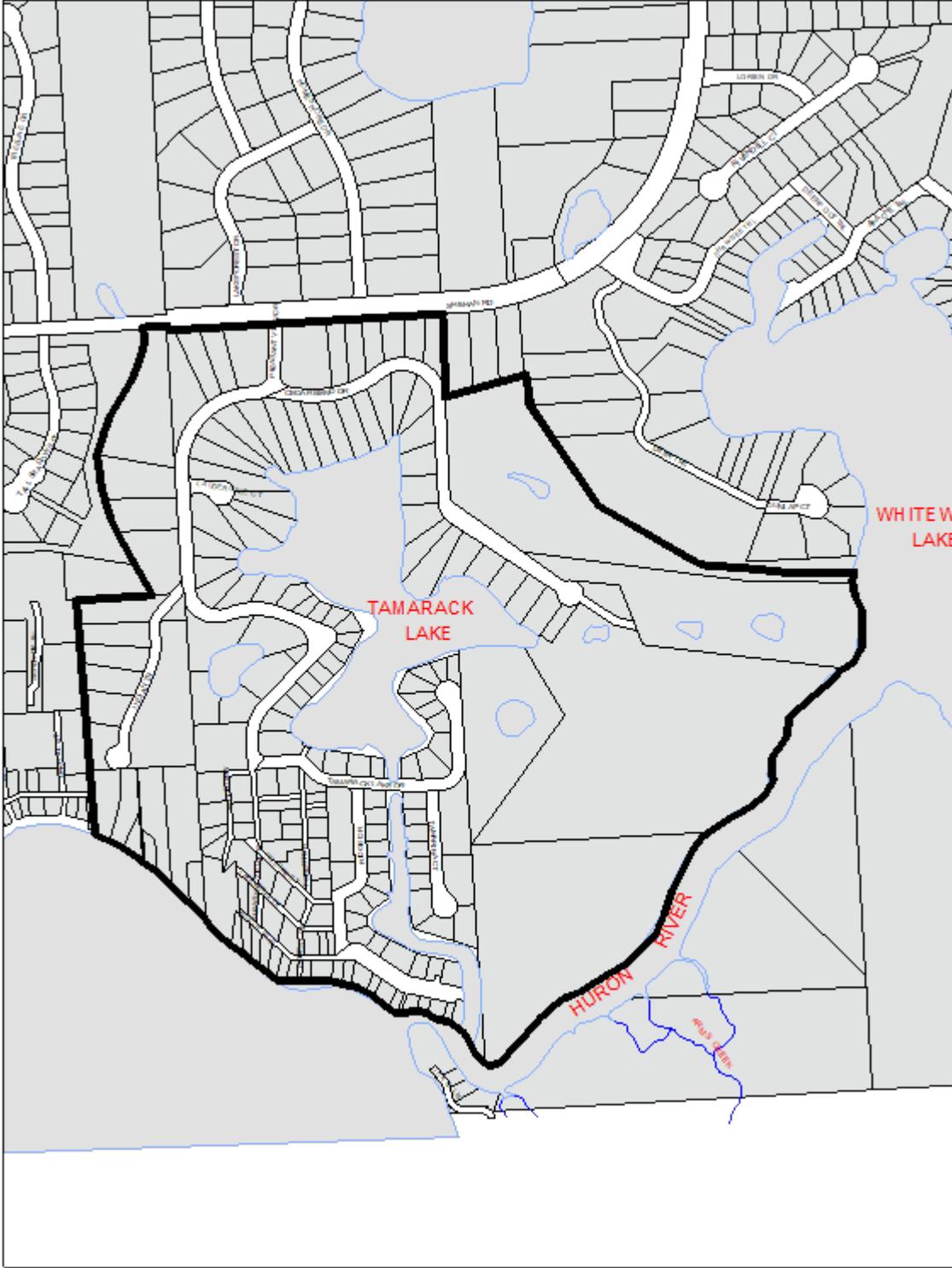
The Township Board will maintain a record of the persons who appear and protest at the hearing. If the hearing is terminated or adjourned for the day before a party is provided the opportunity to be heard, a party whose appearance was so recorded shall be considered to have protested the special assessment in person.

This notice is given by order of the Hamburg Township Board.

Dated: _____

Michael Dolan
Hamburg Township Clerk
10405 Merrill Rd. P.O. Box 157
Hamburg, MI 48139

Tamarack Lake Subdivision Road Improvement Project
Hamburg Township, Livingston County, Michigan



Tamarack Lake Subdivision Road Improvement Project

EXHIBIT "C"

AFFIDAVIT OF MAILING

STATE OF MICHIGAN)
)ss
COUNTY OF LIVINGSTON)

MICHAEL DOLAN, being first duly sworn, deposes, and says that he personally prepared for mailing, and did on March 11, 2020, send by first-class mail, the notice of hearing, a true copy of which is attached hereto, to each record owner of or party in interest in all property to be assessed for the improvement described therein, as shown on the last local tax assessment records of the Township of Hamburg; that he personally compared the address on each envelope against the list of property owners as shown on the current tax assessment rolls of the Township; that each envelope contained therein such notice and was securely sealed with postage fully prepaid for first-class mail delivery and plainly addressed; and that he personally placed all of such envelopes in a United States Post Office receptacle on the above date.

Michael Dolan
Hamburg Township Clerk

Subscribed and sworn to before me
this ____ day of _____, 2020.

_____, Notary Public
Livingston County, MI
My commission expires: