



QUALITY LIFE THROUGH GOOD ROADS:
ROAD COMMISSION FOR OAKLAND COUNTY
"WE CARE."

Board of Road Commissioners

Ronald J. Fowkes
Commissioner

Gregory C. Jamian
Commissioner

Andrea LaLonde
Commissioner

Dennis G. Kolar, P.E.
Managing Director

**Gary Piotrowicz, P.E.,
P.T.O.E.**
Deputy Managing Director
County Highway Engineer

December 15, 2020

**NOTICE TO PROPERTY OWNERS
PUBLIC HEARING ON OBJECTIONS**

As a result of a petition by property owners having property touching or fronting on **LAKE FRONT STREET** (platted as a 15' alley), from Larchmont Avenue (platted as Elmhurst Ave.) to Grinnell Avenue (platted as Grove Ave.), platted in Cass Lake Highlands Subdivision, Sections 34 & 35, Waterford Township, and Sections 2 & 3, West Bloomfield Township, Oakland County, Michigan, referred to as **S.A.D. No. 23262**. more specifically defined in the attached resolution, the Board of County Road Commissioners for the County of Oakland has determined that it is necessary for the benefit of the public and is for public welfare and convenience to improve and pave said streets.

In accordance with the provisions of Michigan Public Act 246 of 1931, as amended, a public Hearing on Objections will be held on: **Monday, January 4, 2021 at 7:00pm**. This meeting will take place virtually via Microsoft Teams.

Telephone: 810-337-8118; conference ID 876 915 892#
OR
Online: link located on our website at www.rcocwec.org
(Please see the attached instruction sheet.)

All parties or persons of interest will be given an opportunity to present their objections to, or support for the proposed improvement.

You, as a concerned citizen and property owner, are cordially invited to attend this hearing. Please call (248) 645-2000, extension 2370, for further information. If you require accommodation in accordance with the provisions of the Americans with Disabilities Act (ADA) or provisions within Title VI, including those requiring language assistance and / or special accommodations, the Road Commission for Oakland County (RCOC) will provide such services, free of charge, with reasonable advance notice (7 business days) to the RCOC. Please contact the RCOC Subdivision Improvement and Development Division (SID) at 31001 Lahser Road, Beverly Hills, MI, 48025 or (248) 645-2000, ext. 2370 to submit your request.

Sincerely,

Rick Saporsky, P.E., Supervisor
Subdivision Improvement and Development Division

RS/jw

Engineering Department

Subdivision
Improvement Division

31001 Lahser Road
Beverly Hills, MI 48025

248-645-2000

FAX
248-645-5043

www.rcocweb.org

COPY OF RESOLUTION ADOPTED BY THE BOARD OF COUNTY ROAD
COMMISSIONERS OF THE COUNTY OF OAKLAND, MICHIGAN, UNDER
DATE OF DECEMBER 10, 2020

WHEREAS, LAKE FRONT STREET (platted as a 15' alley), from Larchmont Avenue (platted as Elmhurst Ave.) to Grinnell Avenue (platted as Grove Ave.), platted in Cass Lake Highlands Subdivision, Sections 34 & 35, Waterford Township, and Sections 2 & 3, West Bloomfield Township, Oakland County, Michigan, is a public street under the jurisdiction of the Board; and

WHEREAS, on November 9, 2020, the Board of County Road Commissioners received application by petition for a Special Assessment Improvement Project signed by owners of lineal footage of lands fronting or touching all of the described street in excess of the required 51%; and

WHEREAS, this application by petition complies with the provisions of Act 246 of the Public Acts of 1931, State of Michigan, as amended, and as provided in the Policy and Procedure Manual for Special Assessment Improvement Projects as adopted by the Board; and

WHEREAS, said application by petition grants the authority to the Board to establish a special assessment district to have improvements made by contract, and to assess the benefiting property for the cost of said improvements by reason of benefits accruing from the proposed improvement; and

WHEREAS, by resolution under date of December 10, 2020, the Board did declare said petition to be valid and did make its preliminary determination that the proposed improvement is necessary for the benefit of the public and for public welfare and convenience; and

WHEREAS, an examination of the location of the proposed improvements, surveys, preliminary plans, specifications, a plat of the lands that may benefit and be assessed along with an estimate of the total project cost in the amount of \$371,711.34 for said improvements have been made; and

WHEREAS, said plat of lands that may benefit and be assessed and an estimate of the total project cost are hereby attached and made part of this order, and the surveys, preliminary plans and specifications are available in the Board's Engineering Department and are hereby incorporated in, and made part of this order; and

WHEREAS, in accordance with the provisions of Act 246, a Hearing shall be held at a time and place as determined by the Board for the purpose of hearing objections to or support for the proposed improvements, establishment of the assessment district, and determining the number of annual installments in which the money for the cost of said improvements shall be raised.

NOW, THEREFORE, BE IT RESOLVED, that this Board does hereby make its First Order of Determination and does determine and declare that the proposed improvements are necessary for the benefit of the public and for public welfare and convenience and that improvements be made to the aforementioned street; and

BE IT FURTHER RESOLVED, that in accordance with the provisions of Act 246, a public Hearing on Objections will be held remotely via Microsoft Teams (810-337-8118; conference ID 876 915 892#) on the **4th day of January, 2021, at 7:00 p.m.**; and

BE IT FURTHER RESOLVED, said Hearing on Objections will be conducted by a Hearing Examiner, as provided in the Policy and Procedure Manual for Special Assessment Improvement Projects as adopted by this Board; and

BE IT FURTHER RESOLVED, that this Board does hereby appoint Thomas R. Charboneau, Jr. of 2041 E. Square Lake Road, Suite 100, Troy, Michigan, to act as Hearing Examiner for the Hearing on Objections for the improvement of the aforementioned street; and

BE IT FURTHER RESOLVED, that said Examiner shall submit findings of fact and proposed determinations to the Board in accordance with the Policy and Procedure Manual for Special Assessment Improvement Projects; and

BE IT FURTHER RESOLVED, this Board has determined that the following described parcels of land, lots numbering **32 through 41 inclusive, part of lot 53, lots 54 through 61 inclusive, lots 70 through 76 inclusive, and lots 83 through 91 inclusive, platted in Cass Lake Highlands Subdivision, and lot 1, platted in Supervisor's Plat No. 41 (Waterford)**, may be subject to assessment for benefits accruing from the proposed improvement; and

BE IT FURTHER RESOLVED, that this Board does apportion 0% of the total cost of this improvement to be borne by Waterford Township, and the remaining 100% to be assessed against the lands benefited; and

BE IT FURTHER RESOLVED, that this Board does determine that the money for the cost of the proposed improvement shall be raised in ten (10) approximately equal annual installments with interest at the rate of 6 percent per annum.

BE IT FURTHER RESOLVED, that notice of this Hearing shall be given in accordance with act 246 and that this Board hereby orders that a copy of this resolution shall be served by first class mail to each owner of, or party in interest in property to be assessed at their address as shown upon the latest local tax records.

I hereby certify that the above is a true and correct copy of a resolution adopted by the Board of County Road Commissioners of the County of Oakland, Michigan, under date of December 10, 2020


Shannon J. Miller
Deputy Secretary/Clerk of the Board

Instructions to access RCOC website for S.A.D. Hearing on Objections information:

The screenshot shows the RCOC website interface. At the top, there is a navigation bar with links for 'About Us', 'Residents', 'Doing Business with RCOC', 'Permits', 'Careers', 'Real-Time Traffic Map', and 'How Do...'. Below this is the RCOC logo and a search bar. A red arrow points from the 'Residents' link in the navigation bar to a red-bordered box containing the following instructions:

- 1) Go to www.rcocweb.org
- 2) Click on "Residents"
- 3) Click on "SAD Projects in Process"

Below the instructions, the 'Residents' dropdown menu is shown, with a red arrow pointing from the 'SAD Projects in Process' instruction to the 'Subdivision Paving (Special Assessment District)' link, which has a sub-link for 'SAD Projects In Process'.

ALERT PAVING WORK ON UNION LAKE RD IN COMMERCE TWP TO START MONDAY, SEPT. 28 [Read On...](#) TRY THE RCOC APP! DOWNLOAD IT WHEN YOU WANT YOUR APPS. [Read On...](#)

Create an Account - Increase your productivity, customize your experience, and engage in information you care about.

About Us Residents Doing Business with RCOC Permits Careers Real-Time Traffic Map How Do...

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Report an Issue Search...

1) Go to www.rcocweb.org
2) Click on "Residents"
3) Click on "SAD Projects in Process"

Home › Residents

Residents

- Adopt-A-Road**
 - [Application](#)
 - [Introductory Letter](#)
 - [Team Safety Briefing Brochure](#)
- Bicyclist and Pedestrians**
- Brochures**
- Commuters**
 - [FAST-TRAC](#)
 - [Gravel Roads](#)
 - [Online Resources](#)
 - [How to Report Potholes](#)
 - [Completed Road Projects](#)
 - [Road Projects](#)
- Environmental**
- File a Damage Claim**
- Freedom of Information Act (FOIA)**
- Kid Zone**
- Oakland County Communities**
- Roundabouts**
 - [Compact \(or mini\) Roundabouts](#)
- Steps in a Road Project**
- Subdivision Paving (Special Assessment District)**
 - [SAD Projects In Process](#)
 - [SAD Administrative Meetings](#)
- Traffic Control**
 - [FAST-TRAC Controls](#)
 - [Real-Time Traffic](#)