



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

April 15, 2021

Board of Road Commissioners

Ronald J. Fowkes
Commissioner

Andrea LaLonde
Commissioner

Nancy Quarles
Commissioner

Dennis G. Kolar, P.E.
Managing Director

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

TYPICAL LETTER TO PROPERTY OWNER

A Public Hearing on Objections to the Apportionment of Benefits for **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**, will be held on **MAY 6, 2021**. The Hearing will begin **promptly at 9:00 A.M.**, by the Board of County Road Commissioners, of the County of Oakland, 31001 Lahser Road, Beverly Hills, Michigan 48025. At this hearing, the Board will confirm or modify the assessment roll.

Notice is hereby given that if you wish to appeal the amount of your special assessment to the Michigan Tax Tribunal, your protest at this Hearing is required. *Due to current COVID-19 state executive orders and social distancing protocols, you may file such a protest with the Road Commission for Oakland County in writing or via telephone at the contact information listed below.* If this requirement has been met, you may then file a written appeal with the state tax tribunal within 30 days after the confirmation of the special assessment roll. ***If you wish to speak to the Board of County Road Commissioners during the meeting, please contact us in advance so such arrangements can be made.***

Total Project Cost and Method of Apportionment:

Total Project Cost	\$ 336,476.28
Less Waterford Township Share (0.00%)	\$ 0.00
Special Assessment District Share (100.00%)	\$ 336,476.28

Base Lot Assessment \$ 12,506.09

Your Tentative Assessment: \$ **ASSESSMENT**

If there has been a change in the status of your property, i.e. ownership or mailing address, please notify us immediately, prior to the Hearing, for final assessment roll preparation. Also, if you have questions or concerns please contact us at (248) 645-2000, extension 2370, or rsaporsky@rcoc.org. If you require accommodation in accordance with the provisions of the Americans with Disabilities Act, please provide our Subdivision Improvement Division with seven days advance notice at (248) 645-2000 extension 2370.

Sincerely,

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

RJS/kd

Attachment

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 APRIL 8, 2021

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, in accordance with the provisions of Act 246 of the Public Acts of the State of Michigan for the year 1931, as amended, this Board by previous resolution dated February 18, 2021, made its Final Order of Determination that the proposed improvements are necessary for the benefit of the public and for public welfare and convenience; and

WHEREAS, contract bids on final plans and specifications were received on March 23, 2021, and tentative final assessment district costs determined; and

WHEREAS, 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 assessed for benefits accruing from the proposed improvement; and

WHEREAS, this Board has apportioned the percentage of the total cost of the improvement which the township at large shall share, and has also apportioned the percentage of cost to accrue to each parcel of land in said district by reason of such improvement.

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the provisions of Act 246, a Hearing on Objections to the Apportionment of Benefits will be held on the 6th day of May, 2021, at 9:00 a.m., at the County Road Commission of the County of Oakland offices, 31001 Lahser Road, Beverly Hills, Michigan, for the purpose of hearing objections to and equalizing said apportionment of benefits; and

BE IT FURTHER RESOLVED, notice is hereby given, pursuant to Public Act 162 of 1962 as amended, that appearance and protest at this hearing is required in order to appeal the amount of the special assessment to the Michigan Tax Tribunal; and

BE IT FURTHER RESOLVED, that 1962 Public Act 162 provides that an owner or party in interest, or his or her agent may appear in person at the hearing to protest the special assessment, or shall be permitted to file his or her appearance or protest by letter and his or her personal appearance shall not be required; and

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, State of
Michigan, under date of April 8, 2021



Shannon J. Miller
Deputy Secretary/Clerk of the Board

Waterford Township
S.A.D. No. 23262