

HADLEY TOWNSHIP
4293 Pratt Rd-P.O. Box 227
Hadley MI 48440
Minutes of Hadley Township Public Hearing
Held at Hadley Township Office Building
September 9, 2025

A public hearing of the Hadley Township Board was held on Tuesday, September 9, 2025 at 7:00pm at the Hadley Township Office Building, 4293 Pratt Rd, Hadley MI.

Board members present: Schultz, Harrison, Daly, Brandt and Hartwig
 Others present: Fire Chief Nass, Asst. Chief Ivory, Deputy Clerk Ivory, and 21 township residents.

The meeting was called to order at 7:00 pm by Supervisor Harrison,

AGENDA

*25-097 Motion by Hartwig second by Brandt to approve the agenda as presented.

Ayes: Schultz, Hartwig, Daly, Brandt, and Harrison

Nays: None

Motion carried.

Supervisor declared the public hearing open.

Eddy Mauro of 3140 Wynns Mill said he used to care for the road before Larry took over and he is in favor of the \$50 increase.

Hearing no other comments or questions, Supervisor Harrison closed the public hearing.

TOWNSHIP OF HADLEY

**RESOLUTION ESTABLISHING SPECIAL ASSESSMENT DISTRICT
 FOR MAINTENANCE OF WYNNS MILL PTE/CT**

At a meeting of the Hadley Township Board held on Tuesday, September 9, 2025 at 6:45 p.m. at the Hadley Township Office Building, 4293 Pratt Road, Hadley, Michigan 48440, this resolution was offered by Schultz and supported by Brandt.

RECITALS:

- A. Public Act No. 188 of the Public Acts of 1954 (the Act) provides that the Township Board has the power to defray the cost of the maintenance of private roads by special assessment.
- B. The Township Board has received plans and a cost estimate for the maintenance of Wynns Mill Pt/Ct for five years.
- C. The Township Board has, pursuant to notice, conducted a public hearing to hear any objections to the maintenance, the special assessment district, and the plans and cost estimates.

NOW, THEREFORE, BE IT RESOLVED:

1. The plans and cost estimates attached to this Resolution and attached to the minutes of the public hearing are approved and the Township shall proceed with the project.
2. The Wynns Mill Pt/Ct special assessment district is established and the boundaries of the district are as follows:

All parcels of property with access to Wynns Mill Pt/Ct, specifically including the following parcels designated by their tax parcel number:

44-010-800-001-00	44-010-800-011-00
44-010-800-002-00	44-010-800-012-00
44-010-800-003-00	44-010-800-013-00
44-010-800-004-00	44-010-800-013-10
44-010-800-005-00	44-010-800-016-00

44-010-800-006-00	44-010-800-017-00
44-010-800-007-00	44-010-800-018-10
44-010-800-008-00	44-010-800-008-10
44-010-800-009-00	44-010-800-015-00
44-010-800-010-00	44-010-800-014-00
44-010-800-010-10	

3. The term of the special assessment district shall be five years from the date of the first levy.
4. The cost estimate for the special assessment district is \$250.00 per household and \$5,250.00 per year and \$26,250.00 for five years.
5. The Supervisor shall make the special assessment roll in which are entered and described all 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, which amount shall be the relative portion of the whole sum to be levied against all parcels of land in the special assessment district as the benefit to the parcel of land bears to the total benefits to all parcels of land in the special assessment district. When the Supervisor completes the assessment roll, the Supervisor shall affix to the roll his or her certificate stating that the roll was made pursuant to a resolution of the Township Board adopted on this date, and that in making the assessment roll, the Supervisor, according to his or her best judgment, has conformed in all respects to the directions contained in the resolution and the statutes of the State of Michigan.

ROLL CALL VOTE: Daly: aye, Schultz: aye, Brandt: aye, Hartwig: aye, Harrison: aye; motion carried.

AYES: 5

NAYS: 0

ABSTAIN: 0

ABSENT: 0

RESOLUTION DECLARED ADOPTED.

The undersigned Clerk of the Township of Hadley certifies that the foregoing is a true copy of a Resolution adopted by the Hadley Township Board at a meeting held on the 9th day of September, 2025, pursuant to proper notice in compliance with Act No. 267 of the Public Acts of 1976.

Wynns Mill Pt./Ct. - Road Maintenance Estimate for Special Assessment

2024-25 yearly costs::

Snow Plowing:	\$2,130
Insurance:	\$ 287
Grade/Gravel/Chloride	<u>\$3,565</u>
Total:	\$5,982

Previous Special Assessment = 21 parcels x \$200 = \$4,200

Proposed Future Yearly Costs:

Snow Plowing:	\$1,000
Grade/Gravel/Chloride	<u>\$4,250</u>
Total:	\$5,250

Proposed Special Assessment = 21 parcels x \$250 = \$5,250

*25-098 Motion by Schultz, second by Brandt to approve the Resolution Establishing Special Assessment District for Maintenance of Wynns Mill Pte./Ct.

Roll Call Vote: Daly: aye, Schultz: aye, Brandt: aye, Hartwig: aye, Harrison: aye; Motion Carried.

TOWNSHIP OF HADLEY

**RESOLUTION SETTING PUBLIC HEARING
FOR SPECIAL ASSESSMENT ROLL
FOR WYNN'S MILL PTE/CT**

At a meeting of the Hadley Township Board held on the 9th day of September, 2025, at the Hadley Township Hall, 4293 Pratt Road, Hadley, Michigan

48440, at 6:45 p.m., the following Resolution was offered by Schultz and supported by Brandt.

RECITALS:

A. The Township Board has created a special assessment district for maintenance of Wynns Mill Pte/Ct consisting of all parcels of property with access to Wynns Mill Pte/Ct, specifically including the following parcels designated by their tax parcel number:

44-010-800-001-00	44-010-800-011-00
44-010-800-002-00	44-010-800-012-00
44-010-800-003-00	44-010-800-013-00
44-010-800-004-00	44-010-800-013-10
44-010-800-005-00	44-010-800-016-00
44-010-800-006-00	44-010-800-017-00
44-010-800-007-00	44-010-800-018-10
44-010-800-008-00	44-010-800-008-10
44-010-800-009-00	44-010-800-015-00
44-010-800-010-00	44-010-800-014-00
	44-010-800-010-10

B. The Supervisor has made a proposed special assessment roll and certified the roll to the Township Board.

C. Public Act No. 188 of 1954 (the Act) provides that the Township Board shall hold a hearing on objections to the distribution of the special assessment levy.

NOW, THEREFORE, BE IT RESOLVED:

1. The special assessment roll shall be filed with the Township Clerk and shall be available for public examination during regular office hours until the public hearing and shall further be available at the public hearing.
2. The Township Board shall meet at 6:45 p.m. on October 14, 2025 at the Hadley Township Hall, 4293 Pratt Road, Hadley, Michigan 48440, to review the special assessment roll and hear any objections to the roll.
3. The Township Clerk shall cause notice of such hearing to be published in a newspaper of general circulation twice, the first of which shall be at least ten days before the hearing and shall further cause notice of the hearing to be mailed by first class mail to all owners of or persons interested in property within the special assessment district as shown on the current assessment roll of the Township.

ROLL CALL VOTE: Brandt: aye, Hartwig: aye, Daly: aye, Schultz: aye, Harrison: aye; motion carried.

AYES: 5

NAYS: 0

ABSTAIN: 0

ABSENT: 0

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Hadley Township Board at a meeting held on the 9th day of September, 2025 in compliance with Act No. 267 of the Public Acts of 1976.

*25-099 Motion by Schultz, second by Brandt to approve the Resolution Setting Public Hearing for Special Assessment Roll for Wynns Mill Pte./Ct.

Roll call vote: Brandt: aye, Hartwig: aye, Daly: aye, Schultz: aye, Harrison: aye; motion carried.

TOWNSHIP OF HADLEY

**RESOLUTION ESTABLISHING SPECIAL ASSESSMENT DISTRICT
FOR MAINTENANCE OF HUNT CLUB FARMS DRIVE
AND FOX POINT DRIVE**

At a meeting of the Hadley Township Board held on Tuesday, September 9, 2025 at 6:45 p.m. at the Hadley Township Office Building, 4293 Pratt Road, Hadley, Michigan 48440, this resolution was offered by Schultz and supported by Hartwig.

RECITALS:

- A. Public Act No. 188 of the Public Acts of 1954 (the Act) provides that the Township Board has the power to defray the cost of the maintenance of private roads by special assessment.
- B. The Township Board has received plans and a cost estimate for the maintenance of Hunt Club Farms Drive and Fox Point Drive for five years.
- C. The Township Board has, pursuant to notice, conducted a public hearing to hear any objections to the maintenance, the special assessment district, and the plans and cost estimates.

NOW, THEREFORE, BE IT RESOLVED:

- 1. The plans and cost estimates attached to this Resolution and attached to the minutes of the public hearing are approved and the Township shall proceed with the project.
- 2. The Hunt Club Farms Drive and Fox Point Drive special assessment district is established and the boundaries of the district are as follows:

All parcels of property with access to Hunt Club Farms Drive and Fox Point Drive, specifically including the following parcels designated by their tax parcel number:

44-010-036-004-10	44-010-036-004-50
44-010-036-004-13	44-010-036-004-95
44-010-036-004-20	44-010-036-004-60
44-010-036-004-12	44-010-036-004-70
44-010-036-004-14	44-010-036-004-80
44-010-036-004-11	44-010-036-004-55
44-010-036-004-15	44-010-036-004-40
44-010-036-004-75	44-010-036-004-30

- 3. The term of the special assessment district shall be five years from the date of the first levy.
- 4. The cost estimate for the special assessment district is \$450.00 per household and \$7,200.00 per year and \$36,000.00 for five years.
- 5. The Supervisor shall make the special assessment roll in which are entered and described all 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, which amount shall be the relative portion of the whole sum to be levied against all parcels of land in the special assessment district as the benefit to the parcel of land bears to the total benefits to all parcels of land in the special assessment district. When the Supervisor completes the assessment roll, the Supervisor shall affix to the roll his or her certificate stating that the roll was made pursuant to a resolution of the Township Board adopted on this date, and that in making the assessment roll, the Supervisor, according to his or her best judgment, has conformed in all respects to the directions contained in the resolution and the statutes of the State of Michigan.

ROLL CALL VOTE: Hartwig: aye, Daly: aye, Brandt: aye, Schultz: aye, Harrison aye, motion carried.

AYES: 5

NAYS: 0

ABSTAIN: 0

ABSENT: 0

RESOLUTION DECLARED ADOPTED.

The undersigned Clerk of the Township of Hadley certifies that the foregoing is a true copy of a Resolution adopted by the Hadley Township Board at a meeting held on the 9th day of September, 2025, pursuant to proper notice in compliance with Act No. 267 of the Public Acts of 1976.

Subject: Special Assessment – Hunt Club Farms (HCF) – Justification for Amount to be Collected

The previous Special Assessment was for \$300 per each residential homestead per year, however, for the duration of this next Special Assessment, we are requesting an increase to \$450 per homestead per year (providing a road maintenance & road improvement fund of \$7200 per year). The increase from \$300 to \$450 per homestead property was discussed and agreed to at our last HCF Association Meeting held on May 06, 2025; this was followed up by an email to the HCF Association property owners, and by obtaining the homeowners signatures on the Special Assessment Petition (petition was signed by the homeowners of the 15 existing HCF homes and the homeowner of the HCF home under construction).

Funds collected will be used for the maintenance and improvement of the HCF Association roads which consist of Hunt Club Farms Drive and Fox Point Court.

The increase to \$450 per homestead per year is due to actual and expected increased costs for: road material, grading, chloriding, and snow plowing.

Expected expenditures:

- Road Material (asphalt millings): \$2700 per year
 - Grading (2x per year): \$1340 per year
 - Chloriding (2x per year): \$1540 per year
 - Snow Plowing (as needed): \$1400 per year
 - Miscellaneous: \$220 per year
- Total: \$7200 per year

Notes:

- Snow plowing will be handled by subdivision volunteers as much as possible, but there may be times that require contracting snow removal, and to push back snow piles. Reasonable reimbursement to a HCF subdivision homeowner that clears accumulated snow from the subdivision's roads may occur with prior agreement from both the HCF Chairman and HCF Treasurer.
- Unforeseen road issues, such as: road washout, culvert work, etc., will be dealt with separately if it cannot be contained within budget allocation adjustments.
- The Miscellaneous funds will be used to cover increased costs to road maintenance, road improvement items, or to purchase additional road maintenance.
- Signed Special Assessment Petition was returned to the Hadley Township Office on 6/09/2025

Regards,


Craig Gibson – HCF Association Chairman


Carl Goryl – HCF Association Treasurer

*25-100 Motion by Schultz, second by Hartwig approve the Resolution Establishing Special Assessment District for Maintenance of Hunt Club Farms and Fox Pt. Drive.

Roll call vote: Hartwig: aye, Daly: aye, Brandt: aye, Schultz: aye, Harrison: aye; motion carried.

TOWNSHIP OF HADLEY

**RESOLUTION SETTING PUBLIC HEARING
FOR SPECIAL ASSESSMENT ROLL
FOR HUNT CLUB FARMS DRIVE AND FOX POINT DRIVE**

At a meeting of the Hadley Township Board held on the 9th day of September, 2025, at the Hadley Township Hall, 4293 Pratt Road, Hadley, Michigan 48440, at 6:45 p.m., the following Resolution was offered by Schultz and supported by Brandt.

RECITALS:

A. The Township Board has created a special assessment district for maintenance of Hunt Club Farms Drive and Fox Point Drive consisting of all parcels of property with access to Hunt Club Farms Drive and Fox Point Drive, specifically including the following parcels designated by their tax parcel number:

- | | |
|-------------------|-------------------|
| 44-010-036-004-10 | 44-010-036-004-50 |
| 44-010-036-004-13 | 44-010-036-004-95 |
| 44-010-036-004-20 | 44-010-036-004-60 |
| 44-010-036-004-12 | 44-010-036-004-70 |
| 44-010-036-004-14 | 44-010-036-004-80 |
| 44-010-036-004-11 | 44-010-036-004-55 |
| 44-010-036-004-15 | 44-010-036-004-40 |
| 44-010-036-004-75 | 44-010-036-004-30 |

B. The Supervisor has made a proposed special assessment roll and certified the roll to the Township Board.

C. Public Act No. 188 of 1954 (the Act) provides that the Township Board shall hold a hearing on objections to the distribution of the special assessment levy.

NOW, THEREFORE, BE IT RESOLVED:

1. The special assessment roll shall be filed with the Township Clerk and shall be available for public examination during regular office hours until the public hearing and shall further be available at the public hearing.

2. The Township Board shall meet at 6:45 p.m. on October 14, 2025 at the Hadley Township Hall, 4293 Pratt Road, Hadley, Michigan 48440, to review the special assessment roll and hear any objections to the roll.

3. The Township Clerk shall cause notice of such hearing to be published in a newspaper of general circulation twice, the first of which shall be at least ten days before the hearing and shall further cause notice of the hearing to be mailed by first class mail to all owners of or persons interested in property within the special assessment district as shown on the current assessment roll of the Township.

ROLL CALL VOTE: Daly: Aye, Schultz: Aye, Brandt: Aye, Hartwig: Aye, Harrison: Aye, motion carried.

AYES: 5

NAYS: 0

ABSTAIN: 0

ABSENT: 0

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Hadley Township Board at a meeting held on the 9th day of September, 2025 in compliance with Act No. 267 of the Public Acts of 1976.

*25-101 Motion by Schultz, second by Brandt to approve the Resolution Setting Public Hearing for Special Assessment Roll for Hunt Club Farms and Fox Pt. Drive.

Roll call vote: Daly: aye, Schultz: aye, Brandt: aye, Hartwig: aye, Harrison: aye; motion carried.

TOWNSHIP OF HADLEY

**RESOLUTION ESTABLISHING SPECIAL ASSESSMENT DISTRICT
FOR MAINTENANCE OF LANNEY LANE AND PERETTO COURT**

At a meeting of the Hadley Township Board held on Tuesday, September 9, 2025 at 6:45 p.m. at the Hadley Township Office Building, 4293 Pratt Road, Hadley, Michigan 48440, this resolution was offered by Schultz and supported by Brandt.

RECITALS:

- A. Public Act No. 188 of the Public Acts of 1954 (the Act) provides that the Township Board has the power to defray the cost of the maintenance of private roads by special assessment.
- B. The Township Board has received plans and a cost estimate for the maintenance of Lanney Ln. & Peretto Ct. for five years.
- C. The Township Board has, pursuant to notice, conducted a public hearing to hear any objections to the maintenance, the special assessment district, and the plans and cost estimates.

NOW, THEREFORE, BE IT RESOLVED:

1. The plans and cost estimates attached to this Resolution and attached to the minutes of the public hearing are approved and the Township shall proceed with the project.
2. The Lanney Ln. & Peretto Ct. special assessment district is established and the boundaries of the district are as follows:

All parcels of property with access to Lanney Ln. & Peretto Ct., specifically including the following parcels designated by their tax parcel number:

- 44-010-013-011-00
- 44-010-013-012-00
- 44-010-013-015-00
- 44-010-013-016-00
- 44-010-013-016-10
- 44-010-013-017-00
- 44-010-013-018-00
- 44-010-013-019-00
- 44-010-013-019-10
- 44-010-013-020-00
- 44-010-013-021-00
- 44-010-013-022-00
- 44-010-013-023-00

3. The term of the special assessment district shall be five years from the date of the first levy.
4. The cost estimate for the special assessment district is \$225.00 per household and \$2,925.00 per year and \$14,625 for five years.
5. The Supervisor shall make the special assessment roll in which are entered and described all 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, which amount shall be the relative portion of the whole sum to be levied against all parcels of land in the special assessment district as the benefit to the parcel of land bears to the total benefits to all parcels of land in the special assessment district. When the Supervisor completes the assessment roll, the Supervisor shall affix to the roll his or her certificate stating that the roll was made pursuant to a resolution of the Township Board adopted on this date, and that in making the assessment roll, the Supervisor, according to his or her best judgment, has conformed in all respects to the directions contained in the resolution and the statutes of the State of Michigan.

ROLL CALL VOTE: Schultz: Aye, Brandt: Aye, Hartwig: Aye, Daly: Aye, Harrison: Aye, motion carried.

AYES: 5

NAYS: 0

ABSTAIN: 0

ABSENT: 0

RESOLUTION DECLARED ADOPTED.

The undersigned Clerk of the Township of Hadley certifies that the foregoing is a true copy of a Resolution adopted by the Hadley Township Board at a meeting held on the 9th day of September, 2025, pursuant to proper notice in compliance with Act No. 267 of the Public Acts of 1976.

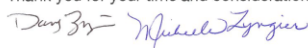
Peretto-Lanney Road Assessment

Snow Plowing	\$1000
Grading/Brining	\$1202.50
Gravel	\$1500/every 3 years
Total/yr	\$2702.50

\$2702.50/13=207.88

Proposed assessment of \$225 per property which would result in an extra +/- \$222.56 per year depending on snowfall. This gives us a buffer for bad winters, price increases and extra grading during gravel application.

Thank you for your time and consideration.



Doug & Michelle Zyngier
4270 Lanney Ln.
Metamora, MI 48455
248-390-5237

*25-102 Motion by Schultz, second by Brandt approve the Resolution Establishing Special Assessment District for Maintenance of establishing a special assessment district for private road maintenance of Lanney Ln. and Peretto Dr.
Roll call vote: Schultz: aye, Brandt: aye, Hartwig: aye, Daly: aye, Harrison: aye; motion carried.

TOWNSHIP OF HADLEY

**RESOLUTION SETTING PUBLIC HEARING
FOR SPECIAL ASSESSMENT ROLL
FOR LANNEY LN. AND PERETTO CT.**

At a meeting of the Hadley Township Board held on the 9th day of September, 2025, at the Hadley Township Hall, 4293 Pratt Road, Hadley, Michigan 48440, at 6:45 p.m., the following Resolution was offered by Schultz and supported by Brandt.

RECITALS:

A. The Township Board has created a special assessment district for maintenance of Lanney Ln. & Peretto Ct. consisting of all parcels of property with access to Lanney Ln. & Peretto Ct. specifically including the following parcels designated by their tax parcel number:

- 44-010-013-011-00
- 44-010-013-012-00
- 44-010-013-015-00
- 44-010-013-016-00
- 44-010-013-016-10
- 44-010-013-017-00
- 44-010-013-018-00
- 44-010-013-019-00
- 44-010-013-019-10

44-010-013-020-00
44-010-013-021-00
44-010-013-022-00
44-010-013-023-00

B. The Supervisor has made a proposed special assessment roll and certified the roll to the Township Board.

C. Public Act No. 188 of 1954 (the Act) provides that the Township Board shall hold a hearing on objections to the distribution of the special assessment levy.

NOW, THEREFORE, BE IT RESOLVED:

1. The special assessment roll shall be filed with the Township Clerk and shall be available for public examination during regular office hours until the public hearing and shall further be available at the public hearing.

2. The Township Board shall meet at 6:45 p.m. on October 14, 2025 at the Hadley Township Hall, 4293 Pratt Road, Hadley, Michigan 48440, to review the special assessment roll and hear any objections to the roll.

3. The Township Clerk shall cause notice of such hearing to be published in a newspaper of general circulation twice, the first of which shall be at least ten days before the hearing and shall further cause notice of the hearing to be mailed by first class mail to all owners of or persons interested in property within the special assessment district as shown on the current assessment roll of the Township.

ROLL CALL VOTE: Brandt: Yes, Hartwig: Yes, Daly: Yes, Schultz: Yes, Harrison: Yes, motion carried.

AYES: 5

NAYS: 0

ABSTAIN: 0

ABSENT: 0

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Hadley Township Board at a meeting held on the 9th day of September, 2025 in compliance with Act No. 267 of the Public Acts of 1976.

*25-103 Motion by Schultz, second by Brandt to approve the Resolution Setting Public Hearing for Special Assessment Roll for Lanney Ln. and Peretto Dr.

Roll call vote: Brandt: aye, Hartwig: aye, Daly: aye, Schultz: aye, Harrison: aye; motion carried.

*25-104 Motion by Hartwig, second by Brandt to adjourn the meeting at 6:58 pm.

Ayes: Schultz, Hartwig, Daly, Brandt and Harrison

Nays: None

Motion carried.

Cynthia Daly
Hadley Township Clerk

Jason Harrison
Hadley Township Supervisor

Approved at the October 14, 2025 Hadley Township board meeting.