



**NOTICE OF FOX MEADOWS ESTATES AND FOX MEADOWS ESTATES II SUBDIVISIONS PAVING  
SPECIAL ASSESSMENT DISTRICT PUBLIC HEARING**

Township of Union  
Isabella County, Michigan

**TO: THE RESIDENTS AND PROPERTY OWNERS OF THE CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN, AND ANY OTHER INTERESTED PERSONS:**

**PLEASE TAKE NOTICE** that, as a result of petitions of property owners within the township signed by the record owners of land whose frontage constitutes more than fifty (50) percent of the total frontage of the proposed Fox Meadows Estates and Fox Meadows Estates II Subdivisions Paving Special Assessment District (defined below), the township board of the Charter Township of Union proposes to enter into a Participation Agreement with the Isabella County Road Commission for the completion of a cold milling and one inch (1") Ultra-Thin overlay (the "Public Improvements") on the sections of the streets constituting the Fox Meadows Estates and Fox Meadows Estates II Subdivisions Paving Special Assessment District and to create a special assessment for the recovery of the cost of the Public Improvements by special assessment against the properties described below.

**PLEASE TAKE FURTHER NOTICE** that the district within which the Public Improvements are proposed to be made and within which the cost thereof is proposed to be assessed includes the following properties (the Fox Meadows Estates and Fox Meadows Estates II Subdivisions):

<b>Parcel Number</b>	<b>Property Address</b>	<b>Total Front Feet</b>
14-010-10-002-01	3170 HUNTERS TRAIL	214
14-010-10-002-06	STONEY CREEK LN	62
14-010-10-002-07	1025 STONEY CREEK LN	150
14-010-10-002-08	1059 STONEY CREEK LN	145
14-010-10-002-09	3150 HUNTERS TRAIL	206.76
14-010-10-002-10	3160 HUNTERS TRAIL	206.76
14-070-00-002-00	1032 STONEY CREEK LN	150
14-070-00-004-00	1083 STONEY CREEK LN	145
14-070-00-005-00	1111 STONEY CREEK LN	145
14-070-00-006-00	1139 STONEY CREEK LN	145
14-070-00-007-00	1173 STONEY CREEK LN	145
14-070-00-008-00	1181 STONEY CREEK LN	103.62
14-070-00-011-00	1178 STONEY CREEK LN	182.07
14-070-00-012-00	3145 HUNTERS TRAIL	165
14-070-00-013-00	3121 HUNTERS TRAIL	165
14-070-00-014-00	3089 HUNTERS TRAIL	184.36
14-070-00-015-00	3106 HUNTERS TRAIL	155
14-070-00-016-00	3070 HUNTERS TRAIL	129.92
14-070-00-017-00	1068 STONEY CREEK LN	150.35
14-070-00-018-00	1096 STONEY CREEK LN	150



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14-070-00-019-00	1114 STONEY CREEK LN	150
14-070-00-020-00	1148 STONEY CREEK LN	156
14-070-00-021-00	1151 MEADOW DR	129.18
14-070-00-022-00	1129 MEADOW DR	130
14-070-00-023-00	1105 MEADOW DR	120
14-070-00-024-00	1110 MEADOW DR	325.05
14-070-00-025-00	1140 MEADOW DR	150
14-070-00-026-00	1168 MEADOW DR	150
14-070-00-027-00	1188 MEADOW DR	118.09
14-070-00-032-00	3026 BRITTANY DR	150
14-070-00-033-00	3021 BRITTANY DR	135
14-070-00-034-00	3047 BRITTANY DR	130
14-070-00-035-00	3071 BRITTANY DR	130.47
14-070-00-036-00	3095 BRITTANY DR	110.54
14-070-00-037-00	BRITTANY DR	127.23
14-070-00-038-00	3139 BRITTANY DR	98.22
14-070-00-039-00	3157 BRITTANY DR	97.73
14-070-00-040-00	BRITTANY DR	153.04
14-070-00-041-00	3213 BRITTANY DR	91.71
14-070-00-042-00	3184 BRITTANY DR	92.02
14-070-00-043-00	3166 BRITTANY DR	116.07
14-070-00-044-00	3124 BRITTANY DR	265.73
		6225.92

**PLEASE TAKE FURTHER NOTICE** that the Fox Meadows Estates and Fox Meadows Estates II Subdivisions Special Assessment District within which the Public Improvements are proposed to be made and within which the cost thereof is proposed to be assessed is also described as follows:

“All parcels with frontage on Hunters Trail, all parcels with frontage on Brittany Drive, all parcels with frontage on Stoney Creek Lane, and all parcels with frontage on Meadow Drive all lying within the Charter Township of Union, Isabella County.”

**PLEASE TAKE FURTHER NOTICE** that the township board has received plans and an estimate of the costs of construction of the Public Improvements in the amount of \$121,130.00. The township has placed the plans and estimate on file with the township clerk, and has passed a resolution tentatively declaring its intention to make the improvement and to create the special assessment district. The township board has also tentatively found the petitions to be in compliance with statutory requirements.



**PLEASE TAKE FURTHER NOTICE** that periodic redeterminations of the cost of the Public Improvements may be necessary and that such redeterminations may be made without further notice to record owners or parties in interest in the properties in the Fox Meadows Estates and Fox Meadows Estates II Subdivisions Special Assessment District.

**PLEASE TAKE FURTHER NOTICE** that the plans, estimate of cost, proposed for Fox Meadows Estates and Fox Meadows Estates II Subdivisions Special Assessment District boundaries and petitions may be examined at the office of the township clerk from the date of this notice through the date of the public hearing and may be examined at such public hearing.

**PLEASE TAKE FURTHER NOTICE** that a public hearing on the petitions, district boundaries, plans and estimate of costs will be held at the Board of Trustee's regular meeting at Charter Township of Union Township Hall located at 2010 South Lincoln Road Mt. Pleasant Michigan, **commencing at seven o'clock p.m. on May 8, 2024.**

At the hearing, the board will consider any objections to any of the foregoing matters filed with the township board at or before the hearing as well as any revisions, corrections, amendments, or changes to the plans or estimate of costs of the Public Improvements.

At the hearing, the township board may revise, correct, amend, or change the plans, estimate of cost or the Fox Meadows Estates and Fox Meadows Estates II Subdivisions Special Assessment District.

All interested persons are invited to be present at the hearing and to submit any comments they may have.

**PLEASE TAKE FURTHER NOTICE** that, in order to appeal the amount of any special assessment, affected owners or parties with an interest must protest the proposed assessment. This may be done orally by appearing in person at the hearing or having an agent appear at the hearing on behalf of an owner or party in interest, or in writing by filing a letter of protest before the hearing, addressed to the township clerk at 2010 South Lincoln Road, Mt. Pleasant MI 48858 or by email at [lcody@uniontownshipmi.com](mailto:lcody@uniontownshipmi.com). An owner or party having an interest in the real property affected by the special assessment may file a written appeal of the special assessment with the Michigan Tax Tribunal within 30 days after the confirmation of the special assessment roll if the special assessment is protested at the hearing held for the purpose of confirming the special assessment roll. Please direct any questions you may have to the Charter Township of Union Public Services Department at 989-772-4600 ext. 224.

Lisa Cody, Charter Township of Union Clerk  
2010 South Lincoln Road Mt. Pleasant, MI 48858