



REVISED 12.D.

**DATE:** May 6, 2021

**TO:** Township Board Members

**FROM:** Derek N. Perry, Deputy Township Manager  
Director of Public Works & Engineering

Younes Ishraidi, Chief Engineer

**RE:** Powell Road Public Road Improvement SAD #43-Resolution #4

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The Township Board approved the Powell Road Public Road Improvements Special Assessment District #43 on March 2, 2021, which approved the improvements to grade, gravel and pave Powell Road from Grand River Avenue north approximately 1,576 feet to the north plat line of Silverstone Subdivision, and to have it completed by the owner of Silverstone Subdivision.

The project has been substantially completed and the assessments have been calculated for each benefited parcel. The assessment for each property varies with the length of frontage along Powell Road. The specific assessment for each parcel can be found on the proposed attached assessment roll.

Typically, we utilize the Township Infrastructure Revolving Fund (TIRF) to provide the funding for a project and the fund is reimbursed over time by the individual assessments. With this project, the cost of constructing the road will be borne by the developer, Mayberry Homes doing business as Powell Road Holdings LLC. The developer will be able to receive a portion of the construction costs back to them for the six (6) parcels that are used for commercial purposes or as rental property. Those parcels include: 3302-02-22-276-009, 3302-02-22-426-008, 3302-02-23-301-001, 3302-02-23-301-003, 3302-02-23-301-012, 3302-02-23-301-013. The total assessed amount eligible for reimbursement to the developer is \$223,253,46 and will be provide by the TIRF.

The remaining ten (10) parcels will not be eligible for reimbursement and will be the financial responsibility of the developer. Those parcels include four (4) residential-non rental parcels (3302-02-22-276-006; 3302-02-22-276-007; 3302-02-22-426-003; 3302-02-22-426-004) and the six (6) future parcels (includes Silverstone Way road width) of the Silverstone Subdivision parent parcel (3302-02-23-151-001) totaling \$281,016.25.

The attached Resolution #4 for this project files the proposed final special assessment roll with the Township Clerk and sets the date for a public hearing on the assessment roll on May 18, 2021.

**Proposed Motion:**

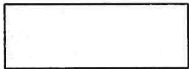
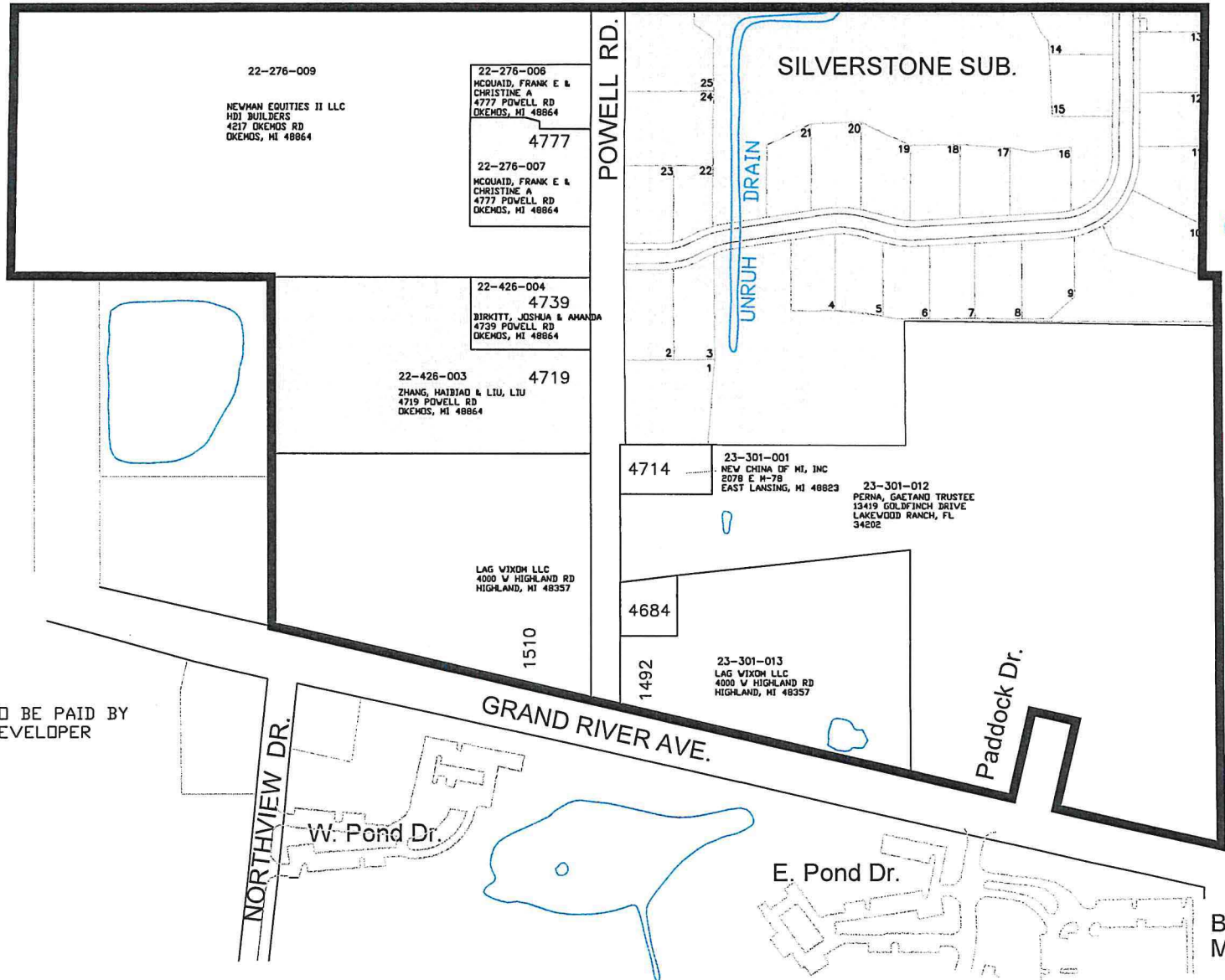
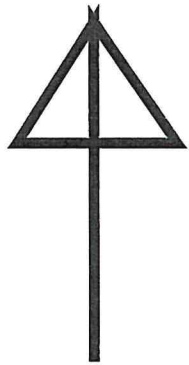
**“Move to approve Powell Road Public Road Improvements Special Assessment District #43 Resolution #4; which files the proposed final assessment roll with the Township Clerk and sets the date for a public hearing on May 18, 2021.”**

Attachments



# POWELL ROAD PAVING SPECIAL ASSESSMENT DISTRICT

NORTH



ASSESSMENTS TO BE PAID BY SILVERSTONE DEVELOPER

22-276-009  
NEWMAN EQUITIES II LLC  
HDI BUILDERS  
4217 OKEHOS RD  
OKEHOS, MI 48864

22-276-006  
MCQUAID, FRANK E &  
CHRISTINE A  
4777 POWELL RD  
OKEHOS, MI 48864  
4777

22-276-007  
MCQUAID, FRANK E &  
CHRISTINE A  
4777 POWELL RD  
OKEHOS, MI 48864

22-426-004  
4739  
BIRKITT, JOSHUA & AMANDA  
4739 POWELL RD  
OKEHOS, MI 48864

22-426-003  
4719  
ZHANG, HAITIAO & LIU, LIU  
4719 POWELL RD  
OKEHOS, MI 48864

LAG VIXON LLC  
4000 V HIGHLAND RD  
HIGHLAND, MI 48357

1510

4714  
23-301-001  
NEW CHINA OF MI, INC  
2078 E M-78  
EAST LANSING, MI 48823

23-301-012  
PERNA, GAETANO TRUSTEE  
13419 GOLDFINCH DRIVE  
LAKEWOOD RANCH, FL  
34202

4684

1492  
23-301-013  
LAG VIXON LLC  
4000 V HIGHLAND RD  
HIGHLAND, MI 48357

NORTHVIEW DR.

W. Pond Dr.

GRAND RIVER AVE.

E. Pond Dr.

Paddock Dr.

Bay-Meadows

**POWELL ROAD PUBLIC ROAD IMPROVEMENTS  
SPECIAL ASSESSMENT DISTRICT #43**

**RESOLUTION NO. 4**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, Michigan 48864-1198 on Thursday, May 6, 2021, at 6:00 p.m.

**PRESENT:** \_\_\_\_\_  
\_\_\_\_\_

**ABSENT :** \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_

and supported by \_\_\_\_\_.

**WHEREAS**, by resolution adopted March 2, 2021, the Township Board of the Charter Township of Meridian, approved the construction of certain public road improvements on Powell Road, from Grand River Avenue north approximately 1,576 feet to the north plat line of Silverstone Subdivision; by grading, graveling, and paving in the more particularly hereinafter described Powell Road Public Road Improvements Special Assessment District No. 43; and to be completed by the owner of Silverstone Subdivision; and assess the cost thereof to the property deemed benefited by said improvements, all in accordance with Act 188, Public Acts of Michigan, 1954, as amended; and

**WHEREAS**, the Supervisor has prepared and reported to the Township Board a special assessment roll assessing the cost of said improvements to the property benefited thereby with the proper certificate attached thereto.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. Said special assessment roll shall be filed with the Office of the Township Clerk and shall be available for public examination during regular working hours on regular working days.
2. The Township Board shall meet at 6:00 p.m. on Tuesday, May 18, 2021, at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, Michigan, in the Charter Township of Meridian, for the purpose of reviewing and hearing objections to the special assessment roll.

**Powell Road Public Road Improvements SAD #43**  
**Resolution No. 4**  
**Page 2**

3. The Township Clerk shall cause notice of such hearing and the filing of the assessment roll to be published twice in a newspaper of general circulation in the Township, prior to the date of the hearing. The first publication shall be at least ten (10) days before the hearing pursuant to Act 188, Public Acts of 1954. The Clerk shall also cause notice of such hearing to be mailed by first class mail to all property owners in the special assessment district shown on the current assessment rolls of the Township, at least ten (10) full days before the date of said hearing. Said notice as published and mailed shall be in substantially the following form: (SEE ATTACHED)
  
4. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

**ADOPTED:**

**YEAS:** \_\_\_\_\_

\_\_\_\_\_

**NAYS:** \_\_\_\_\_

Resolution declared adopted.

**STATE OF MICHIGAN)**

) ss.

**COUNTY OF INGHAM)**

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan, **DO HEREBY CERTIFY** that the foregoing is a true and complete copy of proceedings taken by the Township Board at a regular meeting held on Thursday, May 6, 2021.

\_\_\_\_\_  
Deborah Guthrie, Township Clerk

**MERIDIAN TOWNSHIP RESIDENTS**  
**NOTICE OF REVIEW OF SPECIAL ASSESSMENT ROLL**  
**for**  
**POWELL ROAD PUBLIC ROAD IMPROVEMENTS**  
**SPECIAL ASSESSMENT DISTRICT NO. 43**

By Charter Township of Meridian  
Ingham County, Michigan

**TO THE RECORD OWNERS OF, OR PARTIES IN INTEREST IN, THE FOLLOWING PROPERTY CONSTITUTING THE PROPOSED SPECIAL ASSESSMENT DISTRICT:**

**(SEE ATTACHED LEGAL DESCRIPTIONS)**

and excluding road right of way and other lands deemed not benefited and excluding all streets and other land deemed not benefited.

**PLEASE TAKE NOTICE** that a special assessment roll has been prepared and is on file in the Office of the Township Clerk for public examination. Said special assessment roll has been prepared for the purpose of assessing the cost of the following described road improvements to the property benefited therefrom: construction of certain public road improvements on Grand River Avenue north 1576 feet to the north plat line of Silverstone Subdivision by grading, graveling, and paving; and completed by the owner of Silverstone Subdivision.

**TAKE FURTHER NOTICE** that the Township Board will meet on **Tuesday, May 18, 2021, at 6:00 p.m.**, at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864-1198, (517) 853-4000, for the purpose of reviewing said special assessment roll and hearing any objections thereto.

Appearance and protest at the hearing in the special assessment proceedings is required in order to appeal the amount of the special assessment to the State Tax Tribunal. 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 received by the Township Clerk at or before the close of the public hearing, and if such a letter is filed, then the personal appearance of the person protesting is not required.

The owner or any person having an interest in the real property who protests in person or in writing at this hearing as set forth above may file a written appeal of the special assessment with the State Tax Tribunal within 30 days after the confirmation of the special assessment roll.

Your special assessment is proposed to be \$\_\_\_\_\_.

**DATED:** \_\_\_\_\_

\_\_\_\_\_  
Deborah Guthrie, Township Clerk  
CHARTER TOWNSHIP OF MERIDIAN

**LEGAL DESCRIPTION**

**3302-02-22-276-006**                      **4777 POWELL**

M22-5-1 BEG AT PT ON E LINE OF SEC 22 329.81 FT NORTH OF THE E ¼ COR SEC 22-S 89 DEG 20'42"W, 114.20 FT-N 15.45 FT-N 82 DEG 33'09"W, 62.33 FT - S 89 DEG 20'42"W, 125.99 FT-N 115.08 FT-N 89 DEG 20'42"E, 302 FT TO E SEC LN-S 139.31 FT ON E SEC LN TO THE POB SEC 22 T4NR1W .87 AC M/L.

**3302-02-22-276-007**                      **4777 POWELL**

M22-5-1 BEG AT PT ON E LINE OF SEC 22 115.39 FT N OF E ¼ COR-S 89 DEG 20'42"W 302 FT-N 238.65 FT-N 89 DEG 20'42"E, 125.99 FT-N 82 DEG 33'09"E, 62.33 FT - S 15.45 FT, -N89DEG 20'42"E, 114.20 FT-S ON E SEC LN 214.42 FT TO THE POB SEC 22 T4NR1W 1.58 AC M/L.

**3302-02-22-276-009**

THAT PART OF SE ¼ OF NE ¼ OF SEC 22, T4N, R1W DESC AS: BEG AT E ¼ COR OF SEC 22-N00D01'26"E ALG E SEC LN 115.39 FT-S89D39'17"W 302.01 FT-N00D 01'26"E 353.73 FT - N 89D39'17"E 302.01 FT TO E SEC LN-N00D01'26"E ALG SD E LN 647.57 FT - S89D 52'32"W 208 FT-N 00D 01' 26"E 208 FT TO S LN OF CENTRAL PARK ESTATES SUBD-S89D 52'32"W ALG SD S LN 416.03 FT - S00D 39'51W 438.26 FT-S89D52'32"W 580 FT- S00D 39'51"W 66.01 FT - S 89D 52'32"W 109.19 FT- S00D 02'20"E 818.62 FT TO EW ¼ LN - N 89D57'21"E ALG EW ¼ LN 1317.96 FT TO POB 29.494 A M/L.

**3302-02-22-426-003**                      **4719 POWELL**

M22-17 BEG 164 FT S FROM E ¼ POST OF SEC 22-W265.6 FT-N 164 FT- W 476.4 FT - S 396 FT-E 742 FT TO E SEC LINE - N 232 FT TO BEG ON SE ¼ OF SEC 22, T4N, R1W - 5A M/L.

**3302-02-22-426-004**                      **4739 POWELL**

M22-17-1 BEG AT E ¼ POST OF SEC - W 265.6 FT - S 164 FT - E 265.6 FT-N164 FT TO BEG., ON SE ¼ OF SEC 22, T4N R1W.

**3302-02-22-426-008**                      **1510 GRAND RIVER**

BEG 24 RDS S OF E 1/4 POST OF SEC 22 - W PLL WITH E-W 1/4 LN 742 FT - S PLL WITH E LN OF SD SEC 442 FT TO CEN LN OF GRAND RIVER AVE - SE'LY ALNG SD CEN LN TO E LN OF SD SEC - N'LY ALNG SD E SEC LN TO BEG ON SE 1/4 OF SEC 22 T4N R1W (8.95 A).

**3302-02-23-151-001**

**LOT 1, SILVERSTONE ESTATES**  
**LOT 2, SILVERSTONE ESTATES**  
**LOT 23, SILVERSTONE ESTATES**  
**LOT 24, SILVERSTONE ESTATES**  
**Lot 25, SILVERSTONE ESTATES**  
**SILVERSTONE WAY ROW**

**3302-02-23-301-001**                      **4714 POWELL**

M23-9-2 BEG ON W LINE OF SEC 23 AT PT 470 FT N OF N LINE OF GRAND RIVER AVE - N ALONG SAID W SEC LINE 110 FT - E 233 FT - S 110 FT - W 233 FT TO BEG ON SW ¼ OF SEC 23, T4N, R12.

**3302-02-23-301-003**                      **4684 POWELL**

M23-12-2 BEG 152.68 FT N OF INTER OF N'LY LINE OF US-16 HWY & W LINE OF SEC 23 - N 117.32 FT - N 83 DEG E 158 FT-S 136.6 FT - W 156.07 FT TO BEG., ON SW ¼ OF SEC 23, T4N, R1W.

**3302-02-23-301-012**

(M23-9,23-10-1) PART OF SW ¼ OF SEC 23 T4N, R1W DESC AS: COM AT W ¼ COR OF SEC 23-S00D 19'35"E ALNG W SEC LN 493.12 FT TO POB -N89D 35'16"E 233 FT-N00D 22'30"W 110.32 FT -N89D35'16"E 435.17 FT - N00D 19'35"W 279.61 FT-N89D 51'33"E 691.98 FT-S00D 15'17"E 1180.22 FT TO N LN OF GRAND RIVER AVE-ALNG SD N LN N77D 00'07"W 373.91 FT-N12D59'53"E 200FT - N7D 00'07"W 100 FT-S12D 59'53"W 200 FT - N 77D00'07"W ALNG N LN OF GRAND RIVER AVE 235.69 FT - N 00D 19'35"W 510.28 FT-S82D40'24"W 673 FT-N00D 19'35"W ALNG W SEC LN 199.71 FT TO POB 20.53 A M/L.

**3302-02-23-301-013**                      **1492 GRAND RIVER**

A PART OF SW 1/4 OF SEC 23 T4N R1W COM AT W 1/4 COR SEC 23 - S00D13'48"E ON W SEC LINE 963.01 FT TO N LINE OF GRAND RIVER AVE & POB - N00D13'48"W 270 FT - N83D37'30"E 675.44 FT - S00D19'35"E 507 FT - N76D28'02"W ALNG N LINE OF GRAND RIVER AVE 692.29 FT TO POB EXC BEG 152.68 FT N OF INTER OF N LINE OF GRAND RIVER AVE & W LINE OF SEC 23 - N 117.32 FT - N83D37'30"E 158 FT - S 136.6 FT - W 156.07 FT TO POB (5.53A).

**POWELL ROAD PUBLIC ROAD IMPROVEMENTS**  
**SPECIAL ASSESSMENT DISTRICT NO. 43**  
**SPECIAL ASSESSMENT ROLL**

The Powell Road Public Road Improvement Special Assessment District No. 43 is being established to partially reimburse the owner of Silverstone Subdivision (3302-02-23-151-001) for the construction of the Powell Road Public Road Improvement SAD #43.

After road construction has been completed by the owner, Mayberry Homes doing business as Powell Road Holdings LLC, the Township will assess the following six (6) parcels: 3302-02-22-276-009, 3302-02-22-426-008, 3302-02-23-301-001, 3302-02-23-301-003, 3302-02-23-301-013, 3302-02-23-301-012 for their share of the Powell Road Public Road Improvement Special Assessment District #43, and reimburse the owner of Silverstone Subdivision for these six assessments. The owner of Silverstone Subdivision will not be reimbursed for the remaining four (4) parcels (3302-02-22-276-006; 3302-02-22-276-007; 3302-02-22-426-003; 3302-02-22-426-004) nor the 6 future parcels (including Silverstone Way road width) of the Silverstone Subdivision (parent parcel 3302-02-23-151-001) and shall be responsible for their portion of the assessment.

**3302-02-22-276-009**

**Owner: Newman EquitiesII LLC, HDI Builders,4217 Okemos Rd, Okemos, MI 48864**

**Frontage: 237.47**

**Assessment: \$38,657.74**

THAT PART OF SE ¼ OF NE ¼ OF SEC 22, T4N, R1W DESC AS: BEG AT E ¼ COR OF SEC 22-N00D01'26"E ALG E SEC LN 115.39 FT-S89D39'17"W 302.01 FT-N00D 01'26"E 353.73 FT - N 89D39'17"E 302.01 FT TO E SEC LN-N00D01'26"E ALG SD E LN 647.57 FT - S89D 52'32"W 208 FT-N 00D 01' 26"E 208 FT TO S LN OF CENTRAL PARK ESTATES SUBD-S89D 52'32"W ALG SD S LN 416.03 FT - S00D 39'51W 438.26 FT-S89D52'32"W 580 FT-S00D 39'51"W 66.01 FT - S 89D 52'32"W 109.19 FT- S00D 02'20"E 818.62 FT TO EW ¼ LN - N 89D57'21"E ALG EW ¼ LN 1317.96 FT TO POB 29.494 A M/L.

**3302-02-22-426-008**

**1510 GRAND RIVER**

**Owner: LAG Wixom, LLC, 4000 W. Highland Rd, Highland, MI 48357**

**Frontage: 554.72**

**Assessment: \$90,302.87**

M22-19 BEG 24 RDS S OF E ¼ POST OF SEC 22, - W PLL WITH E & W ¼ LINE 321 FT - S PLL WITH E LINE OF SAID SEC TO CEN LINE OF GRAND RIVER ROAD - SE'LY ALONG SAID CEN LINE TO E LINE OF SAID SEC - N'LY ALONG SAID E SEC LINE TO BEG ON SE ¼ OF SEC 22, T4N 41W = 4 A. M/L.

**3302-02-23-301-001**

**4714 POWELL**

**Owner: New China of MI, Inc., 2078 E. M-78, East Lansing, MI 48823**

**Frontage: 110**

**Assessment: \$17,906.90**

M23-9-2 BEG ON W LINE OF SEC 23 AT PT 470 FT N OF N LINE OF GRAND RIVER AVE - N ALONG SAID W SEC LINE 110 FT - E 233 FT - S 110 FT - W 233 FT TO BEG ON SW ¼ OF SEC 23, T4N, R12.

**3302-02-23-301-003**

**4684 POWELL**

**Owner: Frederick W. Beckett Jr. Trustee, 4684 Powell Rd, Okemos, MI 48864**

**Frontage: 117.32**

**Assessment: \$19,098.52**

M23-12-2 BEG 152.68 FT N OF INTER OF N'LY LINE OF US-16 HWY & W LINE OF SEC 23 - N 117.32 FT - N 83 DEG E 158 FT-S 136.6 FT - W 156.07 FT TO BEG., ON SW ¼ OF SEC 23, T4N, R1W.

**3302-02-23-301-013**

**1492 GRAND RIVER**

**Owner: LAG Wixom, LLC, 4000 W. Highland Rd, Highland, MI 48357**

**Frontage: 152.20**

**Assessment: \$24,776.64**

M23-12-3 BEG AT INTER OF N'LY LINE OF US-16 HWY & W LINE OF SEC 23 - N 152.68 FT-E 156.07 FT - S 188 FT TO N'LY LINE OF US-16 HWY AT PT 158 FT FROM BEG - N 77 DEG W 158 FT TO BEG., ON SW ¼ OF SEC 23, T4N, R1W.

**3302-02-23-301-012**

**Owner: Gaetano Perna Trustee,13419 Goldfinch Dr, Lakewood Ranch, FL 34202**

**Frontage: 199.71**

**Assessment: \$32,510.79**

(M23-9,23-10-1) PART OF SW ¼ OF SEC 23 T4N, R1W DESC AS: COM AT W ¼ COR OF SEC 23-S00D 19'35"E ALNG W SEC LN 493.12 FT TO POB -N89D 35'16"E 233 FT-N00D 22'30"W 110.32 FT -N89D35'16"E 435.17 FT - N00D 19'35"W 279.61 FT- N89D 51'33"E 691.98 FT-S00D 15'17"E 1180.22 FT TO N LN OF GRAND RIVER AVE-ALNG SD N LN N77D 00'07"W 373.91 FT- N12D59'53"E 200FT - N7D 00'07"W 100 FT-S12D 59'53"W 200 FT - N 77D00'07"W ALNG N LN OF GRAND RIVER AVE 235.69 FT - N 00D 19'35"W 510.28 FT-S82D40'24"W 673 FT-N00D 19'35"W ALNG W SEC LN 199.71 FT TO POB 20.53 A M/L.

