



CHARTER TOWNSHIP OF COMMERCE

2009 TOWNSHIP DRIVE
COMMERCE TOWNSHIP, MI 48390

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Township Board of the Charter Township of Commerce, Oakland County, Michigan, will meet at a Regular Board meeting on the **14th day of May, 2024, at 7:00 p.m.**, at the Township Hall, located at 2009 Township Drive, Commerce Township, Michigan 48390, to determine if the following Special Assessment Districts will be established and to receive PUBLIC COMMENTS, if any, regarding creation of the following Special Assessment Districts:

5 & Main Sanitary Sewer Infrastructure Special Assessment District

5 & Main Water Main Infrastructure Special Assessment District

and

***5 & Main Sanitary Sewer and Water Main Capital Charges
Special Assessment District***

The proposed Special Assessment Districts involve property located in the Charter Township of Commerce, Oakland County, Michigan, further described in the attached **Exhibit A**.

Plans and estimates of cost are on file with the Township Clerk for public examination.

The purpose of the 5 & Main Sanitary Sewer Infrastructure Special Assessment District is to finance the payment of expenses, fees, and charges related to the construction, installation, and related improvements of a sewer main.

The purpose of the 5 & Main Water Main Infrastructure Special Assessment District is to finance the payment of expenses, fees, and charges related to the construction, installation, and related improvements of a water main.

The 5 & Main Sanitary Sewer and Water Main Capital Charges Special Assessment District is being created to finance the payment of costs and expenses related to connection to the public sanitary sewer system and water main system for property located within the proposed 5 & Main Sanitary Sewer Infrastructure Special Assessment District and 5 & Main Water Main Infrastructure Special Assessment District.

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 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 2009 Township Drive, Commerce Township, Michigan 48390. 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 Commerce Building Department at (248) 960-7060.

Melissa Creech, Clerk
Charter Township of Commerce

May 4, 2024
May 8, 2024

EXHIBIT A

Property located in Commerce Township, Oakland County, Michigan, described as:

UNIT 13, COMMERCE TOWNE PLACE, A SITE CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 45740, PAGES 630 THROUGH 733, BOTH INCLUSIVE, AS AMENDED BY I) FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 47311, PAGES 125 THROUGH 149, II) SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 47620, PAGE 306 THROUGH 331, III) THIRD AMENDMENT TO MASTER DEED RECORDED IN LIBER 48843, PAGE 98, AND IV) FOURTH AMENDMENT TO MASTER DEED RECORDED IN LIBER 53464, PAGE 800, OAKLAND COUNTY RECORDS AND RE-RECORDED IN LIBER 53505, PAGE 780, OAKLAND COUNTY RECORDS, AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 2043, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AS SET FORTH IN THE ABOVE DESCRIBED MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED, TOGETHER WITH THE BENEFIT(S) AFFORDED BY EASEMENT AGREEMENT RECORDED IN LIBER 38362, PAGE 351, OAKLAND COUNTY RECORDS, IF ANY.

Parcel No.: Previously part of 17-24-401-058 and part of 17-24-401-059, now 17-25-226-056 and 17-24-401-060.