



Montrose Charter Township
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**MONTROSE TOWNSHIP SPECIAL BOARD MEETING MINUTES
JULY 30, 2007**

MEETING CALLED TO ORDER AT 7:10 PM BY CHAIRPERSON M.
EMMENDORFER LEADING THE PLEDGE OF ALLEGIANCE TO THE FLAG.

ROLL CALL: Present: M. Emmendorfer, J. Newcomer, K. Yuhos,
F. Domine, G. Keeler and W. Persails.
Absent: D. Sullivan

**PUBLIC HEARING
McAfee Road**

Mark Lewis, Inland Seas, explained options and costs associated with upgrading McAfee Road. He also advised that the residents would need to form a private road association.

M. Emmendorfer, Supervisor, advised the residents that the Genesee County Road Commission had sent notification to the Township advising that they would no longer provide maintenance to McAfee Road.

Peggy Shable, 9493 McAfee Road, asked for clarification on the procedure of establishing an association and petitioning the Township for a special assessment.

Otis Stout, Township Attorney, advised the residents to obtain legal counsel to assist them in establishing an association.

Allison Albert, 9293 McAfee Road, asked if the Township had existing funds left from the maintenance of McAfee Road?

M. Emmendorfer, Supervisor, advised that there were existing funds that would be turned over to the residents of McAfee Road or a McAfee Road association.

George Grant, ? McAfee Road, asked how the cost would be distributed amongst the residents?

Otis Stout, Township Attorney, explained that this could be determined in a few different ways; per foot of frontage, per lot or even by the amount of benefit. He explained that this determination would need to be made by the association.

Dan Corcoran, 9288 Seymour Road, raised concerns over whether a person would be assessed even if they did not actually use the road. He did state that he does access McAfee Road even though his property also borders Seymour Road.

Otis Stout, Township Attorney, reiterated that this would be a determination made by the association.

Allison Albert, 9293 McAfee Road, asked where the road officially ends?

Dennis Miller, Building Dept., advised that the official end of the road would be determined by a survey of the road.

Robert Webster, 9347 McAfee Road, asked for the breakdown of the costs associated with bringing the road up to county road standards and how long could such a cost be financed for?

M. Emmendorfer, Supervisor, advised him that the Inland Seas estimate would be made to the residents and that the most the special assessment could be financed for is 15 years.

Jane Webster, 9347 McAfee Road, wanted to know about liability if an accident or anything else should happen on McAfee Road.

Otis Stout, Township Attorney, advised that as it is now the individual property owner assumes the liability and if an association was formed the association would most likely want to obtain insurance to cover such an issue.

Barry Harrison, 9401 McAfee Road, asked what the culdesack requirements would be?

Dennis Miller, Building Dept., stated the requirements are 45 feet from the center. He also explained to the residents that no development would be allowed until an agreement was properly in place.

John Kovac and Carrie Kovac, 9388 McAfee Road, asked about how special assessments are determined?

Dan Corcoran, 9288 Seymour Road, asked how a special assessment could be obtained especially considering the fact that there are foreclosed properties involved?

Otis Stout, Township Attorney, advised that only 51% cooperation was needed to get a special assessment.

Peggy Shable, 9493 McAfee Road, stood up and addressed the audience in an attempt to organize a future meeting.


Judy Emerly, 9320 McAfee Road, wanted to know how the assessments would be determined on flag lots?

Otis Stout, Township Attorney, stated that how assessments are determined would be up to the association. He explained that this determination could be based on frontage, per lot or even by the benefit.

Paul Everly, 9366 McAfee Road, stated that the road was once used as a boulevard.

Mark Lewis, Inland Seas, stated that he could see where the road was used as a boulevard in the aerial pictures.

Motion made by F. Domine to adjourn the public hearing at 8:40 pm. Supported by J. Newcomer. All Ayes. Motion passed.


Mark Emmendorfer, Supervisor


Kelly S. Yuhos, Clerk