

WOODLAND DRIVE

**HOPE TOWNSHIP ~~BOARD~~ PUBLIC HEARING AND REGULAR BOARD MEETING  
April 13, 2026**

Meeting called to order by Supervisor Doug Peck at the Hope Township Hall, 5463 S. M-43 Hwy, Hastings, MI 49058.

**Members Present:** Arlene Tonkin, Deborah Jackson, Doug Peck, Junior Homister, Chris Lapins

**Members Absent:** None

**Others Present:** Perry Shepard, Ken Chandler, Mary Beth Adyniec, Allison Arnold, Lisa Shockley-Curtis.

**Public Comment:** Comment was made.

**Approval of Agenda:** Lapins requested to add Zoning Board of Appeals under New Business (B). Motion to approve the amended agenda by Homister, seconded by Lapins. All in favor. Motion carried.

**Woodland Drive Special Assessment Public Hearing:**

Supervisor Peck reported the next item on the agenda is to hear public objections to the creation of a special assessment district to defray the cost of a road repaving project for Woodland Drive, the estimate of the costs of that project, the sufficiency of the petition that was submitted, and approval to establish a special assessment district for that project.

Peck said today's public hearing is the first of two that are required before the special assessment process is complete. Today's hearing is on the estimate of costs for the project, the plans for the proposed Woodland Drive repaving project, and the special assessment district proposed to be created for the recovery of the cost of the project. The proposed new special assessment project will be for five years, 2026-2030 inclusive.

The Township Board asks that any person speaking at the public hearing give his or her name so there will be an accurate record of the public hearing.

If the Township Board proceeds to a second hearing in the special assessment process, the second hearing will be on the special assessment roll, which concerns the individual assessments of property owners.

If any interested person wishes to protest the special assessment and has not previously done so, he or she should feel free to do so prior to the closing of the public hearing today. Such protest by

the close of the second public hearing on the special assessment roll is a requirement to being able to appeal a party's special assessment to the Michigan Tax Tribunal.

Supervisor Peck introduced Ken Chandler, the special assessment representative, to describe the repaving project and provide costs of the project.

Clerk Jackson stated that a notice of the SAD public hearing was published in the *Hastings Banner* on April 2, 2026 and April 9, 2026 and was mailed by first class mail to each property owner within the proposed special assessment district as shown on the current tax rolls of the Township on April 1, 2026.

Motion to open the public hearing at 6:38 p.m. by Tonkin, seconded by Homister. All in favor. Motion carried.

Supervisor Peck asked for any comments or objections from the public to the proposed Woodland Drive repaving project, the cost estimates and plans for the project, and the proposed establishment of a Woodland Drive Special Assessment District.

Ken Chandler – inquired whether the Board was aware that a parcel number was listed twice on the assessment roll. Jackson confirmed the error has been corrected. Chandler asked how any carryover funds from the project would be managed. Jackson explained that, by law, if the amount exceeds 5%, refunds will be issued to property owners; if less than 5%, distribution is at the Board's discretion.

Allison Arnold, 6852 Woodland Dr – Inquired about the billing and parcel charges. Tonkin explained that the charge is an annual amount included on the winter tax bill only and the total project cost is divided equally among the twelve parcels on the assessment roll.

Clerk Jackson reported she did not receive any written comments.

Motion to close public hearing at 6:47 p.m. by Homister, second by Lapins. All in favor. Motion carried.

Resolution 2026-8 Determination to make public improvement; Approval of plans and estimate of cost, final determination of special assessment district as follows:

**HOPE TOWNSHIP**  
**BARRY COUNTY, MICHIGAN**

(RESOLUTION NO. 26- 8 )

WOODLAND DRIVE SPECIAL ASSESSMENT DISTRICT

**DETERMINATION TO PROCEED WITH THE ESTABLISHMENT OF A  
SPECIAL ASSESSMENT DISTRICT TO DEFRAY THE COSTS AND  
EXPENSES OF REPAVING WOODLAND DRIVE IN THE HINWOOD  
PLAT; DETERMINATION OF SUFFICIENCY REGARDING THE  
PETITION FOR A DISTRICT; APPROVAL OF PLANS AND ESTIMATE  
OF COSTS AND EXPENSES; FINAL DETERMINATION OF THE  
SPECIAL ASSESSMENT DISTRICT.**

Minutes of a regular meeting of Hope Township, Barry County, Michigan, held at the Township Hall, 5463 S M-43 Highway Hastings, Michigan 49058, on April 13, 2026, at 6:30 p.m. local time.

The following Resolution was offered for adoption by Township Board Member Jackson and supported by Township Board Member Homister:

WHEREAS, pursuant to MCL 41.721 *et seq* being Act 188 of the Public Acts of Michigan of 1954, as amended (“Act 188”), certain owners of property having frontage upon Woodland Drive within the Township have filed petitions with the Township Board requesting the creation of a special assessment district for the purpose of removing and repaving all of the road surface for Woodland Drive located in the Hinewood Plat; and,

WHEREAS, the Township Clerk has certified that the petitions have been signed by the record owners of land constituting more than 50% of the total frontage within the proposed special assessment district as described in the petitions; and,

WHEREAS, Act 188, provides that the Township Board may establish a special assessment district and proceed to defray the costs and expenses of repaving Woodland Drive by

special assessment on the lands and premises in the Hinewood Plat to be especially benefitted; and,

WHEREAS, the Township Board has received preliminary plans and cost estimates for the proposed project, has reviewed same, and such plans and estimates are on file with the Township Clerk; and,

WHEREAS, on March 16, 2026, the Township Board adopted a Resolution declaring its intent to proceed pursuant to Act 188 to repave all of the road surface for Woodland Drive located in the Hinewood Plat; and,

WHEREAS, public notice was given, pursuant to law, by publication and by first class mail to all property owners in the Hinewood Plat who have road frontage abutting Woodland Drive, of a public hearing held on April 13, 2026, at 6:30 pm at the Township Hall located at 5463 S M-43 Highway Hastings, Michigan 49058; and,

WHEREAS, at the public hearing specified above, the Township Board heard and considered all comments and objections to the estimate of cost, the creation of a special assessment district, the special assessment district tentatively designated, the sufficiency of the petition and defraying the expenses of the special assessment district on the property to be especially benefitted, and all other matters relating to the creation of the proposed special assessment district; and,

WHEREAS, the Township Board deems it advisable and necessary to proceed pursuant to Act 188 to repave all of the road surface for Woodland Drive located in the Hinewood Plat and to defray the cost by creating a special assessment district to assess those properties that are benefitted from the project.

NOW, THEREFORE, IT IS RESOLVED THAT:

1. The Township Board hereby determines that it is necessary and in the best interest of the Township to defray the costs and expenses of repaving all of the road surface for Woodland Drive located in the Hinewood Plat by special assessment on the lands and premises in the Hinewood Plat to be especially benefitted. All parcels and lots within the Hinewood Plat, located in Hope Township, Barry County, Michigan with road frontage on Woodland Drive shall be subject to the special assessment for the cost of repaving all of the road surface for Woodland Drive located in the Hinewood Plat.

2. The Township Board hereby determines that the petition submitted by residents of the Hinewood Plat is legally sufficient and contains signatures by not less than 50 percent of the record owners of the Hinewood Plat.

3. The Township Board hereby approves the costs and expenses, plans and specifications for repaving all of the road surface for Woodland Drive located in the Hinewood Plat as provided in Exhibit A. If at any time during the term of the special assessment district an actual incremental cost increase exceeds the estimate therefore by ten percent (10%) or more, notice shall be given and a public hearing afforded to the affected property owners pursuant to Act 188.

4. The Township Board designates all of the lots and parcels of land within the Hinewood Plat, located in Hope Township, Barry County, Michigan, as the property to comprise the special assessment district. A map of the special assessment district is on file with the Township.

5. The special assessment district known as the "Woodland Drive Special Assessment District" is hereby finally determined to consist of all lots and parcels with road frontage on Woodland Drive located within the boundaries of the Hinewood Plat, located in Hope Township, Barry County, Michigan.

6. The estimate of costs and expenses for repaving all of the road surface for Woodland Drive located in the Hinewood Plat are hereby approved as provided in Exhibit A and shall be levied against the lands and premises in the District. The term of the special assessment district will be five (5) years, 2026 through 2030 inclusive with interest at 4%. Assessments shall be billed beginning with the December 2026 tax bill.

7. The Township Supervisor is hereby directed to prepare a special assessment roll which spreads the assessment levy against the lands and premises in the district that are to be especially benefited by the repaving of Woodland Drive, upon which roll shall be entered and described (i) all the parcels of land to be assessed, (ii) the names of the respective record owners thereof, if known, and (iii) the total amount to be assessed against each parcel of land for the first year of the special assessment, 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 benefit to all parcels of land in the special assessment district. The Township Board shall thereafter annually determine the amount, if any, to be assessed in the district for maintenance and repair of Woodland Drive in accordance with Act 188.

8. When the Township Supervisor completes the assessment roll, the Township Supervisor shall affix to the roll a certificate stating that the roll was made pursuant to resolution of this Township Board adopted on a specified date and that in making the assessment roll the Supervisor, according to their best judgment, conformed in all respects to the directions contained in such resolution and the statutes of the State of Michigan.

9. That the special assessment roll, as made and certified by the Township Supervisor, shall be reported to the Township Board and shall be filed in the office of the Township Clerk. The special assessment roll shall be available for public examination upon filing. Before confirming the assessment roll the Township Board shall appoint a time and place when it will meet to review and hear any objections to the special assessment roll. Notice of the hearing on the assessment roll shall be given according to law.

10. The Woodland Drive Special Assessment District shall continue to exist perpetually, unless otherwise terminated by the Township Board by resolution.

11. In the event property is to be added to the special assessment district, an additional public hearing will be held. However, if a lot or parcel is permanently combined after the special assessment district has been created, approved and is in place, then in that situation, the special assessment shall be adjusted for that property to reflect the existence thereafter of only one lot or parcel. Likewise, if a lot or parcel is split or divided after the special assessment district has been created, approved and is in place, each of the new resulting lots or parcels in that situation shall be considered a separate lot or parcel for purposes of the special assessment to be applied.

12. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded to the extent of the conflict.

13. That all actions heretofore taken by Township officials, employees, and agents with respect to the tree preservation services and proceedings regarding this matter are hereby ratified and confirmed.

The second Woodland Drive Public Hearing will be scheduled on May 11, 2026, at 6:30 p.m.

YEAS: Tonkin, Homister, Lapins, Jackson, Peck

NAYS: None

ABSENT: None

RESOLUTION DECLARED ADOPTED.

**Delton Fire Report:** Perry Shepard gave report.

**County Commission Report:** No report.

**Consent Agenda:** *All matters listed under item 6, Consent Agenda, are considered routine by the board and will be enacted by one motion. There will be no separate discussion of these items. If discussion is required, it will be removed from the Consent Agenda and considered separately.*

- a. Approval of March 26, 2026, minutes
- b. Reports received: Building permits; Revenue/Expenditure report; Treasurer report; Sewer minutes; Library minutes.
- c. Approval of Bills and signatures of Board Members: Deborah Jackson

Motion to approve consent agenda by Homister, second by Tonkin.

Roll call vote: Yes: Lapins, Homister, Peck, Jackson, Tonkin; No: None; Absent: None

All in favor. Motion carried.

**Reports/Board Comments:**

**Supervisor:** No report.

**Treasurer:** No report.

**Clerk:** No report.

**Trustee(s):** Homister reported the April Planning Commission meeting has been cancelled.

**Unfinished Business**

No unfinished business.

**New Business**

- A. **New Auditor quotes.** Jackson reported the township is waiting for two quotes before scheduling interviews and requesting the audit engagement letter. The subject will be discussed further at the next meeting.
- B. **Zoning Board of Appeals.** Lapins reported that an applicant did not appear as scheduled for their scheduled meeting. Discussion was held regarding whether to charge the applicant for another meeting. The board also discussed establishing a policy to address similar situations in the future.  
The Board decided to request that the Zoning Administrator provide a recommendation regarding an amendment to the ordinance or fee schedule.

**Additional Public Comment:** Comment was made.

Meeting adjourned at 7:24 p.m. Motion to close by Lapins, second by Homister.

All in favor. Motion carried.

*Deborah Jackson*

Deborah Jackson  
Hope Township Clerk

*Doug Peck*

Doug Peck  
Hope Township Supervisor

Date: May 11, 2020

Status (circle one)    Tentative Minutes    Approved Minutes