

ONEIDA CHARTER TOWNSHIP AGENDA
REGULAR MEETING OF THE BOARD OF TRUSTEES
Tuesday, December 9, 2025 - 7:00PM

- 1.** Call meeting to order
- 2.** Pledge of Allegiance
- 3.** Additions to the agenda
- 4.** Approval of meeting minutes of November 12, 2025
- 5.** Correspondence
- 6.** Public Comment
- 7.** Township Office Reports
 - a. Treasurer's Report
 - b. Bills To Be Paid
 - c. Eaton County Sheriff's Report
 - d. GLAESA Report
 - e. Planning Commission Report
 - f. Clerk Report
 - g. Cemetery Report
 - h. Assessor Report
 - i. Zoning Report
- 8.** Application for Land Division- Parcel #030-003-300-047-00, Lawson Rd.
- 9.** Application for Land Division- Parcel #030-009-200-076-00, Oneida Rd.
- 10.** Application for Lot Line Adjustment- Parcel #s 030-005-300-082-01 & 030-005-300-082-00
- 11.** Website Email Notification Sign Up
- 12.** Discussion- Administration Fee
- 13.** Discussion- Sheriff Contract Update
- 14.** Amendment to 2025 Township Budget: Building Permits
- 15.** Amendment to 2026 Township Budget: Drain at Large
- 16.** Public comment
- 17.** Board comment
- 18.** Adjourn meeting

ONEIDA CHARTER TOWNSHIP
REGULAR BOARD MEETING- DRAFT

November 12, 2025

MEMBERS PRESENT: Supervisor Rick Jones, Clerk Michaela Mosher, Treasurer Melissa Goschka, Trustee Jeri Haddix, Trustee Thomas Campbell

MEMBERS EXCUSED: Trustee Janet Schultz, Trustee Madelyne Lawry

Others Present: Assessor Justin Kilgore, Cemetery Coordinator Jackie Kilgore, Marcia McConnell, Robert Brown, Michael Schaefer, Keith Weaver, Zoning Enforcement Officer Eric Hafner, Sue Deer Dembowski, Jackie Pena-Klanecky, Jim Helfrich, Deputy Supervisor Terrie Kosbar, Lieutenant Preston Dahlgren

1. The meeting at Oneida Township Hall, 11041 Oneida Road was called to Order by Supervisor Jones at 7:00pm.
2. Pledge of Allegiance.
3. No additions to the agenda.
4. Motion to accept October 14, 2025 meeting minutes as presented was offered by Melissa Goschka and supported by Thomas Campbell. **Motion carried.**
5. Correspondence from Consumers Energy and The City of Grand Ledge was shared.
6. Public comment was held.
7. Township Office Reports
 - a. Treasurer's Report was provided by Melissa Goschka and will be placed on file.
 - b. Motion to **approve** the bills as presented was offered by Melissa Goschka and supported by Rick Jones. **Motion carried.**
 - c. Sheriff's report given by Lieutenant Preston Dahlgren.
 - d. GLAESA report: no report was given.
 - e. **Planning commission report** was given by Melissa Goschka. Melissa reported the subcommittee has met several times this month and has completed the definitions chapter. Jeri Haddix attended one of the subcommittee meetings this month to work on the Keeping of Animals Ordinance, and finalizing sections in Chapter 3. Melissa thanked the members of the subcommittee for their efforts.
 - f. Clerk report was provided by Michaela Mosher. November 4th election for Charlotte and Portland Public Schools was consolidated with Benton Township and Eagle Township.
 - g. Cemetery Coordinator Jackie Kilgore provided cemeteries report. Three Foundations poured, one foundation waiting for spring to pour, one columbarium burial. Jackie would like to review the budget for fence repairs at Pioneer Cemetery.
 - h. Assessor's report provided by Justin Kilgore. Has visited approximately 400 properties this year and is close to goal of 20%. CPI increase for 2026 is 2.7%. Increase of land values as indicated.
 - i. Zoning Report provided by Code Enforcement Officer Eric Hafner and reviewed written report, there were three new complaints last month. Hafner reported using the light detection device, nothing found to be in violation. Zoning Administrator Melissa Goschka gave update; She and supervisor Jones have been working on the Benton Rd. complaint. Motion to postpone a final letter to Benton Rd property until

recommendation from the Township attorney on dangerous building ordinance and assign a hearing officer was offered by Melissa Goschka and supported by Michaela Mosher. Melissa Goschka has also been working on land division applications.

8. Resolution to amend the 2025 budget for Public Safety/Sheriff from \$45,000 to \$50,000 to reflect Sheriff contract signed in December 2024 was offered by Supervisor Jones and Supported by Melissa Goschka. Upon roll call vote:

Yeas: Tom Campbell, Michaela Mosher, Rick Jones, Melissa Goschka, Jeri Haddix

Nays: none

Excused: Janet Shultz, Madelyne Lawry

Resolution adopted.

9. Motion to renew a 10-year Franchise agreement with WOW with the same terms as current was given by Rick Jones and supported by Michaela Mosher. Motion carried.

10. Discussion of proposed Township office security policy was not taken up at this meeting.

11. (Blank on the agenda)

12. Motion to open Public Hearing was offered by Melissa Goschka and supported by Michaela Mosher. Motion carried.

*****Public Hearing was held. Public comment was held.*****

Motion to close Public Hearing was offered by Melissa Goschka and supported by Tom Campbell.

Resolution to approve 2026 Township budget as presented was offered by Melissa Goschka and supported by Michaela Mosher.

Upon roll call vote:

Yeas: Tom Campbell, Michaela Mosher, Rick Jones, Melissa Goschka, Jeri Haddix

Nays: none

Excused: Janet Shultz, Madelyne Lawry

Resolution adopted.

13. Assessor Justin Kilgore gave explanation of the Interlocal Agreement for a Designated Assessor. The Township is required to have a Designated Assessor on file. Motion to approve 4-year agreement with Eaton County naming Timothy Vandermark Designated Assessor was offered by Supervisor Jones and supported by Melissa Goschka.

Upon roll call vote:

Yeas: Rick Jones, Melissa Goschka, Jeri Haddix, Tom Campbell, Michaela Mosher

Nays: none

Excused: Janet Shultz, Madelyne Lawry

14. The 2026 Meeting and Holiday Schedule was reviewed and edited. Motion to approve schedule with one change was offered by Tom Campbell and supported by Rick Jones.

15. Public Comment was held.

16. Board comment was held. Melissa Goschka reported she had a meeting regarding email alerts for township residents for the website. Instructions for signing up are coming soon.

17. Meeting adjourned at 7:54 pm.

APPROVED:

Supervisor

Clerk

Michaela Mosher

From: James Green <greenj2@outlook.com>
Sent: Monday, November 17, 2025 12:17 PM
To: Rick Jones; janschultz35@yahoo.com; Melissa Goschka; Michaela Mosher; Thomas Campbell; Jeri Haddix; Madelyne Lawry
Subject: [External]Sherriff patrol position

After considerable thought, I have to question why the township doesn't feel it can afford at least one year of a contract with the Eaton County Sheriff's Department for road patrol. I know it would be costly, but considering that the township has at least \$1,000,000 in the banks, I want to propose that you try to fund at least a one year contract. This would give the county one more year to try another millage proposal, which I believe would pass after residents see the impacts of not having patrols.

I remember that the township is expected to have at least 6 months of operating money available at all times and cannot believe the cost of a one year contract would impinge on that requirement.

Please give this proposal serious consideration and try harder to achieve a contract that provides a valuable service to your residents. Government is meant to be a service, not a money making business!

Thank You,
Jim Green
10783 S, Hartel Rd.



November 18, 2025

Ms. Jacqueline Kilgore, Clerk
Oneida Township
11041 Oneida Rd.
Grand Ledge, MI 48837

Re: Important Information—Price Changes

Dear Ms. Kilgore:

At Comcast, we are committed to delivering the products and services that matter most to our customers in Oneida, as well as exciting experiences they won't find anywhere else. We are also focused on making our Xfinity network stronger in order to meet our customers' current needs and future demands.

As we continue to invest in our network, products, and services, the cost of doing business rises. While we absorb some of these costs, these cost increases can affect service pricing. As a result, starting December 18, 2025, prices for certain services and fees will be increasing. Please see the enclosed Customer Notice for more information.

We know you may have questions about these changes. If I can be of any further assistance, please contact me at 517-930-6771.

Sincerely,

Ben Miller
Director, Government Affairs
Comcast, Heartland Region
1401 E. Miller Rd.
Lansing, MI 48911

Enclosure

Important information regarding our Xfinity services and pricing

Effective December 18, 2025

Xfinity TV	Current	New
Limited Basic (Includes Broadcast TV Fee)	\$52.15	\$62.90
Choice TV Select - with TV Box (Flex upgrade)	\$60.00	\$62.00
Choice TV (Includes Broadcast TV Fee)	\$60.20	\$71.45
Popular TV (Includes Broadcast TV Fee and Regional Sports Fee)	\$102.10	\$113.45
Ultimate TV (Includes Broadcast TV Fee and Regional Sports Fee)	\$131.20	\$142.75
Genre Packs		
Sports & News (Includes Regional Sports Fee)	\$31.90	\$32.00
Ultimate TV Tier (Includes Regional Sports Fee)	\$29.10	\$29.30
HBO	\$16.99	\$18.49
HBO Max	\$16.99	\$18.49
Paramount+ with SHOWTIME	\$12.00	\$13.00
Xfinity TV Service Fees (Included in package price where noted)		
Broadcast TV Fee	\$30.20	\$40.95
Regional Sports Fee - Popular TV and Sports & News	\$1.90	\$2.00
Regional Sports Fee - Ultimate TV and Ultimate TV Tier	\$11.00	\$11.30
Xfinity Equipment		
TV Box	\$12.00	\$14.00
Miscellaneous		
Late Fee	\$10.00	\$13.00

Alaieden Township, Aurelius Township, Brooklyn Village, Columbia Township, Delhi Township, Delta Township, Delta Township, Dewitt, Dewitt Township, Eagle Township, Eaton Rapids, Eaton Rapids Township, Grand Ledge, Hamlin Township, Lansing, Lansing Township, Mason, Norvell Township, Olive Township, Oneida Township, Somerset Township, Watertown Township, Windsor Township, City of Charlotte, City of Pottersville, Village of Dimondale

85291100 (3980,3990,4000,4010,4020,4030,4040,4050,4060,4070,4080,4090,4100,4110,4120,4130,4310,4320,4330,4370,4740,4890,4900,4910,4940,4970)

P190AG26



November 5, 2025

Ms. Jacqueline Kilgore, Clerk
Oneida Township
11041 Oneida Rd.
Grand Ledge, MI 48837

Re: Removal of Channels Owned by Versant from Digital Economy Tier

Dear Ms. Kilgore:

As part of our ongoing commitment to keep you and our customers informed about changes to Xfinity TV services, we wanted to update you that Comcast's right to continue carrying channels owned by Versant on the legacy video tiers will expire on January 8, 2026. The impacted channels remain available through other Xfinity product tiers.

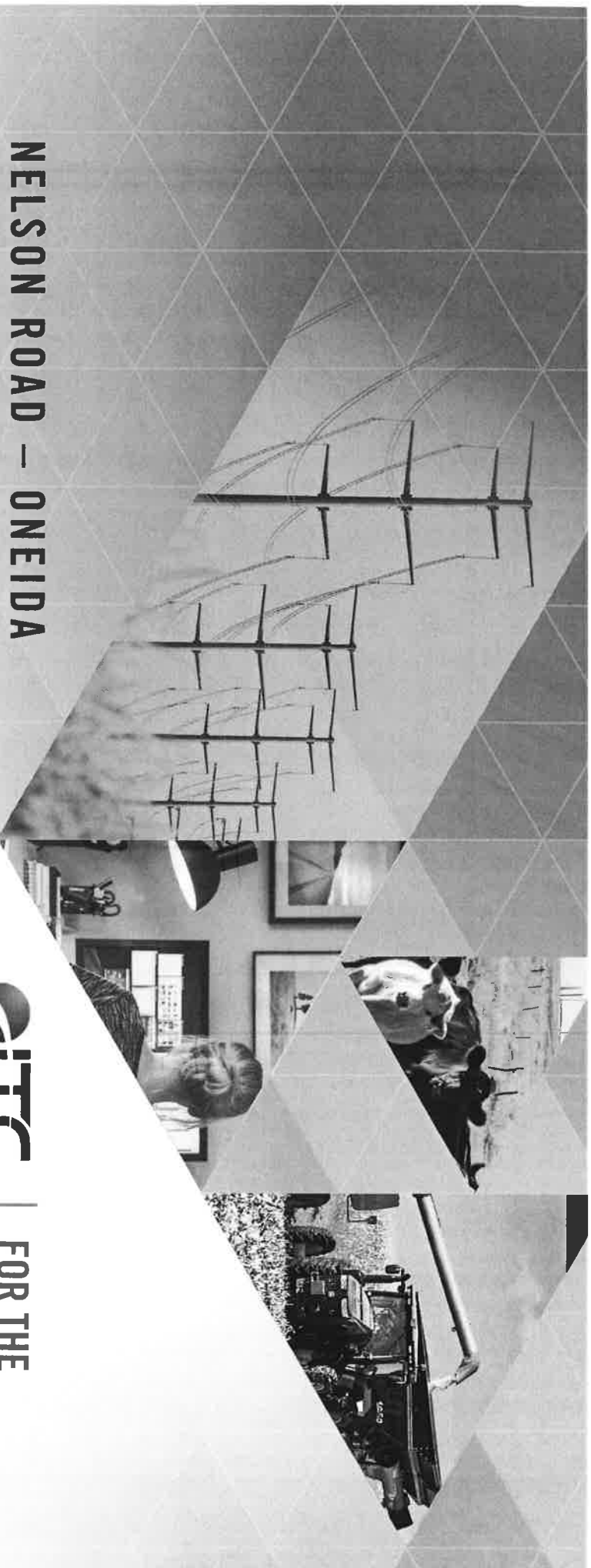
Impacted customers are being notified with the bill message below. We will continue to provide updates to you and our customers as they become available.

TV Update: Effective January 8, 2026, CNBC, E!, MSNBC (rebranding to MS Now on November 15, 2025), Oxygen, SYFY, and USA will no longer be included in your current TV package. These channels will still be available with Popular TV, the Sports & News genre pack (CNBC and MSNBC), and the Entertainment genre pack (E!, Oxygen, SYFY, and USA).

Additionally, pursuant to P.A. 480 of 2006, Section 9 (4), Comcast Cable's local operating entity hereby reports that Comcast does not deny access to services to any group of potential residential subscribers because of the race or income of the residents in the local area. A similar report will be filed with the Michigan Public Service Commission.

Sincerely,

Ben Miller
Director, Government Affairs
Comcast, Heartland Region
1401 E. Miller Rd.
Lansing, MI 48911



NELSON ROAD – ONEIDA
345 kV Transmission Line Project

Landowner Meet & Greet

Tuesday, December 2, 2025 • 3-8 pm
Portland, MI

You're invited to an open house conversation with ITC's Project and Real Estate Teams.



FOR THE
GREATER GRID

MIFutureGrid.com

You're Invited: Nelson Road – Oneida Landowner Meet & Greet

BACKGROUND:

In July 2025, the Michigan Public Service Commission approved ITC subsidiary, Michigan Electric Transmission Company's (METC) plan to build the Nelson Road-Oneida transmission line project. METC will build approximately 40 miles of new 345kV transmission line from Oneida Substation in Oneida Township to Nelson Road Substation in New Haven Township. To construct the line, METC needs to acquire an easement over property you own.

Date: Tuesday, December 2, 2025

Time: 3 p.m. – 8 p.m.

Location: VFW Hall, 1324 E. Bridge St., Portland, MI

WHAT TO EXPECT:

Drop in at your convenience – ask questions regarding the easement and transmission line, review easement maps, and talk one on one with our team about the Nelson Road – Oneida route. This is a casual open house; brief overviews will be presented periodically, and team members will be available for questions. And if you decide to grant METC the easement it is seeking, we will be ready to issue a check that day.

Questions? Call 855-482-5787 (855-ITC-LRTP)



**FOR THE
GREATER GRID**

27175 Energy Way, Novi, MI 48377

ACCOUNT BALANCES

CASH DEPOSITS

	<u>10/31/2024</u>	<u>11/30/2024</u>
Cash Box	\$ 200.00	\$ 200.00
TOTAL	200.00	200.00

DART BANK- Operations:

General Fund Checking	\$ 143,832.79	\$ 74,284.86
General Fund Savings .80% APY	202,022.91	210,408.02
TOTAL	\$345,855.70	\$284,692.88

SAVINGS ACCOUNTS:

Consumers Credit Union Savings	\$ 25.00	\$ 25.00
Flagstar Savings 3.55% APY	\$242,525.89	\$243,221.96
MI Class ARPA CLOSED	\$.00	\$.00
MI Class-Gen Fund Avg. 4.8259% APY	\$312,723.20	\$313,962.69
TOTAL	\$555,274.09	\$557,209.65

CERTIFICATES OF DEPOSIT

	<u>RATE</u>	<u>MATURITY</u>		
Consumers C U	4.746%	10/01/2025	\$214,749.79	\$215,613.05
Dart Bank CD 1	4.67%	04/17/2025	\$128,448.51	\$128,448.51
Eaton Comm. CD	4.89%	03/29/2025	\$ 80,000.48	\$ 80,000.48
Union Bank CD	5.25%	07/02/2025	\$202,596.16	\$202,596.16
TOTAL			\$625,794.94	\$626,658.20

	<u>10/31/2024</u>	<u>11/30/2024</u>
TOTAL DEPOSITS	\$ 1,527,124.73	\$1,468,760.73
<i>Winter Tax Receiving Dart</i>	<i>\$ 10,803.41</i>	<i>\$ 9,130.18</i>


 Melissa A. Goschka, Treasurer

ACCOUNT BALANCES

CASH DEPOSITS

	<u>10/31/2025</u>	<u>11/30/2025</u>
Cash Box	\$ 200.00	\$ 200.00
TOTAL	200.00	200.00

DART BANK- Operations:

General Fund Checking	187,267.15	\$254,863.39
General Fund Savings .80%	334,329.73	243,867.60
TOTAL	\$521,596.88	\$498,730.99

SAVINGS ACCOUNTS:

Consumers Credit Union Savings	\$ 25.00	\$ 25.00
Flagstar Savings 2.78%	\$250,434.72	\$250,999.67
MI Class-Gen Fund Avg. 4.1144%	\$326,904.65	\$327,998.93
TOTAL	\$577,364.37	\$579,023.60

CERTIFICATES OF DEPOSIT

	<u>RATE</u>	<u>MATURITY</u>		
Consumers C U	4.00%	10/01/2026	\$225,159.12	\$225,910.47
Dart Bank CD 1	3.80%	04/17/2026	\$ 50,000.00	\$ 50,000.00
Eaton Comm. CD1	3.98%	03/31/2026	\$ 83,601.98	\$ 83,601.98
Eaton Comm. CD2	3.85%	10/20/2026	\$ 80,002.06	\$ 80,002.06
Union Bank CD	4.00%	07/02/2026	\$212,622.93	\$212,622.93
TOTAL			\$651,386.09	\$652,137.44

	<u>10/31/2025</u>	<u>11/30/2025</u>
TOTAL DEPOSITS	\$ 1,750,547.34	\$1,730,092.03
<i>Winter Tax Receiving Dart</i>	\$ 35,484.86	\$ 6,144.64


Melissa A. Goschka, Treasurer

Oneida Charter Township

101-000-001.000 DART GENERAL FUND CHECKING Ending Balance: \$235,525.06

Date	Ref No.	Payee Account	Memo	Payment	Deposit	Stat Attachments	Balance
11/28/2025	eft	ADP	payroll taxes	\$5,725.09		Auto	\$251,811.39
	Check	-Split-					
11/28/2025	eft	ADP	payroll 11/28/25	\$15,980.71			\$257,536.48
	Check	-Split-					
11/25/2025	22498	PRECISION GROUNDWORKS, LLC	cremation, 3 foundations, mowing	\$2,737.00			\$273,517.19
	Check	-Split-					
11/18/2025		101-000-002.100 DART GENERAL FUND	Transfer, FDIC compliance	\$150,000.00			\$276,254.19
	Transfer	RECEIVING					
11/18/2025	22497	MMAAO	meeting and continuing education	\$40.00			\$126,254.19
	Check	101-257-956.000 ASSESSOR:MISCELLANEOUS					
11/18/2025	22496	MMAAO	2026 membership mmaao	\$25.00			\$126,294.19
	Check	101-257-956.000 ASSESSOR:MISCELLANEOUS					
11/18/2025	22495	MICHIGAN ASSESSOR'S ASSOCIATION	renewal- michigan assessors association	\$95.00			\$126,319.19
	Check	101-257-956.000 ASSESSOR:MISCELLANEOUS					
11/18/2025	22494	DART BANK		\$683.65			\$126,414.19
	Check	-Split-					
11/13/2025	22493	Polly Products	anchor kit TNV 80180	\$51.00		1	\$127,097.84
	Check	101-208-100.00 PARK & RECREATION EXPENSE					

Date	Ref No.	Type	Payee Account	Memo	Payment	Deposit	Stat	Attachments	Balance
11/12/2025	22492	Check	CONSUMERS ENERGY		\$2,185.02		1		\$127,148.84
11/12/2025	22491	Check	DAVID CHAPMAN AGENCY, INC.		\$50.00		1		\$129,333.86
11/12/2025	22490	Check	EATON COUNTY CLERK		\$10.00				\$129,383.86
11/12/2025	22489	Check	Madeira Networks LLC		\$550.00		1		\$129,393.86
11/10/2025	eft		DART BANK	stop payment fee CK#22459	\$33.00		1		\$129,943.86
11/05/2025	22488	Check	RING CENTRAL INC	twp phones Dec 2025	\$263.68		1		\$129,976.86
11/05/2025	22487	Check	EATON COUNTY CONTROLLER	patrol 10/20-10/31/25	\$1,820.00		1		\$130,240.54
11/05/2025	22486	Check	HAMMOND FARMS LANDSCAPE SUPPLY	oct-nov yard waste for residents	\$848.10		1		\$132,060.54
11/04/2025	22484	Check	TOTAL SECURITY, LLC	INV#18446 service call, battery for smoke detector	\$201.64		1		\$132,908.64
11/04/2025	22483	Check	EATON COUNTY CONTROLLER	patrol 8/10-8/22/25 and 10/6-10/17/25	\$3,445.00		1		\$133,110.28
11/04/2025	22482	Check	Ball Septic	service to septic tank	\$495.00		1		\$136,555.28

Date	Ref No.	Type	Payee Account	Memo	Payment	Deposit	Stat Attachments	Balance
11/03/2025	22485	Check	101-265-930.000 TOWNSHIP HALL:REPAIRS & MAINTENANCE					
			LANSING ICE & FUEL	propane	\$284.77		1	\$137,050.28
		Check	101-265-920.000 TOWNSHIP HALL:UTILITIES					
11/03/2025	EFT	Check	ADP		\$67.00			\$137,335.05
			6560 OTHER FUNCTIONS:Payroll Expenses					

EATON COUNTY 911

Number of Events by Nature Oneida Township November 2025

Nature	# Events
ALARM ALL	1
ASSIST OTHER POLICE DEPT	1
CAR DEER ACCIDENT	2
FOLLOWUP OF ANY KIND	3
MISCELLANEOUS ANIMAL	1
MOTORIST ASSIST	1
PERSONAL INJURY CRASH	1
SUSPICIOUS SITUATION	1
TRAFFIC STOP	20
TRESPASSING	1
Total	32

Oneida 2025 Calls

Column1	Nature Code	CFS	Reports ECSO
	911 Abandoned/Unknown	85	
	Abandoned Vehicle	14	2
	Alarm	55	1
	Animal Bite	14	13
	Animal Cruelty	3	
	Argument	9	
	Assault	3	
	Assist Citizen	31	1
	Assist Other Agency	11	
	Assist CPS	7	1
	Automatic Crash Notofication	3	
	Barking Dog	3	
	Breaking and Entering	9	
	Car Deer Accident	86	25
	Car in Ditch	21	2
	Cardiac	5	1
	Check Wellbeing	47	1
	Child Abuse	1	
	Civil Complaint	26	
	Criminal Sexual Conduct	3	2
	Death Investigation	6	6
	Disorderly	5	
	DNR Violation	1	
	Dog Running Loose	9	2
	Domestic Assault	24	4
	Drug Offense	3	
	EMS Assist	15	
	Fight	1	
	Fire Dept Assist	5	
	Fireworks Complaint	1	
	Follow Up	47	
	Found Property	7	1
	Fraud	8	2
	Harassment	9	
	Larceny	13	4
	Littering	2	
	Lockout	3	
	Lost Property	4	2
	Loud Noise	9	
	Loud Party	2	
	Man With a Gun	1	
	MDOP	3	
	Mental Subject	4	
	Minor in Possession	1	
	Miscellaneous Incident	47	
	Missing Person	2	
	Motorist Assist	20	
	Open Door	1	
	OWI	1	
	Personal Injury Accident	28	6
	Fatal	1	
	PPO Violation	1	
	Private Property Accident	1	

	Property Check	14	
	Property Damage Accident	45	12
	Recover Stolen Vehicle	1	
	Road Rage	14	
	Runaway	6	1
	Stolen Vehicle	5	1
	Stray Dog	5	2
	Subpoena Service	13	
	Suicidal Threat Attempt	12	1
	Suspicious Subject/Vehicle	71	2
	Threats	9	
	Traffic Hazard	50	
	Traffic Stop	496	9
	Traffic Violation	61	
	Trespassing	5	
	Unknown Problem	6	2
	Unwanted Subject	13	
	Vehicle Inspection	9	
	Warrant Attempt pickup	6	2
	Weapons Violation	1	
Total		1563	108

Column1	Column2	Column4
Property Crime	CFS	ECSD Reports
B&E	9	0
Fraud	8	2
Larceny	13	4
MDOP	3	0
UDAA	5	1
Total	38	7

Column1	Column2	Column4
Priority Crimes	CFS	ECSD Reports
Assault	3	0
Cardiac	5	1
Child Abuse	1	0
CSC	3	2
Disorderly	5	0
Domestic Dispute	24	4
Missing Person	2	0
Suicidal Threat/Attempt	12	1
Unarmed Robbery	0	0
Weapons Offense	1	1
Total	56	9

2025 Full Report

CFS = Calls for Service (includes MSP and Eaton County)

Column1	Column2	Column4
Accidents	CFS	ECSD Reports
Automatic Crash Notification	3	0
Car Deer	86	25
Car in Ditch	21	2
PI	28	6
Private Prop PDA	2	0
PDA	45	12
PDA Hit and Run	0	0
Fatal	1	0
Total	186	45

Column1	Column2	Column4
High Volume calls	CFS	ECSD Reports
911 Unknown/Abandoned	85	0
Alarm	55	0
Assist Citizen	31	1
Check Wellbeing	47	1
Motorist Assist	20	1
Suspicious Situation	71	2
Traffic Hazard	50	0
Traffic Violation	61	0
Total	420	5

Code enforcement complaint list for the Oneida Twp December 9th, 2025, meeting.

Greeting Trustees & Board members

Please contact me directly for any additional information as needed.

Below is the list of new complaints and prior ones being worked on.

New complaints for November 2025

I spent the month reviewing the Dangerous Building Ordinance and conducting site visits. I have sought out and spoke with potential hearing officers. I've started to compile items they indicated will need to be submitted, some of which I have and some that I'll still need to draft.

Prior complaints still being worked on / observed.

25-33

10-7-25 – Abandoned residence.

Partlow Ave

I spoke with the Township Atty and reviewed our ordinance. The Attorney feels our ordinance is sufficient and in line with State law. Regarding this residence, the Atty feels that per our ordinance this residence is ok, and not "abandoned" if we follow the outline of our ordinance. Regarding that ordinance, I have also spoken with the Eaton County Sheriff County Lieutenant. He has agreed to keep a list of residents that can contact him, per our ordinance, which direct residents to contact the ECSO if the home is going to be vacant for a short while.

25-26,

St Joe Hwy – complaints of operating a business.

Our Attorney has sent a letter to the property owner inquiring about vehicles, fencing heights and noise.

The resident came in and visited and talked with Melissa and started to work through the allegations.

25-14

Jefferson Hwy, Junk vehicles outside a business storage fence.

I continue to meet with the business owner and his employee. They continue to make progress. This past month they were down to 6-8 vehicles outside the fence from the 30 ish when I first inquired.

Progress continues to be made regarding vehicles being moved but will likely slow till spring due to the cold weather.

I have proposed to him a blanket 20-30 car crush / reduction inside the fence to provide room to move the vehicles too.

25-11

Oneida Rd, abandoned / dangerous structure

The property owner had completed a property survey and has applied to the Township to split the property. To be reviewed at this month's Board meeting. This would allow the smaller 1.17 acre parcel to be sold and a new owner could / would demolish the dilapidated structure.

25-7

Benton Rd, abandoned / dangerous structure

An Atty letter has been sent to the owner, similar to 25-11.

I visited the property owner in Clinton County, but he still has not indicated any further direction, I continue to provide options. I have inquired on a hearing officer per our ordinance and started to prepare documents and photos for a future hearing.

CERTIFICATE OF SURVEY

PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWN 4 NORTH, RANGE 4 WEST,
ONEIDA TOWNSHIP, EATON COUNTY, STATE OF MICHIGAN.

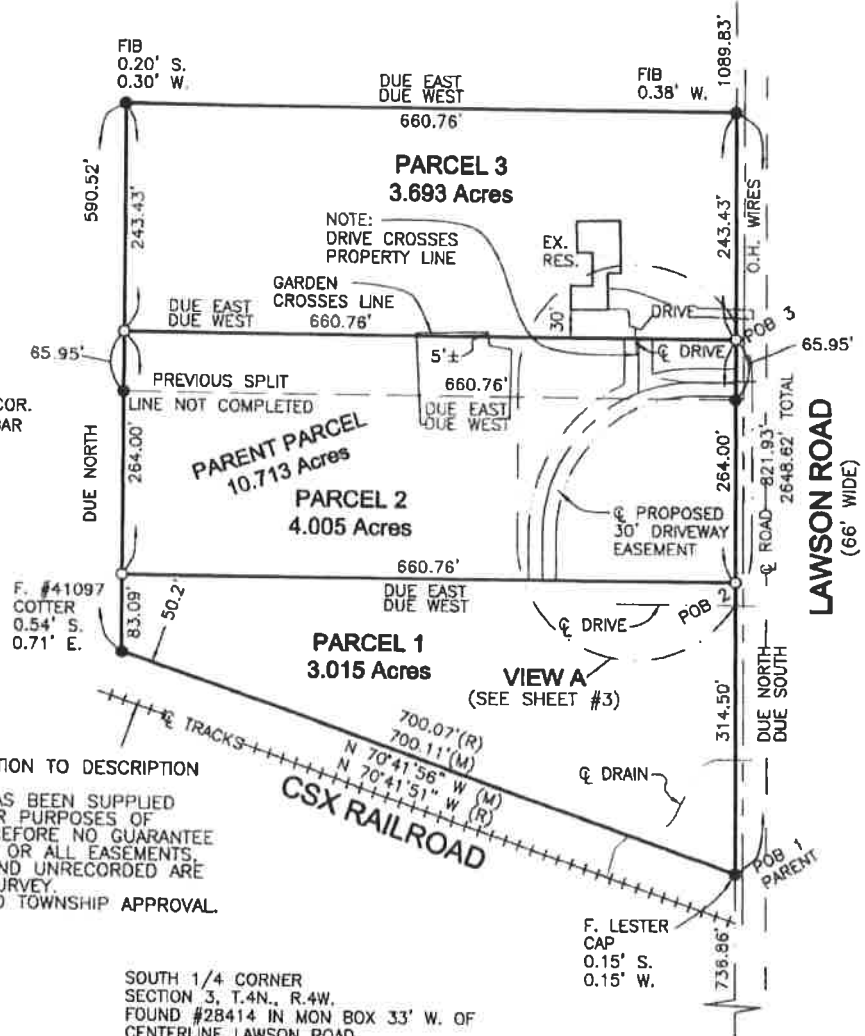
CENTER POST
SECTION 3, T.4N., R.4W.
FOUND 3/4" BAR
41.60' S. TO SPIKE IN W. FACE 30" MAPLE.
3.12' S. TO FOUND 1/2" BAR.
4.99' ESE. TO MAG NAIL IN S. FACE 16" WALNUT.
20.28' NNW. TO TAG #45499 IN E. FACE 12" WALNUT.
14.52' NNE. TO TAG #39100 IN W. FACE 16" TREE.
23.30' W. TO TAG #45499 IN N. FACE 10" MAPLE.

CENTER POST
SECTION 3
T.4N., R.4W.
N-S 1/4 LINE
OF SECTION 3



LEGEND

- ⊕ - GOVERNMENT COR.
- - FOUND IRON BAR
- - SET IRON BAR
- ⊙ - EXISTING WELL
- (M) - MEASURED
- (R) - RECORDED



NOTES:
-BEARINGS IN RELATION TO DESCRIPTION OF RECORD.
-NO TITLE WORK HAS BEEN SUPPLIED BY THE CLIENT FOR PURPOSES OF THIS SURVEY. THEREFORE NO GUARANTEE IS MADE THAT ANY OR ALL EASEMENTS, BOTH RECORDED AND UNRECORDED ARE SHOWN ON THIS SURVEY.
-SPLITS SUBJECT TO TOWNSHIP APPROVAL.

SOUTH 1/4 CORNER
SECTION 3, T.4N., R.4W.
FOUND #28414 IN MON BOX 33' W. OF CENTERLINE LAWSON ROAD.
45.66' S. TO TAG #12034 IN E. FACE PP.
83.10' SE. TO COTTER CAP.
45.66' N. TO TAG #25832 IN E. FACE PP.
70.55' NE. TO NW. COR. N. END OF EAST CURB.

F. LESTER
CAP
0.15' S.
0.15' W.

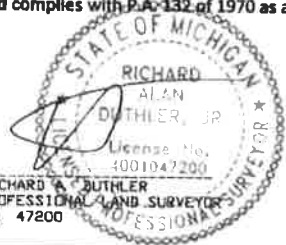
S. 1/4 COR.
SECTION 3
T.4N., R.4W.

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and mapped the land above platted and/or described on December 3, 2020 and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying and complies with P.A. 132 of 1970 as amended.

R.A. DUTHLER
LAND SURVEYOR LLC

PH. (810) 724-6532
LANDSURVEYOR@47200.ORG
188 EAST THIRD STREET
INLAY CITY, MI. 48444
PREPARED FOR:
ZIEMNICK FOSTER ENGINEERING, LLC
SEPTEMBER 2, 2025
JOB# 201122LS_2025 SPLIT



CERTIFICATE OF SURVEY

LEGAL DESCRIPTION: (PARENT PARCEL)

Part of the Southwest 1/4 of Section 3, Town 4 North, Range 4 West, Oneida Township, Eaton County, State of Michigan, described as: Commencing at the South 1/4 Corner of said Section 3; thence Due North, 736.86 feet along the North-South 1/4 line of said Section 3 to the Point of Beginning; thence along the North line of CSX Railroad right of way, N.70°41'56"W., 700.11 feet (N.70°41'51"W., 700.07 feet record); thence Due North, 590.52 feet; thence Due East, 660.76 feet to the North-South 1/4 line of said Section 3; thence along said 1/4 line, Due South, 821.93 feet to the Point of Beginning and containing 10.713 acres.

Subject to the rights of the public for highway purposes along Lawson Road.

Subject to all easements, restrictions, and right of ways of record.

LEGAL DESCRIPTION: (PARCEL 1)

Part of the Southwest 1/4 of Section 3, Town 4 North, Range 4 West, Oneida Township, Eaton County, State of Michigan, described as: Commencing at the South 1/4 Corner of said Section 3; thence Due North, 736.86 feet along the North-South 1/4 line of said Section 3 to the Point of Beginning; thence along the North line of CSX Railroad right of way, N.70°41'56"W., 700.11 feet (N.70°41'51"W., 700.07 feet record); thence Due North, 83.09 feet; thence Due East, 660.76 feet to the North-South 1/4 line of said Section 3; thence along said 1/4 line, Due South, 314.50 feet to the Point of Beginning and containing 3.015 acres.

Subject to the rights of the public for highway purposes along Lawson Road.

Subject to all easements, restrictions, and right of ways of record.

LEGAL DESCRIPTION: (PARCEL 2)

Part of the Southwest 1/4 of Section 3, Town 4 North, Range 4 West, Oneida Township, Eaton County, State of Michigan, described as: Commencing at the South 1/4 Corner of said Section 3; thence Due North, 1051.36 feet along the North-South 1/4 line of said Section 3 to the Point of Beginning; thence Due West, 660.76 feet; thence Due North, 264.00 feet; thence Due East, 660.76 feet to the North-South 1/4 line of said Section 3; thence along said 1/4 line, Due South, 264.00 feet to the Point of Beginning and containing 4.005 acres.

Subject to the rights of the public for highway purposes along Lawson Road.

Subject to all easements, restrictions, and right of ways of record.

LEGAL DESCRIPTION: (PARCEL 3)

Part of the Southwest 1/4 of Section 3, Town 4 North, Range 4 West, Oneida Township, Eaton County, State of Michigan, described as: Commencing at the South 1/4 Corner of said Section 3; thence Due North, 1315.36 feet along the North-South 1/4 line of said Section 3 to the Point of Beginning; thence Due West, 660.76 feet; thence Due North, 243.43 feet; thence Due East, 660.76 feet to the North-South 1/4 line of said Section 3; thence along said 1/4 line, Due South, 243.43 feet to the Point of Beginning and containing 3.693 acres.

Subject to the rights of the public for highway purposes along Lawson Road.

Subject to all easements, restrictions, and right of ways of record.

**R.A. DUTHLER
LAND SURVEYOR LLC**

PH. (810) 724-6532
LANDSURVEYOR@47200.ORG
158 EAST THIRD STREET
IMLAY CITY, MI. 48444

PREPARED FOR:
ZIEMNICK FOSTER ENGINEERING, LLC
SEPTEMBER 2, 2025
JOB# 201122LS_2025 SPLT



RICHARD A. DUTHLER
PROFESSIONAL LAND SURVEYOR
No. 47200



DUTHLERLANDSURVEYOR.COM

SHEET 2 OF 3

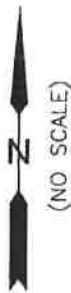
CERTIFICATE OF SURVEY

LEGAL DESCRIPTION: (30-FOOT DRIVEWAY EASEMENT)

Part of the Southwest 1/4 of Section 3, Town 4 North, Range 4 West, Oneida Township, Eaton County, State of Michigan, described as: Commencing at the South 1/4 Corner of said Section 3; thence Due North, 1252.90 feet along the North-South 1/4 line of said Section 3 to the Point of Beginning; thence Due West, 43.10 feet; thence 235.62 feet along the arc of a curve to the left, concave to the Southeast, radius 150.00 feet, central angle of 90°00'00", chord bearing and distance is S.45°00'00"W., 212.13 feet; thence Due South, 51.54 feet to the South line of above described Parcel 2; thence along said South line, Due West, 30.00 feet; thence Due North, 51.54 feet; thence 202.96 feet along the arc of a curve to the right, concave to the Southeast, radius 180.00 feet, central angle of 64°36'11", chord bearing and distance is N.32°18'05"E., 192.37 feet; thence Due North, 49.86 feet to the North line of said Parcel 2; thence along said North line, Due East, 30.00 feet; thence Due South, 38.76 feet; thence 47.76 feet along the arc of a curve to the right, concave to the Southeast, radius 180.00 feet, central angle of 15°12'07", chord bearing and distance is N.82°23'56"E., 47.62 feet; thence, Due East, 43.10 feet to the North-South 1/4 line of said Section 3; thence along said North-South 1/4 line Due South, 30.00 feet to the Point of Beginning.

Subject to the rights of the public for highway purposes along Lawson Road.
Subject to all easements, restrictions, and right of ways of record.

LINE	BEARING	DISTANCE
L1	DUE WEST	43.10'
L2	DUE SOUTH	51.54'
L3	DUE WEST	30.00'
L4	DUE NORTH	51.54'
L5	DUE NORTH	49.86'
L6	DUE EAST	30.00'
L7	DUE SOUTH	38.76'
L8	DUE SOUTH	30.00'
L9	DUE EAST	43.10'



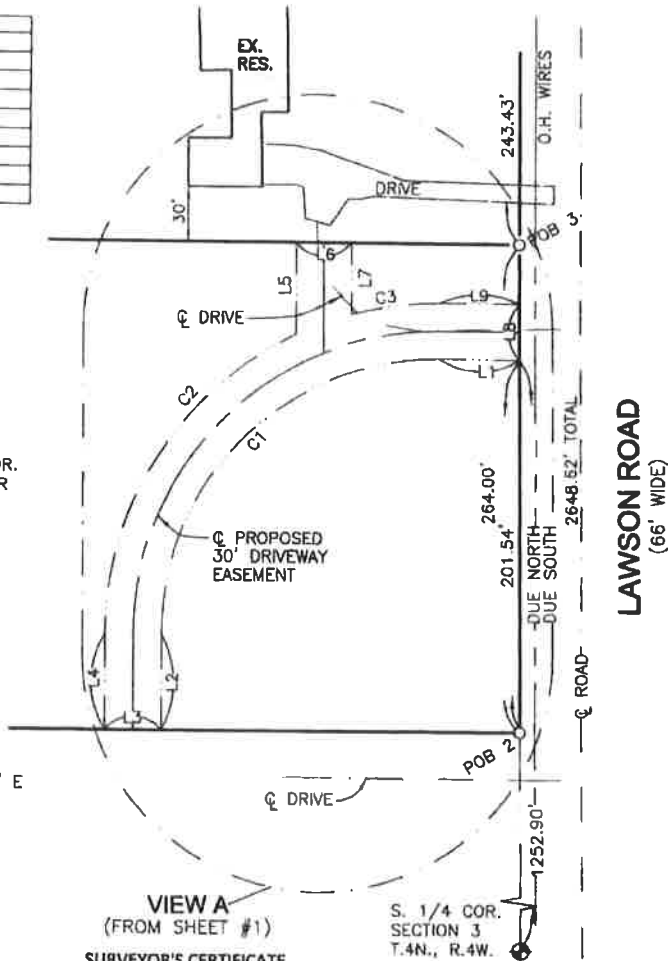
LEGEND

- ◉ - GOVERNMENT COR.
- - FOUND IRON BAR
- - SET IRON BAR
- ◐ - EXISTING WELL
- (M) - MEASURED
- (R) - RECORDED

CURVE 1
L= 235.62'
R=150.00'
Δ =90°00'00"
CB=S 45°00'00" W
CD=212.13'

CURVE 2
L= 202.96'
R=180.00'
Δ =64°36'11"
CB=N 32°18'05" E
CD=192.37'

CURVE 3
L= 47.76'
R=180.00'
Δ =15°12'07"
CB=N 82°23'56" E
CD=47.62'



VIEW A
(FROM SHEET #1)

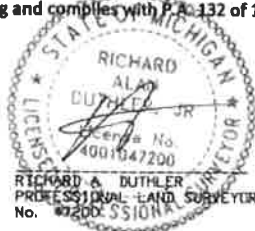
SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and mapped the land above platted and/or described on December 3, 2020 and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying and complies with P.A. 132 of 1970 as amended.

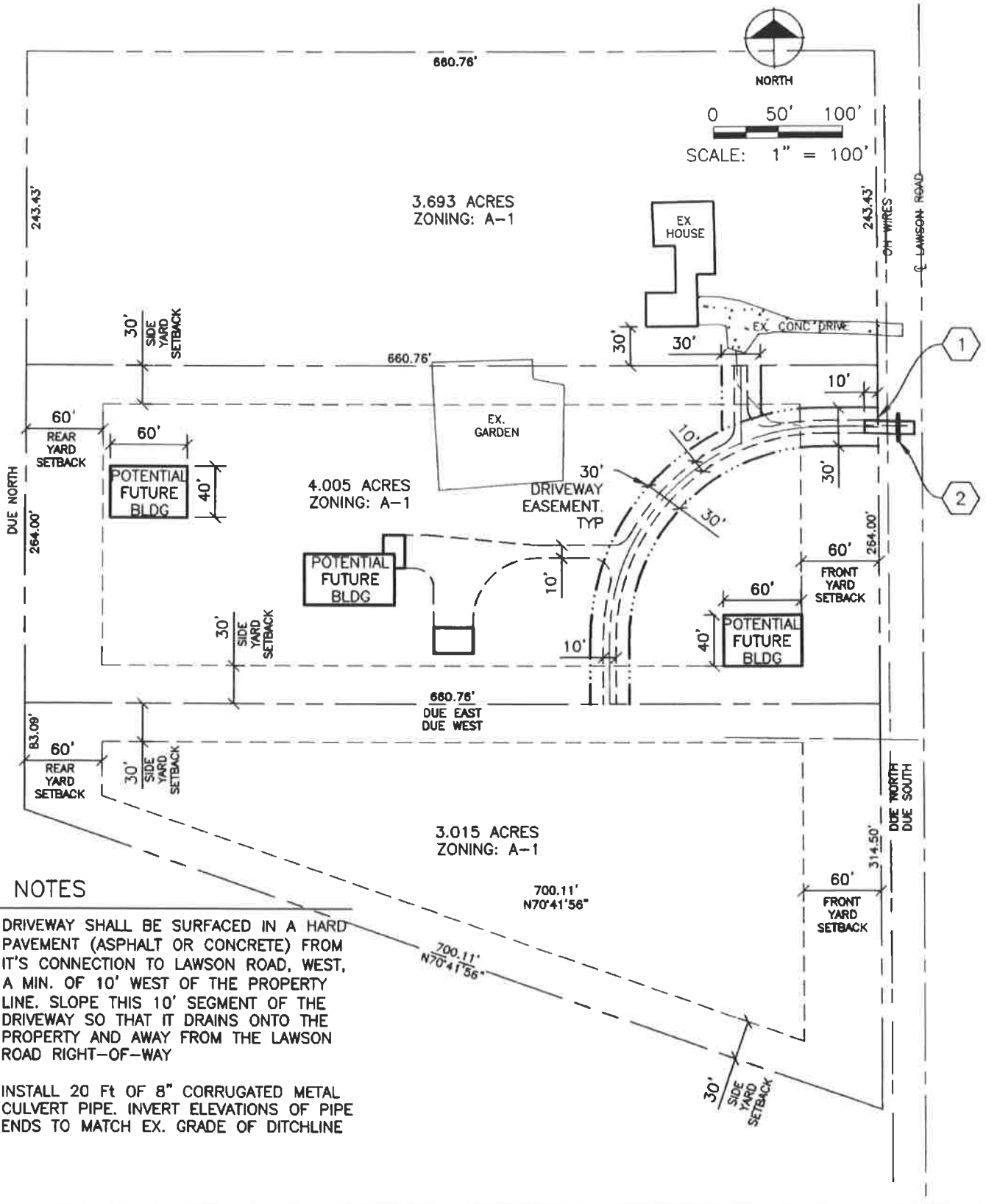
R.A. DUTHLER
LAND SURVEYOR LLC

PH. (810) 724-8532
LANDSURVEYOR@47200.ORG
158 EAST THIRD STREET
MILAY CITY, MI. 48444

PREPARED FOR:
ZIEMNICK FOSTER ENGINEERING, LLC
SEPTEMBER 2, 2025
JOB# 201122LS_2025_SPLIT



DUTHLERLANDSURVEYOR.COM
SHEET 3 OF 3



KEY NOTES

- 1 DRIVEWAY SHALL BE SURFACED IN A HARD PAVEMENT (ASPHALT OR CONCRETE) FROM IT'S CONNECTION TO LAWSON ROAD, WEST, A MIN. OF 10' WEST OF THE PROPERTY LINE. SLOPE THIS 10' SEGMENT OF THE DRIVEWAY SO THAT IT DRAINS ONTO THE PROPERTY AND AWAY FROM THE LAWSON ROAD RIGHT-OF-WAY
- 2 INSTALL 20 Ft OF 8" CORRUGATED METAL CULVERT PIPE. INVERT ELEVATIONS OF PIPE ENDS TO MATCH EX. GRADE OF DITCHLINE

	<p>ZIEMNICK FOSTER ENGINEERING, LLC 12350 Oneida Road Grand Ledge, MI 48837 Tel 317 930 0438</p>	<p>Project Name Reader Land Division Driveway Easement Project Number 25033</p>	<p>Drawing Number C1 Drawing Title PROPOSED DRIVEWAY & EASEMENT Date: 09.22.2025</p>
--	--	---	--



13209 Lawson Rd
10 acres
Zoned - A-1AG
P# 030-003-300-047-00

← #1
← #2

Eaton County Parcels

1 inch equals 376 feet

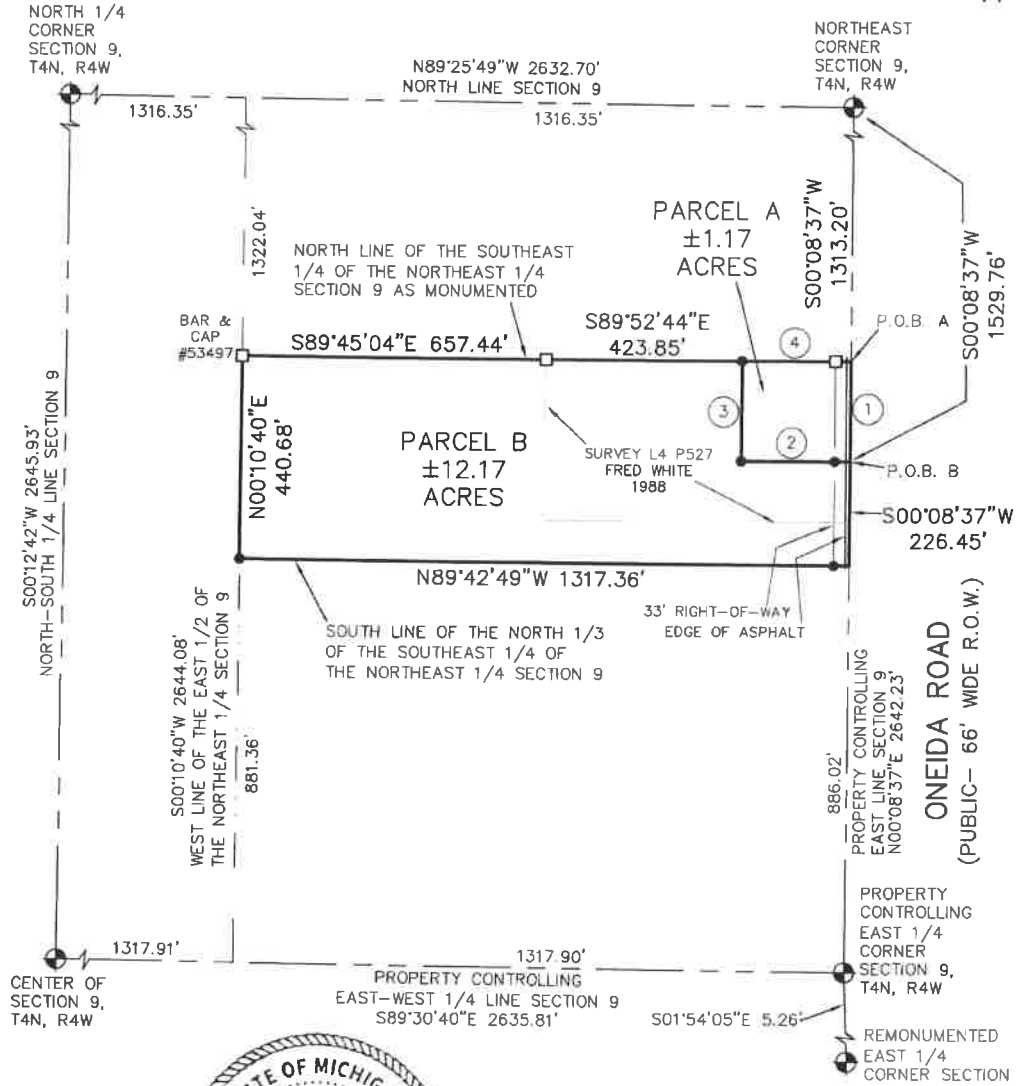


Eaton County, GIS
911 Courthouse D
Franklin, MI 48841

CERTIFIED BOUNDARY SURVEY

FOR: **KAREN BATTEN**

- ① S00°08'37"W 216.56'
- ② N89°51'23"W 235.81'
S89°51'53"E
- ③ N00°08'37"E 216.47'
S00°08'37"W
- ④ S89°52'44"E 235.81'



LEGEND

- = Set 1/2" Bar with Cap
- = Found 1/2" Bar Unless Noted
- = Survey Boundary Line
- - - = Distance Not to Scale

All Dimensions are in Feet and Decimals Thereof.
All Improvements Not Shown.

- NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN
 2. ALL DIMENSIONS ARE AS MEASURED UNLESS NOTED OTHERWISE
 3. SEE SHEET 2 FOR IMPROVEMENT DETAILS OF PARCEL A

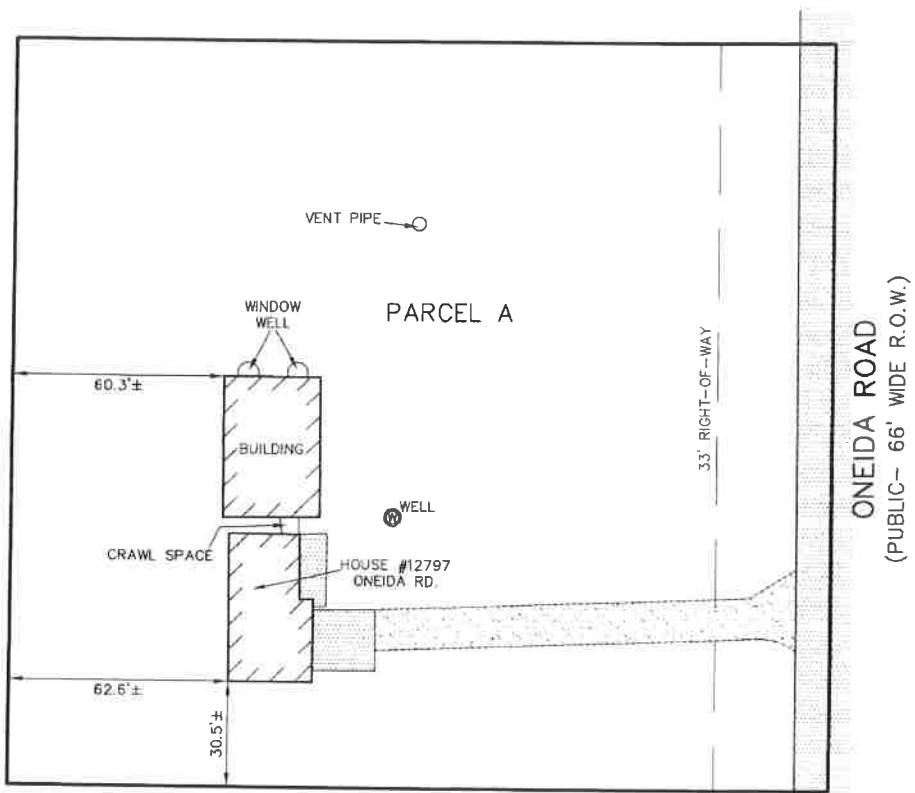
SCALE 1" = 300'



	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS	
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY AN	SECTION 9, T4N, R4W	
FIELD WORK BY HS	JOB NUMBER:	
SHEET 1 OF 4	104797.BND	

CERTIFIED BOUNDARY SURVEY IMPROVEMENT DETAILS OF PARCEL A

FOR: **KAREN BATTEN**



PARCEL B

- NOTES:
 1. EASEMENTS, IF ANY, NOT SHOWN
 2. SEE SHEET 1 FOR BOUNDARY DETAILS

SCALE 1" = 40'



LEGEND

- = Asphalt, Concrete, Deck
- = Gravel
- = Survey Boundary Line
- = Distance Not to Scale
- = Fence
- = Denotes Distance to the Survey Line

All Dimensions are in Feet and Decimals Thereof.

	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS	
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY AN	SECTION 9, T4N, R4W	
FIELD WORK BY HS	JOB NUMBER:	
SHEET 2 OF 4	104797.BND	

CERTIFIED BOUNDARY SURVEY

CERTIFICATE OF SURVEY:

I hereby certify only to the parties named hereon that we have surveyed and divided into two parcels, at the direction of said parties, a parcel of land previously described as:

TAX ID: 030-009-200-076-00
N 1/3 OF SE 1/4 OF NE 1/4. SEC.9, T4N,R4W, ONEIDA TWP

and that we have found or set, as noted hereon, permanent markers to all corners and angle points of the boundaries of said parcels and that the more particular legal descriptions of said parcels are as follows:


Parcel A

A parcel of land in the Northeast 1/4 of Section 9, T4N, R4W, Oneida Township, Eaton County, Michigan, the surveyed boundary of said parcel described as: Commencing at the Northeast corner of said Section 9; thence S00°08'37"W along the Property Controlling East line of said Section 9 a distance of 1313.20 feet to the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 9 as monumented and the point of beginning of this description; thence S00°08'37"W continuing along said East line 216.56 feet; thence N89°51'23"W perpendicular to said East line 235.81 feet; thence N00°08'37"E parallel with said East line 216.47 feet to said North line of the Southeast 1/4 of the Northeast 1/4 of Section 9 as monumented; thence S89°52'44"E along said North line 235.81 feet to the point of beginning; said parcel containing 1.17 acres, more or less, including 0.16 acre, more or less, presently in use as public right-of-way for Oneida Road; said parcel subject to all easements and restrictions, if any.

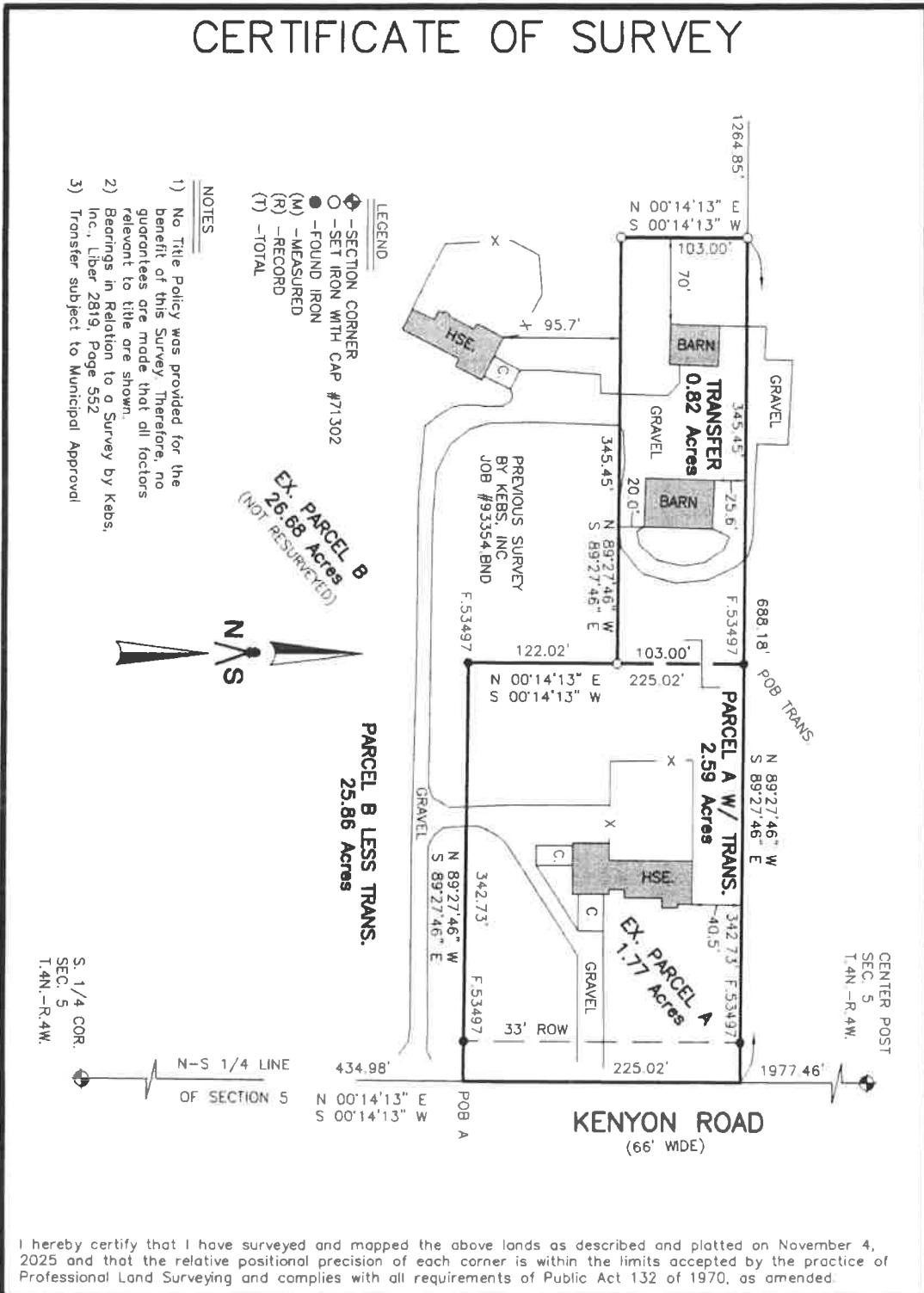
Parcel B

A parcel of land in the Northeast 1/4 of Section 9, T4N, R4W, Oneida Township, Eaton County, Michigan, the surveyed boundary of said parcel described as: Commencing at the Northeast corner of said Section 9; thence S00°08'37"W along the Property Controlling East line of said Section 9 a distance of 1529.76 feet to the point of beginning of this description; thence S00°08'37"W continuing along said East line 226.45 feet to the South line of the North 1/3 of the Southeast 1/4 of the Northeast 1/4 of said said Section 9; thence N89°42'49"W along said South line 1317.36 feet to the West line of the East 1/2 of the Northeast 1/4 of said Section 9; thence N00°10'40"E along said West line 440.68 feet to the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 9 as monumented; thence along said North line the following two courses: S89°45'04"E 657.44 feet; and S89°52'44"E 423.85 feet; thence S00°08'37"E parallel with said Property Controlling East line of Section 9 a distance of 216.47 feet; thence S89°51'23"E perpendicular to said East line 235.81 feet to the point of beginning; said parcel containing 12.17 acres, more or less, including 0.17 acre, more or less, presently in use as public right-of-way for Oneida Road; said parcel subject to all easements and restrictions, if any.



	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805
DRAWN BY AN	SECTION 9, T4N, R4W
FIELD WORK BY HS	JOB NUMBER:
SHEET 3 OF 4	104797.BND

CERTIFICATE OF SURVEY



I hereby certify that I have surveyed and mapped the above lands as described and platted on November 4, 2025 and that the relative positional precision of each corner is within the limits accepted by the practice of Professional Land Surveying and complies with all requirements of Public Act 132 of 1970, as amended.

Andrew Newland

Andrew Newland
Professional Surveyor
No. 4001071302

NEWLAND SURVEYING_{LLC}

(810) 441-0128
8432 SLATTERY ROAD
CLIFFORD, MI. 48727
ANDY@NEWLANDSURVEYING.COM
WWW.NEWLANDSURVEYING.COM



SCALE:
1"=100'

SURVEY FOR: ZIEMNICK FOSTER
ENGINEERING
DATE: NOVEMBER 13, 2025
SECTION: 5
TOWN 4 NORTH
RANGE 4 WEST
ONEIDA TOWNSHIP
EATON COUNTY,
STATE OF MICHIGAN

CERTIFICATE OF SURVEY

SW COR.
SEC. 5
T.4N.-R.4W.

843.00'

SOUTH LINE OF SECTION 5

E. GRAND LEDGE HIGHWAY (M-43)
(100' WIDE)

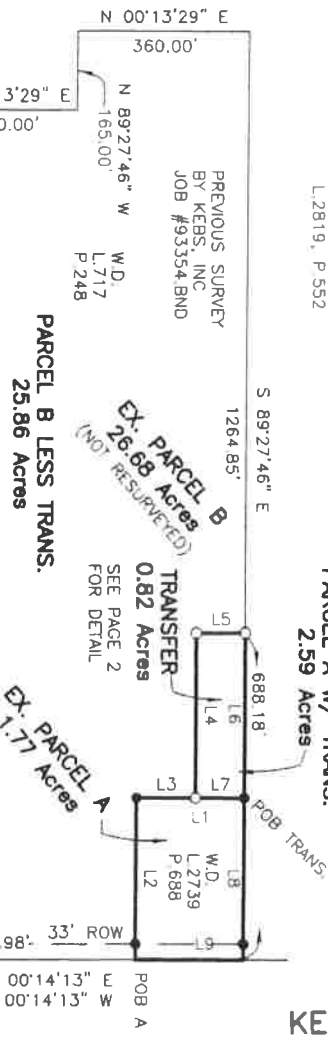
50' ROW

1787.89'

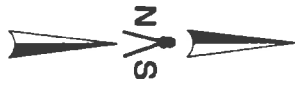
N 89°27'46" W

S 1/4 COR.
SEC. 5
T.4N.-R.4W.

POB B



- NOTES**
- 1) No Title Policy was provided for the benefit of this Survey. Therefore, no guarantees are made that all factors relevant to title are shown.
 - 2) Bearings in Relation to a Survey by Kebb, Inc., Liber 2819, Page 552
 - 3) Transfer subject to Municipal Approval
- LEGEND**
- ◊ - SECTION CORNER
 - - SET IRON WITH CAP #71302
 - - FOUND IRON
 - (M) - MEASURED
 - (R) - RECORD
 - (T) - TOTAL



LINE	BEARING	DISTANCE
L1	N 00°14'13" E	225.02'
L2	N 89°27'46" W	342.73'
L3	N 00°14'13" E	122.02'
L4	N 89°27'46" W	343.45'
L5	N 00°14'13" E	103.00'
L6	S 89°27'46" E	345.45'
L7	S 00°14'13" W	103.00'
L8	S 89°27'46" E	342.73'
L9	S 00°14'13" W	225.02'

O.C.D.
L.2818
P.840

N-S 1/4 LINE 1977.46'

OF SECTION 5

KENYON ROAD
(66' WIDE)

CENTER POST
SEC. 5
T.4N.-R.4W

I hereby certify that I have surveyed and mapped the above lands as described and plotted on November 4, 2025 and that the relative positional precision of each corner is within the limits accepted by the practice of Professional Land Surveying and complies with all requirements of Public Act 132 of 1970, as amended

Andrew Newland
Professional Surveyor
No. 4001071302

NEWLAND SURVEYING_{LLC}

(610) 441-0128
8432 SLATTERY ROAD
CLIFFORD, MI 48727
ANDY@NEWLANDSURVEYING.COM
WWW.NEWLANDSURVEYING.COM



SURVEY FOR: ZIEMNICK FOSTER
ENGINEERING
DATE: NOVEMBER 13, 2025
SECTION: 5
TOWN 4 NORTH
RANGE 4 WEST
ONEIDA TOWNSHIP
EATON COUNTY,
STATE OF MICHIGAN

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION: Existing Parcel A

Part of the Southwest 1/4 of Section 5, Town 4 North, Range 4 West, Oneida Township, Eaton County, State of Michigan described as: Commencing at the South 1/4 Corner of said Section 5; thence along the North-South 1/4 line of said Section 5, N 00°14'13"E, 434.98 feet to the Point of Beginning; thence N 89°27'46"W, 342.73 feet; thence parallel with the said North-South 1/4 line, N 00°14'13"E, 225.02 feet; thence S 89°27'46"E, 342.73 feet to the said North-South 1/4 line, thence along said 1/4 line, S 00°14'13"W, 225.02 feet to the Point of Beginning and containing 1.77 Acres including that part reserved for Kenyon Road. Subject to all easements, restrictions, and right of ways of record

LEGAL DESCRIPTION: Existing Parcel B (not resurveyed)

Part of the Southwest 1/4 of Section 5, Town 4 North, Range 4 West, Oneida Township, Eaton County, State of Michigan described as: Beginning at the South 1/4 Corner of said Section 5; thence along the South line of said Section 5, N 89°27'46"W, 1787.89 feet; thence N 00°13'29"E, 300.00 feet; thence N 89°27'46"W, 165.00 feet; thence N 00°13'29"E, 360.00 feet; thence S 89°27'46"E, 1610.30 feet; thence S 00°14'13"W, 225.02 feet; thence S 89°27'46"E, 342.73 feet to a point on the North-South 1/4 line of said Section 5; thence along said 1/4 line, S 00°14'13"W, 434.98 feet to the Point of Beginning and containing 26.68 Acres including that Part reserved for Kenyon Road and E Grand Ledge Highway Subject to all easements, restrictions, and right of ways of record.

LEGAL DESCRIPTION: Transfer Parcel

Part of the Southwest 1/4 of Section 5, Town 4 North, Range 4 West, Oneida Township, Eaton County, State of Michigan described as: Commencing at the South 1/4 Corner of said Section 5; thence along the North-South 1/4 line of said Section 5, N 00°14'13"E, 660.00 feet; thence N 89°27'46"W, 342.73 feet to the Point of Beginning; thence parallel with the said 1/4 line, S 00°14'13"W, 103.00 feet; thence N 89°27'46"W, 345.45 feet; thence parallel with said 1/4 line, N 00°14'13"E, 103.00 feet; thence S 89°27'46"E, 345.45 feet to the Point of Beginning and containing 0.82 Acres Subject to all easements, restrictions, and right of ways of record

LEGAL DESCRIPTION: Parcel A with Transfer

Part of the Southwest 1/4 of Section 5, Town 4 North, Range 4 West, Oneida Township Eaton County, State of Michigan described as: Commencing at the South 1/4 Corner of said Section 5; thence along the North-South 1/4 line of said Section 5, N 00°14'13"E, 434.98 feet to the Point of Beginning; thence N 89°27'46"W, 342.73 feet; thence parallel with the said North-South 1/4 line, N 00°14'13"E, 122.02 feet; thence N 89°27'46"W, 345.45 feet; thence parallel with said 1/4 line, N 00°14'13"E, 103.00 feet; thence S 89°27'46"E, 688.18 feet to the said North-South 1/4 line, thence along said 1/4 line, S 00°14'13"W, 225.02 feet to the Point of Beginning and containing 2.59 Acres including that part reserved for Kenyon Road. Subject to all easements, restrictions, and right of ways of record

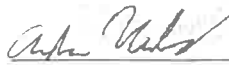
LEGAL DESCRIPTION: Parcel B Less Transfer for tax purposes only

Part of the Southwest 1/4 of Section 5, Town 4 North, Range 4 West, Oneida Township, Eaton County, State of Michigan described as: Beginning at the South 1/4 Corner of said Section 5; thence along the South line of said Section 5, N 89°27'46"W, 1787.89 feet; thence N 00°13'29"E, 300.00 feet; thence N 89°27'46"W, 165.00 feet; thence N 00°13'29"E, 360.00 feet; thence S 89°27'46"E, 1264.85 feet; thence parallel with the North-South 1/4 line of said Section 5, S 00°14'13"W, 103.00 feet; thence S 89°27'46"E, 345.45 feet; thence parallel with the said 1/4 line, S 00°14'13"W, 122.02 feet; thence S 89°27'46"E, 342.73 feet to a point on the said 1/4 line; thence along said 1/4 line, S 00°14'13"W, 434.98 feet to the Point of Beginning and containing 25.86 Acres including that part reserved for Kenyon Road and E Grand Ledge Highway. Subject to all easements, restrictions, and right of ways of record

CENTER POST
SECTION 5 T.4N.-R.4W.
ONEIDA TOWNSHIP
FOUND REMON CAP IN GRAV. ROAD
35.41' N.45°W., TO MAG. IN NE. FC. 12" CHERRY
N.60°E., 69.73' TO TAG #53497 IN NW. FC. PP.
S.65°E., 44.80' TO REMON TAG IN S. FC. PP.
S.80°W., 31.72' TO TAG #53497 IN S. FC. FNC. POST

SOUTHWEST CORNER
SECTION 5 T.4N.-R.4W.
ONEIDA TOWNSHIP
FOUND REMON CAP IN MON. BOX
S.45°E., 66.27' TO MAG. IN NE. FC. PP.
S.30°W., 61.16' TO MAG. IN SE. FC. PP.
S.50°W., 46.81' TO SW. COR. OF CATCH BASIN
N.50°E., 65.72' TO SW. COR. CONC. SLAB

SOUTH 1/4 CORNER
SECTION 5 T.4N.-R.4W.
ONEIDA TOWNSHIP
FOUND REMON CAP IN MON. BOX
S.32°E., 66.70' TO TAG #39100 IN W. FC. PP.
S.58°W., 98.06' TO TAG #39100 IN NW. FC. PP.
N.23°W., 67.36' TO TAG #11370 IN E. FC. PP.
N.50°E., 40.84' TO FOUND IRON BAR AT BACK OF CURB


Andrew Newland
Professional Surveyor
No. 4001071302



(810) 441-0128
8432 SLATTERY ROAD
CLIFFORD, MI, 48727
ANDY@NEWLANDSURVEYING.COM
WWW.NEWLANDSURVEYING.COM



SCALE:
1"=100'

SURVEY FOR: ZIEMNICK FOSTER
ENGINEERING
DATE: NOVEMBER 13, 2025
SECTION: 5
TOWN 4 NORTH
RANGE 4 WEST
ONEIDA TOWNSHIP
EATON COUNTY,
STATE OF MICHIGAN

SHEET 3 OF 3

JOB# 25072

Directions for users to sign up to receive email notifications for Oneida Charter Township Website

- Navigate to the Email Notification Sign Up page located under the Community dropdown
- Type in your email and select the notification categories you are interested in receiving. Options available: Public Notices, Upcoming Events, Board of Trustees, Planning Commission, Zoning Board of Appeals, Announcements
- Click subscribe and go to your email to find the confirmation
- Click the button that says "Click here to confirm your subscription" in the confirmation email

11/25/25

Oneida Charter Township

Selected	Date	Type	No.	Payee	Category	Total	Action
	03/14/2024	Check	22057	EATON COUNTY DRAIN COMMISSION	DRAIN AT LARGE	\$2,974.60	
	08/17/2023	Check	21912	EATON COUNTY DRAIN COMMISSION	DRAIN AT LARGE	\$164,730.00	watson 2 drain pay off
	10/12/2022	Check	21709	EATON COUNTY DRAIN COMMISSION	DRAIN AT LARGE	\$2,645.42	
	09/22/2022	Check	21701	EATON COUNTY DRAIN COMMISSION	DRAIN AT LARGE	\$95,550.00	woodview estates
	01/19/2022	Check	21458	EATON COUNTY DRAIN COMMISSION	DRAIN AT LARGE	\$192,824.77	payoff Glenn No. 2 Drain
	12/31/2021	Check	21451	EATON COUNTY DRAIN COMMISSION	DRAIN AT LARGE	\$204,850.00	Glenn No. 2 Payment 1 of 2
	10/15/2021	Check	21314	EATON COUNTY DRAIN COMMISSION	DRAIN AT LARGE	\$22,293.48	
	02/17/2021	Check	21038	EATON COUNTY DRAIN COMMISSION	DRAIN AT LARGE	\$94,409.66	Lumber drain assessment
	11/13/2020	Check	20907	EATON COUNTY DRAIN COMMISSION	--Split--	\$1,002.37	
	12/05/2019	Check	20445	EATON COUNTY DRAIN COMMISSION	DRAIN AT LARGE	\$425,027.80	Patterson & Dubois drain payoff
	10/17/2019	Check	20378	EATON COUNTY DRAIN COMMISSION	--Split--	\$3,852.66	
	05/28/2019	Check	20167	EATON COUNTY	DRAIN AT LARGE	\$421,531.88	John Earl Payoff

Municipal Inspection Services, Inc.
P. O. Box 146
Grand Ledge, MI 48837

Invoice

Date	Invoice #
12/2/2025	Miisc

Bill To
Oneida Charter Township 11041 Oneida Rd. Grand Ledge, MI 48837

Phone #	Fax #
517-622-8822	517-622-8833

Terms

Item	Quantity	Description	Serviced	Amount
Other		Plan Review - 5677 E Saginaw Hwy (UofM/Sparrow project)		15,000.00

Total			\$15,000.00
Payments/Credits			\$0.00
Balance Due			\$15,000.00

Plan Review Agreement:

5677 E Saginaw Hwy
Grand Ledge MI, 48837

For the sum of fifteen thousand dollars (\$15,000) Municipal Inspection Services Inc. agrees to conduct a comprehensive compliance review of drawings provided for the UofM/Sparrow project (to date) for the Oneida Township Building Authority. Municipal Inspection Services Inc. will coordinate directly with the project manager to resolve any questions or concerns and copy the Building Official on any such correspondence. Fees for trade reviews are not included in this agreement. Such fees are payable through the trade permits at the time of application (at no additional cost to the Oneida Township Building Authority).

Municipal Inspection Services Inc. shall provide review of future submitted plan revisions at the discretion of the Building Official for \$100 per hour with a 2-hour minimum. Municipal Inspection Services Inc. shall also provide building inspections at the discretion of the Building Official for \$100 each (based on the definition of inspections on our trade permits). Municipal Inspection Services personnel may communicate with project management directly but shall ensure the Building Official is alerted to any questions or concerns of significance to the project.

Just a reminder that plan review fees may be additional to your permit fees (unless otherwise indicated on your application). Any fees for 3rd party experts required by the building official are the responsibility of the applicant.

[A] 107.3 Examination of Documents

The building official shall examine or cause to be examined the accompanying submittal documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

Municipal Inspection Services shall submit an invoice for the quoted fee once the review is completed.

Joe Hardin 6NOV25

For Municipal Inspection Services Inc.

Rich Jones 11-10-25
For Onelda Township

11/10/25

U of M Health - Sparrow
Michigan Medicine

The Christman Co.

Building Permit Fees

Foundation = \$ 3,540.00 Rec'd

Structural Steel = \$ 21,405.00 Rec'd

main Build = \$ 24,555.00 To Come

\$ 49,500.00

will be recing an invoice from Joe Hardin -

Municipal Ins Services for \$15,000

for site plan review for 2025 budget year

Michaela Mosher

From: joe hardin <allmanorinspection@gmail.com>
Sent: Monday, October 27, 2025 10:07 AM
To: Jacqueline Kilgore
Cc: Tim Ide; Michaela Mosher; Melissa Goschka
Subject: [External]Re: [External]Re: [External]Agreement for plan review and building inspection assist

good morning. The 15,000 should be within the next month. Inspection count may vary wildly. If we pick 20, we probably won't go over but, Christmas has a habit of calling a good deal of incremental inspections and partials. Tim could mitigate quite a few of these and we'll talk often as things unfold.

Regards,
Joe Hardin
Building/Mechanical Inspector

On Mon, Oct 27, 2025, 9:25 AM Jacqueline Kilgore <jkilgore@oneidatownship.org> wrote:
Hi Joe,

For budgeting purposes, would the \$15,000 be billed in 2025 or 2026. Also, for the \$100/inspection, would you have any rough idea of how many inspections and costs. I understand this can be variable, but just need something to put into the 2026 budget for expenses. Thanks!

Jackie

From: joe hardin <allmanorinspection@gmail.com>
Sent: Friday, October 24, 2025 7:24 PM
To: Tim Ide <building@oneidatownship.org>
Cc: Melissa Goschka <MGoschka@oneidatownship.org>; Jacqueline Kilgore <jkilgore@oneidatownship.org>
Subject: [External]Re: [External]Agreement for plan review and building inspection assist

Our pleasure Tim. This is going to go well. Please feel free to offer any thoughts you have or questions from looking at the plans so we can get those answered as well. This project is bigger than you and I put together, but between you, me and Tim Schultz, we shouldn't miss much. I always say; Doctors and Lawyers get to practice their whole careers, why are we supposed to know everything right now!?

On Fri, Oct 24, 2025 at 7:16 PM Tim Ide <building@oneidatownship.org> wrote:
Joe, I am on board with this and if I have anything to add over the weekend I will let you know. Thanks for the quick response.

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

From: joe hardin <allmanorinspection@gmail.com>
Sent: Friday, October 24, 2025 6:52:33 PM
To: Tim Ide <building@oneidatownship.org>; Melissa Goschka <MGoschka@oneidatownship.org>; Jacqueline Kilgore

<jkilgore@oneidatownship.org>

Subject: [External]Agreement for plan review and building inspection assist

Hi folks.

I will make a formal agreement for us but would like acknowledgement of the following in principal as I intend to get to work (and spending money) immediately.

Municipal Inspections will provide initial plan review and conversations for the U of M/Sparrow building drawings, with Christman and their engineering team, for the sum of \$15,000. Tim Ide will be copied on all correspondence. Once approved, future revisions requiring review (if it is simple, Tim or Ide may approve on the spot) and dialogue with their design team will be handled by us for \$100/hr with a 2 hour minimum per revision. Tim, we will need you to loop us in if you make any judgements or approvals independently so we maintain a common understanding of project expectations.

Further, we will provide building inspection support by your request for \$100/inspection. Inspection terms are identified on our trade permit apps. We may not demand a second inspection fee for something over 15 minutes but will not spend an hour on a site without additional cost. I have already informed the project manager that all building inspection requests are to be requested through your office so that Tim can determine whether he or us (or both) should go. We have 4 building inspectors on our team currently and I would reserve the right to select who attends (though I expect it would mainly be me).

Our plan reviewer Tim Schultz is a building official and has multiple high rise projects under his belt. Dan Fulgham is a former commercial project manager and lives close (Eaton Twp). John Pomaville, our plumbing inspector is also a building inspector and lives in Windsor Twp. He has several commercial projects under his belt. I bring them up as if there is a late afternoon panic order or a requested weekend overtime inspection we would likely send Dan or John due to proximity. After hours inspections would be a minimum of \$300 billable to the contractor. Any such requests will be directed through your office as well.

Tim, I will send you the code language from chapter 1 in the MBC that gives you the authority to require-special inspections, testing or other at "their expense". I do not need to know what your permit fee was, but large projects do not necessarily expect plan review to be included in that. Were you to hire this out to some of the larger firms or even do it in house, no one would be shocked by a fee of 20 to 30K. At a minimum you might charge 10 to 25% of the permit fee and not draw attention.

Christman creates their own emergencies. As long as we are upfront about fees for- their- emergency inspections we will not get push back. Stephanie the PM is very good to work with as well.

Bonus ladies: I lunched with Ellie yesterday and told her we need billing caught up immediately and to start with oldest first. I told her today we need to be caught up because I will be laying out a lot of money for time on these plan reviews and can't wait 90 days to get it back with the BSA expense on top! Cross your fingers...

Tim, please acknowledge agreement in principle ASAP, and all, please offer any comments you have on verbiage or particulars. I'll prepare and send something formal this weekend but it will not be chiseled in stone if we need to tweak it.

I think this will be fantastic for our community.

--

Regards,

Joe Hardin

Building/Mechanical Inspector

--

Regards,

Joe Hardin

Building/Mechanical Inspector

Pay by: 3/1/2026

Payable to: Eaton County Treasurer

Drain Assessment Levies - 2025

Eaton County Drain Office

1045 Independence Blvd, Charlotte, MI 48813

Municipality: Oneida Township

2025-030

Acct No	Drain Name	Total Assessment	Oneida Properties	Oneida Large	At Large	Total Due	Instalment #
243	Bigelow	\$ 1,287.72	\$ 1,152.97	\$ 128.77	\$ -	\$ 1,287.72	1 OF 1
245	Big Thompson	\$ 187,776.08	\$ 1,476.24	\$ 4,115.19	\$ -	\$ 11,591.43	1 OF 1
254	Bond	\$ 10,167.23	\$ 8,585.20	\$ 813.38	\$ -	\$ 9,398.58	1 OF 1
351	Cole, Wright, and Helms	\$ 4,886.37	\$ 530.75	\$ 75.99	\$ -	\$ 606.74	9 OF 10
397	Deer	\$ 2,358.55	\$ 1,568.41	\$ 188.69	\$ -	\$ 1,757.10	1 OF 1
402	Delta Section 17	\$ 43,130.38	\$ 11,046.78	\$ -	\$ -	\$ 11,046.78	16 OF 20
447	Edwards and Smith	\$ 814.26	\$ 686.10	\$ 65.14	\$ -	\$ 751.24	1 OF 1
450	Figg (Roxand)	\$ 11,928.94	\$ 405.55	\$ 27.44	\$ -	\$ 432.99	1 OF 2
495	Glenn NO. 2	\$ 63,366.05	\$ 53,085.01	\$ -	\$ -	\$ 11,085.01	1 OF 20
514	Guinan	\$ 21,722.25	\$ 7,319.08	\$ -	\$ -	\$ 7,919.08	9 OF 10
514	Guinan (M)	\$ 206.21	\$ 100.51	\$ 17.73	\$ -	\$ 118.24	1 OF 1
597	John Earl	\$ 147,339.55	\$ 84,499.88	\$ -	\$ -	\$ 84,499.88	7 OF 20
598	Johnson	\$ 15,346.19	\$ 9,763.14	\$ 1,534.62	\$ -	\$ 11,297.76	1 OF 1
618	Leisher	\$ 1,289.35	\$ 308.05	\$ 33.52	\$ -	\$ 341.57	1 OF 1
631	Lumbert	\$ 21,943.09	\$ 7,816.36	\$ -	\$ -	\$ 7,816.36	6 OF 10
631	Lumbert (M)	\$ 58.48	\$ 11.64	\$ 15.34	\$ -	\$ 26.98	1 OF 1
696	McMullen and Branches	\$ 47,885.35	\$ 42,124.75	\$ 4,070.25	\$ -	\$ 46,195.00	1 OF 1
752	Patterson and Dubois	\$ 74,893.87	\$ 62,728.06	\$ -	\$ -	\$ 62,728.06	6 OF 15
817	Root	\$ 1,527.40	\$ 551.33	\$ 57.74	\$ -	\$ 609.07	1 OF 1
845	Sharp	\$ 23,784.25	\$ 9,823.65	\$ 3,829.26	\$ -	\$ 13,652.91	1 OF 1
857	Skinner	\$ 30,288.28	\$ 22,716.23	\$ 3,028.82	\$ -	\$ 25,745.05	1 OF 2
863	Southerland	\$ 1,388.75	\$ 1,116.00	\$ 111.10	\$ -	\$ 1,227.10	1 OF 1
920	Thornapple & Extension	\$ 40,253.36	\$ 5,766.28	\$ -	\$ -	\$ 5,766.28	15 OF 15
920	Thornapple & Extension (M)	\$ 3,475.07	\$ 364.46	\$ 193.91	\$ -	\$ 558.37	1 OF 1
942	Watson No. 1	\$ 1,756.43	\$ 1,358.86	\$ 146.70	\$ -	\$ 1,505.56	1 OF 10
944	Watson No 2	\$ 55,468.18	\$ 48,084.30	\$ -	\$ -	\$ 48,084.30	3 OF 20
976	Wright, Pardee, and Maxson	\$ 80,641.65	\$ 39,791.36	\$ 8,080.23	\$ -	\$ 47,871.59	1 OF 4
997	Woodview Estates	\$ 55,187.21	\$ 28,407.38	\$ -	\$ -	\$ 28,407.38	4 OF 15
Total		\$ 1,060,160.20	\$ 457,788.33	\$ 26,533.88	\$ -	\$ 484,322.21	

pd. 12/2/25

pd 12/2/25

pd. 12/2/25

Oneida Townships portion
\$ 8379.35 paid in 2025 budget.
\$ 18,154.53 due in 2026