

NOTICE OF PUBLIC HEARING ON THE REQUEST FOR A COMMERCIAL REHABILITATION EXEMPTION CERTIFICATE FOR BAY VALLEY RESORT.

FRANKENLUST TOWNSHIP

PLEASE TAKE NOTICE THAT a Public Hearing shall be held before the Township Board of Frankenlust Township at a regular meeting on **Tuesday, August 12, 2025 at 4:00 p.m.** in the meeting room of the Township Hall located at 2401 Delta Road, Bay City, Michigan 48706, to consider, at the request of the owner of below described property, to consider the application for a Commercial Rehabilitation Exemption Certificate under the provisions of Act 210 of 2005 as amended (Act 210) for rehabilitation of certain real and or personal property generally located north of M-84, north of Delta Road and west of Three Mile Road. These properties are legally described as:

Parcel number 030-900-000-033-00 with an address of 2470 Old Bridge Road, Bay City, Michigan 48706

Parcel number 030-002-400-050-00

COM@E¼POSTSEC2,THALGELNS0°01’45’’W1050FTTOPOB,THS0°01’45’’W 950 FT ALG E LN TO TRAV LN OF N’LY SHORE SQUACONNING CREEK, TH ALG TRAV LN S 22°36’53’’W 463.57 FT, S36°09’17’’W 128.87 FT, N85°26’07’’ 181.73 FT, N64° 20’07’’W 520.71 FT, N78°24’05’’W 105.83 FT, N39°23’44’’W 171.85 FT, N39°37’34’’W 386.87 FT, N86°41’10’’W 82.19 FT, & S70°19’38’’W 289.17 FT, TH S 41°18’43’’W 27.44 FT TO C/L SQUACONNING CREEK, TH S73°46’10’’W 28.49 FT TO W’LY SHORE TRAV LN KOCHVILLE-FRANKENLUST DRAIN, TH ALG TRAV LN S32°32’19’’W 63.31, & S31°16’39’’W 105.38 FT, TH N63°33’42’’W 469.50 FT, TH N20°W 216.91 FT, TH N37°25’12W 125.77’’ FT, TH N20°50’50’’W 56.29 FT, TH N26°56’07’’W 123.10 FT, TH N86°11’08’’W 165.03 FT TO N-S ¼ LN, TH N0°05’00’’W 166.59 FT ALG N-S ¼ LN TO PT S0°05’00’’E 1240.63 FT FROM CTR OF SEC, TH N71°W 230 FT, TH N62°W 510 FT, TH N88°W 570 FT, TH N30°W 200 FT, TH N85°W 700 FT, TH N 38°W 190 FT, TH N05°E 260 FT, TH S87°E 470 FT, TH S 81°E 330 FT, TH N72°E 90 FT, TH N57°04’01’’E 233.64 FT, TH N51°12’32’’E 291.35 FT, TH N89°50’12’’E 275.08 FT, TH S70°31’55’’E 104.2 FT, TH N89°50’12’’E 450 FT TO N-S ¼ LN @ PT S0°05’00’’E 35 FT FROM CTR OF SEC, TH S0°05’00’’E 595 FT ALG N-S ¼ LN, TH N88°11’00’’W 279.4 FT, TH N 239.5 FT, TH N69°01’35’’W224.90 FT, TH S57°W 360 FT, TH S16°W 130 FT, TH S61°44’12’’E 513.69 FT, TH S46°10’32’’E 71.15 FT, TH S50°32’15’’E 162.99 FT, TH N88°28’57’’E 58.86 FT, TH S45°51’53’’E 69.01 FT, TH S73°E 93.88 FT TO N-S ¼ LN, TH N0°05’00’’W 190 FT ALG N-S ¼ LN TO PT S0°05’00’’E 902.3 FT FROM CTR OF SEC, TH N89°45’30’’E 185.3 FT, TH S20°E 30 FT, TH N73°E 100 FT, TH S20°E 200 FT, TH S68°18’00’’E 135.99 FT, TH S60°00’30’’E 147.5 FT, TH N71°50’00’’E 114.5 FT, TH S10°16’19’’E 143 FT, TH S 71°05’00’’E 80 FT, TH N64°45’00’’E 246 FT, TH N52°30’00’’E 103.5 FT, TH S34°30’00’’E 67.5 FT, TH S46°50’00’’ W 160 FT, TH S29°50’00’’W 98 FT, TH S20°10’00’’E 66 FT, TH S66°10’00’’E 70 FT, TH N82°55’00’’ E 76.5 FT, TH N60°10’00’’E 70.5 FT, TH N82°55’00’’E 144 FT, TH S0°05’00’’E 25.54 FT, TH S77°E99.31 FT, TH N78°E 105 FT, TH S78°30’00’’E 102 FT, TH S88°E 105 FT, TH N42°30’00’’E 140 FT, TH N08°30’00’’E 160 FT, TH N36°W 110 FT, TH N56°01’09’’W 260.68 FT, TH N56°14’30’’W 445 FT, TH N22°14’30’’W 285 FT, TH N10°37’31’’W 508.32 FT TO E-W ¼ LN @ PT N89°45’30’’E 1040 FT FROM CTR OF SEC, TH ALG E-W ¼ LN N89°45’30’’E 52 FT, TH N40°W 225 FT, TH N83°35’45’’W 205 FT, TH N63°03’20’’W 275.45 FT, TH N44°08’55’’W 398.83 FT, TH S89°45’30’’W 221.10 FT TO N-S ¼ LN, TH N0°04’30’’W 69.56 FT ALG N-S ¼ LN TO PT N0°04’30’’W 679.45 FT FROM CTR OF SEC, TH N86°24’43’’W 200.94 FT, TH S74°08’47’’W 547.84 FT, TH S89°12’24’’W 606.78 FT, TH ALG W 1/8 LN N0°06’24’’W 249.51 FT, TH N80°31’03’’E 407.41 FT, TH N89°52’14’’E147 FT, TH N67°20’10’’E 285 FT, TH N44°59’41’’E 155 FT, TH S79°59’58’’E 100 FT, TH N69°59’45’’E 120.10 FT, TH S53°49’19’’E 249.80 FT TO N-S ¼ LN, TH ALG N-S ¼ LN N0°04’30’’W 371.53 FT TO 1/8 CORNER, TH S89°59’07’’E 100 FT, TH N58°E 380 FT, TH N 60 FT, TH N26°W 280 FT TH N64°E 70 FT, TH S47°E 270 FT, TH N81°E180 FT, TH N18°E 140 FT, TH N25°W 250 FT, TH N64°E 50 FT, TH S53°E 300 FT, TH N80°E 100 FT, TH N30°E 290 FT, TH N 70°E 180 FT, TH S88°E 100 FT, TH S58°E 280 FT, TH S23°E 220 FT, TH S71°W 330 FT, TH S08°W 160 FT, TH S37°E 220 FT, TH S67°E 240 FT, TH S87°10’26’’E 262.64 FT TH S0°09’50’’W 113.66 FT PLL W/E

SEC LN, TH S89°36’27’’W 160 FT, TH N71°14’32’’W 257.75 FT, TH S 89°36’27’’W 133 FT, TH S31°29’47’’W162 FT, TH S09°59’47’’W 94 FT, TH S10°57’55’’E 47 FT, TH S56°57’55’’E 92 FT, TH S58°32’05’’W 69.05 FT, TH S15°31’26’’E 65 FT, TH N71°15’56’’W 42.31 FT, TH S89°50’11’’W 15.99 FT, TH N10°57’55’’W 439.18 FT, TH S72°02’05’’W 411.47 FT, TH S61°16’46’’W 418.41 FT, TH S0°02’40’’W 159.16 FT, TH S51°43’33’’E 493.93 FT, TH S43°40’22’’E 309.15 FT, TH S72°37’41’’E 345.68 FT TO C/L MUIRHEAD DR EAST, TH ALG C/L SW’LY 73.87 FT ON CURVE TO RT W/ CHD 73.73 FT BRG S06°25’55’’W, TH ALG C/L S0°14’30’’E 118 FT TO E-W ¼ LN @ PT S89°45’30’’W 1143.87 FT FROM E ¼ POST, TH S89°45’30’’W 78.43 FT ALG E-W ¼ LN, TH S26°19’50’’W 40.5 FT, TH S25°47’30’’E 104.3 FT, TH S31°25’20’’E 330 FT, TH S66°06’10’’E 91.40 FT, TH S36°46’00’’E 115.63 FT, TH S20°11’22’’E129.55 FT, TH S65°09’42’’E 908.88 FT TO POB; INCL LAND LYG S OF N’LY SHORE TRAV LN SQUACONNING CREEK TO C/L OF SD CREEK & LAND LYG E OF W’LY SHORE TRAV LN ALG KOCHVILLE-FRANKENLUST DRAIN TO C/L OF SD DRAIN FROM E SEC LN TO COURSE OF N73°W 476.6 FT EXT S’LY TO C/L SD DRAIN, SEC 2 T13N R4E, 148.68 AC +/-; ALSO BEG @ E ¼ POST SEC 2, TH S0°01’45’’WALG E SEC LN 1050 FT, TH N65°09’42’’W 908.88 FT, TH N20°11’22’’W 217.01 FT, TH N12°13’45’’W 138.77 FT, TH N0°01’45’’E 325 FT TO E-W ¼ LN, TH ALG E-W ¼ LN N89°45’30’’E 929.47 FT TO POB, SEC 2 T13N R4E, 17.47 AC +/-; TOTAL ACREAGE OF PARCEL = 166.15 AC +/-

Parcel number 030-002-400-050-07

COM @ E ¼ POST SEC 2, TH N0°09’50’’E 664.45 FT ALG E SEC LN, TH S89°44’05’’W 260 FT TO POB, TH S89°44’05’’W 29 FT, TH S0°09’50’’W 406.33 FT, TH N89°50’10’’W 180 FT, TH N0°09’50’’E 105 FT, TH N89°50’10’’W 137.82 FT, TH S02°12’17’’E 365.56 FT TO E-W ¼ LN, TH S89°45’30’’W 60 FT ALG E-W ¼ LN, TH N02°12’17’’W 450.94 FT TH S 89°50’10’’E 48.34 FT, TH N0°09’50’’E 127.70 FT, TH N89°50’10’’W 60 FT, TH S0°09’50’’W 90.12 FT, TH N89°50’10’’W 123 FT, TH N0°09’50’’E 135 FT, TH S89°50’10’’E 123 FT, TH S0°09’50’’W 39.88 FT, TH S89°50’10’’E 75 FT, TH N0°09’50’’E 134.30 FT, TH S89°50’10’’E 140.50 FT, TH N0°09’50’’E 63.35 FT, TH S89°44’20’’E 65.89 FT, TH NW’LY 89.7 FT ALG CURVE TO LEFT W/CHD 88.38 FT BEG N44°23’02’’W, TH N47°59’48’’E 52.75 FT, TH S33°37’41’’E 150 FT, TH N89°44’05’’E 80 FT, TH S0°09’50’’W 88 FT TO POB, SEC 2 T13N R4E, 4.44 AC +/-

Parcel number 030-002-400-050-08

COM @ E ¼ POST SEC 2, TH ALG E-W ¼ LN S89°45’30’’W 289 FT TO POB, TH CON’T S89°45’30’’W 302.72 FT, TH N02°12’17’’W 365.46 FT, TH S89°50’10’’E 137.82 FT, TH S0°09’50’’W 105 FT, TH S89°50’10’’E 180 FT, TH S0°09’50’’W 258 FT TO POB. SEC 2 T13N R4E, 2.16 AC +/-

Following the public hearing, the Township Board may consider a resolution to approve the Commercial Rehabilitation Exemption Certificate within the Commercial Rehabilitation District under the terms of Act 210. You are welcome to attend, express your views and/or provide written comments or objections at the offices of the Frankenlust Township, 2401 Delta Road, Bay City, Michigan 48706 at the time of hearing.

The Township of Frankenlust will provide necessary reasonable auxiliary aids and services such as signers for the hearing impaired and readers for printed materials being considered at the hearing, to individuals with disabilities who are present at the hearing, upon ten days’ notice. Individuals requiring auxiliary aids or services should contact the Township by writing or calling Dee Ann Lapan, Township Clerk, Township of Frankenlust, 2401 Delta Road, Bay City, Michigan 48706, Telephone: (989) 686-5300, Fax: (989) 686-5370

FRANKENLUST TOWNSHIP BOARD
Dee Ann Lapan, Clerk