PLEASANT PLAINS TOWNSHIP

Lake County, Michigan

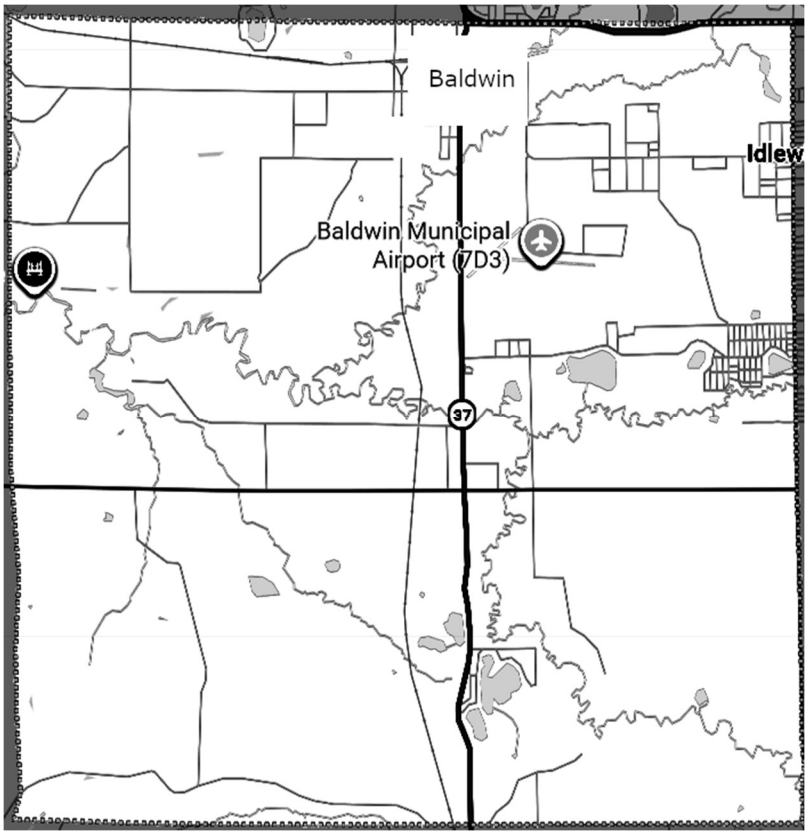
NOTICE OF PUBLIC HEARING

GARBAGE AND RUBBISH COLLECTION AND BLIGHT ABATEMENT

SPECIAL ASSESSMENT DISTRICT NO. 1

NOTICE IS HEREBY GIVEN that the Township Board of Pleasant Plains Township, Lake County, Michigan, on its own initiative, intends to proceed pursuant to Act 188 of the Public Acts of Michigan of 1954, as amended, to make certain public improvements consisting of rubbish and garbage pick-up services and blight abatement and cleanup proceedings within Pleasant Plains Township (but not including the portion of the Township within which the Village of Baldwin is located) in Lake County, Michigan. The garbage and rubbish pick-up component will involve weekly, bi-weekly and/or monthly collection of household garbage, refuse and rubbish for each taxable parcel within the special assessment district via containers placed along public roads. The blight abatement portion of the special assessment district will involve enforcing various Pleasant Plains Township ordinances to cut down on and, in some cases, eliminate outdoor blight, junk, trash and garbage in the Township (outside the Village of Baldwin), including, but not necessarily limited to, possible civil infraction ticket/citation and other court proceedings, inspections and administering the Township ordinances related to blight (the "Public Improvements"). The Township Board has tentatively determined that some or all of the costs of the Public Improvements shall be specially assessed against all taxable parcels within Pleasant Plains Township (located outside of the Village of Baldwin), which are benefitted by the Public Improvements and which together comprise the proposed Garbage and Rubbish Collection and Blight Abatement Special Assessment District No. 1, and which parcels and lots are as follows:

Map-area within the special assessment district:



PLEASANT PLAINS TOWNSHIP

Lake County, Michigan

NOTICE OF PUBLIC HEARING

FIRST PUBLIC HEARING

TAKE NOTICE that the Township Board of Pleasant Plains Township will hold a public hearing on **October 13th 2026 at 6:00PM**. in the **Pleasant Plains Township Hall at 7333 S. M-37, Baldwin, Michigan 49304**, to hear and consider any objections to the proposed Public Improvements, the proposed Special Assessment District, the proposed special assessment, and all other matters relating to the Public Improvements.

TAKE FURTHER NOTICE that a description of the Public Improvements and estimates of cost for the Public Improvements are on file with the Township Clerk for public examination.

PROPERTY SHALL NOT BE ADDED TO THE PROPOSED SPECIAL ASSESSMENT DISTRICT AND THE ORIGINAL ESTIMATE OF COSTS SHALL NOT BE INCREASED BY 10% OR MORE PER YEAR WITHOUT FURTHER NOTICE AND PUBLIC HEARING.

Periodic redeterminations of the costs of the Public Improvements may be necessary, without a change in the Special Assessment District, and in that event, such redeterminations may be made by the Township Board without further notice to record owners or parties in interest in the lands in the Special Assessment District, in accordance with the provisions of said Act 188 (unless the amounts assessed increase by 10% or more from the prior year, in which case notice and public hearing will occur).

TAKE FURTHER NOTICE that a property owner or person in interest must either appear and object at the public hearing or submit a letter of appearance and objection to the Township prior to the public hearing in order to preserve the person's right to appeal the special assessment to the Michigan Tax Tribunal. A record owner of land may appeal a special assessment by filing a written appeal with the Michigan Tax Tribunal within 30 days after written confirmation of the special assessment roll.

Should the Township Board determine at the above-mentioned hearing to approve the proposed special assessment district, then thereafter, a second hearing will be held to confirm the tax roll for the special assessment district.

This notice was authorized by the Township Board of Pleasant Plains Township.

FOR FURTHER INFORMATION, PLEASE CONTACT:

Supervisor Kevin Braddy

Pleasant Plains Township Hall

7333 S. M-37

Baldwin, Michigan 49304

(231) 745-2949, Ext: 5

Dated: September 23rd 2026

Patrick Evans, Township Clerk

PLEASANT PLAINS TOWNSHIP

Lake County, Michigan

NOTICE OF PUBLIC HEARING

Description of Public Improvements; Cost Estimates

The public improvements will be the collection and disposal of garbage and rubbish and also blight abatement in Pleasant Plains Township (for the portions of the Township located outside of the Village of Baldwin). This special assessment district will partially or fully pay for rubbish and garbage pick-up services and also blight abatement and cleanup activities and proceedings within Pleasant Plains Township (but not including the portion of the Township within which the Village of Baldwin is located) in Lake County, Michigan. The garbage and rubbish pick-up component will involve weekly, bi-weekly and/or monthly collection of household garbage, refuse and rubbish for each taxable parcel within the special assessment district via containers placed along public roads or otherwise. The blight abatement portion of the special assessment district will involve enforcing various Pleasant Plains Township ordinances to cut down on and, in some cases, eliminate outdoor blight, junk, trash and garbage in the Township (for the areas of the Township located outside of the Village of Baldwin), including, but not necessarily limited to, possible civil infraction ticket/citation and other court proceedings, inspections and administering the Township ordinances related to blight and also activities to clean up, remove and dispose of such outdoor blight, junk, trash and garbage.

* * *

Garbage and Rubbish Invoiced for 2025 –	$182,935.00
Estimated Number of Parcels in Special Assessment District	2754
Current Cost Per Assessed Parcel per Year	$50.00

Estimated Costs

Projected/Estimated Cost per Assessed Parcel per Year (except for the first year due to the costs for set-up) –	$90.00
Projected/Estimated Total Cost per Year of the Public Improvements -	$247,860
Projected/Estimated Total Cost for the Public Improvements for the Entire Duration of the Special Assessment -	$1,239,300 total

[All costs and assessments are subject to changes and increases as provided by Act 188]