

# **Oakland Township Sentinel**

**Weekly Report on  
Government Meetings - Recent Past and Upcoming  
And Other Items of Interest**

**Issued 3/8/2026.**

# Meetings Last Week (2/20-2/27/26)

## Challenge Your Taxes

### Board of Review Organizational Meeting – 3/3/26, 12 PM

The Board of Review consists of Judy Workings, Leonard Kutschman and Robert Trecapelli and always the Township Supervisor. The first three were appointed 1/14/25 by the Board of Trustees for terms ending January 2028. I'm not sure what they did at the organizational meeting.

According to my 2010 copy of the “Red Book<sup>(1)</sup>”, page p174 –

#### ***The Board of Review has the authority to:***

- ***change the assessed value of a parcel***
- ***change the tentative taxable value***
- ***change the classification***
- ***grant or deny a hardship or poverty exemption***
- ***change qualified agricultural property***
- ***grant exempt status for non-profit organizations or certain or certain religious or charitable properties***
- ***override the decision of the assessor on a principal residence exemption***
- ***change clerical errors, mutual mistakes of fact and items such as addresses, descriptions or name misspellings on an assessment roll at its July and December meetings.***

On page 173 the “Red Book<sup>(1)</sup>” says – ***“The Township Supervisor serves as the Board of Review secretary and is statutorily responsible for the Board of Review Minutes.***

The Board of Review, is described in state law here:

[MCL - 206-1893-BOARD-OF-REVIEW. - Michigan Legislature](#). Property taxes started in 1893. The law has been revised many times; but is still named Act 206 of 1893.

Basically, the Board of Review makes sure tax assessment was done correctly and listens to any taxpayer appeals, in person, or in writing.

There are three ways to better understand Board of Review, listed in what I see as order or priority.

1 – Read the extensive legal notice posted in “**The Record**” newspaper Page 5 of February 25-March 3, 2026 issue. (An on-line annual subscription is \$15; paper \$40, \$1.25 per issue in box in front of Paint Creek Cider Mill, 10 free copies are distributed in Township Hall lobby each week.)

2 – Read the six-page section on “**Board of Review**” in the 2025 edition of the “Red Book”

3 – Read the law on-line at link above.

Past minutes of Board of Review meetings have not been posted on the Township website. Manager Joseph Merucci tells me he will have them posted soon starting with 2025.

## **Data Centers Likely to be Restricted by a Revised Zoning Ordinance**

### **Planning Commission Meeting 3/3/26 – Data Center Zoning, 7 PM**

#### **Summary of the meeting:**

The seven-member Planning Commission voted 5/0 (2 absent) to send a proposed modified ordinance revision to the Board of Trustees for approval at

their second April meeting. See most of the proposed ordinance revisions in the meeting packed here - [753231779.pdf](#).

The modified zoning ordinance restricts data centers to Research and Development zones. There are two such areas. One is the Lyon Gear property at Orion and Collins; the other is on the south side of Silverbell, west of Adams. The Silverbell area is currently occupied by a church, assisted living and residential housing due to the township settlement of a past lawsuit. See these areas on color coded zoning map at this link: [Zoning-Map\\_2026.pdf](#)

The proposed also sets requirements to data centers as a “Special Land Use”

Prior to the meeting Teresa Mulawa suggested that Data Centers be clearly defined in the ordinance as “not essential”. That was a significant addition, in my view.

There were several residents present and three commented on their views of undesirability of data centers in our rural township.

**Draft minutes are not yet available. See the 35 minute video at this link: [Planning Commission - March 3, 2026](#)**

Link to entire 211-page zoning ordinance which is to be revised [LF2570469.pdf](#)

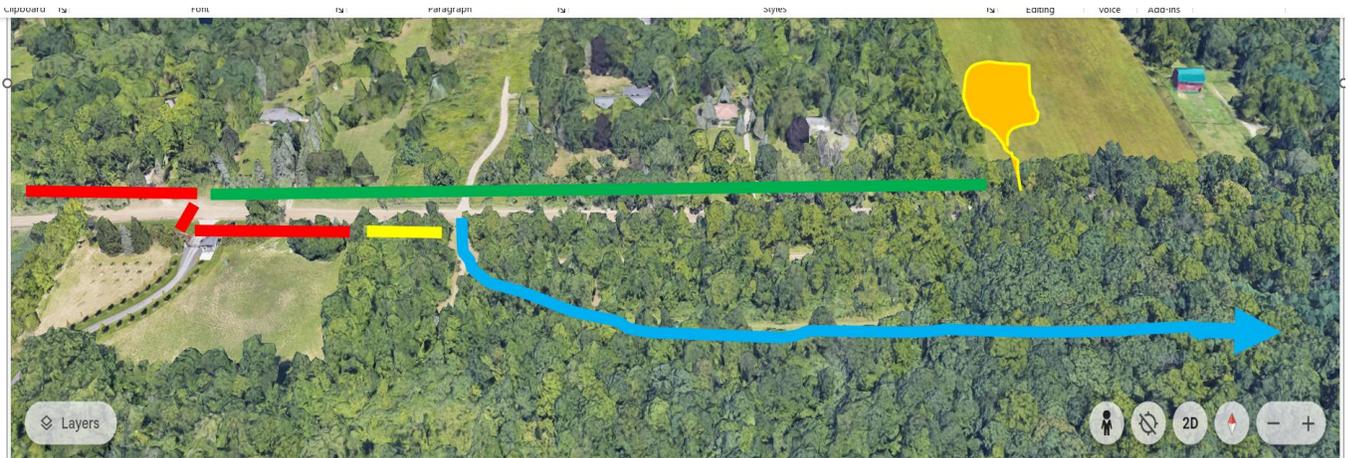
## **Safety Paths and Trails Committee Meeting 3/4/26 – 6 PM**

Draft Minutes are not yet available. See 39 minute video at this link: [Safety Paths & Trails - March 4, 2026](#)

My attempts to summarize the two main agenda items follow:

# Snell Road Path Back Under Study

The committee decided to spend \$6,800 with PEA engineering to see if rather than crossing Snell from north to south as previously proposed (red line below); it could stay on the north side and end at the current Oakland Township Stony Creek Ravine Nature Park border (green line below). If the path stays within the road right-of-way, it will be close to the actual road path (shifted north over the years) and Road Commission for Oakland County may reject it for safety reasons.



## Map Key

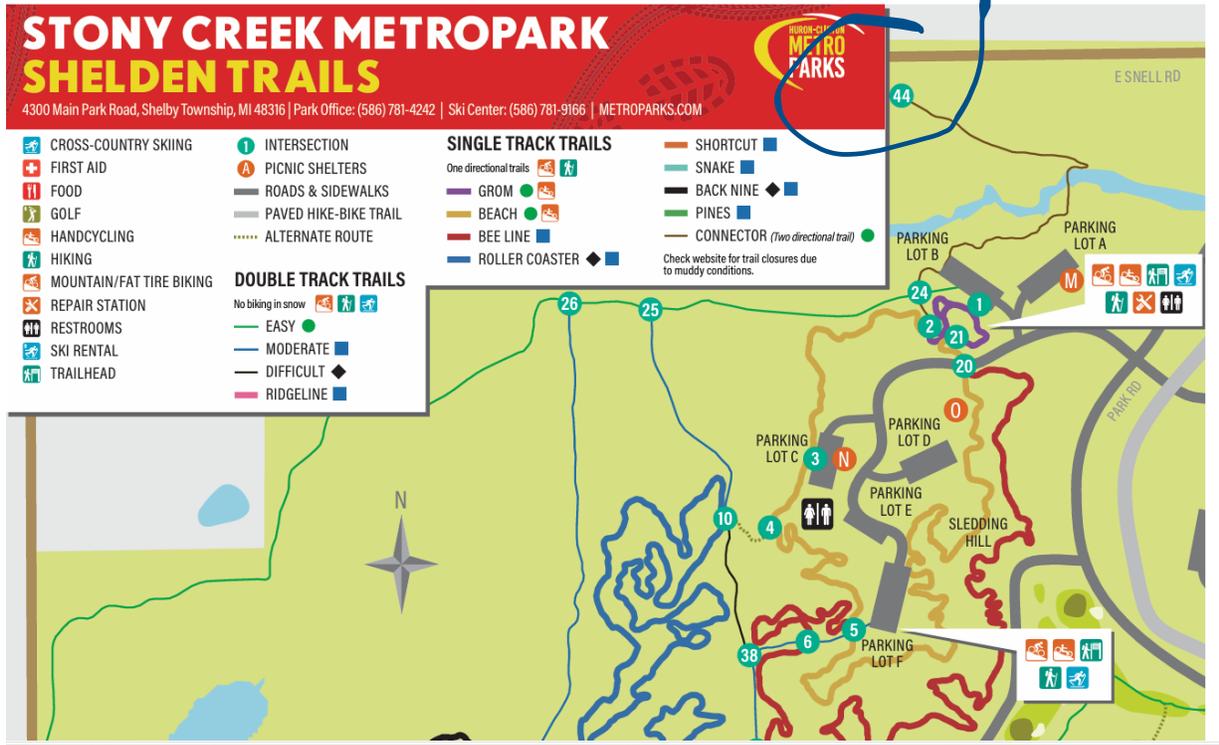
Original SPTC Plan – Oakland Township Builds █

Original SPTC Plan – Stony Creek Metropark Builds – █

Already exists in SCMP – Gravel / dirt, condition less than Paint Creek Trail, Leads to paved park paths via path 44 on Sheldon Trails map (see next page) █

New SPTC path under study into Oakland Township Stony Creek Ravine Nature Park █

Planned SCRNP parking lot – approx. █



Board of Trustee members expressed concerns about the safety of the previous proposed crossing. (Good for them!)

## SPTC approves 122-page detailed Request for Proposals for repair and maintenance of safety paths.

[Charter-Township-of-Oakland-Safety-Paths-2026-Repair-Program-RFP-February-2026-1.pdf](#)

# Meetings This Coming Week (3/9-3/15/2026)

8	9	10	11	12	13	14
	<p>1:00 pm: Board of Review Meeting</p> <p>6:00 pm: Board of Review Meeting</p>	<p>2:00 pm: Board of Trustees Special Meeting</p> <p>7:00 pm: Board of Trustees Meeting</p>	<p>9:00 am: Board of Review Meeting</p> <p>3:00 pm: Board of Review Meeting</p> <p>7:00 pm: Parks and Recreation Commission Meeting</p>			

## Details

**Board of Review 1 PM – 4 PM, Monday, 3/9/26, and**

**Board of Review 6 PM – 9 PM, Monday, 3/9/26**

See details of these Board of Review meetings in the public notice spread over the next two pages.



**PUBLIC NOTICE**  
**CHARTER TOWNSHIP OF OAKLAND**  
**BOARD OF REVIEW**  
**MEETING**

Notice is hereby given to all persons liable to assessment for property taxes in Oakland Township, County of Oakland, State of Michigan that the 2026 Assessment Roll will be subject to review and inspection by the Board of Review which will meet according to the following schedule. All meetings will be held at Township Hall, 4393 Collins Road, Rochester, MI 48306.

**March 3, 2026**

**12:00 p.m. Organizational Meeting Only**  
**(Conference Room)**

**March 9, 2026**

**1:00 p.m. to 4:00 p.m. & 6:00 p.m. to 9:00 p.m.**  
**(Township Board Room)**

**March 11, 2026**

**9:00 a.m. to 1:00 p.m. & 3:00 p.m. to 5:00 p.m.**  
**(Township Board Room)**

**All meetings are held in compliance with Public Act 267 of 1976**  
**(aka: Open Meetings Act)**

**OFFICIAL ASSESSMENT PROTESTS WILL BE HEARD ON AN APPOINTMENT BASIS. Please call the assessing department at (248) 651-4440 to schedule an appointment if you wish to appear before the Board of Review. Written letters of appeal, in lieu of a personal appearance, will be accepted if addressed to the Board of Review at the address of the township and RECEIVED BY THE ASSESSOR'S OFFICE PRIOR TO 1:00 P.M. MARCH 11, 2025.**

**NOTE:**

- FAXED LETTERS AND/OR EMAILED LETTERS OF APPEAL WILL NOT BE ACCEPTED.**
- AN AUTHORIZATION LETTER IS REQUIRED FOR ANY INDIVIDUAL THAT APPEALS ON BEHALF OF A PROPERTY OWNER.**

**Commercial, Industrial and Developmental Real and Personal Property Owners**, per Public Act 174 of 2006, can appeal their assessments directly to the Michigan Tax Tribunal. You do not have to appear before the March Board of Review. A written petition must be filed with the tribunal on or before May 31, 2026.

Any questions regarding the value placed on your property may be reviewed with the Assessing Department prior to the meetings of the Board of Review.

Tentative 2026 equalization ratios and estimated factors for each class of property are as follows:

Class of Property	Ratio	Factor
Agricultural	50.00	1.0000
Commercial	50.00	1.0000
Industrial	50.00	1.0000
Residential	50.00	1.0000
Commercial Personal	50.00	1.0000
Industrial Personal	50.00	1.0000
Utility Personal	50.00	1.0000

**Marie Collias**  
Township Assessor

Publish: 2/11/26, 2/18/26, 2/25/26

Here is a link to the website of the Michigan Tax Tribunal mentioned in the Board of Review notice above. [Michigan Tax Tribunal](#)

## Board of Trustees Special Meeting 2 PM, 3/10/26

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### Charter Township of Oakland

4393 Collins Road, Rochester, Michigan 48306-1670  
Telephone: (248) 651-4440  
Fax: (248) 651-1510  
www.oaklandtwpmi.gov



#### BOARD OF TRUSTEES NOTICE AND AGENDA Tuesday, March 10, 2026

#### 2:00 PM - OAKLAND TOWNSHIP BOARD OF TRUSTEES

- I. **Pledge of Allegiance to the Flag and Roll Call**
- II. **Amendments to the Agenda/Approval of the Agenda**
- III. **PENDING BUSINESS**
  1. Discussion regarding potential paving of Gallagher and Silverbell Roads.
- IV. **Public Comment for items not on the Agenda**
- V. **Adjournment**

This will be a meeting with Road Commission for Oakland County (RCOC) to go over details of the RCOC \$14,000,000 proposal for paving Gallagher and Silverbell from Gallagher east to existing pavement.

No meeting packet is available for this special meeting. I assume RCOC will have many slides.

What we already know is in this recent Sentinel post. Click below.

[Important Public Meeting, March 10, 2-5 PM, Township Hall. Township Board and County Road Commission \(RCOC\) to Review Detailed Proposal for Paving Gallagher and Silverbell from Gallagher West to Existing Pavement. | Oakland Township Sentinel](#)

I guess we must be a very poor township who needs federal handouts to pave pour roads.

After this meeting the Board has their regular meeting at 7 PM. See next page.

## Board of Trustees Regular Meeting 7 PM, Tuesday, 3/10/26

### Charter Township of Oakland

4393 Collins Road, Rochester, Michigan 48306-1670  
Telephone: (248) 651-4440  
Fax: (248) 651-1510  
www.oaklandtwpmi.gov



#### BOARD OF TRUSTEES NOTICE AND AGENDA Tuesday, March 10, 2026

#### 7:00 PM - OAKLAND TOWNSHIP BOARD OF TRUSTEES

- I. **Pledge of Allegiance to the Flag and Roll Call**
- II. **Announcements and Proclamations**
- III. **Amendments to the Agenda/Approval of the Agenda**
- IV. **Public Comment for items not on the Agenda**
- V. **Consent Agenda:**
  - 1. Approval of Bills
    - a. March 10, 2026, invoices in the amount of \$178,572.23. 2
  - 2. Payroll via ACH
  - 3. February 27, 2026, in the amount of \$147,966.74. 25
  - 4. Approval of Minutes
    - a. February 24, 2026 - Special Meeting 26
    - b. February 24, 2026 - Regular Meeting 28
- VI. **Pending Business**
  - 1. Consideration of appointing Mr. Bob Hellow to the Zoning Board of Appeals, term to expire September 1, 2026. 31
  - 2. Consideration of the three-year service agreement with Enertron LLC for telephone and Voice Over-Internet Protocol (VOIP) service. 32
  - 3. Consideration of approving the 2026 Road Graveling Program. 40
  - 4. Consideration of receiving and filing the FY 2025 year-ending final report. 41
  - 5. Consideration of Resolution No. 25-02, a resolution opposing the preemption of local zoning regulations through the adoption of the Housing Readiness Package. 52
- VII. **Public Comment for items not on the Agenda**
- VIII. **Township Manager's Report**
- IX. **Board Reports & Correspondence: Supervisor, Clerk, Treasurer, Trustees**
- X. **Adjournment**

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Here is a link to the meeting packet materials for these above agenda items  
[753234634.pdf](#)

### Summary of Pending Business Items:

**VI-1** – Mr. Hellow appears to be the only applicant for the ZBA opening.

**VI-2** - Dan Hosie, Accounting and Finance Administrator (reports to Manager Joe Merucci) proposes we go with a 3-year contract, instead of monthly for VOIP and save \$4,500. He says in his letter to the Board on page 32 of the packet. ***“Current month to month cost over 36 months would be \$62,264.88 whereas the three-year contract would come to \$57,764.88 a \$4,500 savings.”***

**VI-3** - Check to see if your road is on the list to be improved in 2026 with gravel or asphalt for a total of \$461,832 in township funds. See page 40 of packet.

**VI-4** - See our 2025 financial results with explanations by Dan Hosie on pages 41-51. This gets reviewed / checked by our auditors and they will issue a report in a couple of months.

**VI-5** - See the Board’s proposed resolution opposing the **“Housing Readiness Package”** on page 52. The “Housing Readiness Package” demands allowing 500 square foot homes and trailers on 1500 square lots (30 x 50 for example) if served by public sewer and water. There is a summary on the township website here:

**[Legislation to Circumvent Local Government on Zoning Decisions – Oakland, Charter Township \(Oakland, MI\)](#)**

***and a previous Sentinel post here: [State Lawmakers Propose Sweeping Reduction in local Control of Zoning – Purpose – Affordable Housing – Negative Reaction from Area Elected Officials | Oakland Township Sentinel](#)***

The Michigan Legislature Summary of the Package can be seen here:

**[Summary as Introduced \(02/18/2026\)](#)**

**Board of Review 9AM – 1PM, and 3PM – 5PM Wednesday, 3/11/26**

See details in the public notice on previous pages 9 and 10.

**Parks and Recreation Commission, Wednesday, 3/11/26**

No agenda nor Board packet available yet.

## **Items of Interest**

### **Township Manager – Update of Encyclopedia Page**

We updated the Sentinel Encyclopedia page “***Township Manager***”. You might want to review it. [Township Manager | Oakland Township Sentinel](#).

Many more pages of our Encyclopedia need updating. We are open to suggestions and questions.

### **Footnotes / References**

1 - “***Authorities and Responsibilities of Michigan Township Officials, Boards and Commissions***” (\$81 from Michigan Township Association here: [MTA Store](#).) I have the 2010, not the 2025 edition. I’ve asked RHPL to buy the 2025 issue which no library on MelCat has.