



# 2025 - 2026 WINTER NEWSLETTER



**FRANKENLUST  
TOWNSHIP**  
2401 Delta Rd. Bay  
City, MI 48706

**Office: (989) 686-5300**

**Fax: (989) 686-5370**

**Township Website:**  
[www.frankenlust.org](http://www.frankenlust.org)

## OFFICE HOURS:

**Monday-Thursday  
8:30 AM - 4:00 PM**

The office is  
*CLOSED on Fridays*

## Township Emails:

### **SUPERVISOR -**

[supervisor@frankenlust.com](mailto:supervisor@frankenlust.com)

### **TREASURER -**

[treasurer@frankenlust.com](mailto:treasurer@frankenlust.com)

### **CLERK -**

[clerk@frankenlust.com](mailto:clerk@frankenlust.com)

### **ASSESSOR -**

[assessor@frankenlust.com](mailto:assessor@frankenlust.com)

### **ADMIN ASSISTANT**

*(Handles all permits) -*

[adminasst@frankenlust.com](mailto:adminasst@frankenlust.com)

### **SECRETARY -**

[secretary@frankenlust.com](mailto:secretary@frankenlust.com)

### **SUPERVISOR – Ron Campbell**

**Office Hours: Tuesday 9 AM - 12 PM and Thursday 9 AM - 4 PM**

- **Bay Valley Resort update:** We're excited to share that Bay Valley Resort is continuing to grow right here in Frankenlust Township! **Heatherfields Restaurant** is now open daily after a full renovation-serving a fresh, flavorful menu in a beautiful setting. It's the perfect place for neighbors, friends, and families to gather and enjoy great food close to home. Guests can also enjoy **newly renovated hotel rooms**, offering a modern, comfortable stay for weekend getaways, or special occasions. Bay Valley is proud to be part of our community and looks forward to welcoming everyone as more areas of the resort reopen.
- **Winter Driving Safety Tips:** Drive with care this winter! Slow down on icy roads, allow extra stopping time. Clear snow and ice from your vehicle before driving. Move over and give snow plows and emergency vehicles plenty of room. Check weather and road condition updates before traveling, and stay home if the conditions are dangerous.

### **TREASURER - Amy Stothard**

**Office Hours: Wednesday 9 AM - 4 PM and Thursday 9 AM - 4 PM**

Happy Holidays! It is hard to believe that I have had the pleasure of working as Treasurer for the residents of Frankenlust Township for a year. Thank you for the opportunity! As we move into the winter tax season, please remember to read the back of your tax bill for important payment information.

- **Here are a few key reminders:**
  - **Winter tax collection:** begins December 1, 2025. The final day to pay taxes without interest or penalties is 5:00 PM Tuesday, February 17, 2026. **POST OFFICE POSTMARKS ARE NOT ACCEPTED AS DATE OF PAYMENT.**
  - **Payment Options:** Cash, check, or credit card (a 2.8% fee + \$0.50 per transaction applies to card payments). These charges also apply to debit cards as the transaction is treated as a card payment.
  - **Deferred summer tax bills:** are due on the winter tax bills. Please have a total of all parcels owing when presenting your payment for comparison and accuracy purposes.
  - **Please be sure to:** add a number or email address on the back of your payment stub in case of an error, and present the top portion of your bill to be stamped as received and paid.

### **CLERK - Dee Ann LaPan**

**Office Hours: Monday 9 AM - 4 PM and Tuesday 9 AM - 4 PM**

This will be a busy year full of elections. We have the **Special Primary Election** coming up February 3, 2026, and we have the **Special General Election** May 5, 2026. St. Johns Ev. Lutheran Church of Amelith at 1664 Amelith Road, Bay City will now be our permanent voting location. A letter was sent out in November to remind you of the permanent voting location change along with a map.

- **Absentee Ballots:** Residents may register to vote or be added to the permanent absentee mailing list at anytime to receive an absentee ballot application. Please contact us at 989-686-5300, if you have questions or need more information.
- **Election Inspectors:** We are always looking for Election Inspectors, if you are interested in helping and working on the election sites, please call 989-686-5300 for details.
- **Position Opening:** We are looking to fill the position for Deputy Clerk, if you are interested please contact me at the Township Office.

I hope you have a Merry Christmas & Happy New Year!

## **ASSESSOR - Anissa Zaucha, MAAO**

### **Office Hours: Thursday 9 AM - 1 PM or by appointment**

- Assessments in Michigan are made on an annual basis and are made on December 31, Tax Day. A mass appraisal system is used to update Assessed Values for all properties based on the prior 2- year sales. Each classification of property (residential, agricultural, commercial) are assessed separately based on sales in Frankenlust Township. Occasionally sales from neighboring townships are included if few sales were available to accurately determine market values.
- Assessed values are adjusted to reflect market value in those sales. Taxable Value, the amount used to calculate the tax amount owed, will only increase by the rate of the Consumer Price Index. The CPI is calculated by the State Tax Commission and applied to all properties. If there was a change on the property, home, barn, etc. added or removed; your Taxable Value will change to reflect the addition or subtraction of that value as well as the CPI.
- In February, Change notices will go out to inform all property owners of tentative Assessed and Taxable Values for the 2026 billing year. March Board of Review dates and time will be listed on the notice if you wish to protest your values. You must provide proof to the board for them to consider making a change to your assessment. You may also call or email me to discuss any potential errors as some may not need to go before the board. The best way to contact me is via email: [assessor@frankenlust.com](mailto:assessor@frankenlust.com), or call (989)686-5300 ext. 203, please leave a message.

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## **BUILDING DEPARTMENT**

- Contractors and homeowners are responsible for knowing **which inspections are required** and for scheduling them **at the proper time**. As required by code, permit holders must also provide access to and a means for inspection of the work. Please note that for **Zoning & Building applications, work may NOT begin until your permit has been approved and a copy issued to you**.
- For any permit being applied for (**zoning, building, electrical, mechanical, or plumbing**) the application must be paid for before the permit can be issued. Zoning Permits now include a fee; the **new fee tiers are listed on the updated permit applications**, which are available on our website. Old versions of applications will no longer be accepted for any & all permit types. **Inspectors do not hold office hours and must be contacted directly to schedule inspections:**
  - Zoning Administrator - Patrick Miller: [zoning@frankenlust.com](mailto:zoning@frankenlust.com)
  - Building Inspector - Les Luptowski: (989) 239-0360
  - Mechanical & Plumbing Inspector - Tom Verellen: (989) 246-4817
  - Electrical Inspector - Ken Kaczmarek: (989) 239-6583

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## **FIRE DEPARTMENT - Bryan Kukla, Chief**

Since our founding in 1977, the Frankenlust Township Fire Department has continually focused on meeting the growing needs of our community. Originally we were an all-volunteer department with members donating their time to respond to emergencies. As demands increased, the department gradually transitioned to a paid-on-call model. Under this structure, our firefighters still respond from home but receive modest compensation to help cover their time and expenses. In 2018, the department added our first staff position; a part-time fire chief, working two to three days a week to provide consistent leadership, manage operations, and handle the increasing administrative responsibilities that come with today's fire service. Despite these efforts, staffing—particularly during weekday daytime hours—remains one of our greatest challenges. This issue is not unique to Frankenlust Township; fire departments across the country are struggling to recruit and retain volunteers. Nationally, the number of volunteer firefighters has steadily declined while emergency calls, training requirements, and time commitments have all increased. To address these challenges, many communities like ours are exploring creative staffing models to maintain dependable emergency response without the significant costs associated with a typical full-time department. These adaptations are essential to sustaining reliable public safety services while respecting the financial realities of our Frankenlust Township budget. So that we can all help meet these growing financial demands, Frankenlust residents will be asked to vote on a proposed "Fire Department Millage Increase." Once the actual election date gets closer, we'll provide our residents with more information on this important matter. In the meantime, please know that we will continue to plan forward as we predetermine how this proposed funding will allow us to strengthen our staffing coverage, as well as address rising operational costs so we can continue providing the high-quality service so critical to Frankenlust Township.

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## **NATURE PARK**

- Wild Ones Mid-Mitten chapter donated birch trees to the park in late September and the committee joined them for the planting. With many volunteers it went fast and was enjoyable. Much thanks to the Wild Ones.
- Chippewa Nature Center is still helping with invasive plants throughout the park and the new tree plantings along I-75. They have mowed the southern area in preparation for a wild flower area to be planted next fall.
- Plans are underway for new park signage.
- Volunteers are always welcomed, if interested please contact the township office at (989)686-5300.