

2025 SUMMER NEWSLETTER

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

Office: (989) 686-5300
Fax: (989) 686-5370

Township Website:
www.frankenlust.org

OFFICE HOURS:

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

EFFECTIVE JULY 1ST
The office will now be
OPEN on Wednesdays
CLOSED on Fridays

Township Emails:

SUPERVISOR -
supervisor@frankenlust.com

TREASURER -
treasurer@frankenlust.com

CLERK -
clerk@frankenlust.com

ASSESSOR -
assessor@frankenlust.com

ADMIN ASSISTANT
(Handles all permits) -
adminasst@frankenlust.com

SECRETARY -
secretary@frankenlust.com

SUPERVISOR – Ron Campbell

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

- **Bay Valley Resort Update:** We are excited to share that **Bay Valley Resort & Conference Center** has been purchased by Storie Co., an Indianapolis-based firm specializing in hotels and resorts. Storie Co. plans to invest significantly in the resort and golf course, while maintaining its current use and layout. Bay Valley will remain a hotel and golf destination with on-site dining and banquet facilities. We'll continue to share updates as plans move forward.
- **Reminder:** As farm activity increases, please watch for slow-moving equipment on our roads. Your caution helps keep everyone safe—thank you for sharing the road.
- **Get Involved:** We're building a list of residents interested in serving on Township boards like Planning Commission, ZBA, or Board of Review. No openings now, but we welcome your interest—call the office to be added to the list.
- **Maintenance Help:** The Township is seeking a part-time maintenance person to handle weekly trash pickup, basic grounds care, furnace filter changes, supply runs, and occasional seasonal or building tasks. Flexible schedule with light, consistent duties. If interested, please contact the Township office.

TREASURER - Amy Stothard

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

Hello! I hope you're enjoying the start of summer and all the sunshine it brings. Since being elected last November, I've had the pleasure of meeting many of you who have visited the office, it's been wonderful getting to know our community better. As we move into the summer tax season, please remember to check the back of your tax bill for important payment information.

- **Here are a few key reminders:**
 - **Summer tax collection:** begins *July 1st*. The final day to pay taxes without interest is *5:00 Pm Monday, September 15th*. (Since the 14th falls on a Sunday)—**postmarks are not accepted**.
 - **Payment Options:** Cash, check, debit, or credit card (note: a 2.8% fee + \$0.50 per transaction applies to card payments). Payments can be made online, by mail, in person, or dropped off using the drop box or mail slot.
 - **Deferred Summer Taxes:** If you qualify, please ensure your deferment form is submitted by *September 15th*.
 - **Contact Info:** To help us contact you in case there's an issue with your payment, please include your phone number and email on the back of your tax bill

CLERK - Dee Ann LaPan

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

I hope everyone is enjoying summer with their families and all the beautiful weather.

- **Voting Location:** The Township Board has voted with the consent of the congregational approval to make St. John Ev. Lutheran School of Amelith a permanent location for our in-person voting. A letter will be sent out to communicate this change. We are always looking for volunteers for elections, please contact us at the office if you are interested.
- **Absentee Ballots:** We now have an absentee ballot voter's mailing list. Last year on your application to vote if you checked the box to permanently receive an AV ballot for all elections, your ballot will automatically be sent to you. You can go online to Michigan.gov or contact the Clerk's office at the Township for any questions.
- **Position Opening:** We will have an opening for Deputy Clerk toward the fall. If you are interested in this position, please contact me at the Township Office.

ASSESSOR - Anissa Zaucha

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

- When purchasing a new property, a Property Transfer Affidavit must be completed and submitted to the township Assessor. The PTA provides essential information including whether the Taxable Value should “uncap.”
 - According to MCL 211.27a if there has been a transfer of ownership the taxable value will “uncap” in the year following the transfer. This means that the taxable value for that year will be set to equal the state equalized value.
 - "Transfer of ownership" means the conveyance of title to or a present interest in property, including the beneficial use of the property.
 - For residential property, a common exemption is family transfer. If the seller is related to the buyer (mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter) and the residential real property is not used for any commercial purpose following the transfer then the taxable value will not uncap. The taxable value will be subject to an increase in the Consumer Price Index. The State Tax commission calculates the CPI yearly and increases to taxable value are limited to 5%.
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BUILDING DEPARTMENT

- Inspectors do **NOT** hold office hours. They need to be contacted personally to schedule inspections.
 - **Zoning Administrator** - *Patrick Miller* - zoning@frankenlust.com
 - **Building Inspector** - *Les Luptowski* - (989) 239-0360
 - **Electrical Inspector** - *Ken Kaczmarek* - (989) 239-6583
 - **Mechanical & Plumbing Inspector** - *Tom Verellen* - (989) 246-4817
 - The Building Department has recently updated all permit application forms. Please note that older versions of permit forms will no longer be accepted. To avoid delays, please visit our website to download the most up-to-date versions.
 - We would also like to remind all permit holders and their agents that it is their responsibility to notify the Building Official or Inspector when work is ready for inspection. As required by code, permit holders must also provide access to and a means for inspection of the work.
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FIRE DEPARTMENT - Bryan Kukla, Chief

- The Frankenlust Township Fire Department finished 2024 with 455 calls. We had 310 Rescue/EMS, 12 fires, 12 Hazardous Conditions, 37 Service Calls, 66 Good Intent Calls, and 18 False Alarms. Since April 2025 call volume is already ahead of last year by about a month's worth of calls.
 - Michigan's Move Over Law has been in effect since 2018, but many drivers still fail to follow it. When approaching a stationary emergency vehicle with lights activated—including fire, EMS, police, or tow trucks—you must slow down by at least 10 mph below the speed limit and move over into an open lane, if possible. If moving over isn't safe, slow down and pass with caution, giving responders as much space as possible.
 - WE ARE ALWAYS LOOKING FOR NEW PAID-ON-CALL FIREFIGHTERS! No experience necessary, paid training is provided. Information and applications are available on our website at <https://frankenlust.org/fire-department> or Call Chief Kukla at 989-686-5301.
 - Follow us on Facebook (FrankenlustFDP) to stay up-to-date with us for more information on those upcoming events, community information, and fire safety tips!
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NATURE PARK

- Some visitors have inquired about graveling all trails. However, the remaining un-graveled sections are designated wetlands, so additional graveling is not permitted. Boardwalks are an approved alternative and will be considered as funding allows.
- The Nature Park Committee recently received a \$6,200 grant from the Bay Area Community Foundation to help fund a 200-foot boardwalk on a frequently muddy northeast trail section. Installation is scheduled for June 2025. Many thanks to the Foundation for supporting this project!
- Chippewa Nature Center (CNC) continues to support the park by:
 - Maintaining trails and installing boardwalks
 - Removing invasive plants (most recently in the southern park area)
 - Planting native species, including 70 trees along the east trail near I-75 and 50 potted shrubs in the park's center
- The Nature Park Committee welcomes volunteers! The group meets monthly to discuss ideas, plan and oversee projects, while CNC handles most of the labor. Participation is flexible. To volunteer, donate, or set up a memorial, contact the Township Office.
- Donations/memorials can be made payable to Frankenlust Township Treasurer (please note “Nature Park donation”).
- To provide feedback on the boardwalk or other park topics, visit frankenlust.org and complete a brief survey.