



Antrim County Board of Commissioners



Terry VanAlstine, Chairman

Thursday, March 21, 2024 @ 6:00 p.m.

****PUBLIC HEARING****

Antrim County Building, 2nd Floor, Board of Commissioners Room (Room 209)
203 East Cayuga, Bellaire, MI 49615

*If you require auxiliary aid assistance, contact (231)533-6265

Public Can Observe Virtually Through:

Facebook Livestream

<https://www.facebook.com/AntrimCountyMI/>

AGENDA

CALL TO ORDER:

The Village of Mancelona has presented the Antrim County Board of Commissioners with a petition to alter the boundaries of the Village (see attached).

Public Comment

Members of the public will be given three minutes to comment. Comments must be limited to this topic of discussion only.

VILLAGE OF MANCELONA

PETITION TO THE ANTRIM COUNTY BOARD OF COMMISSIONERS TO ALTER THE BOUNDARIES OF THE VILLAGE OF MANCELONA

This Petition is brought pursuant to MCL 74.6 by the Village of Mancelona, a municipal corporation, by and through its President and Clerk. In support of its petition, the Village of Mancelona states:

1. On December 12, 2023 the Mancelona Village Council passed a resolution entitled "Resolution to Alter the Boundaries of the Village of Mancelona, Antrim County, Michigan," a copy of which is attached hereto and incorporated herein by reference as Exhibit "A".
2. As specified in the attached resolution, the Village of Mancelona requests that its boundaries be altered to include within the Village the following land:

That part of the NW 1/4 of the SW 1/4, Section 20, Town 29 North, Range 6 West, more fully described as: commencing at the west Quarter corner of Section 20; thence east (assumed) along the East and West quarter line of Section 20, 555.57 feet, to the point of beginning; thence East along said quarter line, 214.95 feet, to the westerly line of Highway us 131; thence South 38 22' west, along said westerly line, 170 feet; thence North 83°45' West, 110 feet thence North, 121.44 feet, to the point of beginning.

3. The reasons for the alteration of the Village boundaries are:
 - A. The owner of the property to be included within the Village boundaries, Blarney Castle Oil Company, also owns a contiguous parcel within the Village.
 - B. Blarney Castle has informed the Village that it desires to develop both parcels as a single development site.
 - C. As a result, Blarney Castle has requested that the Village pursue the legal proceedings necessary to transfer its township property into the Village so that both parcels can be developed in compliance with the Village zoning ordinance, as evidenced by the letter of support attached hereto and incorporated herein by reference as Exhibit B.

D. The Township of Mancelona as no objection to the property being included in the Village of Mancelona, as evidenced by its letter of support attached hereto and incorporated herein by reference as Exhibit C

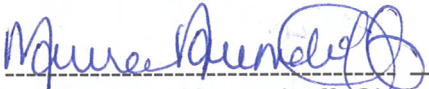
WHEREFORE, the Village of Mancelona asks the Antrim County Board of Commissioners:

- A. To hold a hearing on this petition before the Board of Commissioners, and after such hearing,
- 8. To order and determine that the property described herein be added to the Village of Mancelona and that the boundaries of the Village of Mancelona be altered as stated herein to include said property in the Village of Mancelona.

VILLAGE OF MANCELONA

Date: _____, 2024

By: 
Mike Allison, President

By: 
Maureen Naumcheff, Clerk

VILLAGE OF MANCELONA
Resolution No. 2 of 2023

**RESOLUTION TO ALTER THE BOUNDARIES
OF THE VILLAGE OF MANCELONA,
ANTRIM COUNTY, MICHIGAN**

At a regular meeting of the Mancelona Village Council held in the Village Hall located at 120 West State Street, Michigan, on December 12, 2023 at 7 p.m.

PRESENT: Allison, Biehl, Derror, Elder, MacDonald

ABSENT: n o n e

The following resolution was made by MacDonald and seconded by Biehl, to-wit:

Recitals

- A. Section 6 of Chapter XIV of Act 3 of the Public Acts of 1895, being MCL 74.6, grants a village council the authority to petition the county board of commissions to alter the boundaries of its village.
- B. The Mancelona Village Council has determined that the alteration of the village boundaries is desirable as outlined in this Resolution.

Resolution

NOW, THEREFORE, BE IT RESOLVED that the Village of Mancelona by virtue of the power vested in it under MCL 74.6 does hereby determined to alter its boundaries by including within the Village the following land currently located within Mancelona Township, Antrim County, Michigan and described as follows:

That part of the NW 1/4 of the SW 1/4, section 20, Town 29 North, Range 6 West, more fully described as: commencing at the West Quarter corner of Sect on 20; thence East (assumed) along the East and West quarter line of Section 20, 555.57 feet, to the point of beginning; thence East along said quarter line, 214.95 feet, to the westerly line of Highway US 131; thence South 38 22' west, along said westerly line, 170 feet; thence North 83°45' West, 110 feet; thence North, i21.44 feet, to the point of beginning.

BE IT FURTHER RESOLVED that the reasons for the alteration of the Village boundaries are:

- A. The owner of the property to be included within the Village boundaries, Blarney Castle Oil Company, also owns a contiguous parcel within the Village.
- B. Blarney Castle has informed the Village that it desires to develop both parcels as a single development site.
- C. As a result, Blarney Castle has requested that the Village pursue the legal proceedings necessary to transfer its township property into the Village so that both parcels can be developed in compliance with the Village zoning ordinance, as evidenced by the letter of support attached hereto and incorporated herein by reference as Exhibit B.
- D. The Township of Mancelona as no objection to the property being included in the Village of Mancelona, as evidenced by its letter of support attached hereto and incorporated herein by reference as Exhibit C.

BE IT FURTHER RESOLVED that the Village President and Village Clerk are hereby authorized and directed to file a petition with the Antrim County Board of Commissioners requesting that the Board of Commissioners order and determine that the boundaries of the Village of Central Lake be altered as stated herein;

BE IT FURTHER RESOLVED that the Village Clerk is hereby authorized and directed to publish in a newspaper published in the Village a notice of the time and place when the petition filed with the Antrim County Board of Commissioners will be presented for consideration, said publication being for at least three (3) weeks immediately preceding the presentation of the petition; and

BE IT FURTHER RESOLVED that the Village President and Village Clerk are hereby authorized to take such other and further action as may be necessary to accomplish the purposes set forth herein.

YES: Allison, Biehl, Derrer, Elder, MacDonald

NO: none

RESOLUTION DECLARED ADOPTED.

VILLAGE OF MANCERLONA

By: Michael Allison

Michael Allison

I, the undersigned, the Clerk of the Village of Mancelona, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Mancelona Village Council at its regular meeting held on December 12, 2023 relative to adoption of the resolution therein set forth; that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be made available as required by said Act.

Dated: 12/13/23

Maureen Naumcheff
Maureen Naumcheff, Clerk



Blarney Castle

www.blarneycastleoil.com

Blarney Castle Oil and Propane
P. O. Box 246 Bear Lake, Michigan 49614
Ph: 231.864.3111 Fax: 231.864.2303

October 20, 2023

Maureen Naumcheff
Village of Mancelona Clerk
120 West State Street
P.O. Box 648
Mancelona, Michigan 49659

Re: Letter of Support for Annexation into Village
Parcel 05-11-120-013-00

Dear Ms. Naumcheff:

This letter is in response to your email request on October 16, 2023, to our engineer, Chad Mencarelli, requesting a letter of support from the property owner. Blarney Castle Oil Co. is the owner of the above referenced parcel and we fully support annexation to the Village of Mancelona as part of our planned development on this parcel and the parcel immediately to the north which is already within Village limits. We would like this annexation to become effective immediately after (not before) the demolition of the existing convenience store building which is anticipated to occur during the spring of 2024.

Please let me know if you have any questions or need any additional information.

Sincerely,

James F. Cuthbertson

James F. Cuthbertson, P.E.
Director of Environmental Affairs
231-342-1701

Cc: Bill McCarthy, Blarney Castle Oil Co.
Chad Mencarelli, P.E., Land and Resource Engineering

Township of Mancelona
P.O. Box 332
Mancelona, MI 49659-0332
Phone: (231) 587-8651 Fax: (231) 587-0708

Mancelona Village Council
Mancelona, MI.
November 20, 2023

The Mancelona Township Board is in support for the annex of the E-Z Mart property into the Village of Mancelona. Motion, support, and vote at a regular meeting November 20, 2023.


Mike Biehl
Mancelona Township Clerk