



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

STATE BOUNDARY COMMISSION

PUBLIC HEARING SUMMARY COMMENTS

June 24, 2019

1:30 p.m.

Annexation Petition No. 19-AR-1

The State Boundary Commission (SBC) held a public hearing on Monday, June 24, 2019 at 1:30 p.m. at the City Council Chambers, at Larcom City Hall, 301 East Huron Street, Ann Arbor, Michigan. The public hearing was held to receive public comments on the proposed annexation of land area in the Township of Ann Arbor to the City of Ann Arbor. Enclosed in this document is a summary of the verbal comments provided at the public hearing.

Chairperson Beltramini opened the public hearing at 1:31 p.m. and introduced the Commission Members stating she, Mike Rice, and Dave Datema are State Members, and Stephani Carter and Francis Grohnert are Local Members.

1. Jeffrey Kahan, Ann Arbor City Planner - Our staff is here to answer any question that you may have.
2. Robert White, Resident of Ann Arbor Township – Historically, there was an agreement between the Township and City that Township properties would not be annexed into the City. No one from Ann Arbor Township is happy about this proposed annexation. The cost of taxes will rise and there will be fees to hook-up to water and sewer lines. There are no sewer lines available at the properties being considered. The city is not offering much at a great cost to the taxpayer.
3. Nellie Guibert de Bruet, City of Ann Arbor Resident – Lives adjacent to parcel proposed for annexation. Large trees on the property, lawn, and house unkempt. If the property is annexed, the sidewalk can be extended. Welcomes the annexation. School system?
4. Renaud Guibert de Bruet, City of Ann Arbor Resident – If the property next door is annexed to the City, will the sidewalk be finished on Scio Church Road? Very busy street and was nearly hit by a car due to no sidewalk. Welcomes the annexation.

5. Rachel Portnoy, Ann Arbor Township Resident – One of many homeowners not happy about being annexed to the City. We have well and septic. Unsure of the reason for the annexation. Not aware of the duplication of services the City references. Bottom line is the City wants to create more revenue. Hooking up to city water and sewer is EXTREMELY expensive. We are well over 200 feet from hook-up. Based on estimates received, it will be close to \$50,000 to hook-up to city water and sewer. The City has not given us a choice or more reasonably financial option. The City of Ann Arbor has a rule that hook-ups should be 200 feet from property line and the State says 200 feet from the structure. There is a discrepancy. The city water has PFAS and dioxins. My well has been tested and is clean. I am being forced to pay all this money to hook-up to contaminated water. Please deny annexation.
6. Austra Leipa, Ann Arbor Township Resident – Lives on Hampstead Lane with seven (7) houses. No city or water hookups. Learned to maintain septic and well. City and township agreed to trade services for police, fire, and emergency. Waste management with township. Where would polling and building permit services be? City water and sewer are not available to residents of Hampstead Lane and likely will not be available for years. The annexation will result in paying higher taxes with no service. There is no benefit. Please exclude the seven (7) residents of Hampstead Lane from this proposed annexation.
7. Thomas Wieder, Ann Arbor Township Resident, 2445 Newport Road – The City created the islands all over the area. If there is an inefficient delivery of services, the city created the problem. No one wants to pay higher taxes or the approximate \$12,000 recovery charge to connect to services. A reasonable estimate would be \$2 million to connect to city services that virtually no one needs. The State says hook-ups are to be 200 feet from the structure, but the City has an ordinance that says available hook-up should be 200 feet from the property line. It is almost impossible and would incur a greater cost. Some of the proposed areas for annexation are heavily wooded. Creating the sewer lines would damage a lot of these trees. Not sure of the duplication in services. The annexation is not necessary and should be denied.
8. Dan Papasak, Ann Arbor Township Resident, 2601 Newport Road – The economic challenge the homeowner must bear is not comparable to the benefits. I recommend the annexation be denied.
9. Greg Peterson, Ann Arbor Township Resident, 2453 & 2477 Newport Road – The only reason given for the proposal is to eliminate duplication of services. No one can tell me how much the duplication of services cost. This is just an excuse that makes no sense. The Ann Arbor City 200 feet rule is absurd. The only benefit is garbage pick-up. Taxes will increase 10-12%. Huge trees will be cut down. No benefit to the residents at all! Please help us and reject this proposal.

10. Veronica Sanitate, Ann Arbor Township Resident, 2118 Victoria Circle – We have a well-functioning septic and city water. We have two (2) additional properties vacant with ponds on them. Are those required to have hook-ups? Does not think it is necessary to be annexed.
11. Robert Marans, Ann Arbor Township Resident, 2466 Newport Road – Have lived here about 40 years. The environmental impact to the neighborhood would be catastrophic. We have a lot of trees that shade our property. If they are removed, the cost of our utilities will rise. Property values will decrease. The landscape altered. Please consider the environmental impact.
12. Evangeline Spindler, Ann Arbor Township Resident, 2737 Newport Road – Share the sentiments of previous speakers. No benefit and detrimental impact to environment. Please consider our position and deny this annexation.
13. Tom Gryniewicz, Ann Arbor Township Resident, 2101 Thaler - The property included in the annexation is behind my house where I have a garden. There is nothing on this land that needs service.

The State Boundary Commission Members directed questions to the City of Ann Arbor Planners - Jeffrey Kahan, Kayla Coleman, Troy Bofman.

Chairperson Beltramini – Does the tax increase change the school assessment for Ann Arbor schools?

- Kayla Coleman- No, the school assessment does not change.

Chairperson Beltramini – Will sidewalk improvement be included?

- Kayla Coleman – If sidewalk improvement is a part of the city capital improvement plan, the annexed properties will be included in the plan.

Commissioner Datema – When sidewalks are created, is there an assessment done for it?

- Kayla Coleman – For first time sidewalk installation, a special assessment is to the adjacent property owners.

Commissioner Carter – There has been a concern about the City requiring hook-ups be within 200 feet of the property line and the State requires it be 200 feet from the structure. Has there been a legal determination?

- Troy Bofman, City of Ann Arbor Senior Engineer – From our legal staff, we are to follow the City ordinance, so 200 feet from the property line would be considered available.
- Jeffrey Kahan – On December 3, 2018, City Council took action to direct staff to submit this petition to the Boundary Commission. They also amended the City Utility Code to give property owners who are being annexed by the City 10 years to connect to city water and an additional 18 months to connect to sewer.

Commissioner Datema – What is the average cost to connect to City water and sewer?

- Troy Bofman – Where the infrastructure is already there - about \$12,000. Does not include the homeowner private contractor cost - construct the line to the house. This is an additional cost to the homeowner.

Commissioner Datema – Is this cost spread over time in their property tax or is this a one-time fee?

- Troy Bofman – I believe they can finance the \$12,000 over 10-12 years.
- Kayla Coleman – Depending on the amount of the assessment, but they have a deferment plan option.

Chairperson Beltrami – The average cost to the property owner is \$12,000. What is the high and low end of the price spectrum?

- Troy Bofman- The City charges right around \$12,000.

Chairperson Beltrami- Whether 50 feet from hook-up or 200 feet, the price is the same?

- Troy Bofman- Yes, it is roughly. If there is no dwelling on the property, there is no need for water and sewer, then there is no charge or hook-up.

Commissioner Carter – Has the City done an analysis of the monetary impact this annexation will cause?

- Jeffrey Kahan – The City has not performed any analysis that I am aware of. Currently, the City does provide street resurfacing, streetlights, storm water, parks, police, and fire to the Townships. Other than a duplication in services, there is also the issue of equity. City residents are paying for these services and township residents are not.

Commissioner Carter – Can these services be billed to the township residents?

- Jeffrey Kahan- As far as I know, not without the annexation process.

Commissioner Rice – Do the Townships have their own fire services?

- Jeffrey Kahan – The Townships do have their own fire services. Currently, there are four (4) fire departments, three (3) police departments, and four (4) building departments that serve within the City boundary. There are multiple township and city services being provided within the City.

Commissioner Rice – When there is a fire, doesn't everybody (township, city, emergency) show up anyway?

- Jeffrey Kahan – Yes, often the City goes. Calls are made from cell phones which makes it difficult to determine the location of the emergency to determine whether the City or Township should respond, so both will respond.

Commissioner Rice – So if the townships are annexed, they will pay a higher tax rate for services they already receive now because they will still be serviced by the township?

- Jeffrey Kahan – It is my understanding that if these township islands are annexed it will be the City that services the areas. After annexation, we will have much more clarity about jurisdiction of a call.

Commissioner Rice – Why are these particular areas being proposed for annexation at this time?

- Jeffrey Kahan – There are about 550 parcels we would like to annex eventually. These particular parcels took priority over others because more city improvements are associated with them.
- Kayla Coleman – It is a goal to annex all the township islands and it is just a matter of who is first, but the rest will be proposed for annexation per our City's Council.

Commissioner Carter – As for the vacant lots, is there any reason those properties could not wait until it was necessary?

- Jeffrey Kahan – We felt it would make sense to bring all the parcels in. The tax implications on the vacant parcels is less impactful than those with improvements. We would also not require a vacant parcel to connect to water and sewer.

Chairperson Beltramini called for break at approximately 2:30 p.m.

STATE BOUNDARY COMMISSION

PUBLIC HEARING SUMMARY COMMENTS

June 24, 2019

1:45 p.m. (or immediately following the
Public Hearing for Annexation Petition No. 19-AR-1)
Annexation Petition No. 19-AR-2

The State Boundary Commission (SBC) held a public hearing on Monday, June 24, 2019 at 1:45 p.m. at the City Council Chambers, at Larcom City Hall, 301 East Huron Street, Ann Arbor, Michigan. The public hearing was held to receive public comments on the proposed annexation of land area in the Charter Township of Pittsfield to the City of Ann Arbor. Enclosed in this document is a summary of the verbal comments provided at the public hearing.

The Commission began taking comments from the public at 2:52 p.m.

1. Paul Karmo – The cost of the sidewalk and sewer improvement is \$41,000. Was not aware of the special assessment.
2. Todd & Donna Tramentin, 3950 Platt Road - The property is undeveloped. It has an uninhabitable building that is just used for storage. Our concern is increased taxes and being forced to hook-up to water and sewer that we have no use for.

STATE BOUNDARY COMMISSION

**PUBLIC HEARING
SUMMARY COMMENTS**

June 24, 2019

2:00 p.m. (or immediately following the
Public Hearing for Annexation Petition No. 19-AR-2)
Annexation Petition No. 19-AR-3

The State Boundary Commission (SBC) held a public hearing on Monday, June 24, 2019 at 2:00 p.m. at the City Council Chambers, at Larcom City Hall, 301 East Huron Street, Ann Arbor, Michigan. The public hearing was held to receive public comments on the proposed annexation of land area in the Township of Scio to the City of Ann Arbor. Enclosed in this document is a summary of the verbal comments provided at the public hearing.

The Commission began taking comments from the public at 2:58 p.m.

1. Gail Ristow, City of Ann Arbor Resident, 418 Barber Avenue – Has purchased two (2) connected wooded lots next to home (in the Township of Scio). Created a meditation labyrinth path which is open to the community. I am on a limited income. If the properties are annexed, it would become a hardship to me tax-wise. Frustrated that I may lose these properties due to increased taxes that I cannot afford.

Chairperson Beltramini closed the public hearing for Annexation Petition Nos. 19-AR-1, 19-AR-2, and 19-AR-3 at 3:02 p.m.