

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
STATE BOUNDARY COMMISSION

RECEIVED

NOV 22 2019

Office of Land Survey &
Remonumentation

In the matter of:

Petition Number 19-AR-3

The proposed annexation of land in the Township of Scio to the City of Ann Arbor, Washtenaw County

Agency: Bureau of Construction Codes
Case Type: Annexation

Issued and entered

This 18 day of November, 2019
By Orlene Hawks, Director
Department of Licensing and Regulatory Affairs

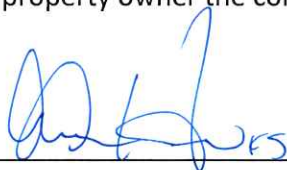
FINAL DECISION AND ORDER

IT IS ORDERED THAT the proposed annexation of territory in the Township of Scio to the City of Ann Arbor is **APPROVED** for the descriptions listed in Exhibit A.

IT IS FURTHER ORDERED THAT the Order shall be effective on the date signed below by the Director of the Department of Licensing and Regulatory Affairs (LARA).

IT IS FURTHER ORDERED THAT the State Boundary Commission shall transmit a copy of this Order with the Summary of Proceedings, Findings and Conclusions to the clerks of the Township of Scio, the City of Ann Arbor, the County of Washtenaw, and the Secretary of State.

Pursuant to MCL 117.9 (12), **IT IS FURTHER ORDERED THAT** the State Boundary Commission shall mail a copy of this Order to each property owner the commission is required to provide notice in MCL 117.9 (2).



Orlene Hawks, Director
Michigan Department of Licensing and Regulatory Affairs

11.18.19

Date

Exhibit A – Description of Subject Area

Petition 1: Vacant

Lot 51, Westover Hills Subdivision, as recorded in Liber 5 of Plats, Page 32, Washtenaw County Records.

Petition 2: Vacant

Lots 55 & 57, Westover Hills Subdivision, as recorded in Liber 5 of Plats, Page 32, Washtenaw County Records.

Petition 3: Vacant

Lot 41 except the North 2 feet in width thereof, and Lot 38, Westover Hills Subdivision, as recorded in Liber 5 of Plats, Page 32, Washtenaw County Records.

Petition 4: Vacant

Lots 64 & 68, Westover Hills Subdivision, as recorded in Liber 5 of Plats, Page 32, Washtenaw County Records.

Petition 5: Vacant

Lots 70 & 72, Westover Hills Subdivision, as recorded in Liber 5 of Plats, Page 32, Washtenaw County Records.

Petition 6: Vacant

Lot 75 except the North 5 feet thereof, Westover Hills Subdivision, as recorded in Liber 5 of Plats, Page 32, Washtenaw County Records.

Petition 7: Vacant

Lot 87, Westover Hills Subdivision, as recorded in Liber 5 of Plats, Page 32, Washtenaw County Records.

Petition 8: Vacant

Lots 108, 109 and 110, Westover Hills Subdivision, as recorded in Liber 5 of Plats, Page 32, Washtenaw County Records.

Petition 9: Vacant

Lots 250, 251 and 252, Scioto Hills Number One as recorded in Liber 8 of Plats, Page 30, Washtenaw County Records.

Petition 10: Vacant

Lots 242 and 243, Scioto Hills Number One as recorded in Liber 8 of Plats, Page 30, Washtenaw County Records.

Petition 11: Vacant

Lots 121 and 123, The Evergreens, as recorded in Liber 7 of Plats, Page 42, Washtenaw County Records.

Petition 12: Vacant

Lot 65, The Evergreens, as recorded in Liber 7 of Plats, Page 42, Washtenaw County Records. Also, the Easterly 30 feet of Parkwood Drive, bound by the extension of the South and North line of Lot 65 to the centerline of Parkwood Drive.

Petition 13: Vacant

The West half of Lot 49, Scioto Hills Subdivision as recorded in Liber 7 of Plats, Page 8, Washtenaw County Records.

Petition 14: Vacant – 2575 Valley Drive

Lot 43, Scioto Hills Subdivision as recorded in Liber 7 of Plats, Page 8, Washtenaw County Records.

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
STATE BOUNDARY COMMISSION

In the matter of:

State Boundary Commission
Petition #19-AR-3

The proposed annexation of land in
Township of Scio to the City of Ann Arbor,
Washtenaw County.

**SUMMARY OF PROCEEDINGS,
FINDINGS & CONCLUSIONS**

SUMMARY OF PROCEEDINGS

1. On March 10, 2019, a petition requesting the annexation of land areas in the Township of Scio to the City of Ann Arbor was filed with the State Boundary Commission (SBC) by the City of Ann Arbor under Section 9(7)(a) of the Home Rule City Act 1909, PA 279, MCL 117.1 to 117.38. MCL 117.9(7)(a). The map and legal description for the area proposed for annexation are included as **Attachment A**. The following contacts were identified:
 - a. City Planner and Petitioner – Jeff Kahan
 - i. 301 East Huron Drive, Ann Arbor, MI 48107
 - ii. Phone: 734-794-6000 x42614
 - iii. Email: jkahan@a2gov.org
 - b. City of Ann Arbor – Jacqueline Beaudry, City Clerk
 - i. 301 East Huron Drive, Ann Arbor, MI 48107
 - ii. Phone: 734-794-6140
 - iii. Email: jbeaudry@a2gov.org
 - c. Township of Scio – Nancy Hedberg, Township Clerk
 - i. 827 North Zeeb Road, Ann Arbor, MI 48103
 - ii. Phone: 734-369-9400
 - iii. Email: nhedberg@ScioTownship.org
 - d. Washtenaw County Clerk – Lawrence Kestenbaum
 - i. 200 North Main, PO Box 8645, Ann Arbor, MI 48104
 - ii. Phone: 734-222-6700
 - iii. Email: kestenbauml@washtenaw.org
2. A Notice of Filing was sent via email to the clerks and Mr. Kahan on March 12, 2019. The letter provided a link to the questionnaires. The City of Ann Arbor returned the

questionnaire on March 14, 2019, and the Township of Scio questionnaire was returned on March 18, 2019. The responses to the questions are included in Attachment B.

3. The Office of Land Survey and Remonumentation (OLSR) computed the window of possible public hearing dates to be any time between June 23 and October 16, 2019. Time-frames are addressed in MCL 117.9 (2) and MCL 123.1008 (3).
4. The Ann Arbor City Clerk arranged for possible dates for a public hearing. This petition is similar in nature to petitions 19-AR-1 and 19-AR-2. To provide enough dates, we requested dates in which all three petitions could be heard on the same day, and individual dates for each specific petition. The dates for all petitions to be heard were June 24, 25 or 28. The dates for individual meetings were June 24, 25 or 28, July 8, 11, 16, 18, 29 or 30. All of them would be in the City Council Chambers at the Ann Arbor City Hall.
5. The SBC state-appointed commissioners reviewed the petition at the April 24, 2019 meeting and found it to be legally sufficient. The date for the Public Hearing was set for June 24, 2019. No alternate date was picked. The public comment period was opened at the conclusion of the meeting.
6. The OLSR received names and addresses of property owners within the described area and any owner of property within 300 feet from the City of Ann Arbor on May 14, 2019. Since the parcels in question are surrounded by property already existing in the City, no information was returned from the Township.
7. OLSR contacted Washtenaw County Probate Judge Darlene O'Brien on April 29, 2019. The names of two qualifying commissioners and two alternates were provided on May 15, 2019.
8. A letter was sent to each owner by certified mail on May 14, 2019, and an announcement was placed in the Ann Arbor News on June 9, 2019.
9. OLSR was notified on June 17, 2019 that the West half of Lot 49, Scio to Hills Subdivision, shown as Petition 13 of this petition, was accepted by the State of Michigan Office of the Great Seal on June 12, 2019 by mutual agreement between the property owner, township and city.
10. Written and public comments were compiled and forwarded to the cities and petitioners for final comments on July 12, 2019.
11. The Recommendations meeting scheduled for August 28, 2019 was cancelled due to a scheduling conflict with the chair.
12. The Recommendations meeting was held on October 16, 2019. Two state Commissioners and two local Commissioners were present. One state Commissioner position is unfilled. A motion was made to approve the petition.

FINDINGS

1. Assessed values would increase for parcels brought into the City of Ann Arbor.
2. The parcels listed were all vacant and not required to connect to public water and sewer until construction of a new home.

COMMISSION CONCLUSIONS

1. The State Boundary Commission has considered the requirements in Section 9 of 1968 PA 191, MCL 123.1009 and has come to the conclusion that these criteria support the majority vote of the Commission. The Commission recommends that in the case of Petition #19-AR-3, Petition for Annexation of land in the Township of Scio to the City of Ann Arbor, Washtenaw County, be approved by the Director of the Department of Licensing and Regulatory Affairs.
2. Pursuant to Executive Reorganization Order 1996-2, this approval is contingent on the concurrence of the Director of the Department of Licensing and Regulatory Affairs.

Attachment A – Legal Descriptions & Maps

PART I

PETITION #1

H-08-25-242-005 (VACANT LOT, TAX DESCRIPTION, NO DEED AVAILABLE)
 LOT 51, WESTOVER HILLS SUBDIVISION, AS RECORDED IN LIBER 5 OF PLATS, PAGE 32,
 WASHTENAW COUNTY RECORDS.

PETITION #2

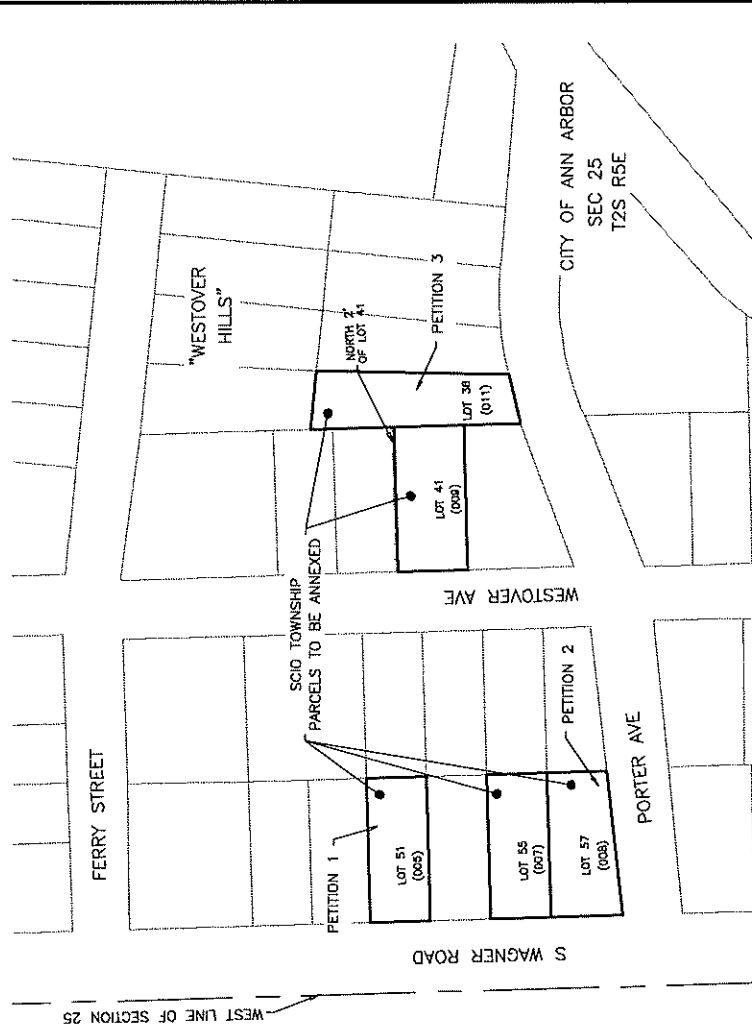
COMBINED DESCRIPTION LOTS 55 AND 57, WESTOVER HILLS SUBDIVISION, AS RECORDED IN
 LIBER 5 OF PLATS, PAGE 32, WASHTENAW COUNTY RECORDS.

THE ABOVE COMBINED DESCRIPTION COMBINES THE FOLLOWING PARCELS:
 H-08-25-242-007 (VACANT LOT, TAX DESCRIPTION, NO DEED AVAILABLE)
 H-08-25-242-008 (VACANT LOT, LIBER 3767 PAGE 872)

PETITION #3

COMBINED DESCRIPTION: LOTS 41 (EXCEPT THE NORTH 2 FEET IN WIDTH THEREOF) AND 38,
 WESTOVER HILLS SUBDIVISION, AS RECORDED IN LIBER 5 OF PLATS, PAGE 32, WASHTENAW
 COUNTY RECORDS.

THE ABOVE DESCRIPTION COMBINES THE FOLLOWING PARCELS:
 H-08-25-249-008 (VACANT LOT, TAX DESCRIPTION, NO DEED AVAILABLE)
 H-08-25-249-011 (VACANT LOT, TAX DESCRIPTION, NO DEED AVAILABLE)




PROJECT MANAGEMENT - PUBLIC SERVICES - CITY OF ANN ARBOR

DATE	18 APRIL, 2017
REVISED	
DRAWN	MAS
SCALE	1" = 100'
SHEET No.	1 of 1

SCIO TOWNSHIP
 PETITION 1, 2 AND 3

301 EAST HURON STREET
 ANN ARBOR, MI 48107-8647
 734-794-6410
 www.a2gov.org



PART I

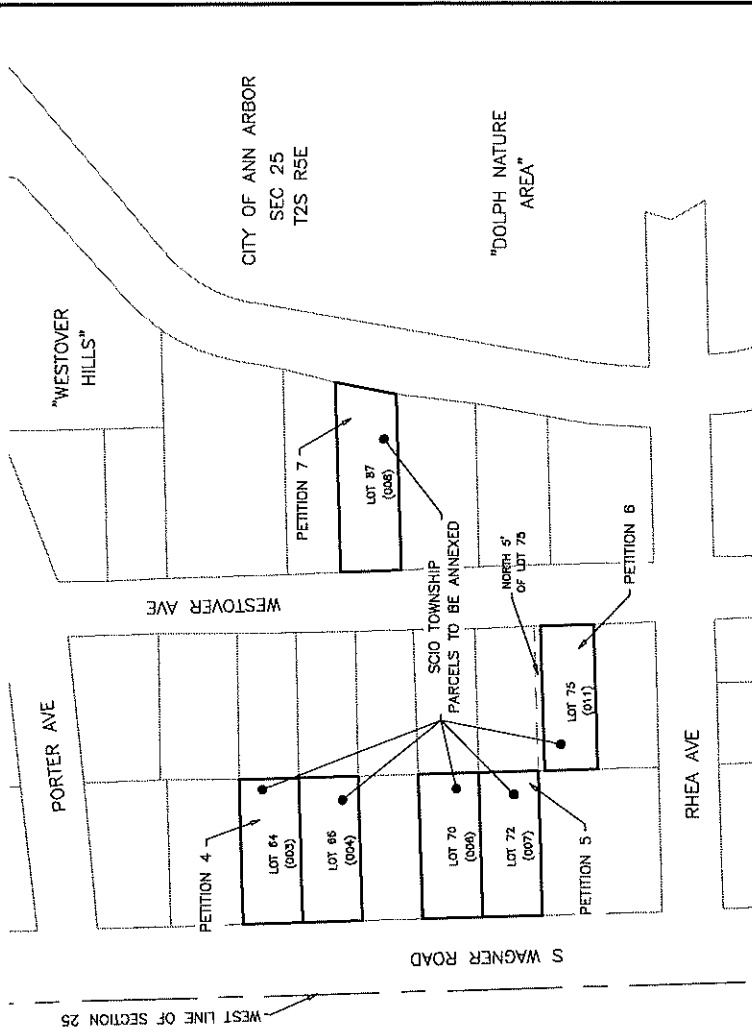
PETITION #4
 COMBINED DESCRIPTION: LOTS 64 AND 66, WESTOVER HILLS, TOWNSHIP OF SCIO, WASHTEENAW COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF.
 THE ABOVE DESCRIPTION COMBINES THE FOLLOWING PARCELS:
 H-08-25-243-004 (VACANT LOT, LIBER 4725 PAGE 77)
 H-08-25-243-003 (VACANT LOT, LIBER 4725 PAGE 77)

PETITION #5
 COMBINED DESCRIPTION: LOTS 70 AND 72, WESTOVER HILLS SUBDIVISION, AS RECORDED IN LIBER 5 OF PLATS, PAGE 32, WASHTEENAW COUNTY RECORDS.

THE ABOVE DESCRIPTION COMBINES THE FOLLOWING PARCELS:
 H-08-25-243-006 (VACANT LOT, TAX DESCRIPTION, NO DEED AVAILABLE)
 H-08-25-243-007 (VACANT LOT, TAX DESCRIPTION, NO DEED AVAILABLE)

PETITION #6
 H-08-25-243-011 (VACANT LOT, LIBER 4745 PAGE 452)
 LOT 75, EXCEPT THE NORTH 5 FEET THEREOF, OF WESTOVER HILLS, AS RECORDED IN LIBER 5 OF PLATS, PAGE 32, WASHTEENAW COUNTY RECORDS.

PETITION #7
 H-08-25-247-008 (VACANT LOT, TAX DESCRIPTION, NO DEED AVAILABLE)
 LOT 87, WESTOVER HILLS SUBDIVISION, AS RECORDED IN LIBER 5 OF PLATS, PAGE 32, WASHTEENAW COUNTY RECORDS.




PROJECT MANAGEMENT - PUBLIC SERVICES - CITY OF ANN ARBOR

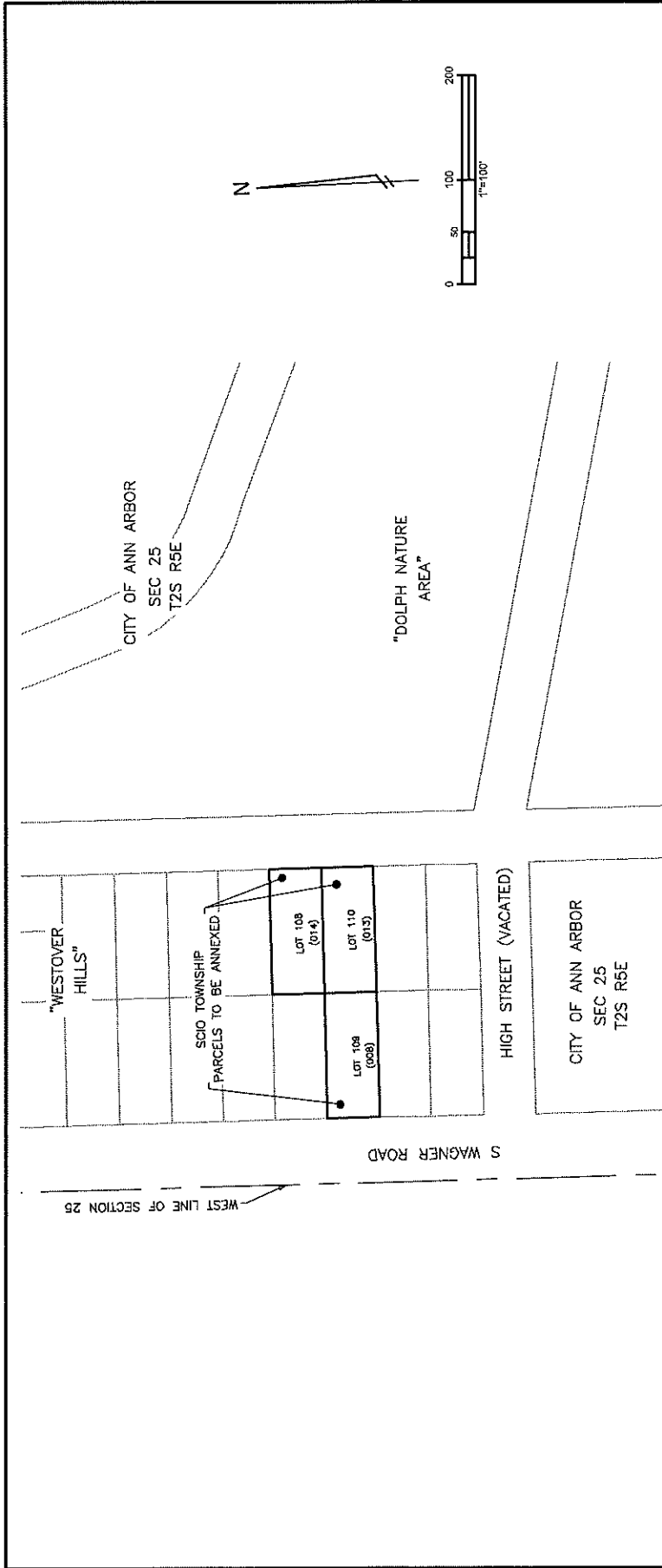
DATE	18 APRIL, 2017
REVISED	
DRAWN	MAS
SCALE	1" = 100'
SHEET No.	1 of 1

SCIO TOWNSHIP
 PETITION 4, 5, 6 AND 7


301 EAST HURON STREET
 ANN ARBOR, MI 48107-8647
 734-794-6410
 www.a2gov.org



PART I



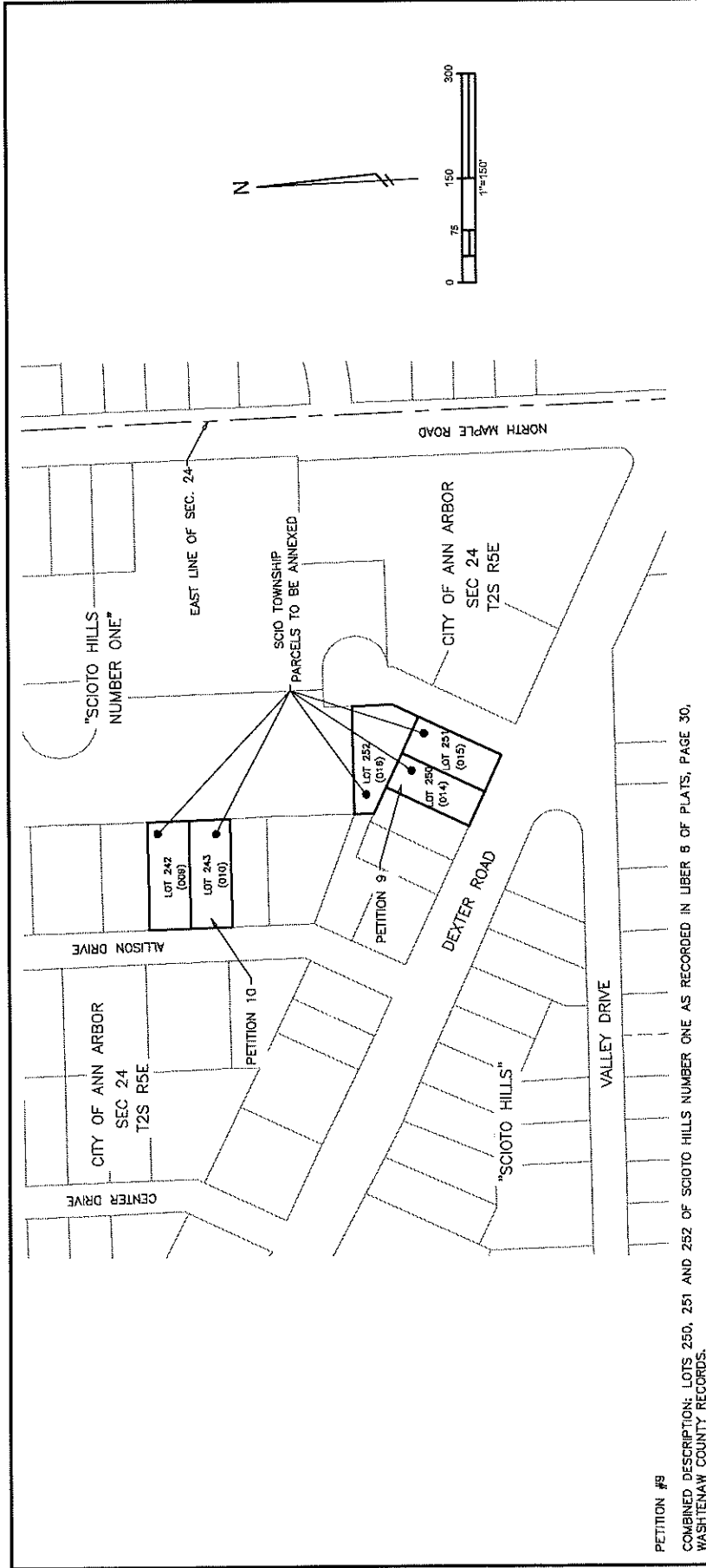
PROJECT MANAGEMENT - PUBLIC SERVICES - CITY OF ANN ARBOR

	DATE	18 APRIL, 2017
	REVISED	
SCIO TOWNSHIP PETITION 8	DRAWN	MAS
301 EAST HURON STREET ANN ARBOR, MI 48107-8647 734-794-6410 www.a2gov.org	SCALE	1" = 100'
	SHEET No.	1 of 1

COMBINED DESCRIPTION: LOTS 108, 109 AND 110 OF WESTOVER HILLS, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25, SCIO TOWNSHIP, WASHTEENAW COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 5 OF PLATS, PAGE 32, WASHTEENAW COUNTY RECORDS.

THE ABOVE DESCRIPTION COMBINES THE FOLLOWING PARCELS:
 H-08-25-244-008 (VACANT LOT, LIBER 4073 PAGE 67)
 H-08-25-244-013 (VACANT LOT, LIBER 4073 PAGE 67)
 H-08-25-244-014 (VACANT LOT, LIBER 4073 PAGE 67)

PART I



PETITION #9

COMBINED DESCRIPTION: LOTS 250, 251 AND 252 OF SCIOTO HILLS NUMBER ONE AS RECORDED IN LIBER 8 OF PLATS, PAGE 30, WASHINGTON COUNTY RECORDS.


THE ABOVE DESCRIPTION COMBINES THE FOLLOWING PARCELS:
 H-08-24-481-014 (VACANT LOT, LIBER 1964 PAGE 353)
 H-08-24-481-015 (VACANT LOT, LIBER 1964 PAGE 353)
 H-08-24-481-016 (VACANT LOT, LIBER 1964 PAGE 353)

PETITION #10

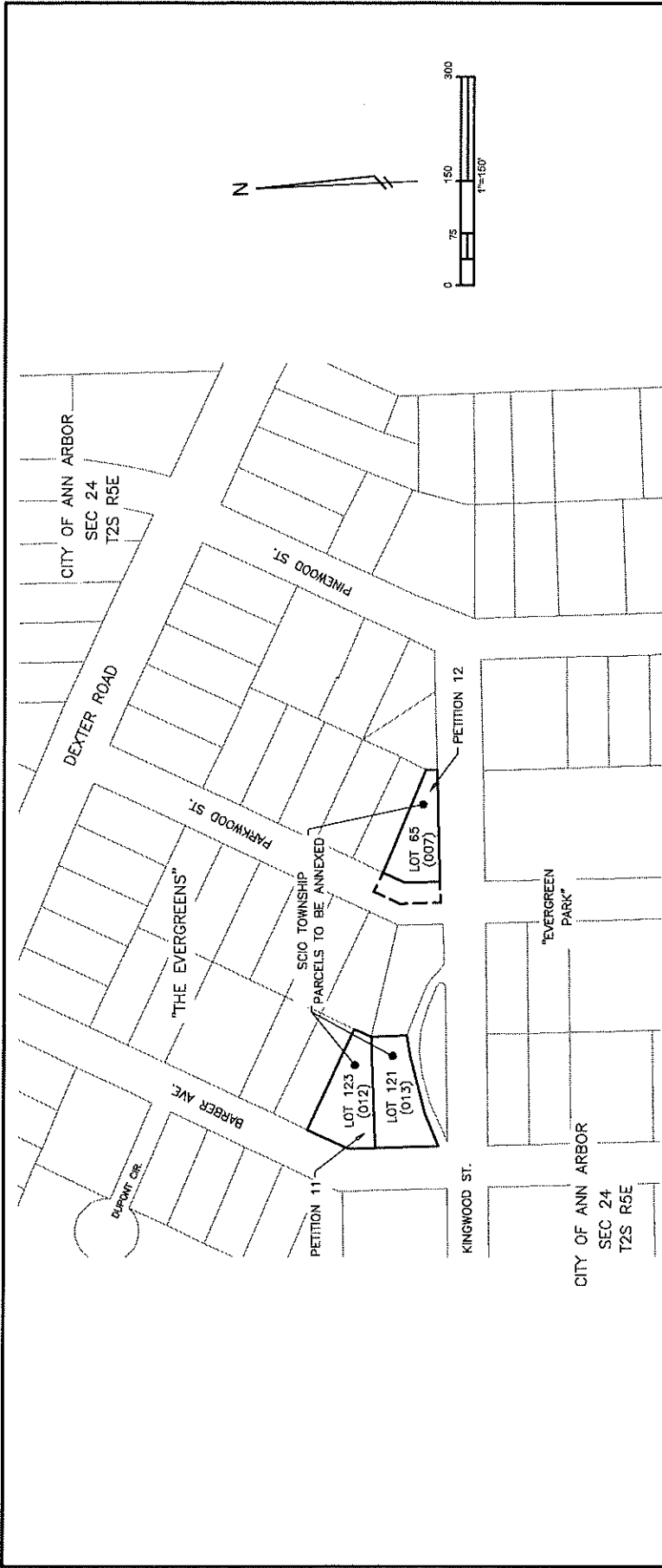
COMBINED DESCRIPTION: LOTS 242 AND 243, SCIOTO HILLS NUMBER ONE, AS RECORDED IN LIBER 8 OF PLATS, PAGE 30, WASHINGTON COUNTY RECORDS, MICHIGAN.

THE ABOVE DESCRIPTION COMBINES THE FOLLOWING PARCELS:
 H-08-24-481-009 (VACANT LOT, LIBER4470 PAGE 356)
 H-08-24-481-010 (VACANT LOT, TAX DESCRIPTION, NO DEED AVAILABLE)

PROJECT MANAGEMENT - PUBLIC SERVICES - CITY OF ANN ARBOR

	SCIO TOWNSHIP PETITION 9 AND 10	DATE 18 APRIL, 2017
	301 EAST HURON STREET ANN ARBOR, MI 48107-8647 734-794-6410 www.a2gov.org	REVISED
DRAWN MAS		SCALE 1" = 150'
SHEET No. 1 of 1		SHEET No. 1 of 1

PART I



PETITION #11

LOTS 121 AND 123, THE EVERGREENS, AS RECORDED IN LIBER 7, PAGE 42, WASHTENAW COUNTY RECORDS, MICHIGAN.


THE ABOVE DESCRIPTION COMBINES THE FOLLOWING PARCELS
 H-08-24-381-012 (VACANT LOT, LIBER 3656 PAGE 502)
 H-08-24-381-013 (VACANT LOT, LIBER 3656 PAGE 502)

PETITION #12

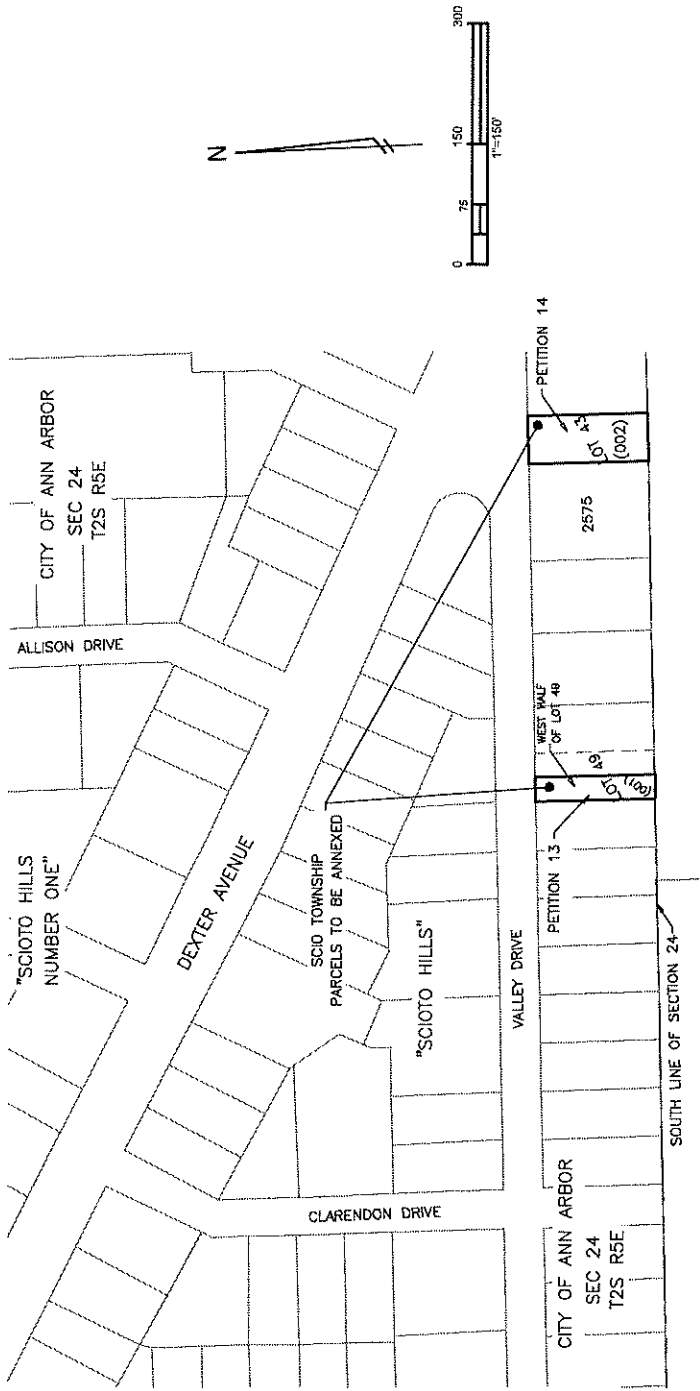
H-08-24-380-007 (VACANT LOT, LIBER 2942 PAGE 147)

LOT 65, THE EVERGREENS, AS RECORDED IN LIBER 7, PAGE 42, WASHTENAW COUNTY RECORDS, MICHIGAN.
 ALSO, THE EASTERLY 30' OF PARKWOOD DRIVE, BOUND BY THE EXTENSION OF THE SOUTH AND NORTH LINE OF LOT 65 TO THE CENTERLINE OF PARKWOOD DRIVE

PROJECT MANAGEMENT - PUBLIC SERVICES - CITY OF ANN ARBOR


	SCIO TOWNSHIP PETITION 11 AND 12	DATE 18 APRIL, 2017
	301 EAST HURON STREET ANN ARBOR, MI 48107-8647 734-794-6410 www.a2gov.org	REVISED DRAWN MAS SCALE 1" = 150' SHEET No. 1 of 1

PART I

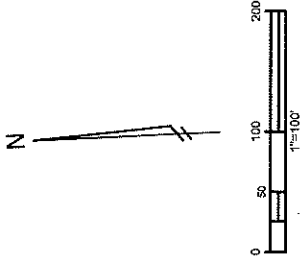
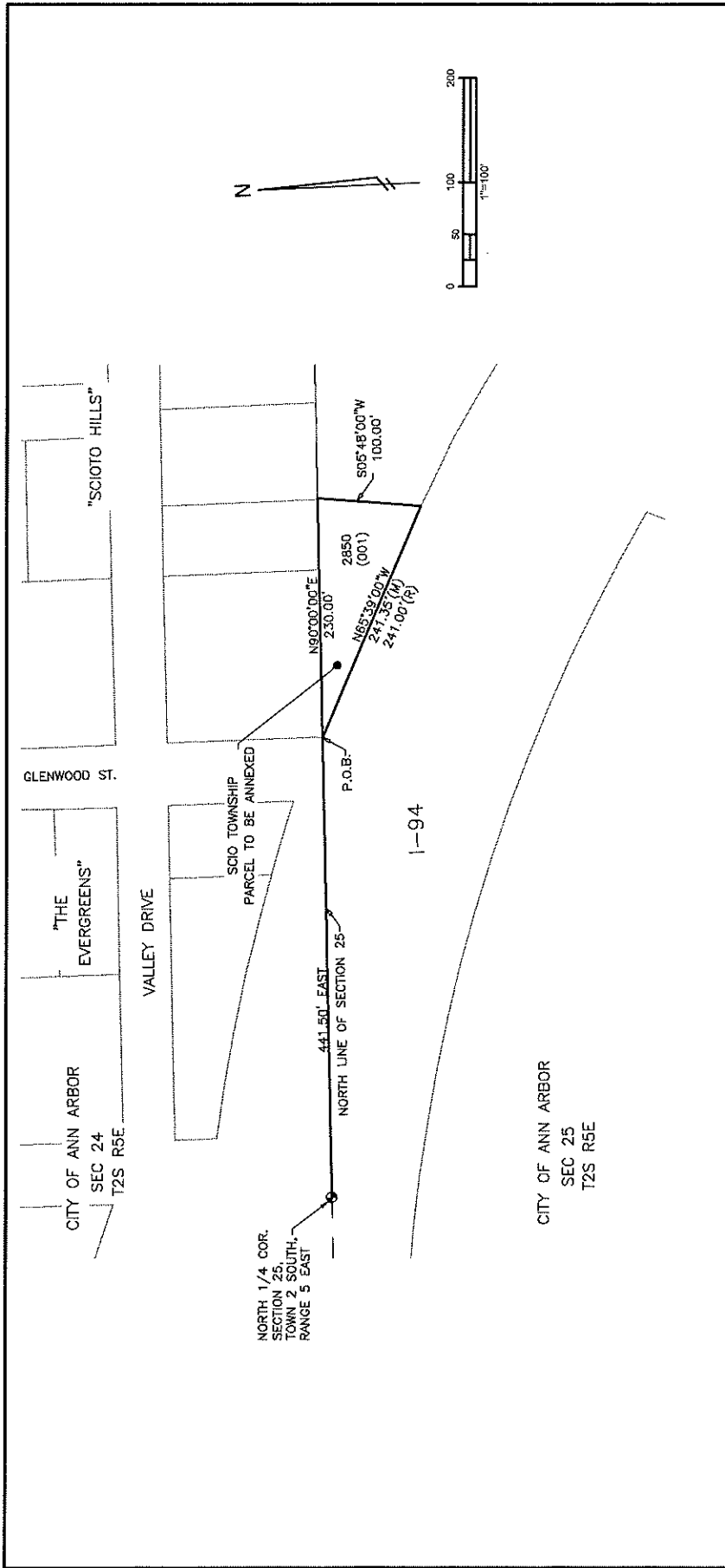



PETITION #13
 H-08-24-485-001 (VACANT LOT, LIBER 4774, PAGE 504)
 THE WEST HALF OF LOT 49, SCIOTO HILLS SUBDIVISION, SCIOTO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, ACCORDING TO THE PLAT
 THEREOF AS RECORDED IN LIBER 7 OF PLATS, PAGE 6, WASHTENAW COUNTY RECORDS.

PETITION #14
 H-08-24-486-002 (VACANT LOT, LIBER 4697, PAGE 810)
 LOT 43, SCIOTO HILLS SUBDIVISION, AS RECORDED IN LIBER 7 OF PLATS, PAGE 8, WASHTENAW COUNTY RECORDS, MICHIGAN.
 COMMONLY KNOWN AS 2575 VALLEY DRIVE.

		PROJECT MANAGEMENT - PUBLIC SERVICES - CITY OF ANN ARBOR	
		SCIO TOWNSHIP PETITION 13 AND 14	DATE 18 APRIL, 2017 REVISED
301 EAST HURON STREET ANN ARBOR, MI 48107-8647 734-794-6410 WWW.A2GOV.ORG		DRAWN MAS	SCALE 1" = 150' SHEET No. 1 of 1

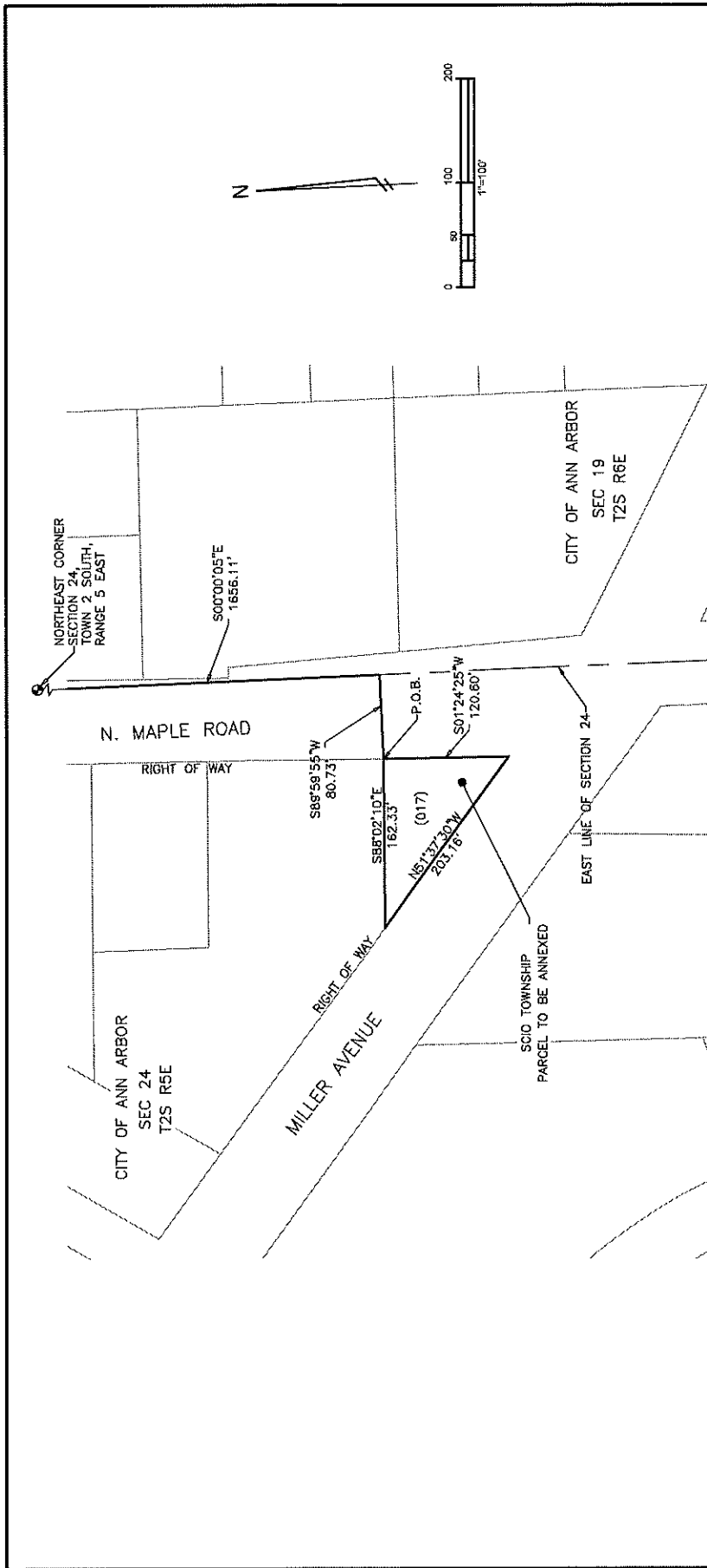
PART I




PROJECT MANAGEMENT - PUBLIC SERVICES - CITY OF ANN ARBOR	
DATE	18 APRIL, 2017
REVISED	
DRAWN	MAS
SCALE	1" = 100'
SHEET No.	1 of 1
	
SCIO TOWNSHIP PETITION 15	
301 EAST HURON STREET ANN ARBOR, MI 48107-8647 734-794-6410 WWW.A2GOV.ORG	

H-08--25-150-001 (2850 SCIO I-94, TAX DESCRIPTION, NO DEED AVAILABLE)
 COMMENCING AT THE NORTH 1/4 POST OF SECTION 25, THENCE EAST 441.50 FEET FOR A POINT OF BEGINNING; THENCE NORTH 90°00'00" EAST 230.00 FEET; THENCE SOUTH 05°48'00" WEST 100.00 FEET; THENCE NORTH 65°39'00" WEST 241.35 FEET (241.00' RECORDED) TO THE POINT OF BEGINNING. BEING A PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWN 2 SOUTH, RANGE 6 EAST, WASHTENAW COUNTY, MICHIGAN.

PART I



		DATE 18 APRIL, 2017	
		REVISED	
SCIO TOWNSHIP PETITION 16		DRAWN MAS	
301 EAST HURON STREET ANN ARBOR, MI 48107-8647 734-794-6410 www.a2gov.org		SCALE 1" = 100' SHEET No. 1 of 1	


H-08-24-125-017 (VACANT LOT, UBER 3968 PAGE 936)

COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWN 2 SOUTH, RANGE 5 EAST, SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 00°00'05" EAST 1656.11 FEET ALONG THE EAST LINE OF SAID SECTION 24; THENCE SOUTH 89°59'55" WEST 80.73 FEET TO A POINT ON THE WEST RIGHT OF WAY OF MAPLE ROAD (60.00 FEET WIDE); AND ALSO THE POINT OF BEGINNING; THENCE SOUTH 01°24'25" WEST 120.60 FEET ALONG THE WEST RIGHT OF WAY LINE OF MAPLE ROAD; THENCE NORTH 51°37'30" WEST 203.16 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF MILLER AVENUE (66.00 FEET WIDE); THENCE SOUTH 88°02'10" EAST 162.33 FEET TO THE POINT OF BEGINNING, BEING A PART OF LOT 31 OF THE UNRECORDED PLAT OF GARDEN HOMES SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF SAID SECTION 24, TOWN 2 SOUTH, RANGE 5 EAST, WASHTENAW COUNTY, MICHIGAN.

PART I



H-08-24-325-007 (TAX DESCRIPTION, NO DEED AVAILABLE)
 LOT 12, DEXTER AVENUE HILLS SUBDIVISION, AS RECORDED IN LIBER 6 OF PLATS, PAGE 49, WASHTENAW COUNTY RECORDS,
 MICHIGAN.

		DATE	18 APRIL, 2017
		REVISED	
SCIO TOWNSHIP PETITION 17		DRAWN	MAS
		SCALE	1" = 100'
301 EAST HURON STREET ANN ARBOR, MI 48107-8647 734-794-6410 www.a2gov.org		SHEET No. 1 of 1	
		PROJECT MANAGEMENT - PUBLIC SERVICES - CITY OF ANN ARBOR	

Attachment B – Questionnaires

State Boundary Commission
Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Office of Land Survey & Remonumentation
P.O. Box 30254, Lansing, MI 48909

Criteria Questionnaire for Annexation - Township

Petition No. 19-AR-3

Proposed Annexation of Land

From Scio Township Township to the City of Ann Arbor

In accordance with 1968 PA 191, MCL 123.1009, please provide answers to the following questions for consideration by the State Boundary Commission. If additional space is needed, include lettered Attachments to provide information. This questionnaire should be completed and returned to the Bureau of Construction Codes, Office of Land Survey and Remonumentation, P.O. Box 30254, Lansing, MI 48909 by the deadline stated in your Notice of Filing.

POPULATION, POPULATION DENSITY, LAND AREA AND TOPOGRAPHY

1. What is the basic topography of the affected area?

Flat to gently rolling (1% to 6% grade)

2. Are there any natural boundaries or drainage basins in the affected area?

None

LAND USE

1. What is the land area and the current land uses in the affected area?

Current land use is vacant surrounded by Single Family Residential.

2. What is the relationship of the proposed action to any established city, township, county or regional land use plan?

Annexation will honor Future Land Use Plan since the parcels are recommended for Single Family Residential.

PAST AND PROBABLY FUTURE GROWTH AND DEVELOPMENT

1. What is the past and probable future urban growth including population increase and business, commercial and industrial development in the area if annexation is not allowed?

The proposed parcels to annexed must be served by City water if built upon due to groundwater contamination with 1,4 dioxane.

2. What is the general effect on the entire community of the proposed action?

Annexation will end duplication of services by the City and the Township.

PUBLIC SERVICES

1. What is the need for organized community services, such as sheriff, fire, maintenance, water and sewer?

The need exists for municipal water due to contamination. Currently a duplication of fire and police services, trash hauling, and road maintenance by both the City, Township, and County.

2. What is the present cost and adequacy of governmental services in the area to be incorporated?

Very modest costs, if any. Government services are adequate.

3. What is the probable effect of the proposed incorporation and of alternative courses of action on the cost and adequacy of services in the area to be incorporated and on the remaining portion of the unit from which the area will be detached?

The Township will be relieved of serving twenty seven parcels that cannot be build or developed without City water & sewer. Impact on the remaining unit will be minimal.

ASSESSED VALUATION

What is the assessed valuation of the land in the affected area?

For 2019: \$288,200

ADDITIONAL INFORMATION

Please provide any additional information the State Boundary Commission should consider.

State Boundary Commission
Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Office of Land Survey & Remonumentation
P.O. Box 30254, Lansing, MI 48909

Criteria Questionnaire for Annexation - City

Petition No. _____

Proposed Annexation of Land

From Scio Township to the City of Ann Arbor

In accordance with 1968 PA 191, MCL 123.1009, please provide answers to the following questions for consideration by the State Boundary Commission. If additional space is needed, include lettered Attachments to provide information. This questionnaire should be completed and returned to the Bureau of Construction Codes, Office of Land Survey and Remonumentation, P.O. Box 30254, Lansing, MI 48909 by the deadline stated in your Notice of Filing.

POPULATION, POPULATION DENSITY, LAND AREA AND TOPOGRAPHY

1. What is the population of the city?	Approx 116,000
2. What is the population of the affected area?	All parcels proposed for annexation are vacant
3. What is the population density of the affected area?	Approx 4 dwelling units/acre

LAND USE

1. What is the land area and the future land uses of the affected area?

Most of the affected parcels consist of vacant single-family home parcels. One parcels has a billboard. The future land uses and zoning will be consistent with existing uses.

2. What is the relationship of the proposed action to any established city, township, county or regional land use plan?

The existing land uses are consistent with the City of Ann Arbor Master Plan: Land Use Element.

PAST AND PROBABLY FUTURE GROWTH AND DEVELOPMENT

1. What is the probable future urban growth including population increase and business, commercial and industrial development in the area?

Most of the parcels consist of vacant single-family home parcels in single-family neighborhoods. Anticipated population increases will result when property owners build new homes on the vacant lots.

2. What is the general effect upon the entire community of the proposed action?

The proposed annexation of township islands will result in the more efficient provision of government services since one government (City of Ann Arbor) will provide services to each neighborhood instead of two governments.

PUBLIC SERVICES

1. When adding the area to the city, what will be the need for organized community services, such as police, fire, maintenance, water and sewer?

The City of Ann Arbor is prepared to provide all municipal services to the parcels including, among others: police, fire, solid waste, street maintenance, parks, voting, and public utilities.

2. What will be the probable future needs for services and the practicability of supplying such services in the area to be incorporated?

The probable future needs will include things like voting, police, fire, solid waste, street maintenance, parks, and public utilities as well as other City services. The City of Ann Arbor can provide municipal services to each parcel proposed for annexation.

3. What is the probable effect of the proposed incorporation and of alternative courses of action on the cost and adequacy of services in the area to be incorporated and on the remaining portion of the unit from which the area will be detached?

The proposed annexation is not anticipated to have any negative impacts to the City of Ann Arbor. The primary intent of annexation is to provide municipal services more efficiently.

ASSESSED VALUATION

1. What is the probable increase in taxes in the area to be incorporated in relation to the benefits expected to accrue from incorporation?

Approximately \$5,000 per year

2. What is the financial ability of the city to maintain urban type services in the area?

The City of Ann Arbor is fully able to provide a wide range of urban services to each parcel proposed for annexation.

ADDITIONAL INFORMATION

Please provide any additional information the State Boundary Commission should consider.

The City of Ann Arbor entered into an agreement with Scio Township in 1979 with regard to the ultimate City Service Area (ultimate City boundary). The parcels proposed for annexation are all within the City's ultimate services area.

PROMULGATION OF ANNEXATION POLICY
(City of Ann Arbor - Scio Township)

11-25-85

To: CPC
From: MWO

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Packet of Agreements.

THIS INSTRUMENT, made and entered into on this 29th day of June, 1979, by and between the CITY OF ANN ARBOR, a Michigan municipal corporation (hereinafter "City"), and the TOWNSHIP OF SCIO, a Michigan municipal corporation (hereinafter "Township");

WITNESSETH:

The City and the Township, for the purpose of furthering their common welfare, do hereby promulgate, as their mutual policy, and declare their intentions to abide by the same in their exercise of governmental authority insofar as practiced and not in conflict with law, as follows:

- (1) The ultimate permanent boundary between the City and the Township will be: Beginning at the intersection of I-94 and Scio Church Road; thence northerly along I-94 to the centerline Liberty Road; thence westerly to the centerline of Wagner Road; thence northerly to the centerline of M-14; thence northeasterly to an ending point at the intersection of M-14 and Maple Road.
- (2) Upon the execution of this agreement, the City and the Township will stipulate to dismiss Washtenaw County Circuit Court case number 78-16253-CZ.

I-1

(3) Nothing contained herein is intended to affect the right of an individual property owner to object to the annexation of his or her land to the City.

Approved as to Substance:

Sylvester Murray
Sylvester Murray
City Administrator

CITY OF ANN ARBOR, a Michigan municipal corporation

By Louis D. Belcher
Louis D. Belcher
Its Mayor

Approved as to Form:

R. Bruce Laidlaw
R. Bruce Laidlaw
City Attorney

By E. F. Vollbrecht (M)
E. F. Vollbrecht
Its City Clerk

TOWNSHIP OF SCIO, a Michigan municipal corporation

By Greg F. Kenechuk
Its Clerk

By Robert A. Jones
Its

Attachment C – Final Meeting Minutes



STATE OF MICHIGAN

GRETCHEN WHITMER
GOVERNOR

DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

STATE BOUNDARY COMMISSION
Ottawa Building, Upper Level Conference Room #4
611 West Ottawa Street
Lansing, MI 48933

MINUTES
October 16, 2019
10:00 a.m.

MEMBERS PRESENT

Ms. Robin Beltramini
Mr. Richard Datema
Ms. Stefani Carter, Washtenaw County
Mr. Francis Grohnert, Washtenaw County
Ms. Lynn Marine-Adams, Wayne County
Mr. Clyde Goodwin, Jr., Wayne County

MEMBERS ABSENT

Vacant State Member Appointment

DEPARTMENT PERSONNEL ATTENDING

Mr. Keith Lambert, Director, Administration, BCC
Mr. Mike Barger, Director, Office of Land Survey and Remonumentation, BCC
Ms. Janelle Campbell, Department Tech., Office of Land Survey and Remonumentation, BCC
Ms. Sara Leiby, Secretary, Administrative Services Division, BCC
Ms. Tracie Pack, Department Analyst, Administrative Services Division, BCC
Mr. Patrick Fitzgerald, Assistant Attorney General, Office of the Attorney General

1. CALL TO ORDER AND DETERMINATION OF QUORUM

Chairperson Beltramini called the meeting to order at 10:20 a.m. A quorum was present at that time.

2. APPROVAL OF AGENDA

A **MOTION** was made by Commissioner Datema and **SECONDED** by Chairperson Beltramini to approve the agenda with amendment to place the review of Petition No. 18-AP-2 before the other petitions on the agenda as Commissioner Carter was running late. **MOTION CARRIED.**

3. APPROVAL OF MINUTES

A. June 4, 2019

A **MOTION** was made by Commissioner Datema and **SECONDED** by Chairperson Beltramini to approve the minutes of the June 4, 2019 meeting. **MOTION CARRIED.**

4. PETITIONS - RECOMMENDATION REVIEW

Chairperson Beltramini informed the County Commissioners that they can only comment and decide on the petitions in their respective counties.

Chairperson Beltramini dismissed the Washtenaw County Commissioner present during the Recommendation Review of the Wayne County petition.

A. Petition No. 18-AP-2

The Commission reviewed Petition No. 18-AP-2 for annexation of land area in the City of Gross Pointe Woods to the City of Gross Pointe Farms in accordance with MCL 123.1009.

Mr. William Fahey, legal counsel for the petitioners, Mr. Charles Berschback, legal counsel for Grosse Pointe Woods, Assistant Attorney General (AAG) Fitzgerald, and Director Barger provided testimony regarding the legal finding on whether the parcels are part of a subdivision or private claim for the review.

Chairperson Beltramini noted that the adequacy and efficiency of the community services, such as emergency response time, were better pursued by Gross Pointe Farms. Commissioner Goodwin agreed the most compelling reason for him is the emergency response benefits gained. Commissioner Marine-Adams added that from a practical/logistics standpoint, it just makes sense.

Following discussion, a **MOTION** was made by Commissioner Datema and **SECONDED** by Chairperson Beltramini to recommend approval of Petition No. 18-AP-2 by the Director of the Department of Licensing and Regulatory Affairs based on discussions with Director Barger and AAG Fitzgerald. Pursuant to Executive Reorganization Order 1996-2, this approval is contingent on the concurrence of the Director of the Department of Licensing and Regulatory Affairs. **MOTION CARRIED.**

Chairperson Beltramini dismissed the Wayne County Commissioners.

With arrival of Commissioner Carter at 10:38 a.m., the Chairperson reconvened the Washtenaw County Commissioners for Recommendation Review of their county petitions.

B. Petition No. 19-AR-1

The Commission reviewed Petition No. 19-AR-1 for annexation of land area in the Township of Ann Arbor to the City of Ann Arbor in accordance with MCL 123.1009.

Mr. Jeffrey Kahan, Ann Arbor City Planner, Mr. Thomas Wieder, Ann Arbor Township resident of property to be annexed, and AAG Fitzgerald provided testimony for the review.

Chairperson Beltramini expressed that homeowners should not have to abandon investments for wells and septic systems due to the amended City Utility Code. Commissioner Carter added that this would be a large expense for something the homeowners don't need. Commissioners Grohnert and Datema concurred.

Following discussion, a **MOTION** was made by Commissioner Grohnert and **SECONDED** by Commissioner Carter to recommend denial of Petition No. 19-AR-1, excluding Ann Arbor Township Petition 5 for the property located at 2705 Newport Road, by the Director of the Department of Licensing and Regulatory Affairs. Pursuant to Executive Reorganization Order 1996-2, this denial is contingent on the concurrence of the Director of the Department of Licensing and Regulatory Affairs. **MOTION CARRIED.**

In addition, a **MOTION** was made by Commissioner Carter and **SECONDED** by Commissioner Grohnert to recommend approval of Ann Arbor Township Petition 5 for the property located at 2705 Newport Road by the Director of the Department of Licensing and Regulatory Affairs. Pursuant to Executive Reorganization Order 1996-2, this approval is contingent on the concurrence of the Director of the Department of Licensing and Regulatory Affairs. **MOTION CARRIED.**

C. Petition No. 19-AR-2

The Commission reviewed Petition No. 19-AR-2 for annexation of land area in Pittsfield Charter Township to the City of Ann Arbor in accordance with MCL 123.1009.

Following discussion, a **MOTION** was made by Commissioner Datema and **SECONDED** by Commissioner Grohnert to recommend denial of Petition No. 19-AR-2 by the Director of the Department of Licensing and Regulatory Affairs based on financial considerations stated under item 4.B. Petition No. 19-AR-1. Pursuant to Executive Reorganization Order 1996-2, this denial is contingent on the concurrence of the Director of the Department of Licensing and Regulatory Affairs. **MOTION CARRIED.**

D. Petition No. 19-AR-3

The Commission reviewed Petition No. 19-AR-3 for annexation of land area in the Township of Scio to the City of Ann Arbor in accordance with MCL 123.1009.

Following discussion, a **MOTION** was made by Commissioner Datema and **SECONDED** by Commissioner Carter to recommend approval of Petition No.

19-AR-3 by the Director of the Department of Licensing and Regulatory Affairs. Pursuant to Executive Reorganization Order 1996-2, this approval is contingent on the concurrence of the Director of the Department of Licensing and Regulatory Affairs. **MOTION CARRIED.**

5. UNFINISHED BUSINESS

Commissioner Carter apologized for her late arrival.

6. NEW BUSINESS

A. Bureau Quarterly Report

Director Lambert reported that the Department is pursuing board and commission training for all new and existing members with legal counsel from the Office of the Attorney General. The training will also include a breakout session with the specific disciplines for each board.

Director Lambert also reminded the Board, pursuant to Executive Directive 2019-5, that Governor appointees are prohibited from using personal devices to conduct State business.

B. AAG Fitzgerald introduced himself and provided contact information to the Commission.

7. PUBLIC COMMENT

None.

8. NEXT MEETING DATE - DECEMBER 4, 2019

The Commission is scheduled to meet next at 1:30 p.m. at 611 West Ottawa Street, Lansing, MI 48933 in Upper Level Conference Room #4 on December 4, 2019.

9. ADJOURNMENT

A **MOTION** was made by Commissioner Datema and **SECONDED** by Commissioner Carter to adjourn the meeting at 11:23 a.m. **MOTION CARRIED.**