JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LABOR & ECONOMIC GROWTH
LANSING

KEITH W. COOLEY
DIRECTOR

REVISED 11-30-07
ITEM #3 ONLY

STATE BOUNDARY COMMISSION
BUREAU OF CONSTRUCTION CODES
Conference Room 3, First Floor
2501 Woodlake Circle
Okemos, MI 48864

AGENDA
December 13, 2007
1:30 p.m.

1. **DOCKET #06-AR-1: NEWAYGO COUNTY**
Adjudicative session on the proposed annexation of certain territory in Garfield Township to the City of Newaygo.

a. Call to Order and Determination of Quorum.
b. Opening Statement.
c. Comments and/or Presentations by Involved Parties.
d. Public Comment.
e. Commission Questions/Discussion/Deliberation.
f. Commission Action.
g. Adjourn.

2. **DOCKET #06-I-3: OAKLAND COUNTY**
Adjudicative session on the proposed incorporation of the Village of Oxford as a Home Rule City.

a. Call to Order and Determination of Quorum.
b. Opening Statement.
c. Comments and/or Presentations by Involved Parties.
d. Public Comment.
e. Commission Questions/Discussion/Deliberation.
f. Commission Action.
g. Adjourn.

3. DOCKET #07-AP-6: IONIA COUNTY

1. Legal Sufficiency of petition requesting the annexation of certain territory in Danby Township to the City of Portland.
2. Adjudicative session to adopt Findings of Fact to dispose of petition.

a. Call to Order and Determination of Quorum.
b. Opening Statement.
c. Comments and/or Presentations by Involved Parties.
d. Public Comment.
e. Commission Questions/Discussion/Deliberation.
f. Commission Action.
g. Adjourn.

4. DOCKET #06-AP-4: DICKINSON COUNTY

Adjudicative session to adopt the Summary of Proceedings, Findings of Fact, and Conclusions of Law on the proposed annexation of certain territory in Breitung Township to the City of Iron Mountain.

a. Call to Order and Determination of Quorum.
b. Opening Statement.
c. Comments and/or Presentations by Involved Parties.
d. Public Comment.
e. Commission Questions/Discussion/Deliberation.
f. Commission Action.
g. Adjourn.

5. DOCKET #07-AP-4: DICKINSON COUNTY

Adjudicative session to adopt the Summary of Proceedings, Findings of Fact, and Conclusions of Law on the proposed annexation of certain territory in Breitung Township to the City of Iron Mountain.

a. Call to Order and Determination of Quorum.
b. Opening Statement.
c. Comments and/or Presentations by Involved Parties.
d. Public Comment.
e. Commission Questions/Discussion/Deliberation.
f. Commission Action.
g. Adjourn.

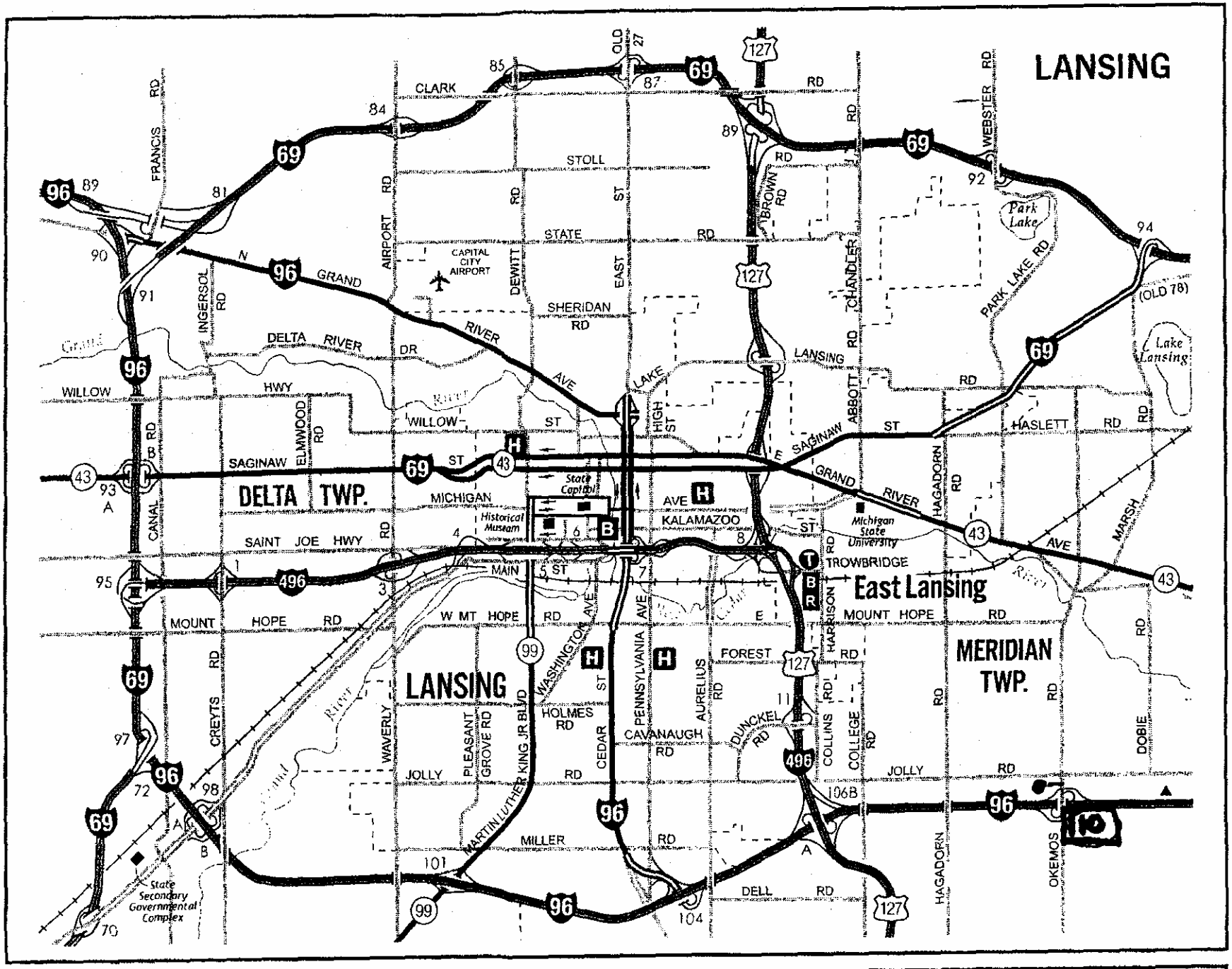
DOCKET MATERIAL FOR THIS MEETING WILL BE AVAILABLE ON THE WEB TEN DAYS PRIOR TO THE MEETING AT:

- **www.michigan.gov/bcc**
- CLICK "COMMISSIONS/BOARDS" ON LEFT SIDE OF WEB PAGE.
- CLICK "STATE BOUNDARY COMMISSION."
- AGENDA ITEMS ARE LISTED UNDER THIS MEETING DATE.

IF YOU HAVE ANY QUESTIONS ABOUT THIS MEETING,
PLEASE CALL (517) 241-6321 BEFORE 11:00 AM ON THE DAY OF THE MEETING.

THE COMMISSION MAY REVISE THIS AGENDA OR TAKE UP OTHER PROPERLY NOTICED ITEMS AS NEED AND TIME ALLOW. DOCKET ITEMS MAY NOT NECESSARILY BE CONSIDERED IN THE SAME ORDER AS LISTED ON THIS AGENDA.

Please make sure all cell phones, pagers, and other personal electronic devices are either turned off or set to vibrate. The meeting site is accessible and includes handicapped parking. In order to enhance accessibility for everyone, individuals attending the meeting are encouraged to refrain from using heavily scented personal care products. Persons with disabilities requiring additional accommodation in order to participate should contact the Boundary Commission Office by either telephone (517-241-6321) or email (holmesc@michigan.gov) at least ten business days in advance.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DELTA TWP.
LANSING
East Lansing
MERIDIAN TWP.
CAPITAL CITY AIRPORT
State Capitol
Historical Museum
Michigan State University
State Secondary Governmental Complex
Park Lake
Lake Lansing
CLARK RD
STOLL RD
STATE RD
SHERIDAN RD
DELTA RIVER DR
WILLOW HWY
WILLOW ST
SAGINAW ST
MICHIGAN AVE
KALAMAZOO ST
SAINT JOE HWY
MAIN ST
TROWBRIDGE
MOUNT HOPE RD
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FOREST RD
HOLMES RD
CAVANAUGH RD
JOLLY RD
MILLER RD
DELL RD
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LANSING RD
HASLETT RD
PARK LAKE RD
(OLD 78)
FRANCIS RD
INGERSOL RD
AIRPORT RD
DEWITT RD
EAST ST
OLD 27
BROWN RD
CHANDLER RD
ABBOTT RD
WEBSTER RD
HIGH ST
ELMWOOD RD
CANAL RD
CREYTS RD
WAVERLY RD
PLEASANT GROVE RD
MARTIN LUTHER KING JR BLVD
WASHINGTON AVE
CEDAR ST
PENNSYLVANIA AVE
AURELIUS RD
DUNCKEL RD
HARRISON RD
COLLINS RD
COLLEGE RD
HAGADORN RD
MARSH RD
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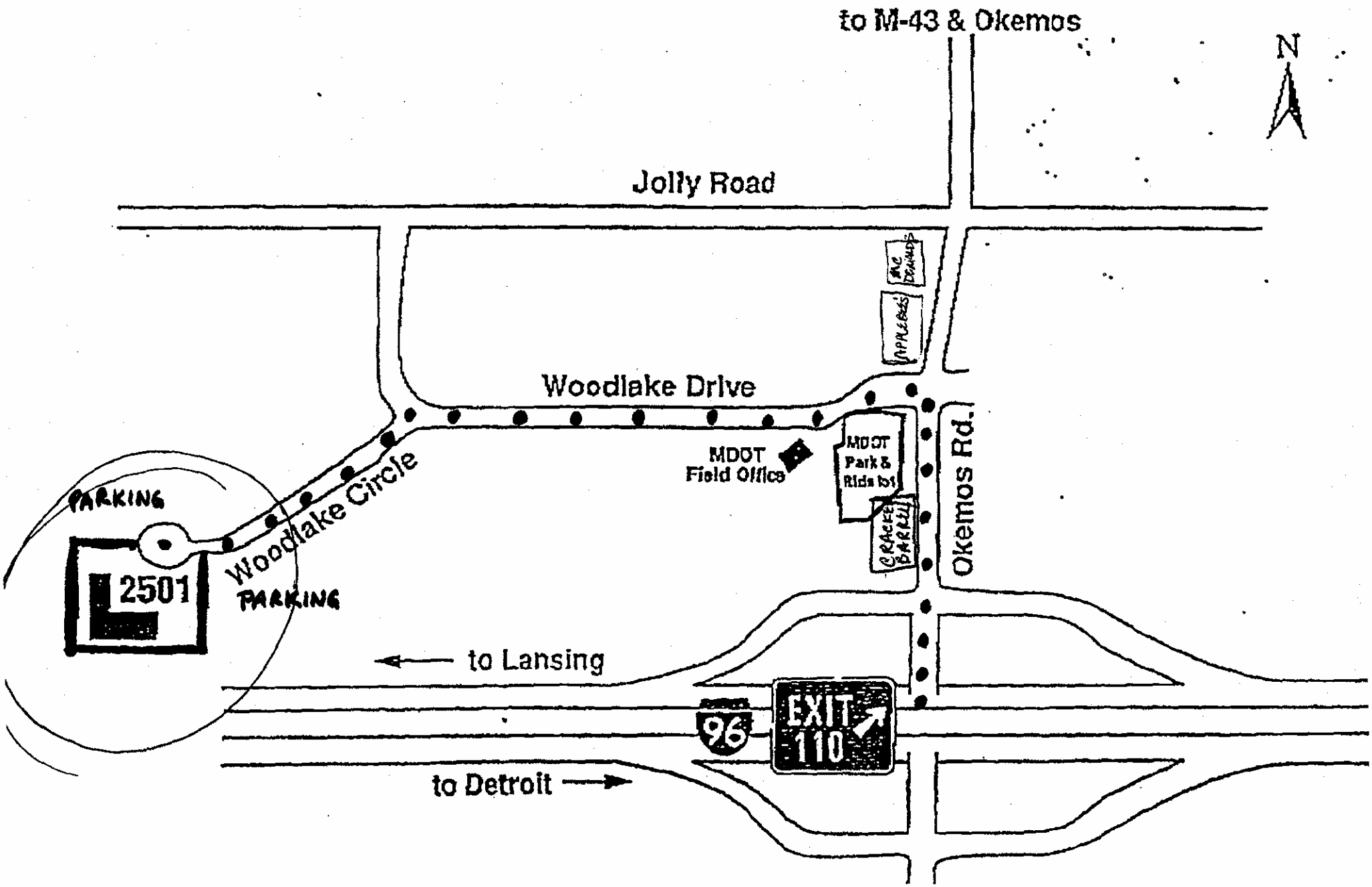
to M-43 & Okemos
N
Jolly Road
Woodlake Drive
MDOT
Field Office
MDOT
Park &
Ride lot
Okemos Rd.
PARKING
Woodlake Circle
2501
PARKING
to Lansing
96
EXIT
110
to Detroit

JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LABOR & ECONOMIC GROWTH
LANSING

KEITH W. COOLEY
DIRECTOR

To: State and Newaygo County Boundary Commissioners

From: Christine Holmes
State Boundary Commission

Date: December 3, 2007

Subject: **ADJUDICATIVE SUMMARY - DOCKET #06-AR-1**
Petition proposing the Annexation of certain territory in the Township of Garfield to the City of Newaygo

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In addition to other information and comments submitted during the public hearing, the 30-day comment period, and the 7-day rebuttal period, this docket summary is to provide assistance in your adjudicative deliberation and decision-making in consideration of the 18 point evaluation criteria.

Information on the record from the City of Newaygo

Annexation of the subject property is requested in order to develop a riverbank project, which will consist of a lodge, condominiums, and a barrier-free public river edge walkway in a planned unit development setting.

The features of the proposed project will be compatible with the existing natural environment. The proposed river trail will connect to existing city parks and county trails.

Garfield Township is not able to provide the necessary services and utilities, either now or in the future. City services will provide better environmental protection, economic development, and growth.

The subject property is mainly comprised of large undeveloped tracts. If annexed, this territory will constitute approximately 3% of the land area of the City.

This property is included in City's new master plan that was adopted two years ago.

It is expected that road improvements, street lighting, storm drainage, public water and sewer service, city police, and improved fire protection will be made available if the land is annexed.

If the subject property is annexed, the proposed development would provide the City with the opportunity it needs to reinvent itself. The City wants to become a destination community—not a drive-by community.

City provides the following services:

- Fire (Newaygo Fire District: City of Newaygo, Brooks Twp, part of Garfield Twp)
  Underwriters Rating: 7
  35 Volunteer
  Fire station located within 1 mile of subject property
- Police (4 full-time officers / 6 part-time officers)
  City police station located 1 mile from subject property
- Public Water
- Sanitary Sewer
- WWTP
- Master Plan
- Street Lights – Library – Rubbish collection

The City has a long-standing policy of not extending city services beyond city jurisdiction.

Information on the record from Garfield Township

The Township sent a letter to the City stating that it does not contest the annexation and will fully cooperate with the City on this matter.

The Township is in support of following the City's master plan regarding annexation and development of the subject property.

The Township supports development on the south (city) side of the river and to keep it away from their side of the river. The Township and the City have been working together for approximately three years to "push" this property onto the city side of the river.

Township provides the following services:

- Fire (Newaygo Fire District with City of Newaygo and Brooks Township)
  Underwriters Rating: 6
  22 Volunteer
- Police: Newaygo County Sheriff
- Master Plan and Zoning Ordinance

The Township expects to lose $2,800 in property taxes if the subject territory is annexed.

Other Information from the Record

The subject property is located directly on the south side of the Muskegon River. The City limits are located directly on the north side of the Muskegon River, and to the east and south of the property. Also, territory located to the south of the southwesterly section of the petitioned property is the subject of an existing conditional transfer agreement.

The river is a major barrier for the Township to be able to supply any services for any development of the property.

The subject property is landlocked, is located at the end of a dead-end road, and is accessible only by the City's Main Street.

The east boundary line of the area proposed for annexation splits a residential lot between City and Township jurisdiction. Annexation would allow the residential lot to completely be within the jurisdiction of the City.

The subject property is one of several township island areas that create confusion for police and emergency services. Some businesses that are located in township island areas have city addresses. The police chief testified at the public hearing that without annexation, the subject territory would be one more area of township property surrounded by city property to continue to create jurisdictional confusion between city police and county sheriff.

The Muskegon River Watershed Assembly generally supports the proposed annexation due in part that city sewer and water services will be offered to the annexed area adjacent to the Muskegon River, thereby eliminating septic systems and individual wells which could negatively impact the river's water quality and groundwater influence.

The Newaygo County Economic Development Office supports the proposed annexation and proposed development. The NCEDO has committed $200,000 for enhancement of the proposed trail.

Attempts to enter intergovernmental agreements, including a PA 425 agreement, have not been successful. A 425 agreement in 2005 that included all of the township islands was defeated in a referendum election. Various proposed agreements involved different combinations of properties, but did not involve the territory that is the subject of this annexation request.

Information from Questionnaires

Population (2000 federal census):

- City	1,670
- Township	2,464

SEV 2006 – Real and Personal

City	$ 61,877,100
Township	$107,099,800

Unit Millage 2006

City	20.70515	(city, library, fire)
Township	4.00000	(general fund, roads)

SEV of Area Proposed for Annexation

City	$1,397,500
Township	$ 707,300

	City	Township
Acreage of area proposed for annexation	75.9	88.0
Population of area proposed for annexation	9	12

The City and Township have a long history of successfully working together for the betterment of the Newaygo "community" as a whole.