

STATE OF MICHIGAN

DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

STATE BOUNDARY COMMISSION

In the matter of:

**State Boundary Commission
Docket # 11-C-1**

**The proposed consolidation of
the City of the Village of Douglas,
the City of Saugatuck and
Saugatuck Township
as a Home Rule City, Allegan County.**

**SUMMARY OF PROCEEDINGS,
FINDINGS OF FACT AND CONCLUSIONS OF LAW**

SUMMARY OF PROCEEDINGS

1. On November 8, 2011, a petition was filed with the State Boundary Commission requesting the consolidation of the City of the Village of Douglas, the City of Saugatuck and Saugatuck Township as a Home Rule City. The petition was filed by the “Consolidated Government Committee” (CGC). The petition had 397 valid signatures of registered electors in the area proposed for consolidation. Of these signatures 114 were from registered electors of the City of Saugatuck, which is 12 percent of the City’s total population of 925; 108 were from registered electors of the City of the Village of Douglas, which is 8 percent of the City’s total population of 1,232; and 175 were from registered electors of the Township of Saugatuck, which is 6 percent of the Township’s total population of 2,944. Of the total amount of valid signatures collected, 29 percent were from the City of Saugatuck, 27 percent were from the City of the Village of Douglas and 44 percent were from Saugatuck Township.
2. On April 11, 2012, at an adjudicative meeting held in Okemos, the State Boundary Commission examined and approved the petition for legal sufficiency. At this same meeting, the Commission set the Public Hearing for May 16, 2012 at 10:00 a.m. at the Saugatuck Center for the Arts. On May 9, 2012, the State Boundary Commission re-scheduled the Public Hearing for June 20, 2012 at 4:00 p.m. at the Saugatuck High School.

3. On June 20, 2012, the Commission held a Public Hearing at the Saugatuck Area High School in the City of Saugatuck. The 30-day comment period expired on July 20, 2012; and the 7-day rebuttal period was between July 31 and August 6, 2012.
4. On October 10, 2012, at an adjudicative meeting held in Okemos, a motion was made by Chairman Schornack and supported by Commissioner Dykstra to recommend that the LARA Director revise the boundaries of the territory to be consolidated to exclude the area of Saugatuck Township and to approve the proposed consolidation of the City of the Village of Douglas and the City of Saugatuck. The Commission voted 4-1 to recommend revising the boundaries of the petition to exclude the area of Saugatuck Township and approval of the consolidation of the City of the Village of Douglas and the City of Saugatuck. The combined legal description of these areas is shown in Attachment A.

FINDINGS OF FACT

1. After evaluating the criteria stipulated under Section 9 of 1968 PA 191, the commission determines the Township territory should not be included in the proposed consolidation. Though a portion of the Township is urbanized, little synergy is found between the Township territory and the two cities. Being mostly a rural area the Township has maintained significantly lower tax rates than those of the two cities and has no increased need for services.
2. After evaluating the criteria stipulated under Section 9 of 1968 PA 191, the commission determines that the two cities, The City of the Village of Douglas and the City of Saugatuck, are ideal candidates for consolidation.
 - a. They share a common border and the two parts of the City of Saugatuck are separated by lands in the City of the Village of Douglas.
 - b. They both border the Kalamazoo River and Harbor, which is a central figure in both cities economic well being.
 - c. They have similar economies based largely on tourism.

- d. They currently share many public services through local agreements and established authorities.
- e. They have nearly identical tax rates.
- f. They have similar populations and population densities.

CONCLUSIONS OF LAW

1. The State Boundary Commission has considered the criteria stipulated under Section 9 of 1968 PA 191, and the testimony and information contained within the record of this docket, and has come to the conclusion that this information supports its majority decision to recommend that the proposed consolidation boundaries be revised to exclude all lands in Saugatuck Township and recommend the consolidation of the City of the Village of Douglas and the City of Saugatuck as a Home Rule City 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.

Dennis Schornack, Chairman
State Boundary Commission

Date

ATTACHMENT A

DRAFT

**Legal Description of Proposed Consolidation of the City of Saugatuck and the
City of the Village of Douglas**

Part of Sections 15, 16, 17, 20, 21 and 22 of Town 3 North, Range 16 West, Saugatuck Township, Allegan County, Michigan described as beginning at the Northwest corner of Section 16 and proceeding thence North 89 degrees 56 minutes 30 seconds East along the North line of Section 16 to the waters edge of Kalamazoo River; thence North 89 degrees 56 minutes 30 seconds East on a non-riparian line to the thread of the Kalamazoo River; thence Southeasterly and Northeasterly along the thread of the Kalamazoo River to the Northwesterly line of I-196; thence South 18 degrees 32 minutes 30 seconds West along the Northwesterly line of I-196 to the East line of the West ¼ of the Southwest ¼ of Section 15; thence South 00 degrees 16 minutes 03 seconds West 2039.11 feet along the East line of the West ¼ of the Southwest ¼ of Section 15 to the Southeast corner of the West ¼ of the Southwest ¼ of Section 15; thence South 00 degrees 17 minutes 13 seconds West 654.81 feet along the East line of the Northwest ¼ of the Northwest ¼ of the Northwest ¼ of Section 22 to the South Line of the Northwest ¼ of the Northwest ¼ of the Northwest ¼ of Section 22; thence North 89 degrees 04 minutes 16 seconds West 656.49 feet along the South line of the Northwest ¼ of the Northwest ¼ of the Northwest ¼ of Section 22 to the Southwest corner of the Northwest ¼ of the Northwest ¼ of the Northwest ¼ of Section 22; thence North 89 degrees 37 minutes 10 seconds West 2614.24 feet along the South line of the North ¼ of the Northeast ¼ of Section 21 to the Southwest corner of the North ¼ of the Northeast ¼ of Section 21; thence along an intermediate traverse line along the Southeasterly shore of an existing controlled level lake South 42 degrees 10 minutes 00 seconds West (recorded as North 42 degrees 25 minutes 20 seconds East) 74.94 feet (recorded as 68.17 feet); thence South 72 degrees 23 minutes 48 seconds West (recorded as North 71 degrees 08 minutes 12 seconds East) 77.82 feet; thence South 44 degrees 42 minutes 46 seconds West (recorded as North 43 degrees 27 minutes 10 seconds East) 218.92 feet; thence North 51 degrees 56 minutes 04 seconds West (recorded as South 53 degrees 11 minutes 40 seconds East) 149.77 feet; thence South 66 degrees 53 minutes 36 seconds West (recorded as North 65 degrees 38 minutes 00 seconds East) 122.50 feet; thence North 72 degrees 26 minutes 24 seconds West (recorded as South 73 degrees 42 minutes 00 seconds East) 143.33 feet; thence South 06 degrees 26 minutes 46 seconds East (recorded as North 07 degrees 42 minutes 22 seconds West) 159.22 feet; thence South 02 degrees 22 minutes 08 seconds West (recorded as North 01 degree 05 minutes 08 seconds East) 153.61 feet (recorded as 154.14 feet); thence South 28 degrees 30 minutes 25 seconds West (recorded as North 27 degrees 15 minutes 12 seconds East) 56.58 feet; thence South 13 degrees 35 minutes 47 seconds East (recorded as North 14 degrees 51 seconds 00 minutes West) 53.92 feet; thence leaving the intermediate traverse line South 35 degrees 39 minutes 17 seconds East (recorded as North 36 degrees 54 minutes 30 seconds West) 26.78 feet; thence South 12 degrees 17 minutes 03 seconds West (recorded as North 11 degrees 01 minutes 50 seconds East) 129.30 feet to the East line of the West ½ of the Southeast ¼ of the Northwest ¼ of Section 21; thence South 00 degrees 29 minutes 55 seconds West (recorded as North 00 degrees 45 minutes 18 seconds West) 1247.09 feet along the East line of the West ½ of the Southeast ¼ of the Northwest ¼ of Section 21 to the East-West ¼ line of Section 21; thence North 89 degrees 33 minutes 23 seconds West 1966.82 feet

along the East and West $\frac{1}{4}$ line of Section 21 to the West $\frac{1}{4}$ corner of Section 21; thence South 00 degrees 36 minutes 01 second West 326.90 feet along the East line of Section 20 to the South line of the North $\frac{1}{4}$ of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 20; thence North 89 degrees 47 minutes 15 seconds West 1249.46 feet along the South line of the North $\frac{1}{4}$ of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 20 to the East line of the West 1360.00 feet of the Southeast $\frac{1}{4}$ of Section 20; thence North 00 degrees 26 minutes 33 seconds East 326.75 feet along the East line of the West 1360.00 feet of the Southeast $\frac{1}{4}$ of Section 20 to the East-West $\frac{1}{4}$ line of Section 20; thence North 89 degrees 47 minutes 41 seconds West 54.82 feet along the East and West $\frac{1}{4}$ line of Section 20 to the West line of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 20; thence North 00 degrees 30 minutes 52 seconds East 1738.58 feet along the West line of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 20; thence North 89 degrees 42 minutes 41 seconds West (recorded as West) 500.00 feet; thence North 00 degrees 30 minutes 52 seconds East (recorded as North 00 degrees 13 minutes 53 seconds East) 875.00 feet to the North line of Section 20; thence South 89 degrees 42 minutes 41 seconds East (recorded as East) 1154.93 feet along the North line of Section 20 to the West line of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 17, thence North 00 degrees 18 minutes 09 seconds East 1232.57 feet along the West line of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 17 to the Easterly extension of the South line of Wilderness Ridge (Allegan County Subdivision Plan No. 62); thence North 89 degrees 43 minutes 54 seconds West (recorded as south 89 degrees 40 minutes East) 1961.88 feet along the South line of Wilderness Ridge (Allegan County Subdivision Plan No. 62) and the Easterly extension thereof to the Southwest corner of Wilderness Ridge also being the Southeast corner of Felker's Lake Shore Subdivision; thence North 89 degrees 45 minutes 01 seconds West (recorded as South 89 degrees 40 minutes East) 705.69 feet along the South line of Felker's Lake Shore Subdivision to the Southeast corner of Felker's High Pines Lake Shore Development Subdivision; thence North 89 degrees 53 minutes 59 seconds West (recorded as South 89 degrees 45 minutes East) along the South line of Felker's High Pines Lake Shore Development Subdivision and the Westerly extension thereof to the Ordinary High Water Mark of Lake Michigan; thence Northerly along the Ordinary High water Mark of Lake Michigan to the North line of Section 17; thence North 89 degrees 55 minutes 54 seconds East along the North line of Section 17 to the North $\frac{1}{4}$ corner of Section 17; thence North 89 degrees 55 minutes 54 seconds East 2604.50 feet along the North line of Section 17 to the point of beginning, EXCEPT all land lying West of and between said intermediate traverse line and existing controlled level lake.

AND

T3N, R16W, Section 8; Also Section 9; Also all that part of Section 16 which lies north and east of Kalamazoo Lake and Kalamazoo River; and also a parcel of land in Section 10 described as beginning 701.91 feet north of the southwest corner of the north $\frac{5}{8}$ of the west $\frac{1}{2}$ of the northwest $\frac{1}{4}$ of Section 10 on the west Section line; thence north to the northwest corner of Section 10, thence due east on the Section line to the westerly right-of-way of the Blue Star Highway (formerly known as old US-31), thence southeasterly along the westerly right-of-way of the Blue Star Highway to a point due east of the beginning, thence west to the beginning.