STATE OF MICHIGAN

DEPARTMENT OF LABOR & ECONOMIC GROWTH

BEFORE THE STATE BOUNDARY COMMISSION

In the matter of:

Boundary Commission
Docket #04-C-1

The proposed consolidation of the Charter Township of Grand Blanc and the City of Grand Blanc as a Home Rule City, Genesee County

SUMMARY OF PROCEEDINGS, FINDINGS OF FACT AND CONCLUSIONS OF LAW

SUMMARY OF PROCEEDINGS

This matter of the proposed consolidation of all of the Charter Township of Grand Blanc and all of the City of Grand Blanc, Genesee County, into a Home Rule City, as described in Attachment A.

A. On August 10, 2004, a petition was filed requesting the consolidation of the Charter Township of Grand Blanc and the City of Grand Blanc as a Home Rule City.

B. On November 21, 2004, the State Boundary Commission held an adjudicative meeting to determine the legal sufficiency of the petition. The petition was declared to be legally sufficient, pursuant to Public Act 191 of 1968, as amended, and Public Act 279 of 1909, as amended.

C. On January 27, 2005, the State Boundary Commission held a public hearing in the City of Grand Blanc to receive public testimony pursuant to Public Act 191 of 1968, as amended.

D. On September 15, 2005, at an adjudicative meeting, the State Boundary Commission voted 3-1 to approve this petition for the proposed consolidation. Voting in favor of the motion to allow the consolidation process to proceed was State Commissioner Ken VerBurg, and local Commissioners John West and Carl Mason. Voting against the motion was State Commissioner Vicki Barnett. Commissioner Barnett expressed that allowing the consolidation process to move forward is irresponsible, as it would place undue costs on a city and township that have no interest in consolidating, and that are already financially burdened, especially during these hard economic times.

E. On October 20, 2005, the State Boundary Commission held an adjudicative meeting to discuss the options for selecting charter commissioners. The city reported to the Commission that the council adopted a resolution in favor of appointing the charter commissioners, and stated that the number of charter commissioners should be based on equal representation. The township reported that their board chose not to consider any resolution to appoint charter commissioners, and that they maintain their position that charter commissioners be elected by the voters. The Commission affirmed with the involved parties that if charter commissioners are elected, then the number allowed for each municipality shall be based on the ratio of their population, respectively, as reported in the Findings of Fact.

F. On October 20, 2005, at an adjudicative meeting, the State Boundary Commission voted 3-1 to recommend that the Director of the Department of Labor & Economic Growth approve the Order for consolidation as petitioned, and requested that Commission staff prepare a final Summary of Proceedings, Findings of Fact, and Conclusions of Law to reflect amendments and recommendations. Voting in favor of adopting the amended Findings of Fact, Summary of Proceedings, and Conclusions of Law, and on the recommendation to the Director, were State Commissioner Ken VerBurg, and Local Commissioners Carl Mason and John West. Commissioner Vicki Barnett did not support the recommendations, citing that she believed several items in the Findings of Fact are completely false and not a findings of fact.

FINDINGS OF FACT

1. Consideration of this petition for consolidation has been requested for the following reasons:
    a. To form a single unit of local government to manage the rapid residential and commercial growth in the Grand Blanc community.
    b. To create stronger intergovernmental relations with state, county, and local governments.
    c. To provide an effective community-wide strategic and developmental planning process.
    d. To increase the community's allocation of state revenue sharing and road funding.
    e. To reduce the cost of operations and achieve economies of scale.
    f. A public opinion survey of Grand Blanc residents revealed that 48% are in favor of consolidation, 41% are unsure, and 11% are opposed.

2. This petition for consolidation involves only Grand Blanc Charter Township and the City of Grand Blanc. The City is landlocked and surrounded on all sides by the Township. No other units of government are located within the boundary of the territory proposed for consolidation.

3. Of the 2,519 total petition signatures obtained from both city and township residents, 2,497 of these signatures were declared valid. The valid signatures exceeded the 5% statutory requirement of 1,903.

4. The Citizens Research Council of Michigan published a report earlier this year on the financial implications consolidating the City of Grand Blanc and Grand Blanc Township. The Council studied the current operations of both municipalities, analyzed the pros and cons, and then created a hypothetical consolidated city. The study concluded that consolidation should reduce the cost of providing services without causing a reduction in services. Some efficiencies and economies of scale would be realized, however, these savings would be offset by increased specialization that would result in staffing and expenditure levels for a consolidated unit that are slightly higher than the aggregate of the City and Township individually.

5. The City of Grand Blanc was incorporated in 1930. The Township of Grand Blanc was established in 1833; charter status was adopted in 1978.

6. As a voluntary unit of government, the powers, financing, and form of the City are defined in a locally drafted and adopted home rule city charter, and as prescribed in the Home Rule City Act, and other applicable statutes.

7. The Township is an involuntary unit of government, with its form, powers, and financing spelled out in the State Constitution, the Charter Township Act, and other applicable statutes.

8. Each municipality is served by an administrative and legislative body. However, the Township supervisor, treasurer, and clerk serve dual roles as administrative officers and legislative board members.

9. Each unit has its own authority that covers zoning, planning, and community and economic development.

10. The City and the Township employ their own police department, but have joint agreement for fire service.

11. The Grand Blanc area has a fairly homogenous demographic. The City and the Township are similar in measures of age composition, racial composition, and average income of their residents.

12. Residents in both municipalities belong to the Grand Blanc Consolidated School District.

13. Eighty per cent of the residents in both the city and the township already share the same post office and zip code.

14. The 2000 census population of each municipality is:

City of Grand Blanc	8,242	(22% of total)
Charter Township of Grand Blanc	29,827	(78% of total)
Combined population	38,069	

15. The population density per square mile of each municipality is:

City of Grand Blanc	2,228.00
Charter Township of Grand Blanc	920.58
Combined population density per sq. mile	1,055.00

16. The land area of each municipality is:

City of Grand Blanc	3.7 sq. miles
Charter Township of Grand Blanc	32.4 sq. miles
Combined land area	36.1 sq. miles

17. The 2004 millage rates are as follows:

City of Grand Blanc	13.1352 mills
Charter Township of Grand Blanc	5.4454 mills

18. The equalization factor for each unit is 1.0.

19. The combined 2004 taxable value totals $1.45 billion, with 82.1% of the property in Grand Blanc Township. A consolidated unit would have a taxable value per capita of $35,535. Individual taxable value per capita is:

City of Grand Blanc	$32,028
Charter Township of Grand Blanc	$36,403

20. Eighty-two percent of the $1.45 billion combined tax base for the two units is located in Grand Blanc Township.

THE COMMISSION FINDS THAT

1. The territory of the proposed new home rule city will be inclusive of the entire area that currently encompasses both the Charter Township of Grand Blanc and the City of Grand Blanc. The outlying boundary of the proposed new city will be that of the existing boundary of the Township of Grand Blanc.

2. The City of Grand Blanc is opposed to consolidation based upon a ballot question on consolidation that was put before city residents, by the City, at the November 2004 general election. City residents voted 2-1 against consolidation.

3. The Charter Township of Grand Blanc has presented no official position either for or against consolidation. The Township indicated that given the importance of this matter, they feel the voters should decide on the issue.

4. The governing bodies of the City and the Township have a cooperative working relationship, and operate under several intergovernmental agreements for the provision of services.

5. Residents could receive a broader range of municipal services and increased specialization.

6. The increased availability of bonding and borrowing will help provide infrastructure improvements as the result of the continuing increase in population and economic growth in the Grand Blanc area.

7. Topographical conditions do not preclude in any substantial way the proposed consolidation.

8. The proposed consolidation does not conflict with any natural boundaries and drainage basins.

9. The proposed consolidation is consistent with present adjacent or nearby land use patterns.

10. The record of this docket is persuasive in favor of having the consolidation process go forward.

CONCLUSIONS OF LAW

The record of this docket, in accordance with the criteria stipulated under Section 9 of the Public Act 191 of 1968, as amended, supports the Commission's recommendation that the Director of the Department of Labor & Economic Growth sign the attached Order to approve the petition for the proposed consolidation and adopt the Summary of Proceedings, Findings of Fact, and Conclusions of Law.

Kenneth VerBurg
Kenneth VerBurg, Chair
State Boundary Commission

October 20, 2005
Date

STATE OF MICHIGAN

DEPARTMENT OF LABOR & ECONOMIC GROWTH

BEFORE THE STATE BOUNDARY COMMISSION

In the matter of:

Boundary Commission
Docket #04-C-1

The proposed consolidation of the Charter Township of Grand Blanc and the City of Grand Blanc as a Home Rule City, Genesee County

FINAL ORDER

IT IS ORDERED THAT, this Summary of Proceedings, Findings of Fact, Conclusions of Law, and Order to approve the petition for the proposed consolidation of Grand Blanc Charter Township and the City of Grand Blanc as a Home Rule City, shall be effective 45 days after the date this Order is signed by the Director of the Department of Labor & Economic Growth, unless a valid petition for a referendum is filed with the State Boundary Commission in Lansing by 5:00 p.m. on the forty-fifth day.

IT IS ORDERED THAT, if a valid petition is filed with the State Boundary Commission within the 45-day period, the Order for a referendum on the question of consolidation shall include a new effective date for this Order, which shall be at least 10 days later than the date of the referendum election.

IT IS FURTHER ORDERED THAT, if charter commissioners are to be elected, then 2 charter commissioners shall be elected from the City of Grand Blanc, and 7 charter commissioners shall be elected from the Charter Township of Grand Blanc. If the governing bodies of the City of Grand Blanc and the Charter Township of Grand Blanc choose, by official resolution respectively, to appoint charter commissioners, then an equal number that is half of either 8 or 10 shall be appointed from the City of Grand Blanc and the Charter Township of Grand Blanc, respectively.

IT IS FURTHER ORDERED THAT if a referendum election is held with a majority of the voters voting no on the question of consolidation in either municipality, then the Order approving the petition for consolidation, the Order that charter commissioners be elected or appointed, and any elections or appointments for charter commissioners are null and void.

IT IS FURTHER ORDERED THAT, the manager of the State Boundary Commission shall transmit a copy of the Summary of Proceedings, Findings of Fact, and Conclusions of Law, and this Order, to the clerks of the City of Grand Blanc, the Charter Township of Grand Blanc, and the County of Genesee.

David C. Hollister

David C. Hollister, Director
Michigan Department of Labor & Economic Growth

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Date

Attachment A

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The proposed consolidation of the Charter Township of Grand Blanc and the City of Grand Blanc into a new home rule city is described as follows:

Sections 1 through 36, T 6 N-R 7 E , Grand Blanc Township, Genesee County, Michigan, including the following subdivisions:

Algoe Manor	Deerfield
Assessors Plat No. 4	Deerfield No. 2
Barkman Acres	Deerfield No. 3
Barkeman Acres No. 2	Devonshire Hills Estates
Bella Vista Estates	Devonshire Hills Estates No. I
Bella Vista Estates No. 1	Dixie Beach
Bella Vista S.	Dixie Gardens
Belmar Plat	Dixie Gardens No. I
Bernhard Shady Acres	Dixie-Dort Acres
Bloomfield Hills	Esquire Meadows
Braemoor	General Motors Heights
Braemoor No. 2	Genesee Oaks Sub. No. 1
Braemoor No. 3	Golden Gate Estates Sub. No. I
Buchko Acres	Grand Blanc Acres
Bushdale	Grand Blanc Assessor Plat No. 1
Chapel Homestead Acres	Grand Blanc Assessor Plat No. 2
Chatham Square'	Grand Blanc Center, Vill of
Chatham Square No. 2	Grand Blanc Estates
Chatham Square No. 3	Grand Blanc Estates No. 2
Chatham Square No. 4	Grand Blanc Twp., Supv. No. 5
Chatham Square No. 5	Grand Blanc Twp., Supv. Plat No. 3
Cheney Addition	Grand Blanc Twp., Supv. Plat No. 40
Cherry Creek Hollow	Grand Blanc, City of, Assessor Plat No. 1
Concord Green	Grand Blanc, City of, Assessor Plat No. 3
Concord Green No. 1	GrandBlanc, Vill of
Concord Green No. 2	Grand Oaks
Conquest Height	Grand Wailea No. 1
Cook Harbor	Grand Wailea No. 2
Cook Harbor No. 2	Grand Wailea No. 3
Cook Harbor No. 3	Grandview Knolls No. I
Davis Western Addition	Grandview Knolls Supv P
Davis, Map of	Grandville Estates

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Grandville Estates No. 1	Hills of Kings Pointe No. 20
Grandville Estates No. 2	Hills of Kings Pointe No. 21
Grandville Estates No. 3	Holly Hills of Grand Blanc No. I
Greater Flint Sub No. 1	Holly Hills of Grand Blanc No. 2
Green Ridge Estates	Holly Hills of Grand Blanc No. 3
Green Valley Sub	Holly Spring Estates
Green Valley Sub No. 1	Holly Spring Estates No. 1
Green Valley Sub No. 2	Holly Spring Estates No. 2
Green Valley Sub No. 3	Holly Spring Estates No. 3
Greene Knolls Sub	Holly Spring Estates No. 4
Grovelawn	Homestead Gardens
Heather Hill	Indian Hill Colony
Heather Hill No. 2	Indian Hill Colony No. 1
Hickory Hill Farms	Indian Hill Colony No. 2
Hickory Hill Farms No. 1	Indian Hill Colony No. 3
Hidden Oaks	Ingleside Addition
Hidden Oaks No. 2	Jefferson Acres
Highland Gardens	Johnson Homestead No. I
Highland Gardens, Replat	Johnson Homestead No. 2
Hill Road Small Farms	Keely Commercial Park
Hill Top Sub	Keely Commercial Park No. 2
Hill Top Sub No. 1	Kings Pointe Greens
Hillcrest Country Estates	Kings Pointe Greens No. 2
Hillcrest Country Estates No. 1	Kirkridge
Hillcrest Country Estates No. 2	Kirkridge No. 2
Hillcrest Country Estates No. 3	Kirkridge No. 3
Hillcrest Gardens	Kirkridge Estates
Hillcrest Gardens No. 1	Kirkridge Estates No. 2
Hills of Kings Pointe	Kirkridge Estates No. 3
Hills of Kings Pointe No. 2	Kirkridge Estates No. 4
Hills of Kings Pointe No. 3	Kirkridge Estates No. 5
Hills of Kings Pointe No. 4	Klein's Ranch Homesites
Hills of Kings Pointe No. 5	Klein's Ranch Homesites No. 1
Hills of Kings Pointe No. 6	LaFave Acres
Hills of Kings Pointe No. 7	LaFave Gardens Sub
Hills of Kings Pointe No. 8	LaFave Gardens Sub No. 1
Hills of Kings Pointe No. 9	Liberty Bell Square
Hills of Kings Pointe No. 10	Liberty Bell Square No. 2
Hills of Kings Pointe No. 11	Liberty Bell Square No. 3
Hills of Kings Pointe No. 12	Lill-Haven Home Sites
Hills of Kings Pointe No. 13	Longway Plat
Hills of Kings Pointe No. 14	Maple Knoll Sub
Hills of Kings Pointe No. 15	Maplegrove Sub
Hills of Kings Pointe No. 16	Marble Wood Manor
Hills of Kings Pointe No. 17	Meadowbrook Estates
Hills of Kings Pointe No. 18	Meadowbrook Estates No. 2
Hills of Kings Pointe No. 19	Meadowbrook Ridge

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Meadowbrook Ridge No. 2	Riverbend East No. 5
Meadowcroft Estates No. 4	Riverbend West
Meadows of Sandalwood	Riverbend West No. 1
Meadows of Sandalwood No. 2	Riverbend West No. 2
Meadows of Sandalwood No. 3	Riverbend West No. 3
Meltrica Acres	Riverbend West No. 4
Meltrica Acres No. 1	Riverbend West No. 5
Minterbrook	Riverbend West No. 6
National Estates	Rix Acres
National Estates No. 1	Ross Acres
National Estates No. 2	Rust Acres
National Estates No. 3	Rust Sub
National Estates No. 4	Saw Bridge Estates
Noblet Acres	Schumacher Terrace
Nursery Park Inc.	Seventeen-Seventy-Six
Oak Grove	Seven.-Seventy-Six No 2
Oak Hill Sub	Shady Brook Acres
Oak Hill Sub No. I	Shady Brook Acres No. 2
Oak Hill Sub No. 2	Sherwood Hills Sub No 1
Orchard Haven	Sherwood Hills Sub No 2
Orchard Haven No. 1	Somers Acres
Orchard Haven No. 2	Southhampton
Orchard Haven No. 3	Spring Oak Sub
Orchard Haven No. 4	Stockbridge Commons
Ottawa Hills	Stockbridge Com No 2
Ottawa Hills No. 1	Stockbridge Com No 3
Ottawa Hills No. 2	Stockbridge Commons No. 4
Ottawa Hills No. 3	Stockbridge Commons No. 5
Ottawa Hills No. 4	Stockbridge Commons No. 6
Ottawa Hills No. 5	Stockbridge Commons No. 7
Ottawa Hills No. 6	Stone Hollow
Ottawa Hills No. 7	Stone Hollow No. 2
Ottawa Hills No. 8	Stone Hollow No, 3
Ottawa Hills No. 9	Stone Hollow No, 4
Ottawa Park	Sun Valley Sub
Ottawa Park No. 1	Sun Valley Sub No. 1
Partridge Creek	Sun,Valley Sub No. 2
Porter Meadows	Swisswood
Porter-Reid Little Farms	Tanglewood
Riegler Acres	Tanglewood Estates
Riegler Acres no. 1	Tanglewood Office Park
Rio Grande Estates	Tanglewood S.
Riverbend East	Thread River Terrace
Riverbend East No. 1	Top 0' the Park E.
Riverbend East No. 2	Top 0' the Park W.
Riverbend East No. 3	Valley Croft Farms
Riverbend East No. 4	Valley Croft Farms No. 1

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Valley Croft Farms No. 2	Woodfield Farms
Village Green	Woodfield Farms No. 2
Village Shops	Woodfield Farms No. 3
Wakefield Acres	Woodfield Farms No. 4
Wakefield Woods	Woodfield Farms No. 5
Warwick Farms	Woodland Meadows
Warwick Hills	Woodland Meadows No. 2
Warwick Hills No. 1	Woodland Meadows No. 3
Warwick Hills No. 2	Woodward Acres Sub
Warwick Hills No. 3	
Warwick Meadows	
Waters Edge	
Western Addition	
Westwood Acres	
Whispering Winds Estates	
Wildwood	
Wildwood Estates	
Williamsburg Farms	
Williamsburg Farms No. 1	
Williamsburg Farms No. 2	
Williamsburg Farms No. 3	
Williamsburg Farms No. 4	
Williamsburg Farms No. 5	
Williamsburg Farms No. 6	
Williamsburg Farms No. 7	
Williamsburg Farms No. 8	
Williamsburg Farms No. 9	
Williamsburg Farms No. 10	
Williamsburg Farms No. 11	
Williamsburg Farms No. 12	
Williamsburg Farms No. 13	
Williamsburg Farms No. 14	
Williamsburg Farms No. 15	
Williamsburg Farms No. 16	
Williamsburg Farms No. 17	
Wishing Well Estates	
Wishing Well Estates No. I	
Wishing Well Estates No. 2	
Wishing Well Estates No. 3	
Wishing Well Estates No. 4	
Wishing Well Estates No. 5	
Wishing Well Estates No. 6	
Wood-End Estates	