



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF CONSTRUCTION CODES
IRVIN J. POKE
DIRECTOR

STEVEN H. HILFINGER
DIRECTOR

**STATE BOUNDARY COMMISSION
BUREAU OF CONSTRUCTION CODES**

Meeting Location:
2501 Woodlake Circle - Conference Room 3/First Floor
Okemos, Michigan 48864

MINUTES
April 11, 2012

DOCKET# 11-C-1
ALLEGAN COUNTY

MEMBERS PRESENT

Mr. Dennis Schornack, Chairman
Mr. Cameron Priebe, State Commissioner
Mr. James Stewart, State Commissioner
Mr. Samuel Dykstra, Local Commissioner

MEMBERS ABSENT

Mr. Kenneth Heckman, Local Commissioner

DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS PERSONNEL

ATTENDING

Mr. Kevin O'Brien, P.S., Office of Land Survey and Remonumentation
Mrs. Angela Sanderson, Secretary, Office of Land Survey and Remonumentation
Mr. Chris Beland, Director, Office of Land Survey and Remonumentation
Mr. Keith Lambert, Deputy Director, Bureau of Constructions Codes
Mr. Irvin Poke, Director, Bureau of Construction Codes

OTHERS IN ATTENDANCE

Mr. Andrew Mulder, Attorney for Petitioner
Mr. Stephen Rideout, Assistant Attorney General
Ms. Bobbie Gaunt, Consolidated Government Committee
Ms. Catherine Simon, Consolidated Government Committee
Mr. Daniel Fox, Consolidated Government Committee
Mr. Jim Story, Consolidated Government Committee
Mr. William LeFevere, City of the Village of Douglas

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1. CALL TO ORDER AND DETERMINATION OF QUORUM

Chairman Schornack called the meeting to order at approximately 1:48 p.m. and read the Opening Statement. A quorum was determined present at that time.

2. APPROVAL OF AGENDA

A **MOTION** was made by Commissioner Stewart and supported by Commissioner Priebe to approve the Agenda for the meeting. **MOTION CARRIED UNANIMOUSLY.**

3. DOCKET # 11-C-1 - DETERMINATION OF LEGAL SUFFICIENCY

a. Discussion by Commission and Staff:

Mr. O'Brien read aloud from the Legal Sufficiency Memo that he prepared regarding this docket, dated March 30, 2012 to the SBC.

Chairman Schornack referred to the memo and requested clarification that the portion of the memo regarding Silver Lake Drive and Maple Gate Drive and indicated that there is no requirement for signatures for these two streets.

Mr. O'Brien confirmed that was correct, he stated that no one who signed the petition had addresses on either of these streets.

b. Involved Parties:

(A handout of a statement from Ms. Gaunt of the Consolidated Government Committee, CGC, was given to the Commission). Ms. Gaunt read her statement aloud, giving history of the tri-community area of Saugatuck, Douglas, and Saugatuck Township and her support of combining the three local government units and bringing the question of consolidation before the voters.

Commissioner Stewart asked Ms. Gaunt who provides police services in the Township.

Ms. Gaunt replied saying that the Allegan County Sheriff's Department provides services, as well as the State Police, who rent a building in the Township. One combined police department, the Saugatuck-Douglas police, provides services to the two cities.

Commissioner Priebe asked about the make up of the CGC.

Ms. Gaunt replied that there are nine members of the CGC and gave some brief background information on the CGC.

Commission questions/discussion/deliberation: Discussion ensued.

Ms. Gaunt went on to explain that several public opinion surveys have been taken over the years to determine the level of support for consolidation. These indicated majority

support for consolidation but she was not sure if they were broken down by jurisdiction. Before the start of the consolidation process a survey by “Mitchell and Associates” was done showing that 68% of the people in the two cities supported consolidation and 51% of those in the Township supported consolidation. She stated that tri-community studies are required to be done every 3-5 years of the cities and township. They study the tri-community area as to what is working and what is not in order to get grants, etc. She said that the studies have recommended consolidation be considered.

Mr. Mulder explained that at the public hearing the committee may be presenting a smaller area to be consolidated due to the fact that the northern portion of the township is more tied to the cities than the southern portion which is more rural in nature.

Commission questions/discussion/deliberation: Discussion ensued.

Ms. Gaunt explained that the CGC is a group of citizens with no elected officials and that the three jurisdictions are experiencing a decline in their infrastructure, especially the harbor that feeds into Lake Michigan that needs to be dredged. Recently the two cities came together to address the harbor issue but the township has not participated. The harbor issue and its affect on the economic vitality of the area is one of the reasons that the CGC was formed.

Chairman Schornack referred to the map as to where the harbor is. He explained that the Township is not contiguous to the harbor.

Ms. Simon (former Mayor of the City of Saugatuck) responded to Chairman Schornack and explained that the gateway of the harbor comes through the Township. She went on to say that the Township’s lack of participation is notable yet they are still a benefactor of that gateway. She said that the Tri-Community Plan had been affirmed and accepted by the representatives of the voters in all three communities.

Mr. Story went on to explain that of the waterfront, including the part that’s along Lake Michigan (the center part being the harbor), that the township clearly has many times more mileage of that waterfront area than either of the two cities combined and that the economic future of the area is tied to navigation reaching Lake Michigan.

Chairman Schornack asked about raising revenues to keep the gateway open.

Mr. Story responded saying that the two cities have formed a harbor authority, but the Township has chosen not to participate. To the point of costs, one of the studies that have been commissioned was by “Plante Moran” which identified up to \$1.2 million dollars in annual repeated savings in merging these 3 communities. That would be a potential source of revenue to address the harbor issue. They also identified tax rates in the two cities would decline dramatically and there would be no need to raise taxes in the Township.

Commission questions/discussion/deliberation: Discussion ensued.

Mr. LeFevere, the City Manager of the City of the Village of Douglas, noted that he was disappointed in the facts that were being heard at this meeting. He gave examples of what he felt like was a “very one-sided story” that the Commission was hearing.

Commission questions/discussion/deliberation: Discussion ensued.

Discussion occurred between the commissioners and the parties as to the feasibility of each member unit separately approving a new city charter. Commissioners suggested that they would consider reducing the area of the township to be included in the consolidation.

Commissioner Priebe stated that consolidating a smaller area makes sense to him and that he would need more information to be persuaded to bring the entire Township area in. He suggested maybe just a portion of the township be consolidated with the cities.

Director Beland referred to the map with regard to Blue Star Highway, which is the main service route that comes in off I-196 and services the City of the Village of Douglas, the City of Saugatuck and a portion of the Township. He stated that this was not identified on the map, but he wanted to make sure this information was considered as a possible boundary line for a revised area.

Chairman Schornack stated that there is a “big hunk” of the Township that is agricultural and have a number of farmers that aren’t connected to the water as much as the City of the Village and the City and the northern part of the township. He wanted to caution the CGC that their ultimate end goal may be at risk if it’s not also approved by the Township voters. He reminded them that the SBC can revise the area to be consolidated.

Commission questions/discussion/deliberation: Discussion ensued.

Mr. Fox mentioned that at the public hearing it may be helpful to have each individual point on the map as to where exactly their house is in reference to the City of Saugatuck, City of the Village of Douglas, and Saugatuck Township.

c. **Commission Action:**

Commissioner Stewart made a **MOTION** and Commissioner Dykstra supported the motion to adopt the petition for this docket as **Legally Sufficient** for purposes of further discussion at a Public Hearing. **MOTION CARRIED UNANIMOUSLY.**

The Commissioners then selected May 16, 2012 @ 10:00 a.m. at the Saugatuck Center for the Arts on Culver Street for the Public Hearing for this docket to be held.

Mr. O’Brien said he will be sending out a notice to all of the involved parties, and at least 10 days before the hearing there will be announcement in the local newspaper.

Chairman Schornack encouraged the parties to reach out to the Chamber of Commerce in addition to the newspaper announcement and website notice to provide additional public notice of the hearing.

Mr. O'Brien added that for people who can't make it to the public hearing, there will be a 30 day comment period afterward and a rebuttal period after that to send written comment to the Commission.

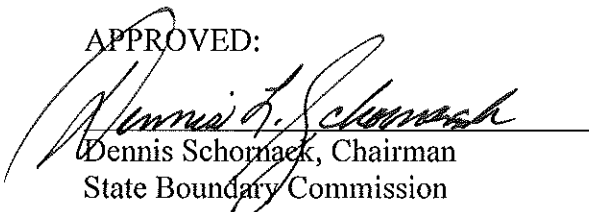
Mr. Mulder closed saying that the CGC plans to come to the public hearing with a proposal to shrink and more clearly define the consolidation area and a new legal description and map.

4. ADJOURNMENT

A MOTION was made by Commissioner Dykstra and supported by Commissioner Stewart to adjourn this session on Docket 11-C-1. **MOTION CARRIED UNANIMOUSLY.**

Chairman Schornack adjourned the meeting on Docket 11-C-1 at 2:44 p.m.

APPROVED:


Dennis Schornack, Chairman
State Boundary Commission

5/9/12
Date