

**CHARTER TOWNSHIP OF SUPERIOR
SPECIAL MEETING
SUPERIOR CHARTER TOWNSHIP HALL
3040 N. PROSPECT, SUPERIOR TOWNSHIP, MI 48198
DECEMBER 15, 2025
6:00 P.M.
AGENDA**

1. CALL TO ORDER
2. ROLL CALL
3. ADOPTION OF AGENDA
4. PRESENTATIONS & PUBLIC HEARINGS
 - A. Public Hearing – Geddes Ridge Lighting Special Assessment District (SAD)
 1. Notice of Public Hearing and reference the mailed/published notice
Purpose: To receive public comment regarding the proposed Geddes Ridge Lighting Special Assessment District
 2. Public Comments
 3. Written Comments **[TAB 1]**
 4. Board Questions / Discussion
 5. Close Public Hearing
5. ADJOURNMENT

Angela Robinson, Clerk,
Charter Township of Superior, 3040 N. Prospect, Superior Township, MI 48198
Telephone: 734-482-6099; Email: arobinson@superior-twp.org

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**CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN**

**RESOLUTION ON TENTATIVE INTENT TO ESTABLISH
GEDDES RIDGE SPECIAL ASSESSMENT DISTRICT**

RESOLUTION NUMBER: 2025-84

DATE: NOVEMBER 17, 2025

WHEREAS, pursuant to Public Act 188 of 1954 (MCL 41.721 et seq.), hereinafter referred to as the “Act”, the Township Board has the power to make and install, improve and maintain lighting systems, MCL 41.722(1)(j), and to determine that the whole of the cost of an improvement shall be defrayed by special assessments against the property especially benefited by the improvement; and

WHEREAS, pursuant Section 3 of the Act (MCL 41.723), the Township Board may proceed to carry out this improvement unless written objections to the improvement are filed with the township board at or before the hearing provided in Section 4 of the Act (MCL 41.724) by the record owners of land constituting more than 20% of the total land area in the proposed special assessment district.

BE IT RESOLVED by the Township Board of the Charter Township of Superior, Washtenaw County, Michigan, as follows:

1. The Board declares its tentative intent to establish a special assessment district pursuant to the provisions of 1954 PA 188, as amended, for the purpose of entering into a contract with DTE to install street lights in the Geddes Ridge Subdivision and the Geddes Ridge No. 2 Subdivision and to assess the cost of the lighting improvements and the annual utility charges from DTE to the lands that will be especially benefitted thereby, as set forth in the special assessment district, to wit: all lots in the Geddes Ridge Subdivision and the Geddes Ridge No. 2 Subdivision.
2. The aforesaid maps, plans and cost estimate shall be filed in the office of the Township Clerk for public examination and are attached as Exhibit A.
3. The aforesaid improvements shall be known as the Geddes Ridge Lighting Improvements and the special assessment district therefor shall be known as the Geddes Ridge Lighting Special Assessment District.
4. The estimated cost of the improvements and the part to be assessed against lands in the special assessment district are as follows:

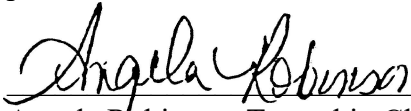
Estimated Cost of Improvements.....	\$23,600
Operating cost for 10 years (\$25 per light × 6 lights × 10 years).....	\$18,000
Total cost.....	\$41,600
Amount to be assessed against each of the 154 lots in the proposed Special Assessment District is approximately	\$270

5. The special assessments may be payable in ten (10) annual installments of \$27.00 together with interest at the rate of four percent (4%) per annum, that shall become due at such time as the Board shall hereafter determine.
6. This Board shall meet at 6:00 p.m. on Monday, December 15, 2025, to hear and consider any objections submitted by any interested persons with respect to:
 - a. creation of the special assessment district;
 - b. the petition; and
 - c. the project and cost estimate for the district.

The Township Clerk shall give notice of such hearing by publication of the same twice in the Ann Arbor News and by sending by first class United States Mail, postage thereon fully prepaid, a copy of said notice addressed to the record owner or party in interest in whose name any land in the special assessment district is assessed on the Township's last preceding tax assessment roll for ad valorem tax purposes that was reviewed by the Township board of review, as supplemented by any subsequent changes in the names or the addresses of the owners or parties listed on that roll. If a record owner's name does not appear on the Township tax assessment records, then such notice shall be given to the record owner at the address shown by the records of the county register of deeds. The first publication and the mailing shall be at least ten (10) days prior to the date of the hearing. The notice shall contain the information required by Act No. 188, Public Acts of Michigan, 1954, as amended.

CERTIFICATION STATEMENT

I, Angela Robinson, the duly qualified Clerk of the Charter Township of Superior, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Charter Township of Superior Board held on November 17, 2025, and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.



Angela Robinson, Township Clerk

11/18/25

Date Certified

**NOTICE OF PUBLIC HEARING
GEDDES RIDGE LIGHTING SPECIAL ASSESSMENT DISTRICT**

**Charter Township of Superior
Washtenaw County, Michigan**

TO: THE RESIDENTS AND PROPERTY OWNERS OF LOTS WITHIN GEDDES RIDGE SUBDIVISION AND GEDDES RIDGE NO. 2 SUBDIVISION, IN THE CHARTER TOWNSHIP OF SUPERIOR, WASHTENAW COUNTY

PLEASE TAKE NOTICE that the Township Board of the Charter Township of Superior adopted a resolution of tentative intent to create a Special Assessment District to cover the cost of installing six (6) new lights in the Geddes Ridge Subdivision and to pay for the cost of operating those lights and to assess the cost of the improvements to the lands that will be especially benefitted thereby.

PLEASE TAKE FURTHER NOTICE that the Special Assessment District within which the foregoing improvements are proposed to be constructed and within the costs thereof are proposed to be specially assessed are more particularly described as follows:

All lots located in the Geddes Ridge Subdivision and the Geddes Ridge No. 2 Subdivision. A complete list of all properties included within the proposed district are on file with the Township Clerk.

PLEASE TAKE FURTHER NOTICE that pursuant Section 3 of the Act (MCL 41.723), the Township Board may proceed to carry out this improvement unless written objections to the improvement are filed with the Township Board at or before the hearing provided in Section 4 of the Act (MCL 41.724) by the record owners of land constituting more than 20% of the total land area in the proposed Special Assessment District.

PLEASE TAKE FURTHER NOTICE that the Township Board has received plans showing the improvements and the locations thereof, together with an estimate of costs in the approximate amount of twenty-three thousand six hundred dollars (\$23,200) and operating costs for the ten (10) years that the proposed special assessment is to be assessed is estimated to be eighteen thousand dollars (\$18,000)¹. The plans and cost estimates have been placed on file with the Township Clerk.

The Township Board has passed a resolution tentatively declaring its intention to make such improvement and to create the Special Assessment District. The approximate amount to be assessed to each lot in the subdivision is two hundred seventy dollars (\$270). This amount may be paid in ten (10) annual installments of twenty-seven dollars (\$27) together with interest at the rate of four percent (4%) per annum on the unpaid balance of the assessment.

PLEASE TAKE FURTHER NOTICE that the plans, estimates of costs and proposed Special Assessment District may be examined at the Office of the Township Clerk from 8:00 a.m. to 4:00 p.m., Monday through Friday, from the date of this notice until and including the date of the public hearing, and may be examined at the hearing.

PLEASE TAKE FURTHER NOTICE that a public hearing on the plans, districts and estimates of costs will be held at the Township Offices, December 15, 2025, at 6:00 o'clock p.m.

At the hearing, the Township Board will consider any written objections to any of the foregoing matters which are filed with the Township Clerk at or before the time of hearing, as well as any revisions, corrections, amendments or changes the plans, estimates of costs or Special Assessment District.

Written comments or objections may be filed with the Township Clerk at the address set out below:

Angela Robinson
Township Clerk
Charter Township of Superior
3040 N Prospect Rd
Superior Township, MI 48198

PLEASE TAKE FURTHER NOTICE that if the Township Board determines to proceed with the special assessments, it will cause a special assessment roll to be prepared and another hearing will be held, after notice to record owners of property proposed to be specially assessed, to hear public comments concerning the proposed special assessments.

All interested persons are invited to be present at the aforesaid time and place in person or by representative and to submit comments concerning the foregoing. The Township will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed material being considered at the hearing, to individuals with disabilities at the hearing upon four days' notice to the Township Clerk. Individuals with disabilities requiring such aids or services should contact the Township Clerk at the address or telephone number listed above.

¹Cost to power 6 lights is estimated at \$150 per month or \$1,800 per year. Over 10 years this amounts to \$18,000

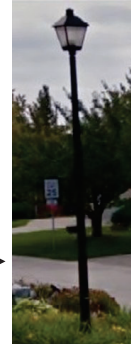
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Charter Township of Superior North Harris Road and Ascot Drive Sub

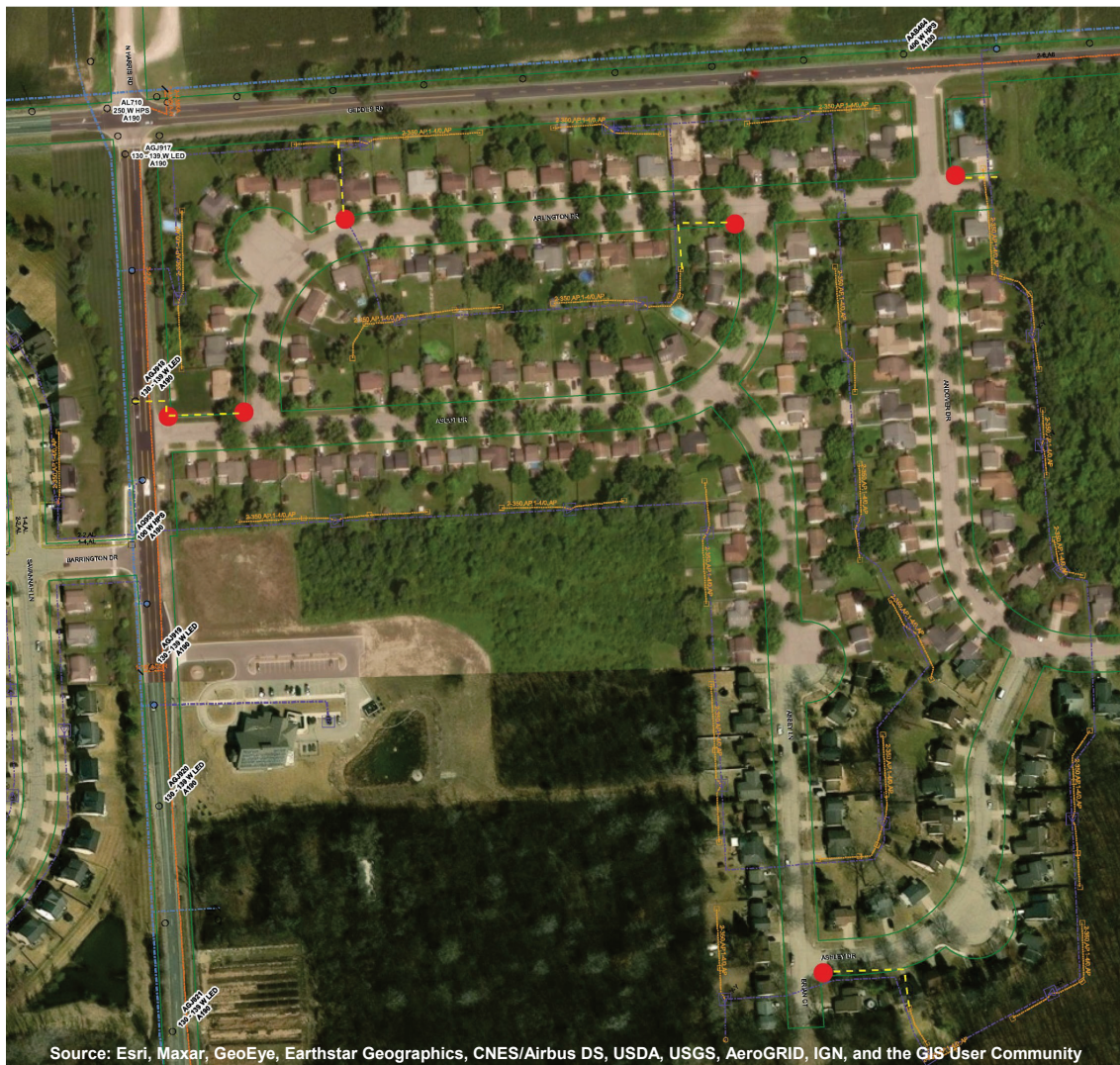
Cost Estimate

- 6 - Colonial Style Lights
- 6-Polished Black Posts
- 2100' Direct Boring for Cable and Conduit
- Monthly total \$25.00 Per Light
- Total out of pocket cost due \$23,600



Colonial Style Subdivision Lighting →

Light Placement ●



2025 GEDDES RIDGE PARCEL NUMBER AND ADDRESS LIST

PARCEL NUMBER	PROPERTY ADDRESS	CITY	STATE	ZIP	PARCEL NUMBER	PROPERTY ADDRESS	CITY	STATE	ZIP
J-10-35-220-001	9255 ARLINGTON DR	YPSILANTI	MI	48198	J-10-35-230-023	9041 ARLINGTON DR	YPSILANTI	MI	48198
J-10-35-220-002	9254 ARLINGTON DR	YPSILANTI	MI	48198	J-10-35-230-024	9035 ARLINGTON DR	YPSILANTI	MI	48198
J-10-35-220-003	1980 ANDOVER DR	YPSILANTI	MI	48198	J-10-35-230-025	9029 ARLINGTON DR	YPSILANTI	MI	48198
J-10-35-220-004	1974 ANDOVER DR	YPSILANTI	MI	48198	J-10-35-230-026	9023 ARLINGTON DR	YPSILANTI	MI	48198
J-10-35-220-005	1968 ANDOVER DR	YPSILANTI	MI	48198	J-10-35-231-001	9215 ASCOT DR	YPSILANTI	MI	48198
J-10-35-220-006	1962 ANDOVER DR	YPSILANTI	MI	48198	J-10-35-231-002	9178 ARLINGTON DR	YPSILANTI	MI	48198
J-10-35-220-007	1956 ANDOVER DR	YPSILANTI	MI	48198	J-10-35-231-003	9166 ARLINGTON DR	YPSILANTI	MI	48198

Fw: Geddes Ridge Lighting - Illegal Special Assessment

From Angela Robinson <arobinson@superior-twp.org>
Date Thu 12/4/2025 7:52 AM
To Sarah Izzo <sizzo@superior-twp.org>; Kristina Rankin <krankin@superior-twp.org>

Please see below: December BOT special meeting public hearing.

From: Steph <guernicaccs@gmail.com>
Sent: Wednesday, December 3, 2025 7:51:39 PM
To: Board <board@superior-twp.org>; Emily Dabish Yahkind <edy@superior-twp.org>; Dana Greene <dgreene@superior-twp.org>; Brenda McKinney <brendamckinney@superior-twp.org>; Lisa Lewis <llewis@superior-twp.org>; Ken Schwartz <kenschwartz@superior-twp.org>; Sarah Devereaux <sdevereaux@superior-twp.org>
Subject: Geddes Ridge Lighting - Illegal Special Assessment

Hi Township Board Members.

I was really hoping you all would do your absolute best to ethically represent your community and that you wouldn't have to hear from me this year, but here it goes - Merry Christmas.

I am writing as a property owner in the Geddes Ridge subdivision to formally object to the proposed special assessment for street lighting. After review of the proposed plan, it is evident that the installation, *as currently designed*, **does not provide a measurable, direct, or individualized benefit to my property or to most properties in the subdivision and would seemingly amount to being an illegal special assessment.**

Under Michigan law, a special assessment may only be levied on properties that receive a **special benefit** from the proposed improvement. This is well-established in Michigan case law:

1. **Act 188 of 1954 (Michigan Public Acts)** which authorizes special assessments only where the improvement confers a distinct benefit to the parcels assessed.
2. **Michigan courts** have consistently held that assessments are invalid if the purported "benefit" is **general, speculative, or insufficiently tied to individual parcels**. A parcel cannot be assessed if it does not receive meaningful improvement or measurable value from the project.

In the current proposal:

- Only a select few lights are planned, leaving the majority of parcels in the subdivision **dark or minimally illuminated**. *That's because they were proposed by DTE with the goal of **public safety** in mind.*
- My property, as with most in Geddes Ridge, will receive **no direct or meaningful increase in safety, visibility, or property utility** from the proposed installation.
- The limited lighting primarily benefits the **general public** traveling on the street rather than individual homeowners.
- A special assessment was proposed out of "fairness" to surrounding neighborhoods. These neighborhoods have far more lighting where homes **do** receive a direct benefit, or they have an **HOA** that made the arrangement as a common expense. Geddes Ridge is not governed by an HOA.

Because the majority of properties, including mine - receive **no special benefit**, levying a special assessment violates the statutory requirement and established legal standards for special assessments in Michigan.

Since the board was really adamant about fairness in making this decision, I formally request that the Township **withdraw or revise the special assessment proposal** to either:

1. Ensure that all assessed properties receive a **measurable, direct, and individualized benefit**, OR
2. **Assess only the parcels that would receive a direct benefit** given the existing proposed locations for street lights, and ensure the assessment is **reasonably proportionate to the benefits accrued**, OR
3. Fund the project through **general township funds**, as originally proposed, reflecting the general public safety benefit rather than improperly assessing individual parcels. Given the number of **drive-by shootings, vehicle thefts and other larceny** that has been directed at this neighborhood and that Geddes Ridge is a **heavily leveraged public route** for **several neighborhoods** to access critical township resources like the **library and bus stops**, the original proposal from Supervisor Dabish-Yahkind to use **public safety funds** to provide the minimal lighting coverage required for increased safety was most appropriate and actually legal.

I also request that a detailed explanation be provided showing the **special benefit to each parcel** prior to any vote or assessment levy, **as required by Michigan law**.

Thank you for your attention to this objection. I look forward to your written acknowledgement and to the Township Board's consideration of the legal requirements surrounding special assessments. **I would like to see this letter included in the December board packet and considered as part of the December 15th public hearing on this matter.**

Cool?

Thanks.

Steph