

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

ORDINANCE NUMBER 197

ORDINANCE FOR MODIFICATION OF THE URBAN SERVICE DISTRICT BOUNDARY

FIRST READING: MAY 19, 2025

1. Purpose.

- a. The Township has a finite capacity of water and sewer services which it purchases from the Ypsilanti Community Utilities Authority for a large majority of the Urban Service District and from Ann Arbor Charter Township for a small area at the west edge of the Township along Geddes Road. The Urban Service District boundary was arrived at by considering such factors as population growth, zoning, land use policy, topography and capacity of the water and sanitary systems. The Urban Service District boundary was established to allocate available capacity based on governmental agreements and planned uses as set forth in the Township Master Plan.
- b. The Township Board recognizes that a change in the Urban Service District boundary would effectively alter or critically impact land use planning, township character, and natural resource preservation in the Township. Consequently, as a matter of policy, it is the objective of the Township Board that the Urban Service District boundary shall remain consistent with, and shall promote the objectives contained in, the Township Master Plan recommended by the Township Planning Commission and approved by the Township Board.
- c. Due to the available system capacity, financial capability, township preservation policies, and land use planning, absent extraordinary circumstances the Urban Service District boundary shall not be expanded beyond its current boundaries in the foreseeable future. Accordingly, modifications, if any, made to the district boundary should defer to areas determined to be of relatively higher priority considering the types and intensities of land use, the concentrations of population, the nature of soils and water tables in relation to the ability to support on-site sanitary sewage disposal systems, and the long-range planning which has been done in the Township.
- d. The purpose of this Ordinance is to establish a procedure and standards for the review and consideration of modifications to Urban Service District boundary within the Charter Township of Superior by the Township Board.

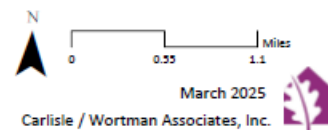
2. Urban Service District Boundary

a. Official Urban Service District Boundary:



- Superior Charter Township Boundary
- Adjacent Community Boundaries
- Highways
- Roads
- Waterways
- Urban Service District

Urban Service District Superior Charter Township Washtenaw County, Michigan



3. Application for Modification.

- a. An application and fees for a proposed modification to the Urban Service District boundary shall be submitted on a form provided by the Township to the Township Supervisor or Deputy Supervisor.
- b. The Township Supervisor or Deputy Supervisor shall review the application for completeness and, if complete, send the application to the appropriate staff and consultants for review and comment.
- c. Upon completion of review and the submission of comments by staff and consultants, the Supervisor or Deputy Supervisor shall prepare a report for the Township Board regarding the request for modification to the Urban Service District boundary.

4. Review Procedure.

- a. The Township Board shall conduct a public hearing on whether the proposed boundary modification should be made. Notice of the public hearing shall be given in the same manner as a public hearing required for the adoption of the Township's Master Plan.
- b. Following the public hearing, and any further review determined to be necessary or appropriate by the Township Board, including further review by Township staff and/or consultants, the Township Board shall determine whether the district boundary should be modified, and shall make findings consistent with the Standards set forth in Section 5 of this Ordinance.

5. Standards and Criteria

The Township Board shall consider the following standards and criteria in determining whether to adopt an Ordinance modifying the district boundary line:

- a. The proposed modification to the Urban Service District boundary is consistent with the Master Plan. If the current boundary is in material conflict with the Master Plan, such conflict is due to one of the following:
 - 1. A change in Township policy since the Master Plan was adopted.
 - 2. A change in conditions since the Master Plan was adopted.
 - 3. An error in the Master Plan.
- b. A change in land use intensity permitted by expanded sewer and/or water service shall not unreasonably impact the ability to provide commensurate services and facilities, including, without limitation, police service, fire service, emergency medical service, school facilities, park facilities, transportation infrastructure, utility service and the like.

- c. A proposed modification shall not negatively impact upon the ability to provide for sewer, water and other services and facilities to other areas within the Township which are within the established Urban Service District boundary.
- d. A proposed modification shall not have the effect of altering the character of any area of the Township as such area exists at the time of the request, unless said alteration is contemplated in the Master Plan, and the timing for such alteration is determined to be appropriate.
- e. A proposed modification shall not create or result in a capital expenditure for the Township including but not limited to system upgrades, capacity improvements or increase such as pump/booster stations or water/wastewater storage facilities, whether, within the system and design and construction of infrastructure related to the proposed modification. Any and all of such improvements will be at the expense of the applicant and be required to follow industry standards and the requirements of the YCUA as to system capacity factors of safety.

6. Fees

- a. The applicant requesting the Urban Service District boundary line modification shall be responsible for all costs and expenses of the Township's review. However, if the Township determines to undertake a review on a broader area basis, the Township may, at its discretion, require the applicant to only pay that portion of the costs and expenses of the review related to the applicant's request.
- b. Payment shall be made by escrowing in advance, with the Township, the amount estimated by the Township Supervisor to be required for the review. If the actual costs and expenses are greater than the estimate, additional escrow shall be required, and if the actual costs and expenses are less than the estimate, all excess amounts shall be returned to the person or entity posting the escrow.