

Delta Township Compiled Policy Manual

Title:	Sewer Hook-up Allocation – West of I96
Adoption Date:	August 1, 1994
Revision Date:	

General Purpose: Allocation of sewer hook-ups to the facilities to be built west of the I96 freeway in such a manner as to insure equal access and orderly development.

Summary Statement of Policy:

Actual Policy as written:

It is the intent of Delta Township in allocating sewer hook-ups to the facilities to be built west of the I96 freeway to allocate within the capacity in such a manner as to insure equal access and orderly development.

To carry out this objective:

1. A map of the affected area shall be prepared, designating the assessment district shown as green, the sewer lines as red, and the undeveloped areas not a part of the district shown in yellow. The parcels identified by the yellow lines are able to develop but are not included in the excess capacity, as they were included in the capacity calculation of the sewer project.
2. All undeveloped areas identified by yellow and all undeveloped areas inside the green (not platted) where sewers are in or adjacent to the road shall be deemed for the purpose of computing hook-ups to be in zoning classification R2 of the Delta Township Zoning Ordinance in effect at the time of adoption of this policy, irrespective of actual classification.
3. All undeveloped areas identified by yellow and not along or adjacent to the road shall be deemed to be in zoning classification A2 of the Delta Township Zoning Ordinance in effect at the time of adoption of this policy.
4. Capacity shall first be allocated to areas which have sewer lines (red) and are within the assessment district (green). Hook-ups shall be allocated on the basis of lot size applicable to those having sanitary sewers available as defined by zoning requirement irrespective of how the lots are presently platted. These areas shall be known as Priority No. I areas. Any property with the assessment district not hooking up or installing a stub at the time of construction may be deemed to have waived its priority.
5. In the course of platting various areas, certain areas were set aside as out lots. The out lots are denoted on the map with an asterisk (*) and will be designated as Priority No. II and allocated one stub-in each to serve one single family residence. Connections allowed must comply with Delta Township Ordinance No. 284.

6. Capacity shall next be allocated to the yellow area subject to the following terms and conditions and shall be known as Priority No. II areas. All Priority No. II areas may receive sewer service for single family residences at pipe frontage by virtue of the provision under which the project is undertaken and according to Ordinance No. 284.
 - a. In the R2 district for those properties where the sewers are in or adjacent to the road, the number of hook-ups allowed (yellow area) shall be determined by increments of eighty (80) feet, being the minimum R2 front footage as described in the Delta Township Zoning Ordinance in effect at the time of adoption of this policy.
 - b. In the A2 district for those properties where the sewer is not in or along a road, the number of hook-ups allowed shall be determined by increments of one hundred sixty five (165) feet, being the minimum A2 front footage as described in the Delta Township Zoning Ordinance in effect at the time of adoption of this policy.
 - c. The number calculated shall be known as the 'yellow stubs'.
 - d. Property owners of the frontage (yellow areas) shall be notified of their access to the system and be informed that stubs must be installed at the time of initial installation of the sewer system or their priority as well as their capacity allocation in the pipe may be reduced. Those property owners installing stubs after construction and road paving shall be required to provide surety for the road repair. Said surety to be placed in an escrow account.
7. A number of areas within the Township close to the sewer lines are not a part of the areas served by the project because they lacked the population density required by the grant provision or because the property owners did not wish to be a part of the project. Such areas are shown on the project map and shall be designated as Priority No. III. The connection of these areas must comply with Delta Township Ordinance No.284. These Priority No. III consist of:
 - a. Existing homes.
 - b. Areas where, after curbs and storm drains were installed, the platting process was discontinued due to a change in the septic tank regulations.
8. Non-priority (waivered) property shall be allowed to hook-up on a capacity available basis upon deposit of sufficient funds, in escrow with Delta Township, to insure quality road repair.
9. Should Ordinance No. 284 preclude the connection of any previously assessed parcel, such assessment, plus interest, will be rebated to the property owner so affected.
10. This policy shall be subject to annual review as to all matters contained herein.