MASTER LAND USE PLAN

Scio Township, Michigan

Adopted:
February 9, 2015
The Scio Township Planning Commission has made and approved this Master Land Use Plan for Scio Township as a guide for the physical development of Scio Township.

Gerry Kangas, Chair
Scio Township Planning Commission
ACKNOWLEDGEMENTS

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Adopted by the Planning Commission on February 9, 2015.
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EXECUTIVE SUMMARY

Scio Township, located west and adjacent to Ann Arbor, is located in one of the fastest growing areas of southeast Michigan. The attraction of Ann Arbor as a place to live and work has placed development pressures on Scio Township. The Township acknowledges that continued growth can have an impact on its quality of life. The Township further recognizes the importance of open space in maintaining the quality of life that brought people to the community. Preservation of open space supports smart growth by preserving environmentally sensitive areas and guiding new growth in the most cost-efficient places where roads and utilities exist. The Master Land Use Plan for Scio is responding to this challenge by formulating a Plan which articulates a clear vision for the Township’s future growth and development.

The Scio Township Master Land Use Plan begins with a brief overview of the plan as well as a description of the process used to develop the plan. It is organized in six chapters:

1. Introduction
2. Existing Land Use and Community Plans
3. Community Goals
4. Future Land Use Plan
5. Other Township Policies
6. Implementation
   Appendix: Community Description and Resident Survey Summary

Community-wide goals were developed with input from residents, property and business owners, the Planning Commission, the Township Board of Trustees, and other Township officials. They include a number of strategies to:

- Accommodate a variety of land uses consistent with community desires, surrounding land uses, and the environment;
- Preserve open space, natural features, and farmland;
- Maintain a road and transportation network and foster a Township-wide transportation network facilitating the safe movement of vehicles and pedestrians throughout the Township; and
- Provide adequate level of community services and facilities including police, fire, safety, water, sewer, open space, parks, and recreation facilities.

The Future Land Use Plan is based on existing land use patterns, transportation network, availability of public utilities and services, natural features preservation, market trends, and community goals. The
Plan details the future land use arrangement and describes the intent and desired land uses for each category. In addition, development strategies and site design guidelines were developed for each of five sub areas making up the Township.

1. **Huron River Sub Area.** Comprising the northeast quadrant of the Township, development strategies and design guidelines for this area focus on maintaining its rural character by preventing both sprawl and development of the Ann Arbor-Dexter and North Zeeb corridors. The Huron River Corridor is identified as an important local and regional greenway to be preserved and enhanced as well as the historic resources associated with Delhi Mills.

2. **Sister Lakes Sub Area.** Adjacent to the City of Ann Arbor and comprising the southeast quadrant of the Township, development strategies and design guidelines focus on maintaining the area as a transition from the urban development pattern of Ann Arbor to the rural character of the Township while allowing higher density development in selected areas. Emphasis is also placed on the establishment of community parks, non-motorized transportation, and public transportation.

3. **Mill Creek Sub Area.** Adjacent to the Village of Dexter and comprising the northwest quadrant of the Township, development strategies and design guidelines focus on channeling future residential, commercial, office, and industrial development along the Baker Road corridor while maintaining an open space greenbelt between village and rural development patterns. The Huron River Corridor is identified as an important local and regional greenway to be preserved and enhanced.

4. **Honey Creek Sub Area.** Comprising the southwest quadrant of the Township, development strategies and design guidelines for this area focus on maintaining the agricultural and rural character of the area by providing alternatives to traditional development and preserving farmland, open space, and natural features.

5. **Jackson Road Sub Area.** Development strategies and design guidelines for this area focus on encouraging economic growth of the corridor with mixed use developments including residential, office, industrial, and commercial uses. Emphasis is placed on creating a pedestrian-friendly environment by encouraging specific design elements including building placement, building height, shared access drives and parking, parking lot screening, community design features, and landscaping.

The Township has established policies which define specific positions on particular topics and reinforce the direction for future development. These policies address agricultural preservation, land preservation, environmental protection, and road and infrastructure plans.

The recommendations formulated in the Master Plan provide the foundation for zoning and other Township development ordinances.
**Introduction**

The Scio Township Master Land Use Plan articulates a vision for the Township’s future growth and development. It is the primary official Township document which sets forth growth and development policies for the future of the community. The Township derives its authority for the preparation of a Master Plan from Public Act 33 of 2008, as amended. MCL 125.3833 states:

*A master plan shall address land use and infrastructure issues and may project 20 years or more into the future. A master plan shall include maps, plats, charts, and descriptive, explanatory, and other related matter and shall show the Planning Commission’s recommendations for the physical development of the planning jurisdiction.*

This document is an update to the Scio Township Master Land Use Plan adopted by the Planning Commission on May 14, 2009. As conditions and circumstances change, so do opportunities and expectations for the future. It is therefore essential to periodically update the information contained in the Master Plan as well as to re-evaluate its basic vision and implementation programs. Current state legislation requires a review of a Master Plan every five years.

**How is this plan to be used?**

The Master Plan is used in a variety of ways:

1. Most importantly, the Plan is a general statement of the Township’s goals and policies and provides a single, comprehensive view of the community’s desires for the future.
2. The Plan serves as an aid in daily decision-making. The goals and policies outlined in the Plan guide the Planning Commissioners, Township Board of Trustees and other Township bodies in their deliberations on zoning, subdivisions, capital improvements, and other matters related to land use and development.
3. The Plan provides the basis upon which zoning decisions are made. The Michigan Planning Enabling Act (P.A. 33 of 2008, as amended) requires that the zoning ordinance be based upon a plan designed to promote the public health, safety, and general welfare. It is important to note that the Master Plan and accompanying maps do not replace other Township Ordinances, specifically the Zoning Ordinance and Map.
4. The Plan attempts to coordinate public improvements and private development supported by the Capital Improvements Plan. For example, public investments such as road or sewer and water improvements should be located in areas identified in the Plan as resulting in the greatest benefit to the Township and its residents.
5. Finally, the Plan serves as an educational tool and gives citizens, property owners, developers, and adjacent communities a clear indication of the Township’s direction for the future.

In summation, the Scio Township Master Land Use Plan is the primary officially adopted document that sets forth an agenda for the achievement of goals and policies. It is a statement of general goals and policies aimed at the unified and coordinated development of the Township. It helps develop a balance of orderly change in a deliberate and logical manner that permits controlled growth. As such, it provides the basis upon which zoning and land use decisions are made.

WHAT THIS PLAN CONTAINS

The Scio Township Master Land Use Plan begins with a brief overview of the plan as well as a description of the planning process which was used to develop the plan. It is comprised of six chapters. The Existing Land Use and Community Plans chapter describes current land uses and provides information on planning initiatives led by the Township. The Community Goals chapter presents the basis for this Master Plan. The goals were developed from input received from Township officials, staff, and residents. The next two chapters, Future Land Use Plan and Other Township Policies, specify the future vision for each Township sub areas and outline Township-wide policies. The Implementation chapter provides the ways in which the master plan can be achieved. Finally, the appendices include the Community Description which provides information on the social, economic, and physical characteristics of the community, and summaries of findings of the online Resident Survey.

PLANNING PROCESS

The process used to generate the plan consisted of three major phases which are described below.

1. Where are we now? This phase involved a review of demographics and the planning context to provide a foundation for the planning process. In this phase, Township resources were inventoried, updated, and mapped to document existing resources and begin to assess their conditions. The information is organized into the following categories: community description, existing land use, and planning context.

2. Where do we want to be? The second phase in the planning process consisted of an analysis of the Township's resources and public participation. An online mapping tool was initiated to solicit opinion and suggestions from the community. Input was also solicited from Township officials, staff and committee representatives.

3. How do we get there? The final phase involved developing goals and objectives to support the community's vision for growth and the future land use plan. Township policies were also updated in this phase and include agricultural, land
preservation, environmental, and transportation policies. A full draft of the Plan was prepared and presented to Township staff, Township officials, and neighboring communities for review and comment prior to adoption.

Figure 1. Planning Process
EXISTING LAND USE AND COMMUNITY PLANS

The pattern of development for Scio Township reflects the influence of the City of Ann Arbor and the Township’s relationship with strategic transportation links to Detroit, Jackson, and points beyond.

Jackson Road is the major roadway that links Scio and Ann Arbor and it generally parallels I-94. The installation of public utilities and the improvement of Jackson Road have resulted in substantial growth of industrial and commercial land uses along the corridor. Some regional-scale commercial establishments began to develop in part due to sanitary sewer service availability.

A number of existing and anticipated circumstances will affect Scio Township’s future. These include decentralized places of employment with increased commuting distances, and conversely an increase in those working at home. In addition, Scio Township has experienced increased interest in oil and gas exploration and development, which the Township will balance with other community goals for existing and planned land uses, including natural resource protection. These factors, together with the attraction of the Ann Arbor area as a place to live and work, will place additional development pressure on Scio Township for many years.

The Township acknowledges that continued growth can have an impact on its quality of life. The Township further recognizes the importance of open space in maintaining the quality of life that brought people to the community. The Township is responding to these challenges in a variety of ways, including a continued commitment to community planning and policies geared to preserving open space, environmentally sensitive natural areas, and farmland. The Township is planning for growth in those areas most suitable for development where roads and utilities exist.

The following plans, policies, and initiatives highlight Scio’s commitment to the careful preservation and planning since the last master planning effort in 2009:

2010  Scio Township Non-Motorized Transportation Facilities: Shared-Use Pathways – followed with the 2011 Zeeb Road Pathway Preliminary Design;
2012  Voter renewal of the land preservation millage;
2013  Establishment of the Jackson Road Overlay District;
2013  Township-wide local road Special Assessment District; and
2013  Adoption of the Park, Recreation, and Open Space Master Plan.
EXISTING LAND USE

Land development within Scio Township has emanated outward from the City of Ann Arbor. Table 1 and Figure 2 illustrate the existing land uses and cover in the Township.

In 2008, 28 percent of the land in Scio Township was developed for single-family residential uses while 29 percent of the Township’s area was used for agriculture. Eight percent includes other various land uses (i.e., multi-family residential, commercial, office, industrial, and extractive uses, as well as land under development), while institutional, cultural, and transportation make up three percent of the Township’s land area. The remaining acreage, about 33 percent, is comprised of land covered by grass/shrub, woodland, wetland, and water bodies.

Table 1. 2008 Land Use/Cover

<table>
<thead>
<tr>
<th>Land Use/Cover</th>
<th>Acres</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active Agriculture</td>
<td>5,989</td>
<td>28.8%</td>
</tr>
<tr>
<td>Single-family Residential</td>
<td>5,804</td>
<td>27.9%</td>
</tr>
<tr>
<td>Multiple-family Residential</td>
<td>130.8</td>
<td>0.6%</td>
</tr>
<tr>
<td>Commercial &amp; Office</td>
<td>424</td>
<td>2.0%</td>
</tr>
<tr>
<td>Industrial</td>
<td>713</td>
<td>3.4%</td>
</tr>
<tr>
<td>Extractive &amp; Barren</td>
<td>156</td>
<td>0.7%</td>
</tr>
<tr>
<td>Institutional</td>
<td>168</td>
<td>0.8%</td>
</tr>
<tr>
<td>Cultural, Outdoor Recreation &amp; Cemetery</td>
<td>348</td>
<td>1.7%</td>
</tr>
<tr>
<td>Transportation, Communication &amp; Utility</td>
<td>35</td>
<td>0.2%</td>
</tr>
<tr>
<td>Under Development</td>
<td>199</td>
<td>1.0%</td>
</tr>
<tr>
<td>Grassland &amp; Shrub</td>
<td>2,751</td>
<td>13.2%</td>
</tr>
<tr>
<td>Woodland &amp; Wetland</td>
<td>3,876</td>
<td>18.6%</td>
</tr>
<tr>
<td>Water</td>
<td>219</td>
<td>1.1%</td>
</tr>
<tr>
<td><strong>Total Acres</strong></td>
<td><strong>20,813</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Source: Acreage calculations are based on the adapted SEMCOG map representing land use/cover for the Township.
Figure 2

2008 LAND USE/
LAND COVER

Washtenaw County Planning &
SEMCOG 2008 Land Use/Land Cover Map Data
**NEIGHBORING COMMUNITIES**

Scio Township includes the Village of Dexter, and borders the City of Ann Arbor and four other townships. While the townships generally share similar goals regarding maintaining rural character and preserving farmland, the development activities and planning policies in these communities also have an influence on Scio’s future character. Figure 3 illustrates the different planned land uses for the areas immediately adjacent to Scio Township.

Generally, the City of Ann Arbor is separated from the Township by M-14 and I-94, except for an area bounded by Liberty Road, Wagner Road, and I-94. This area contains residential densities of older housing stock and includes a school, parkland, and natural areas. Commercial and industrial land uses are also found along Jackson and Wagner Roads. A number of properties are located within Ann Arbor city limits. These parcels are expected, over time, to be annexed to the City.

The Village of Dexter, located in the northwest corner of the Township, exhibits varied uses. These include commercial, industrial, institutional, and residential developments. Planned future land uses in the areas bordering the Township include low density, village density, and multiple family residential, as well as public/semi-public and research developments.

Webster Township, north of Scio, is envisioning a commercial node and areas of higher density residential land uses north of the Village of Dexter along Mast Road as well as within Loch Alpine. Outside of these areas, Webster has planned mostly agricultural uses of two-acre minimum lots, and low density rural residential development of one-acre minimum lots.

Ann Arbor Township, which borders Scio on the northeast side of the Township, is planning for agricultural production uses and residential development of two- to five-acre lots for the area north of the Huron River. Residential developments of one- to two-acre lots are planned south of the Huron River. Skyline High School, located north of M-14, borders Scio on the east.

Lodi Township, on Scio’s south border, has experienced a fair amount of development within the last decade. Existing land uses along Scio Church include two extractive operations, a nursery, two churches, and a school, interspersed with single-family residential homes and a few residential subdivisions. Lodi is planning to encourage primarily rural residential development of one-acre lots south of Scio Church Road, and residential development of up to six dwelling units per acre in in the area closest to the City of Ann Arbor. In addition, the northeastern corner of Lodi Township is planned for light industrial uses.
Lima Township, which borders Scio on the west, includes mostly agricultural and single-family residential uses with the exception of the area located along Jackson Road. That area has recently seen the development of a high-density residential development (up to eight dwelling units per acre). Lima is planning the development of a mixed use area located between Jackson Road and I-94 immediately west of Scio. Lima’s future plans include agricultural uses along much of Scio’s borders on five-acre lots except for the area bordering the Village of Dexter and between Jackson Road and I-94, where residential development is planned on three-acre lots.
PLANNING INITIATIVES
While change is inevitable and growth will occur, Scio Township is committed to managing that growth to enhance economic benefit and overall quality of life for all residents. A number of planning initiatives took place in Washtenaw County and Scio Township which have relevance to the current Plan. Elements of these various plans and initiatives are incorporated throughout this document.

Countywide Initiatives
Current Washtenaw County Comprehensive Plan
Although more than ten years old, the last Comprehensive Plan for Washtenaw County (2004) recommended a development pattern described as follows:

- Encouraging future development to infill sites with increased density in already urban and suburban areas in and around Dexter and Ann Arbor;
- A traditional village development in and around Dexter including higher density residential neighborhoods with interconnected streets, walking, and bicycle access to Main Street;
- Preserving a greenbelt of open spaces around Dexter and Ann Arbor to demarcate the urban and rural areas, protect natural areas and wildlife corridors, and provide passive recreation opportunities; and
- Maintaining agriculture and low density rural residential uses outside the urban patterns to maintain rural character.

2006 Washtenaw County Non-Motorized Plan
The Washtenaw Area Transportation Study (WATS) developed the 2006 Washtenaw County Non-Motorized Plan which inventoried existing countywide non-motorized transportation facilities, identified missing links, and provided implementation recommendations for communities.

2007 Transit Plan for Washtenaw County
In an effort to move towards a comprehensive transit service in Washtenaw County, WATS initiated this effort to analyze data and to support a countywide service plan that could be developed by the Ann Arbor Area Transportation Authority (AATA) and the other transit providers. The Transit Plan for Washtenaw County identifies current providers of transit service within Washtenaw County, deficiencies and needs, including destinations that lack adequate transit facilities.

2012 Complete Streets Plan for Washtenaw County
WATS prepared a Complete Streets Plan for Washtenaw County in 2012. The Plan discusses the reasons for and benefits of employing a Complete Streets approach to transportation planning in Washtenaw County, listing priority needs with potential treatment options. The Plan
also offers a Complete Streets checklist for communities to use as they plan their future transportation system and support a sense of place.

To supplement the Complete Streets Plan, WATS developed a Complete Streets Toolkit as a guide to help policymakers find potential treatments to address needs. The toolkit provides potential options that can be used to begin the planning process when looking to address a need.

**2040 Long Range Transportation Plan**

WATS has updated a long-range transportation plan for the County in 2013. The plan includes goals and capital and operating improvement projects which involve reconstruction or resurfacing, transit improvements, intersection and widening projects, as well as non-motorized projects. To meet federal requirements, WATS updates the plan every four years. The plan is then adopted by reference in SEMCOG’s *Regional Transportation Plan for Southeast Michigan*.

**Township-wide Initiatives**

**Land Preservation Program**

Since 2004, Scio Township has preserved a number of farmlands and open spaces. A voter-approved land preservation millage of almost 0.5 mill was recently renewed in November 2012 through 2024, for the acquisition of farmland, open space, and natural areas, as well as the acquisition of land for new parks, recreational opportunities, and trails.

The Township Land Preservation Commission implements the land preservation program. The fund is also used to participate in land preservation efforts in conjunction with other programs such as the Federal Farm and Ranch Lands Protection Program, the Washtenaw County Natural Areas Preservation Program, and the City of Ann Arbor Greenbelt Program. To date, almost 816 acres of land in the Township has been preserved using these funds. This program recently provided funds to acquire the Sloan Preserve in 2012, the first park property the Township owns outright.

**Trail and Pathway Initiatives**

A non-motorized path planning initiative was launched in 2009 with the goal of getting some shared-use pathway segments of high priority constructed for the citizens of Scio to use and enjoy. The task was conceived as a multi-step effort. The first step consisted of the identification of key routes or corridors in the Township suitable for a recreational, off-road, multi-use pathway. This resulted in the adoption of the *Scio Township Non-Motorized Transportation Facilities: Shared-Use Pathways Final Report* in 2010.

The second step concentrated on developing the findings of the Report. A Paths Technical Advisory Committee (PTAC) was formed to select one of the key path segments for construction and with the assistance of Township planners/landscape architects, preliminary design and cost
estimates were prepared for the North Zeeb Road corridor in 2012. The last step would include final engineering and fund raising, which will eventually culminate in the actual development of the pathway.

2013 Jackson Road Overlay District
A Jackson Road corridor overlay district was established with specific guidelines and standards for future development encouraging a mix of land uses, increased pedestrian amenities, and integrating high-quality architecture and landscape. The district addresses in detail the character and image the Township wishes to portray for the corridor through a mix of land uses, shared parking and improved circulation, increased pedestrian amenities, landscaping, high quality building design, and other elements including lighting and storm water management.

2013 Park, Recreation, and Open Space Master Plan
This plan articulates a vision for the Township’s parks, recreation, and open spaces to guide the community’s future park and open space development efforts. The plan formulates goals and objectives and outlines an action plan and strategies for implementation. The five central objectives for the Township include participation in the Township land preservation program, implementation of a Township-wide non-motorized transportation plan, acquisition and development of future parks, collaboration with other area recreation providers, and providing a way to administer these services.

2013 Road Special Assessment District
Scio Township approved a Special Assessment District (SAD) in late 2013 to deal with the needs of its nearly 61 miles of local public roads. The 10-year SAD will produce about $500,000 each year through 2023 which will be divided into seven project categories:

- Significant upgrades of the road base on nearly 26 miles of non-paved local connector roads such as West Liberty, Park, Marshall, East and West Delhi, and Stein Roads;
- Appropriate upgrades to the nearly two miles of local connector roads that are already paved, including the 1.3-mile stretch of Scio Ridge Road and Upland Drive;
- Paving of the approximately 0.5-mile of North Delhi Road.
- A special project that addresses the approximately 0.2-mile portion of West Liberty Road that floods periodically;
- Modest cash grants to residential and business neighborhoods which agree to upgrade their internal roads;
- Any needed maintenance on neighborhood roads which have been upgraded since 2007 or will be upgraded during the time of this SAD; and
- 10 percent of the funds have been dedicated to yet unidentified non-motorized projects.
Community Goals

Scio Township is a growing community and continues to face the challenge of accommodating increasing growth and development, and private land uses and values, while preserving open space; protecting natural resources, including air, water, and public lands; and maintaining its rural character. A key component of the Scio Township Master Land Use Plan is the articulation of a vision for the Township’s future growth and the formulation of community goals which reflect the community’s desire in responding to proposals for future development.

The goals of the community attempt to balance the various interests and ensure that each development decision is consistent with the overall vision for the Township. They articulate preferred development patterns and outline development strategies that are appropriate for the Township.

Community goals were developed with input from residents, property and business owners, the Planning Commission, the Township Board of Trustees, and other Township officials. A mapping tool was posted online in February and March of 2014 and provided valuable public input in the process. A summary of the results for this effort can be found in Appendix to this plan.

Land Use

- Accommodate a variety of land uses consistent with community desires, surrounding land uses, and the environment.

- Guide development to foster the responsible use of land, to preserve farmland and natural features, and to make best use of existing public services, utilities, and infrastructure.

- Maintain a pattern of development with clear edges and preserved open space buffers delineating village, rural, suburban, and urban landscapes.

- Support growth with increased building height and density in areas of the Township that are served by utilities and infrastructure.

- Promote a diversity of housing opportunities including housing for the elderly, while retaining an attractive rural character using appropriate techniques such as clustered development.

- Develop well-planned, safe, and walkable residential neighborhoods.
- Encourage high quality site and building designs that include the latest “green” technology, contribute to strong neighborhoods, vital shopping districts, and desirable employment centers.

- Attract and promote quality industrial and research development with room for future expansion to diversify the tax base.

- Maintain and promote active farmland by supporting and developing new markets for local agricultural products.

- Assure that new development and existing residential, commercial, and industrial areas protect the Township’s rural character, open space, natural resources, and recreational values of the Township from activities and land uses related or ancillary to mineral, sand and gravel, and oil and gas exploration and development.

- Assure that activities and land uses related or ancillary to mineral, sand and gravel, and oil and gas exploration and development occur in a manner consistent with other existing and planned uses, and in a manner that protects rural character, open space, natural resources, and recreational values.

**LAND PRESERVATION**

- Systematically preserve open spaces and greenways to maintain the quality of life in Scio Township, to preserve environmentally sensitive areas, and to maintain rural character.

- Strongly encourage the integration of open space, natural features, and dedicated parkland in site development proposals.

- Promote farmland, open space, and natural feature preservation.

- Protect and preserve the Township’s historic resources and ensure their proper treatment.

- Protect and preserve farmland to maintain the rural character of the Township.

- Preserve an interconnected system of riparian corridors, woodlands, tree rows, and open spaces.

- Protect the water quantity and quality of the Township’s lakes, rivers, streams, groundwater, springs, ponds, wetlands, and creeks, particularly the Huron River, Honey Creek, and Mill Creek.
TRANSPORTATION

- Maintain a transportation network that uses the capacity of existing roads while maintaining rural roadways and facilitating the safe and efficient movement of vehicles and pedestrians throughout the Township.

- Evaluate the impact of traffic generated by new or expanded development, including extractive uses. Work toward improvements and safety in the road system including compatibility with existing and planned land uses.

- Coordinate transportation improvements with County Road Commission, Washtenaw Area Transportation Study, and State agencies.

- Foster a variety of transportation choices, including public transit and non-motorized transportation which would meet the mobility and accessibility needs of all, including the elderly.

- Create a Township-wide non-motorized network to provide opportunities for residents’ enjoyment and safety such as walking, jogging, skiing, and bicycling.

COMMUNITY FACILITIES AND SERVICES

- Provide and maintain open spaces, parks, and recreation facilities to meet the needs of Township residents, including the elderly, as formulated in the Township’s Park, Recreation, and Open Space Master Plan.

- Work with adjacent municipalities and Washtenaw County to provide area residents with high quality community services and facilities, such as police, fire, and parks.

- Establish a unique identity for Scio Township through entry signage and streetscape design in the Jackson Road Corridor.

- Facilitate “aging-in-place” opportunities to meet the needs of the Township’s senior population including pedestrian accessibility, efficient public transportation, housing type diversity, commercial/residential integration, and opportunities for community engagement.

- Provide adequate level of services regarding police, fire, and safety services.

- Provide adequate and affordable sewer and water service for property owners within the water and sewer service districts.
- Evaluate the impact of new development and new and expanded land uses on community services and facilities, such as police, fire, and parks, and work to ensure there are adequate regulatory tools and resources available to support new development and uses while protecting existing and planned uses and environmental quality, particularly where uses involve a higher risk of release, discharge, or spill of hazardous substances, pollutants, or similar substances.
FUTURE LAND USE PLAN

The Future Land Use Plan defines the framework for the future growth of Scio Township. It begins with a description of the future land use categories as illustrated on the future land use map (Figure 4). In addition to the future land use categories, specific development strategies are formulated to achieve community goals for each sub area making up the Township.

FUTURE LAND USE CATEGORIES

This section details the intent of each category, and provides a description of the desirable land uses, relationship with physical and natural features, and the corresponding zoning districts.
Open Space, Agricultural, & Rural Residential

**Intent:** The intent of this category is to protect existing agricultural land uses, maintain rural character, minimize population density, and preserve open spaces. Accordingly, the Open Space, Agricultural, and Rural Residential (OAR) land use designation is intended to allow low density residential development when it promotes open space preservation and is compatible with maintaining farming operations.

**Description:** Planned OAR areas allow residential development at a low average density of 1 dwelling unit on lots 2 ½ acres or larger. The focus is on open space preservation; any future residential development will cluster residential units on the most suitable portions of a site, with remaining areas permanently dedicated as open space. The clusters of residences are intended to be small and integrated into significant amounts of open space.

**Relationship to Physical and Natural Features:** The OAR land use category is located in areas where soil suitability for septic systems may be poor and where public utilities are not available. Wetlands, woodlots, and environmentally sensitive areas are intended to be preserved. The open space dedication supports preservation of woodlands, wooded road fronts, wetlands, small scale agricultural operations, and wildlife habitat. The OAR category may also be located in areas where existing residential patterns include 2 ½ acre lots or larger with open spaces and natural features. Roadways within the OAR category are generally considered “local roads” and in many circumstances are not paved.

**Appropriate Uses:** Desirable land uses and elements of this designation include:

- Farming operations;
- Low density, clustered, single-family residential development at an average density of 1 dwelling unit per 2 ½ acres for site condominium or subdivision forms of development;
- Single-family dwellings on parcels 2 ½ acres in size or larger;
- Scenic road corridors that are narrow and tree-lined;
- Landscape features and outbuildings such as orchards, silos, barns, fences, and farm structures; and
- Scenic views of natural and cultural features.

**Appropriate Zoning Districts:** Based on these criteria the most appropriate zoning district for the OAR category is General Agriculture (A-1).
FUTURE LAND USE MAP

Scio Township

Source: Washtenaw County Planning Map Data
January 21, 2015
Carlisle / Wortman Associates, Inc.
Low Density Residential Land Use

**Intent:** The intent of this designation is to accommodate relatively low density single-family residential housing in areas that are suitable for septic systems and water wells.

**Description:** Land designated as Low Density Residential (LDR) include areas where soils are generally suitable for septic field and building construction. Density will be 1 dwelling unit per 1 to 2 ½ acres. This land use is located in the northeast and southeast areas of the Township and near the Village of Dexter.

**Relationship to Physical and Natural Features:** Significant natural features may still be present within this category. Residential developments must cluster residential units on the most suitable portions of a site, with the remaining area permanently dedicated as open space. Land designated as LDR will typically have access to collector roads and internal subdivision paved roads.

**Appropriate Uses:** Desirable land uses of this designation are:

- Single-family residences in either clustered or conventional subdivision/site condominium development; and
- Parks, open spaces, and conservation areas.

**Appropriate Zoning Districts:** Based on these criteria, the zoning districts most appropriate for this category are Estate Residential (E-R), and R-1 Single-Family Residential.
**Medium Density Residential Land Use**

**Intent:** The intent of this designation is to accommodate medium density single-family residential housing in areas that are served or planned to be served with sanitary sewer and water services.

**Description:** Land designated as Medium Density Residential (MDR) land use includes residential densities ranging from 1 to 4 dwelling units per acre. This land use incorporates Loch Alpine Subdivision, part of the Delhi Village historic area, and properties south of Jackson Road.

**Relationship to Physical and Natural Features:** Significant natural features may still be present within this category but to a lesser degree than the OAR or LDR categories. Land designated as MDR has access to collector roads and internal subdivision paved roads.

**Appropriate Uses:** Desirable land uses of this designation are:

- Single-family residences in either clustered or conventional subdivision/site condominium development; and
- Parks, open spaces, and conservation areas.

**Appropriate Zoning Districts:** The MDR category coincides with residential zoning designations that are serviced or planned for service by sewer and water including R-2, R-3, and R-4 single-family residential districts.
High Density Residential Land Use

Intent: The intent of this category is to create areas for higher density residential development in those areas fully serviced by municipal sanitary sewer and water facilities.

Description: High Density Residential (HDR) land uses are generally found along Jackson Road, Zeeb Road, and in proximity to Ann Arbor. The Township encourages and supports innovative housing such as attached, cluster, and cottage housing developments that preserve open space and protect natural features. Density is proposed at 4 to 8 dwelling units per acre. However, greater densities may be allowed in cases showing exceptional design and conservation including additional height allowances that meet fire safety standards.

Relationship to Physical and Natural Features: Significant natural features may still be present within this category. Land designated as HDR has access to collector roads and internal subdivision paved roads.

Appropriate Uses: Desirable land uses of this designation include:

- Single-family residences, attached and detached;
- Apartments;
- Innovative housing projects;
- Parks, open spaces, and conservation areas; and
- Community support facilities such as churches, schools, and public buildings.

Appropriate Zoning Districts: The HDR land use category corresponds with all other residential zoning designations that are serviced or planned for service by municipal sewer and water including Single-Family Attached/Detached Residential (MR-1), MR-2 and MR-3 multiple-family residential districts.
**Mixed Use Commercial**

**Intent:** The intent of the Mixed Use Commercial (MC) designation is to provide areas where a mix of commercial, office, industrial and high density residential land uses are encouraged. While general retail, service and office establishments are the primary uses envisioned for these areas, mixed use developments may also include more intensive commercial businesses as well as office, research, and light industrial operations. A limited amount of high density residential uses can also take place only as part of a mixed use development including commercial uses. Automotive service stations and heavy automotive repair are not compatible with the Mixed Use Commercial category.

**Description:** The MC designation is focused on the Jackson Road Corridor particularly between Wagner and Staebler Roads.

**Relationship to Physical and Natural Features:** Areas planned for this designation shall have direct or indirect (via access roads) access to Jackson Road or Wagner Road. Most of the Township’s commercial activities take place within this designation. The MC category includes natural buffers along I-94 and conservation areas associated with Honey Creek.

**Appropriate Uses:** Desirable land uses of this designation are:

- General commercial uses;
- High density residential uses, if part of a mixed use development;
- More intensive commercial operations;
- Parks, open spaces, and conservation areas;
- Office uses;
- Office/Research uses; and
- Light Industrial uses.

Any use which requires the need for outdoor storage is not compatible with the MC designation.

**Appropriate Zoning Districts:** Based on these criteria, the zoning district most appropriate for the MC category is the General Commercial (C-2). Other districts appropriate in mixed use developments include Composite Commercial (C-4), MR-2 and MR-3 multi-family residential districts, Limited Industrial (I-1), and Office Service (OS).
Composite Commercial

**Intent:** The intent of the Composite Commercial (CC) designation is to provide limited areas of the Township where more land-intensive commercial operations may be developed. The Composite Commercial designation is intended to serve both Township residents as well as the surrounding region for items such as new and used automobiles and building supplies. These areas are located to minimize the negative effect of outdoor lighting, storage, and other elements on neighboring properties.

**Description:** The CC designation is proposed for select areas along Jackson Road in the eastern portion of the Township. As with other commercial designations, connection and coordination of open space, pedestrian paths, and architectural controls should be made within this area and to abutting Master Plan designations. The reduction of impervious surfaces (parking) and the use of low impact development techniques for storm water management should be important goals of this designation.

**Relationship to Physical and Natural Features:** Areas planned for the CC designation have direct or indirect access (via paved access roads) to Jackson Road. Due to the potential for outdoor storage, CC areas shall not be planned for areas within known groundwater recharge areas or wellhead protection areas.

**Appropriate Uses:** Desirable land uses of this category are:

- Uses typically characterized by outdoor display and sales areas, requiring expansive land areas;
- New and used automobile sales;
- Building materials sales and home improvement centers;
- Garden centers;
- Indoor or outdoor commercial recreation facilities such as bowling alleys, miniature golf courses; and
- Indoor theaters.

**Appropriate Zoning Districts:** Based on these criteria, the zoning district most appropriate for the CC category is the Composite Commercial District (C-4).
Mixed Use Highway Commercial

Intent: The intent of the Mixed Use Highway Commercial (MHC) designation is to provide locations for specialized commercial uses directly related to the I-94 Freeway within Scio Township. Primary uses envisioned are related to automobile travel for both Township residents and those traveling through the Township. Mixed use developments may also include more intensive commercial businesses as well as office, research, and light industrial operations.

Description: MHC land uses are planned in the area centered on the Baker Road interchange.

Relationship to Physical and Natural Features: As noted, this category will have a direct relationship to the freeway interchange. This category will not be considered within known groundwater recharge areas or within any designated wellhead protection areas.

Appropriated Uses: Desirable land uses of this category are:

- Gasoline, diesel, and fuel stations;
- Lodging;
- Restaurants;
- Intensive commercial operations;
- Parks, open spaces, and conservation areas;
- Office uses;
- Office/Research uses; and
- Light Industrial uses.

Appropriate Zoning Districts: Based on these criteria, the zoning district most appropriate for the MHC category is the Highway Commercial District (C-3). Additional districts appropriate in mixed use developments include Composite Commercial (C-4), Limited Industrial (I-1), and Office Service (OS).
Mixed Use Office-Industrial

Intent: The intent of the Mixed Use Office-Industrial (MOI) designation is to provide business opportunities with varied office, research, and light industrial uses. Commercial and high density residential uses are also appropriate in mixed use developments. In general, uses envisioned in the MOI areas must have little or no impact on nearby residential uses.

Description: The MOI designation is focused on the Jackson Road Corridor particularly between Parker and Staebler Roads along Jackson Road as well as on Zeeb Road immediately north of I-94.

Relationship to Physical and Natural Features: This area is served or planned to be served by municipal sewer and water services and located in the most urbanized portion of the Township.

Appropriate Uses: Desirable land uses of this category are:

- Office uses;
- Light Industrial uses;
- Office/Research uses;
- High density residential uses, only as part of a mixed use development;
- Parks, open spaces, and conservation areas; and
- General commercial uses, only as part of a mixed use development.

Appropriate Zoning Districts: Based on these criteria, the zoning districts most appropriate for the MOI category are Limited Industrial (I-1), Office Service (OS), and Industrial Research Park (IRP). Other districts appropriate for mixed use developments include General Commercial (C-2), as well as MR-2 and MR-3 multi-family residential districts if part of a mixed use development.
Office-Industrial

**Intent:** The intent of the Office-Industrial (OI) designation is to provide business opportunities with varied office, research, and light industrial uses. Uses envisioned in the Office/Industrial areas must have little or no impact on nearby residential uses. All uses within this category are required to connect to municipal sewer and water services. In certain instances, high density residential uses may be permitted as either infill projects or as part of a PUD.

**Description:** The OI designation is found primarily along Jackson Road. Coordination within and between developments, reduced pavement, shared parking, coordinated storm water management, continuous open space, pedestrian path system, and architectural controls will be emphasized as described in the Jackson Road Overlay District.

**Relationship to Physical and Natural Features:** Utilities are available throughout the OI area and soils are generally good for building construction. Where municipal utilities are not available, areas planned for the OI designation may be developed using on-site well and septic facilities provided soils are appropriate.

**Appropriate Uses:** Desirable land uses of this category are:

- Office uses such as professional, medical, dental, and veterinary offices;
- Light Industrial uses such as electronic and electrical equipment manufacturing;
- Office/Research uses such as warehousing and wholesaling uses; and
- High density residential uses as infill projects or part of a PUD.

**Appropriate Zoning Districts:** The zoning districts most appropriate for the OI land use category are Office Service (OS), Limited Industrial (I-1), and Industrial Research Park (IRP).
**General Industrial**

**Intent:** The intent of the General Industrial (GI) designation is to provide locations for industrial operations that may have moderate effects on adjacent properties because of noise, odor, traffic, and storage of materials. Uses are characterized by larger tracts of land and outdoor storage of materials and equipment.

**Description:** Areas planned for this designation encompass both existing and future industrial uses and vacant land in proximity to I-94 as well as parcels that abut I-94 and at the corner of Liberty and Wagner Roads.

**Relationship to Physical and Natural Features:** Municipal sewer and water shall be available in GI areas. Due to potentially negative impacts, the GI designation is limited in scope. GI designations are not compatible and will not be planned for areas of known ground water recharge and near Township wellhead protection zones.

**Appropriate Uses:** Desirable land uses of this category are:

- Manufacturing, processing, packaging or assembling uses; and
- Trucking facilities.

**Appropriate Zoning Districts:** The appropriate zoning classifications for this designation are General Industrial (I-2) and Heavy Industrial (I-3).
Public-Semi-Public

**Intent:** This designation is intended to provide areas for utility facilities, schools, government offices, post offices, churches, and cemeteries.

**Description:** This category provides for establishments which are purely governmental, institutional, as well as joint public and private facilities.

**Relationship to Physical and Natural Features:** The location of these areas and the necessary utilities to service them are dependent on the function each facility serves.

**Appropriate Uses:** Desirable land uses and elements of this category are:

- Government offices/uses;
- Schools;
- Utility lines, easements and facilities; and
- Public/private health care facilities.

**Appropriate Zoning Districts:** The zoning districts most appropriate for this category are Office Service (OS) and various residential districts.
Recreation-Conservation

**Intent:** Land designated as Recreation-Conservation (RC) provides an interconnected open space system that preserves significant Township natural features including floodplains, woodlands, tree rows, and wetland areas as well as potentially providing recreational opportunities for residents. The intent of this category is not to prohibit development, but to raise an awareness of potential significant natural features to be considered in development proposals.

**Description:** This category is intended to preserve the Township’s natural resources while encouraging an appropriate use of the land. Single-family residential land uses are permitted within the RC designated areas at a density between 2.5 acres or larger per dwelling unit.

**Relationship to Physical and Natural Features:** Land in this category generally includes environmentally sensitive areas where natural features are to be protected and other areas that present opportunities for the development of recreation facilities. All areas identified as Priority 1 or Priority 2 Bioreserves by the Huron River Watershed Council are included within this designation (Figure 7, p. 43). To insure appropriate use of these areas, a natural features assessment should be completed to minimize negative impacts.

**Appropriate Uses:** Desirable land uses and elements of the Recreation-Conservation category are:

- Public or private conservation area;
- Active and passive recreational facilities; and
- Low density single-family residential land use.

**Appropriate Zoning Districts:** Based on the criteria mentioned above, the zoning districts most appropriate for the Recreation-Conservation are the Recreation-Conservation (R-C) and General Agriculture (A-1).
Table 2. Future Land Use Summary

<table>
<thead>
<tr>
<th>Future Land Use Category</th>
<th>Potential Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space, Agriculture &amp; Rural Residential</td>
<td>• Farming operations</td>
</tr>
<tr>
<td></td>
<td>• Single family residential @ 1 d.u./2.5 acres or larger</td>
</tr>
<tr>
<td>Low Density Residential</td>
<td>• Single family residential @ 1 d.u./1 acre or larger</td>
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<tr>
<td>Medium Density Residential</td>
<td>• Single family residential @ 1 d.u./0.25 acre or larger</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>• Single family residential, attached or detached</td>
</tr>
<tr>
<td></td>
<td>• Multi-family residential @ 1 d.u./ 5,445 square feet minimum</td>
</tr>
<tr>
<td>Mixed Use Commercial</td>
<td>• General commercial uses</td>
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<tr>
<td></td>
<td>• High density residential uses, as part of a mixed use development</td>
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<tr>
<td></td>
<td>• More intensive commercial operations</td>
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<td></td>
<td>• Parks, open spaces, and conservation areas</td>
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<tr>
<td></td>
<td>• Low density single-family residential land use</td>
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</table>
TOWNSHIP SUB AREAS

In addition to the overall land use plan and the future land use categories, the Township was divided into five sub areas: Mill Creek Sub Area, Huron River Sub Area, Jackson Road Sub Area, Sister Lakes Sub Area, and Honey Creek Sub Area.

Figure 5. Scio Township Sub Areas

The following pages address issues related to land use, land preservation, transportation, and community facilities and services for each sub area. The preferred land use arrangement, specific development strategies, and site design guidelines for each sub area are also discussed.
Mill Creek Sub Area

Development Strategies

1. Maintain the rural character – channel future commercial, office, and industrial uses in the Village of Dexter and along Baker Road.

2. Plan for future commercial and residential growth by implementing policies to encourage mixed retail and residential adjacent to the Village of Dexter and encouraging infill development in a traditional village neighborhood pattern with interconnected streets, walking, and bicycle access to Main Street.

3. Continue to plan for future residential growth by implementing policies regarding tree preservation and management, subdivision open space and sidewalk requirements.

4. Preserve open space, woodlots, and natural features with a priority on the Huron River corridor and an open space greenbelt around Dexter.

5. Preserve the few remaining active farms or open space, particularly in conjunction with areas of the Township contiguous to Webster and Lima Townships.

6. Initiate programs and develop new markets that maintain the viability of agriculture such as community-supported agriculture, organic food, and agri-tourism.

7. Encourage non-motorized routes to provide an interconnected system of trails along major roads connecting existing parks, neighborhoods, Township facilities, Mill Creek, the Huron River, and adjacent communities.

8. Support and assist Washtenaw County efforts to develop the Border-to-Border Trail and encourage north-south pathway connections to the trail.

9. Encourage the development of a separate multi-use pathway along Huron River Drive.

10. Promote the establishment of parks close to higher density population areas to meet the needs of the residents and including passive uses, soccer fields, and ball fields.

11. Coordinate with the Village of Dexter and Washtenaw County for parkland and open space acquisition and development.

12. Promote public transportation between Dexter and Ann Arbor.

Design Guidelines

1. Maintain and develop greenway corridors particularly along the Huron River.

2. Encourage Low Impact Development (LID) techniques for storm water management.

3. Promote Leadership in Energy and Environment Design (LEED) techniques for architecture and site design.

4. Carefully site entrance drives and subdivision entrances.

5. Separate pedestrian ways from cars and provide pathways connecting subdivisions.
Huron River Sub Area
Development Strategies

1. Maintain the rural character of the Huron River Sub Area by preventing both sprawl and development along the Ann Arbor-Dexter corridor and the Zeeb Corridor north of I-94.

2. Continue to plan for future residential growth by requiring clustered development, by implementing policies regarding tree preservation and management, subdivision open space requirements, parkland, sidewalk, and trail requirements.

3. Preserve open space, woodlots, and natural features with conservation easements with a priority on the Huron River corridor.

4. Preserve the remaining active farms and open space, particularly in conjunction with areas contiguous with Webster and Ann Arbor Townships.

5. Preserve and enhance the historic character of Delhi Mills and the Delhi Bridge.

6. Promote the establishment of non-motorized routes to provide an interconnected system of trails along major roads, Honey Creek, and the Huron River connecting neighborhoods, parks, Township facilities, and adjacent communities.

7. Support and assist Washtenaw County efforts for the establishment and development of the Border-to-Border Trail and encourage north-south pathway connections to the trail.

8. Encourage the establishment of parks close to higher density population areas to meet the needs of residents.

9. Coordinate with the City of Ann Arbor, Washtenaw County, the Village of Dexter, and Huron Clinton Metropolitan Authority for parkland and open space acquisition and development.

10. Consider the special conditions of the Maple/Miller/M-14 triangle area.

11. Support equestrian activities in the sub area.

Design Guidelines

1. Maintain and develop wildlife buffers along the Huron River and Honey Creek.

2. Encourage Low Impact Development (LID) techniques for storm water management.

3. Promote Leadership in Energy and Environment Design (LEED) techniques for architecture and site design.

4. Maintain vegetation along roadways and enhance with additional plantings of native trees, shrubs, grasses, and perennials.

5. Carefully site entrance drives and subdivision entrances.

6. Separate pedestrian ways from cars and provide pathways connecting subdivisions.
**Jackson Road Sub Area**

**Development Strategies**

1. Encourage composite commercial retail uses as well as infill commercial development, office, industrial, and research uses between Staebler and Wagner Roads.
2. Support office, industrial, and research land uses between Parker and Staebler Roads.
3. Foster the development of a corporate high tech “jobs node,” while accommodating existing and new civic and governmental uses.
4. Promote highway commercial uses especially service uses supporting future businesses in proximity to the I-94 interchange at Baker Road.
5. Encourage office, industrial, and research uses on Baker Road, north of the I-94 interchange.
6. Encourage high density residential and commercial uses as part of overall mixed-use development proposals which support office, industrial, and research land uses or as appropriate.
7. Promote public transportation along Jackson Road.
8. Promote walkability and the establishment of linkages from the existing non-motorized pathways to other areas of the Township.
9. Protect natural features associated with the Mill Creek and Honey Creek floodplains and preserve a greenway, natural feature, and wildlife corridors along both creeks.

**Design Guidelines**

1. Encourage a range of building placements and setbacks.
2. Allow buildings to be built closer to the road right-of-way with reduced front setbacks in retail, commercial, and office areas.
3. Promote shared access drives and parking areas.
4. Screen parking with knee wall, decorative fence, and landscaping.
5. Plant large deciduous shade trees along the Jackson Road median and the roadway edges.
6. Encourage Low Impact Development (LID) techniques for storm water management.
7. Promote Leadership in Energy and Environment Design (LEED) techniques for architecture and site design.
8. Encourage the provision of design features with amenities such as plazas and community gathering places.
Sister Lakes Sub Area
Development Strategies

1. Maintain the suburban and transitional character of the Sister Lakes Sub Area by preserving an open space greenbelt separating urban and rural landscapes.
2. Continue to plan for future residential growth by implementing policies to encourage infill development, high density residential development in areas planned for such use with a diverse housing stock, sidewalks and pedestrian amenities.
3. Promote greenway and wildlife corridors between Saginaw Woods and the western part of the Township through, for example, the Huron Swim Club and Lakestone Apartments, the Polo Fields and beyond.
4. Preserve woodlots and open spaces, particularly the open vistas from Scio Church Road.
5. Encourage the development of non-motorized transportation by providing an interconnected system of trails along major roads connecting existing parks, neighborhoods, Township facilities, and adjacent communities.
6. Encourage the establishment of parks in proximity to higher density population areas to meet the needs of the residents.
7. Coordinate with the City of Ann Arbor and Washtenaw County for parkland and open space acquisition and development.
8. Promote public transportation from this sub area to the City of Ann Arbor through Liberty and Jackson Roads.
9. Consider vehicular and pedestrian improvements to the intersection of Scio Church Road and Oak Valley Drive.
10. Consider the special conditions regarding the future of the inactive gravel pit on the east side of Wagner Road.
11. Establish sidewalks along Scio Church Road to Uplands Drive and bike paths along Liberty and Scio Church Roads.

Design Guidelines

1. Promote the development of wildlife corridors to important natural areas such as Saginaw Forest.
2. Encourage Low Impact Development (LID) techniques for storm water management.
3. Promote Leadership in Energy and Environment Design (LEED) techniques for architecture and site design.
4. Carefully site entrance drives and subdivision entrances.
5. Separate pedestrian ways from cars and provide pathways connecting subdivisions.
Honey Creek Sub Area
Development Strategies

1. Maintain the agricultural and rural character of the Honey Creek Sub Area by providing specific guidelines for residential development.

2. Consider this sub area for a Transfer of Development Rights (TDR) for Jackson Road developments and limit the development of new roads.

3. Plan for future residential growth by implementing policies regarding tree preservation and management, subdivision open space requirements, and pathway requirements.

4. Preserve the remaining farmland as active farms or open space, particularly in the areas of the Township contiguous to Lima and Lodi Townships or other existing preserved lands.

5. Promote the establishment of programs that maintain the viability of agricultural products through new and expanding markets for locally grown products such as community-supported agriculture, organic food, and agri-tourism.

6. Preserve open space and natural features with a priority on environmentally sensitive areas and the open vistas from roadways.

7. Encourage the development of non-motorized routes including equestrian trails to provide an interconnected system of trails along major roads connecting existing parks, Township facilities, and adjacent communities.

8. Promote the establishments of parks close to higher density population areas to meet the needs of residents.

9. Coordinate with the State and Washtenaw County for farmland preservation.

10. Coordinate with Washtenaw County for parkland and open space acquisition and development.

Design Guidelines

1. Maintain and develop greenways and wildlife corridors to and from nature preserves.

2. Encourage Low Impact Development (LID) techniques for storm water management.

3. Promote Leadership in Energy and Environment Design (LEED) techniques for architecture and site design.

4. Carefully site entrance drives and subdivision entrances.

5. Separate pedestrian ways from cars and provide pathways connecting subdivisions.
OTHER TOWNSHIP POLICIES

While goals tend to be general in nature, and provide a vision for the future of the community, policies define a specific direction for the Township by establishing definite positions on particular topics. When policies are officially adopted, they commit a jurisdiction to a series of actions. Those actions are carried out through implementation plans such as an amendment to the zoning ordinance or the establishment of a new agricultural preservation program. Implementation recommendations are included in last section of this report. The following are the policies established for the Township.

AGRICULTURAL PRESERVATION

Agricultural land use is an important component of the fabric of Scio Township. Not only does agricultural production contribute to the area economy, farmland is a reminder of the Township’s agrarian heritage. The Township’s farmland contributes significantly to the open space and natural resource benefits, including rural character, scenic beauty, cultural heritage, recreational opportunities, and environmental benefits.

The agricultural preservation map shown on Figure 6 identifies the agricultural preservation overlay where there is the largest concentration of prime agricultural soils. The area designated corresponds to and expands upon areas planned for Open Space, Agricultural, and Rural Residential uses depicted on the Township’s Future Land Use Map (Figure 4, p.19). The agricultural preservation area includes most of the active farmland under P.A. 116, soils that are unsuitable for septic field and building construction, and wetlands, including a large wetland area at Liberty Road and Honey Creek. Land selected for preservation may overlap other land uses. The agricultural preservation designation means that these areas are prioritized for preservation as opportunities arise.

Like the Open Space, Agricultural, and Rural Residential future land use designation, the A-1 Zoning District has the intent to “protect and preserve agricultural land uses, maintain rural character, minimize population density, and minimize the burden on public facilities and services.

The A-1 Zoning District encompasses significant portions of Scio Township, helping limit intensive development in rural and open space areas. The A-1 District is essentially a “sliding scale” district as it relates to overall residential density. The larger the acreage, the less overall density is permitted. This approach has helped encourage the preservation of large existing acreage parcels, while still allowing some potential for limited development on the part of the landowner.
In addition to continuing to effectively implement the A-1 zoning provisions such as its sliding scale density, there are a number of other strategies the Township has adopted to encourage preservation of agricultural land:

- Planned unit development provisions,
- Open space zoning provisions, and
- Conditional rezoning.

The Township may also consider amending the zoning ordinance to permit non-contiguous planned unit developments, a technique which is a form of transfer of development rights.

A non-regulatory technique which is effective is the Purchase of Development Rights (PDR). Through the use of the voter-approved Township acquisition millage and other preservation funds, the Township has the ability to purchase development rights without purchasing the property in fee simple. PDR allows the owners to receive compensation for selling the development rights, while allowing the property to continue to be farmed. A number of properties have used PDR to preserve their agricultural uses. Some of the most recent ones include the Schert Farm containing about 115 acres located south of Dexter-Ann Arbor Road, and the Schneider Farm with 52.1 acres located on the southwest corner of the Township on Parker Road.

By adopting this Master Plan, the Township Planning Commission establishes the policy, in cooperation with the Land Preservation Commission, to support participation in the Township-wide farmland preservation program, thus granting eligibility to those property owners wishing to preserve farmland. To implement this policy the Planning Commission intends to:

- Provide and maintain a “tool-box” of best planning practices that enable the Township to preserve farmland,
- Provide technical assistance to implement the Township land use regulations and incentives that support farmland preservation,
- Provide education and examples of successful implementation of preservation tools including among other techniques:
  - Open space development,
  - Purchase of Development Rights,
  - Dedicated single-use agricultural zoning districts; and
  - Sliding scale density agricultural zoning.
**Open Space and Land Preservation**

Open spaces are also an important component of the Township’s fabric. Open space preservation supports a number of community goals including preservation of rural character, farmland, and natural resources. The Township’s land preservation millage and Purchase of Development Rights Ordinance demonstrate the Township’s commitment to preserve farmland and open space.

Scio Township has been preserving land and open spaces through the passage of a voter-approved land preservation millage of almost 0.5 mill since 2004. This was recently renewed in 2012 through 2024, to

- permanently preserve farmland, open space, wildlife habitat, scenic views, and protect drinking water sources and the water quality of rivers and streams, and provide new parks, recreational opportunities and trails by funding the voluntary purchase of land or interests in land throughout the Township.

(Approved Millage Text Language, www.sciotownship.org)

A Land Preservation Commission implements the program, which allows the Township to purchase land or development rights to protect both farm and non-farm open space as well as to provide parks, recreational opportunities and trails. It also provides the Township with matching funds with which to participate in land preservation efforts with other partners such as the Washtenaw County Natural Areas Preservation Program and the City of Ann Arbor Greenbelt Program. As illustrated on Figure 6, a number of properties have been preserved using in part or in whole these funds. Some of the recently preserved properties include:

- Sloan preserve, about 46 acres on Baker Road;
- Brokaw Nature Area, 24 acres on Huron River Drive;
- Hathaway property, 4.7 acres south of the Botsford Nature Area;
- Green property; 54.8 acres on Marshall Road;
- Helmer property, 142.4 acres on Strieter Road;
- Moore farm, 24 acres on N. Delhi Road; and
- White Farm, 38.5 acres on Zeeb Road.

Using information from the Huron River Watershed Council (HRWC), potential natural areas or bioreserves were identified and mapped (Figure 7). Bioreserves are defined as areas of potential ecological significance which have been ranked based on the overall scoring of 15 factors including: size, presence of water, presence of wetlands, groundwater recharge potential, potential for rare remnant plant community, topographical diversity, glacial diversity, connectivity to other natural areas, restorability potential, and quality of vegetation.

The HRWC data was used to identify three levels of priority for Scio Township. As shown on Figure 7, there are 32 bioreserves in Scio Township ranging in size from 12 to 471 acres for a total of 4,254 acres.
ENVIRONMENTAL POLICIES
Sensitive lands such as wetlands, floodplains, steeply sloped areas, woodlands, scenic vistas from roadways, and other natural resources should involve Township interests through the policy approach. Protection of Township natural resources requires the adoption of policies directed toward the specific resource problem including water quality, groundwater quality, natural topography, and vegetation. Resource protection standards can be incorporated in subdivision, zoning, and other special purpose ordinances. Such ordinances may include natural feature setbacks, stream bank and slope protection, stormwater management, wetland restoration, lake access, and use regulations.

The Township has adopted water and wetland buffer protection standards to provide undisturbed setbacks from riparian corridors (Figure 8).

Tree regulations are in place as well as wetland regulations. The Township should continue to evaluate the effectiveness of existing environmental policies and make changes to these regulations when needed.

Cooperative efforts between the Township and other natural resource or environmental organizations such as the Huron River Watershed Council should be sought out and fostered for the benefit of Township residents.

Recent interest in oil drilling and exploration in the Township have caused concerns from Township residents and officials. While the Michigan Zoning Enabling Act prohibits a county or township from regulating the drilling, completion, or operation of oil and gas wells, the Township may be able to impose some limits to help control these activities.

The Scio Township Board of Trustees has passed a resolution in 2014 opposing oil exploration and drilling in the Township due to potential damage to the public health and natural resources. Among the concerns raised were the release of hazardous substances into the environment, alteration of ground water and surface water, potential contamination of the Huron River, noise, and other disturbances from heavy truck traffic. Scio Township has retained an attorney to consider regulating oil and gas activities that are not subject to the State Zoning Enabling Act and address health, safety, and welfare concerns.
NOTE: Buffer widths and Natural Rivers Areas are shown to scale. Not all water features and wetlands that may be subject to ordinance 12.03 are shown on this map, particularly intermittent and ephemeral streams. In addition, water and wetland features shown on this map require field verification to ensure that they meet the definitions in the ordinance.

WATER FEATURE & WETLAND BUFFER

400 ft. Natural Rivers Area
55 ft. Water Feature Buffer
Wetlands with 30 ft. Wetland Buffer
Lakes & Ponds
County Drains
Rivers, Streams & Drains (not county)
## TRANSPORTATION PLAN

Highways and roads are developed to provide the safe and efficient movement of people and goods within and through a community. A community’s transportation network is a major consideration in its growth and development. The Michigan Department of Transportation (MDOT) and the Washtenaw County Road Commission (WCRC) share responsibility for the operation and maintenance of the public road network within Scio Township. MDOT is responsible for I-94 and M-14, and the remainder of the public roads fall under the WCRC jurisdiction—the designated Public Act 51 agency. Public Act 51 of 1951 creates a fund into which specific transportation taxes are deposited, and prescribes how these revenues are to be distributed and the purposes for which they can be spent.

Public roads are generally classified by MDOT according to a National Functional Classification (NFC) system. Roads eligible for federal aid include all arterials (portions of Jackson, Dexter-Ann Arbor, Zeeb, Baker, Liberty, Scio Church, Miller, and Wagner roads), and major collectors (portions of Huron River Drive, Zeeb, and Joy roads).

While Michigan Townships do not have direct jurisdiction over the roads and streets that traverse their community, Scio Township does participate with the WCRC in setting road improvement priorities and developing a capital improvement plan, financially contributes to road improvements, and establishes appropriate land uses and densities considering roadway capacity. The Township also plans for non-motorized transportation, including pedestrians and bicycles.

The recent Michigan Complete Streets legislation was signed into law in 2010. Complete Streets are defined as "roadways planned, designed, and constructed to provide appropriate access to all legal users...whether by car, truck, transit, assistive device, foot or bicycle." The new legislation gives new project planning and coordination responsibilities to city, county, and state transportation agencies. It also requires local units of government to address transportation needs of all legal users (including pedestrians and bicyclists) in their community master plans. The primary purpose of the new legislation is to encourage development of Complete Streets as appropriate to the context and cost of a project.

Scio Township works with the WCRC and the Washtenaw Area Transportation Study (WATS) to establish priority projects and a number of projects including non-motorized transportation. A Right-of-Way Master Plan was also coordinated, including a future right-of-way map which defines the areas necessary to construct and maintain roadways, entrances, and crossroads. First developed by an Inter-County Highway Commission in the 60s, the plan covered the roadways of the SEMCOG region. It has since been updated with the latest version adopted in 2006.
In addition, Scio Township recently passed a 10-year Township-wide Special Assessment District to fund the improvement of local roads which receive no federal aid and minimal funding from the State to do routine maintenance such as patching potholes, and grading and placing gravel. A Road Committee has devised a three-phase plan to upgrade the Township’s local roads:

- Phase 1: Update most of the local roads with 6 inches of new material, either gravel or limestone, over the entire length, and complete spot ditching.
- Phase 2: Pave North Delhi, from Huron River Drive to Eastgate Drive.
- Phase 3: Improve the portion of Liberty east of Zeeb Road that periodically gets flooded.

The Township-wide improvement plan is detailed in Table 3 on the next page and illustrated in Figure 9.
Table 3. Local Road Improvement Planned Projects

<table>
<thead>
<tr>
<th>Road Segment</th>
<th>Surface</th>
<th>Length in miles</th>
<th>Estimated Cost</th>
<th>Township Cost</th>
<th>Phase/Year</th>
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<tr>
<td>E. Delhi, Huron River Dr. to RR Tracks</td>
<td>Pavement</td>
<td>0.47</td>
<td>$56,400</td>
<td>$56,400</td>
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<td>Liberty, Honey Run to Parker</td>
<td>Gravel</td>
<td>1.30</td>
<td>$105,300</td>
<td>$105,300</td>
<td>1</td>
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<tr>
<td>Liberty, Zeeb to Stags Leap</td>
<td>Gravel</td>
<td>0.84</td>
<td>$68,040</td>
<td>$68,040</td>
<td>1</td>
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<td>Maple, Stein to Daleview</td>
<td>Gravel</td>
<td>0.73</td>
<td>$59,130</td>
<td>$0</td>
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</tr>
<tr>
<td>Maple, Stein to Township line</td>
<td>Gravel</td>
<td>0.83</td>
<td>$67,230</td>
<td>$0</td>
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<td>Marshall, Baker to Marshall Lakes Dr.</td>
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<td>0.37</td>
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<td>$22,000</td>
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<td>Marshall, Parker to Baker</td>
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<td>1.05</td>
<td>$85,050</td>
<td>$85,050</td>
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<td>Park, Scio Village Court to W. Birkdale</td>
<td>Gravel</td>
<td>0.25</td>
<td>$250,000</td>
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<td>1.60</td>
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<td>$129,600</td>
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<td>Scio Ridge, Liberty to Upland</td>
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<td>$81,810</td>
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<td>Strieter, Liberty to Scio Church</td>
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<td>Upland Drive, Scio Church to Scio Ridge</td>
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<td>0.20</td>
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<td>West Delhi, Dexter-Ann Arbor to Miller</td>
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<td>0.91</td>
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<td>0.40</td>
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<td>East Delhi, RR Tracks to Miller</td>
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<td>1.33</td>
<td>$107,730</td>
<td>$107,730</td>
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<tr>
<td>Knight, Scio Church to Liberty</td>
<td>Gravel</td>
<td>1.05</td>
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<td>Marshall, Marshall Lakes to Zeeb</td>
<td>Gravel</td>
<td>1.63</td>
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<td>North Delhi, Huron River Dr. to Eastgate</td>
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<td>0.53</td>
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<td>Park, W. Birkdale to Parkland Plaza</td>
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<td>0.89</td>
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<td>Park, Zeeb to Scio Village Ct.</td>
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<td>0.09</td>
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<td>$0</td>
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<td>Park, Zeeb to Staeble</td>
<td>Gravel</td>
<td>0.99</td>
<td>$80,190</td>
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<td>Peters, Zeeb to Miller</td>
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<td>1.03</td>
<td>$83,430</td>
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<tr>
<td>Pratt, Shady Oaks to Wagner</td>
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<td>1.11</td>
<td>$89,910</td>
<td>$89,910</td>
<td>2</td>
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<tr>
<td>Railroad, W. Delhi to E. Delhi</td>
<td>Gravel</td>
<td>0.33</td>
<td>$26,730</td>
<td>$26,730</td>
<td>2</td>
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<tr>
<td>Scio, Zeeb to Dexter-Ann Arbor</td>
<td>Gravel</td>
<td>0.79</td>
<td>$63,990</td>
<td>$63,990</td>
<td>2</td>
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<td>Staebler, Jackson south to end of pavement</td>
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<td>0.51</td>
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<td>Staebler, pavement south to Park</td>
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<td>0.29</td>
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<td>Tubbs, Huron River Dr. to Stein</td>
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<td>1.18</td>
<td>$95,580</td>
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<td>West Delhi, Jackson to I-94</td>
<td>Gravel</td>
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<td>$10,530</td>
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<td>Liberty, Stags Leap to Park</td>
<td>Gravel</td>
<td>0.88</td>
<td>$700,000</td>
<td>$700,000</td>
<td>3</td>
</tr>
</tbody>
</table>
SANITARY SEWER AND WATER PLANS

Municipal services in Scio Township are limited to the Township Sewer and Water Service Area which is bound by contract with the City of Ann Arbor. Expansion of the Scio Sewer and Water Service Area is not foreseen at this time. The Village of Dexter sewer and water utility district is bounded by the Village southern boundary which follows a line south of the Dexter Industrial Park and Dexter Crossing PUD.

According to the Baker Road Corridor Joint Planning Initiative, growth requiring sewer and water services would likely occur in areas adjacent to the Village of Dexter as sewer extensions are more likely from the Village than from Scio Township. Extensions from the Village of Dexter into Scio Township would be associated with either annexation to the Village or some form of intergovernmental agreement.

Recognizing that development can be seriously restricted without adequate sewer and water systems, Scio Township is examining the need for future expansion of the systems and explore alternatives to increase sewer capacity. The study is on-going and alternatives are being considered. No changes to the sanitary sewer service area are proposed at this time. Figure 10, on the next page, shows the location of the current service area for the sanitary sewer systems.

A future Township Sewer Service Expansion Policy would benefit the Township by setting forth criteria for extending the public sewer mains to serve new development in the Township. The process may include an application review and public hearing at the Planning Commission level and adoption by the Township Board of Trustees. Criteria could include:

- The area seeking inclusion within the service area is contiguous to the current area.
- The extension would be consistent with the Township Master Plan.
- The capacity of the current system would meet the estimated demand.
- The applicant would be responsible for all costs for the extension.
- There would be no negative public health impacts as verified by the Washtenaw County Department of Environmental Health or the Michigan Department of Community Health Public Safety and Environmental Health Division.
Figure 10

SANITARY SEWER SERVICE AREA

Washtenaw County Planning Base Map Data
Implementation

The Master Plan is essentially a statement of goals and objectives designed to accommodate future growth and redevelopment. As stated in the introduction of this document, the Master Plan is the only officially-adopted document that sets forth an agenda for the achievement of goals and policies. It helps develop a balance of orderly change in a deliberate and controlled manner that permits appropriate growth. As such, it provides the basis upon which zoning and land use decisions are made.

The Plan forms the philosophical basis for more technical and specific implementation measures. It must be recognized that development and change will occur either with or without planning, and that the Plan will have little effect upon future development unless adequate implementation programs are established. This section identifies actions and programs that will be useful for implementing the Plan.

Zoning Requirements

Zoning is the development control that has been most closely associated with planning. Originally, zoning was intended to inhibit nuisances and protect property values. However, zoning should also serve additional purposes that include:

- Promote orderly growth in a manner consistent with land use policies and the Master Plan;
- Promote attractiveness in the Township’s physical (built) environment by providing variation in lot sizes, architectural features and appropriate land uses;
- Accommodate special, complex or unique uses through mechanisms such as planned unit developments, overlay districts, or special land use permits;
- Guide development away from conflicting land uses (i.e., industrial uses adjacent to residential areas);
- Preserve and protect existing land uses, natural resources, air, land, water, and other significant natural features in accordance with the Master Plan; and
- Ensure that land uses related to oil and gas exploration occur in a manner consistent with the goals and policies of this Master Plan.

The Zoning Ordinance and Future Land Use map in themselves should not be considered as the major long-range planning policy of the Township. Rather, the Master Plan should be regarded as a statement of planning policy, and zoning should be used to assist in implementing that policy.

Zoning Adjustments
Zoning Adjustments for Master Plan Implementation are as follows:

- Review existing zoning and subdivision ordinances to determine whether districts, permitted uses and regulatory standards implement the policies of the Master Plan.
- Review the current open space zoning regulations and revise to reflect the goals and policies of open space preservation within the Township.
- Consider developing a non-motorized pathway ordinance to address the goals of this plan in relation to non-motorized access and promote the development of priority pathways and non-motorized facility improvements.
- Address the goals and recommendation of the 2013 Park, Recreation and Open Space Master Plan including these central objectives:
  - Participation in the Township Land Preservation Program;
  - Establishment of important linkages and a continuous pathway system;
  - Acquisition and development of close-to-home park land;
  - Collaboration and coordination with other area parks and recreation providers; and
  - Provision for the efficient administration of parks and recreation services.
- Continue to review and revise Township environmental regulations and ordinances to address the goals and policies of the Master Plan including:
  - The use of “green” building and development techniques;
  - Open space regulations.
- Evaluate likely potential effects of mineral, sand, and gravel, and oil and gas exploration and development on the public, health, safety, and welfare. This may lead to reviewing and revising existing zoning and other police power ordinances to ensure they balance in a manner that furthers and protects community goals and priorities, including land use, land preservation, and the protection of natural resources and water quantity and quality, transportation and safety, and community facilities and services.
- Evaluate the creation of an overlay district for certain extraction activities and land uses. If an overlay district is considered, it could include some land in the agricultural district, and/or permit oil and gas activities in the few general industrial districts (if they are located far enough from other incompatible uses). The appropriate uses for the Open Space, Agricultural, and Rural Residential as well as General Industrial future land uses may then include: oil and gas exploration and development, and similar extractive activities, to the extent the activities and uses
are sufficiently setback from incompatible uses, such as residential, office, commercial, recreational/conservation, and environmentally-sensitive areas and natural resources; and the ancillary activities and uses generating potential nuisance effects such as traffic, lights, vibration, and noise will not be incompatible with surrounding existing or planned uses.

- Adopt regulations that recognize the connection of groundwater and surface water, and include limitations that protect, and prevent pollution, impairment or diminishment of, the quantity and quality of available water resources, including aquifers, springs, rivers, creeks, lakes, ponds, and wetlands, for existing and future water needs for farming, residential, recreation, commercial, industrial, and for protection and preservation of water bodies and their natural resources and uses.

- Review Township ordinances to ensure the Township is sufficiently collecting and analyzing data and information regarding the likely effects of land uses on the public health, safety, and welfare, including the effects on the environment and natural resources.

- Review ordinances to ensure the Township requires sufficient disclosure of information and permits, with sufficient conditions, to allow the fire and police to provide an emergency response adequate to protect the public health, safety, and welfare to the spill or other release of hazardous or other dangerous substances or pollutants during transport or use. Hazardous substance spill and mitigation planning should be considered for any ordinance change.

Policy Initiatives for Master Plan Implementation include:

- Continue to work with property owners to preserve farmland and significant natural features through the use of Purchase of Development Rights and other appropriate means. The Master Plan can be a guide.

- Develop a five-year Capital Improvement Plan to ensure public improvements are coordinated with the Master Plan.

- Develop and publish development guide handouts similar to the site plan review manual that outlines the Township’s development policies and guidelines.

**PLAN EDUCATION**

Citizen involvement and support will be necessary as the Plan is implemented. Local officials should constantly strive to develop procedures that make citizens more aware of the planning and zoning process and the day-to-day decision making which affects implementation of the Plan. A continuous program of discussion, education, and participation will be extremely important as the
Township moves toward realization of the goals and objectives contained within the Master Plan.

**PLAN UPDATES**

The Plan should not become a static document. The Township Planning Commission should re-evaluate and update portions of it on a periodic basis. In accordance with Michigan Public Act 33 of 2008, the Township is required to review the Plan every five years to determine whether to commence the procedure to amend or adopt a new Plan. However, the Planning Commission should set goals for the review of various sections of this Plan on a yearly basis. The Master Plan should also be coordinated with the Township Parks, Recreation, and Open Space Master Plan to provide proper long-range planning for parks and recreation improvements.

**COORDINATION WITH ADJACENT COMMUNITIES**

As a part of the Master Plan adoption process and in accordance with Michigan Public Act 33 of 2008, Scio Township notified neighboring jurisdictions, Washtenaw County, regional agencies, and any registered public utility company, railroad, or other governmental entities of the intent to update its master plan. Subsequent to the notification and eventual completion of the draft, the noticed entities were asked to review and make comments on the proposed plan. The comments were compiled and taken into account by the Township. Upon receipt of the requisite comments from the adjacent communities and others, a public hearing was held and the plan eventually approved by the Planning Commission. Each of these requirements is outlined in Michigan Public Act 33 of 2008 and has been adhered to by the Township of Scio.
Appendix A
Community Description
Located in central Washtenaw County, Scio Township is the planning area and jurisdiction covered by this plan. The Township is 47 miles west of Detroit. It is bordered by the City of Ann Arbor and Ann Arbor Township to the east, Lodi Township to the south, Lima Township to the west, and Webster Township to the north. The Village of Dexter is situated in the northwest corner of the Township.

Figure A1. Regional Context

Source: ewashtenaw.org
POPULATION GROWTH AND CHARACTERISTICS

The population of Scio Township has seen continued increase, particularly since 1980. It includes five percent of the population living in Washtenaw County.

Scio Township counted:
- 6,505 people in 1980,
- 9,578 people in 1990,
- 13,421 people in 2000,
- 16,470 people in 2010.

SEMCOG estimates that 17,008 people lived in Scio Township in 2012, and projects that 20,442 people will live in the Township in 2040 (December 2013 Community Profile). This is a 23 percent growth between 2000 and 2010 and a projected population increase of 24 percent between 2010 and 2040.

Scio Township had:
- 3,479 households in 1990,
- 5,057 households in 2000,
- 6,405 households in 2010.

SEMCOG estimates Scio Township currently has 6,693 households (December 2013 Community Profile). The number of households with children increased from 1,993 in 2000 to 2,306 in 2010, reflecting a 16 percent increase, while the number of households with seniors increased significantly from 772 in 2000 to 1,321 in 2010, reflecting a 71 percent increase in the 10-year period.

In summary, there has been a continued increase in population and households in the Township since 1980. The increase of households with seniors, age 65 or more, is particularly notable. Projections show that this trend will continue for both population and households, while household size will continue to decrease. Decreasing household size reflects many factors including families with fewer children, aging population, and changes in the types of households.

Table A1. Population and Household, 1990-2040

<table>
<thead>
<tr>
<th></th>
<th>2000 Census</th>
<th>2010 Census</th>
<th>Dec. 2013 (SEMCOG)</th>
<th>2040 Forecast</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>13,421</td>
<td>16,470</td>
<td>17,008</td>
<td>20,442</td>
</tr>
<tr>
<td>Households</td>
<td>5,057</td>
<td>6,405</td>
<td>6,693</td>
<td>8,885</td>
</tr>
<tr>
<td>Household Size</td>
<td>2.65</td>
<td>2.57</td>
<td>2.54</td>
<td>2.30</td>
</tr>
<tr>
<td>Household Types</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Households with Children</td>
<td>1,993</td>
<td>2,306</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Households with Seniors</td>
<td>772</td>
<td>1,321</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

n/a: not available
Source: SEMCOG Community Profile and U.S. Census Bureau
**Age**

Based on SEMCOG’s population forecast, the proportion of children compared to the total population in the Township will decrease while seniors will increase. In 2010, children under age 18 made up 25 percent of the total population in Scio Township, while the number of people 65 years and older was 11 percent.

Projections by SEMCOG indicate that by 2040, the number of children will decrease by 440, with this age group representing 18 percent of the 2040 population. On the other hand, the number of people 65 years and older will increase by 3,200, with this age group representing 25 percent of the 2040 population. This will change and reverse the proportion of children and seniors in the Township.

**Table A2. Age, 2010-2040**

<table>
<thead>
<tr>
<th></th>
<th>2010 Census</th>
<th>2040 Forecast</th>
<th>Change 2010-2040</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 - 4</td>
<td>906</td>
<td>949</td>
<td>43</td>
</tr>
<tr>
<td>5 – 17</td>
<td>3,287</td>
<td>2,804</td>
<td>-483</td>
</tr>
<tr>
<td>18 – 24</td>
<td>1,028</td>
<td>1,330</td>
<td>302</td>
</tr>
<tr>
<td>25-34</td>
<td>1,577</td>
<td>2,237</td>
<td>660</td>
</tr>
<tr>
<td>35-59</td>
<td>6,661</td>
<td>6,775</td>
<td>114</td>
</tr>
<tr>
<td>60-64</td>
<td>1,158</td>
<td>1,294</td>
<td>136</td>
</tr>
<tr>
<td>65-74</td>
<td>1,172</td>
<td>2,375</td>
<td>1,203</td>
</tr>
<tr>
<td>75+</td>
<td>681</td>
<td>2,678</td>
<td>1,997</td>
</tr>
</tbody>
</table>

*Source: SEMCOG Community Profile and U.S. Census Bureau*

**Diversity**

From 2000 to 2010, Scio became more diverse with the white population decreasing from 87.3 percent to 78.1 percent of the total Township population, while persons of other racial and ethnic origins increased. Blacks, Asians, and other races make up 18.2 percent of the total population. Hispanics of any race comprise about four percent of the Township population.

**Table A3. Race and Hispanic Origin, 2010**

<table>
<thead>
<tr>
<th></th>
<th>2010 Census</th>
<th></th>
<th>2010 Census</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>12,855</td>
<td>78.1%</td>
<td></td>
</tr>
<tr>
<td>Black</td>
<td>798</td>
<td>4.8%</td>
<td></td>
</tr>
<tr>
<td>Asian</td>
<td>1,605</td>
<td>9.7%</td>
<td></td>
</tr>
<tr>
<td>Multi-Racial</td>
<td>513</td>
<td>3.1%</td>
<td></td>
</tr>
<tr>
<td>Other Race</td>
<td>82</td>
<td>0.5%</td>
<td></td>
</tr>
<tr>
<td>Persons of Hispanic Origin</td>
<td>218</td>
<td>3.7%</td>
<td></td>
</tr>
</tbody>
</table>

*Source: SEMCOG Community Profile and U.S. Census Bureau*
Education

Scio Township residents are well educated. In 2010, 62 percent of the population above age 25 held a bachelor’s or higher degree. This exceeds the SEMCOG area (28 percent) and Washtenaw County (51 percent) statistics.

Income

The median household income in 2010 in Scio Township was $88,947, down by 17.1 percent from 2000. The per capita income amounted to $46,389, down by 7.8 percent from 2000. The American Community Survey reports an increase in the number of persons in poverty from 2.6 to 6.2 percent of the Township population and an increase in the number of households in poverty from 3.0 to 7.8 percent.

Employment

The largest employment sectors in the Township are and will continue to be services to households and firms. The knowledge-based industry and manufacturing sectors were strong in 2010 but are expected to decrease in the next 30 years. The sectors showing the greatest gain in the future include the leisure and hospitality sector and the private education and healthcare sector.

Table A4. Employment by Industry, 2010-2040

<table>
<thead>
<tr>
<th>Industry</th>
<th>2010 Census</th>
<th>2040 Forecast</th>
<th>Change 2010-2040</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural Resources, Mining, &amp; Construction</td>
<td>1,155</td>
<td>1,278</td>
<td>123</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>2,382</td>
<td>1,825</td>
<td>-553</td>
</tr>
<tr>
<td>Wholesale Trade, Transportation, Warehousing, &amp; Utilities</td>
<td>1,127</td>
<td>1,283</td>
<td>156</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>1,310</td>
<td>1,449</td>
<td>139</td>
</tr>
<tr>
<td>Knowledge-based Services</td>
<td>3,073</td>
<td>3,037</td>
<td>-36</td>
</tr>
<tr>
<td>Services to Households &amp; Firms</td>
<td>5,646</td>
<td>7,677</td>
<td>2,031</td>
</tr>
<tr>
<td>Private Education &amp; Healthcare</td>
<td>433</td>
<td>707</td>
<td>274</td>
</tr>
<tr>
<td>Leisure &amp; Hospitality</td>
<td>1,512</td>
<td>1,888</td>
<td>376</td>
</tr>
<tr>
<td>Government</td>
<td>562</td>
<td>628</td>
<td>66</td>
</tr>
<tr>
<td>Total Employment</td>
<td>17,200</td>
<td>19,772</td>
<td>2,572</td>
</tr>
</tbody>
</table>

Source: SEMCOG Community Profile
HOUSING CHARACTERISTICS

Growth in the local housing stock continued to exceed population growth between 2000 and 2010, which corresponds with the decrease in household size. The number of housing units increased by 1,424 units, or 27 percent between 2000 and 2010, while the population has increased by 23 percent during the same period.

While single family homes are predominant, manufactured houses and multi-unit apartments account for 15 percent of the housing stock. Multi-unit apartments include fairly new developments such as Eagle Pointe, Hometown Village, Arbor Pointe, Scio Town Center, and Cambridge Club Villas.

Table A5. Housing, 2000-2010

<table>
<thead>
<tr>
<th></th>
<th>2000 Census</th>
<th>2010 Census</th>
<th>Change 2000-2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>One-Family Detached</td>
<td>3,559</td>
<td>4,647</td>
<td>1,088</td>
</tr>
<tr>
<td>Duplex</td>
<td>37</td>
<td>83</td>
<td>46</td>
</tr>
<tr>
<td>Townhouse/Attached Condo</td>
<td>179</td>
<td>210</td>
<td>31</td>
</tr>
<tr>
<td>Multi-Unit Apartments</td>
<td>608</td>
<td>815</td>
<td>207</td>
</tr>
<tr>
<td>Manufactured Houses</td>
<td>832</td>
<td>884</td>
<td>52</td>
</tr>
<tr>
<td>Total Housing Units</td>
<td>5,215</td>
<td>6,639</td>
<td>1,424</td>
</tr>
</tbody>
</table>

Source: SEMCOG Community Profile and 5-Year American Community Survey

While renter-occupied units have increased between 2000 and 2010, most housing units in Scio, 78 percent, are still owner-occupied compared with 17 percent units renter-occupied.

Table A6. Housing Tenure, 2000-2010

<table>
<thead>
<tr>
<th></th>
<th>2000 Census</th>
<th>2010 Census</th>
<th>Change 2000-2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner Occupied Units</td>
<td>4,206</td>
<td>5,254</td>
<td>1,048</td>
</tr>
<tr>
<td>Renter Occupied Units</td>
<td>851</td>
<td>1,151</td>
<td>300</td>
</tr>
<tr>
<td>Vacant Units</td>
<td>177</td>
<td>289</td>
<td>112</td>
</tr>
<tr>
<td>Total Housing Units</td>
<td>5,234</td>
<td>6,694</td>
<td>1,460</td>
</tr>
</tbody>
</table>

Source: SEMCOG Community Profile and U.S. Census Bureau

According to the American Community Survey, the Township’s median housing value in 2010 was $315,600, representing a decrease of $16,503 from 2000 to 2010. Similarly, the median gross rent was $977 in 2010, representing a $26 decrease from 2000 numbers.
**NATURAL AND CULTURAL FEATURES**

The natural features of Scio Township have played a major role in influencing growth and development. Like all Michigan’s southern Lower Peninsula, the Township’s landscape was formed through glacial action. The movement of the glaciers shaped the topography and created many different types of soils. Plant communities, in turn, developed in response to soil conditions.

**Geology, Topography, and Soils**

Scio Township is characterized by glacial geology typical of much of southeastern Michigan, consisting of glacial outwash plains, till plains, and moraines. Generally, given the permeability associated with some of these geological features, many areas of the Township have valuable groundwater recharge functions. As shown on Figure A2, groundwater recharge areas are found in several locations throughout the Township including the wetland and floodplain areas associated with Mill and Honey Creeks and the Huron River.

The glacial geology of the area resulted in topography that ranges from nearly level to gently rolling with the exception of the Huron River corridor, which is flanked by steep slopes in several areas. Fertile agricultural soils are found across much of the Township. According to the Soil Conservation Service, much of the southwest quadrant of the Township includes soils with severe constraints for the development of septic absorption fields.

**Water Resources**

The Huron River and its system of creeks and drains are key natural resources in Scio. While this system contains some drains managed under the authority of the Washtenaw County Water Resources Commissioner, many tributaries have over time reverted to more natural channels and slopes and now exhibit dense riparian vegetation. The northern portion of the Township contains about eight miles of the Huron River. The southern part of Scio contains Honey Creek and most of its watershed, covering approximately 65 percent of the Township. In addition, Mill Creek runs through the northwest corner of the Township and empties into the Huron River. Both the Huron River and portions of Mill Creek are designated Natural Rivers under Michigan’s Public Act 451 of 1994 and the Scio Township Zoning Ordinance. Much of the Township’s woodlands and wetlands are located along these rivers, creeks, and their tributaries.

The Township also contains a number of small lakes, ponds, and wetlands located mostly near the Huron River and in the southeast quadrant of the Township. These water bodies, both natural and man-made, provide aquatic habitat as well as scenic and recreational opportunities. It is essential to the health of these water bodies to conserve and protect the water quality and quantity, and to regulate water resources including groundwater, springs, creeks, streams, lakes, ponds, wetlands, and watersheds.
Large wetlands are classified as palustrine wetlands in the United States Fish and Wildlife Service National Wetland Inventory. Palustrine wetlands are characterized by freshwater and are typically dominated by trees, shrubs, persistent emergent vegetation, and emergent mosses or lichens. Figure A2 depicts the Township's water resources.

**Floodplains**

Generally, floodplains identified within Scio are associated with Honey Creek, Mill Creek, and the Huron River (Figure A2). They are designated by the Federal Emergency Management Agency (FEMA), with the 100-year floodplain generally recognized as unsuitable for development and fill activities. In order to minimize the risk of future flooding damage and increased flooding downstream from these tributaries, development within these 100-year floodplain areas is regulated.

**Woodlands**

Significant woodlands exist along the Huron River, Mill Creek and many of the headwater tributaries of Honey Creek (Figure A3). Much of these wooded areas exist in association with wetlands that remained intact because those land areas held little agricultural value. Tree rows and woodlots exist in a number of places throughout Scio, and provide habitat, habitat linkages, and scenic features.

**Farmland**

Significant concentrations of active farmlands are found in Scio Township with a number of properties currently enrolled in Michigan's Public Act 116 Farmland Preservation Program. Over the years, some of the farmland has been converted to residential, commercial, and industrial uses. Today, active farmland is primarily found in the western portion of the Township or in scattered, relatively non-contiguous pockets. Figure A3 illustrates the properties enrolled in Public Act 116 Farmland Preservation Program as well as land that are designated for agricultural preservation.

**Historic and Scenic Resources**

Much of Scio was settled in the nineteenth century. Early settlements focused on Scio, Delhi Mills, and the Village of Dexter. Scio was an early settlement located about midway between Delhi Mills and Dexter. The community was platted in 1835 and included a mill and post office. Delhi Mills is still an incorporated community in the northeast corner of the Township and was platted in 1836. Aside from these centers of population, much of the Township was rural and farmed with wheat as the leading crop followed by corn, barley, oats, and cloves. There are 18 centennial homes in Scio Township.

Scenic vistas are prevalent throughout Scio Township today along many of the local roads. Views of special significance include the vistas along Huron River Drive and the views seen from the two Metroparks.
COMMUNITY FACILITIES AND SERVICES

Government Facilities
Scio residents are represented by an elected seven-member board consisting of three officers and four trustees – all of which are elected every four years. Limited by law in the amount of taxes that can be levied without voter approval, Township officials must be creative in delivering quality services with the least possible burden to taxpayers. The Scio Township administrative offices are located in Scio Township Hall on Zeeb Road, north of I-94. The Western Washtenaw County Service Center as well as the County Road Commission offices are located immediately south of Scio Township Hall.

Police and Fire Services
The Scio Township fire station is located on North Zeeb Road. The Fire Department has no dedicated funding and is paid entirely from the Township general fund. The Township has a full-time fire chief, three authorized full-time fire fighters, one part-time fire fighter, and currently has 16 “paid-on-call” fire fighters. The Fire Department has a person on duty at the fire station at all time.

The Washtenaw County Sheriff’s Department serves the Township law enforcement and public safety needs. A four-year contract was approved in 2006. The Township receives services from five deputies as well as supervisory, administrative, and support services. In 2005, deputies responded to 4,884 calls for assistance amounting to about 798 calls per deputy or about one call for every four residents of the Township.

The Scio Township Public Safety Study Committee is reviewing the Township’s needs for police and fire fighter services and recommending how best to get these needed services for the right cost. This Committee was appointed to study these issues after voters defeated a public safety millage special assessment district in 2006. In November 2008, the voters agreed to the creation of a special assessment district under Public Act 33 of 1951, as amended, for meeting the costs and expenses of fire and EMS services. The area covered by this assessment includes all real property parcels that are located outside of the Village of Dexter and are not exempt from property tax. The actual amount to be assessed is determined annually by the Township Board of Trustees with a maximum levy of 0.9 mill.

Water, Wastewater, Utilities, and Solid Waste
The majority of the Township land area relies on individual on-site wastewater disposal systems. The areas currently served by sanitary sewers include Jackson Road and the Washtenaw Intermediate School district. The Township contracts with the City of Ann Arbor to treat wastewater. The Township Utilities Department is responsible for all maintenance and operations. Currently, there appears to be insufficient capacity to provide services to all the property owners who are within
the original special assessment district, some of whom have not yet developed their property. A Sanitary Sewer Study Committee has been charged with exploring various alternatives to create additional sewer capacity for the Township and make recommendations to resolve the current capacity issues.

Scio Township’s water system generally follows the sanitary sewer district boundaries. The Township contracts with the City of Ann Arbor for water services and also owns and maintains a single water tower located in the central portion of the Township north of Jackson Road. The Township has adopted both a water master plan and a sanitary sewer master plan.

With the exception of the storm sewer operated by the Washtenaw County Road Commission on Jackson Road, there are no storm sewer systems in Scio. Open ditches and culverts service most of the Township. Surface runoff is eventually discharged into the various creeks and into the Huron River. In 2002, Scio Township worked with the State of Michigan to implement Phase II stormwater management requirements to alleviate the negative environmental impact of stormwater discharge. In 2004, Scio applied for and obtained a Certificate of Coverage under Michigan Department of Environmental Quality jurisdiction-based permit. The document that guides Scio Township stormwater management efforts is the Stormwater Management Program. It contains a number of action items to address public education, illicit discharge elimination, post construction stormwater management plan, pollution prevention, and good housekeeping practices.

Scio maintains a list of “preferred haulers” for solid waste collection and recycling which residents are free to use.

Public Transportation

There is a bus route on Jackson Road provided by the Ann Arbor Transportation Authority (AATA) stopping at Wagner Road.

In addition, the Western-Washtenaw Area Value Express (WAVE) provides affordable transportation to older adults, persons with disabilities, and other transit-dependent individuals in Scio Township and western Washtenaw County. It provides a door-to-door bus program for Dexter School District travelers, an interurban express route called the Community Connector which links Chelsea with Dexter and Ann Arbor (at Wagner and Jackson Roads), and a Scio Township Connector Service that provides bus service from Sunward Co-housing, Grand Oaks Co-housing and Lakestone Apartments to the Community Connector bus line on Jackson Road. The LifeLine Community Van program also provides rides to western Washtenaw County traveler to locations anywhere within the county.
Downtown Development Authority

Scio Township has an active Downtown Development Authority (DDA) that generates revenue through tax increment financing and bond sales. The DDA includes the Jackson Road corridor area and focuses its attention on public improvements of the district which result in the enhancement of existing business activity and stimulation of new private investments, thus promoting economic growth. The Authority has made a number of improvements in the district particularly with the Jackson Road boulevard project.

The Scio Township Downtown Development and Tax Increment Financing Plan was updated in 2006. It provides for the continuing acquisition, construction, and financing of streets, sidewalks, streetscape, parking improvements and other facilities needed in the Downtown Development Authority district.

Schools

The Township is currently served by two public school districts: Dexter Community Schools and Ann Arbor Public Schools. Dexter High School is located on the northwest side of Scio while the new Ann Arbor Skyline High School is immediately adjacent to the Township on the east. There are also other schools located in the Village of Dexter including Bates, Wylie, and Cornerstone elementary schools and Creekside Intermediate School.

The Township contains two private schools and the Washtenaw Intermediate District. Daycroft Montessori School is located immediately north of the municipal facilities found on Zeeb Road and Christian Montessori School is located on Jackson Road, east of Zeeb Road. The Washtenaw County Intermediate School District is located on the east side of Wagner, just north of Scio Church Road.

Parks, Open Spaces, and Recreation

Scio Township owns a few preserves and properties including the Sloan Preserve on Baker Road, Township Hall on Zeeb Road, and properties on Liberty Street and at the end of Lamplighter Drive. It also contains a variety of publicly-owned preserves, open spaces, and private recreational facilities as depicted on Figure A4.

Public Parks and Preserves

The Huron-Clinton Metroparks, located along the Huron River in the northern portion of the Township, represent the community’s largest parks. These areas occupy a significant portion of the riparian zone around the Huron River. Dexter-Huron Metropark covers a heavily wooded 122-acre area and Delhi Metropark covers a 53-acre area. Picnic areas, playground equipment, softball diamonds, and canoe launch areas are provided at both parks. Fishing is also common at both.
Washtenaw County owns a number of parks and preserves in Scio Township. Osborne Mill Park contains 39 acres and is located south of Delhi Metropark. It is a nature preserve with nature trails. The DeVine Preserve contains 137 acres of substantial woodlands and wetlands and is located on Liberty Road west of Zeeb Road. It was acquired under the County’s Natural Areas Preservation Program. The Burns-Stokes Preserve, a 29-acre natural area, is located on Liberty Road. It was also acquired through the Natural Areas program. Public access for passive recreation and environmental education is allowed in these preserves. In addition, Scio Township has partnered with the City of Ann Arbor and Washtenaw County to purchase the Fox County Preserve and Scio Church Woods. Washtenaw County Parks and Recreation owns and manages these properties as public parks for passive use.

Saginaw Forest is an 80-acre property owned by the University of Michigan and contains Third Sister Lake. It is available to the public during certain hours for walking along designated trails. Saginaw Forest is a field research area for demonstration of forest and sustainable ecosystem management for the University of Michigan’s School of Natural Resources and Environment and other units of the University. Forest planting started in 1903 and resulted in 47 acres of forest plantings including both native and exotic species.

Conservation Easements and PDR Properties
Following the 2004 approved millage fund for land preservation, Scio Township formed a Land Preservation Commission to implement the Township land preservation program. This program allows the Township to protect both farm and non-farm open space as well as to develop parks, recreational opportunities, and trails. The millage provides the Township with matching funds with which to participate in land preservation efforts with other programs and partnerships such as the Washtenaw County Natural Areas Preservation Program and the City of Ann Arbor Greenbelt Program.

Several properties along Parker Road have been protected by purchase of development rights (PDR) agreements. The Manny, Parker, Davenport, Scherdt, and Schneider properties have been protected under PDR purchases through the state farmland preservation program, and will remain in an undeveloped, agricultural condition as a result of the PDR.

These farm properties have received large grant awards from the federal Farm and Ranchlands Protection Program as well as a recent award from the State of Michigan. Protection of the Botsford property is through a conservation easement and another joint project with the City of Ann Arbor which provides public access to mature woodland for passive recreation use.
Private Recreation Facilities and Open Spaces

Private open spaces and facilities in Scio Township include the Ann Arbor Country Club, the Liberty Athletic Club, the Huron Valley Swim Club, and the Polo Fields Golf and Country Club. Although they are not open to the public, some preserve natural features. For example, the Ann Arbor Country Club property, which abuts the Huron River Corridor, complements the protection of natural features provided by the nearby HCMA properties. Many open spaces have also been preserved in some of the Township’s residential developments. Country French Estates, Arbor Pointe, Kirkway of Scio, and Dexter Crossing include private parks and open spaces.

Trails and Greenways

The Huron-Clinton Metropark Authority (HCMA) and Washtenaw County of Parks and Recreation have been working to establish a continuous greenway along the Huron River, which will traverse Scio Township. As envisioned by HCMA and Washtenaw County Parks, this border-to-border trail will ultimately allow pedestrian and bicycle travel to communities and recreational facilities from the City of Ypsilanti and Ann Arbor to the Village of Dexter and the Pinckney State Recreation Area. Given its length and regional significance, the Huron River greenway is considered a primary ecological, pedestrian, and open space corridor. The Village of Dexter also envisions a greenway along Mill Creek and a trail connection from the Border-to-Border Trail to Warrior Creek Park south to Dexter Gardens and Baker Road.

The City of Ann Arbor has an extensive system of non-motorized pathways which are contiguous to Scio on the east. A network of trails is located from Liberty Road to Saginaw Forest through Burr Oak Park, Lakewood, and Dolph Nature Area. According to the City of Ann Arbor Non-Motorized Plan, there are also sidewalks located along the following roadways: on both sides of Scio Ridge Road, on the north side of Liberty Road, on the east side of Wagner Road from Scio Church Road to Jackson Road, and on the west side of Wagner Road from Jackson Road to Dexter-Ann Arbor Road. Jackson Road also includes a bicycle lane from Wagner to Zeeb Roads.

The Washtenaw County Road Commission has also accommodated a three-foot wide paved shoulder on many Township roads which facilitate bicycle use. These roads include Dexter-Ann Arbor Road, Baker Road, Zeeb Road from Liberty to Miller Roads, Wagner Road from Liberty to Jackson Roads, and Jackson Road from Zeeb Road to the western Township limits. Figure A5 illustrates all these trails and pathways as well as the potential future links as envisioned in the 2010 Scio Township Non-Motorized Transportation Facilities- Shared-Use Pathways planning effort.
TRANSPORTATION NETWORK

Scio Township is linked to the region by highway I-94, which runs east-west with access at Zeeb and Baker Roads. M-14 branches off northward around the City of Ann Arbor. Within Scio, the most important roads include Jackson Road, Baker Road, Zeeb Road, Dexter-Ann Arbor Road, and Huron River Drive. These roads provide access to the adjacent communities and the surrounding region. The remainder of the road system is composed of county primary roads and local residential roads.

The corridor of the expressway divides the northern half of the Township from the southern half. Only four roads cross the six-mile length of I-94 through the Township.

I-94 and Jackson Road are under the jurisdiction of the Michigan of Transportation. While the Scio Township DDA and federal grants have funded the Jackson Road improvements, all other primary and local roads are maintained by the Washtenaw County Road Commission with the State Motor Vehicle Highway Fund.

Scio Township roads are classified as follows:

- Interstate: I-94
- Freeway: M-14;
- Principal Arterial: Jackson Road, and Baker Road (Jackson to I-94),
- Minor Arterial: Dexter-Ann Arbor Road, Zeeb Road (from Scio Church to Miller), Baker Road (I-94 to Village of Dexter), Liberty Road (City of Ann Arbor to Zeeb), Scio Church (City of Ann Arbor to Zeeb), Wagner Road (Scio Church to Miller), Parker Road (Jackson to Village of Dexter), and Miller Road (City of Ann Arbor to Zeeb);
- Collector: Wagner Road (remainder), Huron River Drive, Zeeb Road (remainder), Scio Church (remainder), Parker Road (Scio Church to Jackson), and Joy Road.

A number of roads in the Township have corridors formed by canopy trees. The Township includes two natural beauty roads: Tubbs and Marshall Roads. As mentioned earlier, several roads also have a wide paved shoulder allowing safe bicycle use of the roadways. These roads include Dexter-Ann Arbor Road, Baker Road, Zeeb Road from Liberty to Miller Roads, Wagner Road from Liberty to Jackson Roads, and Jackson Road from Zeeb Road to the western Township limits.

Scio, along with several other Washtenaw County communities, belongs to the Washtenaw Area Transportation Study (WATS), an organization coordinating regional transportation planning. WATS is responsible for monitoring the conditions of county roads, bicycle and pedestrian paths, airports, and public transit systems.
Appendix B

2014 Public Input
SUMMARY OF PUBLIC INPUT RESPONSES

The master planning process included a survey of residents which was conducted during the months of February and March 2014. Scio Township residents were invited to provide ideas and suggestions for the Township's future growth through an online mapping tool available from the Township's website.

The map-based tool was designed to solicit feedback on a broad spectrum of topics for the community. The tool allowed people to conveniently post their ideas, comments and concerns, and relate those comments to a specific geographic location. It offered residents the advantage of convenience – residents have the freedom to post a comment when it best suits them. In addition, the tool gave users the opportunity to view what others are saying and weight in on their comments.

More than 103 comments were received and tabulated. Six topics were provided along with questions and factual information about each topic. The topics included:

1. Residential Growth/Quality Housing
2. Commercial/Industrial Development
3. Environmental Quality/Open Space Preservation
4. Parks and Recreation
5. Non-motorized Transportation
6. Road Improvements

A summary of the comments received from the survey are outlined below by topic.

Residential Growth/Quality Housing

1. Foster diverse neighborhoods, mixed densities, no segregation of uses/densities—no clear edges (see 2009 goals)
2. Encourage more traditional (denser neighborhoods interspersed between large areas of open space/farmland/parks
3. Encourage the Township’s leadership in new approaches to residential development and innovative neighborhoods (www.pocket-neighborhoods.net)
4. Encourage high-end housing, similar to Walnut Hills
5. Spread out manufactured housing and multi-unit apartments to more than SE quadrant of Township
6. Find balance between residential growth and open space preservation
7. Keep the density of the current future land use plan
8. Concern with conversion of farmland to expensive new housing (>550,000)
9. Encourage cluster developments which preserve open space
10. Discourage new residential growth
11. Use smart zoning so that housing stock is high quality and open space not compromised by poorly planned development
12. Expand shoulders for biking along Scio Church Rd.
13. Add more pathway connections (for bicyclists and pedestrians) from residential to commercial
14. Encourage an overall network of off-road walking/biking trails
15. Add sidewalks along Parkland Plaza to accommodate handicaps, seniors, and the many people without cars (+3 responses reiterating same statement)
16. Add new water tower for east end of Township at Wagner Rd, south of Liberty Rd.
17. Heard rumor about a water meter on people using well water?
18. Avoid approval of developments with central wells or central sewer systems
19. Bad road condition at the entry/exit to Uplands
20. Dislike Jackson Blvd.
21. Concern with traffic problems at Meijer’s drive entry from Jackson Blvd.
22. SV Keep low density on Smith Property – 1du/2.5 acres
23. SV Value open space and cluster development
24. SV Too much density, add more trees/landscaping
25. SV Confine high density development to areas that support well/septic or connection to water/sewer services already in place
26. SV Concern with too much density proposed; keep Scio rural
27. SV Stop the Canton-ization of Scio
28. SV Concern with water quality, density to the north rather than south
29. SV Concern with too much density, impact on natural resources, impact on water quality, and private waste water system
30. SV Concern with land use incompatibility
31. SV Poorly planned development, too much density
32. SV Concern with wildlife habitat loss, traffic increase
33. SV Preserve farmland
34. SV (Scioview reaction) Do not extend Little Lake Rd. (6)
35. SV Do not extend Little Lake Dr.; Parkland Plaza a better choice; concerned about oak tree
36. SV Concern with increased traffic (2)
37. SV Curved roadways should be proposed same as Polo Fields with no access to Jackson Rd.
38. SV Do not extend Little Lake Rd.; oak tree potential loss; loos of natural habitat; impact on Gelman plume
39. SV Need open space/parks in Little Lake Dr./Parkland Plaza area

Commercial/Industrial Development
1. Designate E side of Wagner, south of Liberty, as commercial/industrial
2. Keep Scio rural and keep concentrating commercial along Jackson Blvd.
3. Promote refill/infill and pedestrian oriented development; more emphasis from Jackson/Zeeb to Jackson/Baker
4. Promote large scale commercial development along Jackson Blvd.
5. Car dealership makes Jackson Blvd. feel more commercial
6. Plant more trees along Jackson Blvd.
7. Extend AAATA routes to Zeeb Rd. and beyond
8. Extend AAATA service to Zeeb and Baker; Thanks for no COSTCO
9. Wished you would have accepted COSTCO
10. Extend AAATA along Jackson/Zeeb corridors
11. Keep fracking out of Township to prevent ground water pollution
12. Concern about gas/oil wells developed in the Miller/West Delhi area (2 more responses reinforcing this)

Environmental Quality/Open Space Preservation
1. Make maintaining open space and protecting environmental quality our top priority
2. Preserve rural character; protect/preserve natural areas; concern with development pressure
3. Maintain rural character (+one response reinforcing this)
4. Preserve our water resource; establish better buffer zones along river tributaries; expand partnership with HRWC
5. Favor land preservation, protection of rivers, streams water quality, and trail network
6. Continue to preserve open space and wildlife corridors and connectors
7. Expand land preservation efforts along the Huron River
8. Preserve open spaces and environmental quality; avoid all fracking; maintain parks and rec
9. Create an adopt-a-road program to clean our roadway sides
10. Concern about water recharge areas (along Jackson Blvd.)
11. Concern that open space preservation is for unbuildable land (response refuting this statement)
12. SV Preserve the north portion of the Smith property (+ 2 responses reinforcing this) (2)

Parks and Recreation
1. Encourage an overall network of walking/biking off road trails
2. Encourage the preservation of wildlife corridors and habitat
3. Encourage the development of neighborhood parks in the more urbanized areas of the Township
4. Believes bikes are excluded from parks; would like a cyclocross park
5. Garden Center adjacent to Sloan Preserve excited about possible plant community restoration efforts possibly taking place there
6. Repair/maintain roadways before creating parks (response that roads and parks are two different issues/funding sources)
7. Restrict public access to Mill Creek – not navigable
8. No trail along Mill Creek
9. SV Preserve the Smith property land as parkland (+2 responses reinforcing this statement)
10. SV Keep the Smith property rural
11. SV Preserve the Smith property land as parkland -Sisters lakes area underserved by parks

**Non-motorized Transportation**
1. Expand a network of safe paths, lanes, trails for bicycle travel
2. Encourage an overall network of walk/bike trails
3. New non-motorized pathways should be off-road for safety (reinforce by one response)
4. Create a safe bicycle lane and make sure sidewalks are safe for wheel chair users along Jackson Blvd.
5. Expand bike lanes or shoulders on Scio Church Rd.
6. Develop bike lanes on Dexter-Ann Arbor Rd. and Miller Rd.
7. Install bike racks at AAATA stops
8. Encourage non-motorized paths in new development or new road project only; concern with maintenance safety
9. Repair roads before improving for bicycle use
10. The N. Zeeb Rd. off-road pathway project was rejected by property owners along that stretch

**Road Improvements**
1. Maintain/improve our roads
2. Need to plan for a future with increased non-motorized traffic that would be safe and connect to adjacent communities
3. Close Liberty Rd. at Honey Creek Branch – Improve Park Rd. W of Zeeb
4. Improve Park Rd and Staebler with ditches and more (Response from Lew Kidder outlining slated projects: Strieter (from Scio Church to Liberty, Liberty (from Parker to Honey Run), Liberty (from Zeeb to Stags Leap), Park (from Liberty to Staebler)
5. Fix potholes and/or resurface Shield Rd between Baker Rd. and Dexter High School
6. Fix Park Rd. and Staebler Rd.
7. Install round-about at Jackson and Zeeb Roads
8. Fix the potholes in our roads (2 responses reinforcing this)
9. Eastbound Jackson Blvd. traffic, southbound Zeeb Rd traffic, and Meijer traffic create too much congestion at this location
10. Apply Lock Alpine Model which provided for 100% of its street needs to other areas of the Township
11. Deal with the problem on Liberty Rd. near Stags Leap (slated for 2016)
12. Add round-abouts to alleviate backups at major 4-way stops of Scio Church (response indicating one is planned for Scio Church and Wagner)
13. Add traffic light at Liberty and Scio Ridge Rd. - Difficult to turn left onto Liberty from Scio Ridge Rd.; need public transportation to reach the Uplands and Liberty Sports Complex (one response reinforcing this)

14. Create solutions to heavy traffic on Baker Rd. going to Dexter

15. Do not shove dead trees along Huron River Drive to the side of the road; cut down dead trees from Tubbs to Delhi and unsightly scrub trees

16. Pave Tubbs Rd.

17. The corner of Little Lake and Parkland Plaza is a high crash intersection - increasing traffic would be disastrous (one response reinforcing this)

18. SV Do not extend Little Lake Rd. (3)

19. SV Curve the roads in the proposed development, do not extend Little Lake Dr. - use Parkland Plaza Rd. instead (response suggesting dividing the development in two: one less dense with access from Liberty, and the other more dense from Parkland Plaza)

SV: Scioview proposed residential development