



MASTER LAND USE PLAN

Scio Township, Michigan



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.

Jan Culbertson 11.30.2021
Jan Culbertson, Chair Date
Scio Township Planning Commission

ACKNOWLEDGMENTS

2020 Scio Township

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INTRODUCTION

The Scio Township Master Land Use Plan articulates a vision for the Township's future growth and development. It is the primary officially adopted 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 February 9, 2015. 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.

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 Land use 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 seven 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 public participation methods including the Township survey and virtual visioning session.

The Planning Process

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



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. The information is organized into the following categories: community description, existing land use, and planning context.



Where do we want to be?

The public input undertaken for the update of the Scio Township Master Plan encompassed three (3) separate efforts – on-line survey, visioning session with public comment, and a final public hearing. The online vision session included a Master Plan visioning webinar, the opportunity to provide input to open-ended questions, and creation of consensus by voting on comments received. The Public Input Executive Summary summarizes the complete public input process and provides raw data compiled through these efforts as an appendix to the 2020 Scio Township Master Plan.

Appendix A provides full detail of the public input procedures described above including participation numbers and the raw data obtained from these efforts.



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.





EXISTING LAND USE, COMMUNITY PLANS & INITIATIVES

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. Growth should be planned in those areas most suitable for development where existing land use patterns, roads, utilities, and limited natural features permit.

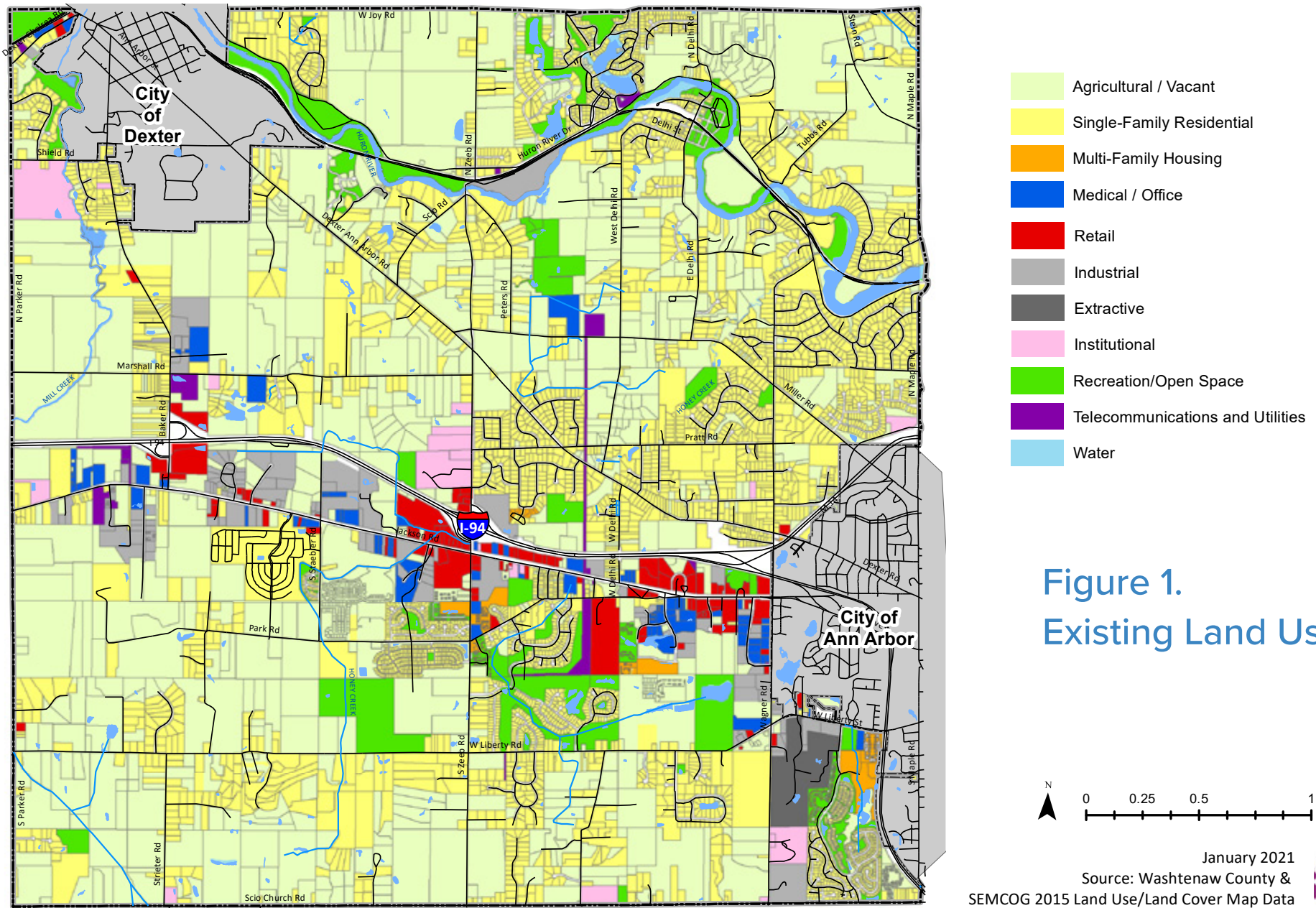
The following plans, policies, and initiatives highlight Scio's commitment to the careful preservation and planning since the Master Plan amendment undertaken in 2015. These plans and initiatives are discussed starting on page 16.

Land development within Scio Township has emanated outward from the City of Ann Arbor. Table 1 and Figure 1 illustrate the existing land uses in the Township, non-inclusive of water bodies. This data is derived from the South East Michigan Council of Governments' (SEMCOG) 2015 Land Use and Land Cover GIS data and is to be used for general planning purposes.

Table 1 - Land Use		
Land Use	Acres 2020	Percent 2020
Agriculture	5,513	27.8%
Single-family Residential	4,399	22.2%
Multiple-family residential	77	0.4%
Commercial & Office	604	3.0%
Industrial	542	2.7%
Extractive & Barren	133	0.7%
Institutional	241	1.2%
Cultural, Outdoor recreation & Cemetery	541	2.7%
Telecommunications and Utilities	89	0.4%
Under Development	-	0.0%
Grassland & Shrub	910	4.6%
Woodland & Wetland	6,753	34.1%
Water	28	0.1%
Total	19,830	100.0%

Source: SEMCOG 2015 Land Use/Land Cover GIS Data

Analyzing the raw land use data from SEMCOG, we find that the agriculture and open space land use categories account for the vast majority of land use cover at 69.2% of the Township. Single-family residential (with many large-lot home sites) is the next highest category at 22.2% of land cover.



Neighboring Communities

Scio Township borders the City of Ann Arbor, City of Dexter, 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 2 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 small number of residential properties are "township islands" located within Ann Arbor city limits. These parcels are expected, over time, to be annexed to the City.

The City 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 City 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. Skyline High School, located north of M-14, borders Scio on the east.

Lodi Township is located on Scio's southern border. 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 Township is planning to encourage primarily rural residential development in the area bordering Scio Township with a density of up to one dwelling unit per acre and up to one dwelling unit per one-half acre

with a Planned Unit Development approval. 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 on five-acre lots along much of Scio's borders, except for the area bordering the City of Dexter and Between Jackson Road and I-94, where residential development is planned on three-acre lots.

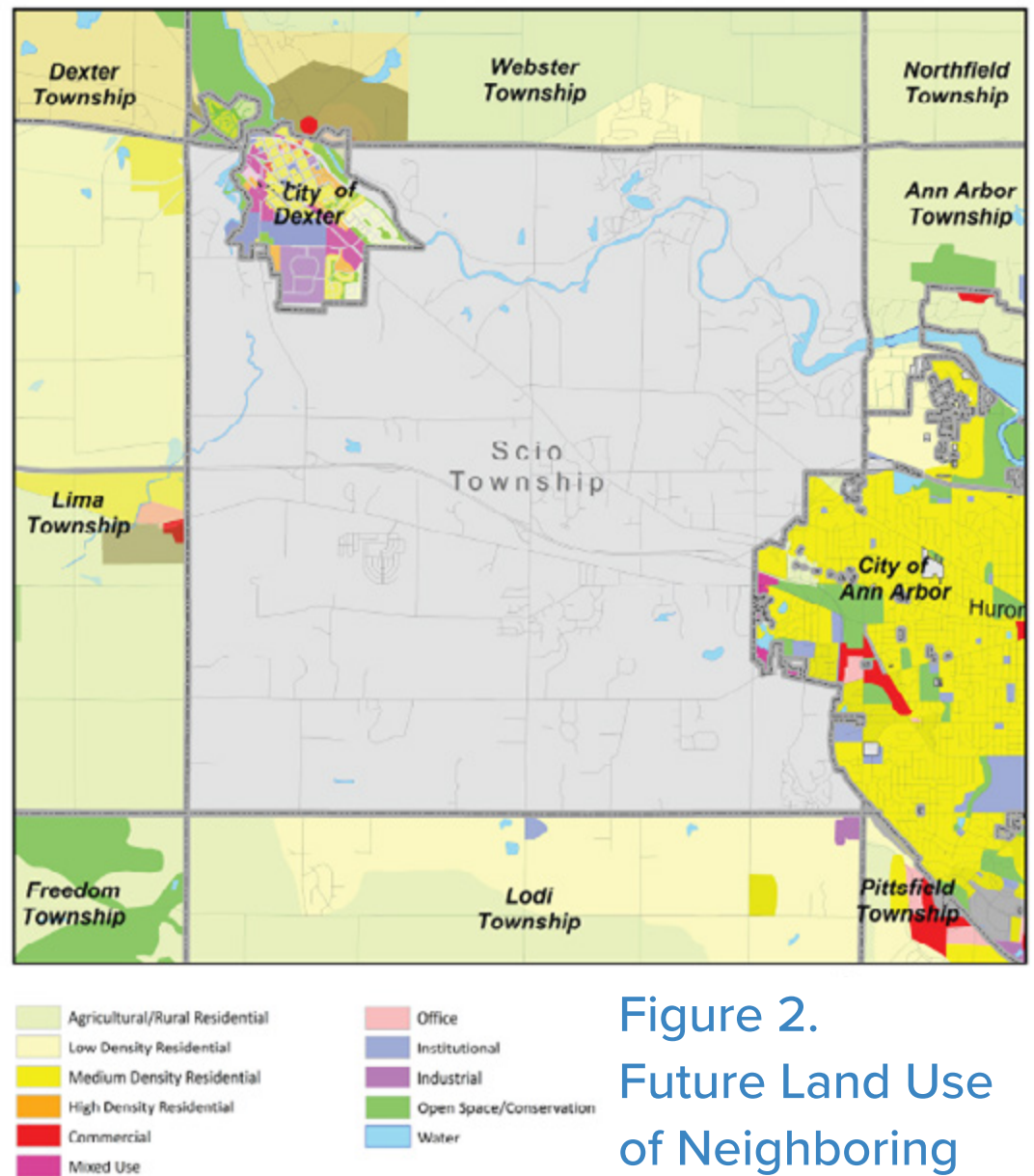


Figure 2.
Future Land Use
of Neighboring
Communities

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 have taken 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.

County-wide Initiatives

Current Washtenaw County Comprehensive Plan

Although over 15 years old, the last Comprehensive Plan for Washtenaw County (2004) recommended a development pattern described as follows:

- Encourage 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;
- Preserve 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

- Maintain agriculture and low density rural residential uses outside of the urban patterns to maintain rural character.

Moving You Forward Transit Master Plan Washtenaw County (2011)

The Moving You Forward Transit Master Plan for Washtenaw County is a long-range plan which sets out a county-wide transit vision for the next thirty (30) years. The Plan provides a robust, feasible and integrated package of transit investments and services, designed to make transit a real transportation choice for everyone in Washtenaw County. In 2019, the Ride is starting a new 5-year Capital Improvement Plan where options for enhanced and expanded service could be considered.

Washtenaw County's Carbon Neutrality Goal

Washtenaw County has set a goal of carbon neutrality for County operations by 2030 and County-wide carbon neutrality by 2035. The County is currently in the process of creating a county-wide carbon neutrality plan.

2012 Complete Streets Plan for Washtenaw County

The Washtenaw Area Transportation Study (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 Street 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. Information on complete streets and the complete streets toolkit can be found on the WATS website: MIWATS.ORG.

2018 Washtenaw County Non-Motorized Transportation Plan

WATS developed the Washtenaw County Non-Motorized Plan in 2006 and updated the plan in 2018. The plan inventories existing county-wide non-motorized transportation facilities, identifies missing links, and provides implementation recommendations for communities.

2045 Long Range Transportation Plan

WATS updated a long-range transportation for the County in 2019. 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 the Southeastern Council of Governments (SEMCOG) 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 renewed in November 2012 to extend through 2024. The program focuses on 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 Land Protection Program, the Washtenaw County Natural Areas Preservation Program, and the City of Ann Arbor Greenbelt Program. To date, over 1,500 acres of land in the Township have been preserved using these funds.

Parks and Pathway Initiatives

A non-motorized path planning initiative was launched in 2009 with the goal of getting 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 and multi-use pathways. 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 the Township planners/landscape architects.

The Transportation Alternatives Planning Committee (TAP) launched in 2017, developing a concept plan for a system of pathways and a funding strategy. Since 2017, the first segment of the North Zeeb Road pathway has been constructed, and design and engineering work is progressing on the remainder of the path. The Township received a Michigan Natural Features Trust Fund grant and a Washtenaw County Connecting Communities grant to continue the path to the Border to Border trail. Additionally, the Township passed the Parks and Pathway millage (0.65 mills) in August 2020 that will remain in effect until 2030 and will provide funding for the construction of pathways as well as parking lots and trails in Scio's parks and preserves.

2018-2022 Parks and Recreation 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 central objectives of the Plan include participation in the Township Land Preservation Program, implementation of a Township-wide non-motorized transportation plan, acquisition and development of future parks, collaborations with other area recreation providers, and providing a way to administer these services.

2013 Jackson Road Overlay District

A Jackson Road corridor overlay district was established in 2013 with specific guidelines and standards for future development including encouraging a mix of land uses, increasing pedestrian amenities, and integrating high-quality architecture and landscaping.

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 stormwater management.



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 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 not been upgraded since 2007 or will be upgraded during the time of this SAD; and

- 10 percent of the funds have been dedicated to unidentified non-motorized projects.

The Township's SAD efforts as of 2020 are depicted in Table 2 on the following page.

Table 2 - Township SAD Projects (2007-2018)

Year	SAD	Improvements
2007	Act 188 SAD	Pulverize and repave Jackson Plaza
	Act 188 SAD	Pulverize and repave Aprill Drive
2009	Act 246 SAD	Pulverize and repave Wing Drive and Harold Drive
2010	Act 246 SAD	Pulverize and repave all roads in Scio Hills Sub
2011	Act 246 SAD	Pave Park Road from Scio Village Ct to the west entrance to Birkdale Drive
	Act 188 SAD	Pulverize and repave all interior roads in the Uplands of Scio Sub.
2012	Act 188 SAD	Pulverize and repave various roads in the Polo Fields Subs
	Act 188 SAD	Pulverize and repave the Glade, the Upper Glade and Sherwood Forest private roads
2013	Act 188 SAD	Pulverize and repave Newman Drive
	Act 188 SAD	Pulverize and repave portions of Rose Drive
	Act 188 SAD	Township-wide. Upgrade drainage of unpaved county local collector roads, provide cash incentives for residential subs to upgrade internal roads, and do maintenance to residential sub roads that are upgraded. Included pulverizing and repaving of all Scio Ridge Drive and Uplands Drive.
2014	Act 188 SAD	Pulverize Parkland Plaza, Little Lake, Hauessler Ct, and portions of Park Road
2015	Act 188 SAD	Pulverize and repave Jackson Industrial Rd and Interface Drives
2016	Act 188 SAD	Pulverize and repave Weber, Kurtland and Jananne roads.
2017	Act 188 SAD	Pulverize and repave roads in Sciomeadows Common Sub.
2018	Act 188 SAD	Pulverize and repave Baker Heights Court
	Act 188 SAD	Pulverize and repave Sandy Creek Drive and Sandy Creek Ct.

*Only a portion of these projects were funded through the Township SAD. The majority of funding was from property owners adjacent to each project.





COMMUNITY GOALS

Scio Township's goals and policies are rooted in environmental sustainability and reflect development strategies and practices that ensure a livable, self-sustaining community over the long term. In the context of the Master Plan, the Township defines sustainability as development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

As a growing community, Scio Township considers economic, environmental, and social impacts in guiding development while achieving carbon neutrality; preserving open space; protecting natural resources, including air, water, habitats and public lands; and maintaining viable agriculture and 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. The public input undertaken for the update of the Scio Township Master Plan encompassed three (3) separate efforts – on-line survey, visioning session, and public comment period/public hearing. (See additional information regarding public input efforts in Appendix 1: Public Input Executive Summary.)



Land Use Goals

1. Accommodate a variety of land uses consistent with community desires, surrounding land uses, and the environment.
2. 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.
3. Maintain a pattern of development with clear edges and preserved open space buffers delineating village, rural, suburban, and urban landscapes.
4. Support growth with increased building height and density in areas of the Township that are served by utilities and infrastructure.
5. Promote a diversity of housing opportunities including promoting a range of housing options to accommodate various income levels. To encourage housing for low income residents through tax incentives as outlined in Chapter 13 of the Scio Township Code.
6. 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.
7. Encourage carbon neutrality site and building designs that reduce environmental impact, carbon emissions, and contribute to strong neighborhoods, vital shopping districts, and desirable employment centers.
8. Attract and promote quality industrial and research development with room for future expansion to diversify the tax base.
9. Maintain and promote active farmland by supporting and developing new markets for local agricultural products.
10. 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.
11. 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 Goals

1. 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.
2. Strongly encourage the integration of open space, natural features, and dedicated parkland in site development proposals.
3. Promote farmland, open space, and natural feature preservation.
4. Protect and preserve the Township's historic resources and ensure their proper treatment.
5. Protect and preserve farmland to maintain the rural character of the Township.
6. Preserve an interconnected system of riparian corridors, woodlands, tree rows, and open spaces.
7. Protect the water quantity and quality of the Township's lakes, rivers, streams, groundwater/aquifer, springs, ponds, wetlands, and creeks, particularly the Huron River, Honey Creek, and Mill Creek.



Transportation Goals

1. Maintain a transportation network that uses the capacity of existing roads while maintaining rural roadways and facilitating the safe and efficient movement of motorized and non-motorized vehicles and pedestrians throughout the Township.
2. 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. It is understood that the impact of traffic does not recognize municipal divisions. Traffic impacts for new developments should be evaluated and considered for the adjacent road system both within the Township and outside of the Township with respect to adjacent communities. Coordination between adjacent communities should be considered where significant impacts are identified.
3. Coordinate transportation improvements with the Washtenaw County Road Commission, Washtenaw Area Transportation Study, State agencies, and adjacent communities in a collaborative way.
4. 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.
5. Create a Township-wide non-motorized network to provide opportunities for residents' enjoyment and safety such as walking, jogging, and bicycling. The non-motorized network should also provide for commuting opportunities to reduce vehicular trips within the Township.



Community Facilities & Services Goals

1. 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.
2. Work with adjacent municipalities and Washtenaw County to provide area residents with high quality community services and facilities, such as police, fire, and parks.
3. Establish a unique identity for Scio Township through entry signage and streetscape design in the Jackson Road Corridor.
4. Provide adequate level of services regarding police, fire, and safety services.
5. Provide adequate and affordable sewer and water service for property owners within the water and sewer service districts.
6. Consider opportunities to improve communications/ information infrastructure including broadband access to all residents.
7. Evaluate the impact of new development and new and expanded land uses on community services and facilities, such as police, fire, and parks. Work to ensure there are adequate regulatory tools and resources available to support new development and uses. Protect 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.



Planned Unit Development (PUD) Goals

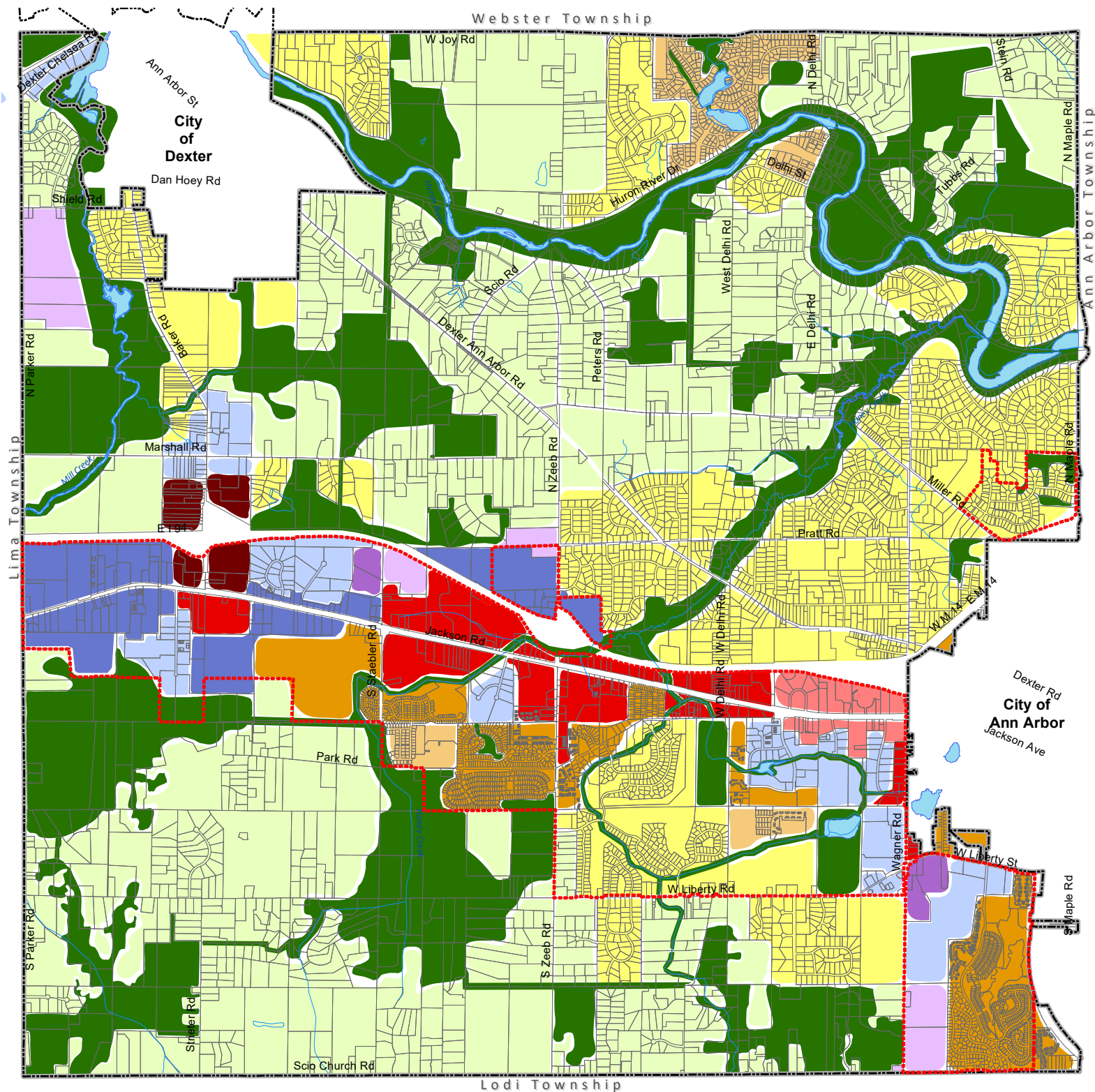
Planned Unit Development (PUD) projects may occur in almost any location and may contain substantial flexibility in both design and land use. This flexibility can be desirable in the planning of a creative project that would otherwise be unfeasible under traditional zoning and planning. By developing specific PUD goals within the Master Plan, the Township can help to ensure both a desirable development as well as benefit to the community.

Where proposed to allow for flexibility, innovation, economy, efficient use of natural resources and energy, provision of public utilities, open-space, housing, employment, and shopping opportunities, the following goals should be considered as a part of PUD projects.

1. Address Master Plan goals noted in the previous sections.
2. Provide for public pathway connections adjacent to and within the proposed PUD as a part of the development.
3. Demonstrate public utility extensions to serve the subject site and all needed off-site improvements to accomplish these extensions and to maintain and/or improve the overall utility.
4. Demonstrate improvements to the Township fire and emergency services in proportion to additional land attributed to the PUD.
5. Incorporate low impact development strategies for stormwater management, use native and adaptive landscape materials and provide EV parking as a percentage of overall parking.
6. Incorporate water conservation and reuse, electrification of building systems, net-zero energy ready buildings, on-site renewable power generation and reduction of embodied carbon.
7. Incorporate the preservation of existing native mature trees as existing trees provide immediate and high value to the Township for carbon sequestration, air and water quality, weather amelioration, storm-water buffering and erosion control, noise and dust reduction, and aesthetic values.
8. Preserve and protect existing rural character as a feature of PUD site plans in these areas of the Township planned for low intensity uses.

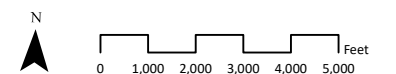






- Open Space, Agricultural & Rural Residential
- 1 d.u./2.5 acres+
- Low Density Residential - 1 d.u./1 acre to 1 d.u./2.5 acres
- Medium Density Residential - 4 d.u./1 acre to 1 d.u./1 acre
- High Density Residential - 8 d.u./1 acre to 4 d.u./1 acre
- Mixed Use Commercial
- Composite Commercial
- Mixed Use Highway Commercial
- Mixed Use Office/Industrial
- Office/Industrial
- General Industrial
- Public & Semi-Public
- Recreation/Conservation
- Township Boundaries
- Sanitary Sewer Service Area
- Streams, Creeks & Drains
- Lakes, Ponds & Rivers

Figure 3.
Future Land Use
Map



Source: Washtenaw County/ Scio Twp GIS
Carlisle / Wortman Associates, Inc.





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 categories as illustrated on the future land use map (Figure 3) In addition to the future land use categories, specific development strategies are formulated to achieve community goals for each sub area.

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. Future land use categories are as follows:

Category	Planned Acreage	Percentage
Open Space, Agricultural and Rural Residential	6,488	35%
Low Density Residential	3,543	19%
Medium Density Residential	364	2%
High Density Residential	834	4%
Recreation/Conservation	5,172	28%
Mixed Use Commercial	495	3%
Composite Commercial	125	1%
Mixed Use Highway Commercial	125	1%
Mixed Use Office/Industrial	598	3%
Office/Industrial	712	4%
General Industrial	66	0%
Unmarked	144	1%
Total	18,666	100%

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 is compatible with maintaining farming operations.

Description: Planned OAR areas allow residential development at a low average density of one dwelling unit on lots 2.5 acres or larger. The focus is on open space preservation; any future residential development will be encouraged to 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 2.5 acre lots or larger with open spaces and natural features. Roadways in 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:

- Agricultural use/Farming operations;
- Low density, clustered, single-family residential development at an average density of one dwelling unit per 2.5 acres for site condominium or subdivision forms of development;
- Single-family dwellings on parcels 2.5 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).



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. Where possible, existing open space and agricultural lands should be considered for preservation through open space or cluster development.

Description: Land designated as Low Density Residential (LDR) includes areas where soils are generally suitable for septic field and building construction. A density of one dwelling unit per 1 to 2.5 acres is anticipated. This land use is located in the northeast and southeast areas of the Township and near the City 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, and elements of this designation include:

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

Appropriate Zoning Districts: Based on these criteria, the zoning districts most appropriate for the LDR 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 located 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, and elements of this designation include:

- 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 proposing net-zero energy ready design, on-site renewable power generation and exceptional environmental 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;
- Senior housing developments;
- 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 Land Use

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 as infill projects or part of a PUD;
- 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 land use designation.

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



Composite Commercial Land Use

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 CC 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;
- Indoor theaters; and
- High Density Residential, as part of infill development or part of a PUD.

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 Land Use

Intent: The intent of the Mixed-Use Highway Commercial (MHC) designation is to provide locations for specialized commercial uses directly related to the Interstate-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.

Appropriate 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;
- Light Industrial uses; and
- High Density Residential, as part of infill development or a PUD.

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 Land Use

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;
- 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 Multiple-Family Residential districts if part of a mixed-use development.



Office-Industrial Land Use

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 stormwater 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 Land Use

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 Land Use

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 Land Use

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. Development of recreational facilities should be carefully considered due to the sensitive nature of these areas. All areas identified as Priority 1 or Priority 2 Bioreserves by the Huron River Watershed Council are included within this designation (Figure 6, p. 79). To ensure 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 Conservation category are Recreation-Conservation (R-C) and General Agriculture (A-1).



Table 3. Future Land Use Summary

Future Land Use Category	Potential Use
Open Space, Agriculture & Rural Residential	<ul style="list-style-type: none"> • Farming operations • Single family residential @ 1 d.u./2.5 acres or larger
Low Density Residential	<ul style="list-style-type: none"> • Single family residential @ 1 d.u./1 acre or larger
Medium Density Residential	<ul style="list-style-type: none"> • Single family residential @ 1 d.u./0.25 acre or larger
High Density Residential	<ul style="list-style-type: none"> • Single family residential, attached or detached • Multi-family residential @ 1 d.u./ 5,445 square feet minimum • Senior housing developments
Mixed Use Commercial	<ul style="list-style-type: none"> • General commercial uses • High density residential uses, as infill projects or part of a PUD • More intensive commercial operations • Parks, open spaces, and conservation areas • Office uses • Office/Research uses • Light Industrial uses
Composite Commercial	<ul style="list-style-type: none"> • Commercial businesses with outdoor display and sales areas requiring large land areas • New and used automobile sales • Building material, sales and home improvement centers • Garden centers • Indoor or outdoor commercial recreation facilities such as bowling alleys, miniature golf courses • Indoor theaters • High Density Residential uses as infill projects or part of a PUD

Table 3. Future Land Use Summary

Future Land Use Category	Potential Use
Mixed Use Highway Commercial	<ul style="list-style-type: none"> • Gasoline, diesel and fuel stations • Lodging • Restaurants • Intensive commercial operations • High density residential uses as infill development or part of a PUD
Mixed Use Office-Industrial	<ul style="list-style-type: none"> • Office uses • Light Industrial uses • Office/Research uses • High density residential uses as part of a mixed-use development • Parks, open spaces, and conservation areas • General commercial uses as part of a mixed-use development
Office-Industrial	<ul style="list-style-type: none"> • 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 • High density residential uses as infill projects or part of a PUD
General Industrial	<ul style="list-style-type: none"> • Manufacturing, processing, packaging or assembling uses • Trucking facilities
Public/Semi-Public	<ul style="list-style-type: none"> • Government offices/uses • Schools • Utility lines, easements and facilities • Public/private health care facilities
Conservation	<ul style="list-style-type: none"> • Public or private conservation area • Active and passive recreational facilities • Low density single-family residential land use

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.

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

- Existing land uses primarily low to medium single-family residential with higher densities in proximity to Dexter
- Office, industrial, and commercial uses focus on Baker Road between Marshall Road and I-94
- The Huron River and Mill Creek are major natural features

Huron River Sub Area

- Existing land uses primarily low to medium single-family residential
- Opportunity for open space preservation along Huron River and Honey Creek
- Delhi Mills and Bridge are historic features

Jackson Road Sub Area

- Existing land uses primarily commercial, office and industrial

- Economic engine and visual identity of the Township
- Jackson Road Overlay District establishes design standards for mixed use development such as road connections, shared parking, and common access points

Gateway Sub Area

- Centered on Baker Road, bounded by I-94 to the south and the City of Dexter to the north
- A wide variety of land uses and zoning districts are found within this sub area as well as underutilized and vacant property.
- Gateway to the City of Dexter
- Higher density residential uses may be considered if planned in a comprehensive way, utilizing the Township's PUD zoning provisions.

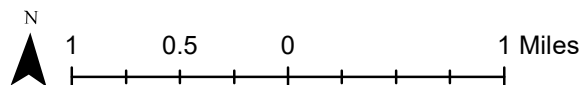
Sister Lakes Sub Area

- Existing land uses primarily medium to high density residential with some low density single-family residential in southwest corner
- While this sub area includes a number of private parks and open spaces, it is under-served by public parks

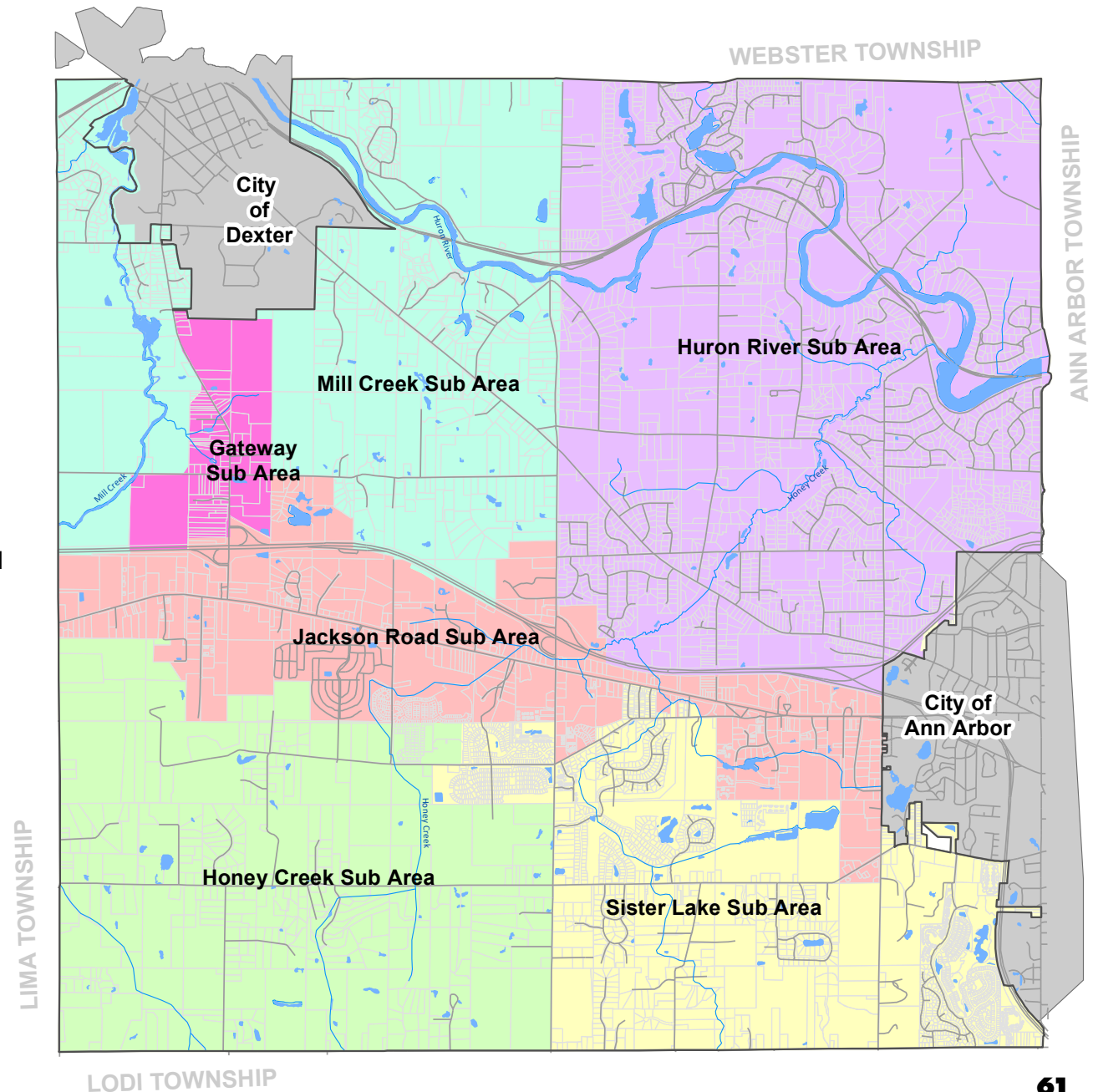
Honey Creek Sub Area

- Existing land uses primarily agriculture and low density single-family residential
- Large areas of wetlands are present and mostly associated with Honey Creek

Figure 4.
Township Sub Areas



Source: Washtenaw County GIS, Scio Township
Carlisle/Wortman Associates
September 10, 2021



Mill Creek Sub Area - 4,093 acres

Development Strategies:

1. Maintain the rural character – channel future commercial, office, and industrial uses in the City 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 City of Dexter and encourage 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. 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.
12. Coordinate with the City of Dexter and Washtenaw County for parkland and open space acquisition and development.
13. 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 water conservation and reuse, electrification of building and transportation systems, net-zero energy ready buildings, on-site renewable power generation and reduction of embodied carbon.
4. Carefully site entrance drives and subdivision entrances.
5. Separate pedestrian ways from cars and provide pathways connecting subdivisions.



Huron River Sub Area - 6,503 acres

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 this 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 water conservation and reuse, electrification of building and transportation systems, net-zero energy ready buildings, on-site renewable power generation and reduction of embodied carbon.
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 - 2,627 acres

The Jackson Road Sub-Area is by its current developed state a mixed use area. Mixed uses are promoted in the following development strategies.

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. In addition to the uses depicted in Figure 3, this sub-area may consider multi-family residential when reviewed as part of an overall PUD proposal. Multi-family residential shall be limited to the current capacity of the sewer service district. Multi-family mixed-use and/or stand-alone development shall be considered where sanitary sewer capacity is available in excess of that available to the underlying planned and zoned property.
8. Promote public transportation along Jackson Road.
9. Promote walkability and the establishment of linkages from the existing non-motorized pathways to other areas of the Township.
10. Protect natural features associated with the Mill Creek and Honey Creek floodplains and preserve a greenway, natural feature, and wildlife corridors along both creeks.
11. Consider developing form-based guidelines within the sub-area.

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 water conservation and reuse, electrification of building and transportation systems, net-zero energy ready buildings, on-site renewable power generation and reduction of embodied carbon.
8. Encourage the provision of design features with amenities such as plazas and community gathering places.



Gateway Sub Area - 532 acres

Development Strategies:

1. Consider a joint planning initiative with the City of Dexter similar to the 2004 Baker Road Corridor Joint Planning Initiative.
2. Encourage the assembly and redevelopment of underutilized properties along the corridor.
3. Extension of municipal sewer is preferred, however it is recognized that limitations exist to its extension. In cases where municipal sewer is not currently available from either Scio Township or the City of Dexter, on-site wastewater should be designed to accommodate adjacent underdeveloped properties within the overlay. The availability of sewer service or lack thereof shall be required prior to consideration of on-site wastewater.
4. Only the land uses as depicted in the Future Land Use Map (Figure 3) are anticipated. In addition to the uses depicted in Figure 3 this sub-area may consider the following uses when reviewed as a part of an overall PUD proposal.
 - Residential - attached and detached dwellings to help provide diverse housing options for Township residents. This type of development shall be consistent with the intent, description, relationship to physical and natural resources and appropriate uses of the Medium Density Residential Land Use category described above.
 - Housing to accommodate the Township's aging population, including 55 and over, Assisted living, and senior care facilities. This type of development shall be consistent with the intent, description, relationship to physical and natural resources and appropriate uses of the High Density Residential Land Use category described above.
5. Provide public transportation along Baker Road.
6. Promote walkability and the establishment of linkages from the existing non-motorized pathways to other areas of the Township.
7. Protect natural features associated with the Mill Creek and preserve the greenways, natural features, and wildlife corridors.

Design Guidelines:

1. Due to the proximity of Mill Creek to this sub area, all new development shall consider impacts to this very important waterway. Potential impacts shall be clearly outlined as a part of any development proposal.
2. When development is in proximity to the City of Dexter, Land use, buffers, and development patterns should be consistent with and respect the existing land uses and development patterns found within the City of Dexter.
3. To accommodate more intensive residential development, a Community Wastewater Utility System may be considered when public sanitary sewer is not available. The availability of public sanitary sewer shall be demonstrated as a part of any development proposal.
4. Encourage Low Impact Development (LID) techniques for storm water management.
5. Promote water conservation and reuse, electrification of building and transportation systems, net-zero energy ready buildings, on-site renewable power generation and reduction of embodied carbon.
6. Carefully site entrance drives and subdivision entrances.
7. Separate pedestrian ways from cars and provide pathways connecting subdivisions.



Sister Lakes Sub Area - 3,060 acres

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 Valley 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. Preserve the few remaining active farms and large open spaces within this sub-area.
6. 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.
7. Encourage the establishment of parks in proximity to higher density population areas to meet the needs of the residents.
8. Coordinate with the City of Ann Arbor and Washtenaw County for parkland and open space acquisition and development.
9. Promote public transportation from this sub area to the City of Ann Arbor through Liberty and Jackson Roads.
10. Consider vehicular and pedestrian improvements to the intersection of Scio Church Road and Oak Valley Drive.
11. Consider the special conditions regarding the future of the inactive gravel pit on the east side of Wagner Road.
12. 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 water conservation and reuse, electrification of building and transportation systems, net-zero energy ready buildings, on-site renewable power generation and reduction of embodied carbon.
4. Carefully site entrance drives and subdivision entrances.
5. Separate pedestrian ways from cars and provide pathways connecting subdivisions.



Honey Creek Sub Area - 3,980 acres

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 water conservation and reuse, electrification of building and transportation systems, net-zero energy ready buildings, on-site renewable power generation and reduction of embodied carbon.
4. Carefully site entrance drives and subdivision entrances.
5. Separate pedestrian ways from cars and provide pathways connecting subdivisions.







OTHER TOWNSHIP PLANS & 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. Policies can lead a jurisdiction to a series of actions. Those actions are carried out through implementation plans such as an amendment to the zoning ordinance. Implementation recommendations are included in the last section of this report. The following are a series of policies established for the Township.

Sustainability

Scio Township is developing an Environmental Sustainability and Climate Action Plan to be adopted as part of this Master Plan.

The Master Plan promotes sustainable practices throughout various areas of the plan. These practices, along with the Environmental Sustainability Plan, when comprehensively implemented, will achieve a sustainable and resilient community.

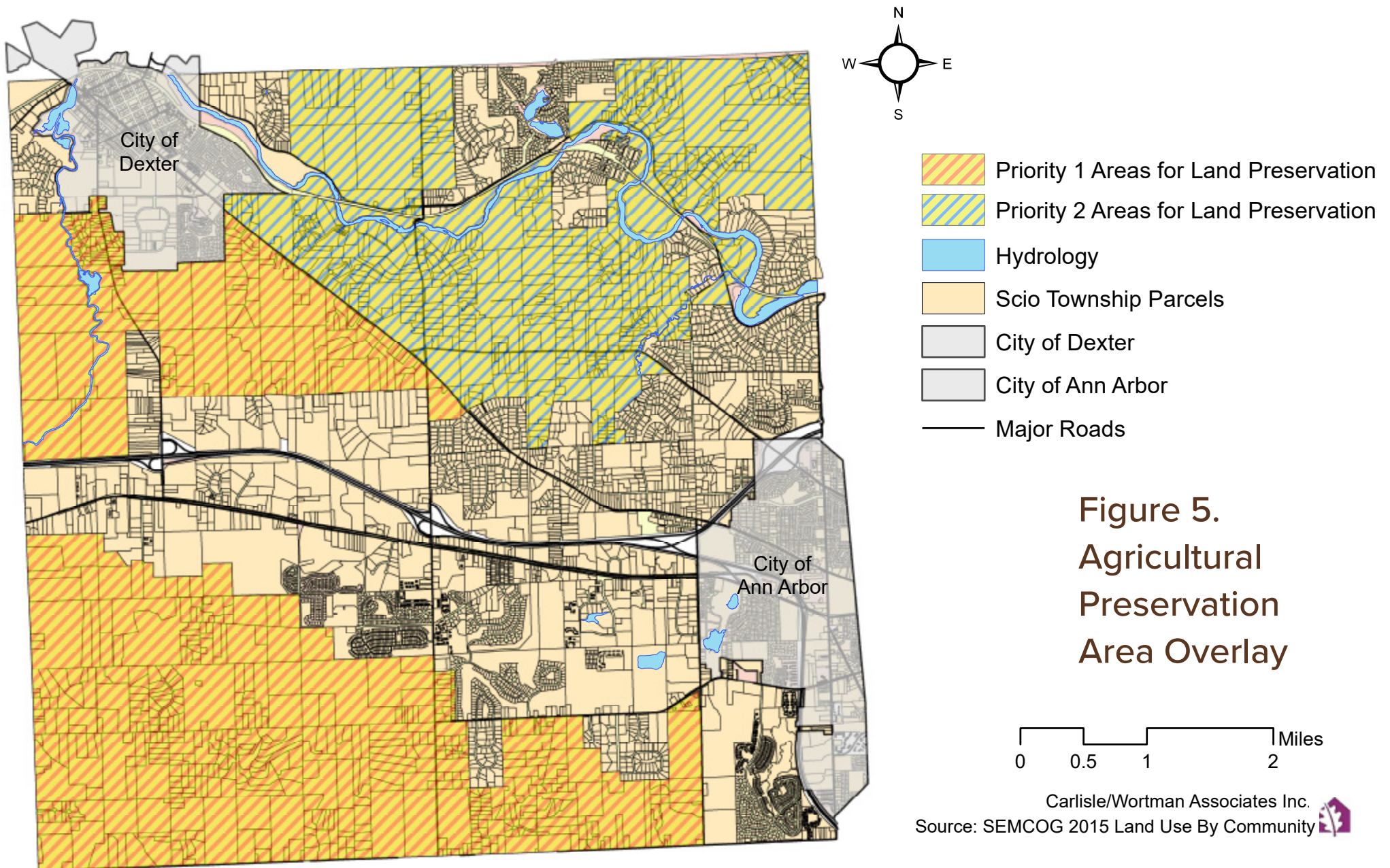
The sustainable goals and policies found throughout the Master Plan can be summarized as the following:

- Guide development to foster the responsible use of the land, to preserve farmland and natural features, and to make best use of existing public services, utilities and infrastructure.
- Support growth with multi-modal transportation (including pathways for pedestrians and cyclists as a transportation alternative), increased building height and density in areas of the Township that are service by utilities and infrastructure.

OTHER TOWNSHIP PLANS & POLICIES

- Promote a diversity of housing opportunities including housing for the elderly, including aging in place opportunities, while retaining an attractive rural character using appropriate techniques such as clustered development.
- Encourage Low Impact Development (LID), water conservation & reuse, electrification of building and transportation systems, net-zero energy ready buildings, on-site renewable power generation and reduction of embodied carbon.
- Maintain and promote active farmland.
- 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 including protecting mature trees, and dedicated parkland in site development proposals.
- 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, creeks, particularly the Huron River, Honey Creek and Mill Creek.
- 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 resident enjoyment and safety such as walking, jogging, skiing, and bicycling.





Agricultural Preservation

Agricultural land 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 5 (p. 75) 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 3, p. 29). The agricultural preservation area includes most of the active farmland under P.A. 116, a state program that helps reduce the overall tax burden on active farmland, and land area with 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 3, p. 29). 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."

In addition to the Agricultural Preservation Area Overlay, 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, thus addressing the policy of limiting the fragmentation of large open spaces.

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. To date, over 1,500 acres have been preserved in the Township through the purchase of development rights through the Township's Land Preservation Commission.

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:

- Open space development (cluster housing)
- Purchase of development rights
- Dedicated single-use agricultural zoning districts
- Sliding scale density agricultural zoning

Open Space and Land Preservation

Open spaces are also an important component to 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. The millage was renewed in 2012 through 2024 and is intended 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 spaces 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.

Using information from the Huron River Watershed Council (HRWC), potential natural areas or bioreserves were identified and mapped (Figure 6). Bio reserves 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, potential groundwater recharge, potential for rare remnant plant community, topographical diversity, glacial diversity, connectivity to other natural area, restorability potential, and quality of vegetation.

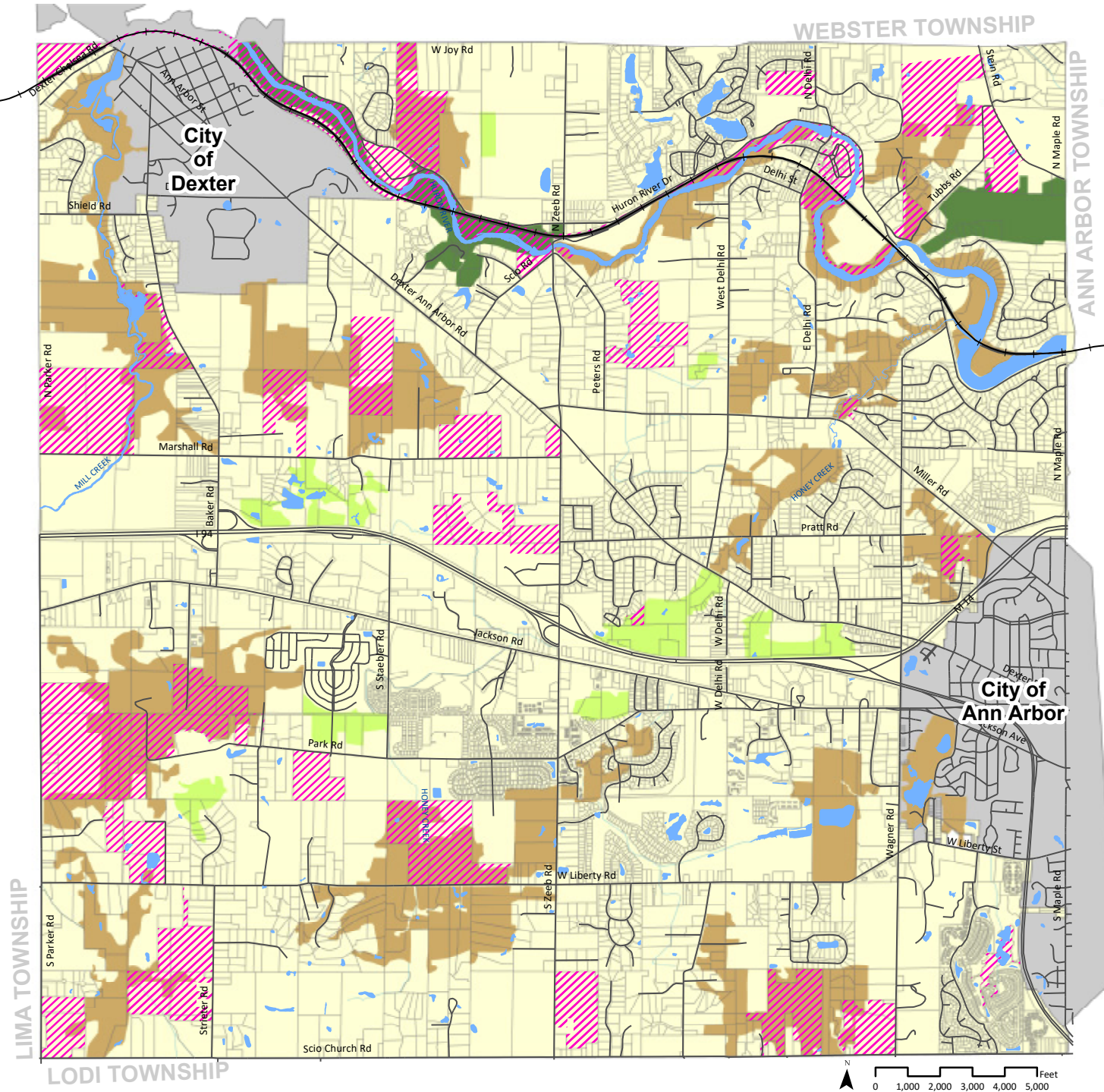


Figure 6. Open Space and Land Preservation

- Priority 1 Bioreserve
- Priority 2 Bioreserve
- Priority 3 Bioreserve
- Township Parks, Preserves & Conservation Easements
- Lakes, Ponds & Rivers
- Streams, Creeks & Drains

Source: Washtenaw County GIS, Scio Township
Carlisle/Wortman Associates



The HRWC data was used to identify three levels of priority for Scio Township. As shown on Figure 6, there are 32 bioreserves in Scio Township ranging in size from 12 to 471 acres for a total of 4,254 acres.

Priority 1 Areas

Areas identified as Priority 1 Bioreserves received the highest scores (greater than 591) with respect to the criteria mentioned and represent areas that are potentially the most ecologically valuable in Scio Township. There are two Priority 1 Bioreserves in Scio Township containing 151 and 240 acres. They are found along the Huron River.

Priority 2 Areas

Priority 2 Bio reserve areas received lower scores than Priority 1 areas (between 366 and 591) but still have a relatively high potential for ecological quality. There are 23 areas identified as Priority 2 Bioreserves in Scio Township which range in size from 12 to 471 acres. These areas should not be dismissed from preservation efforts. Site level follow-up investigations are very important to verify their overall ecological value. These areas are also located in less developed areas.

Priority 3 Areas

Priority 3 Bio reserve areas received the lowest scores (less than 366). There are seven areas identified as Priority 3 Bioreserves in Scio Township which range in size from 13 to 101 acres. These areas should not be dismissed from preservation efforts. Site level follow-up investigations are very important to determine their ecological values. They are more isolated than the others and located primarily in more developed areas around the Jackson Road and I-94 corridors.

Overlay for Preservation and Enhancement of Natural Features (OPEN)

In 2018, The Township adopted the Overlay for Preservation and Enhancement of Natural Features (OPEN) Ordinance which is:

Intended to preserve the Township's significant natural resources while encouraging an appropriate use of the land that recognizes these resources and encourages their interconnection. This overlay district coincides with the land designated as Recreation-Conservation on the Future Land Use Map.

It is the purpose of the district to:

- Promote the preservation of land and waterways;
- Encourage the retention of open space, natural area, and lands in and around the Township's major water features.
- Promote the retention of woodlands and forested areas.
- Promote the preservation of Township groundwater recharge areas.
- Promote access to existing preserved adjacent open space, recreation, and conservation land, and encourage access.
- Promote the coordination of new open space, recreation and conservation areas.
- Help create an interconnected system of open space within the Township.



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 issue including water quality, groundwater quality, natural topography, vegetation, and climate change. 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 zoning standards for water and wetland buffer protection standards to provide undisturbed setbacks from riparian corridors as well as participation in the Natural Rivers program for the Huron River and Mill Creek (Figure 7).

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.

As such, Washtenaw County has declared a climate emergency and the Ann Arbor City Council has passed a plan to achieve carbon neutrality by 2030. Survey results indicate a majority of respondents feel the Township should consider a new environmental policy related to mitigation to reduce the effects of climate change and adaptation to cope with effects of climate change.


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.

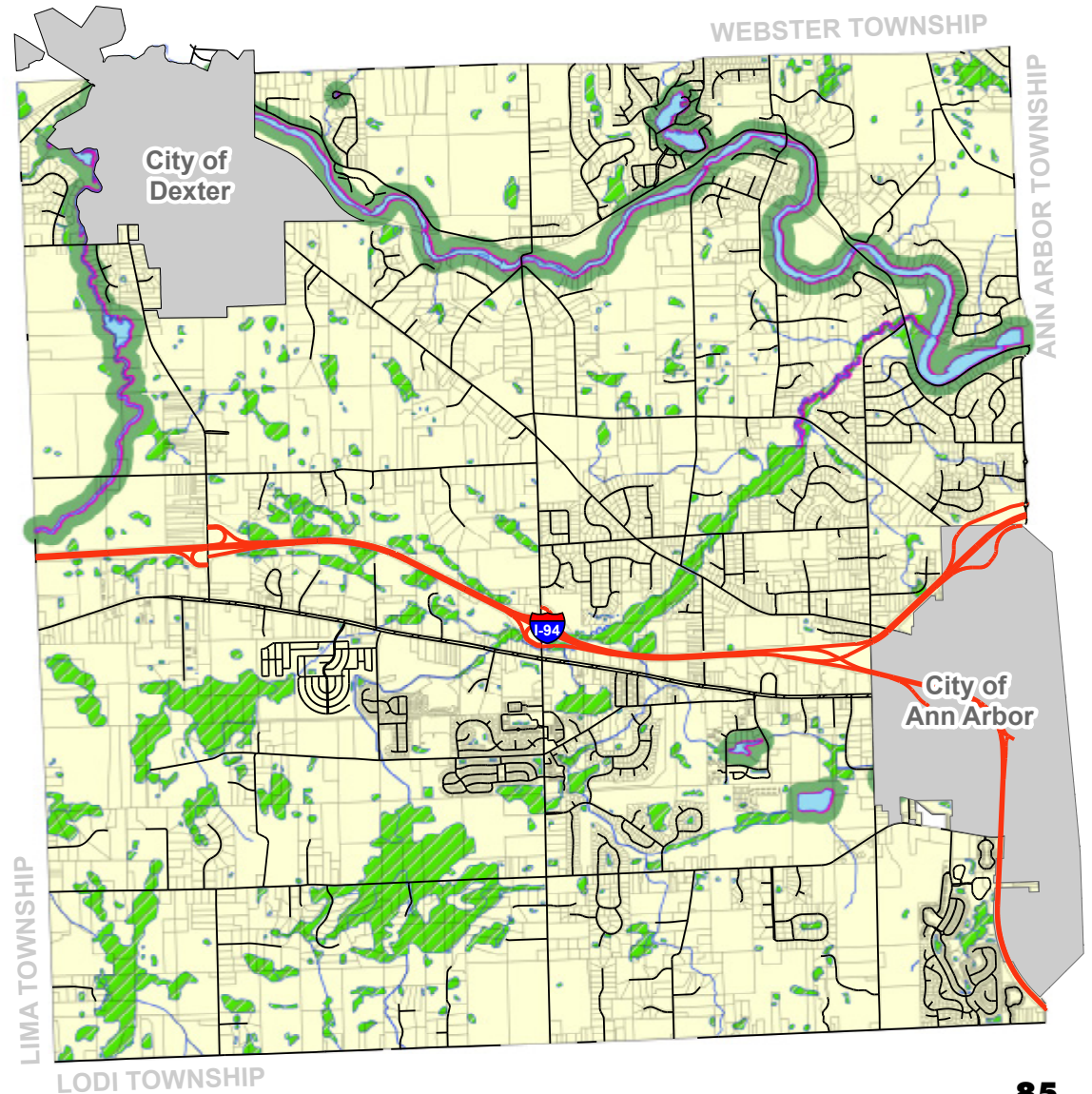
The Scio Township Board of Trustees has passed a resolution in 2014 opposing oil exploration and drilling in the Township due to potential damage to the public health and natural resources. Among the concerns raised were the release of hazardous substances in the environment, alteration of ground water and surface water, potential contamination of the Huron River, noise, and other disturbances from

heavy truck traffic. Scio Township has developed ordinance language based on this policy relating to oil and gas activities that are not subject to the State Zoning Enabling Act and address health, safety, and welfare concerns.

Figure 7.
Water Features
and Wetland
Buffers

- Water Features
- 55-Foot Water Features Buffer
- 400-Foot Natural Rivers Overlay
- Wetlands


 0 0.25 0.5 1 Miles
 Source: Washtenaw County GIS, Scio Township
 Carlisle/Wortman Associates



Transportation Planning

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 of 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 WCRC's 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

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 as outlined in this plan and other Township documents and plans.

In addition to assisting the Township with road improvement priorities, the Road Commission also has the authority to designate local County Roads having “unusual or outstanding natural beauty” as Natural Beauty Roads. Marshall Road between Zeeb and Baker Roads and Tubbs Road from Huron River Drive to Stein Road are the Township's only Natural Beauty Roads as depicted in Figure 9.

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.

This legislation gives 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 projects including non-motorized transportation.

As the regional transportation agency, the Washtenaw Area Transportation Study (WATS) monitors the condition of county roads, bicycle and pedestrian paths, airports, and public transit systems.

The WATS 2045 Long Range Plan provides for goals, policies, and priorities for all aspects of the transportation system in Washtenaw County and Scio Township. The 2045 Long Range Plan is referenced here the consideration of this Master Plan. We agree with and promote the 2045 Long Range Plan's "Expectations for a Transportation System" that states "People have reasonable expectations of what their transportation system should provide. These include:

- A safe place to travel regardless of mode
- Access to opportunity
- Preservation of the community's assets over additional capacity

- A commitment to consider the needs of all users."

The full 2045 Long Range Plan can be found at the WATS website: MIWATS.org.

In 2018, WATS updated their Non-Motorized Plan and Transit Plan which outlines improvements and provides guidelines for the inclusion of non-motorized facilities as part of the land use and plan review process improvements for Scio Township including future bike and pedestrian facilities. The full Non-Motorized Plan and Transit Plan can be found at the WATS website: MIWATS.org.

The Ann Arbor Transportation Authority/The Ride is another agency which plans for public transit in and around Scio Township. More information can be found at the AATA website: <https://www.theride.org/>.

In addition, Scio passed a 10-year Township-wide Special Assessment District (SAD) in 2013 to fund the improvements 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. The 10-year SAD produces about \$500,000 annually through 2023.

The Scio Township Roads Advisory Committee is responsible in part with the implementation of Township wide Special Assessment (SAD).

The first Scio Township Roads Advisory Committee was created by the Township Board in March of 2006. Invested with no power of its own to obligate the Township in any manner, its

job was primarily advisory, including researching all issues relating to public and private roads in the Township, recommending policy positions to the Board, educating residents on such matters and, when asked, taking appropriate action to implement policies approved by the Board.

The Committee's early accomplishments included:

1. A system to rate the condition of all township roads (Scio Road Condition Index or ScioRCI);
2. An extensive effort to identify all potential sources of funding;
3. Implementation of a series of Special Assessment Districts (SADs) for the repair and rebuilding of Township roads.
4. Implementation of a Township-wide SAD that funded the rebuilding of 29 segments of Township connector roads. This SAD also provided funds for continuing maintenance on local roads.

On August 24, 2021, the Board of Trustees passed a resolution reconstituting the Roads Advisory Committee along lines that reflect current priorities. Thus, the new Roads Committee Charge includes the following directives:

1. Formulate a plan for the Township's local roads that balances the needs for road maintenance and improvement with the

natural environment and climate sustainability.

2. Help the Township to integrate public safety for pedestrian and non-motorized transportation as well as fire and emergency response.
3. Clarify the Township's policy and role in a road or sidewalk Special Assessment District (SAD) and, once approved by the Township Board, work to help implement SAD policy.
4. Review Washtenaw County Road Commission Annual Road Report to ensure that priorities are clear, that critical work needed to prevent road or culvert deterioration is clearly flagged, and that budget estimates are provided to the Township Board.
5. Partner with the Transportation Alternatives Planning Committee, the Planning Commission, and the Ann Arbor Area Transportation Authority to integrate sidewalks, pathways, crosswalks, pedestrian signals and signage, bike lanes/trails, bus shelters and related, and other traffic calming/safety features.

Details of the most current work of the Scio Township Roads Advisory Committee including the Scio Roads Condition Index (ScioRCI) as well as all SAD road reconstruction and maintenance can be found on the Scio Township website under Township Board, Commissions and Committees.

National Functional Classification

(NFC) is a planning tool Federal, State, and local transportation agencies have used since the late 1960's. The Federal Highway Administration (FHWA) developed this system of classifying all streets, roads and highways according to their function.

Principal Arterials/Interstates

are at the highest classification in the NFC system. Principal arterials generally carry long distance, travel-through movements and provide access to important traffic generators, such as airports and shopping centers.

Minor Arterials

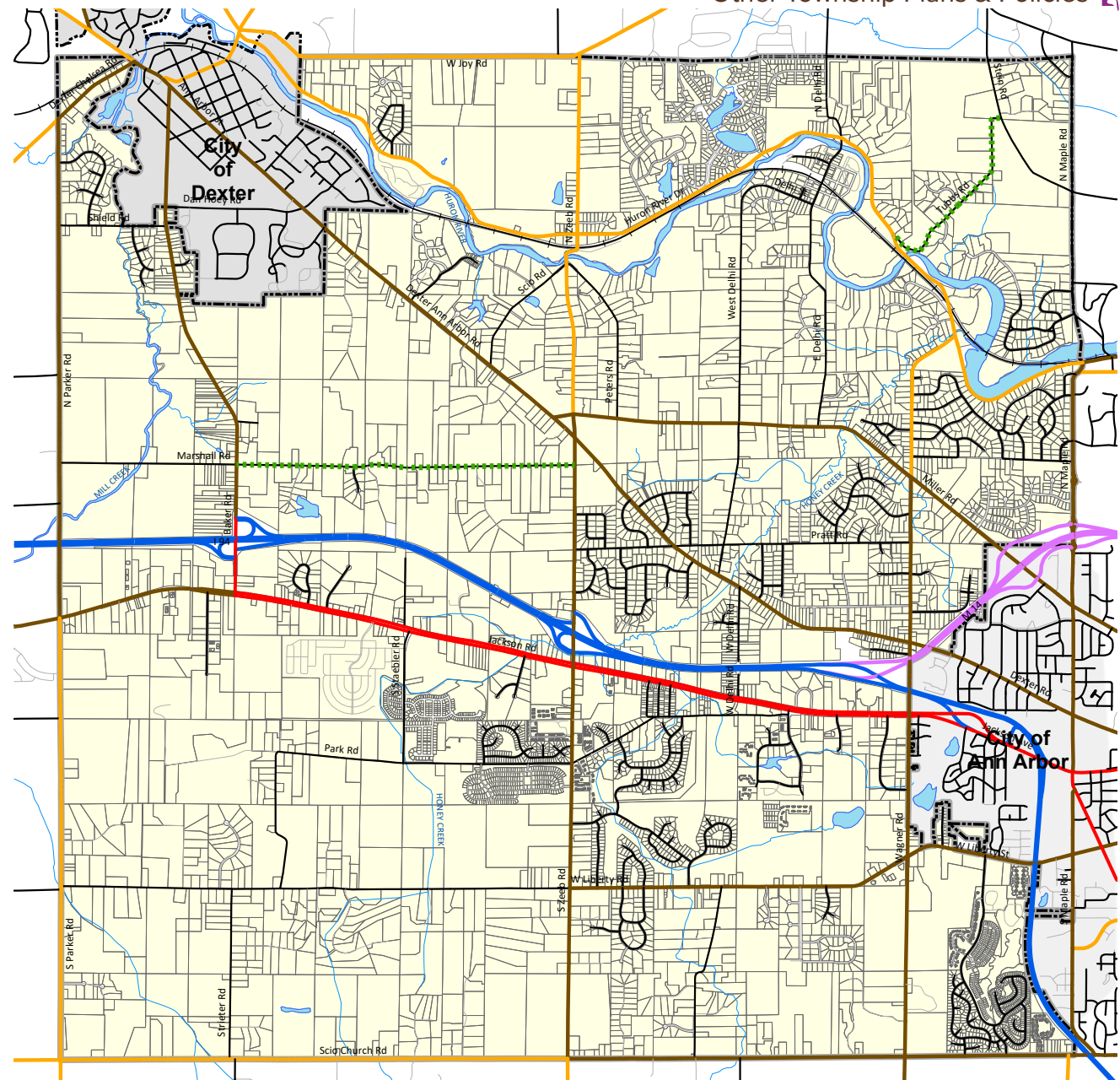
are similar in function to principal arterials, except they carry shorter distance trips and lessor traffic generators.

Collectors

generally provide more access to property than arterials do. Collectors also distribute traffic from rural or residential areas to arterials.

Local

roads typically provide access to property.



NFC Classification

- I-94 Interstate
- M-14
- Principal Arterial

- Minor Arterial
- Major Collector
- Local Roads
- Private Roads

- - - - - Washtenaw County Natural Beauty Roads

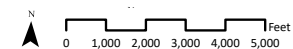


Figure 9.
Roadway Classification
Plan, 2013-2023

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 City of Dexter sewer and water utility district is bounded by the City's 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 City of Dexter as sewer extensions are more likely from Dexter than from Scio Township. Extensions from the City of Dexter into Scio Township would be associated with either annexation to the City or some form of intergovernmental agreement.

No changes to the sanitary sewer service area are proposed at this time. Figure 9 shows the location of the current service area for sanitary sewer systems.

The Township's sewer and water Master Plan should be considered for any request for development within the district with regard to system improvements and upgrades.

A future Township Sewer Service Expansion Policy would benefit the Township by setting forth criteria for extending the public sewer mains to serve new

developments 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 including 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.

Appendix B - Community Facilities & Services describes the existing police and fire services found within Scio Township. Due to the location of new development within the Township as well as the projection of population growth (33% growth projected in the next 24 years), the need for a new fire station must be considered.

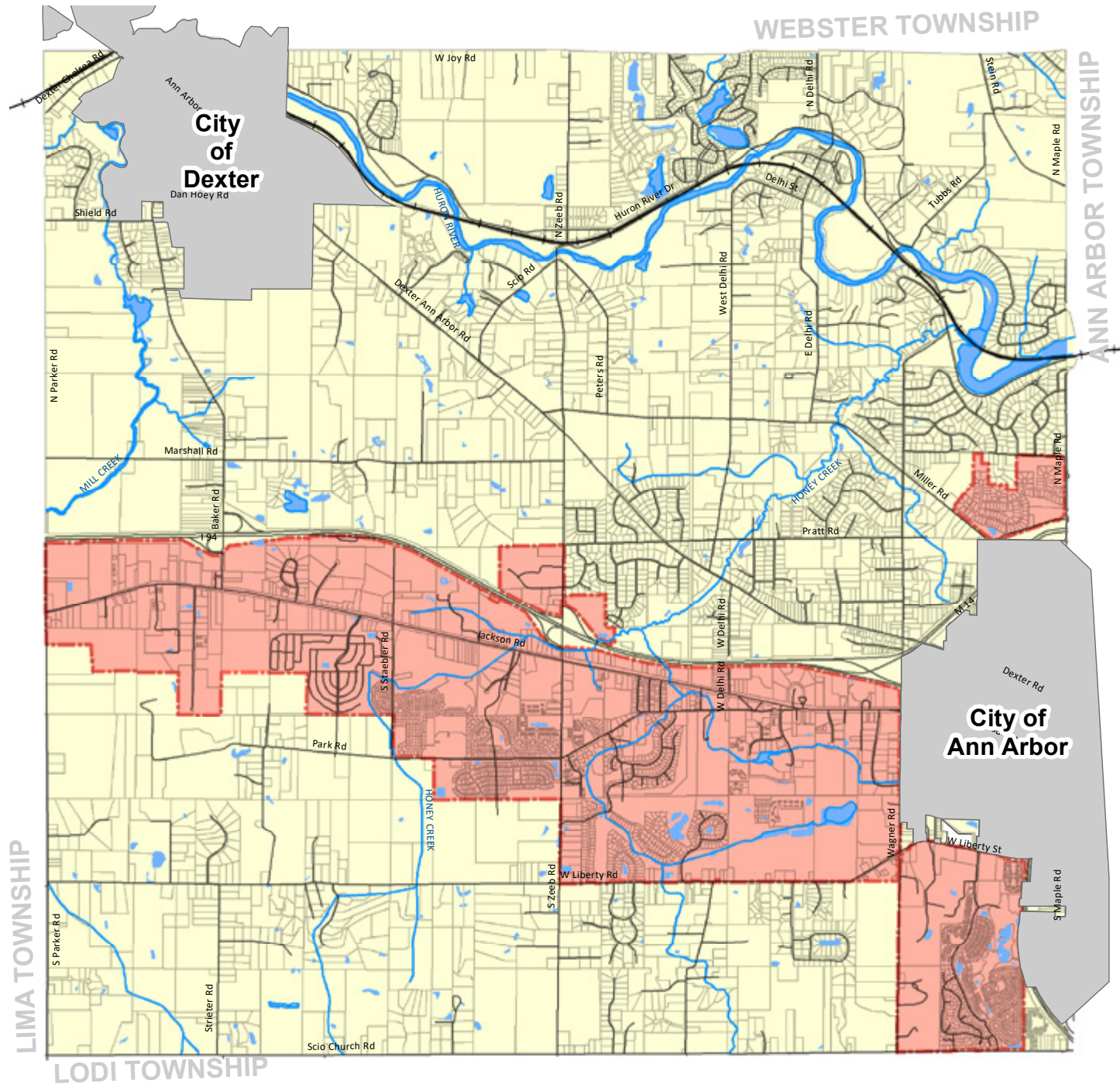
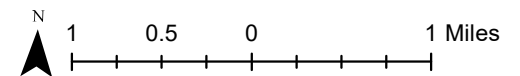


Figure 10.
Sanitary Sewer
Service Area

 Sanitary Sewer Service Area



Source: Washtenaw County GIS, Scio Township
Carlisle/Wortman Associates
August 2020
Washtenaw County Planning Base map data

Fire Service

A number of factors including response times, call location and locations of new development must be considered. A “Fire Department Staffing Needs and Deployment Assessment” was prepared for the Fire Department within two (2) new locations for fire stations shown on the east side of the Township and the west side of the Township. The greatest need currently is on the west side of the Township in the general vicinity of Liberty/Wagner Road with a secondary need in the Baker/Jackson Road area. Impacts to fire service due to new development should be considered as a part of the development review process and particularly the PUD review process.

Scio Township has a Fire Safety Plan with a goal of having a new satellite fire station to serve the southeast portion of the Township within the next 5 years, and a second satellite station to serve the Western part of the township within 10-15 years.

Currently, Scio Township has nine (9) full-time firefighters as well as a recently created Fire Marshal position. The fire department is launching a fire prevention program and recently completed a major renovation of the existing fire station.







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 modification of the Recreation-Conservation zoning district to require all active recreation uses to be considered as conditional land uses.
- Consider need for “missing middle” housing and appropriate locations in existing utility areas.
- Address the goals and recommendations of the 2018-2022 Parks, Recreation and Open Space Master Plan including these central objectives:
 - Participate in the Township Land Preservation Program;
 - Establish important linkages and a continuous pathway system;
 - Acquire and develop close-to-home park land;
 - Collaborate and coordinate with other area parks and recreation providers; and
 - Provide 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:
 - Promoting Low Impact Development Strategies for Stormwater Management and the use of native and adaptive landscape materials.
 - Promoting water conservation and reuse, electrification of building and transportation systems, net-zero energy ready buildings, on-site renewable power generation and reduction of embodied carbon.
 - 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 diminishing 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.
- Consider development of policy(ies) on Environmental Sustainability and Climate Action that will address climate issues, including reducing carbon emissions to mitigate climate change, and developing policies for greater resilience in adapting to climate change.

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, as amended, 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.

IMPLEMENTATION



APPENDICES





APPENDIX A - COMMUNITY DESCRIPTION

Location

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 City of Dexter is situated in the northwest corner of the Township.

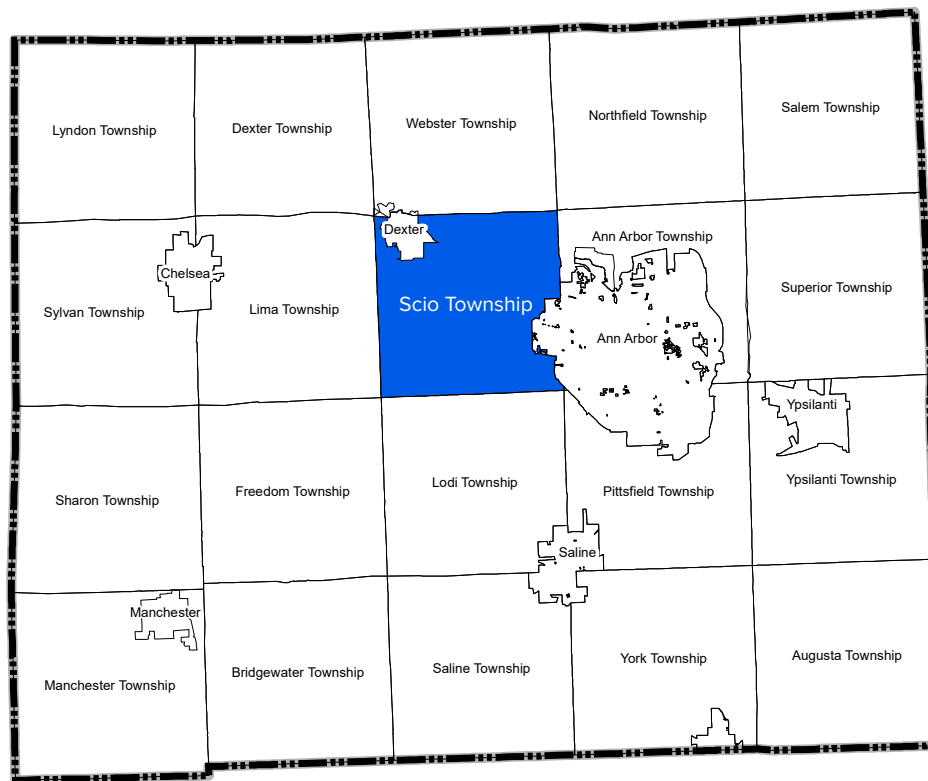
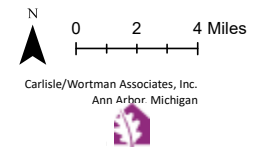


Figure 11.
Location Map





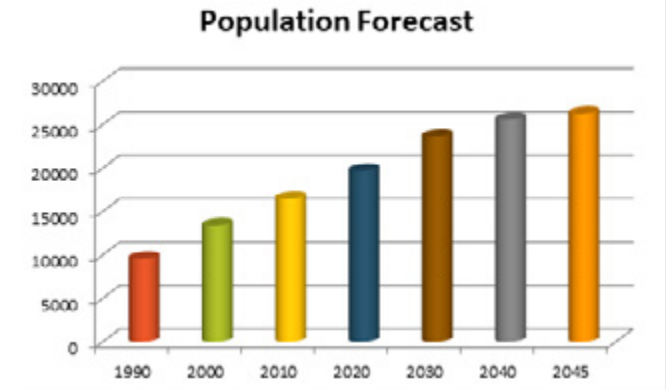
Population Growth & Characteristics

Scio Township's population has continued to increase, particularly since 1980. The Township includes five percent of the population living in Washtenaw County (SEMCOG, July 2019). The Township counted:

- 6,505 people in 1980
- 13,421 people in 2000
- 9,578 people in 1990
- 16,470 people in 2010

According to the 2020 Census, 17,552 people live in Scio Township and projects that 26,281 people will live in the Township by 2045. This is six percent growth between 2000 and 2010 and a projected population increase of 33 percent between 2010 and 2045. (We note the population growth between 2010 and present is skewed due to the incorporation of the Village of Dexter to a City during that time. The Dexter population is no longer part of the Township statistics.)

In comparison to the surrounding area and Washtenaw County, Scio Township's growth has remained steadily increasing over the last 30 years. The Population Comparison Table below exhibits the population change of Scio Township, surrounding communities and Washtenaw County from 1990 through 2020.



Source: SEMCOG Community Profile, September 2020

Table 5 - Population Comparison, 1990-2010

	1990	2000	Change		2010	Change		2020	Change	
			#	%		#	%		#	%
Scio Township	9,578	13,241	3,663	38%	16,470	3,229	24%	17,552	1,082	7%
City of Ann Arbor	109,608	114,024	4,416	4%	113,934	-90	-<1%	123,851	9,917	9%
City of Dexter	1,497	2,338	841	56%	4,067	1,729	74%	4,500	433	11%
Ann Arbor Township	3,463	4,385	922	27%	4,067	-318	-7%	4,357	290	7%
Lodi Township	3,902	5,710	1,808	46%	6,058	348	6%	6,417	359	6%
Lima Township	2,132	2,517	385	18%	3,307	790	31%	4,024	717	22%
Webster Township	3,235	5,198	1,963	61%	6,328	1,130	22%	6,575	247	4%
Washtenaw County	282,937	322,770	39,833	14%	344,791	22,021	7%	372,258	24,467	8%

n/a = not available

Source: SEMCOG Community Profile, November 2021



Scio Township had:

- 3,479 household in 1990
- 5,057 households in 2000
- 6,405 households in 2010

The Township currently has 6,879 occupied households based upon ACS (American Community Survey) 2019 data. The number of households with children decreased from 2,306 in 2010 to 2,266 in 2019, reflecting a 1.7 percent decrease, while the number of households with seniors increased from 1,321 in 2010 to 1,988 in 2019, a 51 percent increase.

In summary, there has been a continued increase in population and households in the Township since 1980. Projections indicate a dramatic growth of the senior populations. Decreasing household size reflects many factors including families with fewer children, aging population, and changes in types of households.

Table 6 - Households, 1990-2045

	1990 Census	2000 Census	2010 Census	2019 ACS and 2020 Census	2045 SEMCOG Forecast
Households	3,479	5,057	6,405	6,563	11,110
Household Size	2.75	2.65	2.57	2.55	2.36
Household Types					
Households with Children	1,281 (39%)	1,993 (24%)	2,306 (36%)	2,266	3,946
Households with Seniors	n/a	772 (15%)	1,321 (21%)	1,988	4,187

n/a = not available
Bureau

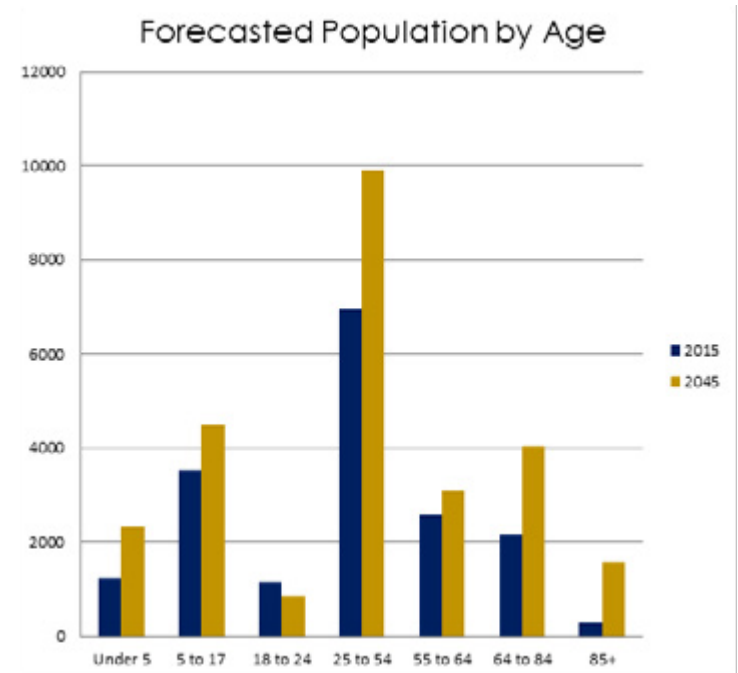
Source: SEMCOG Community Profile and U.S. Census



Age

Based on SEMCOG's population forecast, both the children and senior populations will increase over the next 30-year period. In 2010, children under the age of 18 made up 25 percent of the total population in Scio Township, while the number of people aged 65 and older was 11 percent.

Projections by SEMCOG indicate that by 2045, the number of children will increase by 2,635, with this age group occupying 26 percent of the 2045 population. The senior population will also increase with this age group representing 21.2 percent of the 2045 population. This is a projected 463% increase in the next 25 years.



Source: SEMCOG Community Profile, September 2020

Table 7 - Age Groups, 2010-2045

	2010 Census	2015 ACS	2045 SEMCOG Forecast	Change 2015-2040
0-4	906	1,225	2,337	1,112 (90%)
5-17	3,287	3,531	4,491	960 (27%)
18-24	1,028	1,159	855	-304 (-26%)
25-54	n/a*	6,944	9,913	2,969 (43%)
55-64	n/a*	2,593	3,089	496 (19.1%)
65-84	n/a*	2,162	4,023	1,861 (86%)
85+	n/a*	279	1,573	1,294 (463%)

*Note: 2010 data is not measured based on the same age cohorts.

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



Diversity

Scio Township has become increasingly diverse over the past two decades. From 2000 to 2010, Scio's white population decreased from 87.3 percent to 78.1 percent of the total population. From 2010 to 2015, the white population further decreased to 72.7 percent of the total Township population, while persons of other racial and ethnic origins increased. Blacks, Asians, and other races make up 23.2 percent of the total population. Hispanics of any race comprise about four percent of the Township population.

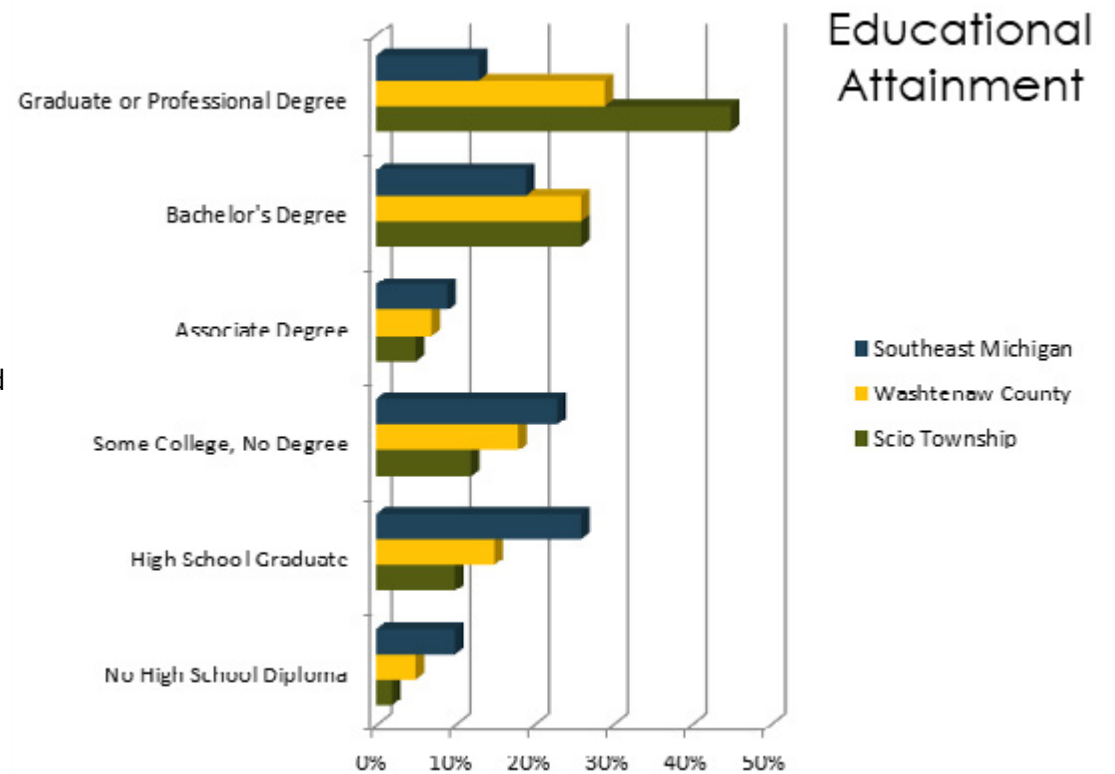
Table 8 - Race and Hispanic Origin, 2010-2015

	2010 Census		2020 Census	
	Number	Percent	Number	Percent
White	12,855	78.1%	12,670	72.7%
Black	798	4.8%	787	4.5%
Asian	1,605	9.7%	1,902	10.8%
Multi-Racial	513	3.1%	1,084	6.2%
Other Race	82	0.5%	122	0.7%
Persons of Hispanic Origin	218	3.7%	987	5.6%

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 degree or higher. The 2019 ACS indicates 70 percent of the population over the age of 25 held a bachelor's degree or higher. This exceeds Washtenaw County's percentage of higher education which is noted at 55 percent.



Source: SEMCOG Community Profile, September 2020



Income

The median household income in 2010 in Scio Township was \$88,947, a decrease of 17.1 percent from 2000. According to the 2019 ACS, the median household income increased by 18.8 percent to \$123,906 (from 2010). The per capita income amounted to \$61,895 in 2019, an increase of 13.8 percent from 2010. In 2019, a decrease in the number of persons in poverty has been observed, from 6.2 percent in 2010 to 4.4 percent. The percentage of number of households in poverty has decreased from 7.8 percent in 2010 to 3.2 percent in 2019.

Employment

The largest employment sectors in the Township include manufacturing, retail trade, information and financial activities, and healthcare services are the top employers in Scio Township. Of those top employers, healthcare services are projected to increase by 195% from 2015 to 2045.

Table 9 - Employment by Industry, 2010-2045

	2010 Census	2015 ACS	2045 SEMCOG Forecast	Change 2015-2045
Natural Resources, Mining & Construction	1,155	742	726	-13 (-2%)
Manufacturing	2,382	2,696	2,327	-369 (-14%)
Wholesale Trade	n/a*	682	559	-123 (-18%)
Retail Trade	1,310	1,788	1,607	-181 (-10%)
Information & Financial Activities	n/a*	2,002	1,719	-283 (-14%)
Transportation, Warehousing & Utilities	n/a*	308	301	-7 (-2%)
Professional & Technical Services & Corporate Headquarters	n/a*	1,956	3,592	1,636 (84%)
Administrative, Support & Waste Services	n/a*	999	1,015	16 (2%)
Education Services	n/a*	607	690	83 (14%)
Healthcare Services	n/a*	673	1,983	1,310 (195%)
Leisure & Hospitality	1,512	1,363	1,467	104 (8%)
Other Services	n/a*	1,019	1,003	-16 (-2%)
Public Administration	n/a*	257	283	26 (10%)
Total Employment	17,200	15,092	17,275	+2,183 (14%)

*n/a = not available as several categories differ between data provided since 2010.

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



Housing Characteristics

Growth in the local housing stock continued to exceed population growth between 2000 and 2019, which corresponds with the decrease in household size. The number of housing units increased by 476 units between 2010 and 2019. One-Family Detached homes continues to be the dominant type of housing in the Township increasing over the last 20 years.

Table 10 - Housing, 2010-2015

	2000 Census	2010 ACS	2019 ACS
One-Family Detached	3,559 (68%)	4,647 (70%)	5,157 (72%)
Multi-Unit	824 (16%)	1,108 (17%)	1,202 (17%)
Manufactured Houses	832 (16%)	884 (13%)	750 (11%)
Total Housing Units	5,215	6,639	7,115

Source: SEMCOG Community Profile, 2020

According to the ACS, the Township's median housing value in 2019 was \$385,400, representing a decrease of \$2,725 (1%) from 2010 to 2019. Meanwhile the median gross rent was \$1,416 in 2019 which was a \$214 increase from 2010 numbers. As seen from Table 11, approximately 80% of housing in Scio Township is owner-occupied. This percentage has remained very stable over the last 20 years.

Table 11 - Housing Tenure, 2010-2015

	2000 Census	2010 ACS	2019 ACS
Owner-Occupied Units	4,206 (80%)	5,254 (78%)	5,458 (79%)
Renter-Occupied Units	851 (16%)	1,151 (17%)	1,105 (16%)
Vacant Units	177 (3%)	289 (4%)	383 (6%)
Total Housing Units	5,234	6,694	6,946

Source: SEMCOG Community Profile



COMMUNITY DESCRIPTION

Building permits have significantly ranged through the years with the most homes built in the Township between 2000 and 2005. In recent years, residential construction has begun to pick-up again and a number of residential development projects are being explored. The following table demonstrates building permits obtained for various housing uses in the Township between 2000 and 2019.



Table 12 - Building Permits, 2000-2019

	Single-Family	Two-Family	Attached Condo	Multi-Family	Total Units	Total Demos	Net Total
2000	255	0	0	0	255	0	255
2001	172	0	140	0	312	0	312
2002	190	0	123	0	313	0	313
2003	130	0	55	0	185	7	178
2004	91	0	15	0	106	1	105
2005	55	0	94	0	149	1	148
2006	25	0	14	0	39	0	39
2007	8	0	19	0	27	0	27
2008	5	0	15	0	20	0	20
2009	5	0	0	0	5	0	5
2010	6	0	3	0	9	0	9
2011	12	0	0	0	12	0	12
2012	28	0	22	0	50	2	48
2013	15	0	41	0	56	1	55
2014	19	0	12	0	31	1	30
2015	7	0	34	0	41	0	41
2016	10	0	16	0	26	4	22
2017	27	0	102	0	129	1	128
2018	41	0	26	0	67	0	67
2019	45	0	12	0	57	3	54
Totals	1,146	0	742	0	1,889	21	1,868

Source: SEMCOG Community Profile and U.S. Census Bureau, 2020



Natural & Cultural Features

The natural features of Scio Township have played a major role in influencing growth and development. Like all of 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 & 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. Ground water 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 Townships woodlands and wetlands are located along these rivers, creeks, and their tributaries. The Huron River in particular has become an important recreation destination. Canoeing, kayaking and tubing are popular, and several liveries have opened along the river's banks. Fishing is similarly popular as anglers try to land small and large mouth bass, rock bass, perch, steel head, trout, walleye, and pike.

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 engineered, provide aquatic habitat as well as scenic and recreation 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.



Wetlands

Wetlands are an important, though commonly overlooked, natural resource that provide both aesthetic and functional benefits. Wetlands serve as habitat for a variety of flora and fauna, with over 60 bird species frequenting wetlands along the Huron River. Wetlands also provide critical stormwater management mitigation functions. They act as giant sponges, retaining, slowing and cleaning stormwater run-off from impervious surfaces, and helping to minimize the effects of large storm events.

In Scio Township, the majority of wetlands are identified as freshwater forested/shrub wetlands by the U.S. Fish and Wildlife Service National Wetland Inventory. Freshwater emergent wetlands known as palustrine marshes, fen, swale, and wet meadows, tend to contain more herbaceous species and are more commonly found in the Township's southwest quadrant. Figure 11 depicts the Township's water resources.

Floodplains

Generally, floodplains identified within Scio are associated with Honey Creek, Mill Creek, and the Huron River (Figure 12). 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 12). 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.

Biodiversity: Scio's Special Plants and Animals

Scio Township's natural areas offer habitat for many species of plants and animals. Plant species growing in the Township include ferns and mosses, grasses and sedges, forbs (annual and perennial wildflowers), and woody plants (trees, shrubs, and woody vines). Scio's wildlife species include mammals, birds, amphibians and reptiles, mollusks (including various rare mussels in our rivers and streams), butterflies and other insects. Among the hundreds of species found here, Michigan Natural Features Inventory has documented occurrences in Scio Township of 51 species that are considered to be rare, which have



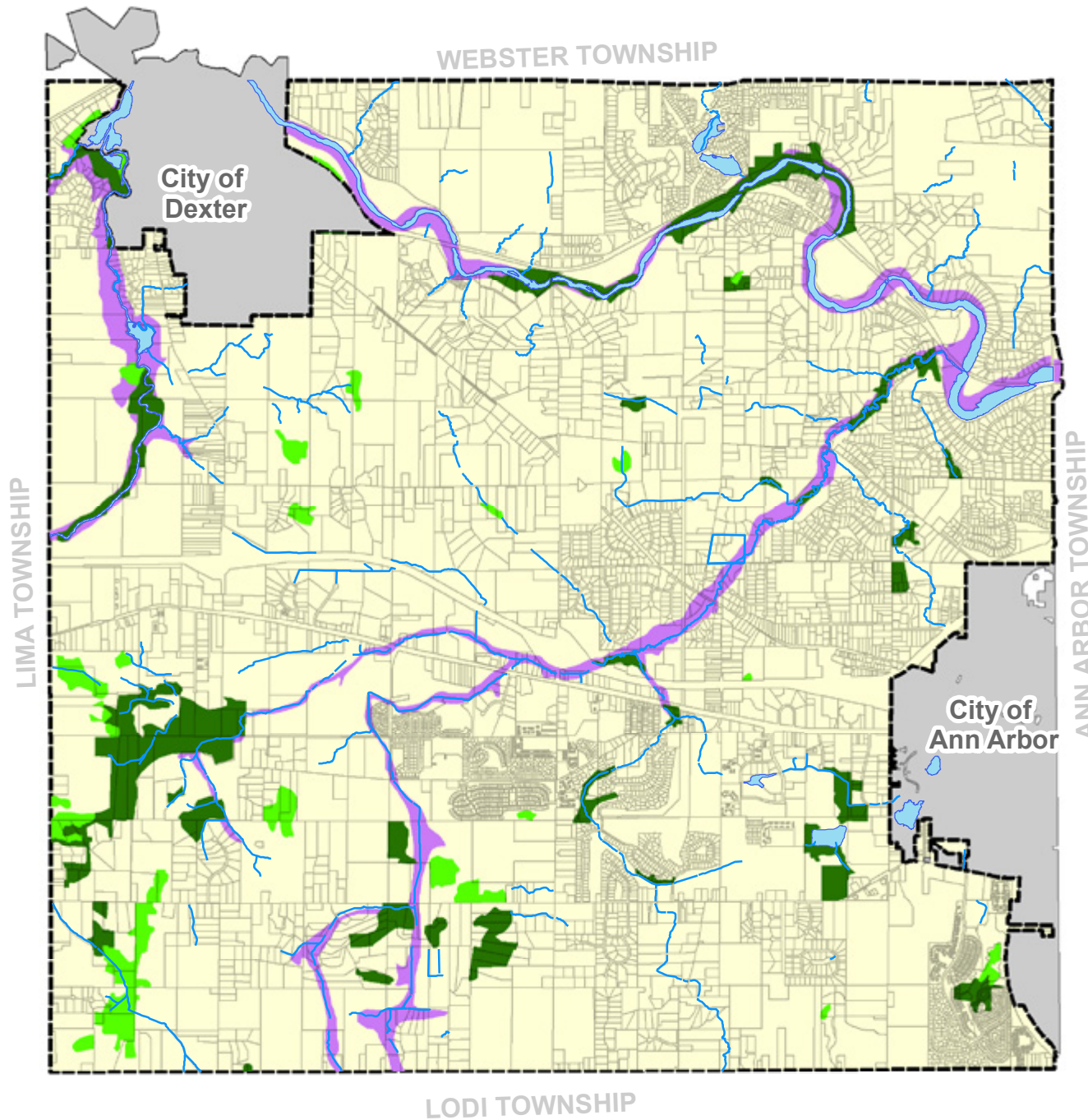





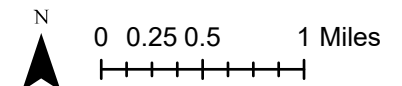


Figure 12.
Wetlands,
Floodplains and
Water Resources

-  Rivers and Streams
-  Lakes and Ponds
-  Lowland Hardwood Wetlands
-  Shrub/Scrub Wetlands
-  Floodplain



Source: Washtenaw County GIS, Scio Township
Carlisle/Wortman Associates
May 2021





earned State or Federal designations as Endangered, Threatened, or of Special Concern, along with one species that has gone extinct in Michigan (and is on the Federal Endangered Species list). In addition, Scio has small extant areas of oak barrens and floodplain forests - natural communities that have been considerably reduced since the 1800s, and are rare statewide.

Many of these species and natural communities, which are important parts of our natural heritage, occur in Scio's preserved lands, but they may also occur in private lands as well. The Township's land preservation efforts funded by the Open Space millage, help protect and conserve habitat for diverse species, common as well as rare.

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 13 illustrates the properties enrolled in Public Act 116 Farmland Preservation Program as well as lands that are designated for agricultural preservation.

Historic & Scenic Resources

Much of Scio was settled in the nineteenth century. Early settlements focused on Scio, Delhi Mills, and the former 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, cloves and sheep. 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.



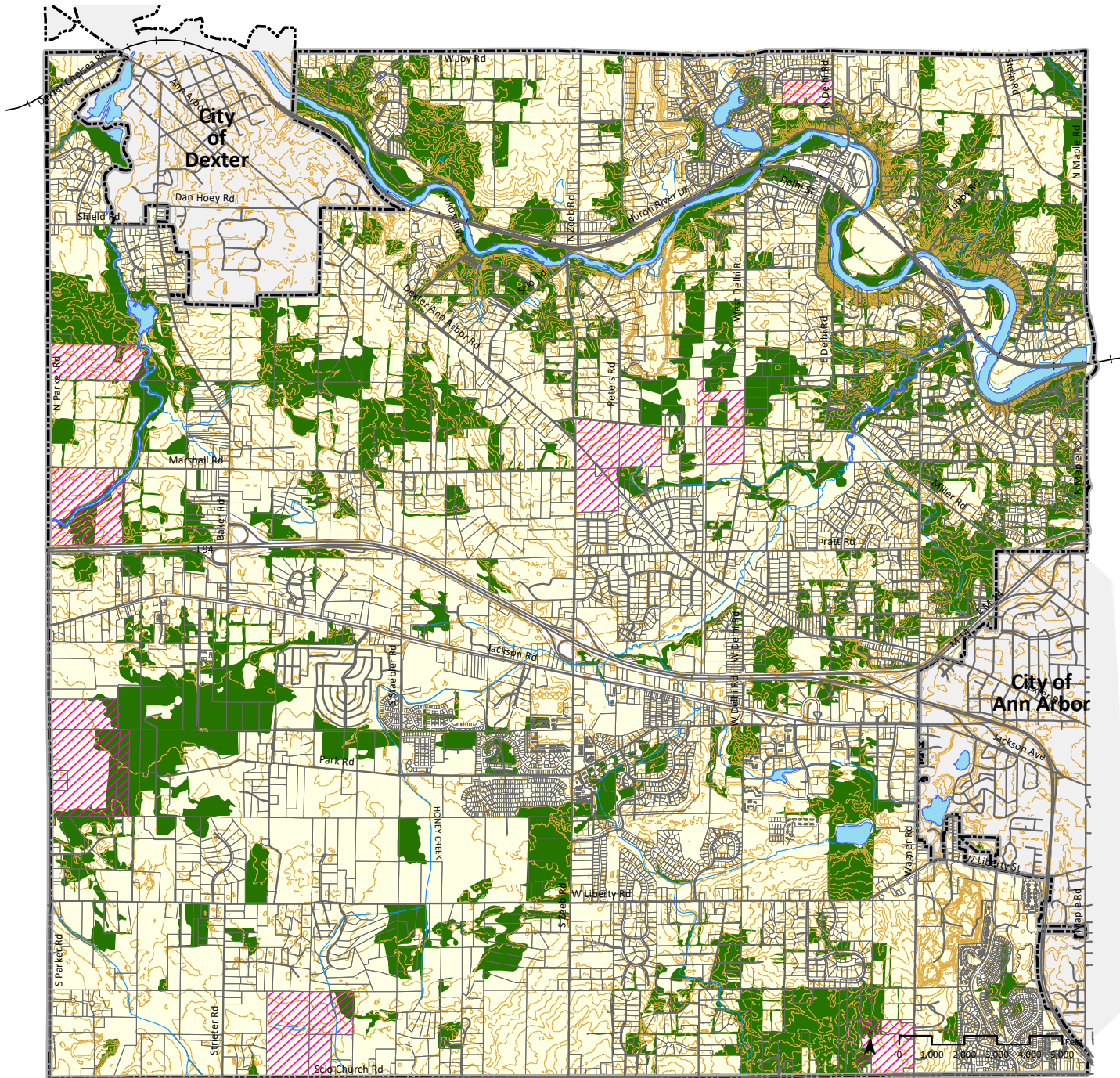




Figure 13.
Topography,
Woodlands and
Farmland

-  Woodlands
-  Contours 2ft (elevation change)
-  Farmland



Carlisle/Wortman Associates, Inc.
Ann Arbor, Michigan
August 2020







APPENDIX B - COMMUNITY FACILITIES & SERVICES

Government Facilities

Scio residents are represented by an elected seven-member board, all of whom 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, utilities, and meeting hall 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 & Fire

The Scio Township fire station is located on North Zeeb Road immediately north of the Township Hall. In 2008, Township residents adopted a fire protection millage of 0.9 mills to pay for additional fire personnel and needed equipment, and in 2019 increased through voter approval to 1.35 mills. Funds that had previously paid for fire services were then reallocated to police services to increase the number of deputies on-site in Scio. The department has nine full-time and six part-time on call firefighters. The Fire Department owns five (5) vehicles of varying types and sufficient apparatus to meet the Township's emergency needs. The Fire Department operates out of one (1) station with 3-4 personnel on duty. Scio Township relies on a private third party for ambulance service. The Scio Township website provides an up-to-date listing of current fire department apparatus, response dashboard, and all services provided.

The Washtenaw County Sheriff's Department serves the Township law enforcement and public safety needs. Eight deputies are contracted to provide 24/7 service to Township residents.

Water, Wastewater, Utilities & 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 the Jackson Road Corridor 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.

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 municipal 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.

Stormwater Management is addressed on a case-by-case basis as development is proposed to the Township. Scio Township follows current Washtenaw County Water Resources Commission stormwater control standards.

Residential solid waste in Scio Township is contracted with a single waste-hauling service. Full details regarding the Township's solid waste services can be found on the Scio Township website.



Public Transportation

In November of 2015, Scio voters approved a transportation improvement millage to provide AATA service expansions along Jackson Road. Two AATA routes travel through Scio Township. The first traverses from downtown Ann Arbor to the Jackson Road Meijer at Zeeb Road providing connections to various other destinations along Zeeb Road as well. The second route is provided along Dexter/Ann Arbor Road to Wagner, turning around at Jackson 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, Great 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 travelers 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 district is primarily located along the Jackson Road corridor but includes smaller areas along S. Wagner Road and two areas north of I-94 at Zeeb and Baker Roads. The DDA focuses its attention on public improvements in the district which result in the enhancement of existing business activity and stimulation of new private investments. The DDA has made a number of improvements in the district particularly the Jackson Road boulevard project.

The Scio Township Downtown Development and Tax Increment Financing Plan is currently being updated (2021). 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 Schools is immediately adjacent to the Township on the eastern border. There are also other schools located in the City of Dexter including Bates, Wylie, and Cornerstone elementary schools and Creekside Intermediate School.

The Township contains two private schools and the Washtenaw County Intermediate School 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 County Intermediate School District (WISD) is located on the east side of Wagner, just north of Scio Church Road. On the WISD Campus is the Honey Creek Community School, a Charter School. Honey Creek is a K-8 Charter School.

Parks, Open Spaces & 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 Road 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 13. This includes the recently acquired Marshall Park and Township Hall Park and over 1,500 acres of Township Preserves.



Public Parks & Preserves

There are more than 140,000 acres of parkland owned by the federal, state, and county authorities in and around Scio Township within a one-hour drive. 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

Since 2004, Scio Township has preserved over 1,500 acres of farmland and open space properties through conservation easements, purchase-of-development rights (PDR) and fee-simple purchases. A voter approved land preservation millage of almost 0.5 mil was renewed in November 2012 and runs through 2024. The millage allows for acquisition of farmland, open space, and natural areas, as well as, the acquisition of land for new parks, recreational opportunities, and trails. The millage provides the Township with matching funds to participate in land preservation efforts with other programs and partnerships such as the Washtenaw County Natural Areas Preservation Program (NAPP) and the City of Ann Arbor Greenbelt Program.

The Township's Land Preservation Commission (LPC) provides guidance as to how the Township should implement the land preservation program through purchases of land or development rights.

Private Recreation Facilities & 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, they are important in providing recreation facilities and/or preserving open space and natural features in the Township.

Pedestrian and Bicycle Network

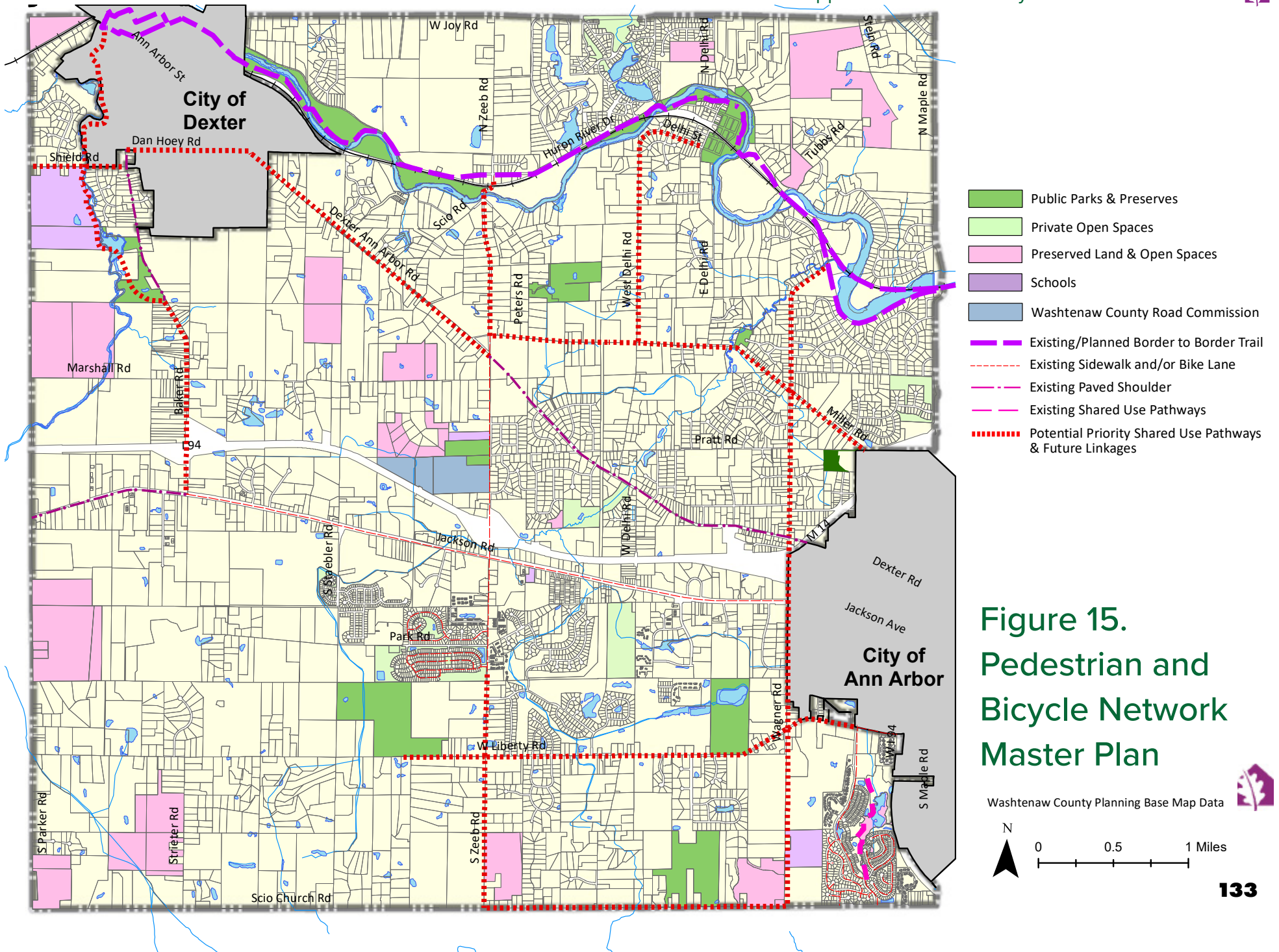
The existing pedestrian and bicycle network in Scio Township currently includes three types of facilities: paved shoulders, sidewalk and shared-use pathways. Paved shoulders are roads that have paved shoulders at least three feet wide as identified in the 2006 Washtenaw County Non-Motorized Plan. They are located along Ann Arbor-Dexter Road, Zeeb Road, Jackson Road (Wagner to west Township limits), and Baker Road (from Jackson to the City of Dexter). They provide limited bicycle access between the City of Dexter and the City of Ann Arbor and along Jackson Road. In Scio, five-foot wide sidewalks can be found primarily along Jackson Road. Sidewalks

are also found in the Township's most recent residential developments. Shared-use pathways are generally eight to ten feet wide and are intended for use by both pedestrians and bicycles. Figure 15 illustrates the existing and proposed pedestrian and bicycle network within the Township to be located with the rights of ways of major road corridors to accommodate safe and convenient non-motorized transportation. Figure 15 is to be used as the Township's "Safety Path Master Plan" as described in the Scio Township Zoning Ordinance.

Equally important to this internal network are those that link Scio Township to our neighboring communities. Examples of these interconnections to adjacent communities are the Border-to-Border Trail in the northern part of the Township, the Mill Creek Trail complex along the western edge of the Township, and other planned connections to adjacent communities. When development opportunities arise, it is important to make sure these connections are considered and coordinated with adjacent municipalities.

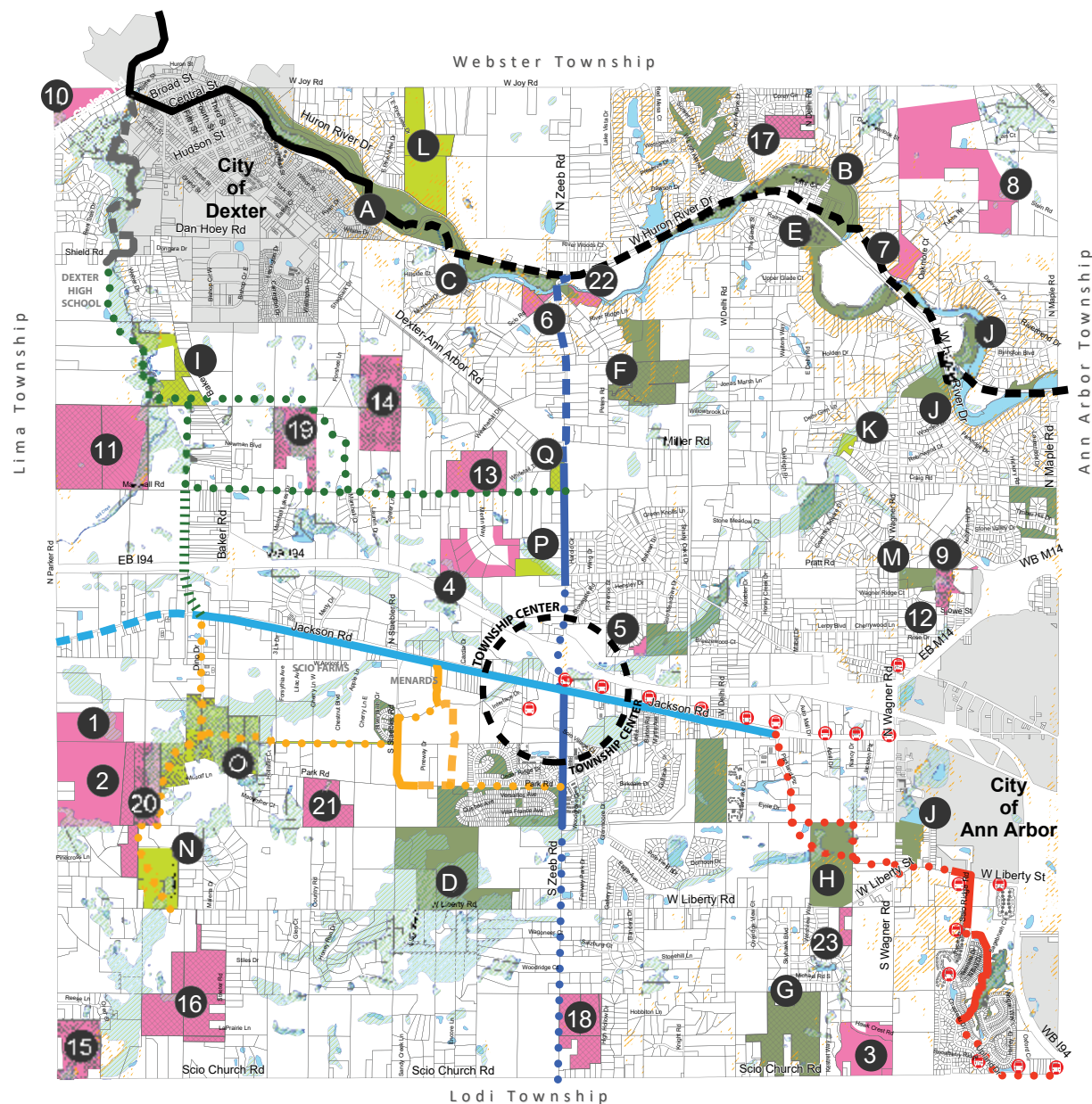
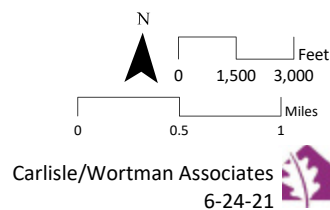
Trails and Pathways

The Transportation Alternatives Planning Committee (TAP) is charged to "make recommendations to the Board of Trustees concerning the acquisition, equipping, and maintenance of pathways, sidewalks, and crosswalks in Scio Township. Figure



16 represents conceptual non-motorized options being considered by the TAP Committee. This figure is being provided to show the current work of TAP and is being provided for illustrative purposes only. For additional information on the work of TAP, see the Township website.

Figure 16.
Trails and Pathways



Conservation Easement






1. Manny Farm
2. Parker Farm
3. Thomas-Lobato Farm & Natural Area
4. Merlin Way Natural Area
5. Solent Natural Area
6. Gatward Natural Area
7. Heydon Natural Area
8. Heydon Farm
9. Botsford Natural Area*
10. Gordon Hall Historical Easement
11. Davenport Farm*
12. Hathaway Natural Area*
13. Green Natural Area*
14. Scherdt Farm*
15. Schneider Farm*
16. Helmer Farm*
17. Moore Farm*
18. White Farm*
19. Levine-Kempton Farm*
20. Frey Farm & Natural Area*
21. Dam Tsig Foundation Farm*
22. Taylor Natural Area*
23. Equestrian Holdings Farm*

Scio Township-owned Public Parks & Preserves

- I. Sloan Preserve*
- K. Township Properties*
- L. Van Curler Preserve*
- N. Wild Preserve
- O. West Scio Preserve
- P. Township Hall Park
- Q. Marshall Park

Other Park/Open Space

- A. Dexter - Huron Metropark
- B. Delhi Metropark
- C. Burns-Stokes County Preserve
- D. DeVine County Preserve
- E. Osborne Mill County Park
- F. Fox County Preserve*
- G. Scio Church Woods County Preserve*
- H. U of M Saginaw Forest
- J. City of Ann Arbor
- M. Botsford County Preserve

Private Park/Open Space**Funded in part with Scio Millage Proceeds*****Trails** Existing Proposed Construction Pending Future Route**Trail Routes** Jackson Road Corridor Mill Creek Pathway South East Pathway Scio West Pathway Zeeb Road Pathway Border-to-Border Trail City of Dexter - Mill Creek Lakes, Rivers, Streams, & Drains Steep Slopes Wetlands Bus Stops

Zeeb Road Pathway

The Zeeb Road Pathway shown in both Figure 15 and Figure 16 connects the existing sidewalk along Zeeb Road to the planned Border-to-Border (B2B) Trail slated to run along Huron River Drive. The first phase of the project runs 0.4 miles along the west side of the road from the Township Hall to just north of Wing Street. This phase was completed in 2013. Phase II continued north to Marshall Park and Dexter-Ann Arbor Road completing construction in 2018.

Phase III is underway with construction commencement in spring 2021. This stage will traverse from Dexter-Ann Arbor Road north to Miller Road. The next phases will connect the path at Peters Road to Huron River Drive where it would connect to the B2B Trail. Preliminary plans call for a pedestrian/cyclist bridge to span the river near the Zeeb Road Bridge.