

Scio Info

Township of Scio • Established 1833 • Fall 2004 Edition

Land Preservation in Scio Township

In the November election, the Township Board has given Township voters the opportunity to determine whether they wish to tax themselves to provide for the preservation of farmland and open space. With the success of recent ballot initiatives in the City of Ann Arbor and Ann Arbor Township, the Board felt that Township voters should have the chance to express their interest in this subject. As a consequence, the Board has placed on the ballot for the November General Election a .5 mill tax increase for ten years. The receipts from this millage would be dedicated to farmland and open space preservation (see the ballot language that follows), and after ten years, the millage would automatically expire. The millage can be considered complimentary to, but not tied to, the Ann Arbor greenbelt initiative and millage. That is, while receipts from the Township's proposed millage could be used in conjunction with and to assist Ann Arbor's greenbelt program, it is entirely independent of Ann Arbor's program and any other state or local program.

In anticipation of the possible passage of the millage, a group of interested Scio citizens was asked to review and recommend criteria and procedures which would govern the selection of properties. The Committee was composed of Allison Arscott, Bruce Brueninger, Leslie Desmond, Jeff Fisher, Nancy Hedberg, Bruce Manny, Phil Surratt and Dick Wolinski. Barry Lonik served as the Township's consultant to the project and



Contents

<i>Calendar</i>	<i>6</i>
<i>Directory</i>	<i>8</i>
<i>Land Preservation in Scio...</i>	<i>1</i>
<i>Precinct reminder</i>	<i>3</i>
<i>Scio Briefs</i>	<i>5</i>



Township Officials

Supervisor, E. Spaulding Clark
Clerk, Gay F. Kenschuh
Treasurer, Donna E. Palmer
Trustee, James M. Cameron
Trustee, Gordon Darr
Trustee, Charles Ream
Trustee, Jerry S. Schleicher

provided direction, assistance and oversight. Carlisle/Wortman Associates, the Township's Planning Consultants, also attended various meetings and provided assistance to the Committee. The Committee was able to identify and recommend criteria for the purchase of interests in land, and those recommendations follow. I am pleased at the interest, effort and contributions flowing from this Committee. Eventually, the criteria will be incorporated into a more formalized ordinance, similar to those developed by other communities. These criteria are intended to provide a direction, and not a specific or limited mandate, and are unweighted at this time. They also parallel and coincide with the ideas found in the Township's Greenways Plan, and will reflect and assist in that effort as well.

The following selection criteria have been adopted by the Township Board. Thus, following the voluntary application by a landowner, the Township will evaluate a nominated property using the following categories and criteria, consistent with the Township's Open Space and Greenways plan.

Agricultural Land criteria. (Substantially undeveloped land devoted to the production of plants and animals useful to humans)

1. Characteristics of the land: (a) soil quality: prime, unique or locally important soils are desired for agricultural production; (b) parcel size: larger parcels are favored for agricultural production; (c) road frontage: properties with frontage have more threat of development and are more visibly accessible; (d) groundwater recharge/protection: to protect the many Township residents who rely on wells for water supply; (e) woodlands: properties with woodlands provide habitat as well as a potential income and fuel wood source; and (f) public water resource frontage/proximity: properties with frontage protect water quality and habitat and may provide recreational opportunities.

2. Context: (a) adjacent zoning classification: looking for opportunities to create blocks of protected agricultural land; (b) adjacent land use: considering the compatibility of adjacent uses; (c) proximity to protected land: "blocking up" with lands already protected; (d) scenic value: visible to the public from accessible sites; (e) historic value: buildings or structures that highlight the Township's history; and (f) connectivity: creating or preserving connective corridors for natural processes, wildlife movement and possibly recreation.

3. Acquisition considerations: (a) matching funds: leveraging other sources to make township funds go further; (b) landowner contribution: a landowner's willingness to accept less than the appraised value of land or development rights; stretches township funds; (c) development pressure: whether a property is listed for sale or is otherwise imminently threatened with development.

Natural Areas and Open Space criteria. (Lands where natural processes function or undeveloped and non-agricultural uses predominate)

1. Characteristics of the land: (a) woodlands: provide habitat and other natural functions; (b) rare species/habitat: the presence of rare species and habitats identified on the State Natural Features Inventory; (c) parcel size: larger parcels are favored to protect natural functions; (d) road frontage: properties with frontage

SCIO INFO

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E. Spaulding Clark, Editor

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have more threat of development and are more visibly accessible; (e) wetlands and/or floodplain (especially headwater areas): wetlands and floodplains provide habitat and protect water quality and quantity; (f) groundwater recharge/protection: to protect the many Township residents who rely on wells for water supply; (g) slopes: properties with steep slopes are subject to erosion and are favored for protection to reduce that potential; and (h) public water resource frontage/proximity: properties with frontage protect water quality and habitat and may provide recreational opportunities.

2. Context: (a) adjacent zoning: looking for opportunities to create blocks of protected land; (b) adjacent land use: considering the compatibility of adjacent uses; (c) proximity to protected land: “blocking up” with lands already protected; (d) scenic value: visible to the public from accessible sites; (e) historic value: buildings or structures that highlight the Township’s history; and (f) connectivity: creating or preserving connective corridors for natural processes, wildlife movement and possibly recreation.

3. Acquisition considerations: (a) matching funds: leveraging other sources to make township funds go further; (b) landowner contribution: a landowner’s willingness to accept less than the appraised value of land or development rights; stretches township funds; (c) development pressure: whether a property is listed for sale or is otherwise imminently threatened with development; and (d) recreational potential: providing opportunities for access to public waters or trails.

Finally, the actual November General Election millage ballot language reads as follows:

**SCIO TOWNSHIP FARMLAND AND
OPEN SPACE LAND PRESERVATION
MILLAGE**

**PROPOSAL TO PERMANENTLY
PRESERVE FARMLAND AND OPEN
SPACE THROUGHOUT THE TOWNSHIP
BY PROVIDING FUNDING FOR THE
VOLUNTARY PURCHASE OF LAND.**

Shall the Township of Scio 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, and enable the Township to take advantage of matching funds in the City of Ann Arbor and elsewhere, by increasing the authorized millage for ad valorem taxes for the Township of Scio by 0.5 mills (\$.50 per \$1000 of taxable value) for the ten fiscal years 2004 through 2014, inclusive. In the first year the estimated revenue will be \$575,000.



PRECINCT REMINDER: there are now 10 precincts in Scio Township, operating out of 8 locations. A precinct map follows.

Precinct 1 votes at the Dexter Pool, 3060 Kensington, Dexter. It is in the 1st County Commissioner District; the 52nd Michigan House District; the 18th Michigan Senate District; and the 7th US Congressional District.

Precinct 2 votes at the Scio Township Hall, 827 N. Zeeb, Ann Arbor. It is in the 1st County Commissioner District; the 52nd Michigan House District; the 18th Michigan Senate District; and the 7th US Congressional District.

Precinct 3 votes at the Scio Township Hall, 827 N. Zeeb, Ann Arbor. It is in the 2nd County Commissioner District; the 52nd Michigan House District; the 18th Michigan Senate District; and the 7th US Congressional District.

Precinct 4 votes at the Scio Community Church, 1293 N. Zeeb, Ann Arbor. It is in the 1st County Commissioner District; the 52nd Michigan House District; the 18th Michigan Senate District; and the 7th and 15th US Congressional Districts.

Precinct 5 votes at the Scio Farms Community Building, 6655 Jackson Road, Ann Arbor. It is in the 1st County Commissioner District; the 52nd Michigan House District; the 18th Michigan Senate District; and the 7th US Congressional District.

Precinct 6 votes at the Scio Township Fire Hall, 1055 N. Zeeb, Ann Arbor. It is in the 3rd County Commissioner District; the 52nd Michigan House District; the 18th Michigan Senate District; and the 7th US Congressional District.

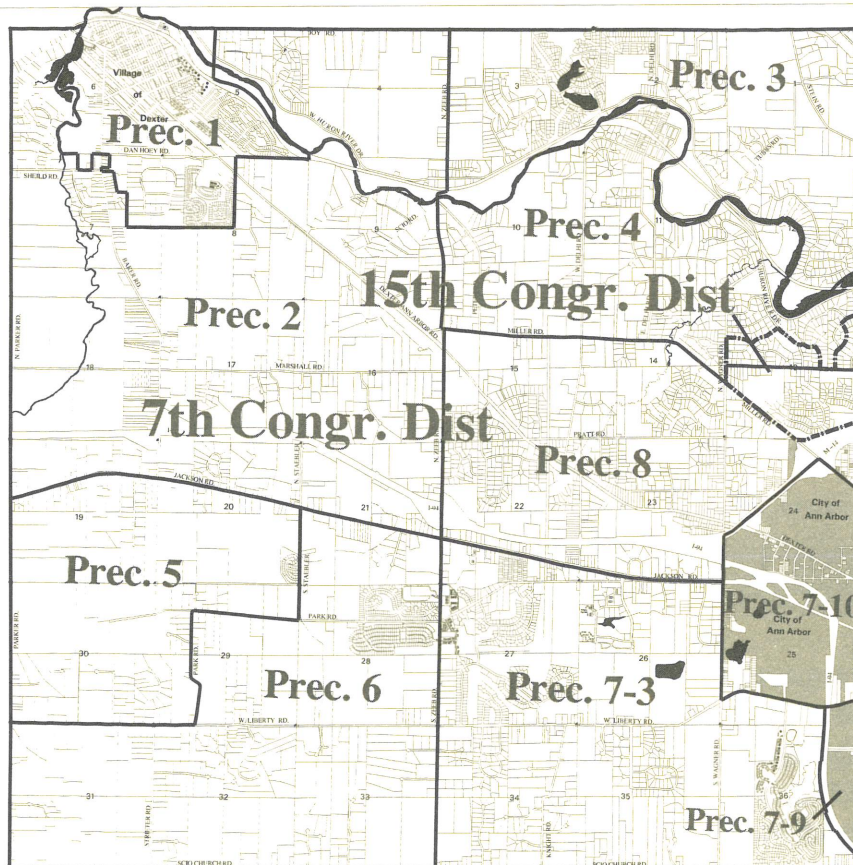
Precinct 7-3 votes at the Washtenaw Intermediate School, 1819 S. Wagner, Ann Arbor. It is in the 3rd County Commissioner District; the 52nd Michigan House District; the 18th Michigan Senate District; and the 7th US Congressional District.

Precinct 7-9 votes at the Washtenaw Intermediate School, 1819 S. Wagner, Ann Arbor. It is in the 9th County Commissioner District; the 53rd Michigan House District; the 18th Michigan Senate District; and the 15th US Congressional District.

Precinct 7-10 votes at the Washtenaw Intermediate School, 1819 S. Wagner, Ann Arbor. It is in the 10th County Commissioner District; the 52nd and 53rd Michigan House District; the 18th Michigan Senate District; and the 15th US Congressional District.

Precinct 8 votes at the Daycroft Montessori School, 1095 N. Zeeb, Ann Arbor. It is in the 1st County Commissioner District; the 52nd Michigan House District; the 18th Michigan Senate District; and the 7th and 15th US Congressional Districts.

Scio Township Precinct Map



 Ann Arbor City

 Precinct Boundaries

 Congr. Dist. Boundaries



Scio Briefs

What's new in Scio? As I have noted before, what you read in the newspapers may not reflect reality in any measure, particularly when it comes to real estate development. You may have read that Costco covets a portion of the Washtenaw County Road Commission property; however, they have been advised that such a development is not currently consistent with either the Township's zoning ordinance or master development plan. If the development is to occur, it will only be after extensive review of the possible impacts, as well as some changes to our zoning ordinance and master plan. A similar discussion has been ongoing with prospective developers of the Farmer Grant parcel on Jackson Road. Currently the Township Planning Commission is reviewing the Township's master development plan for the Jackson Road corridor, in an effort to determine what kinds of uses continue to be appropriate, and/or whether some modifications might be necessary. Important issues in this context revolve around the impact that various types of developments can have on roads, traffic, public utilities, and public services.

In a continuing and cooperative effort, the Village of Dexter and Scio Township are jointly planning for future development along the Baker Road corridor, and it would appear that the effort is moving toward completion through adoption of a joint resolution. The effort has in part been driven by a large development proposal on the south side of the Village, incorporating commercial, industrial and residential components. Once the two communities have determined what their collective wisdom is with regard to the development of the area, the details of specific proposals can follow. And further in a cooperative vein, the Township expects to continue to assist the Village in addressing the transportation needs of our citizens by providing funding for bus service (CATS) from Dexter to Ann Arbor via Jackson Road. The Township is also prepared to assist the Village with regard to the

reconstruction of the Mill Creek bridge and removal of the Mill Creek dam.

In an effort to address the future security needs of the Township, the Township Board has initiated an independent police services study by Plante Moran. It is clearly evident to all that the arrangement dictated by the County Board of Commissioners with regard to pay as you go services from the Sheriff's Department, has many serious shortcomings, including the possibility that the County Board will abandon the Sheriff's road patrol entirely. The Township Board authorized the study to obtain an independent analysis of our police service needs, in order to determine what levels of service should be provided to meet current and future Township needs. Once that question is answered, we can then examine what options there may be to provide police services, that is, contracting with other jurisdictions or forming our own or a regional police department.

In May the Township Board adopted a proposed tree and woodlands ordinance. The need to preserve our tree and woodland resources is an issue of heightened community concern, and this ordinance seeks to address that concern. The purposes are set forth in the initial declarations of the proposed ordinance. The proposed ordinance seeks to balance the need to remove some trees with the desire of some developers to remove all trees/woodlands. After a given point (20%) of tree removal, or removal of landmark trees, a tree replacement requirement kicks in. Flexibility (in view of realities of site development) is also provided.

And for those who travel to the Township Hall, whether to vote or otherwise, the existing parking lot is scheduled to be repaved before Election Day. While filling parking lot holes provided a challenge for Township staff, it was time for a permanent solution. The parking lot at the Fire Station was resurfaced last year, and the work at the Township Hall will be done by the same contractor.

Mark your calendar!

November Meetings

2 -	Election Day
8 - noon	DDA
8 - 7:30 pm	Planning Commission
10 - 7:00 pm	Board of Trustees
16 - 7:00 pm	Board of Trustees
18 - 7:00 pm	Zoning Board of Appeals
22 - 7:00 pm	Planning Commission
25 - closed	Thanksgiving
26 - closed	Thanksgiving Holiday



December Meetings

13 - noon	DDA
13 - 7:30 pm	Planning Commission
15 - 7:00 pm	Board of Trustees
16 - 7:00 pm	Zoning Board of Appeals
21 - 7:00 pm	Board of Trustees
24 - closed	Christmas Eve Holiday
31 - New Years Eve	- open for tax payments only

January Meetings

10 - noon	DDA
10 - 7:30 pm	Planning Commission
12 - 7:00 pm	Board of Trustees
18 - 7:00 pm	Board of Trustees
20 - 7:00 pm	Zoning Board of Appeals
24 - 7:30 pm	Planning Commission
27 - 9:00 am	DDA Roads

Scio Firefighters 17th Annual Halloween Party Sunday, October 31st 2pm-4pm

Parents, if you want your children to enjoy a safe, exciting, warm and dry Halloween, then bring the kids, costume and all, to the annual Halloween Party sponsored by the Scio Township Firefighters at the fire station located at

1055 North Zeeb Road. This year's party will be one of the best ever. There will be games, prizes, clowns, and refreshments for all. Don't forget: Sunday, October 31st, from 2 pm until 4 pm.



Scio Township Businesses

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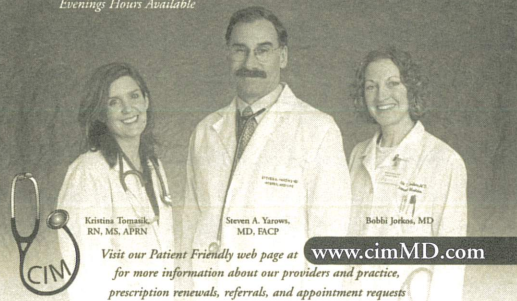
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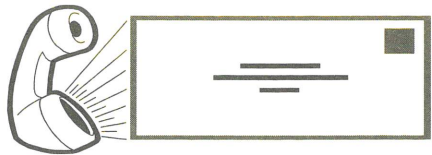
"Gotta Grab A Grinder"

I Know Scio!

As a past member of Scio Planning, the Board of Trustees,
and present member of the Zoning Board of Appeals **I Know Scio!**
As a 30-year resident **I Know Scio!**
Whether public or real estate service **I Know Scio!**
When buying or selling your home, remember **I Know Scio!**



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KCollica@voyager.net
AnnArborRealEstateForSale.com



Who's who...

...and where

TOWNSHIP HALL

827 N. Zeeb Road
Ann Arbor, MI 48103
734-665-2123
734-665-0825 (fax)

web site: www.twp.scio.mi.us

Office hours: Mon-Fri 9 am to 5 pm

TOWNSHIP STAFF

ACCOUNTANT: Sandy Egeler
ASSESSOR: James D. Merte
FIRE CHIEF: Carl A. Ferch
OFFICE COORDIN: Melinda Hart

Utilities Office: 665-2606

Utilities Emergency 651-4770

Fire Department Office: 665-6001

Sheriff's Zeeb Office: 994-8105

Washtenaw Co Road Commission:
761-1500

Correspondence for Township officials and staff, Planning Commission, Zoning Board of Appeals, Economic Development Commission and Downtown Development Authority should be sent to 827 North Zeeb Road, Ann Arbor, MI 48103.

SCIO INFO NEWSLETTER
SCIO TOWNSHIP HALL
827 North Zeeb Rd.
Ann Arbor, MI 48103

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STATE SENATOR DISTRICT 18:

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U.S. REPRESENTATIVE DISTRICT 15:

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202-225-4071; www.house.gov/dingell

U.S. SENATOR:

Debbie Stabenow
202-224-4822; stabenow.senate.gov

U.S. SENATOR:

Carl Levin
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