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First
3 pages

In response to increasing development pressures in Scio Township, the coalition "Scio Citizens for Appropriate Development", has been formed. Presently composed of about 200 households, the primary goal of the coalition is to ensure that potentially harmful, explosive development of the township is avoided. The coalition advocates well planned, orderly development that is in keeping with the rural quality of the township which presently makes it such an attractive place to reside. The coalition seeks to influence the existing township government towards achieving this goal by actively participating in township meetings, lobbying key officials, circulating petitions, and enthusiastically supporting the candidates in next year's Board of Trustees election who support the coalition's vision of rational growth. As a service to the township residents and their township planning commission, the coalition will, when necessary, present the results of studies that quantify the cumulative impacts of proposed developments on township roads, traffic, taxes, schools, ecologically sensitive areas, fire and police services, and population growth.

















Of immediate concern to all township residents is that the Scio Township Planning Commission and Board of Trustees will soon decide whether or not to open the floodgates to an unprecedented amount of development that could take place in one small corridor of the township: that area between or adjacent to I-94, Zeeb Rd., Liberty Rd. and Jackson Rd plus an area between I-94, Scio Church Rd, Wagner Rd., and Liberty Rd. (see picture). If all development is approved as proposed (voting will take place December 8th and 22nd at Scio Township Hall) the following impacts have been estimated by the coalition:

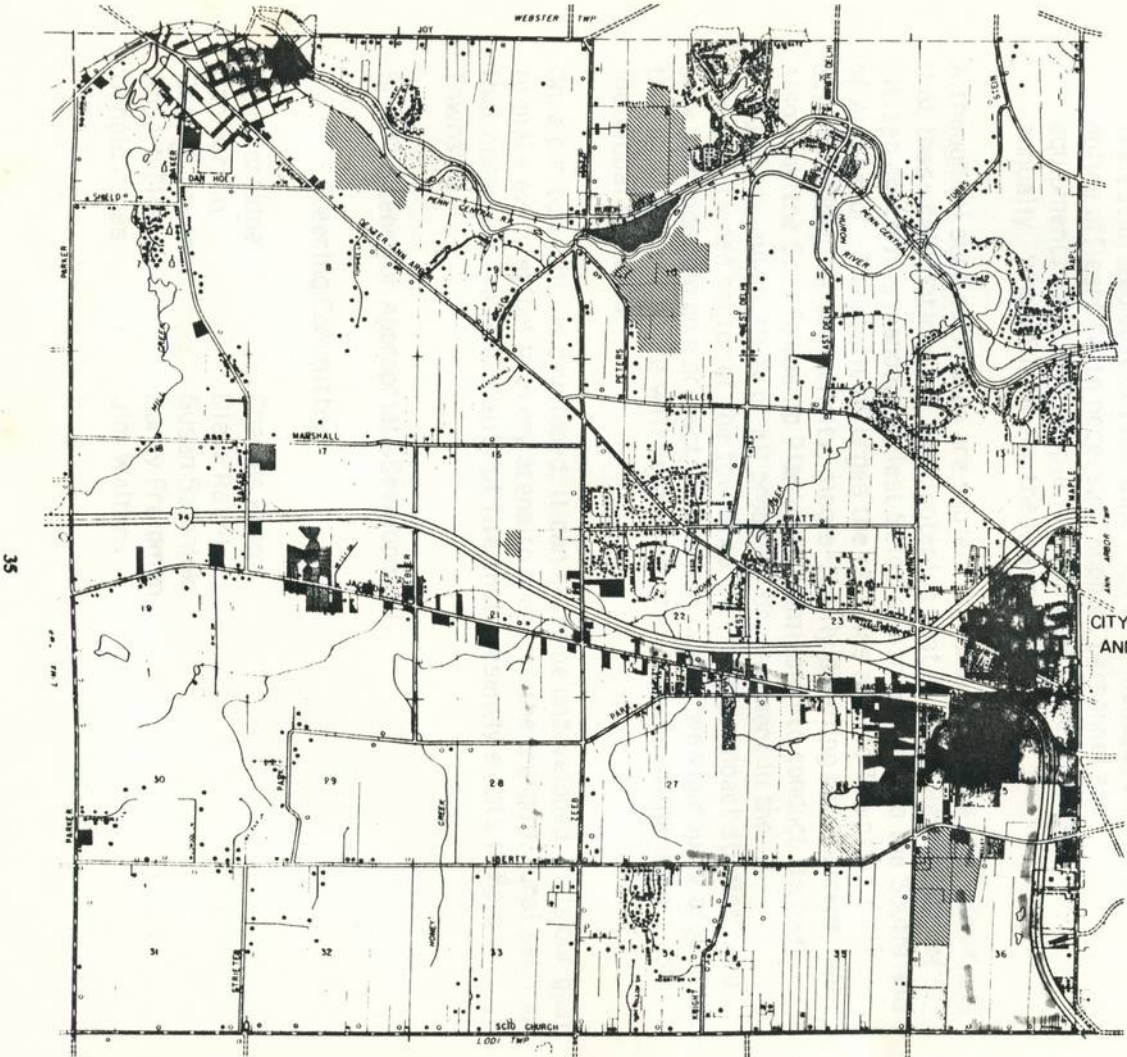
Approximately 10,000 additional persons will be squeezed into this small, rural area of the township over a period of 3 to 5 years. The growth rate in rural areas of township is now 1.8 percent per year. The proposed developments will bring about a whopping 136 percent increase in the township-wide rural population. In the impacted sector of the township, the percent population increase defies imagination.

These 10,000 additional people will make about 35,000 additional car trips on area roads each and every day. Peak traffic flow will be horrendous, possibly necessitating four-laning of presently attractive, country roads, and upgrading of interchanges and intersections. Who will pay for these costly road improvements?

Map 10

EXISTING LAND USE

-  SINGLE FAMILY RESIDENTIAL
-  SINGLE FAMILY ATTACHED
-  MULTIPLE FAMILY
-  MOBILE HOME
-  FARMSTEAD
-  COMMERCIAL
-  COMMERCIAL RECREATION
-  RECREATION
-  PUBLIC & QUASI-PUBLIC
-  TRANSPORTATION, COMMUNICATION & UTILITIES
-  INDUSTRIAL
-  EXTRACTIVE
-  SCHOOLS
-  CHURCH
-  AGRICULTURAL & VACANT
-  CITY INCORPORATED AREA



CITY OF ANN ARBOR

SCIO TOWNSHIP

Prepared by WASH-ITENAW COUNTY METROPOLITAN PLANNING COMMISSION
Map No. 10
Scale: 1" = 1/2 Mile
Date: 1974

Map No. 10
Scale: 1" = 1/2 Mile
Date: 1974



An estimated 916 elementary, 366 intermediate school, and 458 new high school students will overload Ann Arbor's existing school capacities. A new school will undoubtedly have to be built, new teachers hired, and more school buses purchased. Scio Township residents can expect their milage rates to soar as the added cost of these educational expenses, not including the cost of a new school, could approach \$ 3,000,000 per year.

Police services will have to be increase because our essentially non-existent crime rate will probably increase markedly. The estimated cost of providing the recommended ratio of 20 police officers (with necessary support personnel and equipment) to 10,000 people is estimated to be \$700,000 annually. Who will pay for these services?

Although all such estimates are subject to some error, the coalition feels that these calculations are so frightening that an immediate outcry of citizen concern is mandatory, lest Scio Township turn into the Southfield of Ann Arbor. The coalition urges the citizens of Scio Township to actively lobby for low density, single-family dwelling development. We also urge the Scio Township Planning Commission to conduct its own cumulative impact study of all proposed development in the aforementioned sector of the township. Presently, impact studies need only be conducted on a project-by-project basis. We vigorously argue that the impact of the whole will be greater than the sum of the impacts of individual projects.

Once our township is developed, it can never be undeveloped. It is our goal to make every effort in every arena to preserve the tranquil, rural setting that underlies the fine quality of life that presently exists in Scio Township.

Scio Citizens for Appropriate Development

Steering Committee:

Tom Fontaine
Jan Gerson
Shirley Doyen
Robert Tickle
Donald Jones

Charles Ream
Diana Raimi
Susan Salanink
Candy Freidman
Jim Walters