

SCIO CITIZENS FOR APPROPRIATE DEVELOPMENT

Dear Friends of Scio Township:

We have influenced the "Liberty Park" plan. We have a long way still to go. The rest of the township will follow the precedents set here.

Please thoroughly study the comments of the Washtenaw County Planning Commission (enclosed). These are professional experts supposedly engaged in impartial analysis. Their comments are well thought out and are extremely damaging to the huge proposal we are contending with.

Look at the results of the recent election in Saline (A2 News 11/4/87 enclosed). Local citizens clearly will vote in great numbers to defeat any candidate who becomes identified with rezoning for high density development.

WE HAVE WON A NEW PUBLIC HEARING ON THE REVISED "LIBERTY PARK" proposal - DECEMBER 8. Now we must figure out how to most powerfully state our case.

The fact is that our numbers have dwindled at the last 2 planning commission meetings. The developers don't seem to mind the delays - maybe they think we will eventually all go away.

We are still looking at 480 units coming in on 260 acres.

We still see a new road planned to go from Liberty thru to Park which is a fairly "straight shot". The hundreds of condo's on Park will be directly accessible from Liberty. Traffic on Liberty will sky rocket... the new road will serve the same function that 7th Street serves further east in Ann Arbor. The residents along Park Road don't need a paved road and they don't want to pay for one.

A huge number of new units are being built, or have been approved, or are awaiting approval in Scio Township. We need more hard information. We need to act quickly.

THE CONCERNS of those who wield power locally may have diverged from the concerns of us citizen/taxpayers. This seems to have happened in Saline. Some of those in office seem overly concerned when commercial developers say that they want more "rooftops" out here before they will locate in Scio. Maybe they are prepared to overreach proper boundaries (sewer district) and densities (zoning) in order to pay for the huge sewer extension (or the fire department). Our information at this time is that the "Liberty Park" condo section is not officially in the sewer district.

If we are to have real influence, we must take a rather long term view. Whatever plan wins approval from the planning commission must face the Township Board, site plan approval by the township planning commission and trustees, the County Road Commission, and the D.N.R.. Township trustees face the voters in August of 1988. All seven positions are open.

Scio may go into development very quickly, almost as a whole - within a very few years. If we let the forces behind high density development gain momentum, we won't be seeing any more big lots, farms or open space. We will get more traffic, noise, crime and congestion.

Scio is a singularly desirable location. Plenty of dollars will flow here. The planning process should focus on the quality of life of current as well as future residents. We are in no hurry for density - let quality be the focus.

Therefore, we need an organization of Scio Citizens to:

1. Keep track of what happens locally.
2. Inform residents throughout the township.
3. Try to influence the planning process and get people elected to local governing bodies.

In the hallway outside the October 20th Planning Commission meeting, we decided that we were an organization called Scio Citizens for Appropriate Development. Let's meet Sunday, November 29 at 8:00 p.m. at 4600 W. Liberty Rd. Mark you calendar.

Proposed Agenda:

1. Individual introductions and voicing of concerns--make a list.
2. Brainstorm strategies relative to these concerns--make a list.
3. Ratify name. Decide membership criterion. \$5.00 dues?
4. Elect Treasurer, Secretary and maybe other officers.
5. Elect volunteers for steering committee.
6. Decide frequency of regular steering committee meetings, mailings, and procedure for calling emergency meetings.

Strategies Might Include:

1. Petition taken door to door and presented to the Commission at the public hearing.
2. Leafletting homes again - with a good information packet.
3. Make appointments as individuals to talk about concerns with township officials. Do it!
4. Lots of "Letters to the Editor" in the Ann Arbor and Dexter papers. Send one. Don't count on "other people".
5. Buy a list of all residential addresses in Scio printed out by street from the assessors office for larger, well targeted mailings. - about 200 \$.
6. Trying to get the "Liberty Park" plan to come back for consideration as a P.U.D. so we can have more specificity and exercise more control. This is truly an excellent idea. Remember that the county planners said "only a Planned Unit Development approach will provide the township with the control necessary to ensure protection of groundwater recharge areas and wetlands, internal road design, and general sub-division layout."
7. Having a referendum on this issue or using the recall mechanism as a referendum.
8. Electoral - if we can't put at least a couple of sympathetic people on the township board, then we don't deserve to get the idyllic, well planned community we desire.

Please come to the Sunday, November 29 meeting if you want to.

DON'T MISS THE PUBLIC HEARING ON "LIBERTY PARK". DECEMBER 8 at 8:00 P.M. BE THERE, bring your family, drag a neighbor.

All of us are very busy people. We all have to be "leaders" in this effort. It is a righteous effort! This is a corner of the earth worth fighting for!

Sincerely,

Charles Ream
Shirley Doyen
David Doyen
Jan Gerson

Keith Moorman
Jim Richardson
Mona Webb

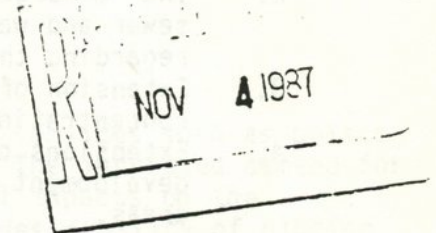


WASHTENAW COUNTY
METROPOLITAN PLANNING COMMISSION

305 COUNTY BUILDING MAIN AND HURON STREETS
P.O. BOX 8645 ANN ARBOR, MICHIGAN 48107 (313) 994-2435

DIRECTOR
Thomas J. Fegan

October 30, 1987



Charter Township of Scio Planning Commission
827 North Zeeb Road
Ann Arbor, MI 48103

RE: Liburdi Rezoning Petition - Preliminary Review

Commissioners:

As you suggested, County Planning staff has completed a preliminary review of the above-referenced zoning petition. It is our hope that this preliminary review will provide you with staff's perspective so that this information may be considered in your recommendation.

LONG RANGE PLANS

The Scio Township General Development Plan designates the northern portion of the site for Suburban Residential (2-4 d.u. per acre) uses and the southern portion for Agricultural and Vacant uses. The Washtenaw County Land Use Policies calls for Agricultural uses for the southern portion of the parcel as well as the southern half of the northern parcel. An Employment Zone is designated for the northern portion of the site along Park Road. The proposed rezoning is therefore in partial conflict with both the Township and County long range plans.

SEWER AND WATER SERVICE AREAS

According to our records, the entire parcel lies outside the current water service area. In addition, the western half of the northern parcel and the southern portion of the proposed rezoning lie outside the sewer service boundary. R-2B, Low Density Multiple Residential, R-1A, Non-Farm Rural Residential and R-1C, Urban Residential uses are proposed for these areas. The R-2B and R-1C zones, as stated in the Scio Township Zoning Ordinance, are to be applied "only in those areas in which public sanitary sewer and water services are available". Therefore, much of this site does not meet the intent of the R-2B and R-1C zones as it is not currently within the sewer and water service areas. Staff feels that extension of the sewer and water service boundaries to service these areas at this time would be inappropriate for the following reasons.

1. Haphazard and unplanned extensions create difficulties in assuring adequate overall sewer and water capacity;

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2. The "message" such piecemeal extensions would send to developers about the sewer and water service boundaries and the lack of Township policy regarding their location;
3. Extension of the boundaries defeats their original purpose of controlling/ concentrating growth and insuring adequate capacity to serviced properties;
4. Extensions could restrain future expansions of businesses as well as development of vacant parcels within the existing sewer and water service areas.

It is our understanding that any extension of the sewer service area requires County Department of Public Works approval. We are not sure what Ann Arbor City's policy is regarding water line extensions beyond the defined limits of the water service district boundary. At any rate, consideration of sewer and water service area extensions should only occur after careful analysis of the long-range affects such an action would have on the area.

ROADS

Serious consideration should be given to the proposed developments impact on the area road network. Staff concerns center on the following issues.

1. Park Road - currently a two lane county collector of dirt construction, it is highly undesirable to have the large amount of traffic which will be generated by the proposed development accessing the site from entrances off Park Road. With the existing design serious deterioration of the road (resulting in increased maintenance requirements) would result. No development of this magnitude should be considered until Park Road is upgraded to adequately handle the increased traffic. At such time, developer participation in financing such road improvement costs is highly desirable.
2. Turning movements - vehicles entering and exiting the proposed development from all three surrounding roads (Zeeb, Park and Liberty) will greatly increase the number of turning movements around entrance areas. Given the high rates of speed at which traffic is traveling in these areas such an increase poses serious safety concerns.
3. General increase in area traffic - there will obviously be a substantial increase in the amount of traffic on area roads. While capacity appears to be adequate (except for Park Road) consideration should be given to the desirability of such an increase in this largely rural area of the Township.

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MUNICIPAL SERVICES

The impact of the proposed development on all forms of public services such as police, fire, schools, sewer and water should be carefully assessed. The increased demand for these services will have definite political, social and fiscal impacts on the community. Serious consideration should be given now to the desirability of placing this amount of additional demand on current levels of service.

FRAGILE LANDS

A substantial groundwater recharge area which is highly sensitive to pollution exists on the interior of the site. In addition, a first priority wetland as defined in the Washtenaw County Fragile Lands Study, exists on the western side of the northern parcel. The reduction of impacts on these areas from development should be a high priority.

GENERAL

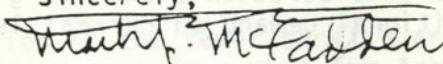
Given the large scope of the proposal and its proximity to other major new development proposals (Parkwood condominiums, Scio land-Scio Church Road at I-94), serious consideration should be given to a Planned Unit Development (PUD) approach. Without the PUD process it may not be possible for the Township to adequately ensure development will occur as detailed on the preliminary site plan. Only a PUD approach will provide the Township with the control necessary to ensure protection of groundwater recharge areas and wetlands, internal road design, and general subdivision layout.

In addition, the general question of whether this is the appropriate time for such development in this area should be addressed. The immediate area is still rural in character. The increased population, traffic and demands on community facilities that will result from a development of this scale will bring substantial changes to the overall "fabric" of the Township. In assessing the proposed rezoning the full range of options, including postponing some or all of this request until such time as adequate community facilities (roads, sewer, etc.) are properly scheduled or provided for, should be seriously considered.

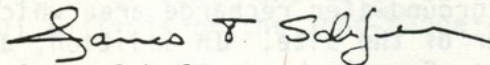
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We appreciate the opportunity to review the proposal during its preliminary stages and hope the above-mentioned comments assist you during your decision-making process. The official recommendation of the Washtenaw County Metropolitan Planning Commission, along with a more detailed analysis of the specific issues discussed generally above, will take place after the petition has been formally submitted to the County. If you have any questions or would like to discuss any of the issues discussed above in more detail, please feel free to contact us.

Sincerely,



Mark McFadden
Deputy Director



James Schafer
Associate Planner

JS:11h

Scio Twp. Planning Commission
Spaulding Clark - Chairman, Gordon Hines-Vice Chair, Donald F. Pons
Secretary, Nancy Hedberg, Carol Midgeley, John Hochrein, Richard DeLong

Scio Township Trustees: ← Plus: Gay Konschuh - Twp. Clerk
Richard A. DeLong, Robert A. Bliss, Kenneth C. Collica, Terrance P. Conlin, Rober W. Foster
Address: Charter Township of Scio, Township Hall, 827 N. Zeeb Rd., Ann Arbor, MI 48103

Write them - let them know you are still
concerned. They have promised to vote on "Liberty
Park" on Dec. 8 - So we should get our ideas to them
before that.

Anti-growth candidates elected with record turnout in Saline

By DAVID AGUILLARD 11/14/87
NEWS SPECIAL WRITER

SALINE - With a record-breaking turnout, Saline voters shoved the incumbents out of their City Council seats in Tuesday's election and formed a new council majority which supports residents' opposition to condominium growth in Saline.

The three new councilmen and the votes they received are: G. Alan Bates, 802; Harry Miller, 782; and Hubert Beach, 691. They will take office in January.

Beach was mayor of Saline from 1971-74 and had run repeatedly - and unsuccessfully - for local of-

fice since then. Miller was a councilman during the mid-1970s, while Bates was making his first bid for public office.

Incumbents Earl Laughrey (257 votes) and Pat Little (301 votes) were defeated. The third council seat was open because incumbent Kirk Reed was not seeking re-election.

"We kicked their tails," said Councilman Hal Dotson, who campaigned for the challengers.

City records indicate that Tuesday's voter turnout was higher than ever when compared to previous "off" election years - years in which no state or national contests are on the ballot. About 25

percent of Saline's 4,169 voters went to the polls Tuesday. That figure compares with about 9 percent in 1985, 17 percent in 1983 and 7 percent in 1981.

By comparison, last year's election, which included the gubernatorial and state Senate races, drew about 55 percent of Saline voters to the polls.

The results of Tuesday's non-partisan election are unofficial until certified by election canvassers.

According to Tuesday's winners, the heavy voter turnout was sparked by residents' opposition to

See GROWTH, A5

a rezoning request approved by the council last week which permits construction of the city's largest condominium complex. The devel-

Developer pulls out, avoids 'screaming'

By DAVID AGUILLARD 11/17/87 A2 News
NEWS SPECIAL WRITER

SALINE - The Hidden Creek condominium development died Monday night.

At the developer's request, the Saline City Council killed the rezoning ordinance that permitted construction of Hidden Creek, a \$47 million project that would have doubled the number of condominiums in Saline. With the ordinance's repeal, the land reverts to single-family-house zoning.

The developer, 401 Service Corp., does not want to build new homes in the midst of the bitter controversy that has surrounded the proposal since early this year, a spokesman for 401 Service said.

Controversy followed the project into its grave. The three council members who attended Monday night's special session, which the mayor called late Friday afternoon at the developer's request, said they were not informed before the meeting that 401 Service would ask for a repeal. Two council members objected to Mayor Mark Hopper's secret negotiations, which led up to the meeting.

The project's site, owned by 401 Service, the real estate development arm of Great Lakes Bancorp, is located northeast of the intersection of Ann Arbor-Saline and Wa-

terworks roads. At 101 acres and 350 units, Hidden Creek would have doubled both the number of condominiums and the combined acreage of all condominium developments now in Saline. The developer's spokesman said 401 Service has no plans for the land "at this time."

Residents of Colony Estates, a subdivision bordering the proposed condominiums, mounted and sustained stiff opposition to the development, collecting about 500 signatures on a petition against the rezoning. Residents argued that the project would ruin the small-town charm of their city. In spite of their objections, the council approved the rezoning ordinance on Oct. 27.

One week later, a record-breaking voter turnout shoved from office two incumbent city councilmen who had backed the ordinance. The landslide swept into office three councilmen who supported voter opposition to condominium growth in Saline.

After the election, Colony Estates Homeowners Association began circulating another petition

See PROJECT, A6

SALINE