

DEFEND DEXTER

Against the Developers “Dream Team”

Will we preserve the rural character of Dexter or be surrounded by Urban Sprawl?

NO GOOD FAITH NEGOTIATION HAS OCCURRED!

The developer and his “cheerleaders” from the Dexter village council have not reduced the housing density that they were demanding by a single lot, while Scio Township is willing to be flexible.

“CHEERLEADERS?”

In Washtenaw County it is very unusual for local officials to become “cheerleaders” for high density residential developments on open farmland. Why in the world do Mr. Seta and Mr. Carson want Dexter to be surrounded on all sides by dense subdivisions?

Scio Township has clearly and repeatedly said “NO” to annexation. Are Dexter officials willing to waste their taxpayers dollars on a long legal battle with Scio, (and demolish the rural character of Dexter), just to benefit a landowner and a developer?

LAST GREEN CHANCE

Dexter Village is a **special place**, in part because of its “country” charm. Nevertheless the village has allowed itself to be surrounded on the west, north, and east by unspectacular, high density housing developments. Only the south of town, between Dexter and I-94, is still relatively open and green. This is the land that 5 members of the Dexter council want to annex for high density development. The land is part of Scio Township and is not master planned for high density. **The people of Dexter could act** to preserve a less crowded, greener, and more open entryway into the village – not 800 new homes.

INTEGRITY? DOES IT COUNT AT ALL?

Is something **right** because you think you can get away with it?

This “land grab” for high density development should not be happening! Scio Township long ago signed formal “promulgation agreements” or “peace treaties” with both Dexter and Ann Arbor, which laid out the “ultimate boundary between township and village” (6/23/1981). This agreement was later amended bit, after which Scio Township Supervisor Bob Tickle said, “That’s the last clod of dirt that anybody is ever going to get from Scio Township”. The City of Ann Arbor honors their “peace treaty” with Scio.

What about the concept of **integrity**, of keeping your word.

How can we know that more annexation requests from Dexter won’t follow this one?

LAW AND POLITICS

Some Dexter commissioners may not have a full understanding of Michigan annexation law. Scio Township will not tolerate a “hostile annexation”. Scio will ultimately win in court. The County Board of Commissioners won’t tolerate this sort of land grab either. They have respect for local Master Plans and don’t like to see local units of government pick fights with each other. They don’t want recall campaigns against them (which I promise will happen if they support a “hostile annexation” of Scio land.)

PROCEDURE? WRONG ALL THE WAY!

Why didn't the developer submit his proposal to the Scio Township Planning Commission or have any discussion with Scio? He went straight to Mr. Seta and Mr. Carson of Dexter and had them "carry the ball" for him. This is not the proper procedure; it is an "end run" around the proper procedure.

NEED?

Do you support a threat to sound local land planning that will build 800 new homes to directly compete with yours in the marketplace? People are having big trouble selling homes. Many buyers have no interest in older homes if new ones are plentiful.

TRUST?

Many local homeowners checked the local zoning and master planning before they bought their homes. They don't like to be betrayed. They didn't plan on another 800 homes next door.

TRAFFIC?

It will be a lot harder for Dexter residents to get out to I-94 with 800 new homes on Baker Rd.. Baker Rd. will be jammed, and may need to be rebuilt. Who will pay?

NO WATER AND SEWER CAPACITY IS NOW AVAILABLE FOR A GIANT DEVELOPMENT!

New water and sewer capacity will have to be constructed for such a huge development, and Dexter taxpayers will foot the bill.

DEFEAT THE ANNEXATION FOR HIGH DENSITY DEVELOPMENT!

New residential units always cost more in services than they provide in taxes. Your taxes will not go down, they will quickly go up.

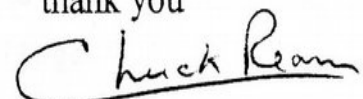
DEFEND THE SEMI-RURAL CHARACTER OF THE DEXTER AREA!

Do we fully realize the value that the surrounding green countryside has to our community? Once lost, it is gone forever.

WHO WILL RUN IN 2008?

Village council members Donna Fisher and Paul Cousins are so great they are almost legends (while Mr. Seta and Mr. Carson are relative newcomers to the village). I pray that there are some smart, tough citizens of Dexter who will run for Council in 2008 – and then struggle arm in arm with Ms. Fisher and Mr. Cousins to preserve the character of the wonderful Village of Dexter.

thank you



Chuck Ream
Scio Township Board