

DEFEND DEXTER

Against the “Developers Dream Team”

Should we preserve the rural character of Dexter or be surrounded by urban sprawl?

“DEVELOPERS DREAM TEAM”?

In Washtenaw County it is very unusual for local officials to become cheerleaders for unplanned high density development in open rural areas. Why in the world do Mr. Seta and Mr. Carson want Dexter to be surrounded on all sides by dense subdivisions? They even voted **against** preserving Gordon Hall!

Scio Township has repeatedly said a clear “no” to annexation. Are Dexter officials ready to waste taxpayer dollars on a legal battle with Scio 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 between Dexter and I – 94 is still relatively open and green. This is the land that Mr. Seta and Mr. Carson 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 relatively less crowded, greener, and more open entryway into the Village – not 800 new houses.

This “Harvest Valley” project benefits only the land seller and the developer. They will make big money only if they can break the Scio Master plan and wreck the remaining semi-rural character of the Dexter area.

INTEGRITY?

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 a bit, after which Scio Supervisor Bob Tickle said, “That’s the last clod of dirt that anybody is going to get from Scio Township”.

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

LAW AND POLITICS

Some Dexter commissioners may not have a full understanding of Michigan annexation law. They may be surprised that Scio Township will not tolerate a "hostile annexation". The County Board of Commissioners won't tolerate it either. They don't want to see unplanned development in rural areas or adversarial relations between local units of government. They don't want "recall" campaigns against them (if they decided to support this annexation).

PROCEDURE?

Why didn't the developer submit his proposal to the Scio Township Planning Commission or have any discussions 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 right procedure.

NEED?

Do you support a threat to land planning that will build 800 new homes to compete against yours on the local market? People are having trouble selling homes as it is.

TRUST?

Homeowners who checked local zoning and master plans before they bought their home don't like to be betrayed.

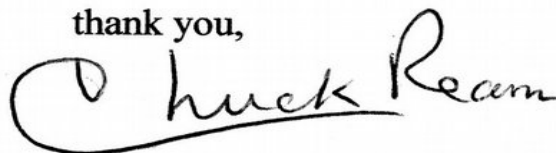
DEFEAT THE ANNEXATION FOR HIGH DENSITY DEVELOPMENT!

Residential units always cost more in services than they provide in new taxes.
Your taxes will not go down.

DEFEND THE SEMI-RURAL CHARACTER OF THE DEXTER AREA!

Do we recognize its value to our community? Once lost, it's gone forever.

thank you,



Chuck Ream
Scio Township Board

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