



Washtenaw County
Department of Planning & Environment

November 14, 2008

Doug Fuller, Secretary
Scio Township Planning Commission
827 N. Zeeb Rd.
Ann Arbor, MI 48103

Re: Scio Township Master Land Use Plan Update

Dear Mr. Fuller:

Thank you for the opportunity to comment on the Scio Township Master Land Use Plan Update. In accordance with the Municipal Planning Enabling Act, Public Act 33 of 2008, the update was reviewed by the Washtenaw County Planning Advisory Board and the Board of Commissioners. The Washtenaw County Department of Development Services, Department of Parks and Recreation, Road Commission, Department of Public Health, Office of the Drain Commissioner and the Washtenaw Area Transportation Study (WATS) were also given the opportunity to comment on the update.

Staff reviewed the proposed update in the context of *A Comprehensive Plan for Washtenaw County (County Plan)*, plans of contiguous local units of government and the current Scio Township Master Plan (Township Plan). Staff found the proposed amendments would be consistent with the County Plan and the plans for the contiguous communities with the following recommendations:

- Scio Township should articulate a goal to seek protection and preservation of historic resources through local, state and national historic designation or easement programs, all of which employ design guidelines and review to ensure appropriate treatment of historic properties.
- The plan should provide additional language to describe “How and Why the Township’s Agricultural Preservation Area Plan Overlay was selected” which is one of the five State PDR Program requirements. One suggestion is to use the language that described the “Agricultural Unit” in the 2005 amended Scio Township Master Plan (originally adopted in 1996), for further describing “how and why the agricultural preservation area was selected,” as well as to indicate that the Agricultural Preservation Area Plan Overlay contains most of the Prime Agricultural Soils.

Although the following recommendations are not applicable to the consistency with the County Plan, we strongly encourage the incorporation of the following to enhance the overall plan:

- Portions of Appendix A, especially maps including both planned and proposed information, would be better if incorporating into the body of the Plan.
- Figure 1: Existing Land Use Map has some inaccuracies as the map was likely created using 2000 data. This map should be updated to current land uses or the year of data depicted in the map should be more clearly identified.
- The Transportation Plan section functions more as an inventory, describing the existing transportation network and National Functional Classification system. While this can be used to identify areas that the Township expects to develop and those areas that the Township would like to preserve, it does not specify goals and policies for implementation.
- Reference the Washtenaw Metro Alliance Plan for Coordinated Parkland and Open Space in the Master Plan and adopt the policies and goals included in the document.
- Include the WATS Non-motorized and Transit Plans by reference and accordingly adopt the policies and goals included in the documents.
- The Draft Plan is remarkable in commitment to LEED and Low Impact Design principles in the majority of sub areas. These policies should be extended to the Jackson Road corridor as well.

The attached staff report provides additional background regarding county comments and agency comments are provided containing additional detailed recommendations. On behalf of the Planning Advisory Board and the Board of County Commissioners, I would like to thank you for your contribution to promoting a shared vision for Washtenaw County.

If the Department may be of assistance to the Township as you work to implement the policies included in your plan, please call me at (734) 222-6809.

Sincerely,

Patricia Denig, Planning Services Director
Office of Strategic Planning
Washtenaw County

Attachments

Staff Report
Washtenaw County Historic Preservation
Washtenaw Area Transportation Study (WATS)
Washtenaw County Drain Commission



Washtenaw County Department of Planning & Environment

Staff Report

RE: Scio Township Master Land Use Plan Update

Staff Report Date: November 14, 2008

Background

The Washtenaw County Office of Strategic Planning received the Scio Township Master Land Use Plan Update on October 15, 2008. In accordance with the Municipal Planning Enabling Act Public Act 33 of 2008, the County is to provide comments to the Township, which must include two statements of consistency:

- A statement as to whether, after considering any comments received by contiguous local units of government, the proposed update is consistent with the plan of contiguous communities, as
- A statement as to whether the proposed update is consistent with the County Plan.

The proposed update was reviewed for consistency with *A Comprehensive Plan for Washtenaw County* (County Plan). The Washtenaw County Department of Development Services, Department of Parks and Recreation, Road Commission, Department of Public Health, Office of the Drain Commissioner and the Washtenaw Area Transportation Study (WATS) were also given the opportunity to comment on the document.

Summary of Update/Review in context of County Plan

The Land Use Goals of the Township Plan generally support those found within the County Plan, and aim to “foster responsible use of land, preserve farmland and natural features, and to make best use of existing public services, utilities, and infrastructure.” Many components of the Township Plan includes language supportive of maintaining open space and rural characteristics where appropriate, while allowing growth to be accommodated in currently serviced areas near Jackson Road. Infill development and mixed uses are planned along this corridor, with reduced setbacks and increased allowances for height. Language is also present throughout the plan encouraging more pedestrian friendly uses in this area, as well as the development of non-motorized connections throughout the Township.

The accommodation of new growth in a manner which focuses pedestrian friendly mixed uses in areas with existing infrastructure and services, while maintaining agricultural and open space in the outlying areas is supported by the County Plan. This also allows more opportunity to provide a diversity of housing and transportation options, sustainable

development patterns and economic development. The Township should expand upon this by specifying how and where mixed use areas will be implemented and prioritized along the corridor.

The Township identifies the maintenance of “current water and sewer district boundaries” in the Community Facilities and Services area. In the following Future Land Use Plan section, the Plan identifies that water and sewer infrastructure systems are available and may be expanded in the future. The Plan could be expanded to show where these boundaries are located, and develop language to provide policy guidance on if and how these boundaries will be used in the coming years.

The Township Plan’s Future Land Use Categories areas are each supported by a description of the appropriate zoning districts, and the implementation section notes the need for reviewing the zoning ordinance and amending where necessary to support the goals of the Township Plan. This is important to implementing the visions set forth by the Township Plan.

Many of the Future Land Use Categories are well thought-out and demonstrate a willingness to consider alternative forms of future land use. One inclusion worth noting is the incorporation of an Agricultural Preservation Overlay. This map is a requirement of being eligible for Purchase of Development Rights programs. While this area is referenced and said to be illustrated in Figure 18 – it is not. The Overlay *is* displayed on Figure 11. This reference should be changed for accuracy and clarity.

Scio Township amended their Master Plan in 2005 to meet the State PDR requirements, however, some subtle changes to the text of the 2008 Scio Township Master Plan Update since the 2005 amendment may not meet one of the State PDR requirements. According to the *Policies and Procedures of the Michigan Agricultural Preservation Fund* (State PDR Program) the Scio Township Master Plan Update meets all the following State PDR requirements below, except it may not meet requirement number b)

- a) The areas intended for agricultural preservation are clearly depicted on the future land use map.
- b) A description of how and why the preservation area was selected.
- c) Goals for farmland preservation.
- d) Language indicating why farmland should be preserved in the community (cost of services studies, economic benefit to the community etc.)
- e) Text describing the strategies intended to be used in order to preserve the agricultural land, including Purchase of Development Rights (PDR) but should include other techniques.

On pages 23 and 41 of the Draft Scio Township Master Plan Update, it states the following: “As illustrated in Figure 11, the Agricultural Land Preservation Area Overlay specifically identifies the area of the Township where there is the largest concentration of farmland.” This description may not be sufficient for describing how and why the preservation area was selected (requirement number b) above).

In the 2005 Amendment to the Scio Township Master Plan, the plan made the following statement:

The Agricultural Lands Preservation Plan Overlay Map more specifically identifies the area of the Township where there is the largest concentration of farmland. The area designated corresponds to and expands upon areas previously characterized in Chapter II of the Master Land Use Plan as the Agricultural Unit, one of six planning units which generalize the character of various areas of the Township.”

Since there is no “Agricultural Unit” identified in the 2008 Scio Township Master Plan Update, there is substantially less explanation of “how and why the agricultural preservation area was selected” and this may not be sufficient to meet the State PDR requirements in the future for local master plans.

One suggestion is to use the language that described the “Agricultural Unit” in the 2005 amended Scio Township Master Plan (originally adopted in 1996), for further describing “how and why the agricultural preservation area was selected,” which states the following:

- This area comprises most of the area actively being farmed as well as land under P.A. 116;
- Soils are generally unsuitable for septic field and building constructions;
- A large wetland area is located at the intersection of Honey Creek and Liberty Road while other wetlands in a linear pattern follow Mill Creek, Honey Creek, and various drains.

In addition to adding this language to the description of “how and why the agricultural preservation area was selected,” the Township could also explain that this is the location of most of the Prime Agricultural Soils in the Township.

These suggested language additions to page 23 and to the second paragraph after the “Agricultural Preservation” heading on page 41 would provide sufficient explanation as to “how and why the Township Agricultural Preservation Overlay Area was selected” and would more likely meet the State PDR requirements.

The “Residential” Future Land Use Category includes commendable specifications for High Density Residential which “encourages and supports innovative housing such as attached and cluster developments that preserve open space and protect natural features. Density is proposed at 4 to 8 dwelling units per acre. However, greater densities may be allowed in cases showing exceptional design and conservation...” This encouragement of mixed uses and other flexibility is echoed by the inclusion of “Special Planning Areas”. This land use is supported by the County Plan Landscapes recommendation 1.4 to “encourage infill development in suburban areas to develop at higher density (4 to 8 dwelling units per acre).

The “Transportation” category is located within the “Other Township Policies” section of the Township Plan. While existing road classifications and future right-of-ways are mentioned briefly, this section includes no future plans or goals for the transportation

network, nor any policies. Further, various parts of the Township Plan include language on the importance of non-motorized opportunities; it is not discussed within the Transportation section. Information and maps in Appendix A begin to address this and should be brought into body of plan in goals or policies section. Specific policies to make residential *and* commercial areas walkable, reduce parking requirements, and provide non-motorized improvements throughout the suburban and rural areas which correspond to the WATS Non-motorized Plan should be included (County Plan Transportation Goals: Chapter 10 Objective 9). Further, it is recommended that the WATS Non-motorized and Transit Plans are included by reference. This is supported by the Washtenaw Area Transportation Study (WATS) comments attached.

Scio Township has a demonstrated interest in its historic resources, character-defining features and landscapes. However, the draft Scio Township Master Land Use Plan only briefly mentions one historic resource, the Delhi Bridge, designated as a historic district in 2007. Scio Township has also worked with Webster Township to take steps to protect and preserve another Washtenaw County Local Historic District, Gordon Hall. The Washtenaw County historic resources database on the web, known as HistWeb, returned 147 individual historic sites recorded in a Washtenaw County survey of Scio Township. Also to be noted are numerous Centennial Farms throughout the area, which are reminders of many Scio Township families' proud agricultural heritage. Scio Township should consider articulating a goal to seek protection and preservation of historic resources through local, state and national historic designation or easement programs, all of which employ design guidelines and review to insure appropriate treatment of historic properties (County Plan Historic Preservation: Chapter 9 Objective 3). Further information on historic resources in Scio Township is attached.

The Township Plan includes Sub Area Plans which set policies for areas within the Township. For example, new developments are to implement Low Impact Development (LID) or Leadership in Energy and Environmental Design (LEED) standards in all sub areas excepting the Jackson Road Corridor. These design guidelines should be extended into the Jackson Road corridor as well.

The Huron Sub Area requires open space and trail requirements in subdivisions, and encourages policies for tree preservation. Development Strategies in this area also include developing non-motorized transportation along major roads and assisting the development of the Border to Border Trail.

Other Sub Areas include strategies for encouraging pedestrian amenities, establishing greenway corridors connecting park spaces with residential and recreation areas. The Mill Creek Sub Area sets a strategy to "implement policies to encourage mixed retail and residential use adjacent to Village of Dexter, and encourage infill development..." and to develop a non-motorized network, and encourage public transportation.

The Honey Creek area mentions the Transfer of Development Rights (TDR) as a method to shape the landscape by transferring density to Jackson Rd while preserving agricultural or open space contiguous with neighboring townships. This is consistent with County Plan Agriculture Objective 2: Encourage and Support agricultural operations through farmland preservation programs.

The Jackson Sub Area strategies include, among other things, encouraging pedestrian, non-motorized and public transit, energy efficiency and mixed uses such as office on upper floors and retail on first. This section also discusses the Economic Development Strategic Plan which recommends a business campus at Zeeb or Baker interchange, redevelopment and infill into mixed use, multi-story structures in pedestrian-oriented atmosphere near Zeeb Rd. To accommodate recommendations, Special Planning Areas (SPA) proposed in land use plan with requirements similar to PUD. This plan should be included in the appendix.

Throughout the Township Plan, policies are difficult to identify. For example, an Agricultural Preservation Overlay is included, and one portion of the plan mentions the Township's ability to use sliding scale zoning and Purchase of Development Rights, however no policies to encourage these or other methods are detailed. A separate Open Space Plan is referred to (although not attached) and Bio-reserve Map ranks preservation priorities, but policies to preserve these areas are not discussed. Likewise, specific environmental or transportation policies are not included in the plan to support the language reflecting their importance throughout the plan.

Appendix A includes demographic information, maps and descriptions of natural and historic resources, and community facilities and services data. Figure 19 illustrates existing and potential non-motorized linkages. Some of this information would be better suited within the body of the plan, especially the Trails, Pathways and Greenways Map (Figure 19), which should be in the transportation section with supporting policies. Natural features maps would be appropriate in the policy section with policies which relate to implementing the goals for these areas/resources.

Implementation does mention that zoning needs to be evaluated and amended as necessary to support plan. Other policies specific to goals for each category would also help in the implementation of this plan and its goals.

Contiguous Community Land Uses

- East (Ann Arbor Township): Scio Township's northeastern corner borders Ann Arbor Township. Ann Arbor Township's future land uses for this area include Agricultural Production, which is within the Agricultural Preservation Overlay, and Residential. The corresponding corner of Scio Township is Agriculture within the Agricultural Preservation Overlay and Low Density Residential. These uses align with similar uses in the neighboring Township, and are compatible.
- Southeast (City of Ann Arbor): The City of Ann Arbor's land use along it's western border which is adjacent to Scio Township is predominately single family residential, with commercial uses along Jackson Road. These uses are compatible with those in the Township Plan.
- Southeast corner (Pittsfield Township): The northwest corner of Pittsfield Charter Township is planned for Research & Development. The corresponding southeast corner of Scio Township is high Density Residential. These uses separated by approximately ½ mile of city of Ann Arbor land. Adjacent land uses are compatible.

- South (Lodi Township): Future land use along the Northern section of Lodi Township which borders Scio Township is suburban residential with a density of 4 du-8du/ac in the northeast section, with Rural Residential toward the middle, and Agricultural Use to the west. These uses closely align with the planned uses and densities in the Scio Township Master Land Use Plan.
- Southwest (Freedom Township): The northeast corner of Freedom Township is planned for Agricultural land use. This use is compatible with those planned for the northeast corner of Scio Township.
- West (Lima Township): The Future Land Use in the portion of Lima Township that border Scio Township is predominately “Agriculture”, with some “Rural Residential” areas near the Village of Dexter and along the north of Jackson Rd. These uses are compatible with those adjacent in Scio Township.
- Northwest (Village of Dexter): Future Land Uses planned in the Village of Dexter along the border shared with Scio Township include Village Density, Suburban Density and Multiple Family Density residential, Public/Semi-Public and Research/Development. These uses are compatible with Scio’s neighboring Residential, Office/Industrial and Recreation/Conservation areas. One point of discrepancy is an area along Baker Rd just south of Dan Hoey Rd. which the Village designates as Suburban Density and Multi-Family Density Residential, and the Township calls Office/Industrial.
- Northwest corner (Dexter Township): The southeast corner of Dexter Township is planned for Rural Residential. The future land uses mapped by Scio Township for its northwest corner are Open space/Agricultural/Residential and Recreation/Conservation. These uses are compatible.
- North (Webster Township): Predominately Agricultural and Rural Residential Land Uses, with a bit of Urban Residential Planned for the area just south of Joy Rd. This area of higher residential density aligns with the Medium Density Residential area in the Scio Township Future Land Use map. The Agricultural Preservation Overlays are also planned in a way to encourage continuous long term agriculture across township boundaries. Uses along this northern border are compatible.
- Northeast (Northfield Township): The southwest corner of Northfield Township which touches Scio Township is planned for Agriculture. This future land use is consistent with the Open Space/Agriculture/Residential land use designated for in the northeast corner of Scio Township.

Contiguous Community Comments

No comments were received from contiguous communities.

Review of Plan in Context of Contiguous Community Master Plans

Scio Township Master Land Use Plan has a “neighboring communities” section, and Washtenaw County Comp Plan section, promoting regional consideration of land uses.

The Goals of the Scio Township Master Land Use plan are compatible with those of the surrounding community Master Plans.

Other Department and Agency Comments

Washtenaw Area Transportation Study (WATS): See attached

Washtenaw County Historic Preservation: See attached

Washtenaw County Drain Commission (WCDC): See attached

Statement of Consistency

Washtenaw County Office of Strategic Planning finds the Scio Township Master Land Use Plan update consistent with the Comprehensive Plan for Washtenaw County, and those of adjacent communities.

Additional details are in the staff review and comments included in the letter at front of review packet.

Scio Township Master Land Use Plan - General Historic Preservation Comments

The preservation of historic resources has economic, environmental and social benefits. These worthwhile characteristics are recognized in Chapter Nine of *A Comprehensive Plan for Washtenaw County*, which places significant value upon our irreplaceable historic resources. Recommendations 1.1 through 1.6 encourages the recognition of historic resources through the creation of local historic districts and listing on the National Register of Historic Places, as well as the application of innovative preservation strategies such as preservation easements and overlay districts. Federal and state tax credit programs are also a viable preservation strategy for many communities like Scio Township. Furthermore, Recommendation 3.1 promotes the incorporation of historic resources in local master plan updates, while Recommendation 3.2 suggests historic resource education by local units of government.

The new Scio Township Master Land Use Plan only briefly mentions one historic resource, the Delhi Bridge. This local historic district was designated in 2007 by the Washtenaw County Historic District Commission, and listed on the National Register of Historic Places in 2008. The Delhi Bridge is a single-span, Pratt through truss wrought iron bridge. It spans the Huron River just south of Huron River Drive as an extension of East Delhi Road in Scio Township. Due to confusion surrounding its reconstruction after a tornado in 1917, this bridge's date of construction is subject to debate among local experts. The bridge connects Huron River Drive to the unincorporated village of Delhi Mills, founded in the 1830s, and the site of several mills in the late nineteenth century. Notably, the East Delhi Bridge is the only bridge in Michigan to receive local historic designation.

This bridge is presently being rehabilitated by the Washtenaw County Road Commission, due largely to the combined efforts of the Washtenaw County Road Commission, Delhi Conservancy and the Scio Township Board of Trustees. Scio Township established a special assessment district to generate funds to assist with the bridge rehabilitation. Such local cooperation is an exceptional demonstration of the importance of this unique historic resource to the Scio Township community, and an example of the Township's commitment to preserving its local sense of place. This historic resource and the Township's actions should be mentioned more clearly in the Master Land Use Plan.

Scio Township has also taken steps to protect and preserve another Washtenaw County Local Historic District, Gordon Hall, located at 8341 Island Lake Road. This district is divided between Scio and Webster Townships. Constructed in 1843 and designated as a local historic district in 2001, this house and surrounding property derives significance from the house's Greek Revival style architecture, its association with local pioneer and abolitionist Judge Samuel W. Dexter, and its connection to Judge Dexter's grand-daughter, women's rights activist Katherine Dexter McCormick. In 2007, Scio Township worked in a parallel fashion with neighboring Webster Township to execute conservation easements on the Gordon Hall property. These actions are to be commended, as they are additional layers of protection for this rural district, and work hand-and-glove with the local historic district

designation. As with the Delhi Bridge, the Scio Township's actions to preserve and protect its important character-defining landscape features and historic resources should be recognized.

Other protected local historic resources in Scio Township are 6 properties listed on the Michigan State Register of Historic Places, including several private residences and Michigan Central Railroad Depot, St. Joseph's Church, and St. Andrew's Church in Dexter. One National Register-listed property, the James Litchfield House at 3515 Central Street in Dexter, was listed in 1984 as an outstanding example of Greek Revival style architecture. Additionally, the Washtenaw County historic resources database on the web, known as HistWeb, returned 147 individual historic sites recorded in a Washtenaw County survey of Scio Township. Also to be noted are numerous Centennial Farms throughout the area, which are reminders of many Scio Township families' proud agricultural heritage.

Specific Recommendations

Scio Township has a demonstrated interest in its historic resources, character-defining features and landscapes. These handsome landmarks and everyday structures are worthy of specific discussion in the development plan. Language regarding the importance of historic preservation to the community's character, particularly the importance of rural/agricultural sites, "picturesque" viewsheds, and infill development standards congruent with the current form and rhythm of the community should be more strongly articulated in the final draft.

Communities in the Midwest and elsewhere with similar historic building stock have adopted a Historic Preservation Master Plan as an addendum or incorporated into an existing plan. Superior Township, for example, adopted Ordinance 151 of 2001, thereby acknowledging the unique historic resources and character-defining qualities of the Township, and creating a Heritage Area Advisory Commission. Scio Township is encouraged to consider a similar instrument to provide recognition and protection for its valuable historic resources. At minimum, Scio Township should consider articulating a goal to seek protection and preservation of historic resources through local, state and national historic designation or easement programs, all of which employ design guidelines and review to insure appropriate treatment of historic properties.

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WASHTENAW AREA TRANSPORTATION STUDY

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Planning Reviews

Community: Scio Township

Date Received: October 17, 2008

Complete Master Plan Update: Yes **Complete Zoning Plan Update:**

Master Plan Amendment:

Zoning Plan Amendment:

Other:

Sections reviewed: Goals Policies Land Use Recommendations

Transportation Recommendations Other

Land Use Implications:

The land use goals are comprehensive and link the development of land with the needed infrastructure including transportation. The goals could include making the entire urban portion of the township walkable not just the residential areas and providing non-motorized improvements in the rural area corresponding to the WATS Non-motorized Plan.

The Township should consider having a goal that both the Huron and Mill subareas provide north-south paths connecting the subareas with the County Border-to-Border Trail.

Transportation Component Implications:

The Township should consider a goal that links adjoining subdivisions and commercial areas using connected streets and non-motorized pathways. This interconnectedness improves public safety, reduces the vehicle miles traveled and the number of auto trips made as non-motorized and direct route options are available.

POLICY COMMITTEE MEMBERS

- CITY OF ANN ARBOR • ANN ARBOR TRANSPORTATION AUTHORITY • ANN ARBOR TOWNSHIP • CITY OF CHELSEA • VILLAGE OF DEXTER •
- DEXTER TOWNSHIP • EASTERN MICHIGAN UNIVERSITY • MICHIGAN DEPARTMENT OF TRANSPORTATION • NORTHFIELD TOWNSHIP • PITTSFIELD TOWNSHIP •
- CITY OF SALINE • SCIO TOWNSHIP • SOUTHWEST WASHTENAW COUNCIL OF GOVERNMENTS • SUPERIOR TOWNSHIP • UNIVERSITY OF MICHIGAN •
- WASHTENAW COUNTY BOARD OF COMMISSIONERS • WASHTENAW COUNTY ROAD COMMISSION • CITY OF YPSILANTI • YPSILANTI TOWNSHIP •
- EX OFFICIO: FEDERAL HIGHWAY ADMINISTRATION • SOUTHEAST MICHIGAN COUNCIL OF GOVERNMENTS •

AN INTERMUNICIPALITY COMMITTEE ORGANIZED UNDER ACT 200 OF PUBLIC ACTS OF MICHIGAN (1957)
REPRESENTING WASHTENAW COUNTY

Particularly in the commercial areas, the Township could consider requiring the use of shared driveways to preserve the capacity of Jackson, Wagner, and Zeeb Roads. In commercial areas where the Township anticipates public transit service, the provision of sidewalks and reduced building setbacks will enhance the vitality of the area.

The Township identified the federal National Functional Classification (NFC) of roads but should consider moving the map to the Transportation Section to provide a visual link to the land use. The Township should also consider adding the condition of the road pavements that is available for the NFC system as well as identifying the transit links in or near the Township. WATS recommends the inclusion of the WATS Non-motorized and Transit Plans by reference.

Page 49 – it is unclear how the section marked Transportation Plan is a plan. The listing seems more like an inventory. The Transportation network and National Functional Classification system can be used to identify areas that the Township expects to develop (those federally classified) and those areas that the Township would like to preserve (roads are all local). With potential growth resulting from the Jackson Rd expansion, the Township should consider guiding further development *now*. The right-of-way map in figure 14 is referenced as “adapted” from the Washtenaw County Road Commission. Is this a spelling error and should be “adopted by” or were changes made to the right-of-way plan?

Page 69, Public Transportation – Although there was no fixed route public transit when the planning process began, the Township has a route deviation system along the Jackson Corridor (initiated in August 2008). The report states that demand responsive service (which is a form of public transportation) has been available through People’s Express.

Page 72, Figure 19, There are paved shoulder bike lanes on Wagner between Jackson and Liberty.

November 14, 2008

To: Ms. Anya Dale

From: Dennis Wojcik

Re: Scio Township Draft Master Land Use Plan

The Scio Township Draft Master Land Use Plan has been reviewed by the Washtenaw County Drain Commissioner's Office in regard to the environmental aspects of the plan. As a result of this review the following comments are offered:

1. Many of the environmental protections aspects of the plan are supported. These include:
 - a. The implementation of buffers along water courses and wetlands. These buffers are extremely important in the protection of these water features.
 - b. The implementation of Low Impact Design techniques for storm water management.
 - c. The identification of sub-areas and their unique natural features.
 - d. Conservation easements for the protection of natural features.
 - e. Clustered development to reduce storm water runoff and protect natural features.
2. The Water Resources section on page 64 is recommended to be revised to indicate the importance of the County Drains in the township. In fact over three miles of the Honey Creek, identified in this section as an important feature, is a designated County Drain. The following language is recommended to replace the second sentence of this section.

This system contains both natural waterways and County Drains under the jurisdiction of the Washtenaw County Drain Commissioner. The protection of all of these is of high importance to the overall environmental quality of the Township and downstream communities.