

Baker Road Corridor Joint Planning Initiative

October, 2004

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***Baker Road Corridor Joint Planning Initiative
Village of Dexter – Scio Township***

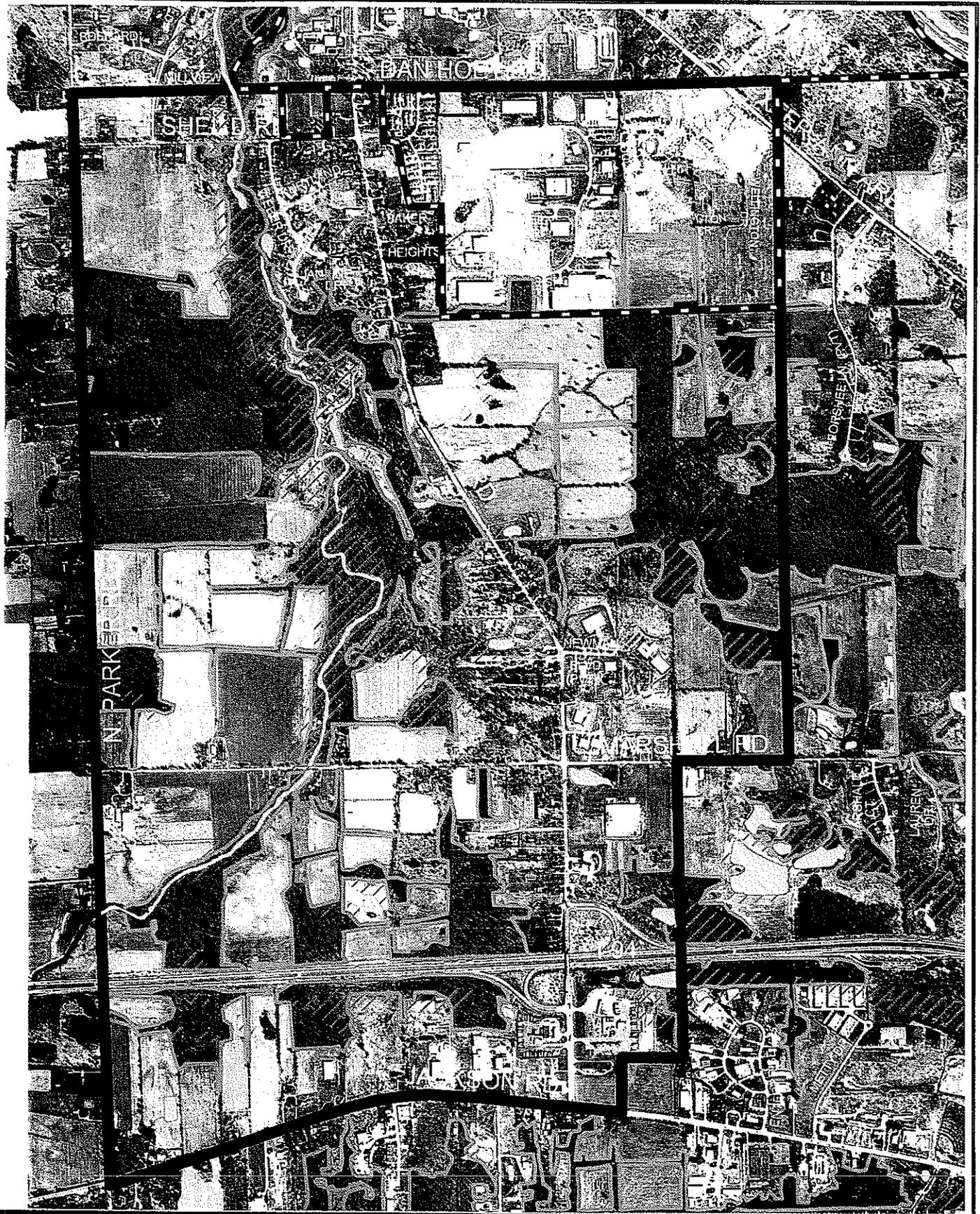
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Baker Road Corridor Joint Planning Initiative
Village of Dexter – Scio Township

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LEGEND

-  Woodlands
-  Wetlands
-  Open Water

NATURAL FEATURES

**Baker Road Corridor
 Joint Planning Initiative
 Village of Dexter - Scio Township**

Two 24 hour traffic counts are provided for the Baker Road Corridor as shown on Map 2. A count taken north of Shield Road indicates a 24 hour total of 16,869 trips per day. A count taken in the central portion of the corridor indicates a 24 hour total of 15,277 trips per day. The Michigan Society of Planning document "Managing Traffic in Your Community" provides generalized 24-hour capacities for a variety of different types of roads. For a two-lane arterial similar to Baker Road the capacity noted is 12,000 to 14,000 trips per day. While the Michigan Society of Planning capacity is for general planning purposes only, it can be seen that Baker Road is at or over capacity with the current amount of development found there.

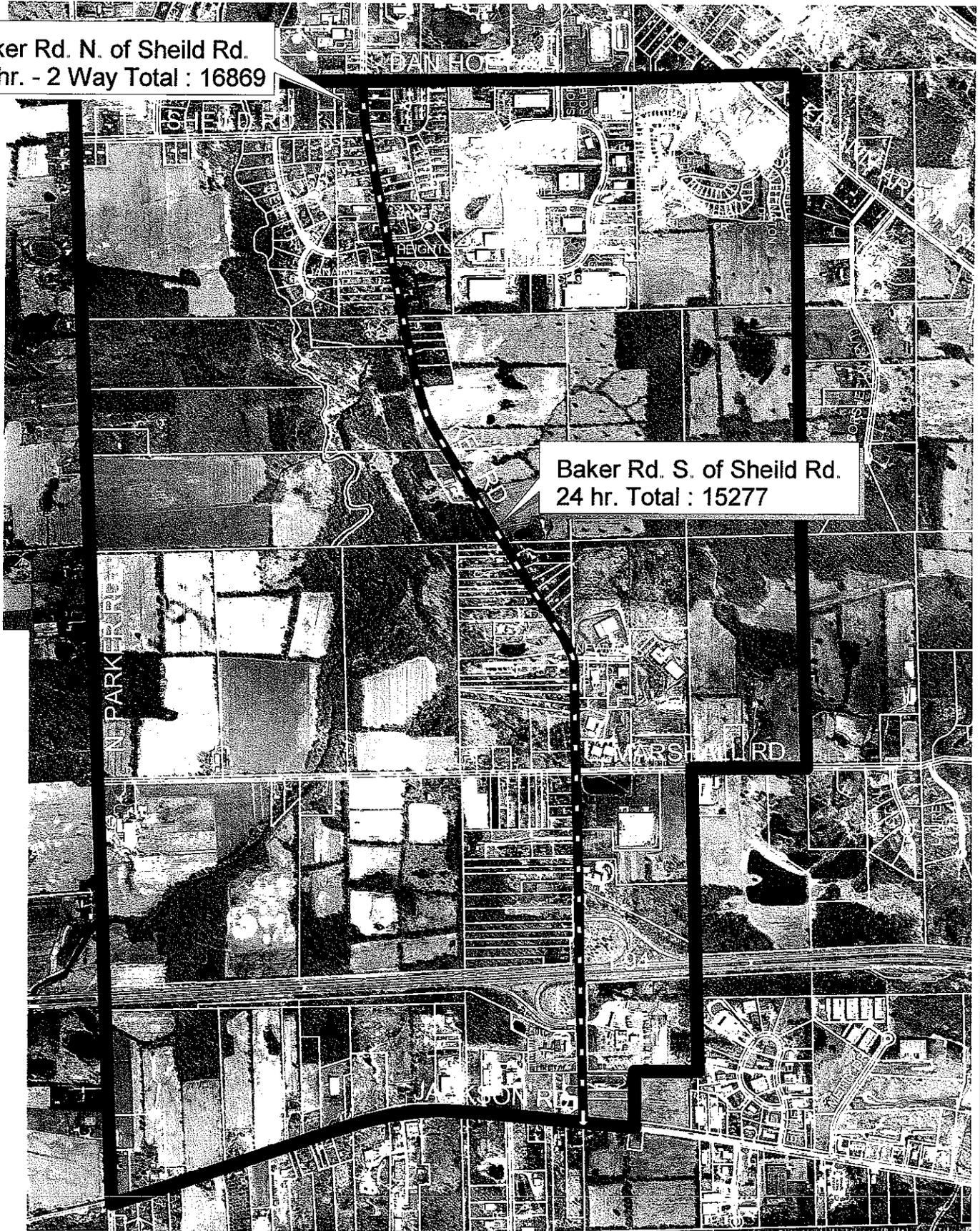
The following are some typical traffic generation for various land uses per acre as provided by ITE trip generation. These numbers can be applied to vacant property within the corridor and a picture of traffic impact to the corridor begins to emerge.

<u>Proposed Land Use</u>	<u>Average Trips Per Acre</u>
General Light Industrial	76.0
Suburban SF Housing	24.0
Suburban Condominium	61.0
General Office Building	251.0
Shopping Center <100k s.f.	787.0
Quality Sit Down Restaurant	478.0
Fast Food Restaurant	2,985.0
Convenience Market	290.0
Drive-in-Bank	849.0

As there is a significant amount of vacant land within the corridor any new development proposal should be examined in relation to overall traffic and how that may affect the Baker Road corridor. This is especially important as the corridor currently appears to be at or near the capacity for a two-lane arterial road. It is likely that improvements to Baker Road will be necessary to adequately serve adjacent new development.

Baker Rd. N. of Sheild Rd.
24 hr. - 2 Way Total : 16869

Baker Rd. S. of Sheild Rd.
24 hr. Total : 15277



LEGEND

-  Baker Road Corridor
-  Minor Arterial Road

TRANSPORTATION

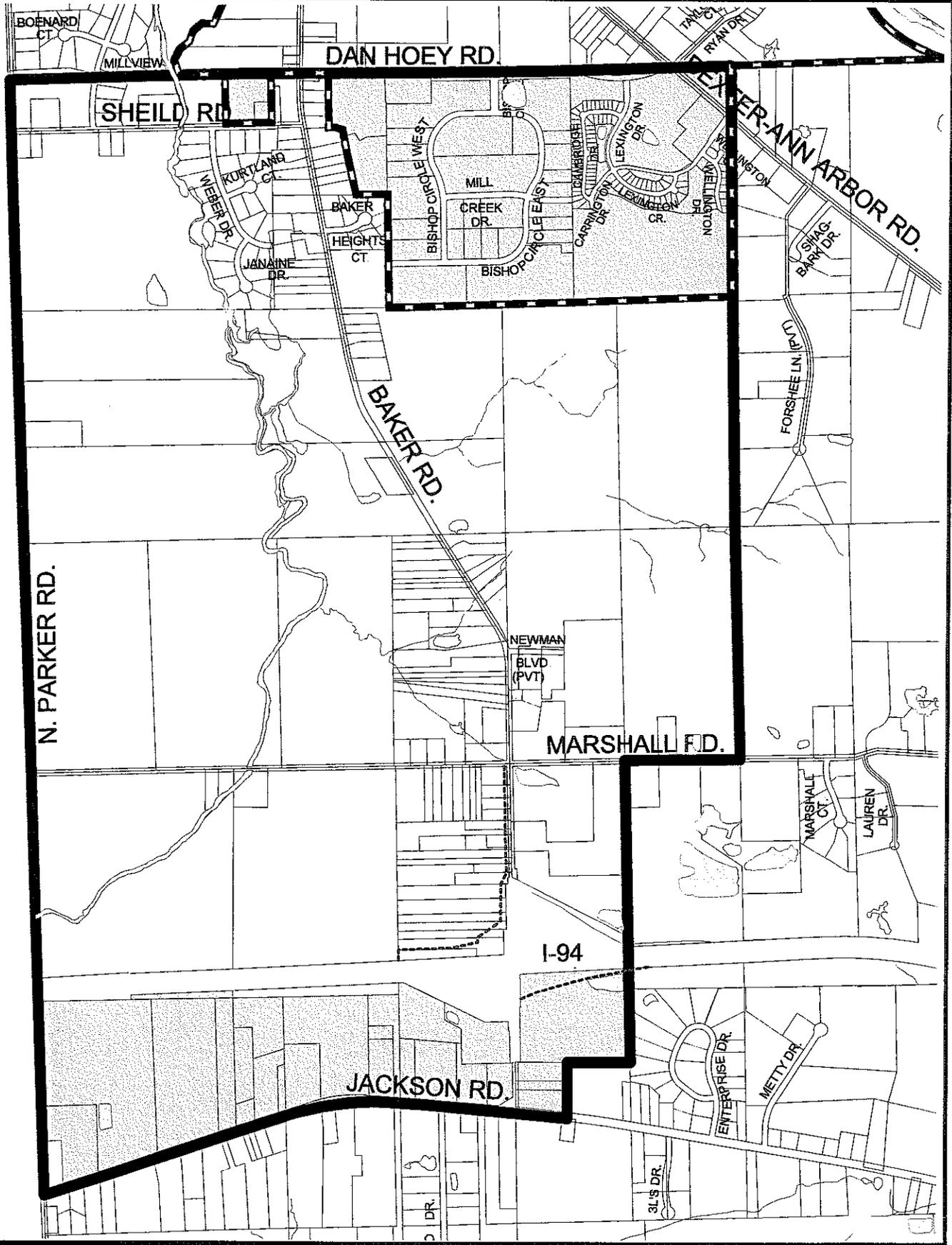
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Sewer and Water Districts

Map 3 depicts the municipal service districts of both the Village of Dexter to the north and Scio Township along Jackson Road. As seen from this map the vast majority of the corridor is without municipal services, i.e. sewer and water.

Municipal services in Scio Township are limited to the Township Sewer Service Area which is bound by contract with the City of Ann Arbor. Major additions to the Scio Sewer Service Area are unlikely at this time. The Village sewer and Water Utility District is bounded by the Village Border as seen in Map 3 as a dashed line south of the Dexter industrial park and the Dexter Crossing PUD.

Growth requiring sewer and water will likely occur closer to the Village of Dexter as sewer extensions in this area are more likely than from the south in Scio Township. Any extension from the Village of Dexter into Scio Township would likely be associated with either an annexation into the Village or some form of intergovernmental agreement to allow these extensions. This is a significant factor in any development that may occur south of the Village. It is important that the agreement to extend these types of services as well as the costs associated with such an extension be fully understood by all parties prior to proceeding with development.



LEGEND

-  Sewer & Water Utility District
-  I-94 Expansion

**SEWER & WATER DISTRICT/
I-94 EXPANSION**

**Baker Road Corridor
Joint Planning Initiative
Village of Dexter - Scio Township**

Carlisle/Wortman Associates, Inc.
Community Planners & Landscape Architects
Revision Date : 7/9/04

Future Land Use Plan

Within the study area, Baker Road is found fully within Scio Township. The northeast corner of the study area is the Village of Dexter and while only one point of access is found (Walk About Creek) the Village area has the potential of having a profound impact on the study area by way of sewer and water extensions. (Map 4)

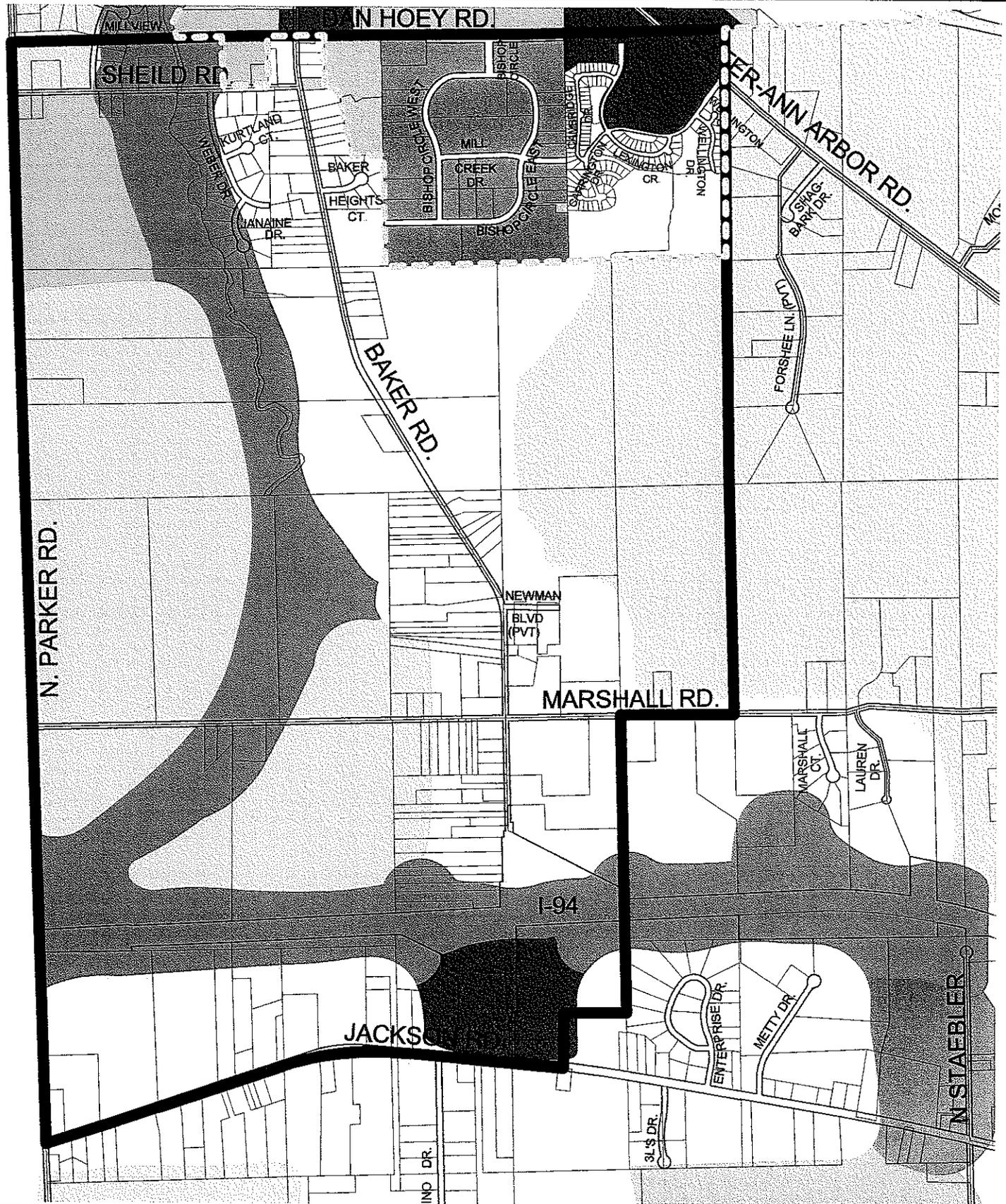
Scio Township

In Scio Township the Master Plan for the area is relatively straight forward. Along the Jackson Road corridor an area of HC - Highway Commercial is planned in close proximity to the freeway interchange. To either side of the Highway Commercial node is master planned OI – Office Industrial along Jackson Road. Crossing I-94 heading north the master plan identifies a relatively significant area OI - Office Industrial up to an area just past Newman Boulevard. North of Newman Boulevard on either side of Baker is planned for single-family residential purposes, as M - Medium Density Residential. Beyond the Medium Density designation is a combination of OAR – Open Space, Agricultural, and Residential, and R – Conservation. The following is a brief summary of the uses envisioned for those Master Plan designations described above:

- HC – Highway Commercial: Highway oriented commercial uses, i.e. restaurants, gasoline service stations, etc.
- OI – Office / Industrial: Office, research, and low intensity light industrial land uses.
- M – Medium Density Residential: Single-Family Residential not served by public sewer and water. Density is planned at 1.0 unit per 1.0 acre.
- OAR – Open Space, Agricultural, and Residential: Farming Operations, low density single-family residential at a density of 1.0 unit per 2.5 acres.
- R – Conservation: Public or private conservation areas, and active and passive recreational activities.

Village of Dexter

In the Village we find Public / Semi-Public (Dexter Schools), Multiple-Family Density (Walkabout Creek Apartments) Research Development (Industrial Park), Suburban Density (Dexter Crossing), Village Density (Dexter Crossing), and a portion of the Ann Arbor Road Corridor Planning Area. Of primary importance to this study are the industrial park and the Dexter Crossing development found in the northeast corner of the study area. Under the current Master Plans for both communities, and municipal borders, there is little option for the expansion of



SCIO TOWNSHIP

- Open Space/Agricultural/Residential
- Medium Density Residential
- High Density Residential
- Highway Commercial
- Office/Industrial
- General Industrial
- Public/Semi-Public
- Conservation

DEXTER VILLAGE

- Village Density
- Suburban Density
- Multiple Family Density
- Public / Semi-Public
- Research / Development
- ARC Special Planning Area
- Baker Road Special Planning Area

FUTURE LAND USE

Baker Road Corridor
 Joint Planning Initiative
 Village of Dexter - Scio Township

Carlisle/Wortman Associates, Inc.
 Community Planners & Landscape Architects
 Revision Date : 7/9/04

these areas. The following is a brief summary of Master Plan designations noted above:

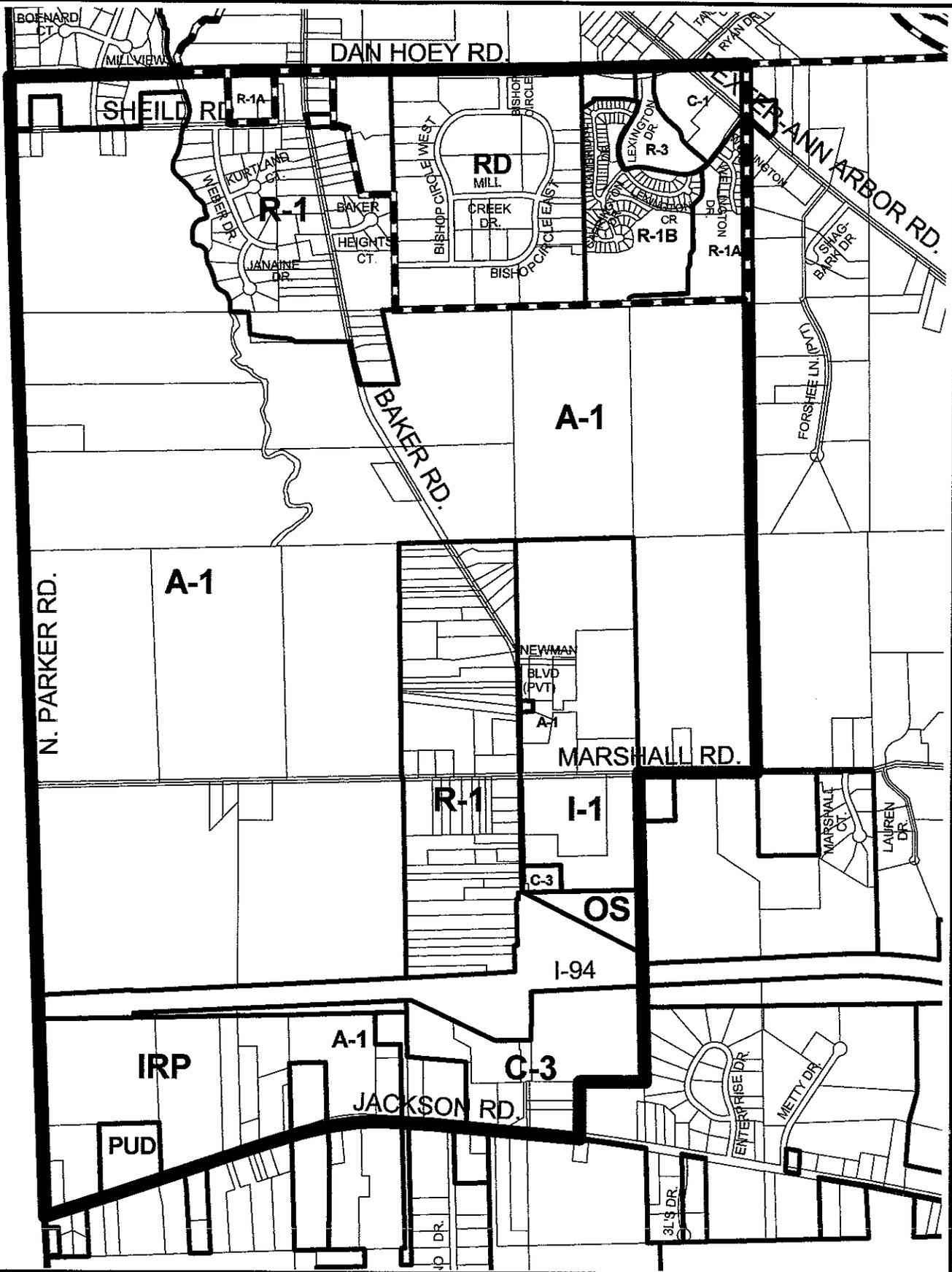
- Public / Semi-Public: Schools, municipal buildings, parks, churches, etc.
- Multiple-Family Density: Two (2) and three (3) story multiple-family residential at a density of 9.0 units per 1.0 acre.
- Research Development: Wholesale, assembly, high technology, research facilities, etc.
- Village Density: Single-Family Dwellings at 4.0 to 6.0 units per 1.0 acre.
- Suburban Density: Single-Family Dwellings at 2.0 to 3.0 Dwellings per 1.0 acre.
- Ann Arbor Road Corridor Planning Area: Mixed-Use designation with performance standards.

Where the Village and Township meet, the most significant difference is that of residential density. This difference is due of course to the availability of municipal sewer service in the Village and the reliance on septic and well within the Township.

Zoning

Map 5 provides the Zoning designations of both the Village and Township. The Zoning designations follow the respective Master Plans to a great degree with a few exceptions. In Scio Township the area north of I-94 on the west side of Baker is zoned for residential land use, but Master Planned for Office / Industrial use. Further north on Baker in Scio Township, the area on both sides of Baker Road is Zoned A-1 Agriculture and is Master Planned M-Medium Density Residential.

Like the Master Plans for both communities, one of the primary differences between the communities is that of residential density. As currently zoned the area within the Township that abuts the Village is primarily Zoned A-1 General Agriculture at a density of 1.0 unit per 2.5 acres, and R-1 Single-Family Residential at a density of 1.0 unit per 1.0 acre. The residential density within the Dexter Crossing Subdivision is 3.6 units per 1.0 acre (R-1A) and 5.6 units per 1.0 acre.



LEGEND

SCIO TOWNSHIP		VILLAGE OF DEXTER	
A-1	General Agriculture	R-1A	One Family - Large Lot
C-3	Highway Commercial	R-1B	One Family - Small Lot
I-1	Limited Industrial	R-3	Multiple Family
IRP	Industrial & Research Office Park	C-1	General Business
O-1	Office	RD	Research & Development
PUD	Planned Unit Development		
R-1A	Rural Non-Farm Residential		

ZONING DISTRICTS

Baker Road Corridor
 Joint Planning Initiative
 Village of Dexter - Scio Township

Baker Road Corridor Goals

The following general goal statements are based in part on the overall visioning priorities as voted on by the Village of Dexter and Scio Township Planning Commissions, interested property owners, and residents that participated in the January of 2004 session.

Natural Features Goals

1. Significant natural features such as the Mill Creek wetlands and flood plains (west side of corridor) and woodlands should be preserved to the greatest extent possible. Development that is incompatible with this goal should be discouraged.
2. The rural character of this corridor should be maintained especially within the central portion of the corridor.
3. The means to protect natural features and water quality should be developed within the corridor. The Mill Creek designation as a tributary to a "Natural River" (Huron River) must be considered in any development proposal. The Township's Natural Rivers Setback and Maintenance Regulations found within the current Zoning Ordinance must be met within this area.
4. The connection (connectivity) of natural areas, parks, etc. should be a priority within this area.
5. Any new development must be done in a way that promotes the goal of "dark skies" for the Dexter / Scio area.

Non-Motorized Transportation Goals

1. Provide and plan for non-motorized pathways for improved pedestrian access throughout the corridor.
2. Incorporate pedestrian accessibility into overall greenway concepts providing linkages to natural features.
3. Provide safe and accessible bike and pedestrian ways, separate from roadways.
4. Non-traditional non-motorized transportation including the provision for horse trails, and XC Ski Trails should be considered.

Growth & Development Goals

1. Capitalize on the historic nature of the Village of Dexter in any new development that is in proximity to the Village.
2. Promote a coordinated approach to development within the corridor. Piecemeal development of multiple-individual lots should be discouraged.
3. Continue joint/regional planning initiatives for this area, i.e. Village, Township, County and State. Coordinate long range planning for the area.
4. Plan for growth and development along the corridor rather than react to unplanned growth and proposals including big box development.
5. Discourage mixed incompatible land uses in close proximity to one another.
6. New growth in the corridor area should be consistent with the growth of the Dexter School District.
7. Incorporate parks and open spaces for any new development within the corridor for use by future and current residents of the Village and Township.
8. New intensive development within the corridor should only be considered when the concurrence of utilities is possible. Utilities include the provision of sewer service, water service, and storm water utilities. These costs should be bourn by developers and not by the residents of Scio Township or the Village of Dexter.

Traffic Goals

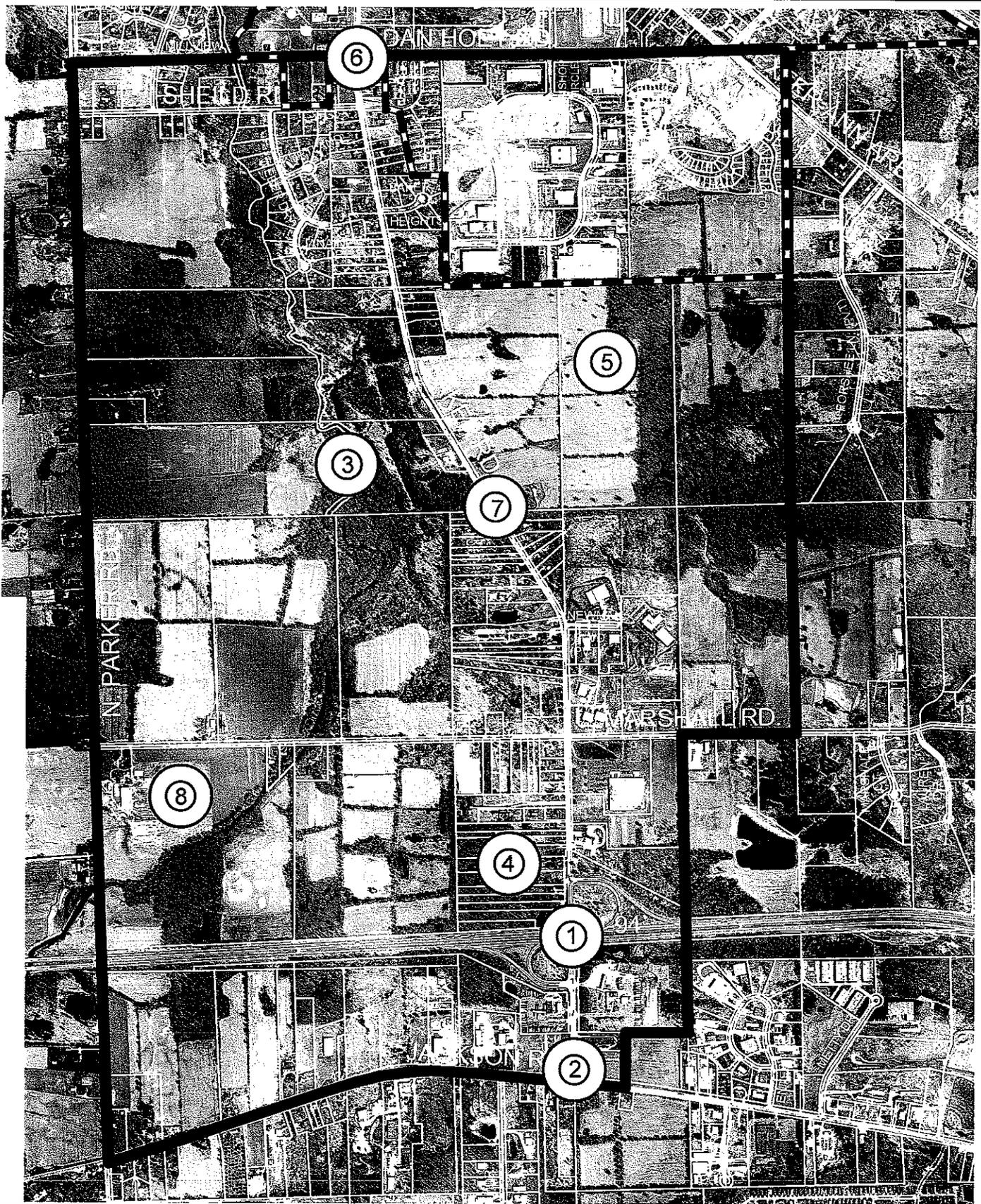
1. New development must consider traffic impacts, volumes, and capacity of Baker Road, and plan for related roadway improvements. Coordination with the Washtenaw County Road Commission is essential for any new projects proposed along the corridor. Traffic Impact Analysis shall be required and reviewed by the County, comparisons of the proposed impacts with the County's own traffic modeling efforts are desirable.
2. Access management techniques must be practiced along the corridor for all new development and redevelopment. Proper access management will help to limit the number of curb cuts and conflict points thereby maintaining traffic flow.

3. Pedestrian safety and school safety should be a priority in any new development and how it relates to traffic along the corridor.
4. New roadways and existing roadway improvements must incorporate bicycle, pedestrian, and other non-motorized transportation.

Target Zones

In addition to the general goals for the entire corridor, several target zones were identified during the joint planning process. Target zones are areas of special significance or concern that needed additional attention. Map 6 provides the locations of each of the special target zones.

The members of both the Village and Township Planning Commissions voted on a series of alternative for each of the subject target zones. The alternatives along with the number of votes received from the voting are provided below. Each of the target zones can be used as a guide for future action by both communities and future planning.



- 1 Freeway Interchange
- 2 Baker Rd. / Jackson Rd. Intersection
- 3 Mill Creek & Associated Features
- 4 Incompatible Res. Land Use / Deteriorating
- 5 Sloan Farm Area
- 6 Dan Hoey / Baker Rd. Intersection -
Gateway to Village of Dexter & Downtown
- 7 Baker Rd. - Capacity, etc.
- 8 Farm / Agriculture

TARGET ZONES

Baker Road Corridor
 Joint Planning Initiative
 Village of Dexter - Scio Township



Target Zone

Joint Planning Initiative

**Target Zone No. 1
I-94 / Baker Road Freeway Interchange**

<u><i>Preferred / Desired Alternatives</i></u>	<u><i>Votes</i></u>
Develop "Gateway" entry standards to provide a positive image of Village / Township. These standards will include design standards	10
Clean-up The Truck Stops in Appearance and Traffic Flow - Provide incentives to upgrade Truck Stops	8
Promote physical improvements to the interchange to address function issues. MDOT involvement required	7
Provide bikeway pedestrian paths over I-94 bridge to Marshall Road	4
Maintain Current Master Plan Designation of Office/Industrial	2
Consolidate properties at NW Corner - Possibly big box location	
Promote change to Master Plan to allow additional Retail at this location	0



Target Zone

Joint Planning Initiative

Target Zone No. 2

Baker Road / Jackson Road Interchange

Preferred / Desired Alternatives **Votes**

Design guidelines for any future development. Impervious surface requirements, bike paths etc.	9
Future development of vacant land. Commercial emphasis or office / industrial emphasis.	8
Possible Big Box Retail Location & Develop Strategy	7
Baker Road extension to the south.	3
Provide for more intensive land uses, i e. commercial and mixed high density residential	1
Hotel Conference Center south side of Jackson Road	1



Target Zone

Joint Planning Initiative

Target Zone No. 3 Mill Creek Watershed / Natural Area

<u>Preferred / Desired Alternatives</u>	<u>Votes</u>
Develop ordinance language to preserve these features	8
Park & Greenways path system for walking and bikes	7
Keep in permanent open space	6
Create a "Preservation Zone" with controlled access, etc. to minimize impact to health & welfare of flora & fauna.	4
Develop wildlife corridor & Possible connections w/ other greenways / open space	3
Target this area for County or State acquisition (PDR)	2
Preservation of significant natural features.	2
Develop impervious surface ratio within the creekshed to limit buildings and pavement.	1
Include in Natural Rivers Designation	1
Further study of creekside boundaries of Natural River District	0



Target Zone

Joint Planning Initiative

Target Zone No. 4

Incompatible Residential Land Use N.W. Corner Baker & I-94

<u><i>Preferred / Desired Alternatives</i></u>	<u><i>Votes</i></u>
Re-use / redevelopment of property into non-residential use(s)	8
Employ strict access management standards to any new development or planned use.	6
Potential "alternative" farmers market area to promote local farmers alternative produce / products.	6
Plan for industrial / office area.	3
Provide sewer to this part of the Township	3
Allow for high density residential to promote "Village" scale of development.	2
Limit use to those that can utilize on-site septic and well.	1
Consider more intensive development and increase building heights	0



Target Zone

Joint Planning Initiative

**Target Zone No. 5
Sloan Farm Area**

<u><i>Preferred / Desired Alternatives</i></u>	<u><i>Votes</i></u>
Protect and Preserve Mill Creek Area.	8
Maintain Woodlands at the far Eastern End and NW Corner off Parker	6
Maintain open "viewscape" along Baker Road	6
Annexation or 425 Agreement to allow expansion of sewer service area into Scio Township for mixed use residential / commercial development as a single development rather than piecemeal approach	5
Clustered Residential development w/ at least 50% open space preservation	4
Connector Roads to Dexter Ann Arbor or Dan Hoey Roads to take some pressure off Baker Road	3
Leave as is, i.e. open space / agricultural	1
Allow for high density residential townhomes, etc.	1
No commercial development to compete with Downtown Dexter	0



Target Zone

Joint Planning Initiative

Target Zone No. 6

Dan Hoey / Baker Road Intersection - Gateway to Village

Preferred / Desired Alternatives *Votes*

Design features, i.e. streetscape, lighting, signage and land use to reinforce this entry into the Village. 14

Develop a traffic plan and bypass through the Sloan Farm area. 13

Move gateway to Village to the south along Baker Road in accordance with Sloan Farm development. 1



Target Zone

Joint Planning Initiative

**Target Zone No. 7
Baker Road**

<u><i>Preferred / Desired Alternatives</i></u>	<u><i>Votes</i></u>
Provide for pedestrian access and pathways (bike paths) along end within the corridor.	11
Landscaping (Street Tree) improvements and other aesthetic considerations, i.e. signage, lighting, setbacks, parking, etc.	11
Strict access management control standards.	8
Roadway improvement, bypass lanes, etc.	2
Develop an alternative bypass route to Village from the I-94 area.	0



Target Zone

Joint Planning Initiative

Target Zone No. 8

Agricultural Area on the West Side of Mill Creek

Preferred / Desired Alternatives

Provide active viable agriculture within the community.

Continue to provide "rural character" to both Scio and Dexter.

Continue Planned and Zoned designations as agriculture and very low density residential.

Utility expansion is not planned for this Target Zone.

The overall preferred alternative for this Target Zone is the preservaton of agricultural lands here.

Scio Township Open Space and Greenway Plan

The Scio Township Open Space and Greenway Plan should be consulted in with respect to any new development within the corridor. The entire Mill Creek system as well as that area directly south of Dexter Crossing is identified as Natural Feature Complexes. The goals, strategies, and implementation strategies of this plan should be followed to the greatest extent possible.

Future Land Use

Changes to the Master Plans of both communities are a logical next step in this process. The goals and target zone alternatives as noted above could be incorporated into the Master Plans of either community as they relate to the Baker Road Corridor.

The greatest opportunity for land significant land use change comes from the possibility of utility extensions into Scio Township from the Village of Dexter. This could occur in the directly south of the Dexter Crossing subdivision, and Dexter Industrial Park in what is commonly referred to as the Sloan Farm property.

As noted in the general goals section of the ordinance, "New intensive development within the corridor should only be considered when the concurrence of utilities is possible." Notwithstanding natural features in this area, if utilities were available, the area directly south of the Dexter Industrial Park could accommodate more intensive development. It is unlikely that other sewer expansion into Scio Township would occur, due in part to natural features considerations and existing land use constraints. It should also be pointed out that road improvements could be considered a "utility", and as noted in the sections above, Baker Road is currently over capacity for a two-lane arterial roadway. New development should also only occur in concurrence with associated roadway improvements.

Any new development should however carefully consider the goals of this report as well as the individual target zone preferred alternatives. This report should be used as a guide in any future land use decisions of this area. The preservation of the Mill Creek area as well as existing woodlands were two of the highest priorities for this important target zone.

In viewing the background studies, goals, and target zone sections of the report we find at least one other area that could be considered for change. That area found on the west side of Baker Road, south of Janaine Drive, should be considered to be changed from M-Medium Density Residential to R-Conservation, due to the proximity to Mill Creek and the associated woodlands.

As pedestrian paths and non-motorized access was one of the primary visions and concerns of that came out of this study, we would recommend that the Scio

Township Open Space and Greenway Plan be used as a guide in the location and placement of these facilities along the corridor. According to that study, Baker Road is identified as a multi-use path as well as a bicycle pathway. We also note that the Mill Creek and an area that bi-sects the Sloan Farm property is shown as a non-Roadway Path system. The Greenway Plan should be consulted for more specific information.

Implementation

The following implementation strategies should be considered in relation to the Baker Road Corridor:

- Develop Baker Road “Gateway Entry Standards.” Such standards would have a strong design component including; lighting, landscaping, signage, parking, access control, and building architecture. The entry standards could apply at specific locations (including truck stop locations) or along the corridor in general.
- Adopt the Scio Township Greenways Plan as it relates to natural feature preservation and pedestrian and greenway development as a part of this plan.
- Develop ordinance language to help preserve the significant natural features found in and around the Mill Creek. Wetland preservation language as well as tree preservation language should be considered.
- Develop cooperative strategy between the Village of Dexter and Scio Township to consider potential municipal service extensions (sewer and water) into Scio Township and the implications therein, i.e. annexation into the Village or an intergovernmental agreement in the form of a P.A. 425 agreement. Without such an agreement, intensive development south of the current Village boundaries is unlikely. Extension of public utilities outside of the Village of Dexter shall be considered only under the following circumstances:
 1. To respond to changes in land use and/or traffic patterns that rationally supports the extension of utilities.
 2. The receipt of community benefits made possible by the extension of utilities that provide counterbalance to the utility and growth management impacts caused by such extension.
 3. Areas of expansion shall be immediately adjacent to the Village limits, rather than creating new, isolated district areas.
- Develop a Baker Road Overlay Zoning District. Such a district could incorporate many of the goals of this report, as well as allow mixed-use type development.

- Significant woodlands and wetlands as identified on Map 1 should be targeted for open space preservation by way of cluster housing forms of development, conservation easements, Purchase of Development Rights (PDR), and other forms of open space planning and zoning including Planned Unit Development (PUD).
- Consider the creation of a Joint Planning Commission to help plan for areas along Baker Road where the communities are adjacent to one another, specifically the Sloan Farm Property. In addition to further planner efforts the Joint Planning Commission would be the body to review any new development proposals for this specific area. Joint Municipal Planning is permitted under the "Joint Municipal Planning Act, PA 226 of 2003.

Appendix – SWOT Exercise Results

<p>BAKER ROAD CORRIDOR JOINT PLANNING INITIATIVE PRIORITY SETTING SESSION – SWOT EXERCISE RESULTS JANUARY 19, 2004</p>

OVERALL JOINT GROUP PRIORITIES

STRENGTH/OPPORTUNITIES

Greenways/Linkage/Natural Features	26
Non-Motorized Paths/Pedestrian	22
Natural Features Preservation	18
Historic Dexter & Development Opportunity	16
Common Planning	
Dexter/Scio/MDOT/Utilities/ County	15
Improvement I-94 Interchange	
Connectivity of Nat. Features	
HCMA – Parks – Etc.	14
NW & I-94 as Hwy. Comm	
Coordinated/Long Term Planning	14
Re-Route Truck Traffic	
Move Traffic or Residents	2

THREATS & WEAKNESSES

Loss of Rural Character	26
Multiple-uncoordinated Development	18
Lack of Means of Protecting Natural Features	
Storm-Water – Water Quality	18
Traffic Volume	15
Unplanned Growth	
Big Box Etc.	13
Safety Concerns – Road Capacity	
Bike & Pedestrian Safety	12
Mixed/ Incompatible Land Uses	12
School Safety	9
Too Many Curb Cuts	6
Current Types of Dev.	6
Growth of School Dist.	5
Sprawl	3

ISSUE**PRIORITY VOTE****GROUP 1****STRENGTHS & OPPORTUNITIES**

Greenway along Mill Creek	
Save- natural features	
Create linkage	14
Non-motorized paths	12
No comm. along Bolleer	
Opp. To work together –joint planning	8
Potential to drive out <u>ag</u> further west	
Scio Greenway Plan	8
Natural features	5
Gives Village Control over gateway	5
Goal – move traffic or serve residents	4
Re-route truck traffic	3
Plan for Development	
Residential, comm., ind.	2
Access mgmt – Blvd	2
Parker Rd. – alternative traffic option	1
High visibility for comm. along Boller	
Due to high traffic	1
Parker Road – additional circulation link	
Coordin. Png.	
Multi jurisdic. – control	
94 Access	
Concentrate comm. dev. @94 access	
Create access for trucks to ind. Pk.	
Expand ind. Pk.	
No ped. access	

THREATS AND WEAKNESSES

School Safety	8
Other uses, sprawl	7
Incompatible land uses	6
Truck Stops	5
Traffic	5
Traffic volumes	4
Mixed land uses	4
Baker- great access to Village	4
Traffic curb cuts – access mgmt	3
Baker- only access to Village	

Traffic, land uses, access	3
Road commission	3
Many little, sprawling lots	2
Inconsistent land uses	1
Open land	1
Water/Sewer –Op.	1
Multi – jurisdictions	1
Traffic vs. Schools	1
WWTP capacity (village & Scio)	1
Baker info Jackson	
94 Access	
2 Lane Balcer	
Current truck situation	
No ped. access	
Concentrate comm. dev @94 access	
Wider roads	
Multiple decision makers	

ISSUE**PRIORITY VOTE****GROUP 2****STRENGTHS AND OPPORTUNITY**

Natural features	13
HCMA Connectivity	10
NW corner 94 & Baker HC Development	8
Opportunities to do something unique	6
Real gateway to Twp. & Village	5
Improvements to I-94	5
Common Planning between communities	4
Natural features	4
Natural Features – Connections & possible park lands	4
Freeway access – to Village and Twp.	3
Mass transit opportunities	3
Pedestrian accessibility opportunity	3
Property is undeveloped & opportunity to work with developers	3
Top employer (creative solutions)	3
Potential roadway connection to land park	2
Location...region – good connecting to I-94, etc.	2
Strengthen the Historic character	2
Gateways to both	1
More intensive development along corridor	1
Traffic volume – opportunities	1
Proximity to utilities	1
Provides access to Village & Jackson Rd. N&S	
Diversity in land uses	
Connecting features	
Linkages	
Woodland on east side Baker, near Village limit Walkway connector	
Jackson/Baker interchange undeveloped	

THREATS AND WEAKNESSES

Loss of Rural character	13
Safety concerns – Road capacity Hazardous pedestrian/bike	11
Lack of means of protecting natural features	9
Increased Traffic	7

Growth on School District & Capacity	7
Current types of development	
Big box, big subdivisions, etc.	6
Multiple-uncoordinated dev. proposals	6
Noise – Traffic & Land Use	4
Access mgmt.	4
Unplanned growth	4
Car dominated corridor	3
Taking business away from downtown Dexter	3
Land Div. Ordinance	3
With no plan, sprawl may increase	2
Stormwater Quality & Water Quality	1
Light Pollution – Glare	1
Traffic from Northern Suburbs	1
Lack of Common Vision between Govt. Entities	1
Loss of Regional character	1
Inconsistent land uses	1
Unknown status of undeveloped land	
Lack of plans for area to guide development	
Conflicting land uses	
Over Dev. of Comm. sites	
Lose proactive status if uncoordinated	
Baker Rd. Lack of Connectivity	
Poor freeway image	
No planning, property values decreases	
Impacts to Natural Features	
Improper planning on long term property values	