

# ***Village of Manchester***

## ***Master Plan***



**APPROVED**  
**July 2003**

*Village of Manchester  
Master Plan*

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## INTRODUCTION

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### What is planning?

Planning is an activity that has been ongoing since the beginning of civilization. Quite simply, planning is preparation for a future event, activity or endeavor. Everyone conducts some type of planning in their daily lives. Where the issues are simple and the outcomes are clear, the plans can be simple. More complex issues and problems require plans to be more complex and detailed. It is relatively easy to propose plans for events that can reasonably be anticipated. It is much more difficult to prepare plans for events which are not anticipated. The most effective plans are those which are accurate enough to prepare for anticipated events, and flexible enough to provide guidance for events which are not anticipated.

In the process of planning, the following steps are involved:

- Identification of the problem or issue
- Setting of goals to be achieved
- Formulation of alternative solutions and evaluation of impacts
- Developing a plan of action

### How is the Village authorized to plan?

The Village of Manchester derives its authority to prepare a Master Plan from the Municipal Planning Act, P.A. 285 of 1931. The Act states:

Section 6. The commission shall make and adopt a Comprehensive plan for the physical development of the municipality, including any areas outside of its boundaries which, in the commission's judgment, bear relation to the planning of the municipality. The plan, with the accompanying maps, plats, charts, and descriptive matter shall show the commission's recommendations for the development of the territory, including, among other things, the general location, character, and extent of streets, viaducts, subways, bridges, waterways, flood plains, water fronts, boulevards, parkways, playgrounds and open spaces, the general location of public buildings and other public property, and the general location and extent of public utilities and terminals, whether publicly or privately owned or operated, for water, light, sanitation, transportation, communication, power, and other purposes . . . The commission from time to time may amend, extend, or add to the plan.

## Why plan for Manchester?

As we begin the 21<sup>st</sup> Century there is a strong need to evaluate the physical development of the Village. The current Master Plan was adopted in 1993. Much of the Village is developed, however, significant changes, growth and annexations have occurred since 1994.

### SIGNIFICANT PLANNING AND GROWTH ISSUES

- In 2002 Wexford Homes was approved to develop more than one hundred (100) homes on a large parcel south of Carr Park. The development is an example of an open space community. The project, when complete, will preserve open space, woodlands and wetlands.
- The Manchester School District is in the process of developing several major projects. These include a new High School and major renovations to existing school district buildings.
- The newly renovated Village Hall at the corner of Hibbard and M-52 has become the governmental center piece for the Village. Included within the former Ford factory are the District Library, Village Offices, Washtenaw County Sheriff sub-station, Senior Citizens Center, Western Washtenaw Construction Authority and other governmental agencies.
- During the mid 1990's the industrial property in the Village was practically built out with new buildings for Amcor, Uniloy-Milacron and SFG of America. In 1999 approximately 55 acres of land was annexed into the Village. This area was zoned industrial to provide for future jobs and an increased economic base.
- The year 1997 brought the Village its first Planned Unit Development (PUD), named Manchester Woods. Accessed by Main Street and the future Gieske Road, the project consists of 41 single family homes in the form of site condominiums and 30 attached multi-family units.
- In 1998 River Ridge Apartments was built with 60 units in five buildings on Hibbard Street. In the year 2000 River Edge Condominiums were started, with a total of 21 units to be built across Hibbard Street from River Ridge Apartments.
- The Gourley Property, 40 acres east of the new High School, was annexed in 2002 for future residential growth expected within the Village.

## What process has been followed?

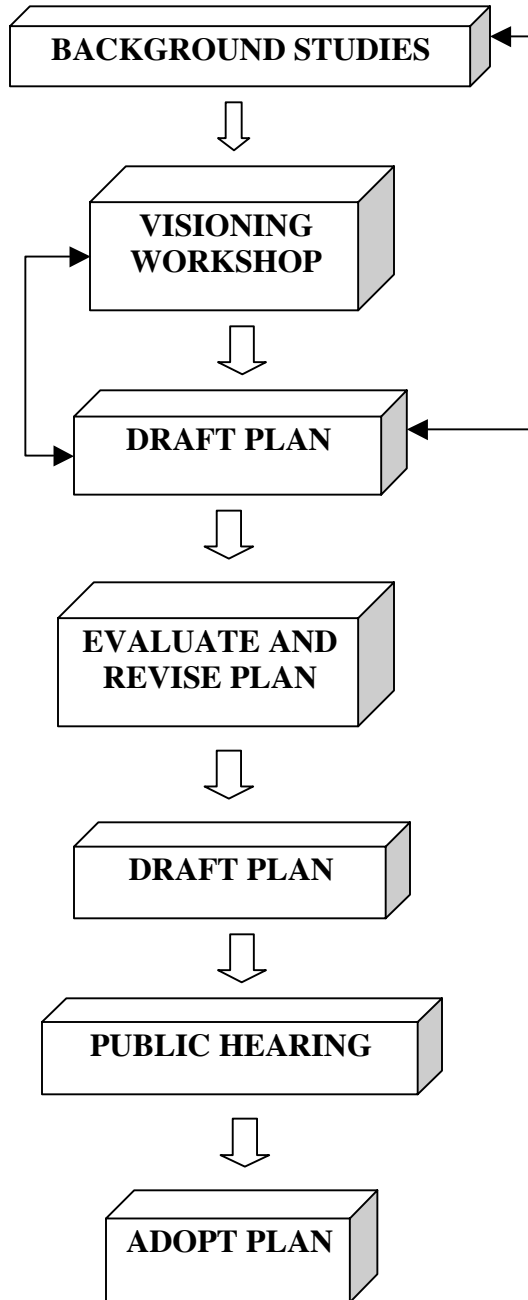
The Village's response to these changes has been to undertake a systematic process which involves analysis of the community, citizen participation, and revision of the Master Plan. The revised Master Plan will provide for the orderly development of the Village, assist the community in its effort to maintain and enhance a pleasant living environment, and provide a vision of the future.

The Master Plan has the following characteristics:

- ❑ It is a **physical plan**. Although social and economic conditions are considered, the plan will be a guide to the physical development of the community.
- ❑ It provides a **long range viewpoint**. The Master Plan will depict land use and community development within a time frame of 5-20 years.
- ❑ It is **comprehensive**, covering the entire Village and all the components that affect its physical makeup. Adjacent areas have also been analyzed for impact and possible future annexation.
- ❑ It is the official **statement of policy** regarding such issues as land use, community character and transportation which impact the physical environment. As a policy guide, it must be sufficiently flexible to provide guidance for changing conditions and unanticipated events.

The flow chart on page four depicts the Master Plan process as a whole. Public input is obtained throughout.

VILLAGE OF MANCHESTER MASTER PLANNING PROCESS



## **How is the Master Plan different from Zoning?**

**The Master Plan is not a Zoning Ordinance.** The Master Plan is the long range policy guide for the physical arrangement and appearance of the Village. The Zoning Ordinance more specifically regulates the manner in which individual properties are used. The Zoning Ordinance is only one of a number of tools used to implement the Master Plan. Formulating a Master Plan is the first step in providing a sound and legal basis for revising the Zoning Ordinance and other regulatory Ordinances, investing in public capital improvements, and guiding private land use decisions.

## **How has the community been involved?**

The Master Planning program has relied on the involvement of and input from various stakeholder groups including neighborhood groups, citizens-at-large, non-residential property owners, business owners, outside planning consultants, Village staff, Village Council, and Planning Commissioners. Public input was obtained through a series of workshop sessions conducted throughout the Village. The public input process is described more fully in the Section entitled "Master Plan Visioning Workshop."

## **Who is responsible for Planning and Zoning?**

The Village of Manchester has a number of bodies that are actively involved in the planning and zoning decision making process:

- Village Council - The Village Council is the chief governing body of the Village. By Michigan Statute, the Village Council approves rezoning requests, site plans, special uses, zoning text amendments, and subdivision plats.
- Planning Commission - The Planning Commission is the principal recommending body to the Village Council on matters pertaining to the planning and development of the community. The Planning Commission makes recommendations to the Village Council on rezoning requests, site plans, special uses, zoning text amendments, and subdivision plats. Michigan statutes require a Planning Commission to prepare and adopt a Master Plan.
- Zoning Board of Appeals - The Board of Appeals serves to interpret provisions of the Zoning Ordinance when requested and determine when variances should be granted. The ZBA reviews the practical difficulties with certain properties that make it impossible to meet the strict provisions of the Zoning Ordinance.



## **BACKGROUND STUDIES**

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The Background Studies for the Master Plan are meant to provide the Village a common picture of its various characteristics. The Background Studies also provide the Planning Commission, Village Council, and interested citizens a baseline of information from which to develop their community plan. Population and housing trends, land use patterns, and natural resource conditions are key ingredients in the determination of future land use needs.

### **Regional Setting**

The Village of Manchester is located along the banks of the River Raisin in the northeastern corner of Manchester Township. Communities in Washtenaw County which are near the Village include Sharon Township to the north, Freedom Township to the northeast and Bridgewater Township to the east.

The Village of Manchester is within twenty (20) miles of the following cities: to the west in Jackson County is Jackson, to the south in Lenawee County is Adrian and to the east in Washtenaw County is Ann Arbor. The Village is approximately sixty-five (65) miles from the State Capital of Lansing and Michigan's largest city, Detroit.

The two major access routes into the Village are Michigan Highway 52 (M-52) and Austin Road. M-52 follows a north-south path and links the Village to Interstate 94 to the north. The secondary approach, following an east and west route, is Austin Road which is also known as Main Street, Riverside and City Road within the Village.

### **Historic Character**

#### **Key Dates**

- 1826 Manchester established by Major John Gilbert of the United States Army.
- 1834 Post Office established.
- 1837 Second large plat of land established
- 1867 Village Chartered

Centrally located within four townships, Manchester became an important business center in Washtenaw County. A number of properties have been granted state and national recognition as historic sites. A continuing goal of the Village is to preserve the Village's nineteenth century history. This includes the architecturally notable Central Business District, and the several state historic markers which have been placed in one four block area of the Village's Main Street.

## Population Characteristics

- The population reported by the 1990 Census was 1,753 persons. The 2000 Census reports a population of 2,160. Population is projected to be 3,469 persons by the year 2030.
- Surrounding townships have also grown at a significant rate over the last thirty (30) years.
- In general, the population of the Village became older between the 1990 and 2000 Census. The median age has increased from 32.4 in 1990 to 36.4 in 2000.
- The number of persons per household decreased from 2.69 in 1990 to 2.40 in 2000. This is near the Washtenaw County average of 2.41 in 2000.

### A. Population Trends and Demographics

The following tables depict the population trends for the State of Michigan, Washtenaw County, Manchester Township and the Village of Manchester from 1980 to 2000.

**Table 1  
Population History  
1980-2000**

	1980	1990	2000
State of Michigan	9,262,078	9,295,297	9,938,444
Washtenaw County	264,748	282,937	322,895
Manchester Township	1,540	1,739	1,942
Village of Manchester	1,686	1,753	2,160

Source: U.S. Census, 2000

**Table 2**  
**Year 2000 Age**

<b>Total Population</b>	<b>Number</b>	<b>Percent</b>
<b>SEX AND AGE</b>		
Male	1,021	47.3%
Female	1,139	52.7%
Under 5 years	149	6.9%
5 to 9 years	164	7.6%
10 to 14 years	169	7.8%
15 to 19 years	138	6.4%
20 to 24 years	108	5.0%
25 to 34 years	309	14.3%
35 to 44 years	359	16.6%
45 to 54 years	319	14.8%
55 to 59 years	80	3.7%
60 to 64 years	57	2.6%
65 to 74 years	136	6.3%
75 to 84 years	134	6.2%
85 years and over	38	1.8%
<b>Median age (years)</b>		36.4

Source: US Census, 2000

**B. Race**

**Table 3  
Year 2000 Race**

<b>RACE</b>	<b>Number</b>	<b>Percent</b>
One race	2,153	99.7%
White	2,122	98.2%
Hispanic or Latino	32	1.5%
Black or African American	8	.4%
American Indian and Alaska Native	10	.5%
Asian	7	.3%
Some other race	9	.4%
Two or more races	7	.3%

Source: US Census, 2000

**Housing Characteristics**

**Table 4  
Year 2000 Housing Occupancy**

<b>HOUSING OCCUPANCY</b>	<b>Number</b>	<b>Percent</b>
Total housing units	949	100%
Occupied housing units	900	94.8%
Vacant housing units	49	5.2%
For seasonal, recreational, or occasional use	4	.4%

**Table 5  
Year 2000 Household Type**

HOUSEHOLDS BY TYPE	Number	Percent
Total households	900	100%
Family households (families)	584	64.9%
With own children under 18 years	546	25.3%
Married-couple family	452	50.2%
With own children under 18 years	205	22.8%
Female householder, no husband present	106	11.8%
With own children under 18 years	78	8.7%
Non-family households	316	35.1%
Householder living alone	265	29.4%
Householder 65 years and over	107	11.9%
Households with individuals under 18 years	321	35.7%
Households with individuals 65 years and over	107	11.9%

The Village housing stock is dominated by single family detached units located on small lots. Historic and more modern neighborhoods are built using a variety of architectural styles extending back more than 150 years.

Rental housing is available in the form of single family homes, duplexes, apartments within large Victorian homes, apartments above downtown businesses and several modern apartment buildings.

## Economic Base

Manchester's central location and high quality of life should continue to attract new residents and employers.

**Table 6  
Employment Estimates 1990-2010**

<b>Employer</b>	<b>1990</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>
Agriculture, Natural Res.	14	15	8	7
Manufacturing	567	1,186	1,142	1,215
Retail Trade	262	406	496	484
F.I.R.E.*	38	38	66	83
Services	347	373	565	632
Public Administration	8	45	41	45
<b>Total Employment</b>	<b>1,260</b>	<b>2,104</b>	<b>2,358</b>	<b>2,517</b>

Source: 2000 US Census

\*F.I.R.E : Finance/Insurance/Real Estate

### A. Commercial Base

The primary commercial area of the Village is the Central Business District (CBD). This historic, several-block district contains a variety of retail, office and residential uses.

Other limited areas commercial uses exist to the north and west of the CBD.

### B. Industrial Areas

Historically, Manchester's manufacturing base was located in two (2) primary locations in a four (4) block district around the intersection of Duncan and Division Streets, and at the west end of Main Street. In 1984, in an attempt to provide better services to industry and with the demise of rail transportation through the Village, the Manchester Industrial Park was established on the southeast side of the Village along M-52.

**C. Employers**

Major employers in Manchester are listed in the following table.

**Table 7  
Manchester Employers**

<b>FIRMS</b>	<b># EMPLOYED</b>	<b>PRODUCT</b>
Collins & Aikman	500	Plastic Parts
Uniloy/Milacron	60	Plastic Machinery
AEC	200	Metal Stampings
Manchester Public Schools	135	Education
Amcor	140	Plastic Molding

**EXISTING LAND USE**

This existing land use and zoning survey documents the quantity and distribution of general land use types. Please note that these figures do not represent the distinction between developed and vacant land.

<i><b>ZONING DISTRICT</b></i>	<i><b>ACREAGE</b></i>	<i><b>PERCENT</b></i>
Agriculture (AG)	88.42 acres	(8.29%)
Single Family Residential (R-1A)	389.79 acres	(36.55%)
Single family Residential (R-1B)	285.52 acres	(26.77%)
Multiple Family Residential (R-2)	11.24 acres	(1.05%)
Multiple Family Residential (R-3)	9.56 acres	(.89%)
Mobile Home Park (MHP)	18.17 acres	(1.70%)
Local Service (C-1)	4.95 acres	(.46%)
General Commercial (C-2)	7.59 acres	(.71%)
Central Business District (CBD)	10.29 acres	(.96%)
Limited Industrial (I-1)	16.79 acres	(1.57%)
General Industrial (I-2)	98.52 acres	(9.2%)
Planned Unit Development (PUD)	125.29 acres	(11.74%)
<b>Total Zoned Acreage</b>	<b>1066.31 acres</b>	<b>(100%)</b>

**Single Family Residential**

Single family residential land uses are the primary land use in the Village. The newest single family residences are located north of the River Raisin and west of Ann Arbor Road, and to the south of Territorial Road. The most recent large scale housing development is Manchester Woods in the northeast corner of the Village. Beginning in 2003, the Emerald Glen residential development, consisting of over one hundred (100) single family homes, will be developed south of Carr Park with access to Sanborn Road and Territorial Road. The older Village residences are found in the blocks defined by the original Village plat. These units are found to the north and south of Main Street and east and west of Main Street, near the Village core.



### **Multiple Family Residential**

Multiple family residential land use is concentrated in three clusters. The first site is located on the block between East Main and Duncan Street. The second is located near the River Raisin at the end of Washington Street. The third area is located in the northeast corner of the Village and is a mobile home park at a density similar to multiple family residential.

### **Commercial and Office**

Commercial uses are concentrated along Main Street in identifiable areas. The central business district stretches two blocks along Main Street to the west of the river. The central business district contains a variety of commercial and office uses. Like many downtowns it is evolving into primarily a specialty retail, entertainment and office area.

The second commercial node is located to the west of the central business district. The uses within this area include more regional type commercial uses such as a grocery store and car wash. Other limited commercial and office uses are interspersed in other areas within the Village.

### **Industrial**

Industrial uses are found in a number of areas throughout the Village. Historically a number of industrial uses had been near the intersection of Division and Duncan Streets. These older industrial uses, of which a few are abandoned, are surrounded by single family residences. The Manchester Industrial Park is located south of the Village along M-52 and is the primary industrial area in the Village. Several small industrial uses are located off of Main Street.

### **Public/Quasi-Public and Recreation**

Significant land area within the Village is designated as public or quasi-public. This includes such uses as the Village and Manchester Township offices, church properties, the District Library, Manchester School District properties and the Village wastewater treatment plant and wells. The Village has an excellent system of recreation. These areas include Carr Park, Chi-Bro Park, Kirk Park and Wurster Park.

Although the majority of the Village is developed, several areas of vacant land are found within existing platted subdivisions. Newer residential planned unit developments contain significant areas of open space.

## **COMMUNITY GOALS & OBJECTIVES**

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The adoption of community goals and objectives is a vital step in the planning process. The desires and needs of the people must be properly interpreted so that workable solutions can be achieved. It requires careful analysis of the various aspects that characterize the Village of Manchester and the specific problems to be addressed.

### **Citizen Input**

Citizen input is the core of any planning effort. In order for the goals of the plan to be achievable, general consensus regarding the vital issues to the community must be reached. Many techniques exist which facilitate the gathering of citizen input. The methods utilized by Manchester are described below.

### **Workshops**

The first method utilized to collect citizen input was a series of Visioning Workshops. The goal of conducting Visioning Workshops is to gather citizen input on a variety of topics and to encourage conceptualization of a desired future for the community. The visioning process provides a vehicle for people of diverse viewpoints to identify and agree upon the common dreams they have for their community, and encourages people to express, with words, a desired future.

The Village held a Visioning Workshop in May of 2002 and held other workshops with Village Officials and residents. Dozens of people attended the Visioning Workshops, along with Village Council Members, Planning Commissioners, business owners and others interested in future planning for the Village. The workshops started with a brief overview of the evening's agenda, an explanation of the current Master Planning efforts, and a presentation of the role of Visioning in the Master Planning process. After this introduction the group as a whole discussed specific topics. The topics of discussion included the following:

- Residential Land Uses
- Business and Industry
- Downtown
- Parks and Recreation
- Traffic and Transportation

Planning Commissioners and Council Members attended the workshop as residents. Staff and consultants helped guide the discussion, while recording the participants' comments. The types of activities completed during this portion of the workshop included the following:

- Mapping and problem area identification.
- Brainstorming and listing of ideas.
- Discussion and clarification of ideas.
- Voting and prioritization.

After the group had voted, the larger group reconvened and the group facilitator presented the "Priority Vision Statements" from their group. All Vision Statements generated that evening are included as Appendix to the Master Plan.

Overall, participants in the Visioning Workshops expressed Vision Statements that reflected a desire for continued enhancement to both the residential and non-residential areas of the Village. Traffic improvements as well as improvements to the commercial and industrial development patterns were discussed. It was also clear that the Village of Manchester residents place great value on the River Raisin as a focal point of the community. High priorities included the continued neighborhood character and the preservation of quality residential areas and parkland for the Village.

The second type of citizen input utilized during the Master Plan update process was obtained during several Planning Commission meetings in which public comment was requested. The combined workshops and public comment periods helped to establish the Master Plan goals, objectives and policies and future land use map.

## GOALS, OBJECTIVES AND POLICIES

In terms relevant to community planning; goals, objectives and policies give the Master Plan the philosophical guidance it needs to address the present issues and advance plans into the future. They are defined as follows:

- Goals** Overall broad statements that provide a focus for future discussions.
- Objectives** Specific planning statements used to qualify the goals and provide more detailed direction for planning efforts.
- Policies** Very specific, action-oriented statements that would help achieve the goals and objectives. Policy statements provide justification to revise or draft new ordinances or regulations or finance specific capital improvements.

### COMMUNITY FACILITIES

**GOAL:** To provide the majority of Village administrative office and meeting facilities within the new Village Hall.

#### *OBJECTIVE I*

*Support and endorse the new Village Hall as the primary Village administrative office.*

**GOAL:** To provide quality public services and community facilities which promote the public health, safety and welfare and contribute to the quality of life for community members.

#### *OBJECTIVE I*

*Ensure the provision of quality services for the community.*

#### POLICIES

1. Ensure that quality services and infrastructure are available to neighborhood areas such as road repair and refuse pick-up.
2. Ensure that the stormwater management system is adequately maintained and supported by system users.
3. Regularly distribute information pamphlets to residents and property owners on available services.

4. Maintain a regular schedule of street maintenance and improvement through a comprehensive Capital Improvement Program.
5. Continue to explore and coordinate enhanced opportunities for shared services with the surrounding Townships, Washtenaw County and the Manchester Community School District.
6. Continue to explore and develop intergovernmental and coordination agreements with surrounding Townships. This can include but is not limited to 425 Agreements.

**OBJECTIVE II**

*Develop and Maintain adequate public facilities for the Village.*

POLICIES

1. Improve and maintain the physical condition of all Village owned buildings by assessing conditions and establishing a five year building improvement and maintenance plan.
2. Continue sidewalk improvement and maintenance program.
3. Maintain and promote the locations of existing public parking lots.
4. Ensure that the visibility and condition of refuse dumpsters do not detract from the downtown aesthetics.

**GOAL: To cooperatively plan and locate school facilities and services with the Manchester Community School District.**

**OBJECTIVE I**

*To provide for student population growth.*

POLICIES

1. Maintain Village owned property and buildings adjacent to or near public school property.
2. Continue sidewalk improvement and maintenance programs to provide access by student pedestrians.
3. Explore continued opportunities to share resources and buildings for recreation and other services.

**OBJECTIVE II**

*Work cooperatively towards the improvement and paving of access routes serving the school campus area.*

POLICIES

1. Work with schools, State and other public agencies to pave Geiske Road in order to provide safe and efficient access to the school campus area.
2. Actively implement the Village policy of through streets and avoidance of dead ends and cul-de-sacs.

**GOAL: To provide adequate police and fire protection for Village residents and property owners.**

**OBJECTIVE I**

*To adopt service areas and distance standards for the location of police and fire facilities within the Village and in coordination with the surrounding townships.*

POLICIES

1. Police and fire protection facilities shall be re-evaluated on a regular basis, as new development or annexation occurs to determine if modifications or additions to facilities are needed to keep pace with new developments.
2. Continue police and fire sponsored educational seminars focusing on each service area.

**OBJECTIVE II**

*To provide and maintain a public water system that will provide adequate fire fighting pressures.*

POLICIES

1. Police and fire protection facilities shall be re-evaluated on a regular basis, as development occurs to determine if capacity and pressure modifications to facilities are needed to protect the health and welfare of the community.

## **RECREATION FACILITIES**

**GOAL:** To provide recreation programs and facilities to meet the present and future needs of all Village residents.

### ***OBJECTIVE I***

*To provide recreation facilities and services that meet the needs of all components of the population including preschool and elementary school children, teenagers, adults, the elderly, and the disabled.*

#### **POLICIES**

1. Consider adopting policies and review criteria that will encourage new developments in the Village to provide usable open space/parkland and to provide pedestrian links to the Village's sidewalk and trail path system and community resources.
2. Plan recreation facilities in accordance with the multiple-use concept in which the Village parks provide a total recreation experience for an entire family.
3. Encourage cooperation with the School District, library, civic organizations, leagues, business community and other non-profit groups in providing recreational facilities and programs.
4. Design and install recreation facilities for the disabled in major community parks throughout the Village.

### ***OBJECTIVE II***

*To explore innovative funding and resource allocation approaches.*

#### **POLICIES**

1. Develop a gifts catalog that would identify various types of items that could be donated by individuals or organizations to the Village. A gifts catalog could contain individual items such as a single tree or picnic table, as well as major improvements such as a ball field or a band shell. The gifts catalog would be distributed to all community organizations, homeowners associations and to major industries.

2. Cooperate with Washtenaw County, surrounding townships, the District Library, civic groups and the Manchester Community Schools in the planning and programming of recreation facilities to avoid unnecessary duplication and thus free resources for more efficient allocation.
3. Develop recreation facilities and programs based on a sound fiscal policy. Consider the use of volunteers, State and Federal grant programs, and other funding sources.
4. Intensify the use of volunteer personnel in recreation programs. The Village could sponsor in-service training programs and workshops for volunteer personnel to develop skills in senior citizen programs, teenage programs, preschool programs, and programs for the disabled handicapped.
5. Improve the design of recreation facilities and equipment to reduce maintenance costs.
6. Continue writing grant applications as a means to fund identified recreation projects.

### **OBJECTIVE III**

*To provide recreation facilities which are designed so they not only provide recreation opportunities but also contribute to the aesthetic quality, historic preservation, and ecological balance of the Village.*

### **POLICIES**

1. Utilize natural features (waterfront, topography, river, flood plains, etc.) for recreation facilities sites.
2. Design parks to be compatible with the environment on and surrounding the sites. Distinctive natural features of park sites should be preserved wherever possible. The parks should be designed so they contribute to the aesthetic quality of the Village.
3. Identify floodplain areas and water courses for possible greenway and recreational linkage areas.
4. Utilize existing structures of significant historic importance as part of recreational facilities.
5. Where possible, without infringing on private property establish a continuous greenbelt or river walk along the River Raisin.



**OBJECTIVE IV**

*To provide adequate park and recreation space as an integral part of each development (neighborhood, multiple family, mobile home park, and industrial park).*

POLICIES

1. Encourage the preservation of open land areas as an integral part of any new residential development.
2. Develop standards for land donation.
3. Provide usable open space/parkland within developments, including industrial parks, and pedestrian links to the Village's pedestrian trail and sidewalk system.
4. Insure that all neighborhood areas are within a quarter mile of at least one park.

**OBJECTIVE V**

*To acquire land and facilities to meet the recreation needs of Manchester.*

POLICIES

1. Acquire land along the River Raisin to provide a greenway trail system as a major community park to serve the entire southern and eastern portion of the Village.
2. Explore acquisition of the railroad right-of-way for use as a bicycle, pedestrian, and nature trail.
3. Continue to require property owners to construct sidewalks in accordance with appropriate standards.
4. Explore and study the development of new recreational community center which could incorporate ice skating, senior citizen center, teen activities, swimming pool, theatre etc.
5. Identify specific improvements such as play structures, landscaping, benches, lighting, signage, which would improve the existing neighborhood park areas.

## **ENVIRONMENTAL RESOURCES**

The Village of Manchester is fortunate that it is well-endowed with natural features including a major river, wetlands, woodlands, rolling topography, and open spaces. These features are significant not only because of their strong appeal to residents, but also because they constitute a functioning ecosystem. Preservation of these natural features shall be a prevailing objective in all future development.

**GOAL:** To preserve the natural resources of the Village of Manchester.

### ***OBJECTIVE I***

*To utilize the Zoning Ordinance to ensure that development will minimize disruption to valuable wetlands and other natural feature areas.*

### ***OBJECTIVE II***

*To utilize progressive stormwater management and erosion control techniques to ensure that development will not adversely impact natural resources and surrounding property.*

#### **POLICIES**

1. Stormwater management and soil erosion control techniques should be designed and regulated to remove sediment and other pollutants from stormwater and other direct run-off.
2. Encourage sound natural resource management practices beyond State and Federal regulations.

### ***OBJECTIVE III***

*Enforce woodland protection regulations in order to minimize tree loss and disruption of valuable wooded areas, especially on steep slopes and along the river.*

### ***OBJECTIVE IV***

*Protect and preserve the River Raisin.*

#### **POLICIES**

1. Encourage and explore the development of an overlay protection zone for areas adjacent to the River.

## **HISTORIC PRESERVATION**

**GOAL:** To encourage the preservation of the Village’s historic character by preserving or restoring historically significant properties, as well as promoting new development compatible with the existing character.

### **OBJECTIVE I**

*To preserve the inherent architectural character of individual historical architecture resources throughout the Village.*

#### **POLICIES**

1. Recognize the need to seek alternate uses for structures that are no longer suitable for their original purpose.
2. Develop a Historic District for the purpose of identifying historical and architectural resources and providing methods of ensuring their preservation.
3. Where possible, name new streets and developments with names associated with the Village’s historic past.
4. Continue individual preservation efforts to restore and maintain important historical structures which need immediate attention.
5. Work with State, local and college historical preservation groups to identify resources, opportunities and needs.
6. Encourage the development of an architectural theme and design continuity in new developments and structures which compliments historical structures.

### **OBJECTIVE II**

*Encourage the rehabilitation of historic structures.*

#### **POLICIES**

1. Consider strategies to permit flexibility on order to facilitate the rehabilitation of upper stories for loft housing.
2. Evaluate feasibility of allowing structures to be reused as apartments to facilitate the rehabilitation of historic structures (i.e. carriage houses converted into studio apartments).

3. Promote and develop Historic Preservation competitions and awards.
4. Recruit developers for loft redevelopment and mixed use adaptive reuses of vacant structures.

**OBJECTIVE III**

*Promote historic assets of Manchester in coordination with the Historical Society.*

POLICIES

1. Provide educational information on the creation of a Historic District with pamphlets, monthly newsletters, workshops, or booths at community events.
2. Coordinate with Chamber of Commerce and Historical Society to promote downtown walking tours to promote the education of local history and historical assets.
3. Consider utilizing historic markers describing noteworthy buildings, events, etc., the design of which could be coordinated with downtown signage requirements.
4. Encourage the development of an architectural theme and design continuity which compliments historical structures.

**TRANSPORTATION AND TRAFFIC**

**GOAL:** To provide a transportation system that facilitates the smooth, safe, and efficient flow of automobiles, motorcycles, trucks, buses, emergency vehicles, bicycles and pedestrians.

**OBJECTIVE I**

*Create a balanced and diversified transportation network.*

POLICIES

1. New commercial developments along M-52 shall be accompanied with roadway or driveway improvements to support the growth.
2. Encourage the Michigan Department of Transportation (MDOT) to limit truck traffic and reduce speed on M-52.

3. Improve problem intersections, including the addition of turning lanes, to ensure proper turning movements for safety and efficiency.
4. Correct or avoid hazardous and unsafe areas by improving street alignments.

**OBJECTIVE II**

*To improve the aesthetics of the thoroughfare approaches to the Village.*

POLICIES

1. Encourage Corridor Plans that promote an attractive and appropriate approach into the Village.
2. Require that site plans for development along the approaches to the Village actively address, aesthetic concerns.

**OBJECTIVE III**

*To adopt a system of road and street classifications.*

POLICIES

1. Transportation system planning in Manchester should be based on a functional hierarchy of road types compatible with the Washtenaw County system.
2. Local streets or roads should serve as access to abutting properties.
3. Collector roads should gather vehicle trips from local streets and feed them to major thoroughfares or trunklines.
4. Major thoroughfares should carry traffic through the Village and/or gather vehicle trips from local and collector streets and feed them to M-52.
5. State highway (M-52) should have adequate capacity to serve “through” traffic as well as provide commercial and industrial land access.
6. Actively implement the Village policy of through streets and avoidance of dead ends and cul-de-sacs.

**OBJECTIVE IV**

*To encourage improved roadway aesthetics.*

POLICIES

1. Roadways should be visually pleasing to motorists, pedestrians, and persons who view the roads from adjoining land.
2. Review greenbelt landscaping standards along roadways and ensure quality landscape treatments for commercial and industrial areas.
3. Frontage along roads should be safely landscaped.
4. Commercial and industrial uses should be encouraged to maintain entrances and exits onto major thoroughfares in an attractive manner.
5. The proliferation of signs should be discouraged along roadways, and attractive signs should be encouraged, especially along Main Street and M-52.
6. Pursue Traffic Enhancement Act (TEA-21) funding for roadway landscaping projects.
7. Pursue Michigan Department of Transportation grants and other grant sources.

**OBJECTIVE V**

*To strive toward a balanced relationship between the transportation system and the overall land use pattern.*

POLICIES

1. There should be an adequate number of each type of road with the appropriate carrying capacity to serve the Village's land use pattern.
2. Alternative development proposals should be analyzed to determine the amount of traffic that will be generated and how the increased traffic will affect the transportation system.
3. Adequate road improvements shall be planned prior to the approval of new commercial and residential developments.

**OBJECTIVE VI**

*To reduce or limit conflicts between land use and traffic wherever possible.*

POLICIES

1. The Village should encourage the installation and use of service drives, connector drives or “cut throughs” for access between adjacent properties along commercial corridors.
2. An access management ordinance should be explored in order to control excessive curb cuts and hazardous turning movements.

**GOAL:** To develop a system of pedestrian/bicycle sidewalks and pathways to link residential areas with schools, recreation areas, commercial districts and other destinations. This includes the development of sidewalks throughout the Village.

**OBJECTIVE I**

*Promote the use of transportation alternatives such as biking, walking, and public transit.*

POLICIES

1. Expand and connect sidewalks and bike paths and enhance and highlight access points, especially along the riverfront.
2. Consider the development of a bike path master plan which would designate bike paths within the Village and connecting surrounding townships, again emphasizing connections along the River Raisin.

**OBJECTIVE II**

*To continue to require installation of sidewalks in conjunction with all new development.*

POLICIES

1. Sidewalks shall be constructed in accordance with the establishment of a Village Sidewalk Master Plan.
2. Complete a Village-wide sidewalk assessment and develop a prioritized list of needed improvements.

**OBJECTIVE III**

*To consider a public initiative to install sidewalks in areas that are already built-up.*

POLICIES

1. Grant applications should be submitted as a means to fund sidewalk construction on public land and/or in areas already built out but lacking such a system.

**RESIDENTIAL AREAS**

**GOAL:** To emphasize and strengthen the single family home character and neighborhood atmosphere of the Village, while also providing for a variety of new, high quality housing types and protecting the natural features of the Village.

**OBJECTIVE I**

*To maintain and enhance the residential character of existing neighborhoods.*

POLICIES

1. Encourage self-initiative in upgrading, improving and maintaining property.
2. Initiate housing rehabilitation and neighborhood revitalization efforts in appropriate areas.
3. Continue to work with homeowners and appropriate agencies to identify and implement needed capital improvements in residential areas.
4. Carefully monitor areas where residential uses are located adjacent to industrial or commercial uses, so that timely safeguards against blight can be initiated, if necessary.
5. Provide a transitional zone between intensive commercial uses and residential uses to ensure protection of existing neighborhoods.
6. Follow a policy of stringent code enforcement in all residential areas.
7. Rehabilitate or remove blighted residential structures.



**OBJECTIVE II**

*To provide for the development of new, high quality single family residential growth at varying densities and affordability.*

POLICIES

1. Residential development should be permitted in accordance with the ability to provide necessary public services, including public water and sanitary sewer services, road construction and maintenance, police and fire services, and governmental administrative services.
2. New residential developments shall be designed to be compatible with the natural features of the site. Significant topographic features, tree stands, wetlands, and other important natural features should be preserved intact wherever possible.
3. Promote quality housing, at moderate and high densities to maintain the Village character of the community.
4. Evaluate the remaining undeveloped multiple family residential parcels and/or evaluate the future land use designation on such parcels.
5. Maintain an appropriate balance of small lots and larger square footage lots while also ensuring open space.

**OBJECTIVE III**

*To provide appropriate areas for a wide range of housing types.*

POLICIES

1. Limit the location of multiple family areas to sites with access to major thoroughfares so that use intensities and traffic demands are compatible.
2. Provide incentives for the construction of senior housing complexes within residential neighborhoods.
3. Encourage alternative housing styles, other than multiple family, including “empty nest”, condominiums and attached single family dwellings.

**OBJECTIVE IV**

*To encourage the use of land in accordance with its character and adaptability through the use of innovative planning techniques that will result in substantial benefit to future residents and to the Village.*

POLICIES

1. Innovative techniques should effectively implement the goals set forth in the Master Plan, especially in preserving the Village's natural and historic features.
2. Alternative residential developments must result in substantial benefit to the future residents and to the Village that exceed those accomplished under conventional methods.
3. Such development should enhance the quality of life in residential areas and provide readily available recreation and shopping opportunities.
4. Assure that compatibility of style, use, and the relevant characteristics with neighboring properties will be maintained.
5. Consider programs such as purchase, donation or transfer of development rights, conservation easements, and scenic easements as a tool to maintain parcels with significant natural resources.
6. Encourage and promote the development of open space or cluster developments that are adjacent to existing agricultural areas.

**OBJECTIVE V**

*To minimize pollution and preserve the River Raisin, wetlands, and watershed areas of the Village.*

POLICIES

1. Areas around existing wetlands and the River Raisin should be used for low density single family and open space residential uses.
2. Prevent pollution or siltation of wetlands and the River Raisin by controlling drainage through the use of Village ordinances.

**OFFICE/SERVICE**

**GOAL:** To provide exclusive areas for office uses that will have limited impact beyond the sites and which are intended to serve nearby residences or businesses.

***OBJECTIVE I***

*To set aside areas in the Village for general offices which will serve as areas of transition between residential and non-residential uses.*

POLICIES

1. Establish standards that will provide landscaped settings for office uses as areas of transition.
2. Promote the use of these office areas in order to provide services to the residents or businesses of surrounding areas.

***OBJECTIVE II***

*To provide for the utilization of office uses when single family residential use is not reasonable because of existing conditions and as an alternative to strip commercial development.*

POLICIES

1. Provide a balance of land planned for office uses to an amount that will not outstrip the demand for such office uses.
2. Strategically plan areas for office use.

**GOAL:** To provide sites for Research and Development uses that are characterized by buildings in which people are employed in activities that are of a technical research nature, or are professional activities, including technical training and education.

***OBJECTIVE I***

*To continue to allocate areas in the Village which would be suitable for the development of high technology office or research facilities.*

POLICIES

1. Locate Research and Development areas on lands that have direct access to major thoroughfares or collector streets.
2. Encourage establishment of Research and Development in appropriate areas in the Village.
3. Require well landscaped settings and encourage attractive, well maintained buildings to establish an area identity that will be appealing to corporate and single tenant buildings.
4. Promote the existing industrial areas for office and research related facilities.

***OBJECTIVE II***

*To place Research and Development uses in close proximity to existing industrial uses to provide space for activities that are ancillary to or supportive of the industrial uses.*

POLICIES

1. Locate Research and Development uses at the fringe or edge of industrial use areas to act as a transition to other, nearby, less-intense uses or to natural features.
2. Site Research and Development offices in that portion of the Village where vehicular access is good, with reasonable access to the M-52 State Highway.

**COMMERCIAL AREAS**

**GOAL:** To provide for a proper land use distribution of commercial uses.

**OBJECTIVE I**

*To strictly limit the location of commercial uses to protect the health, safety and welfare of businesses and their patrons.*

POLICIES

1. Commercial areas should be located within the Central Business District (CBD), along M-52, and centralized locations along the western edge of Main Street that will serve expected needs in the years ahead.
2. Commercial development should not be encouraged in the Village at the expense of the Central Business District. The community's retail and service needs can best be served through the coordinated growth and development of both the Village's commercial corridors and the CBD.
3. The future allocation of commercial land in Manchester Village should be based on the shopping needs of the Manchester area.

**OBJECTIVE II**

*To encourage the development of compact commercial use areas rather than have strip development along major thoroughfares in a haphazard fashion or as spot developments intruding into residential areas.*

POLICIES

1. Develop design guidelines to encourage quality design and architecture.
2. Promote shared service drives to minimize the number of curb cuts along major roadways.
3. Promote a system of centralized and defined commercial centers with design guidelines consistent with the historic architecture incorporated into the Zoning Ordinance, and utilize innovative strategies to promote quality development.

**OBJECTIVE III**

*To provide for compatible land use relationships between commercial and other uses.*

POLICIES

1. Where the placement of commercial uses next to residential areas must occur sufficient buffering shall be provided as much as possible.
2. Proper screening regulations of commercial uses from other uses should be incorporated into the Zoning Ordinance.
3. Require non-intrusive lighting from commercial sites.

**OBJECTIVE IV**

*To distinguish, by location and type, the various commercial uses (Convenience, Comparison, General) in specific zoning districts where supported by existing or projected Village population.*

POLICIES

1. Commercial land in Manchester Village must be allocated efficiently to uses that fulfill the essential needs of residents.
2. Village officials should work with developers to recruit retail establishments for which residents have expressed a need.
3. The Village should discourage development of land for commercial uses for which the demand has already been met.
4. Allow the development of quality non-drive-thru restaurants to serve Village residents.

**GOAL:** To provide mechanisms for traffic management in commercial areas that will be easily accessible, while also limiting the impact on adjacent thoroughfares.

**OBJECTIVE I**

*To encourage the use of landscaping and setbacks to delineate drives, direct vehicular movement, and provide sufficient stacking space in entranceways. These are effective means of improving safety while enhancing the aesthetic value and desirability of businesses.*

POLICIES

1. Consider development of a corridor plan for each of the major gateway roads into the Village that would coordinate land use and traffic. The plans will also be coordinated with the Michigan Department of Transportation (MDOT) or the Washtenaw County Road Commission, in accordance with guidelines for traffic management, land use, landscaping, etc.

**GOAL:** To improve the appearance of existing and future commercial areas.

**OBJECTIVE I**

*To encourage the design and layout of commercial uses in Manchester that reflects thorough and careful analysis of the site and creative efforts to improve aesthetics.*

POLICIES

1. Architecture should be clean and uncluttered and based on the historic character of the Village.
2. Signs should be unobtrusive and compatible with the historic character of the Village.
3. Parking, loading and storage areas should be landscaped and screened in order to provide visual relief from large paved areas and unsightly activities.
4. Landscaping and setbacks should convey a sense of compatibility with natural features and native species.

**OBJECTIVE II**

*To closely monitor and stringently enforce building, zoning, and maintenance codes in commercial areas.*

POLICIES

1. Buildings, signage, landscaping or parking areas that are deteriorating, as assessed by the Village, should be renovated or repaired on a timely basis.
2. Changes in business use in existing buildings should be monitored to be certain that new uses are in compliance with Village building and zoning codes.

**INDUSTRIAL AREAS**

**GOAL:** To provide for industrial development in a manner that increases the community's tax base, results in proper land use relationships, and does not negatively impact the environment.

**OBJECTIVE I**

*To maximize the use of available transportation in the location of industrial areas.*

POLICIES

1. Future intensive industrial development should be confined to the designated areas at M-52 and Hogan where an industrial base has already been established.

**OBJECTIVE II**

*To minimize the negative impacts of industrial areas on non-industrial areas and on the environment.*

POLICIES

1. Concentrate industrial uses in suitable locations to protect residential uses.
2. Promote the former thriving low intensity industrial park area on Division Street for office and research related uses.
3. Other land uses should be physically and visually protected from the intrusion of industrial land use.



4. Codes and regulations applicable to industrial areas must be strictly enforced in Manchester, including close monitoring of industries that may be using or storing hazardous chemicals or toxic materials.
5. Require non-intrusive lighting.

**OBJECTIVE III**

*To provide a balanced industrial development strategy to achieve environmental compatibility and maintain the neighborhood character of the Village.*

**POLICIES**

1. Industrial growth strengthens the tax base and increases employment opportunities. A balance should be achieved between these economic benefits and the amount of industry that is compatible with the Village's environmental objectives and overall future development pattern.
2. Efforts to reduce the “spot zones” of industrial uses within residential areas shall be on-going.
3. The pace and type of industrial development should be monitored so that it is in keeping with the Village's overriding goals for preservation of the natural environment and resources, and protection of its residential areas.
4. Light manufacturing and research firms are preferred in Manchester. Such firms generally produce low levels of waste, noise and traffic, as well as less air and water pollution.
5. Future industrial development should be permitted only in accordance with the ability to provide required utilities and public services, including public water and sanitary sewer services, adequate road construction and maintenance, police and fire protection and a tax base to allow for adequate general municipal administrative and regulatory services.

**GOAL:** To strive for high standards of design for industrial development in the Village.

**OBJECTIVE I**

*To create industrial areas which are well-served by infrastructure, are efficiently served by transportation facilities and are as attractive as can be attained in an industrial district.*

POLICIES

1. Industrial buildings that are attractive and of substantial construction are encouraged.
2. Significant landscape treatment of the yards of industrial developments should be required.
3. Screening the view of materials storage, loading areas and trash receptacles from public roads and from nearby non-industrial land use areas will be required.

**CENTRAL BUSINESS DISTRICT**

**GOAL:** Maintain and encourage a thriving Central Business District (CBD).

**OBJECTIVE I**

*Enhance the physical appearance of the CBD.*

POLICIES

1. Focus energies in creating more civic spaces downtown.
2. Continued and on-going programs to maintain downtown's existing infrastructure are needed. This includes annual efforts to plant and maintain flowers as well as providing trash cans and weed killing efforts. Include actual parking facilities that are cleaned, striped and lighted.
3. Attention should be paid to the east and west of downtown. As a critical point of entry, this area needs and deserves the sort of streetscapes improvements implemented elsewhere.
4. Explore low interest loan programs to facilitate facade improvements.

5. Upgrade surface parking lots by adding knee walls and landscaping to screen lots from the street.

**OBJECTIVE II**

*Attract businesses and facilitate housing opportunities.*

POLICIES

1. Encourage uses that will create destination retail, restaurant, and entertainment uses while discouraging large scale discount retail.
2. Promote loft redevelopment with an annual loft tour to attract CBD residents and create incentives to redevelop vacant structures.
3. Concentrate efforts into putting upper floors back into use. Assistance should be made available to make re-use financially viable. A model project might be considered to help alert building owners to this potential.
4. Promote the CBD as a destination point. This is both a marketing and development strategy. Downtown Manchester should market its historic ambiance, cultural attractions, and work to add more through infrastructure and business recruitment.
5. Explore the development of parking district and a parking needs study.

**OBJECTIVE III**

*Promote visitor and pedestrian friendly environment and enhance orientation.*

POLICIES

1. Promote family participation downtown. Expand daytime activities for children and senior citizens.
2. Expand events. An extensive year-round calendar of downtown events should be continued and expanded upon. Unique opportunities should be pursued. A Farmers Market and other existing activities such as the Canoe Race are examples of innovational approaches.
3. Provide public bathrooms downtown.

**OBJECTIVE IV**

*Implement Downtown Development Authority (DDA).*

POLICIES

1. Develop boundaries and meet with downtown business owners in autumn of 2003.
2. Appoint Director or Administrator of DDA.
3. Investigate funding opportunities including partnerships with surrounding communities.

**The Planning Commission ranked the highest community priorities as follows:**

- |   |
|---|
| <ol style="list-style-type: none"><li>1. Transportation and road related issues.</li><li>2. Creation of a Historic District.</li><li>3. Creation of a Downtown Development Authority.</li></ol> |
|---|

## **MASTER LAND USE PLAN**

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The Master Land Use Plan is graphically illustrated. Future land use designations are made for the Village.

### **Planned Land Use Categories**

The following provides a brief description of the planned land use categories which are proposed for the Village of Manchester Master Land Use Plan.

#### **Low Density Single Family Residential**

These areas are intended to provide an environment of predominantly lower-density, single family detached dwellings, along with other related facilities such as schools and parks. Single family residences should be developed at a density of not greater than three (3) dwelling units per acre. Lot sizes of approximately 15,000 square feet are recommended in these areas.

#### **Medium Density Urban Residential**

These areas are designed to allow medium density single family residential development. Lot sizes of approximately 13,000 square feet are recommended in these areas. These areas can serve as a transitional land use between lower density residential areas and higher density residential or commercial areas.

#### **High Density Residential**

These areas are designed to allow a high density single family residential development. This designation provides for six (6) to eight (8) dwelling units per acre, dependent upon site conditions. Single family homes are recommended on lot sizes ranging from 7,260 square feet to 5,445 square feet in these areas.

#### **Multiple Family Residential**

These areas are intended to provide for multiple family dwelling units at a density ranging from six (6) to eight (8) dwelling units per acre depending on site conditions. Multiple Family Residential can generate significant amounts of traffic and therefore should be near or adjacent to major thoroughfares. This area is designed to allow for the development of apartments, condominiums and townhouses.

### **Planned Unit Development**

These areas contain residential developments that encourage the use of land in accordance with its character and adaptability; conserve natural resources and energy; encourage innovation in land use planning. These areas are thought to bring about a greater compatibility of design and use.

These areas provide long term protection and preservation of natural features where such benefit would otherwise be difficult without the application of the Planned Unit Development regulations contained within the Zoning Ordinance.

### **Manufactured Home Park**

This designation is intended for manufactured home parks within existing locations at a density ranging from six (6) to eight (8) dwelling units per acre.

### **Office/Service Transition**

These areas are intended to provide locations for such low intensity uses as the offices of doctors, dentists, engineers, attorneys, and other similar professionals and for uses which primarily include general office and technical uses, and business personal service uses which are dependent on and supportive of an office environment.

### **Research /Office**

The Research Office district is designed to primarily accommodate Research and Development activities, offices, business headquarters, warehouses, and very light industrial operations whose external and physical effects are restricted to the immediate area, having only a minimal effect on surrounding districts. These areas are intended to accommodate warehousing and light manufacturing in a campus or park like setting.

### **General Commercial**

This designation is designed to provide opportunities for local services and convenience shopping establishments for the day to day needs of the Village and surrounding townships. Protections of the adjacent and nearby residential land uses is important, therefore uses which would create hazards, offensive or loud noises, vibration, smoke, glare, should be prohibited.

These areas are intended to provide suitable locations for general retail and service establishments. Uses typically found in such areas include larger supermarkets, department stores, appliance and furniture stores and specialty shops.

### **Central Business District**

The land area intended to be the business core of the Village. The “CBD” typically contains retail, office, governmental, church, and other social agency facilities. These uses are characteristically concentrated along the street frontage and do not provide for much, if any, off-street parking.

This designation is designed to provide for pedestrian accessible mixed use consisting of a variety of retail, office, residential and service uses in the Downtown. Automotive related services and other uses which tend to interfere with the continuity of retail frontage and hinder pedestrian circulation should be prohibited.

### **General Industrial**

This category is designed to provide locations for general or “heavy” industrial activities such as those which involve the use of heavy machinery, extensive amounts of contiguous land, service by railroad lines or major thoroughfares, processing of chemicals or raw materials, assembly, generation of industrial waste, noise, odor, or traffic problems or similar characteristics. These uses would require service by large trucks. General Industrial uses should be adequately screened from adjacent residential uses so as to minimize impact.

### **Recreation and Conservation**

This designation is intended to provide areas for public uses, public and private parks, and recreation and open space systems which preserve and enhance the character of the Village. This includes lands within a floodplain or wetland. Especially important is the River Raisin corridor, which should be conserved. This area is designed to preserve the River Raisin frontage for environmental reasons and to allow for the future integration with a continuous greenway system along the river.

Development and redevelopment along the river frontage parcels should highlight the frontage portion and utilize it as a site amenity. Access easements should be obtained as parcels are redeveloped, and existing landowners should be encouraged to donate such easements. Exact width of easements will need to be determined parcel by parcel, as areas of steep slopes may need a wider easement to accommodate the development of future bike paths, walking paths or a river boardwalk.

Uses along the river should have sufficient setbacks to protect the integrity of the river as a natural system. Pedestrian connections across the river should be encouraged.





## WELLHEAD PROTECTION PROGRAM

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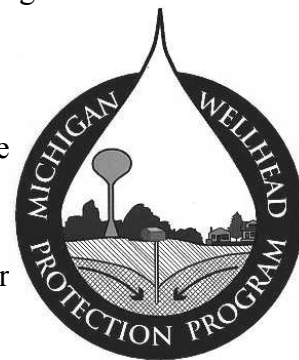
As a progressive step forward in the management of groundwater resources and the commitment to the quality of their drinking water, a comprehensive wellhead protection program is to be implemented by the Village of Manchester.

Wellhead protection is a groundwater management program that considers the relationship between land use activities and the quality of drinking water from Village wells. A successful program consists of several programs which address technical, managerial, administrative and educational goals.

The Master Land Use Plan when combined with zoning, prioritization of water and sewer distribution, stormwater discharge, community education of groundwater protection and groundwater management are all part of successful program.

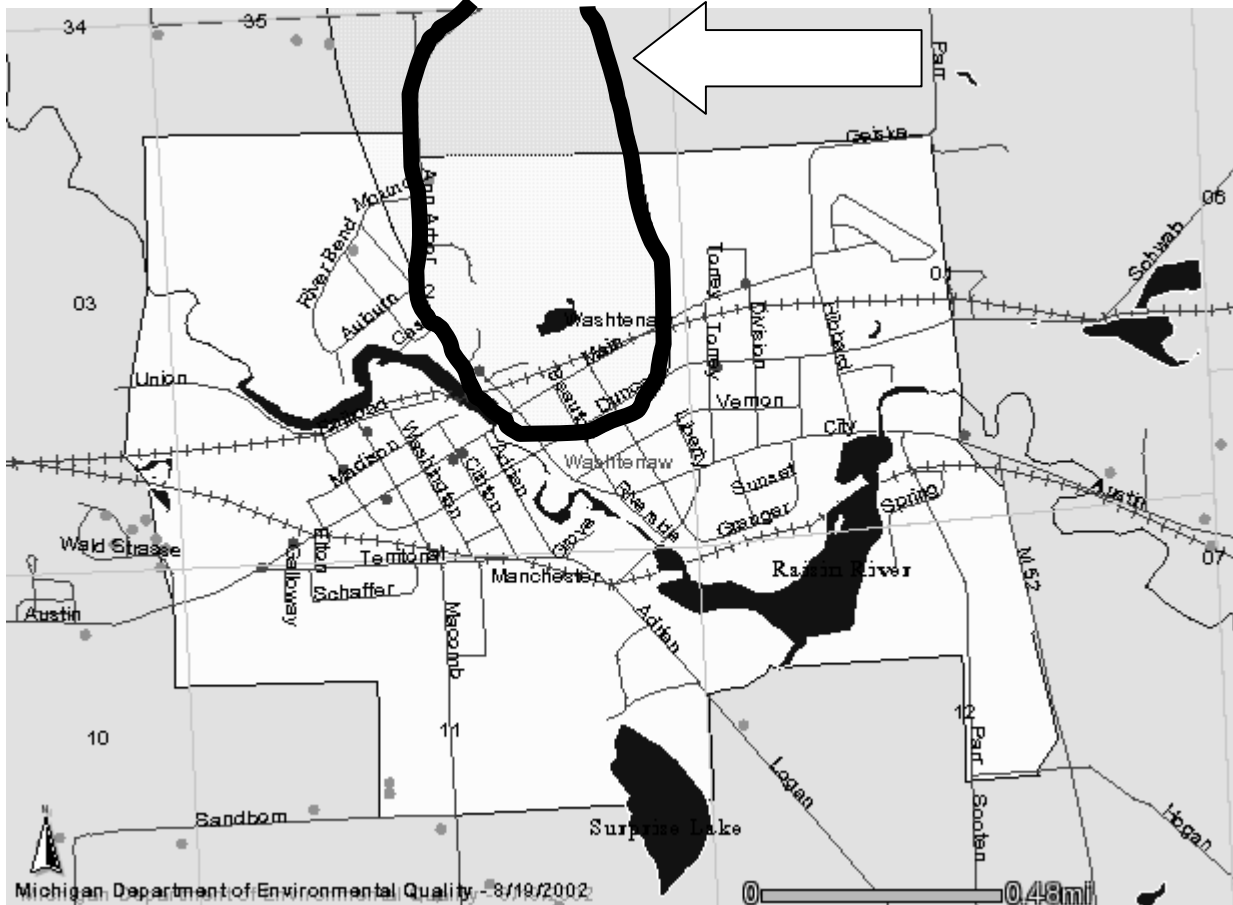
A successful wellhead protection program that meets State and Federal guidelines typically consists of seven elements.

1. Specify roles and duties of the program managers, local and State agencies.
2. Delineate the wellhead protection areas for each well.
3. Identify sources of potential or existing contamination within the wellhead protection area.
4. Development management approaches to protect the water supply.
5. Develop contingency plans for the water supply system.
6. Site new wells which will minimize the potential for impact.
7. Ensure public participation.



SOURCE: 1994 Coldwater Master Plan

## Wellhead Protection Area Village of Manchester



Groundwater is the exclusive water resource used by the Village of Manchester for their drinking water supply. Groundwater may be the only economically feasible source of water for the Village. The existing capacity should be able to meet existing and future needs and system demands. The water contained in this aquifer must be protected from contaminants. This being the case, the neighboring Townships of Manchester and Sharon must also be cognizant of this groundwater protection area.

It is generally agreed that an important element of the wellhead protection program is public participation and education. Public participation builds support in controlling pollution possibilities in certain zoning districts. It also continues to promote voluntary groundwater protection efforts, such as household hazardous waste collection and used oil collection programs.

**APPENDIX A  
BACKGROUND STUDY**

## POPULATION AND HOUSING

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The cornerstone of any community planning effort is the basic understanding of population and housing trends. Past trends, current growth rates, and future projections are key ingredients in the determination of future land use and community facility needs. An analysis of population and housing will provide a useful guide to the level of future land use and development demands within the Village of Manchester.

### Population

Trends – U.S. Census documents were consulted to compare absolute population levels, percentage increase, and comparative levels of growth since the 1960s. Table 1 displays population trends in relation to the total numbers of persons per census year along with the percentage changes over time for surrounding townships and other villages within Washtenaw County.

**Table 1  
Population Trends, 1980-2000**

<b>Community</b>	<b>1980</b>	<b>1990</b>	<b>% Change 1978-1990</b>	<b>2000</b>	<b>% Change 1990-2000</b>	<b>% Change 1980-2000</b>
<b>Townships</b>						
Manchester	1,540	1,739	13%	1,942	12%	26%
Bridgewater	1,371	1,304	-4.8%	1,646	26%	20%
Freedom	1,436	1,468	2%	1,562	6%	9%
Sharon	1,363	1,366	.2%	1,678	23%	23%
<b>Villages</b>						
Chelsea	3,816	3,772	-11%	4,398	17%	15%
Dexter	1,524	1,497	-1.7%	2,338	56%	52%
Manchester	1,686	1,753	4%	2,160	23%	28%
<b>Washtenaw County</b>	264,748	282,937	7%	322,895	14%	22%

Source: U.S. Bureau of Census

Between 1980 and 2000 the Village of Manchester experienced substantial growth, ranging from a population of 1,686 in 1980 to 2,160 by 2000. This represents a 28% increase over those two (2) decades. In comparison, Washtenaw County as a whole experienced a 22% increase during the same period. The majority of the growth within the County can be attributed to townships such as Scio and Pittsfield, which are adjacent to the City of Ann Arbor.

Characteristics – An overview of population growth in Washtenaw County since 1980 is helpful to establish the environment in which the Village has changed; however, it is the current characteristics from which future trends can be derived. Table 2 provides an overview of the general population characteristics of surrounding Townships and other Villages from the 2000 U.S. Census. The following observations highlight characteristics of Village of Manchester that distinguish that community from others in the County.

**Table 2  
General Population Characteristics**

Community	Total Population	Median Age	% >18	% 18-64 yrs.	% <65	No. of Households	Family Households	Non-family Households
<b>Townships</b>								
Manchester*	4,102	38.3	73.7	61.7	88	1,617	1,151	466
Bridgewater	1,646	40.1	74.8	64.9	90.1	598	477	121
Freedom	1,562	40.2	73.6	64.3	90.7	561	418	143
Sharon	1,675	39.4	74	64.5	90.5	593	493	100
<b>Villages</b>								
Chelsea	4,398	42.8	76.4	52.4	76	1,840	1,133	707
Dexter	2,338	33.7	73.6	63.8	90.2	1,013	641	372
Manchester	2,160	36.4	73.33	59	85.7	900	584	316
<b>Washtenaw County</b>								
	322,895	31.3	77.9	69.8	91.9	125,327	73,690	51,637

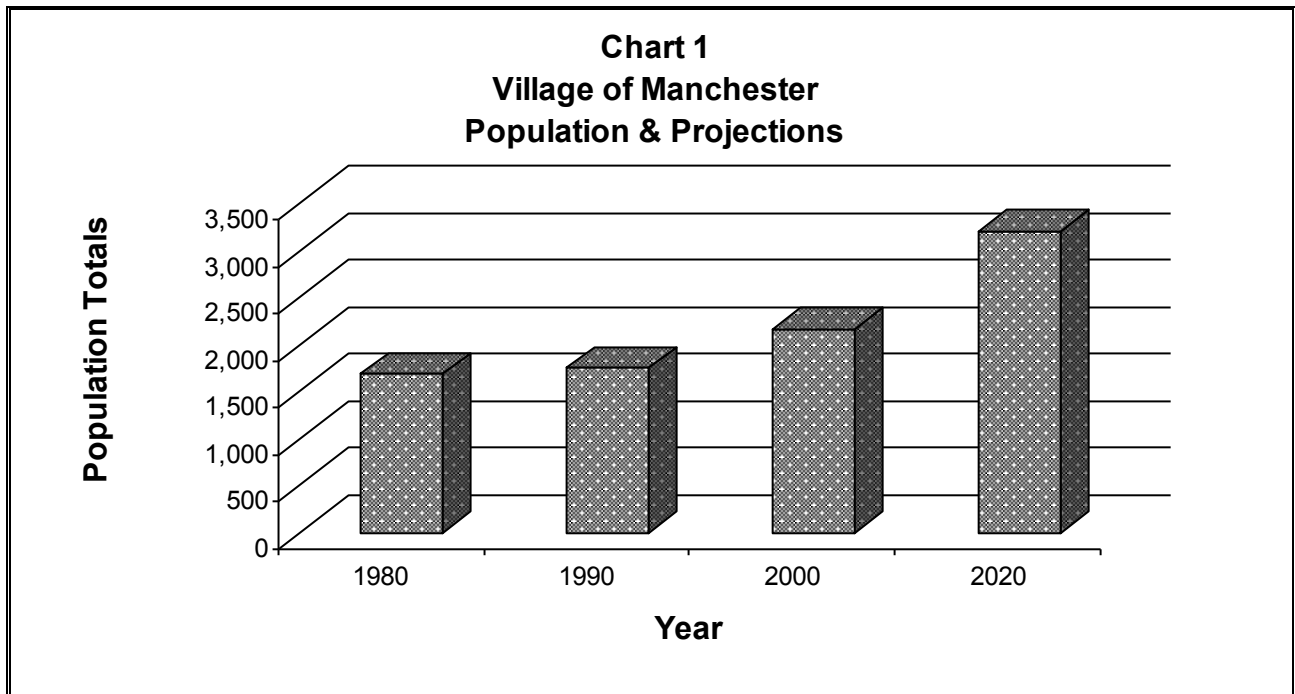
\*Includes the Village of Manchester  
Source: U.S. Bureau of Census

Projections – The Southeast Michigan Council of Governments (SEMCOG) Regional Development Forecast provides demographic projections for the entire southeastern Michigan region. The data for the Washtenaw County communities is reproduced within this document as Table 3, while Chart 1 depicts the population projections for the Village of Manchester. According to the SEMCOG report, the Village’s population is projected to continue to rise, and will reach 3,208 persons by the year 2020.

**Table 3  
Population Growth Trends and Projections, 1990-2020**

Communities	1990	2000	2020	% Change 1990-2000	% Change 2000-2020	% Change 1990-2020
<b>Townships</b>						
Manchester	1,739	1,942	2,667	12%	37%	53%
Bridgewater	1,304	1,646	2,504	26%	52%	92%
Freedom	1,486	1,562	1,786	6%	14%	20%
Sharon	1,366	1,678	2,506	23%	49%	83%
<b>Villages</b>						
Chelsea	3,772	4,398	6,254	17%	42%	66%
Dexter	1,497	2,338	3,070	56%	31%	105%
Manchester	1,753	2,160	3,208	23%	49%	83%
<b>Washtenaw County</b>	282,937	322,895		14%		

Source: U.S. Bureau of Census and SEMCOG 2020 Regional Development Forecast



**Housing**

Trends – An overview of the housing growth in Manchester and the surrounding communities and similar Villages since 1980 is helpful to establish the environment in which the Village may grow.

**Table 4  
General Housing Characteristics 2000**

Community	Total Housing Units	Total Occupied Units	Number of Owner Occupied Units	Persons per Owner Household	Vacancy Rate - Owner	Number of Renter Occupied Units	Persons per Renter Household	Vacancy Rate - Renter
<b>Townships</b>								
Manchester*	1,718	1,617	1,325	2.65%	.7%	292	2.02%	8.5%
Freedom	612	561	474	2.61%	.6%	87	2.37%	3.3%
Bridgewater	615	598	552	2.76%	.2%	46	2.72%	8%
Sharon	609	593	540	2.78%	.2%	53	2.55%	5.4%
<b>Cities and Villages</b>								
Chelsea	1,913	1,840	1,224	2.58%	.9%	616	1.66%	3.4%
Dexter	1,103	1,013	619	2.44%	4.6%	394	2.10%	5.5%
Manchester	949	900	646	2.57%	1.4%	254	1.97%	9%
<b>Washtenaw County</b>								
	131,069	125,327	74,830	2.65%	1.1%	50,497	2.02%	4.2%

\* Includes the Village of Manchester  
Source: U.S. Bureau of Census

Projections – The Southeast Michigan Council of Governments (SEMCOG) Regional Development Forecast provides demographic projections for the entire southeastern Michigan region.

**Table 5  
Projected Household Growth, 1990-2020**

Communities	1990	2000	2030	% Change 1990-2000	% Change 2000-2030
<b>Townships</b>					
Manchester	586	717	1,501	22.4%	109.3%
Bridgewater	451	598	1,157	32.6%	93.5%
Freedom	536	561	874	4.7%	55.8%
Sharon	462	593	1,124	28.4%	89.5%
<b>Villages</b>					
Chelsea	1,390	1,840	2,765	32.4%	52.6%
Dexter	633	1,013	2,183	60%	115.5%
Manchester	651	900	1,640	38.2%	82.2%
<b>Washtenaw County</b>					
	104,527	125,327	187,253	19.9%	49.4%

Source: U.S. Bureau of Census and SEMCOG 2030 Regional Development Forecast

**ECONOMIC TAX BASE**

While population and housing trends are important indicators of future demand for housing and public facilities; employment trends and sales activity analysis indicate future demand for retail space, offices and industrial sites.

Table 6 lists a cross-section of the local employers who employ the majority of the Village labor force. The table also provides the products or services provided by these companies, and the estimated number of full-time employees.

**Table 6  
Major Employers in the Village of Manchester**

<b>FIRMS</b>	<b># EMPLOYED</b>	<b>PRODUCT</b>
Collins & Aikman	500	Auto Parts
Uniloy Milacron	60	Plastic Molds
AEC	200	Metal Stampings
Manchester Community Schools	135	Education
Amcor	170	Plastic Molding

**COMMUNITY FACILITIES AND SERVICES**

The responsibility of providing public services to residents of the Village of Manchester is shared by several public entities; including the Village government itself, various Washtenaw County departments, various State offices, the Manchester School District, and others. The adequacy of public facilities has a direct influence on the Village’s ability to attract, and/or retain residents, businesses, and industries. Often the impression created by a particular community is directly related to its schools, parks, libraries, public buildings, public utilities and police and fire facilities. The following summary concentrates on public facilities over which the Village has control, with the recognition that these facilities are supplemented by private facilities.

*Village Hall*

The Village Hall is located at 912 City Road. Included within the former Ford factory is the District Library, Village Offices, Washtenaw County Sheriff sub-station, Senior Citizen Center, Western Washtenaw Construction Authority and other governmental agencies. The elected government consists of a Village president and six trustees.



Public Safety

The Manchester post of the Washtenaw County Sheriff's Department is housed on the lower floor of the Village Hall. Twenty-four hour police protection is provided by this special post which is staffed by a sergeant and patrol officers.

The Manchester Fire Department is a volunteer unit which provides fire fighting and emergency medical treatment service to the village and surrounding townships. Its headquarters are on South Macomb Street, which also houses the Manchester Township Hall.

**Utilities, Services and Capabilities**

The Village owns and operates the water supply, sanitary and storm systems that serve its residents. Each of these systems is summarized as follows:

Water Supply System – The Village water system is completely owned by the Village of Manchester, structured as a water and sewer enterprise fund system. Essentially, only the Village of Manchester is served by the system. Although the Village has had a long standing policy against extending the service beyond the municipal boundaries they are exploring and evaluating opportunities to extend services to surrounding townships.

The current water production is supplied through three (3) wells located centrally in the community. A modest amount of treatment is added (chlorine, fluoride) and water testing or maintenance of the entire system is performed by employees who regularly visit the well sites to oversee operations.

Due to population growth and issues the Village is experiencing with the system, updating has become a priority. A portion of the Village is served by undersized water mains and some of the water mains are in poor condition due to age. There are a few dead ends in the distribution system, which impact system reliability and water quality to customers served by these water mains. In addition, portions of the system lack second lines for the purpose of system reliability. The water treatment plant's existing backwash system does not provide for the simultaneous backwash of all filters. This affects the quality of water and does not allow the filters to work properly.

The water revenues exceed the operating costs. The Village Code requires that the revenues and expenditures of the water fund be reviewed annually with the provision that the user rates be adjusted as needed to ensure that revenues will continue to exceed the expenditures.

*Sanitary Systems* – The sanitary system serving the Village of Manchester consists of three (3) major elements: Collection Sewers, Pumping Stations, and the Wastewater Treatment Plant (WWTP). The system consists of a maze of gravity pipes either located under the Village streets or through a cross lot easement. These pipes begin at a building through a small individual sewer line and connect into a larger interceptor sewer that transports the flow of several small sewers to the pumping stations that direct the flow toward the WWTP. The several thousand linear feet of sanitary sewer within the Village are regularly inspected in order to ensure they can meet their life expectancy.

In order to ensure that the flow reaches the WWTP, force mains have been used to create additional pressure, however, the use of pumping stations is a more common form of conveyance. Developers or the Village will construct future stations as the need arises. The stations actually lift the flow through a force main to a higher elevation sewer downstream as a means to reach the WWTP. While maintenance of these stations is critical to the systems function, proper planning can ensure that future expansion costs are minimized.

The entire system flows into the WWTP for treatment. While future expansion is inevitable, the role of the treatment plant remains the same, that being the treatment of the wastewater to a water quality level regulated by the MDEQ (Michigan Department of Environmental Quality). The treated water is then discharged into the River Raisin.

*Storm System* – The storm sewer system serving the Village of Manchester consists of four (4) major elements: Inlets, Transport Sewers, Storage and Outlet Sewers. A complete separation of the storm sewer from the waste sewer was completed in 1990. The result has been a significant decrease in combined sewer overflows into the River Raisin.

The inlet capacity of the storm systems consists of various types of basins, culverts and open drainage ways that are then directed into the underground storm sewers. The underground system consists of transport sewers which are intended to transport the stormwater toward the outlet sewers or storage; however, large areas of the Village do not have such a system and therefore these areas often experience limited flooding of streets and yards. The remaining portions of the Village that do have such a system still experience limited flooding because the sewers are small, low-capacity pipes and the addition of new inlets only exacerbates the problem. As a part of proposed roadway and development projects the transport sewers will be upgraded, but many other sewers will still need to be modified in the future. Eventually, the outlet sewers transport runoff into storage basins, which are typically located on-site in a detention basin or within a natural depression or wetland.

## OTHER PUBLIC FACILITIES

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### Parks and Recreation

The Village of Manchester maintains four public parks. The Parks and Recreation Commission oversees their development. The following briefly describes each park and its facilities.

#### Carr Park

This park, located on the west side of the Village, provides over twenty acres of meadows, trees, a softball diamond, four (4) pavilions with picnic tables, two (2) restrooms, play equipment, and a marsh and pond. It is the site of the Fourth of July fireworks and seasonal recreational sports. It is also the home of the annual River Folk Festival.

#### Kirk Park

This park has an area of three and three-quarters (3  $\frac{3}{4}$ ) acres features two (2) ball diamonds designed for youth leagues, play equipment, tennis and basketball courts, and parking.

#### Wurster Park

This park, one and one-half (1  $\frac{1}{2}$ ) acres, is a small park with a formal setting. Wurster Park has long been known as the Village Green. Concerts and other special events are held at the gazebo.

#### Chi-Bro Park

Acquired with funds from the famous Manchester Chicken Broil, this seventeen (17) acre park includes a picnic area, spring fed pond, ice skating, sand volleyball courts, picnic pavilion, play equipment, horseshoe pits, a grassy area, a woodlot and a nature trail.

#### Alumni Memorial Athletic Field

Alumni Memorial Athletic Field was dedicated on September 13, 1939 by the Alumni Association to the Manchester Community Schools. It is currently the host of many athletic contests in the community; it also hosts the Annual Chicken Broil and Manchester Community Fair.

### Community Celebrations

Community celebrations are a dominant feature of the Village's civic life. The largest and most well known has occurred on the third Thursday of every July since 1953, when the Village has hosted the annual Chicken Broil. At the Chicken Broil local residents host a vast chicken dinner serving over 15,000 persons.

The Community Fair, held every year in the summer, draws Village and surrounding township residents for five (5) days of cooking, crafts, livestock and other competitions. Fair activities include a parade, a carnival with midway rides and live entertainment.

A Community parade is held to commemorate Memorial Day and is followed by a community picnic in Carr Park. The annual Manchester Country Fest features crafts, sidewalk sales, and an art fair every July. The River Raisin Canoe and Boat Race passes through the Village on the third

Sunday in May. Other events include the River Folk Festival and Christmas is the Village, both in November, and Luminaria in December.

## **TRANSPORTATION AND TRAFFIC ANALYSIS**

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The relationship between land use and roads is a critical element of land use planning. The streets provide the access necessary to land use and are important in setting the character of an area. Residential streets need to provide safety and interest and preclude through traffic movements. Through traffic needs to be able to travel through with as little interference as possible. With limited ability to carry through traffic, the Village needs to be developed in a correspondingly lower intensity that will result in lower traffic generation from within the Village than would otherwise be possible.

### **Roadway Classifications**

The classification of roads is necessary as a means of communicating the purpose served by each street or highway in the transportation system. Street classification identifies the type and volume of traffic that is appropriate for each segment of the road network. The classifications establish expectations among residents, Village Officials, and transportation engineers concerning the operational characteristics of each road.

The public roads in the Village of Manchester are under the jurisdiction of the Village of Manchester and/or the Michigan Department of Transportation. Roads are classified under the National Functional Classification System as follows:

*Urban Minor Arterial* – These streets are connection routes to locations outside the Village, truck routes within the Village, and streets that carry significant amounts of commercial, business and industrial traffic. These streets are built to carry heavier traffic loads and volumes for greater lengths and are the most expensive and disruptive streets to reconstruct. The longer trips result in higher speeds.

*Major and Minor Collector Streets* – These streets carry significant amounts of traffic, but usually not the heavy loads or volumes of the major streets. Collector streets generally provide a connection between several local streets and major streets. Within the Village these streets usually have homes along them, but non-residents of the street generate the large majority of the traffic. Collector streets should have right-of-ways that are eighty-six (86) feet in width with between two (2) to four (4) lanes of traffic. On street parking may be provided, depending on the function of the street.

*Local Streets* – Local streets serve the residents of that street and their neighbors in the immediate area. Within Manchester, local streets are designated in predominantly neighborhood areas. The majority of the traffic on a local street is generated by the residents of the street and by service vehicles to these residents. Local streets are generally the least expensive to construct, the least disruptive to rehabilitate and have a longer life than either of the other road classifications. Local streets should have rights-of-way that are not more than sixty-six (66) feet

width with a maximum of two (2) moving lanes of traffic. Off-street parking may be provided on one (1) or two (2) sides of the street.



## **Conclusions**

The Village's goal has been to provide the best possible road system for its citizens at the lowest effective costs. A significant number of Village streets have been improved over the past ten (10) years, while many more require attention. Therefore, there is no intention to slow the Village's original goal of providing a roadway and utility system which meets the needs of the residents, while minimizing future tax burdens.

## ENVIRONMENTAL RESOURCES

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Many residents have settled in the Village of Manchester because its natural features, such as ponds, wetlands, woodlands, and open spaces, have attracted them. These features are significant because of their strong appeal to residents. While there are many opportunities for enjoyment and utilization of the natural resource base, particular features of the natural environment are incapable of supporting development or are of sufficient significance to be preserved. It is helpful to examine the various natural resource factors in detail to determine the opportunities and constraints for development, as well as weigh the value of preservation. Wise use depends on a keen awareness of the Village's natural features. The Washtenaw Fragile lands survey identified two (2) existing woodland areas within the Village that are of importance to the local preservation of environmental quality. Both woodlots are located in the northeast quadrant of the Village. Accordingly, key natural features are documented in the text and maps which are included within this document.

### Topographic Features

Manchester Village and the surrounding communities are generally sandy and characterized by linear hills, ridges and kettles. The bedrock and terrain slope irregularly from the northwest to the southeast toward an ancient lake bed.

The highest point in the Village lies in the extreme southwest corner at an elevation of nine hundred-eighty (980) feet above sea level. Other high areas occur in the northeast corner nine hundred-sixty (960) feet and at the Ann Arbor Hill near M-52 at nine hundred-fifty (950) feet. The lowest point is found along the bank of the River Raisin where it crosses the east Village limit. The elevation at this point is eight hundred-fifty (850) feet above sea level. The one hundred-thirty (130) foot difference between high and low points within the Village illustrates the rolling character of the terrain, as does the forty (40) foot drop in elevation the River Raisin experiences as it passes through the Village.

### Soils

An understanding of soil characteristics is essential to the development of a community in that it allows for the minimization of construction costs, risks to public health, and environmental damage. Soil types within the Village are identified in the Washtenaw County Soil Survey prepared by the U.S. Soil Conservation Service. Detailed soils maps are available through County Planning or the Soil Conservation Service.

The soils deposited in the vicinity of the Village are the Fox-Boyer-Fox variant association. These soils were formed in water sorted sediments and are described by the Soil Conservation Service as level to moderately steep, well drained soils that have a moderately fine textured or moderately coarse textured subsoil and coarse textured underlying material on moraines and outwash plains. Loam is rich soil composed of clay, sand and some organic matter.



## Water Resources

The Village lies within the River Raisin Drainage basin which ultimately drains to Lake Erie. It is one (1) of the three (3) major basins which drain all of Washtenaw County. The River Raisin meanders through the residential areas of the Village and the Central business District from the northwest to the southeast. Two small streams enter the river near the Villages' northwestern boundary. Two (2) other small streams enter the Raisin River near the southern Village boundary.

## Wetlands and Floodplains

The term "wetlands" encompasses a variety of wet environments, inland marshes, wet meadows, mudflats, ponds, bogs, bottomland hardwood forests and wooded swamps. The Village contains several acres of wetlands. Wetlands play an important role in stormwater management and the control of water quality. Wetlands help to moderate the flow of stormwater to lakes. During wet periods, the wetlands absorb water, thereby reducing shoreline flooding around lakes. During dry periods, the wetlands release water to the lakes to help maintain lake levels. Wetlands help to maintain water quality by absorbing sediment and pollutants before they reach the lakes and streams. Wetlands also provide critical wildlife habitat. The Village encompasses a number of wetland areas of varying size. Several of these wetlands are contiguous to the River Raisin.

### Wetland Regulations

There are several State statutes adopted since 1972 that provide protection for wetlands and related areas such as rivers, lakes and streams. The controls placed in effect by these legislative policies are used to implement the goal of preserving the natural resources of the Village. These controls include the following:

- **Michigan Resource Inventory Act [Public Act (P.A.) 451, 1994, Part 303]** was enacted to protect the environment and natural resources of the State by codifying, revising, consolidating, and classifying related laws. The Act also regulates the discharge of certain substances into the environment by regulating the use of certain lands, water and other natural resources through prescribed powers and duties of state and local agencies/officials, which includes assessing certain charges and fees for permits and penalties.
- **Michigan's Goemaere-Anderson Wetland Protection Act [Public Act (P.A.) 203, 1979]**, is a State law that provides for the preservation and proper management of wetlands. It is administered by the Department of Environmental Quality. The Department receives and reviews applications for permits for alterations, typically construction projects, in wetlands which fall under the jurisdiction of the Act.

- **Michigan Environmental Protection Act (P.A. 127, 1970)** requires public and private organizations, as well as individuals, to prevent or minimize environmental degradation that is caused or is likely to be caused by certain activities. Its requirements are in addition to those provided by any other environmental law.
- **Michigan's Inland Lakes and Streams Act (PA 346,1972)**, as amended, regulates dredging, filling and construction, in, over, and below the ordinary high water mark of state waters. This typically includes adjacent shorelands and contiguous wetlands.
- **Michigan's Floodplain Regulatory Authority (PA 167, 1968)**, as amended, regulates activity within the 100-year floodplain and floodways of watercourses containing a drainage area of greater than two (2) square miles. Wetlands are often found in floodplain areas due to the topography and inundation of water at certain times of the year.

## Woodlands

Tree stands and woodlands are another important component in the Village's natural resource inventory. The tree stands in the Village are found in conjunction with other natural resource features, including wetlands. The pockets of woodlands located within the Village, while acknowledged not to be inclusive of all small wooded areas, have been in part impacted in recent years by various development projects.

The following briefly describes the significant woodlots which exist in the Village. An upland conifer stand crosses the northern boundary of the Village west of M-52, and a second stand crosses the Village line to the south of Carr Park. Upland hardwoods are located in the southern and northeastern portions of the Village. To the south a hardwood stand surrounds the banks of a pond. In the northeast, between Main Street and Hibbard Road, a hardwood stand flows over the north and east Village lines.

The following are among the values secured or enhanced by woodland protection.

Energy Conservation – The contribution made by trees to cooling of homes and other buildings and parking areas, roads and walkways in summer, while protecting against harsh winds, snow and ice in winter has become increasingly recognized. This is especially true in climates of temperature extremes. According to the American Forestry Association, for example, air-conditioning costs can be cut by 20-25%, with the proper positioning of shade trees near a dwelling.

Improvement in Air Quality – In addition to the indirect effects on air quality achieved by reduction in emissions resulting from lessened use of heating and cooling, trees use carbon dioxide and emits oxygen in their own growth process. It has been estimated that public and private woodlands could compensate for very large amounts, perhaps as much as twenty-five (25) percent, of carbon dioxide released annually in the United States.

Anti-Erosion Benefits – Preserving (or planting) trees and shrubs stabilizes soils, especially when slopes and steep grades are involved, thus preventing erosion. Curtailing erosion helps to prevent the degradation of lakes and streams.

Wildlife Habitat – Trees and shrubs provide homes of birds and other forms of wildlife; many provide food for these creatures as well. Trees offer protection against predators. Birds make a significant contribution to insect control.

Aesthetic Values – The growing appreciation of natural beauty has heightened citizen awareness of tree buds, fruits and foliage. The public has become increasingly appreciative of the shape, bark, spread and sheer size of trees in all seasons. Specimen trees become the object of neighborhood pride, while the public has come to understand that common so-called “weedy” trees are often essential for the growth and development of the more dramatic hardwoods. This beauty is translated into increased value of property. Home-buyers will pay additional thousands of dollars if there are trees on a home-site. The value of trees and shrubs, especially those of the evergreen type, in screening, is inestimable. Properly designed greenbelts also protect against noise.

The importance of local ordinances in protecting existing trees and woodlands, and stipulating their replacement or addition when this is necessary, is well-established and increasingly accepted by all segments of the community.

## **Conclusions**

Recent growth levels have had an impact on the Village’s environmental resources. The following conclusions can be derived from the earlier analyses:

- The water resources, wetlands and floodplains are essential to the Village’s storm sewer system, as well as its attraction for its residents.
- The few remaining large woodland areas are needed as a means of improving air quality, aesthetics, erosion control and energy conservation.

Therefore, the maintenance of the Village as an historic community that has well established roots requires that active preservation methods are adopted. Recent growth pressures have had an effect on their viability, but several large pockets of environmental resources have been preserved through the location of parkland around its confines. However, additional means of preservation may need to be evaluated.

# Village of Manchester Planning Commission

## Master Plan Visioning Workshop

Report to the Village of Manchester  
Planning Commission  
and  
Village Council

Prepared by:  
Carlisle/Wortman Associates, Inc.  
May 10, 2002

### **Introduction**

On May 7, 2002, the Village of Manchester Planning Commission sponsored a visioning workshop to identify current and future planning related needs and issues that must be addressed to shape the future direction of the Village. Local residents, Planning Commissioners, Village Council, ZBA members and other public officials were encouraged to attend and provide ideas on such issues as residential & non-residential development, transportation/traffic, natural and historic resources and the Downtown. The vision statements gathered from this workshop were used to develop community planning goals, land use programs, and policies for the update of the Village of Manchester's General Development Plan.

This report is a summary of the process and outcomes of this Village Visioning Workshop. Priority vision statements and ideas for the improvement of the Village were generated from these sessions, and will help define community planning goals and objectives for the Planning Commission. The vision statements from this workshop are included in this report. The appendix contains the meeting agenda, attendance list and public notices.

### **What is Community Visioning?**

Successful communities decide the future is something they can create. These communities take the time to produce a vision of the future they want and employ a process that helps them achieve their goals. Successful communities are focusing on ways in which business, government, organizations, and citizens work together.

One way of achieving these goals is through *community visioning*. Such a process brings together all sectors of a community to identify problems, evaluate changing conditions, and build collective approaches to improve the quality of life in the community.

In reviewing successful community visioning processes in other municipalities, the process and end results contain the following elements:

- The definition of a community is defined by the participants. Some workshops define their community as a neighborhood, village or the combined municipal area including adjacent townships.
- People with varied interests and perspectives participate throughout the process and contribute to the outcomes, lending credibility to the results.
- Individual agendas and issues are set aside, so the focus remains on common issues and goals.
- Strong leadership comes from all sectors and interests.

- The group produces detailed recommendations for community improvements, design ideas, and improvement strategies.
- Individuals break down economic and sectoral barriers and develop effective strategies for municipal improvement.
- The group gains a consensus on project goals and objectives to reach desired outcomes.

These ingredients make up the essence of collaboration itself. True collaboration brings together organizations, public officials, and individuals to define problems, create options, develop strategies, and implement solutions. Because they typically involve larger groups, collaborative efforts help organizations rethink how they work, how they relate to the rest of the community, and what role they can play in carrying out a common strategy. Often no single organization has the resources or mandate to effectively address a particular issue alone. A group effort can help mobilize the necessary resources and community will.

Effective collaboration requires that decisions be made by consensus. Though a consensus-based decision-making process takes more time, it can save time during the implementation phase of a visioning project, where blocking ordinarily occurs. If citizens are provided a forum in which their ideas and opinions are heard, seriously considered, and perhaps even incorporated into the action plan, they will be less inclined to resist or ignore new initiatives.

Community "ownership" of a plan and willingness to help in its accomplishment often corresponds directly with the public's level of participation in the plan's development. As a result, projects can be completed in a timely fashion through the consensus-building process.

## **Workshop Format and Planning**

Carlisle / Wortman Associates, Inc., the Village of Manchester Planning Commission, Village Council and administrators began planning for this Visioning Workshop following a Planning Commission Workshop. The members of the Planning Commission and administrators were also consulted to:

- Identify and reserve an accessible meeting location.
- Generate lists of Village residents, public officials and community "stake holders".
- Prepare a news release & notification letters for the workshop.
- Identify interested and supportive individuals capable of acting as facilitators and note takers.

## Visioning Workshop Format

The process of visioning was used to actively describe the preferred future for the Village of Manchester. Visioning describes a mental image and provides a picture in words. The Visioning Workshop format attempts to produce positive statements that guide and motivate change. The visioning process also integrates successful group interaction which spawns the following positive results:

- Encourages equal sharing and participation.
- Encourages "hitchhiking" on others ideas.
- Depersonalizes ideas.
- Tolerates conflicting ideas.
- Reinforces concentration through seeing and hearing ideas.
- Clarifies ideas.
- Provides focus on important issues.
- Forces equality in choices.
- Avoids dominance by strong group members.
- Encourages minority opinions.
- Promotes "attacking" ideas on walls - not people.
- Provides preparation for decision.
- Forces independent judgment.
- Promotes a sense of accomplishment.
- Motivates involvement in future phases of planning and problem solving.

The technique was developed to assure that group members are not excluded from active participation. Sometimes, a few group members can monopolize a group discussion so that the outcome of a meeting does not reflect the consensus or opinion of the entire group. A structured workshop technique like the one used in the Village of Manchester Visioning Workshop, encouraged participation by all members.

The group workshop techniques for the Village were carried out in the following manner:

- Mapping and problem area identification.
- Round robin listing of ideas and brainstorming.
- Discussion and clarification of ideas.
- Voting/prioritization.

The workshop began with a brief introduction to the visioning process and the purpose of the workshop. The attending group was directed to discuss their visions for the Village of Manchester on the following topics:

- Parks and Recreation
- Commercial and Industrial Land Uses
- Neighborhoods.
- Transportation and Traffic
- Downtown Development

The groups were asked to identify their issues and concerns and then prioritize these issues by individual voting. Each participant was given five (5) colored self-stick dot labels as a method of voting on specific issues. After the round of voting, all workshop attendees were reconvened to hear a brief presentation on the prioritized issues.

## **Major Findings/ Workshop Results**

The group generated over forty (40) vision statements. Using the original words recorded on flip charts, a list of statements was prepared. The following pages provide the vision concepts which were provided by the participants.

Several strong, central themes emerged from the Vision Workshop. These are listed as follows:

- A major theme of the workshop was to promote and support the downtown as the commercial core for the Village and the surrounding Townships. There was strong support by local merchants to explore the creation of a Downtown Development Authority.



- The River Raisin is an important natural feature and area of the Village which should be promoted. The development of a river walk and preservation of the adjacent natural features should be initiated.
- Traffic calming techniques should be implemented along major roads. These could include traffic circles, boulevards and streetscape improvements. The M-52/Main Street Intersection was specifically mentioned for improvement. A detailed traffic study should be completed for this area and other areas of concern.
- Existing pedestrian links (sidewalks and trails) need to be maintained and the system should be expanded to provide a pedestrian friendly community. Specific needs for pedestrian access near and adjacent to the River Raisin should be addressed.
- The Village should expand and promote 2<sup>nd</sup> floor residential and office spaces in the Downtown. Also, hi-tech and research and development should be the primary industries that are encouraged to locate in the Village.
- In residential areas priority should be given to the development of sidewalks. Clean-up of weeds, litter and blight is also a high priority.
- The density of residential areas is reasonable; however a mix of housing units should be encouraged. Better maintenance of existing housing stock is a high priority.
- High priority should be given to the development of a historical preservation ordinance and district. This would assist in the promotion of historic properties and the historic downtown. The Village should also provide financial resources and incentives for historic preservation.

Overall, participants in the Visioning Workshop expressed vision statements which reflected a desire for continued enhancement to the residential and non-residential areas of the Village. This included traffic improvements along all thoroughfares as well as improvements to the commercial and industrial development patterns. It is also clear that Manchester residents place a high value on neighborhood and historical character and the preservation of quality residential areas and parkland.

# **Workshop**

## **May 7, 2002**

# **Tabulation of Vision Statements**

Transportation  
Parks and Recreation  
Industrial and Commercial  
Downtown  
Neighborhoods

## Transportation

1. A traffic by-pass or realignment of M-52 around the downtown should be explored. A more detailed transportation study should be completed.
2. As part of a detailed transportation study, traffic calming techniques should be implemented on specific problem areas. These could include a turning circle or round-about, boulevards and streetscape improvements.
3. Shopping traffic should be directed to suitable and easy to find public parking areas.
4. Speed limits on M-52 should be reduced. A concern about school traffic was expressed.
5. Bicycle and sidewalk trails should be improved and all existing parks should be connected with safety paths, sidewalks and greenways.
6. A directional sign plan should be completed that better identifies downtown parking, recreation areas, commercial areas etc.
7. All utilities should be buried to improve Village skyline.

## Parks and Recreation

1. Information and promotion of the park system needs to be improved.
2. Connect parklands with greenways. Focus on the Raisin River and future pedestrian connections.
3. Explore the development of a recreation center. Specific uses within could include a public swimming pool.
4. Develop river walk as a means to enjoy the river.
5. Aim for more parks than National standards
6. Explore the purchase of land and development of additional parkland on the east side of the Village.
7. Investigate regional approach to parks and funding.
8. Develop all the parks for more active uses, some are too passive.

## **Industrial and Commercial**

1. The expansion of the CBD should be explored.
2. Limited commercial or office uses adjacent to Village administrative offices should be explored.
3. Expansion of commercial uses should be up, in terms of additional floors, instead of out.
4. A retail marketing study should be completed to prioritize tourism commercial vs. everyday commercial.
5. Reclaim neighborhood industrial area on Division and create professional offices/service area.
6. Should big box development be supported? If so, should be subject to specific area and special use requirements.
7. Strong support with working with local and regional planning to keep commercial downtown (in partnership with townships).
8. Work with Chamber of Commerce to promote local vs. chain business.
9. Encourage hi-tech, Research and Development which provides higher pay.
10. Expand and promote 2<sup>nd</sup> floor office space downtown.
11. Promote a diversity of industries within the Village.

## **Neighborhood Land Use**

1. Maintenance of homes should be improved.
2. Ensure a mix of housing opportunities.
3. Improve street cleanup of weeds, litter, blight etc.
4. Promote and encourage several housing styles including loft commercial in the downtown.
5. Increase and promote additional senior citizen housing.

6. Maintain a variety of rental options.
7. Explore the future of neighborhoods adjacent to the downtown and along M-52.

## **Downtown**

1. Downtown needs to be a destination point. This is both a marketing and development strategy. Downtown Manchester should market its historic ambiance, cultural attractions, and work to add more through business recruitment. Again, this needs to be a unified approach, with buy-in from all agencies having an impact.
2. Encourage and promote historic properties and historic downtown.
3. Develop a Historical District.
4. Limit additional single family housing.
5. Promote and encourage more above store apartments.
6. Village should support historical properties and protect from demolition.
7. The Village needs to provide financial resources and incentives for historic preservation.
8. More residents are needed downtown. Special initiatives to encourage the use of upper floors of existing buildings, or ordinances which provide developer “bonuses” for residential components may be necessary.
9. Expand events. An extensive year-round calendar of downtown events should be continued and expanded upon. Unique opportunities should be pursued.

# **Appendix**

- Workshop Agenda
- Workshop Notices

ADD AGENDA  
AND  
WORKSHOP  
NOTICES