

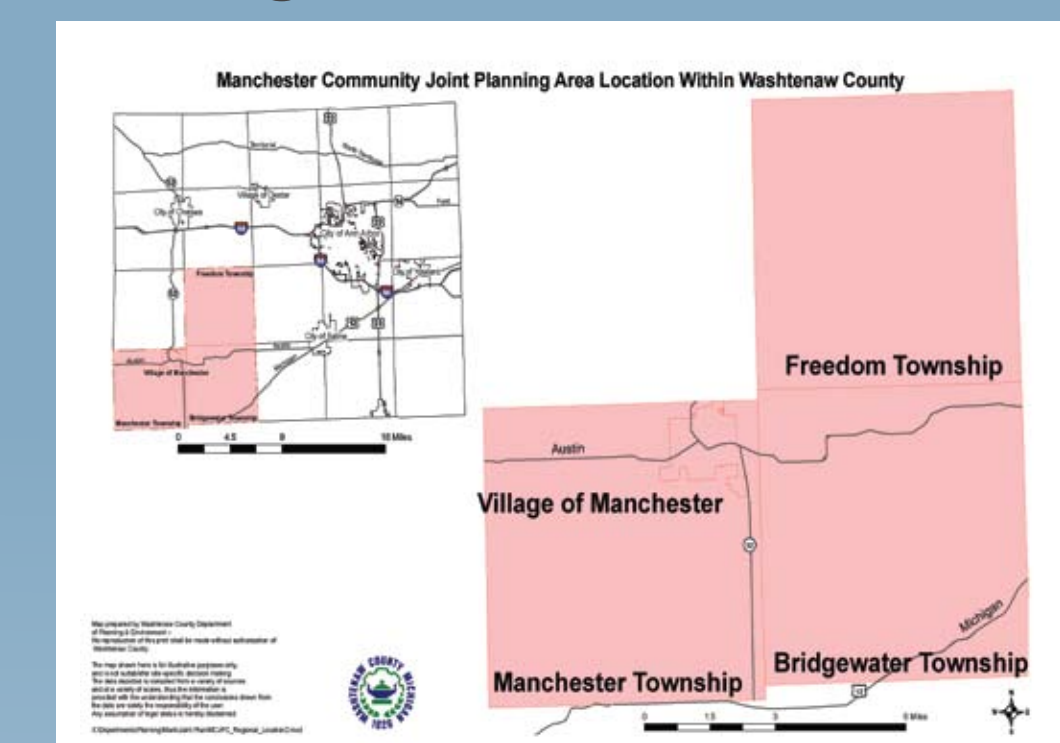
# Community Planning: keeping it local

## MCJPC - Manchester Community Joint Planning Commission

### Who We Are

The Manchester Community Joint Planning Commission (MCJPC) was formed to create a joint master land use plan for participating Manchester area governments for the purpose of providing long-range planning efforts.

Initiated in 2007, the MCJPC is an outgrowth of more than 50 years of collaboration by local units of government and community groups. Established on the core concepts of equity in decision-making, the importance of representative

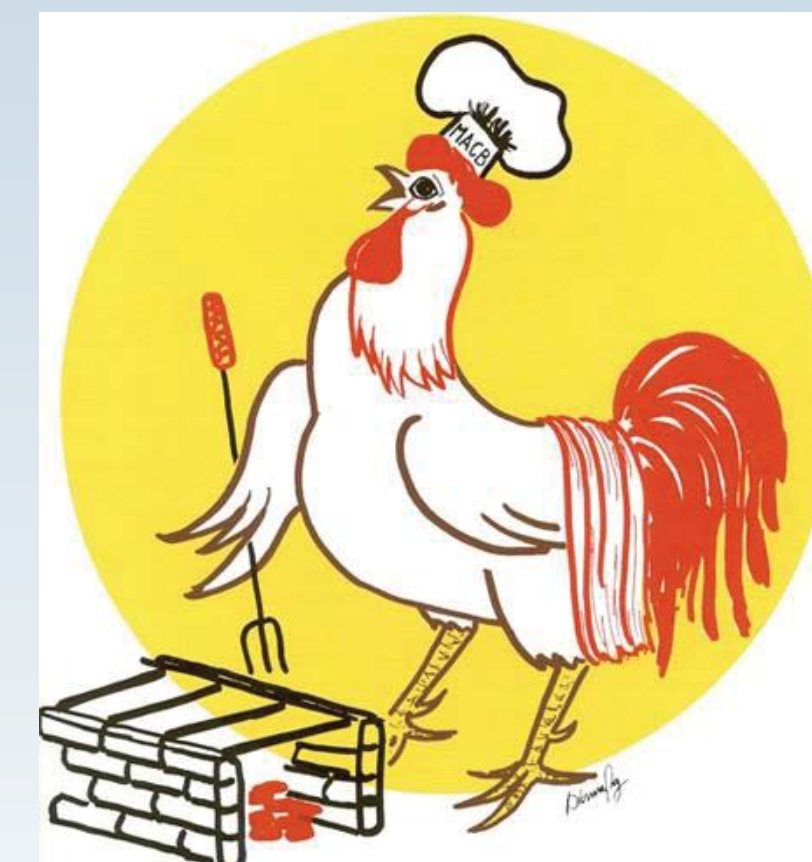


Participating MCJPC Members Map

Few land use, economic, natural features and transportation issues that face the Manchester Community are contained within political boundaries. These issues require collaborative problem solving between entities. A coordinated, integrated land use plan provides a robust long-range vision for the greater Manchester Community.

### History

This region is a distinct community, with strong ties and deep roots extending back to settlement by German immigrants in the early portion of the nineteenth century. Located in a rural Washtenaw County setting about 25 miles southwest of Ann Arbor, Michigan, the Manchester Community is notable for sizeable areas of prime agricultural land, much of which is still engaged in active farming. The region also contains a large amount of non-agricultural open space protected by various methods, such as conservation easements and sliding scale zoning.



Manchester Chicken Broil, est. 1953

The Village of Manchester is located in the center of the region, surrounded by rolling topography and bisected by the River Raisin. The Village offers educational, commercial, cultural, and recreational amenities, and prides itself on the proliferation of unique local businesses. Its historic commercial core serves as the town center for the inhabitants of the Village and the surrounding townships. In addition to the Village of Manchester, two other population centers are part of the Manchester Community: the Hamlet of Bridgewater in Bridgewater Township and the Pleasant Lake area (historically called Fredonia) in Freedom Township.



### Successes

The Manchester Community has a proven track record for successful collaborative effort on such projects as the annual Manchester Chicken Broil, established in 1953, and the attending fair that showcase the products of local farms and raises funds for community projects.

### Vision and Mission Statement

To make strategic planning and land-use decisions that set the Manchester Community apart as a unique blend of rural heritage and historic small-town character.

To enhance the quality of life for residents and visitors in the Manchester Community by jointly implementing a community plan while recognizing that collaborative, cooperative approaches to these goals will enhance community success:

- Promote economic vitality and employment opportunities
- Protect vital natural resources and agricultural activities
- Preserve our shared cultural heritage
- Make well-thought-out planning and land-use decisions that will create a thriving environment where people will live, work, and play
- Pool the necessary resources that will effectively address planning and land-use issues on a broader scale that individual local units of government could not otherwise manage on their own
- Designate the most efficient and logical land uses that will allow the entire region to have access to public services, jobs, and natural resources

In addition, the Western Washtenaw Construction Authority was formed by the Village of Manchester and the Townships of Bridgewater, Freedom and Manchester to jointly manage building permitting and enforcement, as well as soil erosion and sedimentation control. Each of these innovative services was developed in response to a community need, and was accomplished through collaborative inter-governmental effort. The general intent

of the planning effort is to carefully review development in and around the village, while allowing the surrounding area to retain it's rural character. Recognizing the uniqueness of the Manchester area, the communities wish to preserve, protect and enhance the original character of the community as well as coordinate uses throughout the entire area.

The MCJPC is now on the home stretch for the creation of the Manchester Community Joint Master Plan and is poised to complete the Joint Master Plan in Fall 2009. It is exciting to think that the MCJPC is on the cusp of completing a Joint Master Plan with potential for lasting impact in the Manchester Community. This Master Plan will put into place the structure to enact common zoning and redefine the roles of planning commissions in each local unit of government.

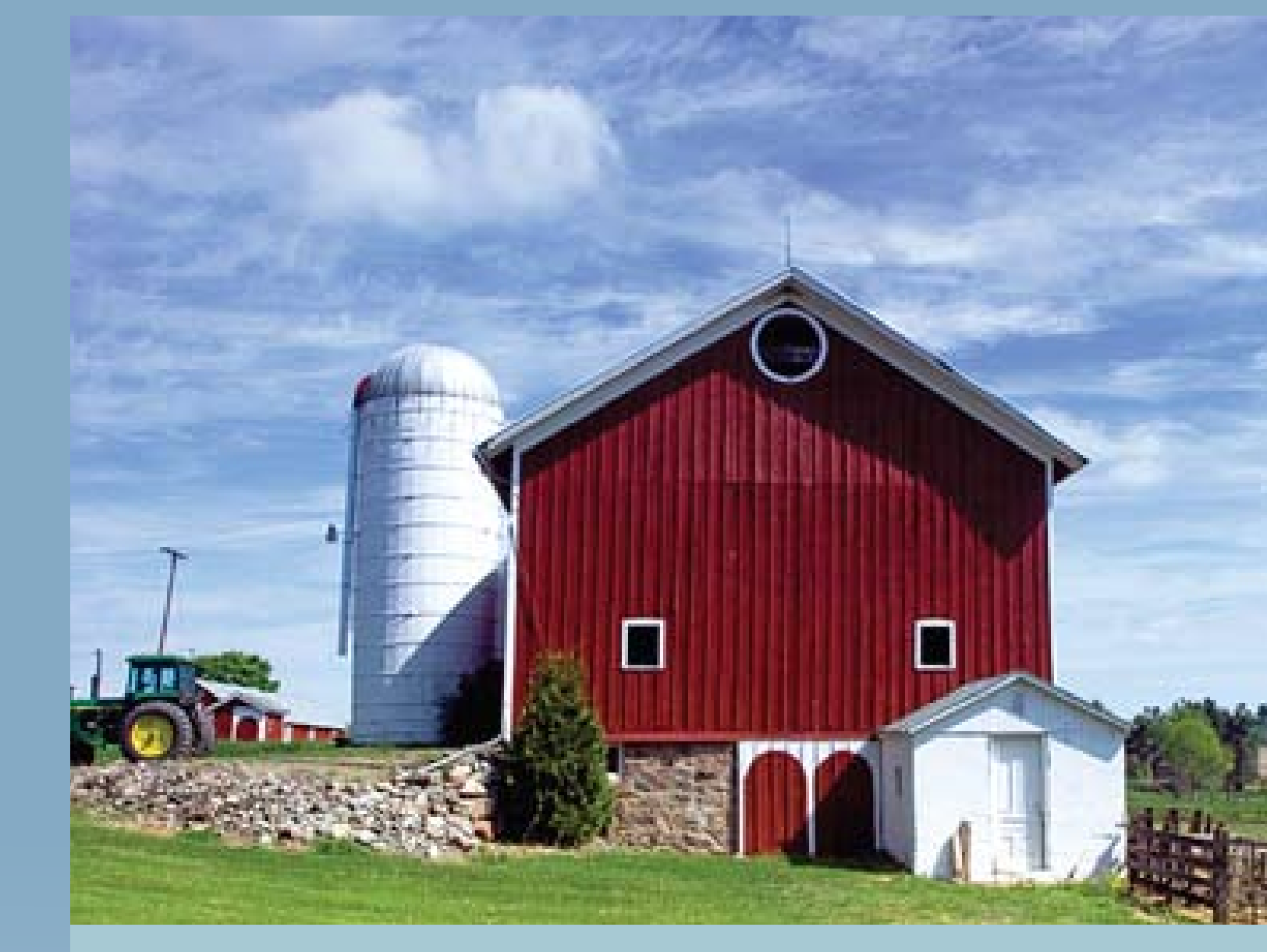
This Joint Master Plan's effectiveness and durability will be realized when it is used to translate the Manchester Area Joint Plan into common zoning for all four participating local units of government. This will implement the Joint Master Plan from plan into practice. Given the Manchester Community's track record for collaboration and consensus, they are well-equipped for the task.

### Contact

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Community Interaction  
Village of Manchester's Farmer's Market



Agriculture  
Barn in Bridgewater Township  
Photo Courtesy of M. Murphy



Rural Character  
Pleasant Lake in Freedom Township



Government Services  
Manchester Township Hall

