

Industrial

A. INTRODUCTION

The Manchester Area, like many other Michigan communities, is home to a wealth of skilled workers within the manufacturing sector. Between 2002 and 2005, the area experienced a 70% drop in employment in this sector. Many of these skilled workers remain unemployed, underemployed, or have transitioned to other sectors. While a number of small businesses and other employers flourish in the area, the majority of residents seek employment outside of the region. Bringing jobs back into the region is important for maintaining a tax base that supports important services and facilities. Because only a small percentage of land in the region is industrial, preserving the rural agricultural character is the highest priority. Therefore, this Master Plan emphasizes appropriateness of location, environmental impact mitigation and land use compatibility rather than new development opportunities. It is also the desire of the Manchester Community Joint Planning Commission to also coordinate efforts with Ann Arbor SPARK, which serves to develop commercial and industrial interests across Washtenaw County.

Four industrial areas are located within the Manchester Area joint planning region: M-52 Corridor near the Village, Boettner Road in Bridgewater Hamlet, Pleasant Lake Road west of Pleasant Lake, Ellsworth and Fletcher Roads. Other industrial interests are discouraged from establishing new sites outside of existing industrial zones. Industrial uses will be limited to those areas that are currently designated as industrial and any additional areas described by the text below and this document's future land use map.

The M-52 corridor, which enters the joint planning region from the north in Manchester Township and proceeds south through the Village of Manchester and Manchester Township, has suitable locations for industrial development. Future employment center development will continue at Manchester Industrial Park and adjacent sites that have access to M-52 South and Austin Road east of the Village. The primary industrial area for this section of the joint planning area will be between Logan and Parr roads, south of the village and west of M-52. Another industrial area to be noted is a small 3-acre site is also located on Boettner Road in Bridgewater Hamlet.

Two other areas zoned for this use are the natural gas facility west of Pleasant Lake and the small industrial area near the intersection of Ellsworth and Fletcher Roads. Both of these are existing areas without opportunity for future expansion.

C. GOALS AND OBJECTIVES

Goal: Provide for industrial development in a manner that increases the community's taxable asset base, employment opportunity, results in proper land use relationships, and does not negatively affect the environment.

Objective 1: Minimize the environmental impact of industrial development and operations, particularly on water quality and quantity.

Discussion: Large amounts of effluent, which are normally associated with industrial uses separate from storm water and consisting of water usage larger than typical household usage, should be directed to those areas that have the infrastructure or can demonstrate the ability to effectively manage the water on site so as not to adversely impact the environment. Best practices, such as on-site water recycling, should be encouraged. The direction of effluent should also be in compliance with the standards set forth by the Washtenaw County Water Resources Commissioner, and evaluated on a case-by-case basis.

Discussion: Industrial uses should be located in a sanitary sewer service area so that effluent can be monitored and controlled and not be discharged into septic tanks and drain fields. Industrial operations that use large amounts of water in processing should not be permitted. Recycling of water in industrial uses should be encouraged. Industrial, manufacturing and office park uses will not be approved within sensitive groundwater recharge areas.

Objective 2: Minimize negative impacts of industrial development and large-scale office use on adjacent land uses.

Discussion: Industrial uses should not create objectionable conditions such as, but not limited to noise, lighting/glare, odors, vibration, traffic, either within the industrial areas or in neighboring areas. Where industrial areas abut residential property, buffers should be provided. Industrial uses will be permitted only in designated industrial areas. Scattered and isolated industrial sites will not be permitted. Natural features located on industrial zone sites shall be preserved and shall be integrated into the site design. Park or campus type settings with support services will be encouraged. Adequate screening of outdoor storage areas, loading zones, and other industrial land use components shall be required.

Objective 3: Limit General Industrial Land uses with large-scale manufacturing or processing operations to locations within the Village and Growth Transition Area.