

Community Facilities

A. Introduction

Definition

Community facilities are ~~generally considered to be~~ buildings, land, interests in land, and equipment owned and operated by a local government agency, ~~or by private profit or nonprofit enterprises, and used to provide services on behalf of the public. They may include facilities operated by public agencies as well as those owned and operated by private (for profit or nonprofit) enterprises for the benefit of the community. (Planning and Urban Design Standards, APA, 2006).~~ In addition to public facilities are semi-public or quasi-public facilities that are privately owned, ~~but and~~ that are usually thought of as open available for public use. Churches, cemeteries, hospitals, and private recreation areas are examples of facilities that fall into this category.

Community facilities support the land use patterns envisioned in the joint master plan. Planning can help ensure that community facilities are provided in a timely, orderly, and cost-effective manner, including the optimization of existing facilities and services as an alternative to expansion or new construction. For this reason, coordination among local governments, special districts, school districts and county, state, and federal agencies on the provision of community facilities having multijurisdictional impacts should be encouraged

Local governments should also make use of "Adequate Public Facilities Ordinances," or similar regulatory strategies to protect the community's ability to grow in an orderly and cost-efficient manner. The Michigan Zoning Enabling Act of 2006 enables local governments to "facilitate adequate and efficient provisions for transportation systems, sewage disposal, water, energy, education, recreation and other public service and facility requirements." Further, local governments can regulate land development to "avert or solve specific land use problems." An over-burden placed on public services could be a specific land use problem.

Community facilities are an expression of identity and help to tie together individuals, families and groups. For example, the placement of memorials and the preservation of public landmarks are evidence of a community's sense of heritage and permanence. Local public schools provide buildings and spaces that host community events. Public buildings where people conduct business, such as Village or Township halls, Post Offices and Libraries are also venues for informal encounters with fellow citizens.

This chapter includes recreation facilities, both active, e.g. parks, and passive, e.g. preserves, as community facilities.

In summary, Community Facilities serve the following important functions:

1. Community Facilities support public health, safety and welfare (for example, health clinics and firestations).

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~~Provide adequate public facilities to meet the needs of the local governments and residents.~~
2. Community Facilities contribute to the quality of life for community members (for example, recreation centers and meeting halls)

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3. Community Facilities are used to manage growth and development (for example, highway improvements and utility system extensions)

4. Community Facilities help to create a unique identity and sense of place (for example, memorials and public landmarks)

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Community facilities provide for the necessary or desirable services to support the current and future land-use patterns envisioned in the joint master plan over which local governments exert control or authority in their character, extent, and timing. Further, community facilities are intended to promote the public health, safety, and welfare and to contribute to the quality of life for community members. Levels of service must be established so they will meet the needs and requirements of local governments and of local residents.

Planning can help ensure that community facilities are provided in a timely, orderly, and cost-effective manner, including the optimization of the use of existing facilities as an alternative to expansion or new construction. Planning should include coordination among local governments, special districts, school districts and county, state, and federal agencies on the provision of community facilities having multijurisdictional impacts.

The responsibility for providing adequate public facilities should include the concept that new development does not negatively impact a community's quality of life by overburdening public services. According to the Coalition for Smarter Growth, local governments should make use of "Adequate Public Facilities Ordinances, APFOs," or similar zoning ordinance strategy to protect the community's ability to grow in an orderly and cost-efficient manner. The Michigan Zoning Enabling Act of 2006 enables local governments to "facilitate adequate and efficient provisions for transportation systems, sewage disposal, water, energy, education, recreation and other public service and facility requirements." Further, local governments can regulate land development to "avert or solve specific land-use problems." An over-burden placed on public services could be a specific land-use problem.

[Insert Community Facilities Map]

Community Identity/Community Ties/Sense of Place

Community facilities help communities forge an identity that is separate from other places and that form ties across individuals, families, and groups. Local public school facilities, for example, provide buildings, open spaces, ongoing and special events that weave the fabric of community. Public buildings where people take care of everyday business, Village or Township Hall, Post Office, Library, etc., are also venues for informal encounters with fellow citizens that form bonds over time.

A sense of community is related to both place and to relationships. Community facilities provide important components of “place.” A sense of community is also psychological in nature, and has four elements: Membership, Influence, Integration, and Fulfillment of Needs and Shared Emotional Connections. “Membership” includes five attributes: boundaries (the Manchester community), emotional safety, a sense of belonging and identification, personal investment, and a common symbol system. “Influence” means community members feel they have some influence in the group and some influence by the group on its members to enhance group cohesion. “Integration” and “Fulfillment of Needs” means that members feel rewarded for their participation in the community. Shared emotional connections include a shared history and shared participation, or at least identification with the shared history. (McMillan and Chavis, *Journal of Community Psychology*, 1986 Jan Vol. 14(1) 6-23).

Recreational Opportunities

Public recreational resources help provide work-life balance to individuals, families and communities. Work-life balance means that one has opportunities for both achievement, as in what one does for work (paid or unpaid), and enjoyment, as in what one does to connect with family, friends and self. Work-life balance does not mean a 50/50 split between the two. It means there are sufficient opportunities to disengage from work, to “take the time to smell the roses.”

The Manchester community highly values opportunities for citizens to connect with one another. The schedule of annual community events, particularly in the Village of Manchester, illustrates that community value.

Community-wide festivities are a dominant theme in the Manchester area. Several events generate revenue, others are just fun. Some residents joke that the year begins and ends the third Thursday in July, when the famed Manchester Chicken Broil occurs. Local residents prepare and serve over 14,000 charcoal grilled chicken dinners in one day. The Manchester Chicken Broil was held for the 55th time in 2008. Improvements to the Alumni Memorial Field and Carr Park, the purchase of Kirk and Chi-Bro Parks as well as providing funds toward the purchase and restoration of the historic Blacksmith Shop, were all possible, because of funds raised by the Manchester Chicken Broil.

A canoe and boat race is held every May. Contestants from all over the county participate.

Parades are held on Memorial Day and during the Community Fair. The Memorial Day parade includes the High School Band, veterans’ groups, and the Boy and Girl Scouts. It is followed by a ceremony at the cemetery. The Community Fair Parade, which is often three miles long, also features the High School Band along with floats, decorated bicycles, antique cars, displays from local businesses, and the twelve contestants for the Fair Queen contest. A Fourth of July celebration also occur annually,

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~~which includes a including accompanying festivities such as community picnics, and fireworks, and contests. display, is one of the largest in the county with attendance coming from neighboring communities and counties. The five-day Manchester Community Fair, held every summer, draws exhibits from the residents of the Village and surrounding areas. It is a five-day display of This fair features home cooking, handcrafts, livestock, pets, a carnival, and pony and tractor pulls. A carnival features a midway and rides.~~

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Gazebo concerts are ~~offered held on Thursday evenings~~ from June through August at Wurster Park. Entertainment is provided by a variety of musicians. ~~The type of music varies week to week.~~ The newest addition to the summer music scene is the Riverfolk Festival, held for the first time in 2002, now held annually ~~on the first Saturday~~ in August.

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B. Inventory/~~Current Conditions~~

~~Public Facilities~~

Municipal Buildings

~~Bridgewater Township has one municipal office, the Township Hall. The Bridgewater Township Hall is located at 10990 Clinton Road on a 9.23 acre site, on the west side of Clinton Road at the intersection of Braun Road. The Township owns 9.23 acres at that location. The Freedom Township has one municipal office, its Township Hall, which is located at 11508 Pleasant Lake Road in the minor civil division known as Fredonia. Manchester's Township Hall is located at 275 South Macomb, on the west side of the Villatge of Manchester. The taxpayers of the Village of Manchester's municipal voted in May of 2000 to purchase the "Old Ford Building" from Uniloy Milacron for \$1.2 million. The complex includes the 18,500 sq. ft. main facility at 912 City Road, an attached 7,320 sq. ft. warehouse, two buildings and open space on the west side of Hibbard Street, the dam and millpond, and 9 wooded acres on the east side of the River at the main facility site. The complex currently houses the Village offices, the Manchester District Library, the Western Washtenaw Construction Authority offices, The Manchester Area Senior Citizens Office, and the Washtenaw County Sheriff Department's Manchester substation. Many local community organizations utilize the conference rooms for meetings and events.~~

Police and Fire Facilities

The Village of Manchester and Bridgewater, along with nearby Lodi Township, have a Collaborative Police Agreement to jointly contract with the Washtenaw County Sheriff's Department for police

services. Manchester and Freedom Townships rely on the Michigan State Police and Washtenaw County Sherriff's Deputies for emergency calls. The Michigan State Police also patrol the state and interstate highways throughout the region.

~~The Manchester Township Fire Department is a volunteer fire dept. It currently has 30 members, including 8 officers, 20 firefighters and 2 radio personnel. Members are trained to medical first responder, basic EMT, or paramedic levels. Some members have received specialized training in hazardous materials, advanced vehicle extrication and technical rescue.~~

The Manchester Township (volunteer) Fire Department ~~belongs to the Washtenaw County Hazardous Material Team, and eventually a Technical Rescue Team. The Fire Department~~ responds to life threatening medical emergencies, vehicle accidents, hazmat calls, and fire calls. ~~The Manchester Township Fire Department provides coverage~~ for the northern $\frac{3}{4}$ of Manchester Township. The Clinton and Sand Lake Fire Departments cover the southern quarter of the township. The Manchester Township Fire Department covers all of Sharon, and Freedom Townships, and ~~$\frac{1}{2}$ one-half~~ of Bridgewater Township, ~~(the other half is covered by the Clinton volunteer fire department).~~ ~~Responses to calls for service come from~~ ~~†~~The single station is located in the Village of Manchester at Manchester Township Hall.

Public Works Facilities

The Village of Manchester maintains a sewage treatment plant and provides water service to residents of the Village. There is capacity for expansion of the sanitary sewer system, assuming the means to cover increased costs of additional services. The Village Department of Public Works is located at 227 N. Union Street. The Wastewater Treatment Plant is located at 221 Hibbard St. The Wellhouse and Water Tower is located at 209 Ann Arbor St.

The Hamlet of Bridgewater has a small sewage treatment plant ~~to serving~~ a limited number of users, but provides no water service. This sewage treatment plant is operated by the Village of Manchester Department of Public Works, under contract with Bridgewater Township.

Freedom and Manchester Township residents rely on septic systems and wells ~~for sewage and water~~, as does most of Bridgewater Township.

The Washtenaw County Road Commission maintains Yard Four in the Village of Manchester at 219 N. Ann Arbor Street.

[Insert Sewer Service Area Map]

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Public Utilities

Consumers Energy maintains a substation in Manchester Township at Parr and Dutch Drive. There is a second substation in the Village on Territorial Road. Natural gas pipelines provide service to the village and along major transportation corridors, as well.

There are numerous a cell towers throughout the region.

Wireless Washtenaw

Wireless Washtenaw is working with 20/20 Communications to establish high-speed internet access for Manchester area residents and businesses. Radios are installed on the Manchester water tower. They broadcast the pre-wimax 802.11a signal on the 5.7 GHz band in a 1.5-mile radius.

In December 2007, additional ~~radios-transmitters~~ were installed to increase coverage area to a 3 mile radius covering 27 square miles. ~~To use this service,~~ Manchester area residents need to install ~~a radio receivers on their homes as well to receive and to~~ translate the signal.

Public Schools

While there are eight school districts that touch ~~on part of~~ the MCJPC area (see School Districts map), ~~the~~ Manchester Community Schools is the primary public school system for the majority of Manchester area public school students. All three of the Manchester Community Schools instructional facilities are in the Village of Manchester ~~Manchester High School at 20500 Dutch Drive, Manchester Middle School at 710 E. Main and Klager Elementary School at 405 E. Ann Arbor Road.~~ ~~Manchester Community Schools is home to the “Flying Dutchmen.”~~ The Village and the Manchester schools ~~have~~ cooperatively plan for the location of schools and planned school-related community activities. ~~The Manchester Community School system maintains three schools: Manchester High School at 20500 Dutch Drive, Manchester Middle School at 710 E. Main and Klager Elementary School at 405 E. Ann Arbor Road.~~ The school superintendent and administration office is located at 410 City Road.

Library

The Manchester District Library is co-located with the Village of Manchester Administration in the Village Hall at 912 City Road. The Manchester District Library is supported by the citizens of the Village of Manchester and Bridgewater, Freedom and Manchester Townships. ~~Residents and property owners in these jurisdictions can obtain a library card free of charge. Non-residents may purchase a card with payment of a fee that is set annually.~~ In addition to circulation of books, magazines, audio books and movies, the Library offers a variety of public programs ~~including study groups, special speakers, a summer reading program, and story hours for children. It also provides computers with internet access as well as wireless and~~ internet accessibility ~~for the public.~~ The Manchester District Library is a member of the Michigan Library Co-operative.

[Insert School Districts Map]

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Parks, Preserves & Recreation

Village of Manchester Parks Master Plan

The Village of Manchester has a 6-member Parks Commission, appointed by the Village Council that maintains a five-year Parks Master Plan. The Parks Master Plan contains an inventory of cultural resources, some of which is reflected in this joint master plan. More significantly, the Parks Plan has a recreation facilities inventory, an analysis of the system, goals, and objectives for providing a range of park and recreation opportunities and a set of planned park improvements.

The Village of Manchester has four parks with a total area covering 35.35 acres. These include the following. Other recreation facilities, also listed below, are owned by Manchester Community Schools and are available for public use after school and over the summer.

Carr Park (approximately 20.8 acres) has four picnic pavilions with picnic tables, two restrooms, a drinking fountain, paved parking, bicycle rack, softball diamond, backstop, bleachers, two sand volleyball courts, two memorial plaques set in stone, benches, grills, merry-go-round, two swing sets, one slide, one jungle gym, a marsh, and a pond. This is the site of the Fourth of July community picnic, games, fireworks and the annual Riverfolk Festival. The baseball diamond is used by the Summer Recreation Programs including PeeWee, T-Ball, Little League, and softball teams in addition to volleyball and Soccer. It is also a popular play and picnic spot.

Kirk Park (3.75 acres) has two fenced baseball diamonds used by the Little League Program, four dugout benches, four sets of bleachers, a pavilion with picnic tables, two swing sets, a basketball court, two tennis courts, one and a jungle gym, and two parking areas (one is milled asphalt; the other is paved). The teams of the Summer Recreation Little League Program use the baseball fields, and the entire park is used for play by neighborhood youth.

Wurster Park (1.5 acres) contains a war memorial stone, flagpole, landscaping, and a 19th-century style gazebo. The park is a local play area. The gazebo is the site of a weekly concert series in the summer and is used for special events, speeches, weddings, etc. The park also is the site of games, concerts, and craft demonstrations during selected summer events.

Chi-Bro Park (9.3 acres) has a 3.5 acre spring-fed pond, small dam, grassy area, woodlot, nature trail, swing sets, two grills, benches and six picnic tables, timber-frame pavilion, wood play structure, flag pole and light, split rail fence, two sand volleyball courts, horseshoe pits, two and lighted outdoor ice rinks and paved parking. In summer, the ice rinks are converted to a skateboard park. Landscaping is ongoing. A designated cross-country track extends through the park into adjacent property and is used by the high school teams.

Alumni Memorial Field (approximately 8 acres) offers a pavilion, stone entrance, miscellaneous small buildings, baseball diamond, and softball diamond, lighting, backstops, fencing, and football field. This is the site of the annual Chicken Broil and the Manchester Community Fair. The Manchester Soccer

Association also utilizes the field for its ~~annual~~ summer soccer camp and fall soccer games.

~~The Community Schools Athletic Complex (approximately 55 acres including high school grounds) features two soccer practice fields, a lighted fenced football field, electric scoreboard, flagpole, concession stand, rest rooms, grandstand, press box, bleachers, track, and fenced baseball and softball diamonds, enclosed dugouts. Varsity and junior varsity school sports teams use these facilities, and the six-lane asphalt track is open to the public for walking, jogging, and running. The gymnasium at the high school offers amenities including an indoor walking/running track. The athletic complex facilities were upgraded thanks to contributions from the Manchester Chicken Broil as well as funds from the 2001 district bond.~~

~~Klager Elementary School (~50 acres, including part of the School Athletic Complex, described above) provides a school building with indoor restrooms, ring of benches, an asphalt play area with painted map of the United States, slopes for sledding, vacant fields and a playscape built in 1999. The school district and the elementary PTO maintain the playground.~~

Ackerson Educational Center (5 acres) has two school buildings, ~~indoor restrooms~~, outdoor benches and tables, two basketball ~~backboards~~, hoops ~~and nets~~, and a separate play area for preschool and day-care children.

Manchester Middle School (30 acres) has a school building, ~~indoor restrooms, school bus garage~~, softball diamond, ~~backstop and~~ practice football field, physical fitness center, soccer fields and greenhouse.

Study/Auditoriums/Gymnasiums

Large ~~scale study~~/auditorium facilities are located at Manchester High School Performing Arts Center, Manchester Middle School Study/Auditorium, and Ackerson Building Gym/Civic Auditorium. Indoor gymnasium facilities are located at the High School, Middle School, Klager Elementary, and Emanuel United Church of Christ. Multi-purpose rooms are located at Klager and Nellie Ackerson schools respectively.

Gymnasiums

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Halls/Meeting Rooms

American Legion, St. Mary's Parish Center, and the Manchester Sportsman's Club all have hall venues. A number of local churches also have fellowship halls. Meeting rooms of various sizes and configurations can be found in local schools and churches, as well as First of America Bank, Dan's River Grill Restaurant, the Blacksmith Shop, Manchester Township Hall, and Manchester Village Hall Community Room

Meeting Rooms

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Manchester Village Hall Community Room

Recreation programs/Programs/Events

These community facilities and other public spaces are the location of numerous events which are important to area's sense of community and identity as a regional destination. The Manchester Summer Recreation Program has been offered to Manchester area youth since the early 1960's. The programs run from June to August. The program, now under the umbrella of the Community Resource Center, is financed with contributions from the Manchester United Way, modest participant fees for the summer programs, and reduced rate fees for out of town excursions.

The program includes the following activities: Junior and Senior Playground (fee program, Monday through Friday, with games, arts and crafts, and weekly bus trips to out of town recreation facilities); and Swimming (by bus to Adrian for instructional swimming). These include the famed Manchester Chicken Broil, River Raisin canoe race, the Manchester Community Fair, the Riverfolk Festival, Memorial Day and Community Fair parades, Oktoberfest, the Summer Recreation Program, the Community Education Program, the Little League, the Soccer Association, Boy Scout and Girl Scout programs. The Community Education Program in the Manchester Community School district started in 1976-77 and is funded as part of their "community schools" commitment. Fall, winter, and spring programs are offered. The school district pays the Director's salary. The classes are generally self-supporting. They include high school classes, courses from Washtenaw Community College, arts, crafts, and special interest classes, and a very popular four-week series of "Super Saturday" youth classes each spring. The Community Education Program utilizes the district's buildings and to date has not used the parks. The Community Brass Band occasionally uses the park for summer rehearsals.

Manchester Little League program organizes spring and summer baseball and softball for area youth. It is run by a volunteer Board of Directors which organizes PeeWee T-ball, T-ball, Little League, Pony League, and softball leagues. Baseball diamonds at Kirk and Carr Parks as well as the school ball fields are utilized for this program. Participant fees, business sponsorships and advertising revenue, fund the program. Manchester Soccer Association is run by a volunteer Board of Directors; this program offers instructional and competitive soccer at age appropriate levels. It is funded by participant fees. The Boy Scout program has Tiger Cub packs, Cub Scouts, Webelos, and a Boy Scout Troop. The Girl Scout program includes Daisy Scout, Brownie Scout, and Junior Girl Scout troops.

The Chamber of Commerce and Manchester Merchants sponsor the annual Oktoberfest, which includes merchant sales, family and children's activities, and musical performances. The Chamber also sponsors Christmas in the Village, when Santa Claus rides into town in a horse drawn wagon, the High School Band plays, the grade school participates, and Santa visits with children. A summer golf outing and Tiger baseball game trip also are activities sponsored by the Chamber. The Senior Citizens Council, guided by an elected Board, sponsors twice-weekly meals (and home delivery for shut-ins), a physical fitness program, card parties, speakers, and a transportation program, which includes visits to doctors, dentists, shopping areas, as well as special day trips and overnight excursions. With the Village's acquisition of a new Village Hall and Community Center, the Senior Citizens program moved its operation to the community center.

~~Manchester Area Historical Society holds monthly meetings which are open to the public and feature speakers and demonstrations. In addition, the Historical Society has restored the Schneider Blacksmith Shop, and periodically offers demonstrations of the blacksmith's art. The Historical Society also has spearheaded the movement to obtain historic site designation for a number of buildings in the Village. The Blacksmith Shop, the former Library, the Emanuel United Church of Christ, St. Mary's Catholic Church, and the Fountain House are State Historic Sites with markers. The Goodyear Block and the Fountain House are also listed in the National Register of Historic Places.~~

~~League Sports: Golf, volleyball, and bowling leagues draw from Village and township residents. These are all privately organized, with volunteers drawing upon previous participants and sometimes soliciting new participation through notices in the local weekly newspaper.~~

The three townships of Bridgewater, Freedom and Manchester do not own or maintain public recreation facilities. Township residents participate in the cultural and recreational programs offered in the Village. Other recreational options are available outside of the joint planning area, including several state, local, and private recreation areas in the Washtenaw County, Jackson County, and Lenewee County region.

~~Many open spaces in all three townships are highly desirable in terms of habitat protection, protection of the River Raisin shoreline and the overall aesthetic quality of this area's lands. There are open spaces in all three townships that have been protected by means of conservation easements, Purchase of Development Rights (PDR's) or through the Natural Areas Preservation Program. Land Trusts and Conservancy groups have protected additional lands through use of gifts, grants, and donations. Protected Lands are shown on Map , "Protected Lands of Washtenaw County by Organization or Agency."~~

~~Village of Manchester Parks Master Plan~~

~~Nature Conservancy~~

~~The Nature Conservancy, Michigan chapter, does not have property in the MCJPC area. However, it does maintain a 249 preserve, the Nan Weston Nature Preserve at Sharon Hollow in Sharon Township.~~

Post Offices

The U.S. Post Offices are located in the Village of Manchester at 103 E. Main Street and in Bridgewater Hamlet within the Bridgewater Depot.

Historic and Cultural Facilities

The Manchester Area includes a variety of historic and cultural resources, many dating to the area's early development in the nineteenth century. Several of this historic sites, buildings, objects and landscapes are recognized or protected with various levels of designation or protection.

Three local historic districts are located in the area, including Exchange Place, a multiple-property commercial district in Manchester Village; Old Zion Parsonage, a former minister's residence associated with the historic Zion Lutheran Church in Freedom Township; and Merriman Farm, an agricultural complex located in Manchester Township. Additionally, Merriman Farm is further protected by a conservation easement.

Additionally, ten historic sites have been listed on the State Register of Historic Places. Sites from this list include St. Mary's Roman Catholic Church (1911-1912), the William Neebling Blacksmith Shop (1877), the James A. Lynch House (1870), the Fountain-Bessec House (1842-1853), and the Emanuel German Evangelical Church (1882), all in Manchester Village/Manchester Township. The Zion Evangelical Lutheran Church (1865-1867), the Saint Thomas Evangelical Lutheran Church Cemetery (1844), the Saint Thomas Evangelical Lutheran Church (1874), and Bethel Kirche (1909) are all located in Freedom Township. Bridgewater Township's only State Register-listed property is the Bridgewater Township Hall (1882). Furthermore, two sites in the area have been listed on the National Register of Historic Places:

[The Goodyear Block and the Fountain-Bessec House.](#)

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Churches and Cemeteries

The Manchester Area Chamber of Commerce lists 13 area churches. Many of these churches and cemeteries have historic or architectural significance, including the aforementioned State or National Register-listed sites. In addition to larger cemeteries held by churches or other private groups, some smaller family cemeteries also can be found in the area.

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Social Service Providers/Facilities

The Manchester area is served by Community Resource Center (CRC) and has offices at 410 City Road in the Village of Manchester. ~~CRC, formed in 1988 in response to the closing of a major employer in the community, is largely volunteer based. Its mission is, "To meet the human services needs of the community and to provide a forum for local community and other organizations."~~ CRC provides a daily food pantry, information and referral service, funding emergency needs and creative problem solving. In addition to CRC, Manchester Senior Citizens provides limited transportation services to health care and other appointments for elderly and disabled residents of the Village and Manchester Township. Manchester Family Services provides services to area residents, as well.

Health Care

There are a few private health care providers in the Village of Manchester. For hospital or other more specialized health care, MCJPC area residents generally use St. Joseph Mercy-Chelsea Hospital in Chelsea, St. Joseph Mercy-Saline, St. Joseph Mercy-Ypsilanti or the University of Michigan Hospitals and clinics in and around Ann Arbor. Other hospitals are located in nearby towns, including Adrian, Tecumseh and Jackson.

C. Goals, Objectives, & Policies

Goal 1: To provide quality public services and community facilities consistent with the small town and rural character of the community which promote the public health, safety, and welfare and contribute to the quality of life for community members.

Objective 1: Public Services Objectives

- ~~1. Ensure the provision of quality services for the community.~~
- ~~2. Ensure that stormwater management systems are adequately maintained.~~
- ~~3. Ensure that wastewater treatment systems are adequately maintained.~~
- ~~4.1. Maintain a Capital Improvement Plan for the maintenance and improvement of community facilities, infrastructure and public buildings.~~
- ~~5.2. Consider adoption of an Adequate Public Facilities Ordinance (APFO) consistent across all MCJPC jurisdictions to assure against over-burdening public services.~~
- ~~6. Maintain a system of regularly scheduled maintenance for wastewater treatment, drinking water and other community systems.~~
- ~~7. Provide adequate police and fire protection for MCJPC area residents and property owners.~~
- ~~8.3. Re-evaluate police and fire protection facilities and service contracts on a regular basis, as new development occurs to determine if modifications or additions to facilities and/or service contracts are needed to keep pace with new developments.~~
- ~~9.4.4. Consider a MCJPC area-wide police services contract with the Washtenaw County Sheriff's Department to leverage cost-effective police services.~~
- ~~10.5. Seek opportunities for shared services among MCJPC communities, with Washtenaw County and with the Manchester Community School District.~~
- ~~11.6. Develop strategic intergovernmental agreements among MCJPC communities to meet the goals of this joint master plan, including, but not limited to, 425 Agreements.~~
- ~~12. Maintain sidewalk improvement and maintenance programs for existing and planned sidewalks.~~

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Objective 2: Storm Water Management Objectives

In areas not served by a sewer system:

- ~~13.7. Include-Determine storm drainage requirements when evaluating the development density and suitability of a site for development and when determining the appropriate density of a development.~~
- ~~14. 8. Ensure that On-site drainage facilities shall be adequately to deliver surface water runoff to established, open and natural drainage courses via non-impervious routes where feasible.~~
- ~~15. 9. Establish county Drainage districts should be established as part of new development approvals to ensure proper long-range maintenance of drainage facilities.~~
- ~~16. Generally, impervious surfaces should not be connected to drainage systems. Runoff should be routed over grassy swales or similar areas which help to filter run-off, where feasible.~~
- ~~17. Open and natural drainage courses should be utilized as part of the drainage system where possible, and where the natural drainage course will not be adversely affected.~~

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~~18-10. Landscape~~ Open drainage courses ~~should be landscaped~~ to enhance the open space or landscape scheme of the site or area, or ~~be design themed~~ to function as natural wetlands ~~(although existing wetlands should not be incorporated into site drainage systems).~~

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~~19. Existing wetlands should not be incorporated into site drainage systems.~~

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~~20. 11.~~ Prohibit extensive clearing of vegetation which buffers the wetlands from erosion and filters sediments and pollution from run-off.

~~21. 12. Limit S~~ storm water ~~volume and velocity~~ ~~run-off from any development area to~~ ~~should not exceed~~ that which existed under undeveloped, natural conditions, ~~in terms of volume and velocity.~~ Run-off under existing undeveloped conditions which causes problems should be altered to acceptable rates and amounts by drainage improvements as part of individual developments or drainage districts

~~22. 13.~~ Storm water retention should be provided on private property as part of a site development plan, or as part of area-wide drainage systems, or as a combination of on-site and area-wide facilities.

~~23.~~ Retention basins should control the volume, quality, and rate of storm water run-off and should recharge the groundwater supply. Retention basins should be designed to hold at least a 100-year storm of 12-hour duration.

Goal 2: To grow as a carefully planned center of small town development, surrounded by farmland, woodlands, open space, and small clusters of non-farm residences located on land less suited for agriculture, except for land inside the Village Limit Line.

Planned Growth Objectives ~~4:~~

~~1. Establish a Village Limit Line Growth Transition Area around villages and hamlets, and restrict more intensive development to within the~~ ~~Village Limit Line~~ ~~Parking Lot: What Term, "Village Limit Line," "Growth Boundary"?~~ ~~those areas.~~

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~~1. Establish a Village Limit Line, centered around, but not limited to, the Village of Manchester.~~

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~~2. Consider the Village of Manchester current and potential sewer service zones as the likely appropriate outline for a Village Limit Line Growth Transition Area.~~

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~~3. Urban growth will consist of well-organized physical development expanding out from the existing urbanized area in the Village of Manchester.~~

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~~4. 3. Ensure that n~~New development will generally occur in a compact pattern within the ~~Village Limit Line Growth Transition Area~~ where public services can be cost effectively provided and public facilities and infrastructure are built and/or extended in a way that promotes compact growth.

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~~5. 4. Require T~~the Village and MCJPC townships ~~will to~~ jointly review and approve new developments within the ~~Growth Transition Area Village Limit Line~~ using identical PUD requirements.

~~6. 5.~~ Review the boundaries of the ~~Growth Transition Area Village Limit Line~~ with each ~~five-year update of the MAJMP~~ ~~Joint Plan five-year update.~~

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~~7. 6. Ensuer that T~~the Village and MCJPC Townships ~~will~~ cooperate in the development of a coordinated planning and ~~implementation of a coordinated~~ zoning program aimed at guiding growth in a sustainable pattern, utilizing the ~~Growth Transition Area~~~~Village Limit Line~~ as the locus of most growth.

~~8. 7.~~ Consider the Hamlet of Bridgewater as a second, smaller ~~growth boundary area~~ Growth Transition Area, limited by the capacity of the sewer system and Township zoning ordinances.

~~9. Consider development of Adequate Public Facilities Ordinances (APFOs) under PA 110 of 2006, the Michigan Zoning Enabling Act, to facilitate adequate and efficient provision for transportation systems, sewage disposal, water, education, recreation, energy and other public service and facility requirements. This will ensure that new development does not negatively impact the community's quality of life by overburdening public services.~~

Goal 3: Provide recreation programs and facilities to meet the ~~present and~~ future needs of all MCJPC area residents, and to enhance community character and the Manchester Experience.

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Infrastructure Objectives 1: — Maintain a Recreation Infrastructur

1. Provide recreational facilities that meet the needs of all components of the population ~~including preschool and elementary school children, youth, adults, the elderly and the disabled.~~
2. Encourage cooperation with the Washtenaw County Parks and Recreation Commission/Natural Areas Preservation Program (NAPP), Manchester Community School District, Manchester District Library, civic organizations, sports leagues, the business community, and other non-profit groups in providing recreational facilities and programs.
3. Coordinate park and open spaces development with the Village of Manchester Parks Master Plan and the Washtenaw County Parks & Recreation Master Plan.
- ~~4. Coordinate with the Washtenaw Land Trust, the Raisin Valley Land Trust, and similar land preservation organizations for the acquisition of property, the acquisition of development rights, the establishment of conservation easements and similar strategies for preserving open spaces and undeveloped land.~~
- ~~5. Coordinate with the River Raisin and the Huron River Watershed Councils to protect waterways and the quality of water in the MCJPC area.~~
- ~~6. Design and install recreation facilities to provide access for the disabled in major parks and preserves throughout the MCJPC area.~~
- ~~7.4.~~ Use a "green infrastructure" approach to the development of parks and ~~open spaces~~facilities.

~~**Goal 4: Provide recreation facilities to enhance community character and the Manchester Experience by providing recreation opportunities, and by contributing to the aesthetic quality, historic preservation, and ecological balance of the MCJPC area.**~~

Community Character Objectives 1: — Engage in Recreation Design and Site Planning

1. Utilize natural features (waterfront, topography, river, flood plains, etc.) for recreation facilities sites wherever feasible.
2. Design parks to be compatible with the environment on and surrounding the sites.
3. ~~Preserve D~~ distinctive natural features of park sites ~~should be preserved~~ wherever possible.
4. Design parks so they contribute to the aesthetic and historic quality of the MCJPC area.
5. ~~Consider~~Identify floodplain areas and watercourses for possible ~~greenway and~~ recreational ~~linkage areas corridors not infringing on private property rights.~~
6. Utilize existing structures of significant historic importance as part of recreational facilities.
7. ~~Where possible, without infringing on the rights of private property owners, establish a continuous greenbelt or river walk along the River Raisin.~~

(Numbers 5 & 7, above are “parking lot” items)

It is the Policy of the Manchester Community Joint Planning Commission that:

1. Expansion of sewer and water to land within ~~the Village Limit Line (and the Hamlet of Bridgewater)~~Growth Transition Areas is permitted when it is consistent with the planned intensity of land use and with all applicable regulations.
2. The Manchester community maintains a unique visual and social identity that reinforces its traditions and heritage and differentiates itself from neighboring communities.
3. The Manchester Community Joint Planning Commission commits to educating the public and providing leadership on planning to achieve sustainable growth consistent with the elements of this joint master plan.
4. The Manchester Community Joint Planning Commission encourages and supports MCJPC area local planning commissions to develop joint or complementary zoning ordinances that are consistent with the elements of this joint master plan.
5. New land uses are only permitted when they are consistent with this Plan and applicable zoning ordinances.
6. The Village of Manchester and the Townships of Bridgewater, Freedom and Manchester will discourage sprawl and strip commercial development.