

## Industrial

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### 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, the MAJMP emphasizes appropriateness of location, environmental impact mitigation and land use compatibility rather than new development opportunities.

Five industrial areas and three extraction sites are within the Manchester Area joint planning region. These activity sites are well established and are adequately served by existing infrastructure. A common theme among all MCJPC local government master plans is a desire to allow these types of heavy land uses to exist and expand moderately. Other industrial interests are discouraged from establishing new sites outside of existing industrial zones. Current sites include:

i. Manchester Township

The M-52 roadway has suitable locations for this type of development. Future employment center development will continue at sites that have access to M-52 and Austin Road. The primary industrial area will be between Logan and Parr roads, south of the village and west of M-52.

ii. Freedom Township.

The natural gas facility west of Pleasant Lake and a small complex at the Ellsworth Road and Fletcher Road intersection are the only locations.

iii. Manchester Village.

The older industrial buildings in the Division/Duncan Street area, many of which are abandoned, are surrounded by single family residences. There are also several small industrial uses located off of Main Street. The Manchester Industrial Park located south of the Village along M-52 is the primary industrial area.

iv. Bridgewater Hamlet

This small 3 acre site is located on the east side of Bridgewater Township, in Bridgewater Hamlet.

v. Extraction Operations

i. Willow Road

Located in the southeast quadrant of Bridgewater Township, this site appears to be presently zoned Agricultural.

ii. West of Pleasant Lake

Situated immediately west of Pleasant Lake, this location enjoys direct access to the I-94 transportation corridor with the Fletcher Road interchange. It is zoned Light Industrial.

iii. Ellsworth Road and Fletcher Road

Situated immediately northwest of Pleasant Lake, this location enjoys direct access to the I-94 transportation corridor with the Fletcher Road interchange. It is zoned Light Industrial.

### 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: 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. 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, 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.