
Chapter 6 Township and City - Planning Relationships

During preparation of the City Master Plan, the adjoining townships of Manistee and Filer were also involved in the process of writing and adopting township master plans. Accordingly, the plans of these neighboring communities were examined to identify potential areas of planning coordination and to assist the City Planning Commission in the formulation of land use planning recommendations and development policies.

Pursuant to the Manistee Township Plan, specific program references to future interaction with the City of Manistee were limited and general in nature. The Filer Township Plan was somewhat more specific, identifying needed intergovernmental program efforts. Never-the-less, both plans called for varying levels of intergovernmental cooperation and coordination on matters of mutual concern. Areas of interest having a potential impact on, or relationship to, the City of Manistee were extracted from each plan and are highlighted below.

The Manistee Township Master Land Use Plan, 2001-2021

- a) **Population Growth** - The township's population is projected to grow to approximately 4,653 residents by the year 2020. This represents an increase of roughly 24 percent over the 2000 Census count.
- b) **US-31 Access Management Program** - The plan recommends the implementation of access management techniques along US-31 and other state trunklines as a means of improving traffic flow and safety.
- c) **Utilities** - The plan indicates the City provides sanitary sewer service to areas of the township adjacent to the City.
- d) **Future Commercial Development** - Due to the township's small population, combined with its proximity to the City, the plan recommends that regional commercial centers are not justified in the township. However, the plan does support the growth of smaller community and neighborhood commercial centers.
- e) **Future Commercial Development** - Larger commercial centers should be located on US-31 to where increased traffic volumes can be supported and exposure maximized.
- f) **Industrial Growth** - Locations possessing the Renaissance Zone designation will be the most

likely areas to support future industrial growth due to the state and local tax incentives.

- g) **Intergovernmental Coordination and Cooperation** - During a public visioning session held by the township (October 16, 2000), the issue of cooperation and coordination between local governments was identified as important but was not identified as a priority concern by workshop participants.
- h) **Sharing of Information** - Notwithstanding the above, the plan calls for the promotion of cooperation with other governmental units in the Manistee County area through joint meetings and shared awareness of proposed development areas.
- i) **Public Participation in the Development of Public Facilities and Infrastructure** - The plan calls for the township to participate in inter-jurisdictional planning efforts to assure the representation of residents in regional decision-making.

The township's future land use map calls for four land use designations along the common border of the township and City. These include the categories of Manistee State Game Area, Urban Residential, Public and Semi-Public, and Commercial.

Filer Township Master Plan, Draft 2

- a) **Population Growth** - The township's population is projected to grow to approximately 3,200 residents by the year 2020. This represents an increase of roughly 45 percent over the 2000 Census count.
- b) **Urban Services** - The plan recommends that a full compliment of urban services be provided to the north US-31 shopping district, Oak Hill, and Filer City.
- c) **Regional Economy** - The plan calls for Filer Township to maintain a strong regional economy as a provider of shopping opportunities for the regional population.
- d) **US-31** - The plans calls for the protection of the US-31 roadway capacity in order to maintain safety and minimize the need for capital improvements.
- e) **US-31** - Implement an access management program.
- f) **US-31 By-Pass** - Cooperate with municipal neighbors in the consideration of a US-31 By-Pass.
- g) **Future Commercial Development** - Should be confined to areas already zoned commercial

or to in-fill commercial sites.

- h) **Regional Trail System** - Explore with the Michigan Department of Transportation the implementation of a regional trail system along US-31.
- i) **Public Transportation** - In cooperation with the City of Manistee and the school district, explore improvements in the system of public transportation.
- j) **Public Service Delivery Options** - Cooperate with neighboring municipalities to objectively evaluate alternative public service delivery options.
- k) **Urban Service Areas** - Use public utilities (sewer and water) as tools to encourage development within urban service areas.
- l) **Public Sanitary Sewers** - The plan recommends that Filer Township examine a variety of alternatives regarding the provision of sanitary sewer service. These include: 1) connecting to the City of Manistee system; 2) cooperating with PCA for the shared use of their facilities; 3) connecting a new township plant to the PCA outfall sewer; and, 4) build a new sewer treatment plant to serve the township or the township and PCA.
- m) **Lakeshore** - Formulate plans for the reuse of the lakeshore (e.g. 20 plus years into the future).
- n) **Lakeshore** - Protect the waters edge for future public use and access.
- o) **US-31 Corridor Study** - Conduct a US-31 Corridor Study covering the entire length of the highway through the county.
- p) **Intergovernmental Cooperation** - The plan recommends the implementation of a joint written policy between the City of Manistee and Filer Township establishing when and under what circumstances annexation would be agreeable.
- q) **Intergovernmental Cooperation** - The plan recommends that Filer Township negotiate a sewer agreement with the City of Manistee.

The township's future land use map calls for four land use designations along the common border of the township and City. These include the categories of Lakeshore Environmental, Urban Residential, Commercial, and Industrial.

Planning Areas of Common Interest

Based on the above information, the following represent planning and development matters of common interest to both townships and exhibiting a relationship to/impact on the City of Manistee:

- **US-31 Access Management/Corridor Study** - A US-31 Access Management /Corridor Study (Plan) should be undertaken as a guide to improving the safety, capacity, and aesthetic quality of the highway.
- **Commercial Development** - Most forms of future commercial development should continue to be oriented to US-31 due to the roadway's capacity and visibility.
- **Commercial Development** - Both townships support continued business development. Manistee Township appears to favor commercial growth oriented to the local populace while Filer Township wishes to serve the regional market.
- **Industrial Development** - Future industrial development is supported by all parties and considered important to the region's economic health.
- **Intergovernmental Cooperation** - The townships and City should encourage various forms of intergovernmental cooperation and coordination through such means as the sharing of information, joint planning studies, etc.