

**ORDINANCE #48: AN ORDINANCE TO AMEND SECTIONS 5.03, AND 9.04 AND  
ARTICLE 16 OF THE MANCHESTER TOWNSHIP ZONING ORDINANCE**

The Township of Manchester Ordains:

Section One. That section 5.03 (AR district conditional uses) of the Manchester Township Zoning Ordinance is amended by adding subsection AA which shall read as follows:

**AA.** Concrete and asphalt plants subject to Section 16.21 herein.

Section Two. That article 16 (supplementary regulations) of the Manchester Township Zoning ordinance be amended by adding a new section 16.21 which shall read as follows:

**SECTION 16.21 - CONCRETE AND ASPHALT PLANTS**

Concrete and asphalt plants may be permitted in certain districts, as specified in this ordinance, subject to the following:

- A.** The applicant shall demonstrate that the plant location is appropriate, based on the source of sand and aggregate materials for the plant. A market study shall be included which demonstrates the need for the specific facility proposed to serve the surrounding area.
- B.** The application and site plan shall clearly demonstrate strict compliance with all requirements for air, groundwater, and surface water quality. In particular, the Performance Standards in Section 16.02 shall be strictly adhered to.
- C.** The anticipated life of the plant, in years, shall be specific and tied to the operator's anticipated local reserves of the sand and aggregate materials for the plant.
- D.** The site shall have direct access to a paved thoroughfare. The thoroughfare shall have a minimal designation of "Class A" as defined by the Washtenaw County Road Commission.
- E.** All plant equipment shall be setback a minimum two-hundred fifty (250) feet from any district which permits residential uses and one hundred (100) feet from any property line.
- F.** The plant itself shall be screened on all property lines by a twenty five (25) foot wide land form buffer, bufferstrip, or screen wall / fence and adjacent greenbelt in conformance with Sections 16.06 and 16.07. The Planning Commission may require additional landscaping or screening where the Planning Commission

determines that it is necessary to prevent negative impact on adjacent properties or rights of way.

- G.** The conditional land use permit for a concrete or asphalt plant shall be reviewed by the Planning Commission every two (2) years at a minimum.
- H.** The conditional land use permit for a concrete or asphalt plant shall contain a restoration plan. The plan shall include:
  - 1.** A description of the methods and materials to be used in restoring the site;
  - 2.** Proposed ground cover and other plantings to stabilize the soil surface and to beautify the restored areas; and
  - 3.** Statement of the proposed use or uses of the restored site when restored.
- I.** Concrete or asphalt operations shall be permitted only between the hours of 7:00 A.M. and 5:00 P.M., Monday through Friday, and between 7:00 A.M. and 12:00 p.m. on Saturday. No transporting of aggregates or any materials from the site shall be permitted prior to 7:00 A.M. and after 5:00 P.M., Monday through Friday, and prior to 7:00 A.M. and after 12:00 P.M. on Saturday.
- J.** Temporary concrete or asphalt plants which are proposed in conjunction with a specified road improvement or other large scale public works project may be permitted by the Planning Commission in conformance with this Section subject to the following:
  - 1.** The proposed asphalt or concrete plant shall be clearly incidental and a required accessory use to the primary public works activity.
  - 2.** The facility shall be temporary and shall be utilized solely for production of materials used directly for the identified project.
  - 3.** The facility shall be removed at the completion of the identified project and the site shall be restored. The Planning Commission shall, as a condition of the conditional land use permit, require submission and conformance with a restoration plan for the site.
  - 4.** The temporary use of a site under the provisions of this Subsection shall not be construed as granting any vested right or nonconforming status for such use on a site.

Section Four. That this ordinance shall take effect thirty days after publication of the notice of adoption unless referendum procedures are initiated under MCL 125.282. If referendum procedures are initiated, the ordinance shall take effect in accordance with MCL 125.282.

I, Kathleen M. Hakes, Clerk of Manchester Township, Washtenaw County, Michigan, hereby certify as follows:

1. The preceding ordinance was adopted by the Manchester Township Board of Trustees at a special meeting held May 15, 2000, and that members Widmayer, Turk and Hakes voted in favor of adoption, none voted against. Mann and Macomber were absent.
2. A true copy of the ordinance was published in the Manchester Enterprise on May 25, 2000.
3. The effective date of the ordinance is June 24, 2000.

Kathleen M. Hakes, Clerk