

## Green Acres (Greenfield)

Green Acres is gently rolling forestland near Marquette. It is located about eight miles from the city along County Road 72. Many new houses will be built on Green Acres over the next ten years. Near the county road is a parcel of land that is about the size of three football fields. It is not part of Green Acres. It is separated from the rest of the property by a small river. The only building on the land is a vacation cottage. The owners would like to get this parcel of land zoned commercial or industrial. It is now zoned forest and agricultural land. The parcel is for sale and the price is \$175,000.00.

There are no sewer, electrical, or city water services on the site. Electric lines run along the road. Wells will have to provide water. Septic tanks will provide sewage treatment. The people who own the land have lived nearby for nearly 40 years. They have always paid taxes and kept the property looking very nice. There is no contamination of soil or water on the site.

A company that develops land is interested in the site. They think the site is well suited for one of the following:

- Apartments
- Shopping mall
- Small factory for furniture, stove, or plastic pipe manufacturing

The company prefers a mall. If it were a mall, they would begin with five or six stores. County Road 72 has traffic, so people would stop to shop. However, it is planned that Green Acres will have several hundred new homes in the next ten years. That will bring many people to the area.

The community is divided on the zoning request. Some feel it would take business away from stores closer to Marquette. Others believe it would benefit the county tax base. Others think that people who move into new houses at Green Acres in the future should not have to drive so far to shop. If an industry developed, then there would be jobs for people. Still others believe that the land use should not change from forest and agriculture.

City buses do not go near the site. It is too far for most people to walk, including those who will live in Green Acres in the future.