

# **WATERLOO TOWNSHIP MASTER PLAN**

Adopted  
September 12, 2000

Prepared by the  
**Waterloo Township Planning Commission**

with the assistance of  
Mark A. Eidelson, AICP  
Landplan Inc.

517 347 2120

**WATERLOO TOWNSHIP  
JACKSON COUNTY, MICHIGAN**

# TABLE OF CONTENTS

<b>Chapter One</b>		
<b>OVERVIEW</b>	.....	<b>1-1</b>
Introduction	1-1	
What is the Waterloo Township Master Plan	1-1	
Importance and Application of the Master Plan	1-2	
Township Overview	1-3	
Community Attitudes	1-4	
<b>Chapter Two</b>		
<b>PLANNING ISSUES, GOALS &amp; OBJECTIVES</b>	.....	<b>2-1</b>
Introduction	2-1	
Planning Issues and Goals/Objectives	2-1	
<b>Chapter Three:</b>		
<b>FUTURE LAND USE STRATEGY</b>	.....	<b>3-1</b>
Introduction	3-1	
Overview of the Future Land Use Strategy	3-1	
Individual Components of the Future Land Use Strategy	3-2	
Agricultural - Rural Residential Area		
Public Recreation Area		
Suburban Residential Area		
Commercial / Industrial Area		
Special land Uses	3-6	
Phased Zoning	3-6	
<b>Chapter Four</b>		
<b>PUBLIC SERVICES STRATEGY</b>	.....	<b>4-1</b>
Introduction	4-1	
Individual Public Service Components	4-1	
Roadway Network		
Sewage Disposal and Potable Water		
Emergency Services and Administrative Facilities		
Recreation		
<b>Appendix A</b>		
<b>ENVIRONMENTAL FEATURES</b>	.....	<b>A-1</b>
Geology and Topography	A-1	
Drainage and Water Courses	A-1	
Vegetation	A-2	
Soils	A-2	
<b>Appendix B</b>		
<b>CULTURAL FEATURES</b>	.....	<b>B-1</b>
Geography and Early History	B-1	
Transportation Network	B-2	
Land Use and Development	B-3	
Community Facilities and Services	B-4	
<b>Appendix C</b>		
<b>DEMOGRAPHIC FEATURES</b>	.....	<b>C-1</b>
Population Trends and Projections	C-1	
Social and Economic Characteristics	C-3	
<b>Appendix D</b>		
<b>INVENTORY MAPS</b>		<b>D-1</b>

# FIGURES

FIGURE 3-1: Future Land Use Map, page 3-8

FIGURE C-1: Waterloo Township Population Growth, page C-1

The following inventory maps are contained in Appendix D

FIGURE D-1: General Soils, Topography, and Water Resources

FIGURE D-2: Woodlands

FIGURE D-3: Wetlands

FIGURE D-4: Septic Field Compatibility

FIGURE D-5: Prime Farmland

FIGURE D-6: Regional Location

FIGURE D-7: Roadway Network

FIGURE D-8: Existing Land Use / Land Cover

FIGURE D-9: Agriculture and Open Lands

FIGURE D-10: Plat Map, Public and P.A. 116 Lands

# TABLES

	<u>page</u>
TABLE C-1: Population Trends & Growth Rates	C-2
TABLE C-2: Population Projections	C-2
TABLE C-3: Race, 1990	C-3
TABLE C-4: Age, 1990	C-4
TABLE C-5: Household Type, 1990	C-4
TABLE C-6: Place of, and Distance to Work, 1990	C-4
TABLE C-7: Employment by Industry, 1990	C-5
TABLE C-8: Income, 1989	C-5
TABLE C-9: Education Attainment, 1990	C-6