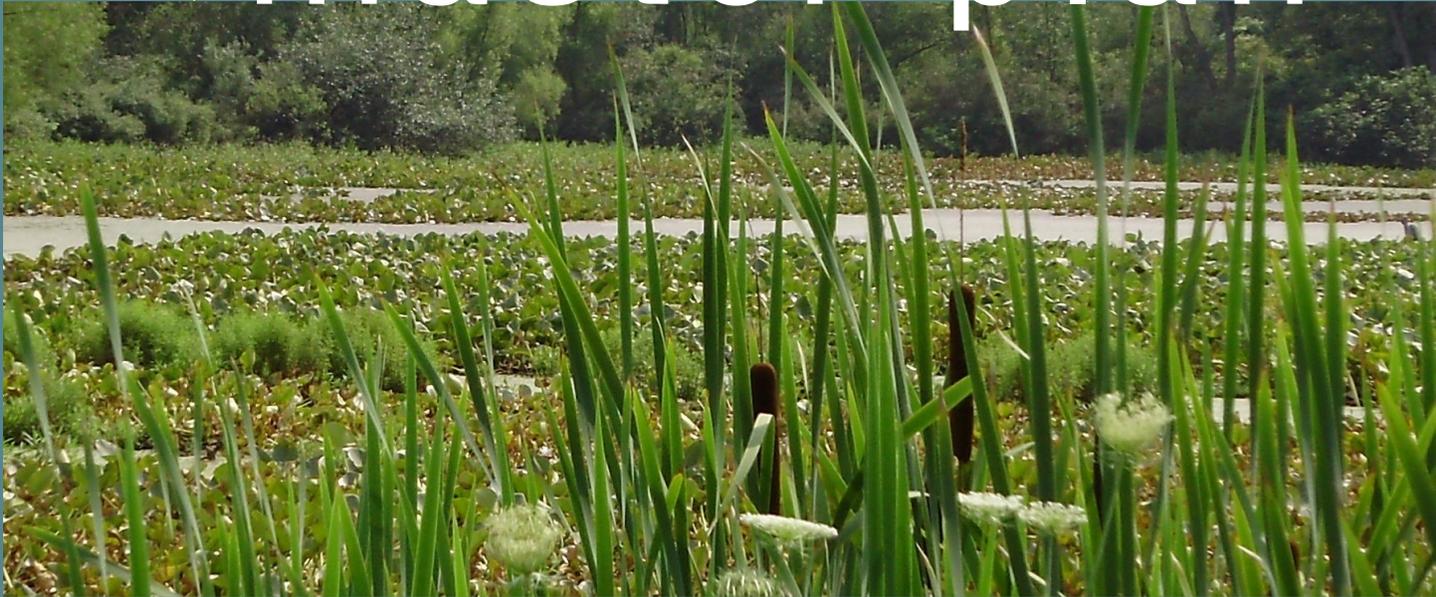


master plan



Watertown Charter Township Clinton County, Michigan



2016 Update

Adopted by the Planning Commission: May 4, 2016

Adopted by the Board of Trustees: May 16, 2016

Prepared by

Watertown Charter Township Planning Commission

Acknowledgements

This plan was prepared by the Watertown Township Planning Commission, with assistance from Clearzoning, Inc.

Planning Commission

Beth Ball. Appointed 2007.

Joseph Davis. Appointed 2013. *Vice-Chair of the Planning Commission.*

Donald Hartwick. Appointed 1996. *Representative to the Zoning Board of Appeals.*

Charles Openlander. Appointed 2007. *Secretary of the Planning Commission.*

Ronald Overton. Appointed 1993. *Trustee, Watertown Charter Township Board.*

Jessie Stipcak. Appointed 2011.

Richard Turcotte. Appointed 1998.

John Wiesner. Appointed 2013.

Daniel Zay. Appointed 2013. *Chair of the Planning Commission.*

Planning Department staff

Andrea Z. Polverento, Planning Director

Amy Kinney, Planning and Zoning Assistant

Township Board of Trustees

John Maahs, Township Supervisor

Deb Adams, Township Clerk

Janice Thelen, Township Treasurer

Maridean DeLong, Township Trustee

Todd Hufnagel, Township Trustee

Ronald Overton, Township Trustee

George Weitzel, Township Trustee



clearzoning®

table of contents

5	introduction
7	regional setting
13	existing conditions
17	goals and objectives
21	future land use plan
31	implementation
39	attachments

Planning today will
make a difference
for generations to
come.

introduction

The 2009 Watertown Charter Township Master Plan portrays a clear statement of community goals and objectives, establishes a vision of the future, and includes strategies to achieve that vision over a 10-20 year period. The information and concepts presented in the Master Plan are used to guide local decisions regarding public and private uses of land and the provision of public facilities and services.

WHY PREPARE A MASTER PLAN UPDATE?

The Michigan Planning Enabling Act of 2008 states that the Planning Commission “shall make and approve a master plan as a guide for development” within the Township. It requires that the Master Plan be reviewed every five years. It is good planning practice to consider the external and internal factors that impact or may impact existing land use policies and strategies found in the Master Plan. In addition, the Michigan Zoning Enabling Act of 2006 requires that the Township’s Zoning Ordinance be based upon a plan designed to promote the public health, safety, and general welfare.

THE PLANNING PROCESS

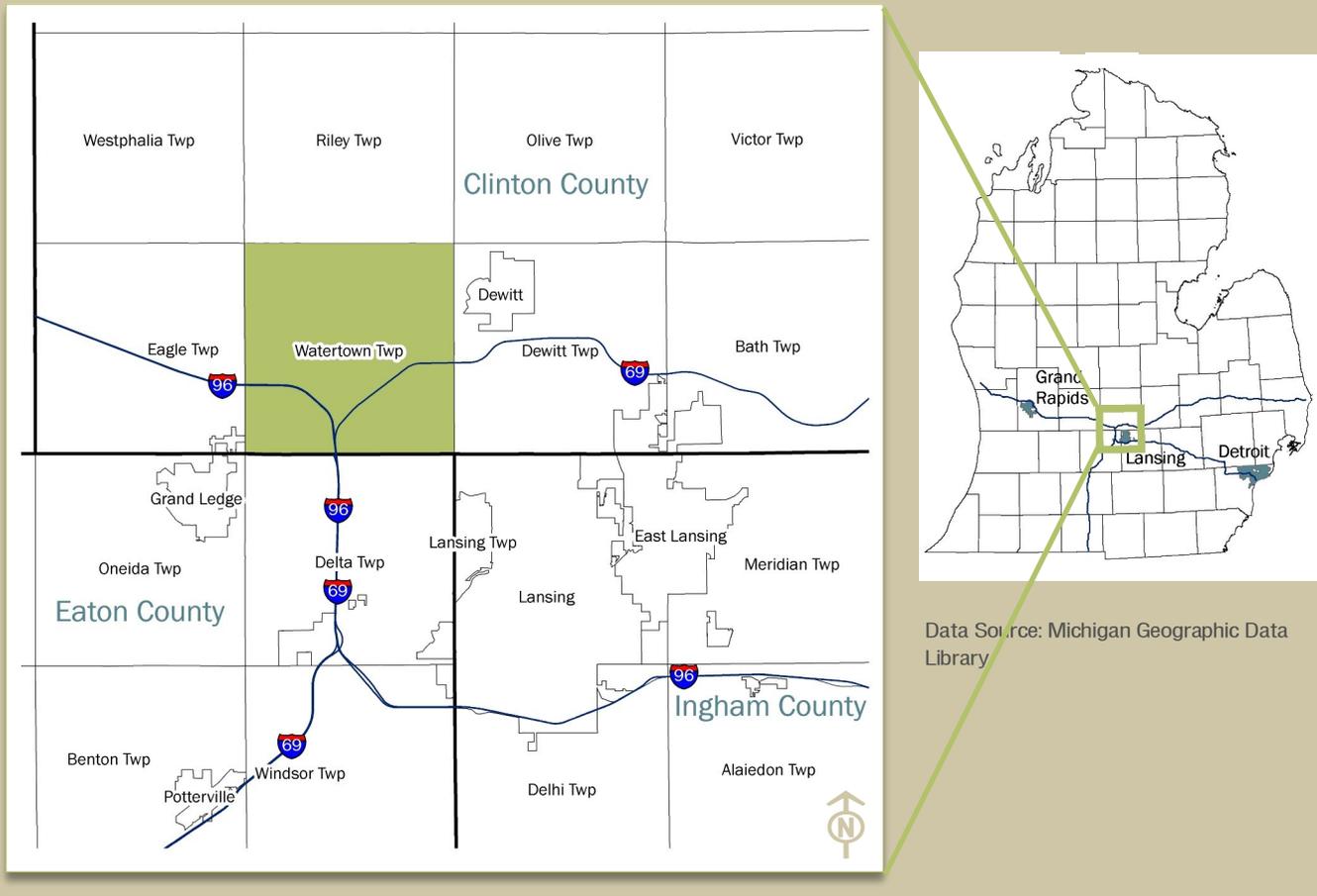
Watertown Charter Township’s Master Plan update process began in June 2015. The Planning Commission reviewed the Township’s regional setting and its physical and demographic characteristics. Problems, opportunities, and community assets were identified. During the process, the Planning Commission reached out to its residents, property owners, community leaders, business owners, and neighboring townships to gain input and ideas.

Based on the Township’s existing conditions, public input received, and the experience of Township officials, the 2009 Master Plan’s goals and objectives were reviewed and updated where appropriate and necessary. The Future Land Use Plan and specific action items have been modified and refined as needed.

Upon completion of a final draft, the Planning Commission will held a public hearing to obtain additional public opinion prior to adoption of the Master Plan.

Watertown Charter Township

Figure 1. Regional Location



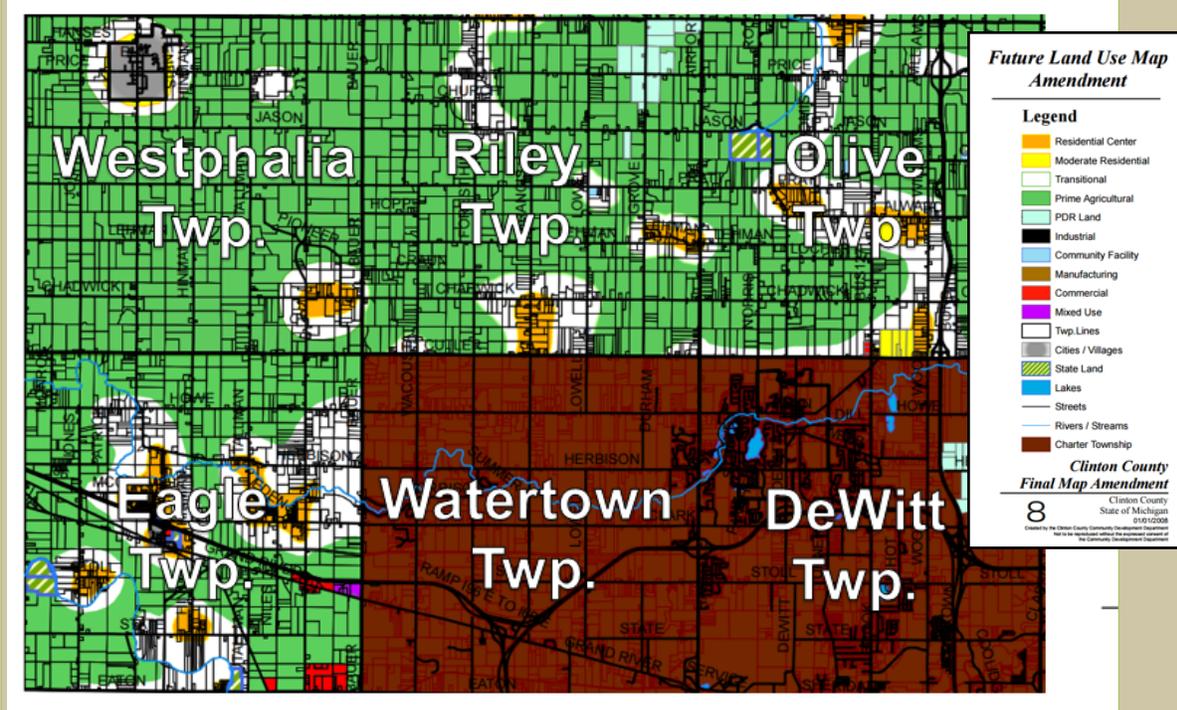
regional setting

Watertown Charter Township is located northwest of the City of Lansing in southern Clinton County and at the heart of the Tri-County Region (Ingham, Eaton, and Clinton Counties) (*Refer to Figure 1*). In Clinton County, the Township is bordered by Eagle Township to the west, Riley Township to the north, and DeWitt Charter Township to the east. To the south, the Township is bordered by Delta Charter Township in Eaton County. The City of Lansing and Lansing Charter Township are directly to the southeast in Ingham County. The Township is also located between the smaller cities of DeWitt and Grand Ledge. Its open spaces and natural features offer a country atmosphere for those who prefer a rural or small town setting. However, given its proximity to Lansing, the Township is well positioned to accommodate future growth and development of the Lansing metropolitan area.

The Township is situated approximately half way between Grand Rapids and the Detroit Metropolitan area at the intersection of Interstate 69 and Interstate 96. Its location at the crossroads of these two major interstates affords the Township a ready connection to Grand Rapids, Detroit, Flint, and Battle Creek, as well as Indiana and Illinois. Watertown Township is conveniently located between the Capital Region International Airport to the east and Abrams Municipal Airport to the west.

Five school districts serve Watertown Township: Grand Ledge Public Schools, Waverly Community Schools, DeWitt Public Schools, Lansing Public School District, and St. Johns Public Schools. Township residents are within minutes of a number of opportunities for higher education in and around the Lansing area, including Michigan State University, Lansing Community College, Cooley Law School, and Olivet College, Davenport University—Lansing, Spring Arbor University—Lansing Campus, and Central Michigan University—Lansing Center. Convenient access to Interstates 69 and 96 provides residents the ability to easily commute to additional colleges and universities in the Grand Rapids and Kalamazoo areas.

Figure 2. Excerpt from Clinton County Comprehensive Land Use Plan (2008) - Future Land Use Map

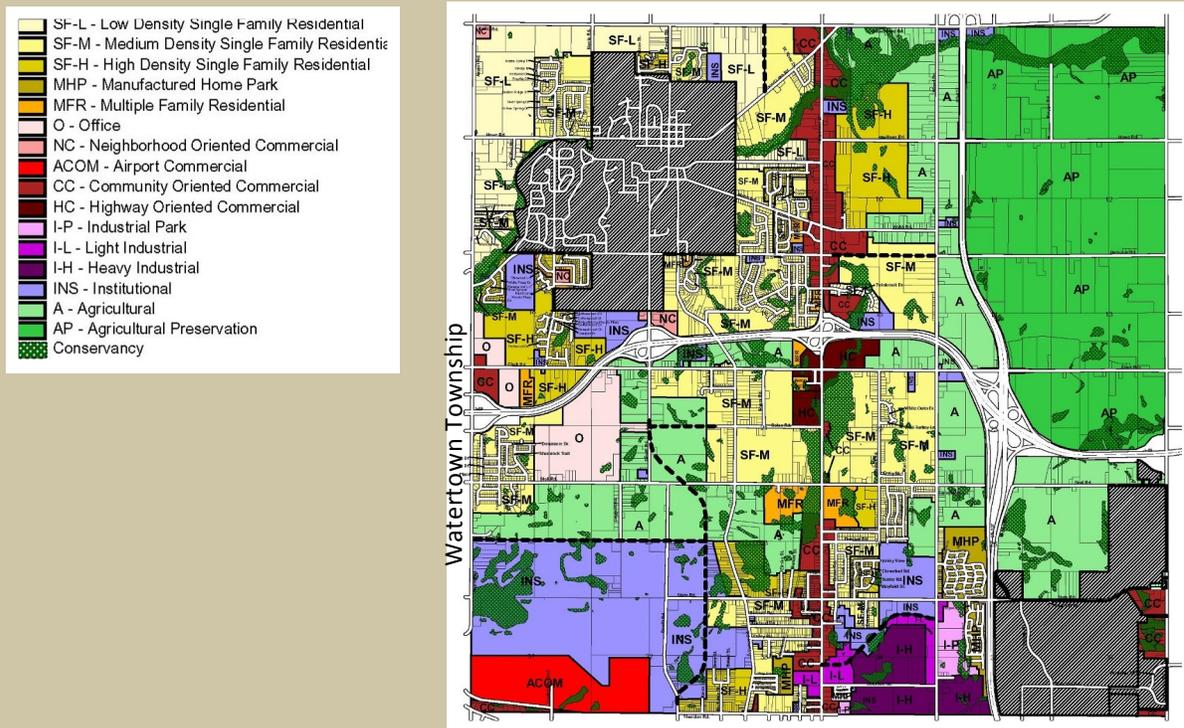


PLANNING INFLUENCES

Factors outside of the Township’s borders are essential to consider in the planning process. The long-range goals and activities of neighboring communities and the County may impact the Township’s planning efforts, particularly near the Township’s borders.

Clinton County. The Clinton County Comprehensive Land Use Plan was amended in 2008 and consists of goals, objectives, and development policies for the 13 unincorporated townships in the County. Watertown Township’s neighbor to the north, Riley Township, and its neighbor to the west, Eagle Township, are both covered by the County plan. The southern edge of Riley Township, adjacent to Watertown Township, is planned for Prime Agriculture, Transitional, and Residential Center (*refer to Figure 2*). The Plan describes Prime Agriculture as intended for farming, low-density residential, and other agricultural businesses. Transitional is rural land with existing low-density residential development, providing a transition from agriculture to residential use. Residential center includes rural, low density residential uses for low-to-medium development, and may offer smaller lot sizes while continuing to maintain a rural character. The eastern edge of Eagle Township, adjacent to Watertown Township, is planned primarily for Prime Agriculture, Transitional, and Residential Center uses (*refer to Figure 2*). A small area between I-96 and Grand River Avenue is planned for Mixed Use, which is described as a growth area that can accommodate retail services, offices, entertainment, mixed uses, and single-family and multiple-family residential uses. Commercial Use has also been designated along Grand River, and in the southeast corner of Eagle Township.

Figure 3. Excerpt from DeWitt Charter Township Comprehensive Plan (2005) - Future Land Use Map



DeWitt Charter Township. The DeWitt Charter Township Comprehensive Development Plan was adopted in August 2005. The western edge of DeWitt Township, adjacent to Watertown Township, is planned for a mix of uses (*refer to Figure 3*). The area north of the Looking Glass River is planned primarily for Single Family Residential uses with low and medium densities. A small Neighborhood Oriented Commercial node is planned for the southeast corner of Airport and Cutler Roads. The area south of the Looking Glass River and north of I-69 is planned for Community Oriented Commercial and Office uses. South of I-69 is planned for Medium Density Single Family Residential uses. The southwestern portion of DeWitt Township, where the Capital Region International Airport is located, is planned for Institutional and Airport Commercial uses.

Delta Charter Township. The Delta Charter Township Comprehensive Plan was adopted in 2013. The northern edge of Delta Township, adjacent to Watertown Township, is planned for Single Family Residential uses (*refer to Figure 4*). Hawk Meadow Park, located one half mile east of Ingersol Road, is planned for Parks and Recreation use.

Tri-County Regional Planning Commission. The Tri-County Regional Planning Commission (TCRPC) serves Clinton, Eaton, and Ingham County. The TCRPC prepared a Summary Report titled *Regional Growth: Choices for Our Future* in September 2005. This report promotes a “Wise Growth” scenario in which new development would be directed to existing urbanized areas. The adopted regional land use policy map illustrates strengthened city and village centers, focused and clustered growth areas, and minimal development in rural areas to preserve agriculture and open space (*Figure 5*).

Figure 4. Excerpt from Delta Charter Township Comprehensive Plan (2013) - Future Land Use Map.

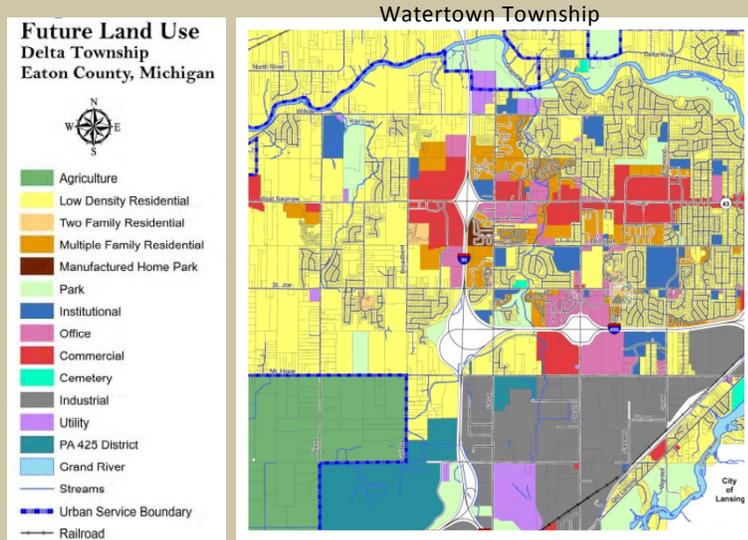


Figure 5. Future Vision for the Region—Tri-County Regional Planning Commission Excerpt from the *Regional Growth: Choices for our Future* report, created in 2005. Updated and incorporated into the 2035 Regional Transportation Plan in 2010.

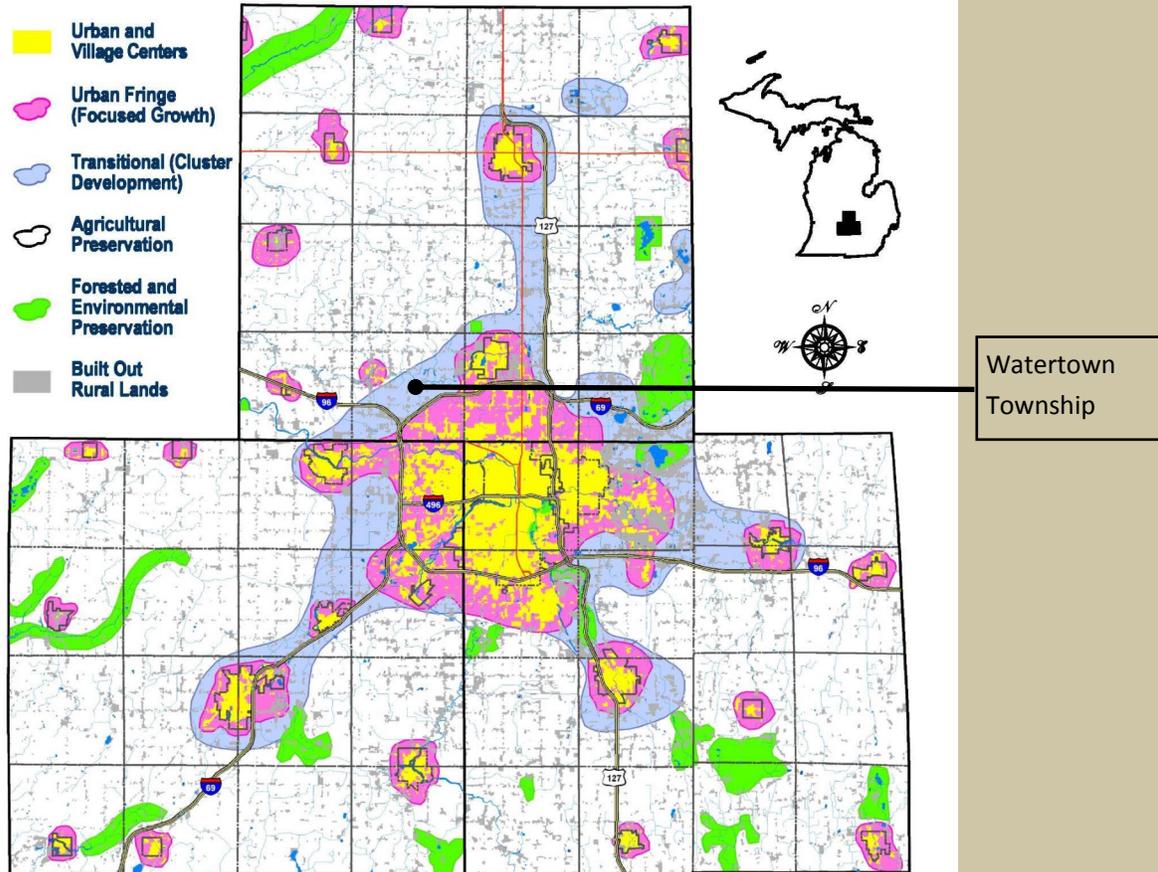
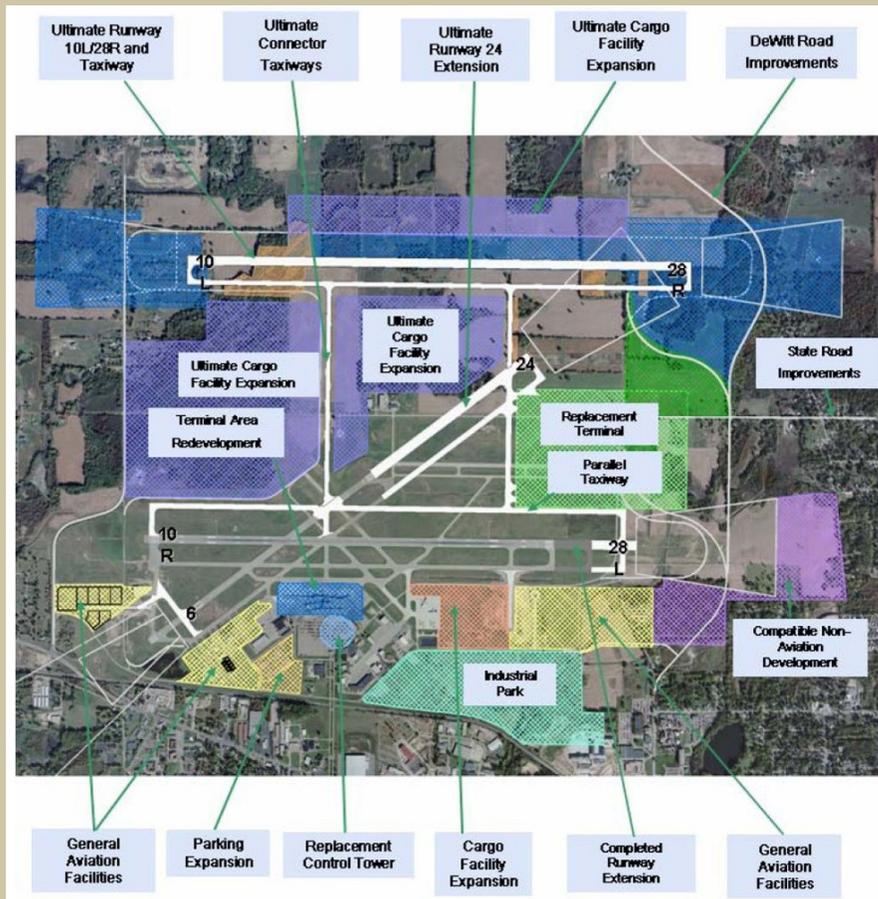


Figure 6. Excerpt from Capital City Airport Master Plan (2006) Recommended Airport Development.



Capital Region International Airport. The Capital City Airport Master Plan was developed in 2006 by the Capital Regional Airport Authority. The Plan establishes a preferred alternative for future facility improvement and expansion to meet forecasted aviation activity at the Airport. The Recommended Airport Development alternative (*refer to Figure 6*) illustrates “future” and “ultimate” improvements that include construction of a new passenger terminal complex and additional parking facilities, extension of existing runways, construction of a new runway, and expansion of cargo and general aviation areas and facilities. Future improvements include those planned for the short-term to meet current demand as well as those planned for the long-term to meet expected demand in the next 5 to 20 years. Ultimate improvements, such as a new runway, are those for which a demand is not foreseen within the planning period but that could materialize with increased demand or beyond the planning period.

Intentionally blank

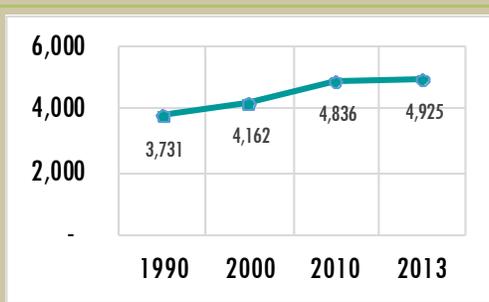
existing conditions

Before the Township can decide what it wants for the future, it is helpful to understand what it has and where it is in the context of today. The Watertown Charter Township 2009 Master Plan contains analysis of existing conditions of the Township, highlights natural features, socioeconomic characteristics, existing land use, community facilities and services. The following discussion is intended to identify factors and conditions that have changed since the 2009 Plan was adopted. All population and housing data is from the U.S. Census unless otherwise noted.

POPULATION AND HOUSING

The Township's population has grown steadily over the last three decades (*Figure 7*). According to the U.S. Census, Watertown Township had a population of 4,836 in 2010. The Census Bureau estimated the Township's population to be 4,925 in 2013. This estimated increase of 89 persons represents a 1.8% growth in population since 2010. This estimated growth rate is slightly lower than the 2.1% rate of growth that the Census has estimated for Clinton County over the same time period.

Figure 7. Watertown Township Population Growth



Source: U.S. Census 2010, 2013 Estimate

If current development trends continue, the Tri-County Regional Planning Commission (TCRPC) population forecast for Watertown Township indicates an increase to 5,535 by 2020 and 6,112 by 2030. Under the TCRPC's recommended Wise Growth Scenario, however, the Township's population is forecasted to be 4,888 by 2020 and 4,934 by 2030.

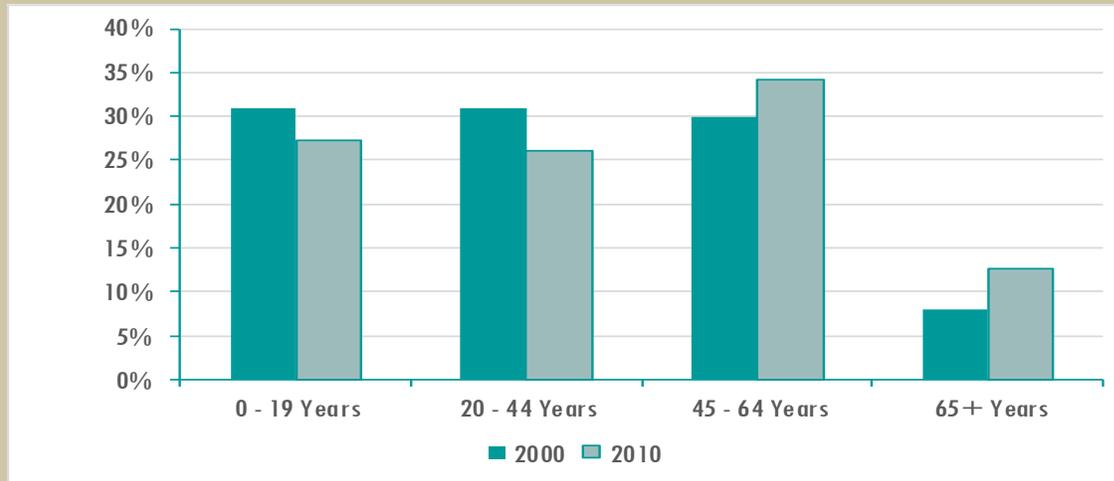
In the past, the largest age group in the Township has been the family formation group (ages 20-44 years). However, the Township's population appears to be aging consistent with national trends (*Figure 8*). Census data indicates that between 2000 and 2010, the family

Watertown Charter Township

formation group experienced a decrease, while the empty nest group (ages 45-64 years) and seniors experienced an increase. It is important to note that while the Township's population will likely continue to age, the pre-school/school-aged group (ages 0-19 years) and the family formation group together comprise a significant segment of the total population. This is an indicator that the Township continues to be an attractive location for families.

Figure 8. Watertown Township Population by Age.

Source: U.S. Census 2010

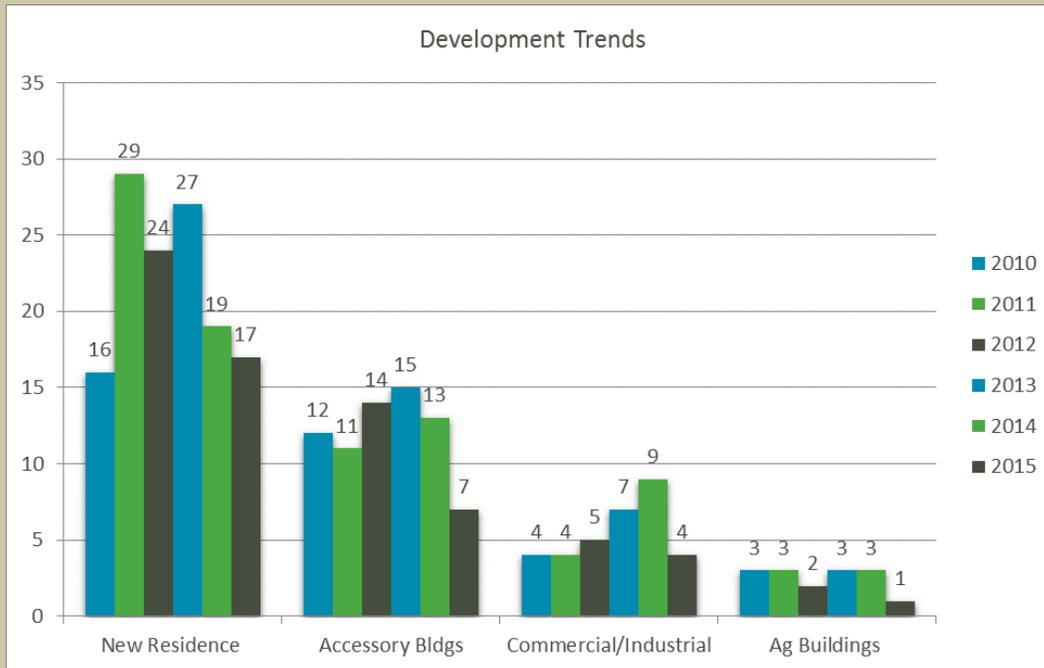


Growth in the Township's over 65 population during the past ten years is consistent with regional and national trends on aging, which is related to the aging of the Baby Boomer generation and declining marriage and birth rates.

The American Planning Association, in its 2014 *Aging in Community Policy Guide*, notes that older adults—65 and over—represent 13 percent of the population. By 2030, one in every five people living in the US will be over the age of 65. This aging of America is fueled by 72 million Baby Boomers aging through the life cycle in combination with a profound increase in life expectancy.

The APA supports the creation and integration of housing, land-use, transportation, economic, social service and health systems that support a high quality of life for people of all ages and abilities. A multigenerational planning approach ensures that the needs of all residents are met and that older members of our communities are not at risk of social isolation, poverty, declining health, and poor economic well-being.

Figure 9. Residential Building Permits Issued in Township.
 Source: Watertown Township



Watertown Township’s population is predominantly white (93.6%). Township residents are also black (1.3%), American Indian and Alaska Native (0.3%), Asian (1.3%), another race (1.1%), or two or more races (2.2%). Four percent of the population is of Hispanic or Latino origin, and one resident is reported to be of Native Hawaiian/Other Pacific Islander.

There were a total of 1,993 housing units in Watertown Township in 2015. Beginning in 2005, the Township experienced a decline in residential and commercial construction coinciding with a national recession and overall decline in the housing market. While building activity has resumed (see Figure 9 that illustrates construction activity in the Township between 2010-2015), the Township estimates that there are over 600 approved home sites in the Township that remain undeveloped. If all 600 sites were built out, it would represent a 30% increase in the Township’s total housing units. Based on the average absorption rate from 2010-2015, this represents a 27-year supply of housing.

LAND USE

Watertown Township is comprised of primarily agricultural lands, open spaces, and rural, large-lot single-family homes located along the main roads (Figure 10). The majority of the Township’s smaller-lot single-family neighborhoods are located along the west side of Airport Road. There are also several older neighborhoods along the Looking Glass River near Wacousta.

Watertown Charter Township

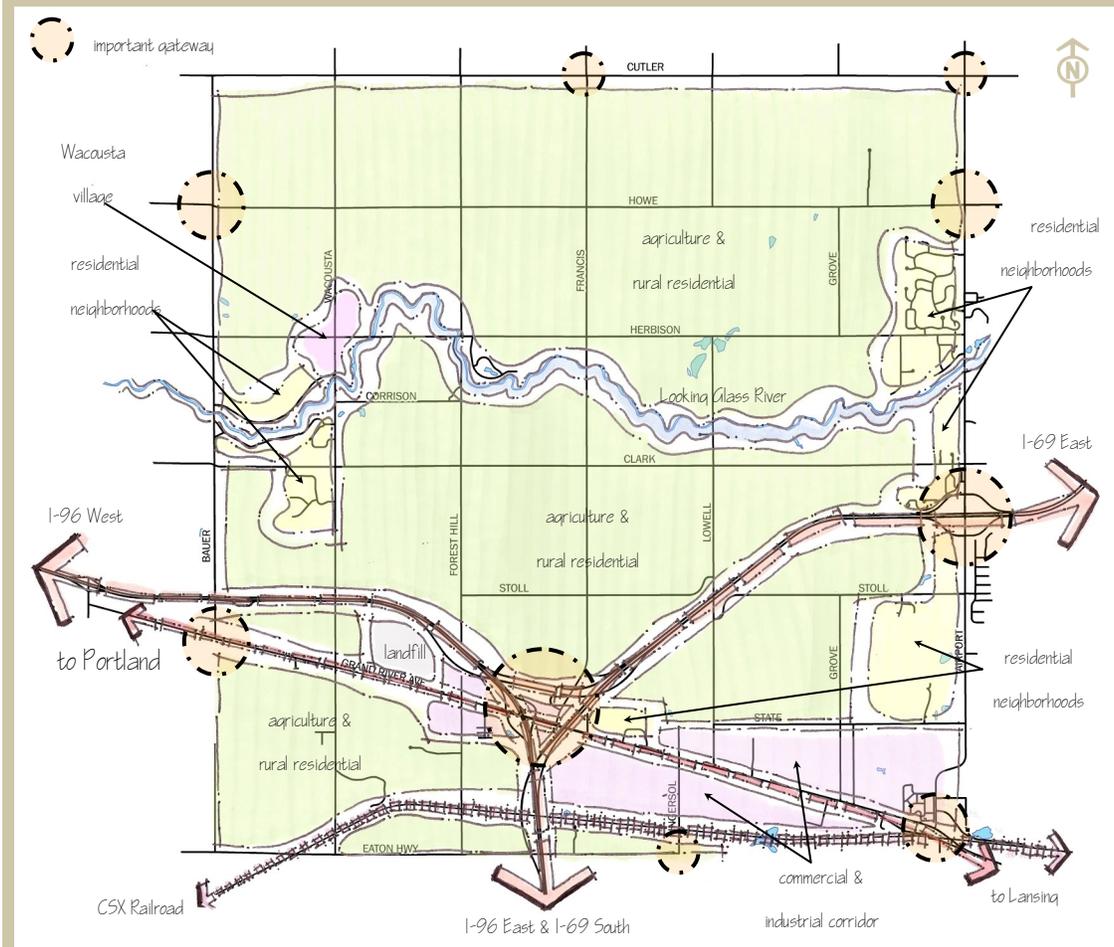
The majority of non-residential uses in the Township are located within the Grand River Avenue corridor, primarily east of Interstate-69. Development in this corridor includes auto-oriented commercial establishments and industrial uses. The Township's light industrial district provides Watertown Township with a solid industrial tax base. Its proximity and access to interstate and rail transportation make this a prime location for additional industrial development.

The Granger Sanitary Landfill, located between I-96 and Grand River Avenue and between Wacousta and Forest Hill Roads, encompasses over 178 acres of the Township's land area.

GATEWAYS

Watertown Township is conveniently located at the intersection of I-69 and I-96, with interchanges located at Airport Road and Grand River Avenue. These two interchanges not only provide excellent access to the freeways, they also serve as important gateways into Watertown Township. Grand River Avenue is also an important gateway into the Township from the east and west.

Figure 10. Existing conditions.



goals and objectives

The Watertown Township Master Plan is a guide for future development. It establishes public policies regarding long-range land use. Public input is a key contributor to this policy basis.

The goals and objectives are intended to result in a specific quality and character for the community. This will be achieved by following strategies designed to permit measurable progress toward achieving the Township's objectives. These strategies will have to balance the public purposes inherent in planning for the long-range future of the community with the rights of private property owners to develop an appropriate use of their land. In 2015, the Planning Commission affirmed the 2009 goals and objectives, but refined their presentation into four broad goals to facilitate improved clarity:

1. **Strengthen Community Identity.** Strengthen the Township's rural character and community identity by preserving agricultural land and open space, ensuring the long-term stability of residential areas and neighborhoods, and preserving historic resources. Provide opportunities for residents to interact through cultural and recreational events and programs that highlight the Township's rural character.
2. **Encourage Economic Development.** Enhance the Township's economic climate by encouraging a diverse mix of agricultural, commercial and industrial uses in appropriate locations near Township resources, including existing utilities, the Capital Region International Airport, and Wacousta.
3. **Improve Connectivity.** Build a non-motorized transportation network that connects residents to meaningful destinations throughout the Township. Prioritize linkages that promote the public health and safety of Township residents as well as linkages that reinforce the Township's community identity. Encourage improvements to communications infrastructure, including broadband, to provide for enhanced opportunities for residents and business owners to connect to each other and to the greater community.
4. **Protect the Environment.** Conserve the natural resources, open spaces, and environmental assets of the Township. Encourage development of land in a sustainable manner that protects the environment for current and future generations.

Watertown Charter Township

Education: These are objectives that can be implemented through education of residents and business owners.

Goal	Objective	Lead	Priority/ Timeframe
1	Encourage the maintenance and preservation of the existing housing stock through housing rehabilitation programs and code enforcement.		
4	Encourage the elimination of invasive plant species in the Township.		
4	Minimize the negative impacts and disturbances to surface water, groundwater, wetlands, riparian areas, natural drainage, sensitive topography, woodlands, native plants, and wildlife.		

Economic Development: These are objectives that can be implemented through efforts of a staff person focused on economic development activities.

Goal	Objective	Lead	Priority/ Timeframe
2, 4	Attract light manufacturing facilities that are job generators, environmentally sensitive, energy efficient, and developed with a high level of aesthetics.		
1, 2	Strengthen marketing efforts to attract new businesses to the Township in general and Wacousta that are compatible with the rural character and community identity.		
1, 2	Cooperate with regional business groups to identify economic development issues and opportunities.		
2	Develop strategies to maintain and enhance the Township's industrial and commercial uses.		

Development Guidelines: These are objectives that the Township would like to generally encourage through guidelines, which are not as strict as regulatory/zoning standards.

Goal	Objective	Lead	Priority/ Timeframe
1, 2	Promote development that minimizes negative impacts on neighboring properties.		
1, 4	Encourage building designs that are both energy efficient and environmentally sensitive.		
1, 4	Encourage the use of low impact development techniques, native plantings, energy conservation strategies, and renewable energy sources.		
1, 4	Encourage the protection of wildlife habitat and retain native vegetation on developing and developed sites to guard against excessive runoff, soil erosion, and sedimentation.		
1, 4	Preserve and enhance the character of Wacousta through the preservation, rehabilitation, and reuse of historic structures.		
1	Encourage the preservation of farmhouses, barns, silos, and other architectural features that symbolize the Township's rural and agrarian history.		

Regulatory Standards: These are objectives that the Township feels are appropriate to be implemented through regulatory/zoning standards.

Goal	Objective	Lead	Priority/ Timeframe
1, 2, 4	Promote the use of planned unit development and cluster housing as a means of encouraging efficient use of land and preservation of natural and open spaces.		
1, 2, 3	Allow for high-density single-family residential growth in areas where community services, including public safety, utilities, and transportation networks are provided.		
1	Provide opportunities for a mix of housing that serves residents of all ages and interests through a variety of lot sizes and dwelling configurations.		
1, 3	Encourage residential developments to be designed as neighborhoods that connect residents with natural open space, recreation areas, and other important destinations within the Township.		
1	Minimize light and noise pollution.		
4	Encourage the preservation of natural resources and wooded areas.		
4	Protect wetlands, surface water, and groundwater quality.		
4	Promote the preservation of the Looking Glass River corridor through standards that regulate riparian setbacks, appropriate land uses, and dimensional standards.		
4	Preserve and protect landmark trees and woodlands and encourage the planting of new trees.		
1, 4	Identify and protect scenic views throughout the Township.		
1	Encourage site design and buffering techniques that minimize land use conflicts.		
1, 2	Manage growth to reduce encroachment of non-farm uses into viable agricultural lands.		
1	Discourage the premature conversion of agricultural lands into residential and suburban development.		
2	Provide for appropriate business locations to meet the needs of Township residents for small commercial nodes.		
1	Provide for appropriate transition between residential and nonresidential uses.		
1, 2	Encourage development where existing utilities are provided.		
1, 2	Plan for appropriate development in proximity to the Capital Region International Airport.		
1, 2	Consider existing and proposed industrial areas when allocating land for future development to avoid premature development and industrial sprawl.		

Watertown Charter Township

Public policy and community investment: These are objectives that the Township should implement through the creation of public policy as well as by community investment.

Goal	Objective	Lead	Priority/ Timeframe
1, 2	Provide public safety services that provide reasonable protection to Township residents.		
2, 4	Provide sanitary sewer and storm water serve to the Wacousta area.		
2	Improve infrastructure in the Township, including internet access, for Township residents and businesses.		
1, 2	Plan for long-term public improvements using growth management principles.		
2, 4	Provide public utilities to prevent environmental contamination in areas of existing development, especially to existing residents along the Looking Glass River.		
2	Coordinate land use decisions with community facility and utility planning.		
1	Establish facilities and programs that strengthen the bond between the Township's east and west population centers.		
1	Promote community-wide events and activities, such as farmers market, holiday celebrations, community gardens, and the like.		
1	Encourage new public access opportunities along the Looking Glass River.		
1	Acquire parkland, when available, for long-term use, in areas that best serve population concentrations.		
1	Provide expanded outdoor recreational opportunities that protect the natural resources and reflect the community's rural identity.		
1	Plan for parks and recreation improvements.		
3	Implement the recommendations of the Non-Motorized Circulation Plan and create a complete transportation network that ensures safe travel throughout the Township. Prioritize the development of sidewalk and bicycle paths that link residents to schools and recreational facilities.		
3	Protect the capacity and function of existing arterial and collector streets by regulating land use and implementing appropriate access management techniques.		
1, 3	Explore improvements to ride sharing; park and ride infrastructure; transit opportunities; and bus services.		
1, 2, 4	Leverage available state and/or federal funds to enhance the interchange area as a gateway to the community.		

future land use plan

The Future Land Use Plan component of the Master Plan document identifies action strategies to pursue in order to achieve the long-range goals and objectives of the Township.

The Future Land Use Map is based upon the Township's desire to encourage responsible and sustainable growth that is sensitive to the natural environment, creates a sense of place, and meets the needs of future residents. Specifically, the Plan is intended to:

- Maintain and enhance the Township's rural character and historical resources.
- Preserve lands particularly well-suited for agricultural production.
- Encourage development of land in an environmentally and economically sound manner that optimizes development possibilities and natural resource protection for future generations.

To achieve these goals, it is the Township's policy to promote low impact development techniques, smart growth principles, energy conservation, and sustainable development.

The Master Plan and Future Land Use Map are tools to be used by the Planning Commission and Township Board during land use decision-making, capital improvement planning, development review, and ongoing reevaluation and refinement of the Township's ordinances. Implementation of the general recommendations and specific action strategies will occur over time and will depend upon many factors, including the overall economic climate, changing development trends, availability of utilities, local budget constraints, and political priorities.

The Future Land Use Map on page 30 is a representation of the Township's preferred long-range future land use arrangement. The map identifies general locations for various land uses envisioned by the Planning Commission. The Future Land Use Map, along with the entire Master Plan document, is a guide for local decisions regarding land use. The boundaries reflected on the map are not intended to indicate precise size, shape or dimension. In addition, the Future Land Use Map does not necessarily imply that rezoning is imminent; rather, the recommendations set a long-range planning goal. Following are descriptions of the future land use categories illustrated on the map.

Principles of Smart Growth (Included in 2009 Master Plan)

Create Walkable Neighborhoods

Walkable communities are desirable places to live, work, learn, worship and play, and therefore a key component of smart growth.

Encourage Community and Stakeholder Collaboration

Growth can create great places to live, work and play -- if it responds to a community's own sense of how and where it wants to grow.

Create Range of Housing Opportunities and Choices

Providing quality housing for people of all income levels is an integral component in any smart growth strategy.

Foster Distinctive, Attractive Communities with a Strong Sense of Place

Smart growth encourages communities to craft a vision and set standards for development and construction which respond to community values of architectural beauty and distinctiveness, as well as expanded choices in housing and transportation.

Make Development Decisions Predictable, Fair and Cost Effective

For a community to be successful in implementing smart growth, it must be embraced by the private sector.

Mix Land Uses

Smart growth supports the integration of mixed land uses into communities as a critical component of achieving better places to live.

Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas

Open space preservation supports smart growth goals by bolstering local economies, preserving critical environmental areas, improving our communities quality of life, and guiding new growth into existing communities.

Provide a Variety of Transportation Choices

Providing people with more choices in housing, shopping, communities, and transportation is a key aim of smart growth.

Strengthen and Direct Development Towards Existing Communities

Smart growth directs development towards existing communities already served by infrastructure, seeking to utilize the resources that existing neighborhoods offer, and conserve open space and irreplaceable natural resources on the urban fringe.

Take Advantage of Compact Building Design

Smart growth provides a means for communities to incorporate more compact building design as an alternative to conventional, land consumptive development. *Source: www.smartgrowth.org*

The 2016 Master Plan Update retains the bulk of the land use categories, but adds in one new category: **Flexible Development**. This land use category is designed for specific locations within the Township that could accommodate a mixed-use or single-use development, including commercial, light industrial and office uses. This district is intended to provide for flexibility in allowing future development which is compatible with the existing uses, and could service the commercial demand generated by the workforce of current and future industrial uses. This district allows for strategic positioning of targeted uses, driven by industrial demand, to be harmonious with the overall area without adversely affecting surrounding properties. To reduce traffic concerns, the areas designated within the Township for this classification include properties with frontage on Grand River Avenue, generally between Bunker Hill Drive and Airport Road.

Agriculture and Rural Residential. Areas planned for Agriculture and Rural Residential are intended to accommodate primarily agricultural land uses, farm dwellings, and non-farm dwellings that are in keeping with the rural and agricultural character. Residential development in these areas should be limited to single-family homes at an overall density generally in the range of 0.2 to 0.5 dwelling units per acre. Agriculture and Rural Residential areas are not intended to be served by public water or sanitary sewer services.

Recognizing that some lands are particularly well-suited to agricultural uses, it is the Township’s intent to minimize the encroachment of non-farm uses into these prime agricultural areas. In order to discourage the consumption of prime agricultural land by large-lot residential development, the Township should zone these areas Agricultural Preservation, limit density, maintain the maximum lot size of two acres, and require the preservation of open space and/or farmland as a condition of development. Areas best suited for Agricultural Preservation are those enrolled in P.A. 116 and those designated as prime or unique farmland by the United States Department of Agriculture.

While Grand River Corridor is primarily planned for more intensive uses, it is the intent of the Master Plan to retain the existing agricultural area along Grand River Avenue west of Wacousta Road. This area offers travelers on Grand River a view of the Township’s agricultural land and rural character.

Low Density Residential. The area planned for Low Density Residential is intended to accommodate single-family and two-family homes up to a maximum density of 1.0 dwelling units per acre. Located outside of the Township’s agricultural lands with convenient access to the freeways and Grand River, this area is an ideal location for residential development. Future development within these areas, however, should be at a low density that does not require extension of public water and sanitary sewer service.



Watertown Charter Township

Medium Density Residential. Areas planned for Medium Density Residential are intended to accommodate residential uses up to a maximum density of 2.0 dwelling units per acre. Planned Medium Density Residential areas are primarily concentrated in two key areas: 1) along the Township's eastern boundary where public water and sanitary sewer service is already available, and 2) within the Wacousta area and Village Gateway areas.

Along Airport Road, this designation provides a transition between the mix of nonresidential and residential land uses planned to the east in DeWitt Charter Township and the agricultural and rural residential land uses to the west in Watertown Township.

In and around Wacousta, medium density residential development serves to support extension of public utilities to the village area and will provide additional rooftops needed to support nonresidential uses in the Village Center. Development of this area should be designed in a manner that is sensitive to and provides for an appropriate transition to the outlying agricultural and rural residential areas.

High Density Residential. The area planned for High Density Residential is intended to accommodate a variety of attached and detached residential uses up to a maximum density of 8.0 dwelling units per acre. Development of this area should be designed in a manner that provides for an appropriate transition between the planned Local Business node at the freeway interchange and the surrounding Medium Density Residential neighborhoods.

Manufactured Housing Park. The area planned for Manufactured Housing Park is intended to accommodate expansion of the existing park and/or development of a new modern manufactured housing park at a density of approximately 5.0 dwelling units per acre.

Local Business. The area planned for Local Business is intended to accommodate small scale neighborhood-oriented commercial uses, such as financial institutions, personal service establishments, professional offices, and small restaurants and coffee shops. Located along Airport Road abutting the I-69 interchange, this area is intended to primarily meet the convenience service needs of the surrounding residential neighborhoods. This area could accommodate limited highway-oriented commercial uses; however, development of such uses should be of a character and scale that is consistent with a neighborhood commercial node. Local Business areas should be appropriately buffered from residential areas by landscaping and screening and/or lower intensity transitional land uses such as offices.

Principal Business. The areas planned for Principal Business are intended to accommodate larger scale retail and office developments and auto-oriented uses that meet the needs of the entire community. Located along Grand River Avenue with convenient access to Interstate 69 and Interstate 96, uses within the Principal Business area will serve Township residents, pass-by travelers, and surrounding communities. Principal Business areas should be appropriately buffered from residential areas by landscaping and screening and/or lower intensity transitional land uses such as offices.



Images of the Village Center area, in the unincorporated settlement of Wacousta

Village Center. The area planned for Village Center is located at the heart of Wacousta. The Village Center is intended to accommodate a mix of land uses including small scale retail, office, high density residential, public and quasi-public, and parks and open spaces. Development within the Village Center should be designed to strengthen the sense of place and enhance the existing town or village form while reflecting the area's rural character.

Industry and Technology. The areas planned for Industry and Technology are intended to accommodate a range of uses including warehousing, storage, light manufacturing, large office complexes and parks, and research and development. These areas are located in the southeastern portion of the Township in appropriate proximity to the railroad, freeways, Grand River Avenue, and Capital Region Airport. Industry and Technology areas should be appropriately buffered from residential areas by landscaping and screening and/or lower intensity transitional land uses such as offices.

Landfill. The area designated as Landfill encompasses the Granger Sanitary Landfill site.

Airport. The area designated as Airport encompasses the land owned by the Capital Region International Airport.

Open Space. The areas planned for Open Space are intended to accommodate open space and recreational uses including golf courses, parks, and cemeteries. (Note: Due to its location within the Village Center area, Heritage Park is not specifically designated as Open Space on the Future Land Use Map; however, it is the intent of the Master Plan that Heritage Park be maintained as a public park and open space.)

2016 Addition: Flexible Development. Flexible Development. This land use category is designed for specific locations within the Township that could accommodate a mixed-use or single-use development, including commercial, light industrial and office uses. This district is intended to provide for flexibility in allowing future development which is compatible with the existing uses, and could service the commercial demand generated by the workforce of current and future industrial uses. This district allows for strategic positioning of targeted uses, driven by industrial demand, to be harmonious with the overall area without adversely affecting surrounding properties. To reduce traffic concerns, the areas designated within the Township for this classification include properties with frontage on Grand River Avenue, generally between Bunker Hill Drive and Airport Road.



Tubers enjoying the Looking Glass River as it runs through Watertown Township.

In addition to the underlying land use recommendations, the Future Land Use Map designates four focus areas with the following overlay classifications:

Looking Glass River Corridor. The Looking Glass River is a significant scenic and riparian resource that runs through the Township primarily between Clark and Herbison Roads. The Looking Glass River Overlay classification is intended to identify the River as an important community asset and encourage its protection, appropriate use, and ecological management.

Riparian corridors, such as the Looking Glass River, provide critical wildlife habitat and movement corridors; serve important ecological functions such as water filtration, stormwater storage, and flood control; offer opportunities for active and passive recreation; and tie communities together.

A number of best practices, tools, and techniques are available to assist in the protection and enhancement of the River corridor. A Riparian Corridor Plan can establish the policy framework for future regulatory measures and detail recommended strategies for leveraging the opportunities the River offers the Township and its residents. Such a plan should focus on how best to utilize the diverse ecological and cultural aspects of the River as it flows through the Township. It should identify the range of functions provided by and community values associated with the River, and how those benefits can best be managed and leveraged so the River corridor truly becomes a community asset. The Plan should include both land-based recommendations for protecting the functional values of the River and branding and identity-based recommendations for raising public awareness and engagement.

Watertown Charter Township

Wacousta. Wacousta is situated at the crossroads of Wacousta and Herbison Roads and is the Township’s historic settlement or hamlet. It is unincorporated but commonly referred to as Wacousta Village or, more generally, the Wacousta area. It has many key components of a place: government center (Township Hall), public gathering spaces (Township parks), elementary school, library, place of worship, significant natural feature (Looking Glass River), recreation opportunities (gymnasium, ball fields, canoe landings), residential neighborhoods, and businesses (including the Wacousta General Store). While the Township is challenged by multiple school district boundaries and zip codes resulting in a lack of common identity among its residents, Wacousta presents a unique opportunity for creating a true sense of place within Watertown Township. By developing, adopting, and implementing a Wacousta Area Plan, the Township can clearly articulate its future vision for the Wacousta area and identify specific action strategies to build upon the assets already present within the village area. Such an area plan can illustrate the preferred physical “town” form and neighborhood characteristics, detail streetscape improvements such as street lights, sidewalks and crosswalks, and establish concepts for gateway identification and enhancement. See Figure 11 for additional information.

Village Gateway. Slightly “off the beaten path,” the Wacousta area currently lacks visibility from Grand River Avenue — the Township’s most heavily traveled roadway. The Village Gateway overlay classification is intended to identify this area as an important gateway to Wacousta and encourage future development in a manner that provides for a noticeable transition — or gateway — into the Village. Future land uses within this overlay area are primarily planned for Medium Density Residential; however, a more detailed Wacousta Area Plan should provide recommendations for additional development characteristics such as front setbacks and right-of-way plantings unique to the Gateway overlay area.

Grand River Avenue Corridor. Grand River Avenue is an important thoroughfare through the southern portion of the Township that connects Watertown Township to the City of Lansing to the east and Portland to the West. The corridor encompasses the majority of the Township’s existing nonresidential uses, including industrial and highway-oriented commercial uses as well as the Granger Sanitary Landfill. The Grand River Avenue Corridor overlay classification is intended to recognize the significance of this corridor — its access to both freeways, visibility, volume of traffic, and concentration of existing and planned nonresidential land uses. Development in this area should be well designed to portray an attractive image of the Township and ensure a safe and efficient transportation corridor. Development and adoption of a detailed Grand River Corridor Plan can establish the policy framework for refinement of the Grand River Avenue Overlay District in the Zoning Ordinance. Future amendments to the Overlay District could specify additional regulations for development and redevelopment within the corridor, such as access management techniques, building placement and materials, signage, parking, screening, and landscaping standards. As indicated on the Future Land Use Map, existing agriculture and rural residential uses west of Wacousta Road should be retained in order to preserve views of the Township’s agricultural land and rural character from this important corridor.



Examples of gateway features with rural character (*above and below*).



Wacousta presents a unique opportunity for creating a true sense of place within Watertown.



Examples of crosswalk and building placement that create a pedestrian-oriented village atmosphere (*above and below*).



Figure 11. Wacousta and Gateway Focus Area Recommendations.

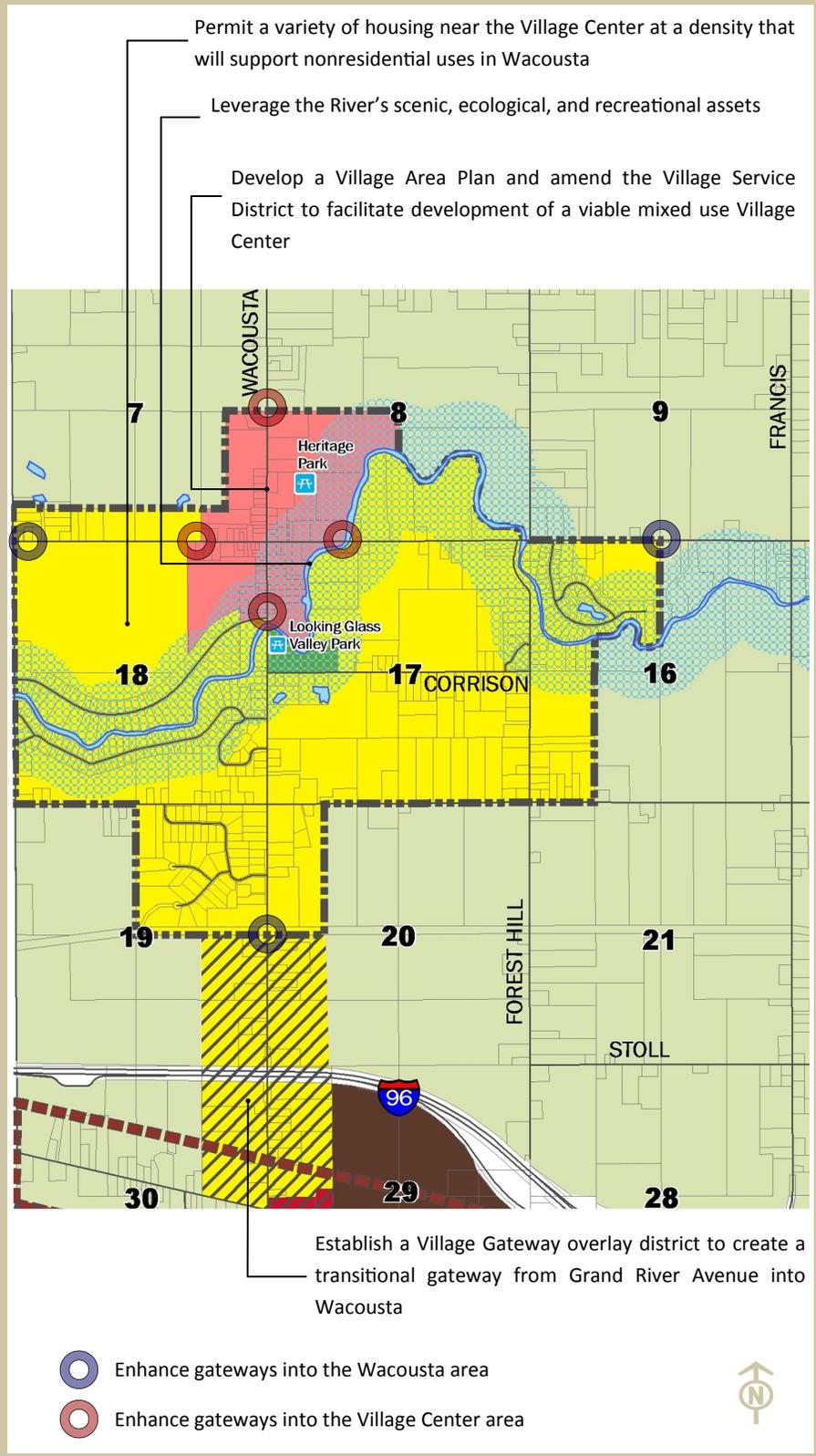
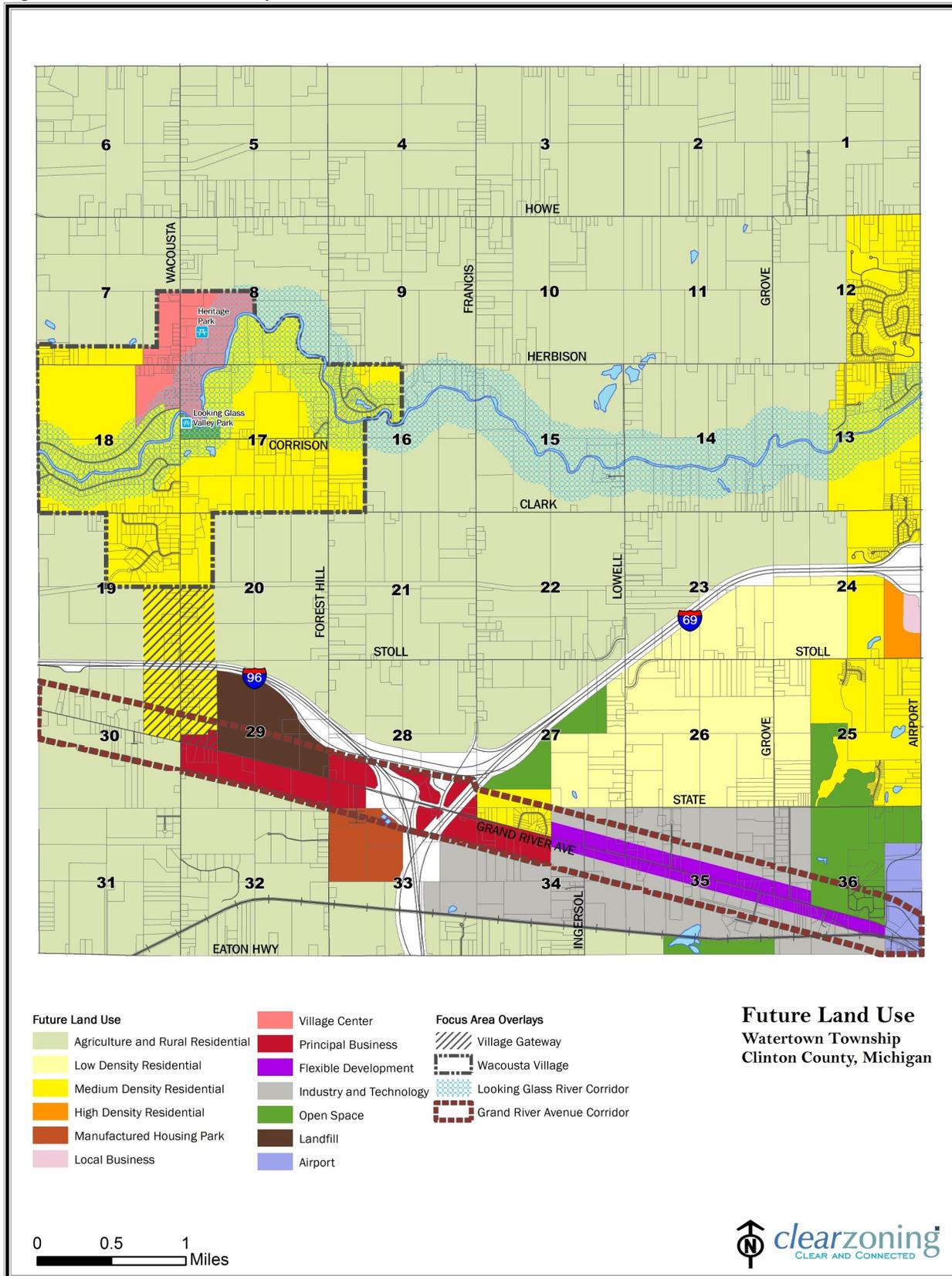


Figure 12. Future Land Use Map



implementation

The Township's thoughtful preparation and adoption of the Master Plan would be of diminished value without a program for and long-term commitment to its implementation.

There are a wide variety of tools and techniques available to help implement the Township's Master Plan. The most effective tool is the Zoning Ordinance. Periodic review and amendment of the Zoning Ordinance is critical to ensure that the Township's current use and development standards are consistent with its long-range goals. Consistent application of zoning standards through the site plan review process, as well as consistent, impartial code enforcement, are also vital to the success and implementation of the Master Plan.

The action items found throughout the Future Land Use Plan are designed to make implementation straightforward. For easy reference, the action items are collected into the Action Item Summary Table. There is no established timetable for implementation of these recommended actions and strategies. Rather, the Township Board, Planning Commission, and Planning Staff should review this table on a regular basis, as well as the Plan's goals and objectives, to prioritize actions and ensure that decisions and policies are consistent with the vision of the Plan. The Township's implementation priorities and schedule will likely change over time as conditions change, such as the state of the economy, development trends, demographic shifts, financial ability, etc. It is the responsibility of the Planning Commission and Township Board to implement the long-range policies and recommendations of the Master Plan, as appropriate, to achieve the future vision and goals of the Township.

Watertown Charter Township

Action Item Summary Table			
Priority	Action Item	Short-term	Long-term
Environment & Recreation			
	Develop incentives to encourage developers to utilize energy efficient and environmentally sensitive materials and practices.	⊙	
	Encourage low impact development stormwater management techniques, such as bioretention.	⊙	
	Address alternative energy systems in the Zoning Ordinance.	⊙	
	Amend parking standards to reduce construction of additional impervious surfaces.	⊙	
	Encourage the use of native species for landscaping and stormwater management purposes.	⊙	
	Promote the enrollment of lands into the Farmland and open Space Preservation Act (P.A. 116 of 1974) in areas planned for long-range agricultural use.	⊙	⊙
	Work with the Clinton County Road Commission to retain vegetation and preserve a rural appearance along rural roadways.	⊙	⊙
	Maintain an inventory of wetlands in the Township.		⊙
	Promote the use of grass swales, natural on-site detention, and native vegetation, rather than typical suburban elements, in rural residential areas.	⊙	⊙
	Avoid extension of public water and sanitary sewer services into planned agricultural areas.		⊙
	Promote cluster development and open space preservation.	⊙	
	Partner with and support stakeholder groups and agencies to promote public education regarding aggressive and invasive species within the township.		⊙
	Provide educational materials regarding the importance of proper maintenance of well and septic systems.	⊙	
	Support groups and organizations which seek to protect and improve recreational use of the Looking Glass River.	⊙	⊙
	Enforce the minimum riparian setback standards that require native vegetation buffer strips and restrict clearing, construction and development along the River.	⊙	⊙
<i>Continued on next page</i>			

Watertown Charter Township

Action Item Summary Table			
Priority	Action Item	Short-term	Long-term
Housing			
	Research, evaluate and consider zoning ordinance amendments that provide a range of housing opportunities for an aging population.	⊙	
	Evaluate and amend, if necessary, the residential zoning districts to permit a range of housing choices at densities consistent with the goals and intent of the Master Plan.	⊙	
Commercial/Industrial			
	Adopt, when needed, an Office zoning district.		⊙
	Develop and adopt a Grand River Corridor Plan to address landscaping, signage, access management, and building placement in the corridor.	⊙	
	Evaluate and amend, if necessary, the Grand River Avenue Overlay District.	⊙	
	Create Township gateway features along Grand River Avenue at the Township's boundaries.		⊙
	Work to recruit new and retain existing commercial, industrial, research, and technology uses in the Township.	⊙	⊙
	Foster good communication and partnerships with local agencies, utilities and other organizations to ensure full compliance with all regulations and requirements before, during and after development activities.	⊙	⊙
Infrastructure and Public Facilities			
	Continue the Capital Improvements Program.	⊙	⊙
	Work with developers, the Michigan Department of Transportation, and the Clinton County Road Commission to achieve safe and efficient access to properties along all roads in the Township.	⊙	⊙
	Plan for the future of the Township's parks.	⊙	⊙
	Encourage and plan for the extension of high speed internet in areas not currently served.	⊙	⊙
	Encourage and plan for the extension of natural gas and any other energy options in areas not currently served.	⊙	⊙
	Partner with road agencies, utilities and public and private landowners to facilitate communication about and to encourage the implementation of the Non-Motorized Transportation Plan.	⊙	⊙
<i>Continued on next page</i>			

Watertown Charter Township

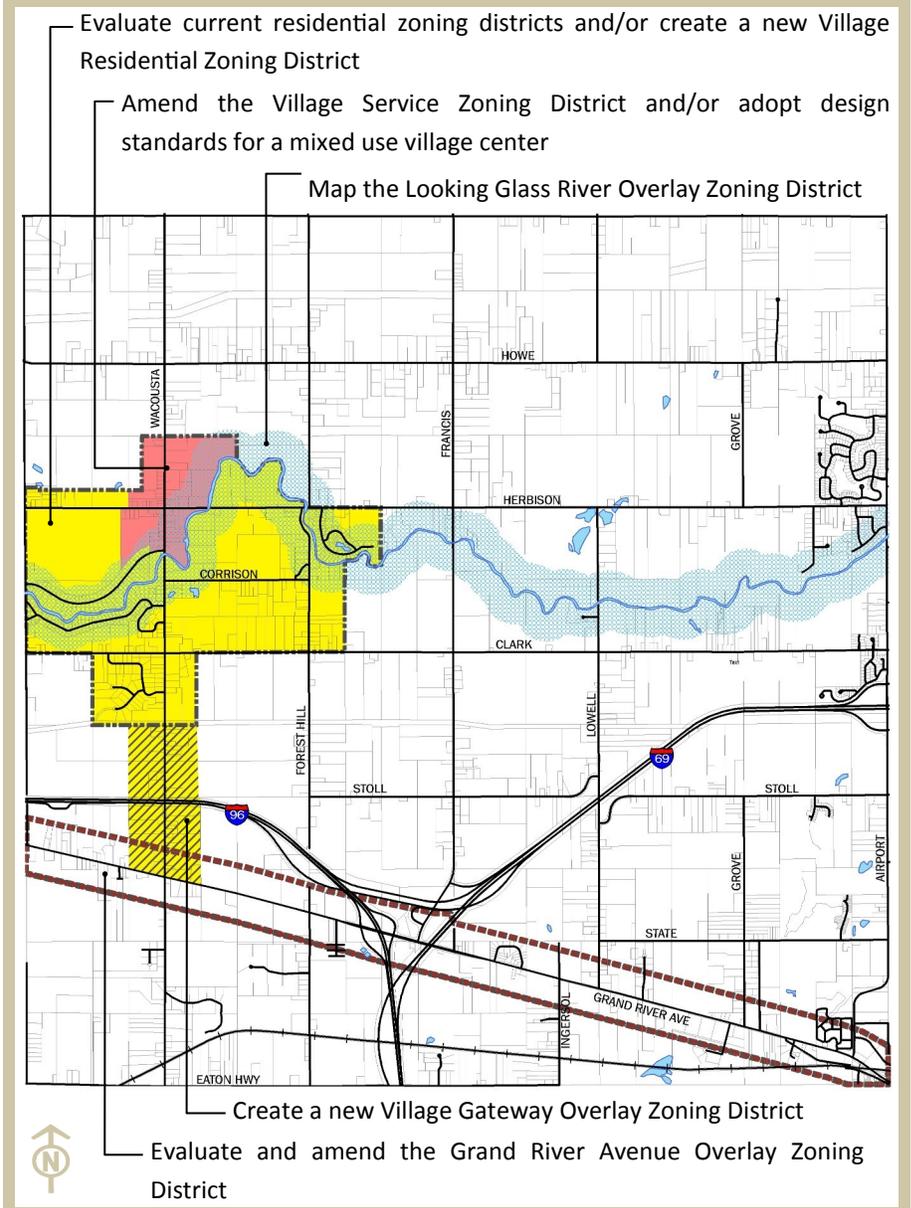
Action Item Summary Table			
Priority	Action Item	Short-term	Long-term
Wacousta			
	Develop and adopt a Wacousta Plan.	⊙	
	Amend the Village Service Zoning District to permit and achieve the vision of the Wacousta Area Plan.	⊙	
	Create a Village Gateway overlay zoning district to implement recommendations of the Wacousta Area Plan.		⊙
	Enhance Wacousta and Village Center gateways.		⊙
	Plan a branding and identification program including gateway and wayfinding signage.		⊙
	Plan for the extension of public water and sanitary sewer to the Wacousta area.	⊙	⊙
	Promote Wacousta by holding community events, such as a farmers market.	⊙	⊙
Other			
	Inventory the Township’s historic structures and resources.		⊙
	Continue to encourage educational opportunities for the Planning Commission, Zoning Board of Appeals, and staff to ensure they are knowledgeable about current planning and zoning practices and to keep updated on emerging topics.	⊙	⊙

Watertown Charter Township

The Zoning Plan is intended to guide short-term implementation of the long-term recommendations illustrated on the Future Land Use Map. The intent of the Zoning Plan is not to identify all areas that would require rezoning to be consistent with the Plan. Rather, the Zoning Plan highlights specific key or priority areas where existing zoning is significantly lacking appropriate standards or would inhibit development in accordance with the Master Plan.

Zoning is one of the Township's most effective tools for implementing the recommendations of the Master Plan; however, there is not always a direct correlation between the Plan's future land use designations and the

Figure 13. Zoning Plan.



Township’s current zoning districts. The reason for this is that the Future Land Use Map represents the Township’s preferred long-range land use arrangement, while the Zoning Ordinance regulates specific use and development of property today. Many of the Plan’s recommendations are likely not feasible under current zoning; new districts may need to be created and existing districts may need amending. As an implementation tool, the Zoning Matrix illustrates how the future land use designations generally correspond to the existing zoning districts. It is important to remember that in many cases, zoning amendments would be necessary to be consistent with the intent and recommendations of the Master Plan.

Figure 14. Zoning Matrix.

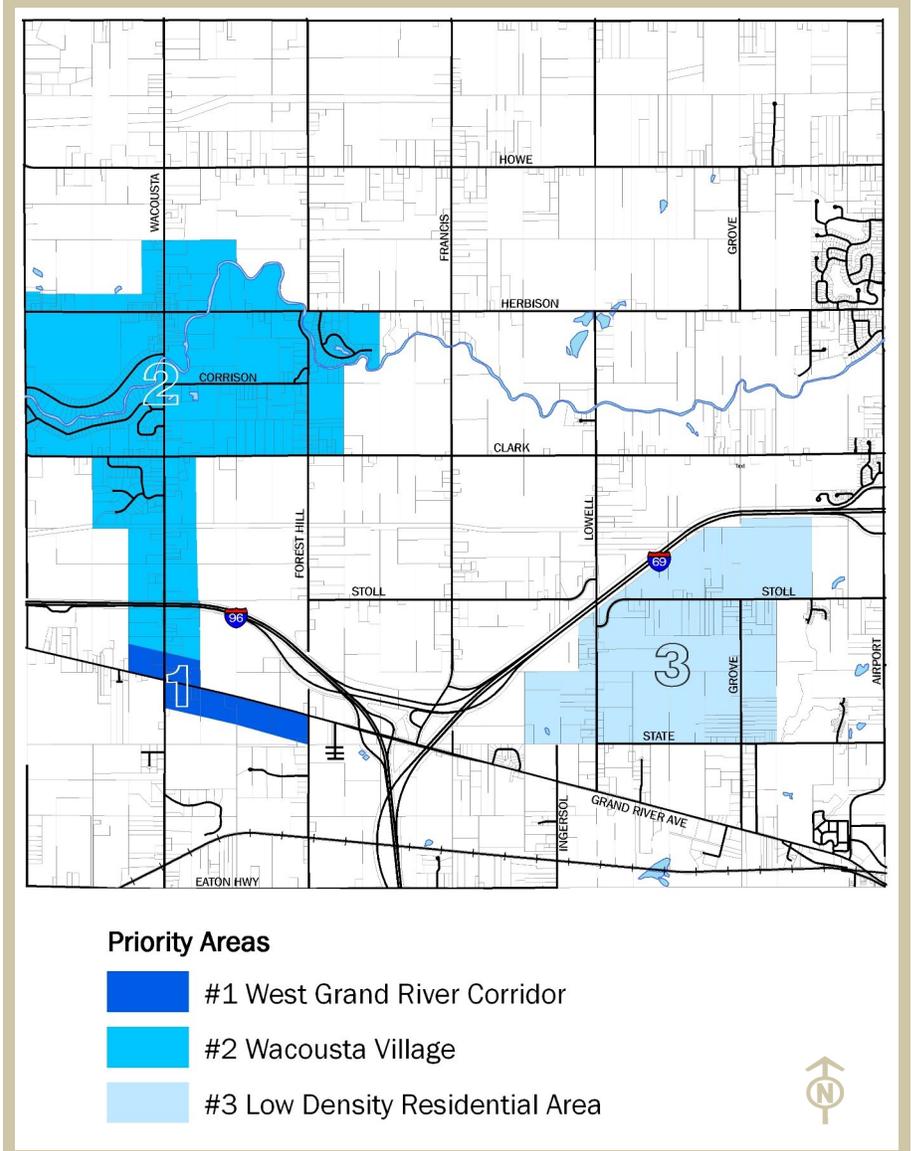
Future Land Uses and Focus Area Overlays	Existing Zoning Districts														Amendments to/Review of Existing District(s) Recommended	New Zoning District Recommended	
	AP	AG	RR	R-1	R-2	R-3	MHP	VSC	B-1	B-2	LI	F-1	LGR	GR			
Agriculture and Rural Residential	⊙	⊙	⊙													⊙	
Low Density Residential				⊙	⊙											⊙	
Medium Density Residential				⊙	⊙											⊙	
High Density Residential						⊙										⊙	
Manufactured Housing Park							⊙										
Local Business									⊙								
Village Center						⊙		⊙								⊙	⊙
Principal Business										⊙							
Industry and Technology											⊙						
Open Space	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙			
Landfill																	
Airport																	
Village Gateway				⊙	⊙												⊙
Looking Glass River Corridor												⊙	⊙			⊙	
Grand River Avenue Corridor														⊙		⊙	

UTILITY SERVICE EXTENSION PRIORITIES

In order to encourage growth and development consistent with the preferred Future Land Use Map, it is important to coordinate land use decisions with the extension of public water and sanitary sewer services. Currently these utilities serve the Airport Road residential neighborhoods and the Grand River Corridor east of Forest Hill Road. The land use pattern on the Future Land Use Plan is intended to encourage and support the extension of these utilities to the west along Grand River and ultimately north to Wacousta. When planning for extension of these utilities, the unserved portion of the Grand River Corridor and the Wacousta area should be given priority over other areas of the Township.

It is important to coordinate land use decisions with the extension of public water and sanitary sewer services.

Figure 15. Utility Extension Priority Areas.



Timing of utility extensions will depend upon the demand for utilities, capacity of the existing systems, and the Township's ability to expand and extend the existing systems. Land use decisions, such as rezonings, should occur in a logical manner to coordinate with any necessary utility extensions.

For example, the Grand River Avenue Corridor is planned for Principal Business uses between Forest Hill and Wacousta Roads. However, it would be premature to rezone and develop this area for commercial uses prior to the extension of utilities to serve this area. Rather, the Master Plan envisions Principal Business uses gradually extending west from the existing business district near the freeway interchange in a logical manner that is coordinated with demand for such uses and the extension of utilities.

Implementation Tools and Techniques

The Township has a wide variety of tools and techniques at its disposal to help implement its long-range planning. These tools include, but are certainly not limited to, the following:

- Zoning Ordinance Standards and Map
- Code Enforcement
- Subdivision and Condominium Regulations
- Special Design Plans and Study Area Plans
- Capital Improvement Program
- Public Utility Policy
- Public—Private Partnerships
- Site Plan, Special Land Use, and Rezoning Review
- Special Millages and Assessments
- Local Land Trusts and Conservancies
- Access Management Planning and Regulation
- Federal and State Grant Programs
- Re-evaluation and Adjustment of the Master Plan

attachments

Public Hearing Notice

Minutes of Public Hearing

*(Available online at
[www.watertowntownship.com/
topnav/minutes.aspx](http://www.watertowntownship.com/topnav/minutes.aspx))*

Resolutions of Adoption

Capital City Airport Plan

Lansing Board of Water & Light—
Public Water Supply Mains Map

Watertown Township Sewer Map

**WATERTOWN CHARTER TOWNSHIP PLANNING COMMISSION
NOTICE OF PUBLIC HEARING ON PROPOSED MASTER PLAN UPDATE**

**WEDNESDAY, MAY 4, 2016 at 7:00PM
WATERTOWN CHARTER TOWNSHIP HALL
12803 S. Wacousta Road, Grand Ledge, MI 48837
(517) 626-6593**

This notice is to inform you that the Watertown Charter Township Planning Commission will conduct a public hearing in the south room of the Watertown Charter Township Hall to receive public comments on the proposed update of the Master Plan.

The Master Plan includes text, illustrations and maps that describe the Planning Commission's proposal for the long-range future development of the community. This update to the Master Plan has been prepared under the authority vested in the Planning Commission by the Michigan Planning Enabling Act, Michigan Public Act 33 of 2008, as amended.

A Master Plan is a long-range policy plan for land use that helps guide township officials when making land use and development decisions. The Master Plan is not a zoning map and does not change the zoning of individual properties.

A complete draft of the proposed update to the Master Plan may be inspected prior to the hearing at the Watertown Charter Township Planning and Zoning Department office from 9:00 am to 5:00 pm Monday through Friday, or may be viewed on the Township Web site at www.WatertownTownship.com. Written comments may be directed to the Planning Commission at the above address, and will be received until the time of the public hearing. All written comments will become part of the official public hearing record.

This notice is published pursuant to the requirements of Michigan Public Act 33 of 2008 as amended.

Dan Zay, Planning Commission Chair

Individuals with disabilities needing special accommodations to fully participate in the meeting may contact the Clerk to request the necessary assistance. This request must be made at least two days prior to the public hearing.

**WATERTOWN CHARTER TOWNSHIP PLANNING COMMISSION
CLINTON COUNTY, MICHIGAN**

**RESOLUTION OF ADOPTION
WATERTOWN CHARTER TOWNSHIP MASTER PLAN, MAY 2016**

WHEREAS, the Watertown Charter Township Planning Commission has the responsibility and is empowered by the Michigan Planning Enabling Act, Act No. 33 of Public Acts of 2008, as amended, to make and adopt a Master Plan for the physical development of the Township and to amend the Plan as needed from time-to-time; and

WHEREAS, the Watertown Charter Township Board created the Planning Commission for the purposes stated in the in the Michigan Planning Enabling Act, Act No. 33 of Public Acts of 2008, as amended; and

WHEREAS, Watertown Charter Township has retained a professional planning consultant to assist the Planning Commission with the technical studies necessary to update the adopted Master Plan for Watertown Charter Township; and

WHEREAS, the Watertown Charter Township Planning Commission has held a public hearing on its proposed amended Master Plan for the Township on May 4, 2016 at the Watertown Charter Township Hall; and

WHEREAS, the Watertown Charter Township Planning Commission finds that the amended Master Plan is necessary for the continued development and the appropriate redevelopment of the physical areas of the Township;

NOW THEREFORE BE IT RESOLVED that the Watertown Charter Township Planning Commission hereby adopts this amended Master Plan for Watertown Charter Township, dated May 2016, along with the text, maps, charts, graphs, and other descriptive materials contained in the Plan, including the Future Land Use Map, and including the following attachments: Watertown Township Sewer Map, Watertown Township Public Water Map and Capital Region Airport Authority Approach Plan.

BE IT FURTHER ORDERED, that an attested copy of the adopted Master Plan shall be certified to the Watertown Charter Township Board of Trustees, the Clinton County Planning Commission, local utilities, and all other entities as required by the Michigan Planning Enabling Act, Act No. 33 of Public Acts of 2008, as amended.

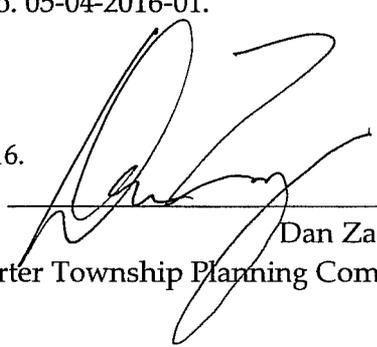
Motion by Wiesner, supported by Stipcak, to adopt Resolution No. 05-04-2016-01.

AYES: Wiesner, Zay, Stipcak, Ball, Openlander, Turcotte

NAYS: Hartwick

ABSENT: Davis, Overton

RESOLUTION DECLARED ADOPTED THIS 4th DAY OF MAY, 2016.



Dan Zay, Chair
Watertown Charter Township Planning Commission

**WATERTOWN CHARTER TOWNSHIP
CLINTON COUNTY, MICHIGAN**

**RESOLUTION OF ADOPTION
WATERTOWN CHARTER TOWNSHIP MASTER PLAN**

WHEREAS, the Watertown Charter Township Planning Commission has the responsibility and is empowered by the Michigan Planning Enabling Act, Act No. 33 of Public Acts of 2008 as amended, to make and adopt a Master Plan for the physical development of the Township and to amend the Plan as needed from time-to-time, and

WHEREAS, the Watertown Charter Township Board created the Planning Commission for the purposes stated in the in the Michigan Planning Enabling Act, Act No. 33 of Public Acts of 2008 as amended, and

WHEREAS, Watertown Charter Township has retained a professional planning consultant to assist the Planning Commission with the technical studies necessary to draft a new Master Plan for Watertown Charter Township, and

WHEREAS, the Watertown Charter Township Planning Commission has held a public hearing on its proposed amended Master Plan for the Township on May 4, 2016 at the Watertown Charter Township Hall, and

WHEREAS, the Watertown Charter Township Planning Commission finds that the new Master Plan is necessary for the continued development and the appropriate redevelopment of the physical areas of the Township,

NOW THEREFORE BE IT RESOLVED that the Watertown Charter Township Board of Trustees hereby adopts this Master Plan for Watertown Charter Township, dated May 2016, along with the text, maps, charts, graphs, and other descriptive materials contained in the Plan, including the Future Land Use Map, and including the following attachments: Watertown Township Sewer Map, Watertown Township Public Water Map and Capital Region Airport Authority Maps.

CERTIFICATION

I, the undersigned duly qualified Clerk of Watertown Charter Township, Clinton County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution duly adopted by the Township Board of Trustees of the Charter Township of Watertown, County of Clinton, Michigan at a regular meeting held on May 16, 2016 at 7:00P.M. prevailing Eastern Time and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976.

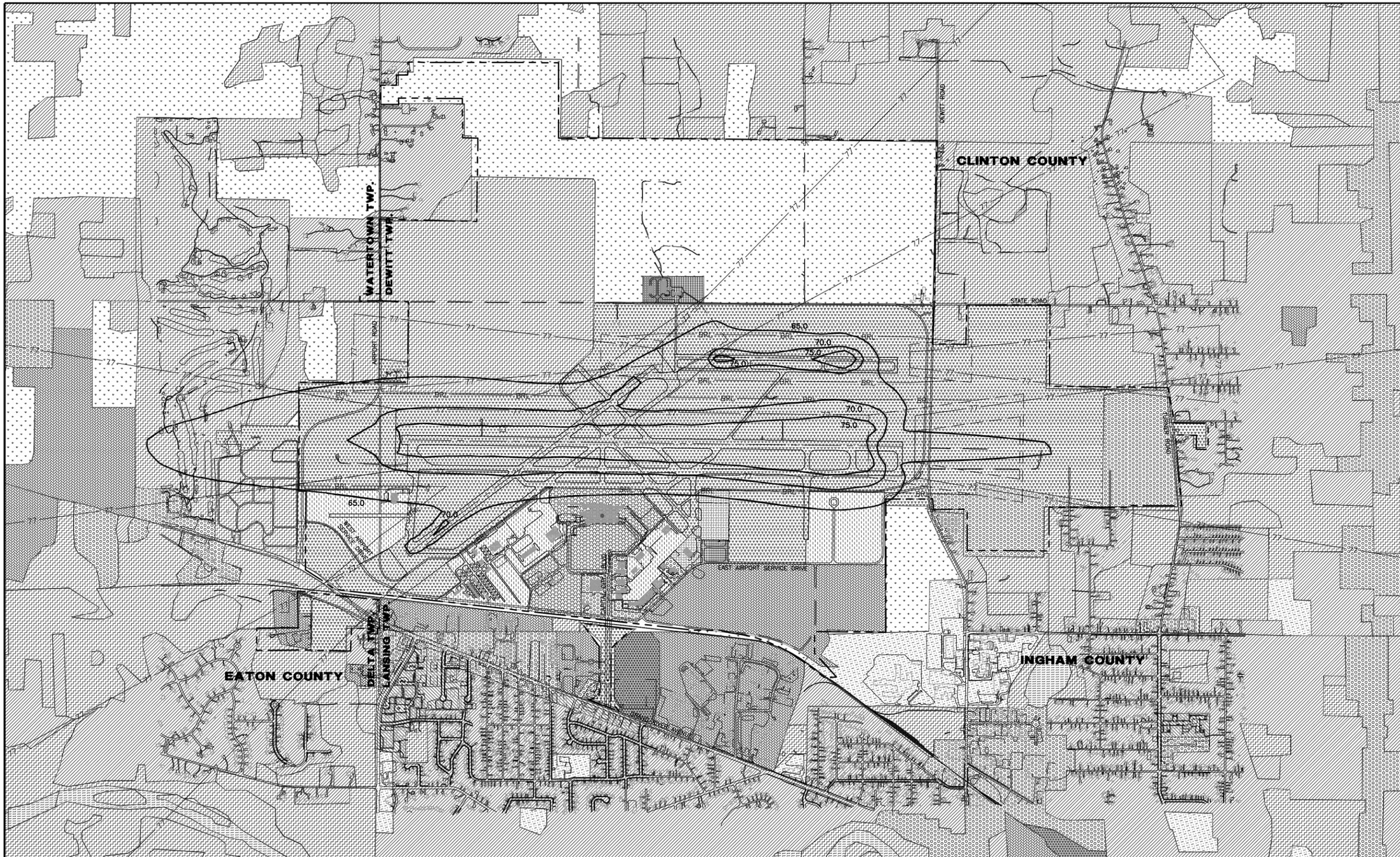
I further certify that the following Members were present at said meeting: Maahs, Adams, Thelen, DeLong, Hufnagel, Overton, Weitzel; and that the following Members were absent: None.

A motion to adopt the foregoing resolution was made by Thelen and seconded by Hufnagel. A vote on the foregoing resolution was as follows:

Yes: Overton, Adams, Hufnagel, Weitzel, Maahs, Thelen, DeLong; No: None; Absent: None

Resolution declared adopted this 16th day of May, 2016.


Deborah G. Adams, Clerk



**CAPITAL
 CITY
 AIRPORT**

**AIRPORT
 LAYOUT PLAN**

CONSULTANTS



Union Station 300 South Madison Street
 Indianapolis, Indiana 46225 (317)786-0461

CONWAY CONSULTING
 AIRPORTS & AVIATION

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 12-6-06

REVIEWED BY: MRK

DRAWN BY: TJM

DESIGNED BY: NAW

AEP PROJECT NUMBER

213-9391-007

SHEET TITLE

**EXISTING LAND USE
 PLAN**

SHEET NUMBER

16 OF 18

19-1

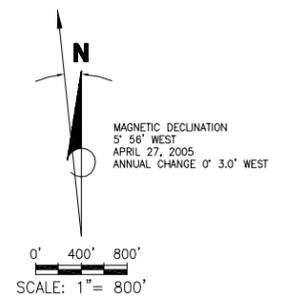
DESCRIPTION	EXISTING
PROPERTY LINE	---
RUNWAY PROTECTION ZONE	- - - - -
BUILDING RESTRICTION LINE	— BRL —
PRIMARY SURFACE	— 77 —
AIRFIELD PAVEMENT	—
AIRPORT BUILDINGS	■
NON-AIRPORT BUILDINGS	□

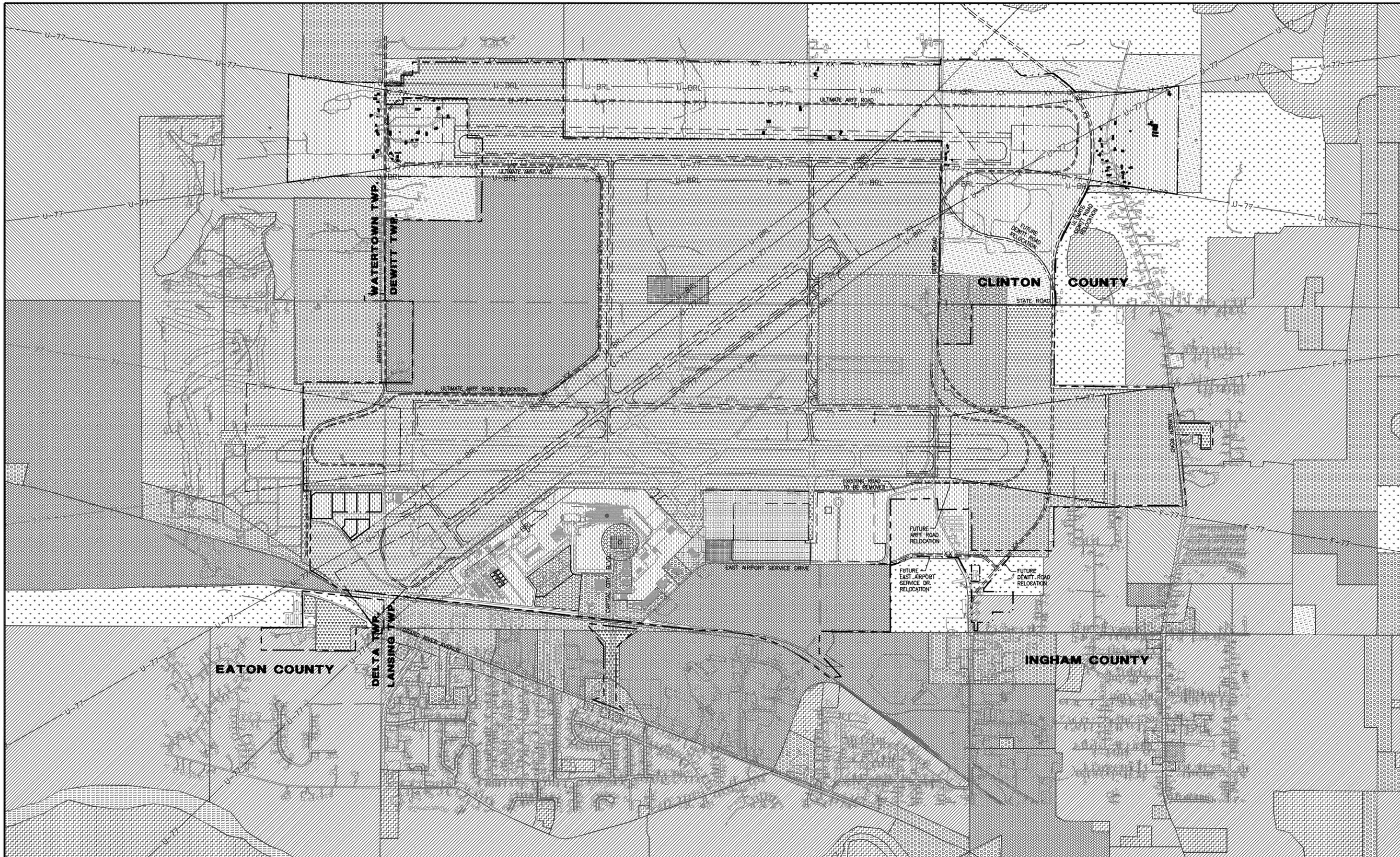
DESCRIPTION	EXISTING
PASSENGER TERMINAL	[Pattern]
GENERAL AVIATION	[Pattern]
CARGO	[Pattern]
AIRPORT COMPATIBLE	[Pattern]
AIRPORT SUPPORT	[Pattern]
AIRCRAFT OPERATIONS AREA/CLEAR AREA	[Pattern]
AGRICULTURAL	[Pattern]

DESCRIPTION	EXISTING
RESIDENTIAL - SINGLE FAMILY	[Pattern]
RESIDENTIAL - MULTI-FAMILY	[Pattern]
TRANSPORTATION/UTILITIES	[Pattern]
BUSINESS/COMMERCIAL	[Pattern]
INDUSTRIAL	[Pattern]
INSTITUTIONAL	[Pattern]
PARKS, OPEN SPACE, RECREATION	[Pattern]

DESCRIPTION	EXISTING
WATER	[Pattern]

NOISE CONTOUR SOURCE:
 CAPITAL CITY AIRPORT
 FAR PART 150 NOISE CAPACITY
 STUDY, JANUARY 2005





**CAPITAL
 CITY
 AIRPORT**

**AIRPORT
 LAYOUT PLAN**

CONSULTANTS



Union Station 300 South Madison Street
 Indianapolis, Indiana 46225 (317)786-0461

CONWAY CONSULTING
 AIRPORTS & AVIATION

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 12-6-06

REVIEWED BY: MRK

DRAWN BY: TJM

DESIGNED BY: NAW

AEP PROJECT NUMBER
 213-9391-007

SHEET TITLE

**FUTURE LAND USE
 PLAN**

SHEET NUMBER

17 OF 18

19-1

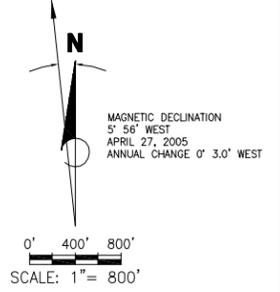
DESCRIPTION	EXISTING	FUTURE	ULTIMATE
PROPERTY LINE	---	---	---
RUNWAY PROTECTION ZONE	---	---	---
BUILDING RESTRICTION LINE	--- BRL ---	--- F-BRL ---	--- U-BRL ---
PRIMARY SURFACE	--- 77 ---	--- F-77 ---	--- U-77 ---
AIRFIELD PAVEMENT	---	---	---
AIRPORT BUILDINGS	[Pattern]	[Pattern]	[Pattern]
NON-AIRPORT BUILDINGS	[Pattern]	[Pattern]	[Pattern]

DESCRIPTION	EXISTING
PASSENGER TERMINAL	[Pattern]
GENERAL AVIATION	[Pattern]
CARGO	[Pattern]
AIRPORT COMPATIBLE	[Pattern]
AIRPORT SUPPORT	[Pattern]
AIRCRAFT OPERATIONS AREA/CLEAR AREA	[Pattern]
AGRICULTURAL	[Pattern]

DESCRIPTION	EXISTING
RESIDENTIAL - SINGLE FAMILY	[Pattern]
RESIDENTIAL - MULTI-FAMILY	[Pattern]
TRANSPORTATION/UTILITIES	[Pattern]
BUSINESS/COMMERCIAL	[Pattern]
INDUSTRIAL	[Pattern]
INSTITUTIONAL	[Pattern]
PARKS, OPEN SPACE, RECREATION	[Pattern]

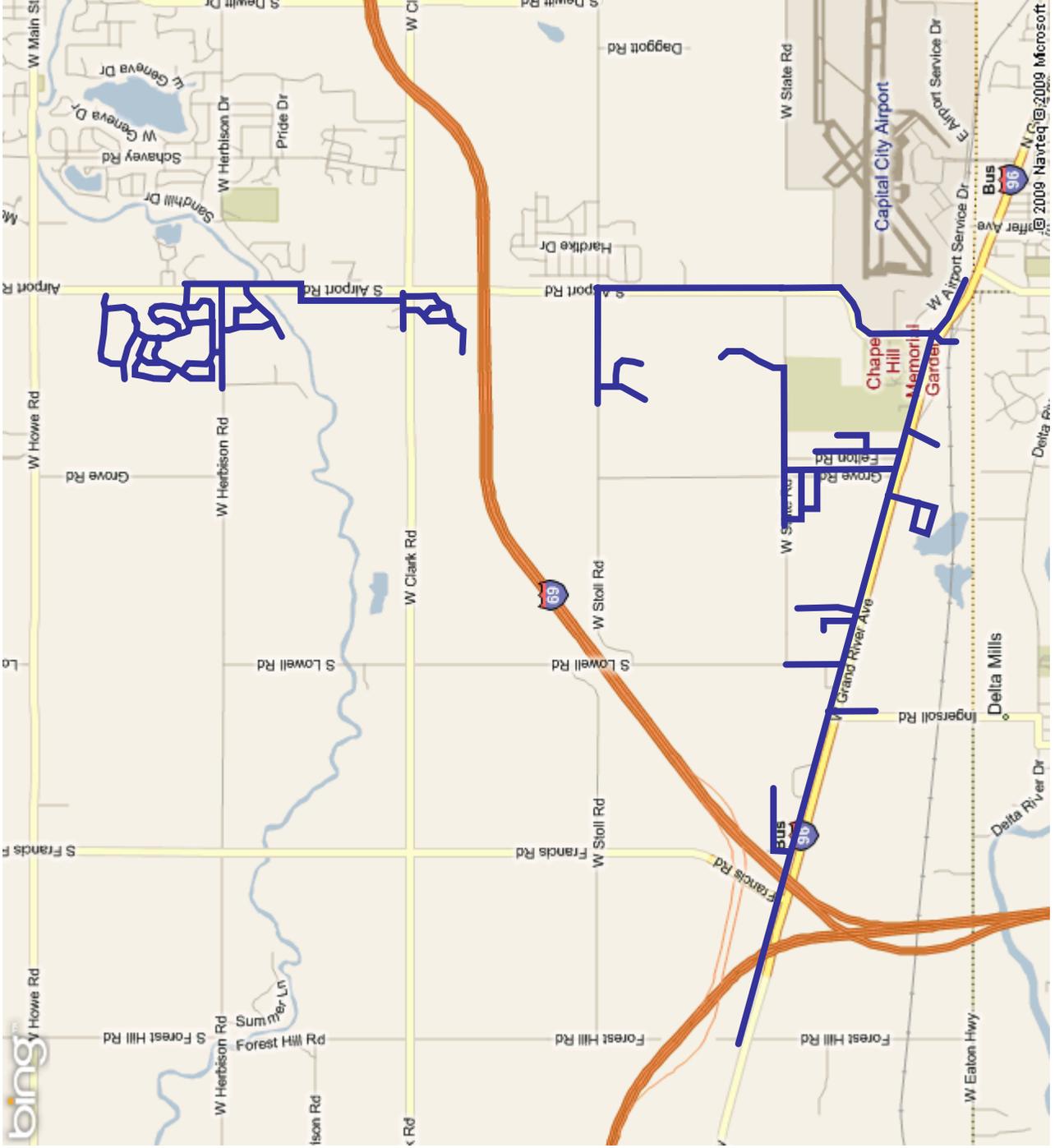
DESCRIPTION	EXISTING
WATER	[Pattern]

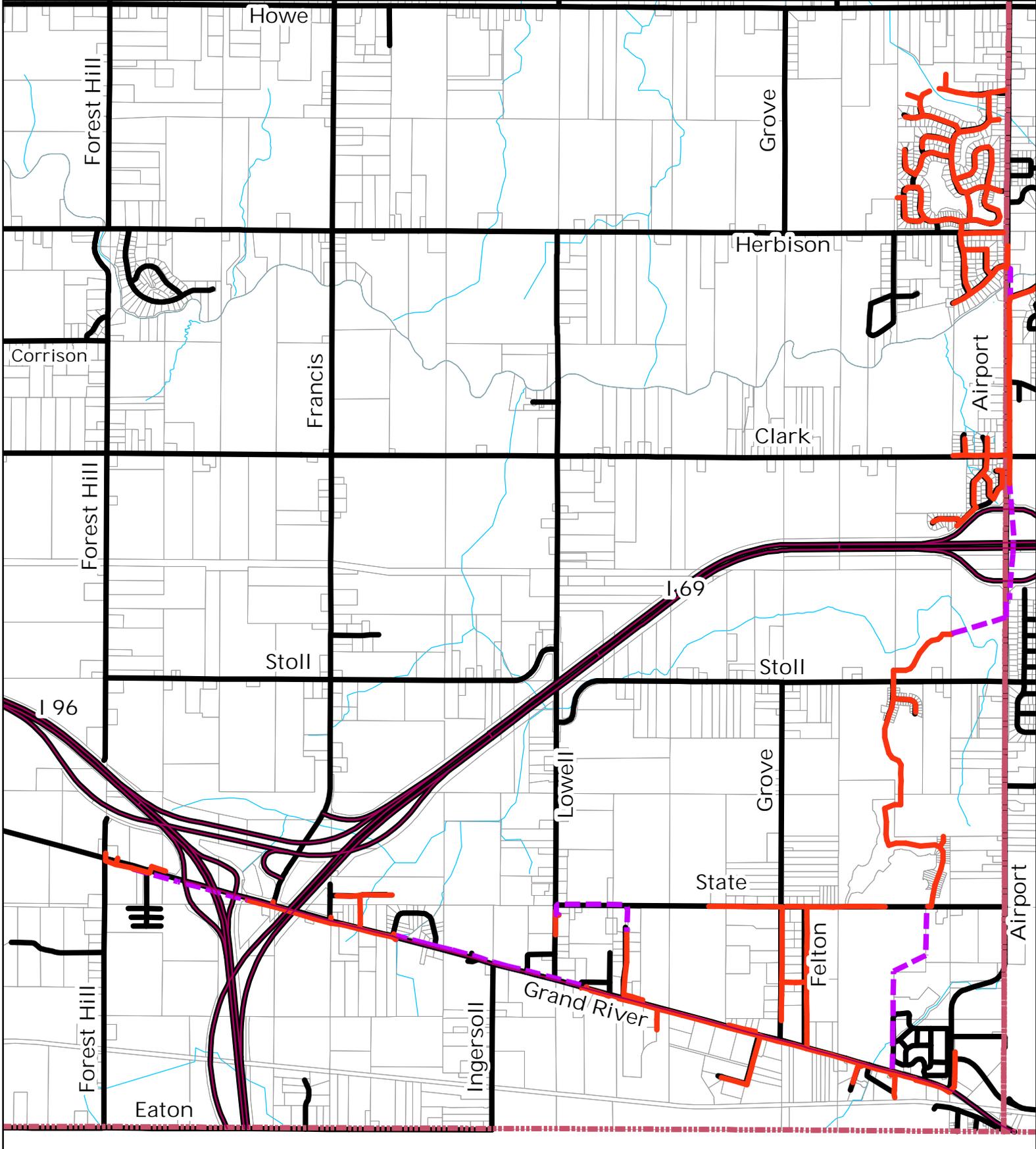
NOTE:
 NON-AERONAUTICAL LAND USES ON AIRPORT PROPERTY
 WILL REQUIRE AN FAA LAND RELEASE.





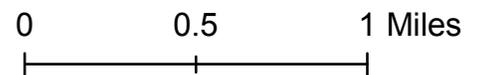
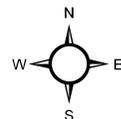
Public Water Supply Mains Watertown Township



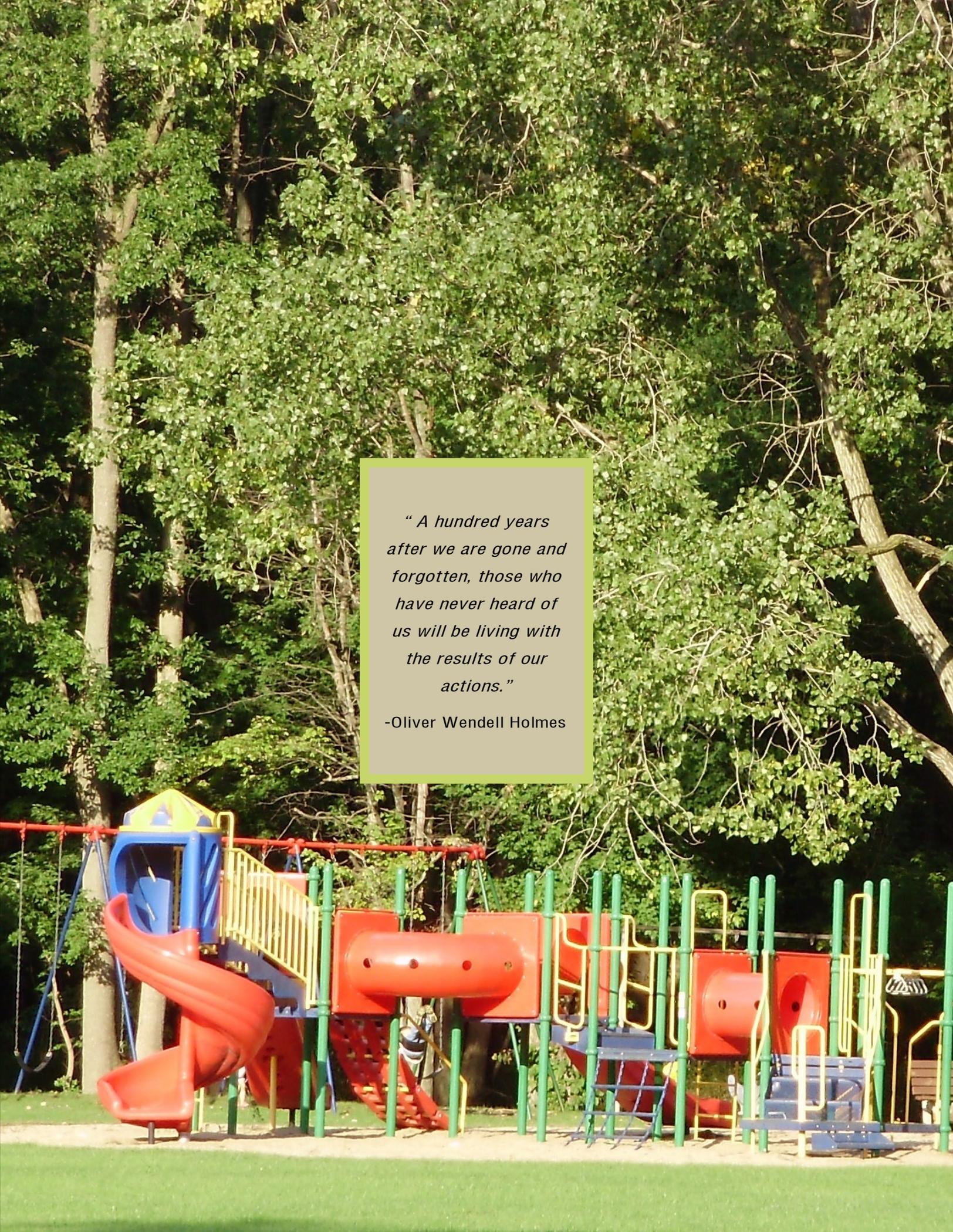


Watertown Charter Township Sewer Map - 2016

Southern Clinton County Municipal Utilities Authority
April 29, 2016



1 in = 1 miles



*“ A hundred years
after we are gone and
forgotten, those who
have never heard of
us will be living with
the results of our
actions.”*

-Oliver Wendell Holmes