

LAND USE PLAN



Village of Waldron Hillsdale County, Michigan

Prepared by the Village of Waldron Planning Commission

With technical assistance from:



**Region 2
Planning Commission**

(517) 788-4426

120 W. Michigan Ave. Jackson, Michigan 49201

VILLAGE OF WALDRON
Planning Commission

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PREAMBLE

The Land Use Plan for the Village of Waldron has been prepared by the Village of Waldron Planning Commission with assistance provided by the Region 2 Planning Commission. Public Act 285 (1931 et. Seq.), known as the Municipal Planning Commission Act, authorizes and empowers the Village to complete, adopt, amend, extend, and carry out a municipal plan.

INTRODUCTION

As this nation continues to grow and change, so do the municipalities within it. To develop successfully and to maintain their character, cities, townships and villages must devise a plan for future development. The purpose of this plan is to provide a set of policies as a guide for future land development within the Village of Waldron through the year 2020. To accomplish this, the plan will include analysis of population, economic, and social characteristics of the village. A survey of existing land use will further aid this analysis. Through this analysis, potential problems can be identified, and goals and objectives developed to curtail these situations. Finally, a land use plan and map have been generated as a blueprint for management of future development of the village. This plan will aid the village in its motivation to encourage and welcome positive development in the future.

HISTORY

According to a book entitled "The History of Hillsdale County, Michigan," two original villages combined to form the present day incorporated village of Waldron. The first village was called South Wright, in honor of Silas Wright a successful politician from New York State. It was established, and a post office built in November of 1855. In 1876, land owners in the southern half of the town platted a village known as South Wright. In 1877, fearing removal of the post office, the name was changed to Waldron, after Henry Waldron, who donated the schoolhouse bell. It was also in this year that the people in the northern half of town platted a village by the name of Waldron.

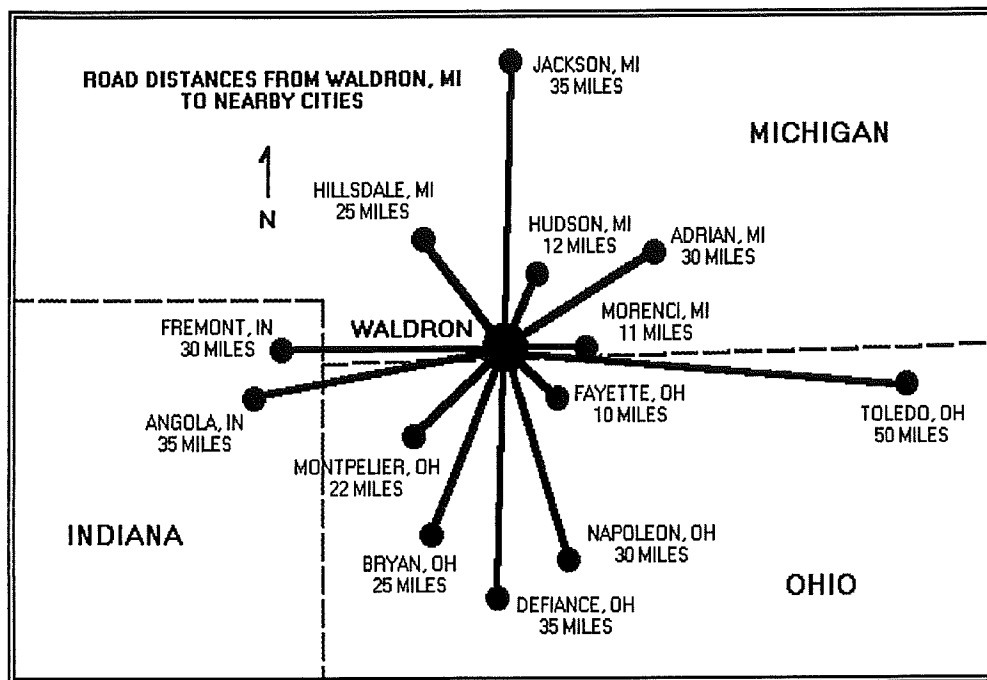
Soon after the villages were established, the Cincinnati and Northern Railroad built a line running north and south through the villages, and a new depot was also constructed. Passengers could travel to points north and south along the line, including Devils Lake to the north, which was a popular summer resort. A grain elevator, which is still in operation today was also built. A man named Way also built a lumber and sawmill in the southern part of the town.

In 1889 and 1890, two fires destroyed more than 40 buildings in the village. Following this, many new buildings and stores were built. In 1905 the two villages combined and were incorporated. The new village was known as Waldron. By 1937, the village had grown to a population of 583. During the years following, the village lost a large number of people, but finally regained this population. In 1990, the population was 581. Waldron will celebrate its centennial in 2005.

PHYSICAL SETTING

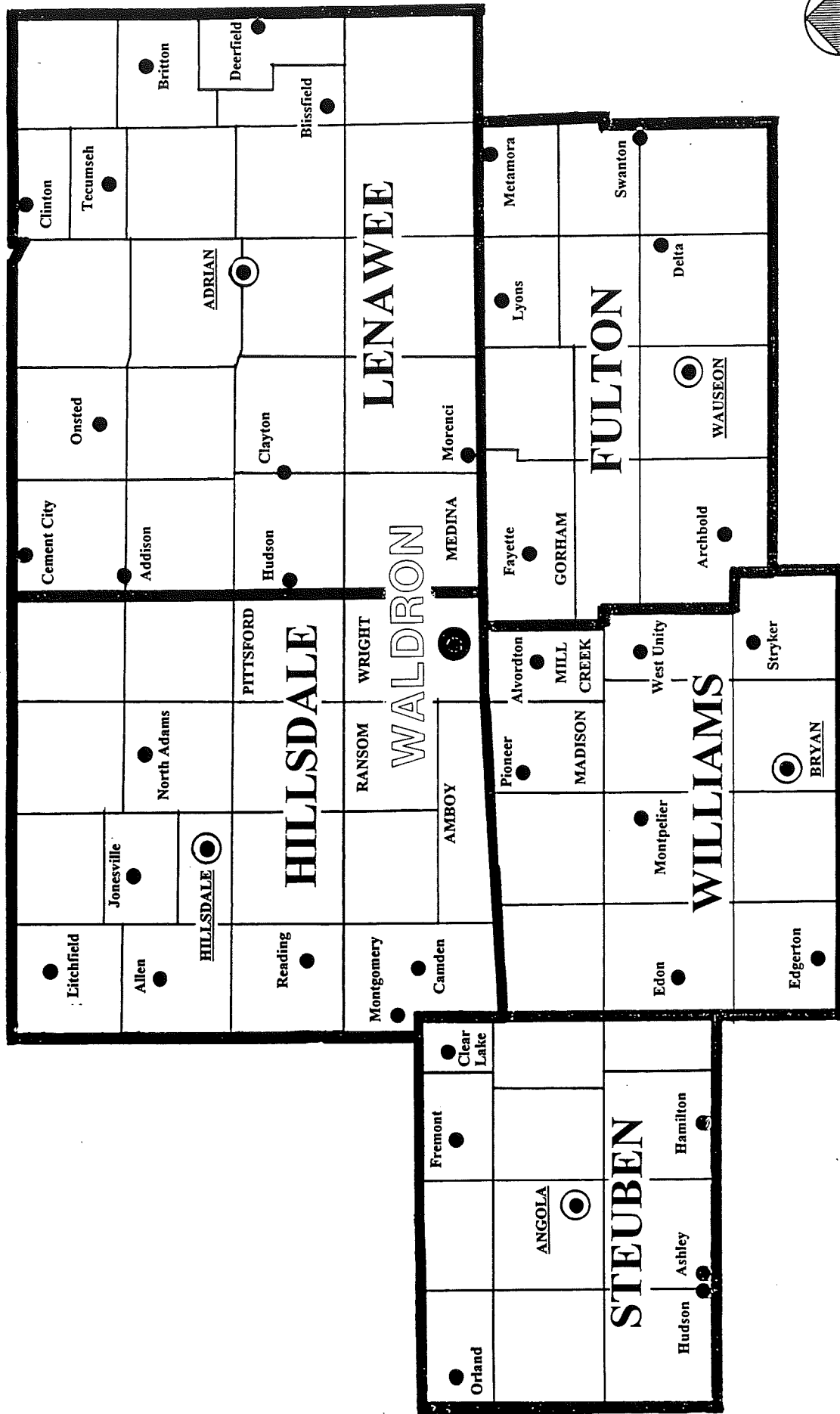
Location

The Village of Waldron is located in southeastern Hillsdale County. It is surrounded by Wright Township. The village lies approximately one half mile north of the Michigan/Ohio State border, and 2.5 miles west of the Hillsdale/Lenawee County line. Hillsdale, the county seat of Hillsdale County, lies northwest of the village in the center of the county. The village lies in proximity to five urban centers in the state of Michigan.

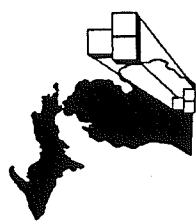


The cities of Jackson, Hillsdale, and Adrian are the most populated of these urban centers. They provide most of the village's commercial, cultural, educational, recreational and employment needs. Villages such as Fayette, Montpelier and Archbold in Ohio serve this function as well. The village is mainly a bedroom community. U.S. 127 and the Ohio Turnpike (I-80/90) lie in proximity to the village, and serve as transportation arteries carrying traffic to/from the village and surrounding area.

Even though the village is located within Hillsdale County, the community is strongly attached to Williams and Fulton Counties in Ohio and Steuben County, Indiana. Many of Waldron's residents conduct daily business, and are employed in these locations.



Map 1



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Regional Map

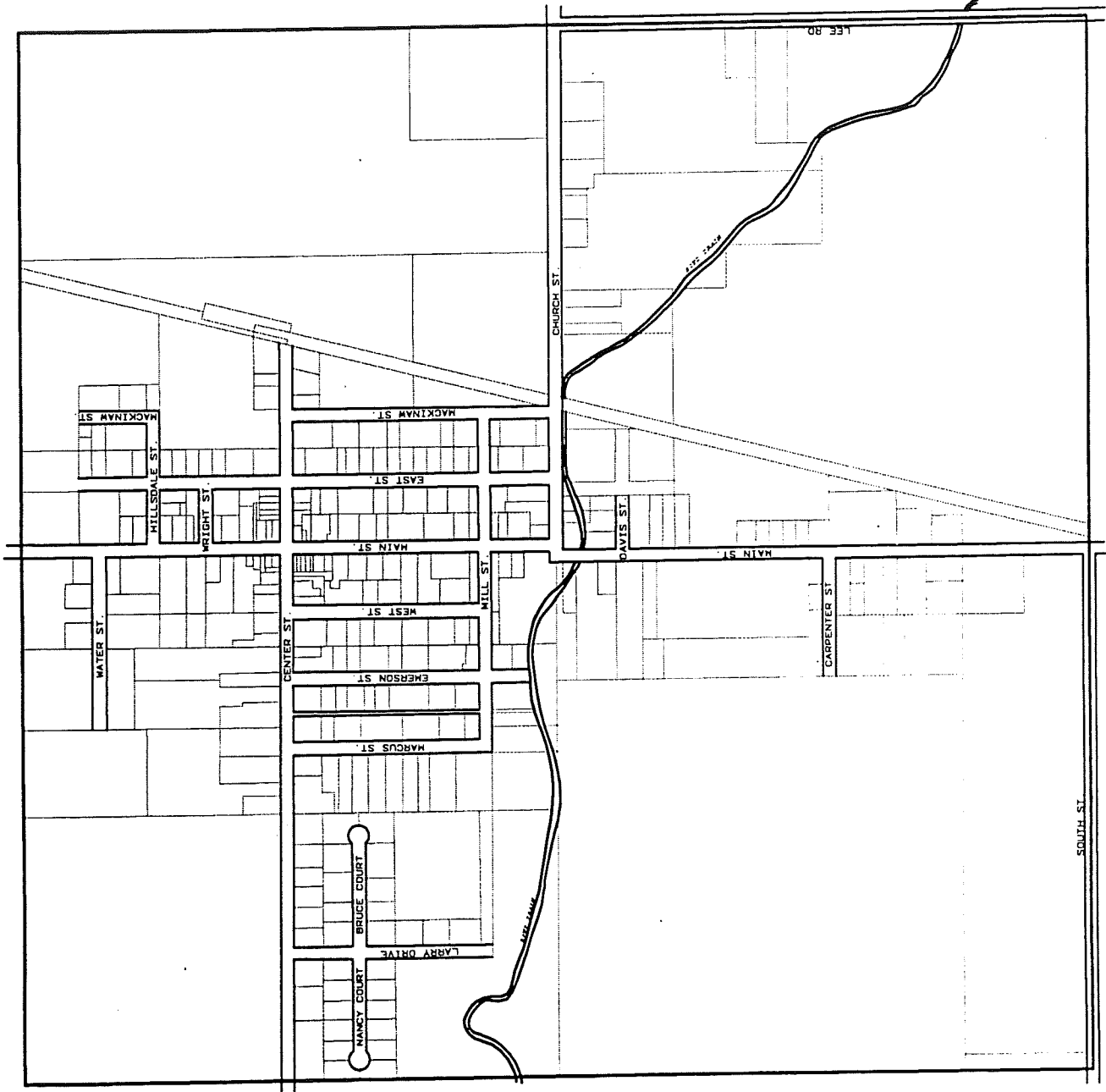
Village of Waldron Hillsdale County, Michigan

Map 2 Base Map



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NATURAL FEATURES

Topography

The topography of the Village of Waldron is gently rolling. A county drain runs through the village in a generally westerly direction. The lowest point, approximately 860 feet above sea level, is located along this drain, in the extreme southeastern corner of the village. From here, the elevation of the village increases in a northerly direction to an elevation of 912 feet above sea level along the northern village limits, to the east of Main Street.

Soils

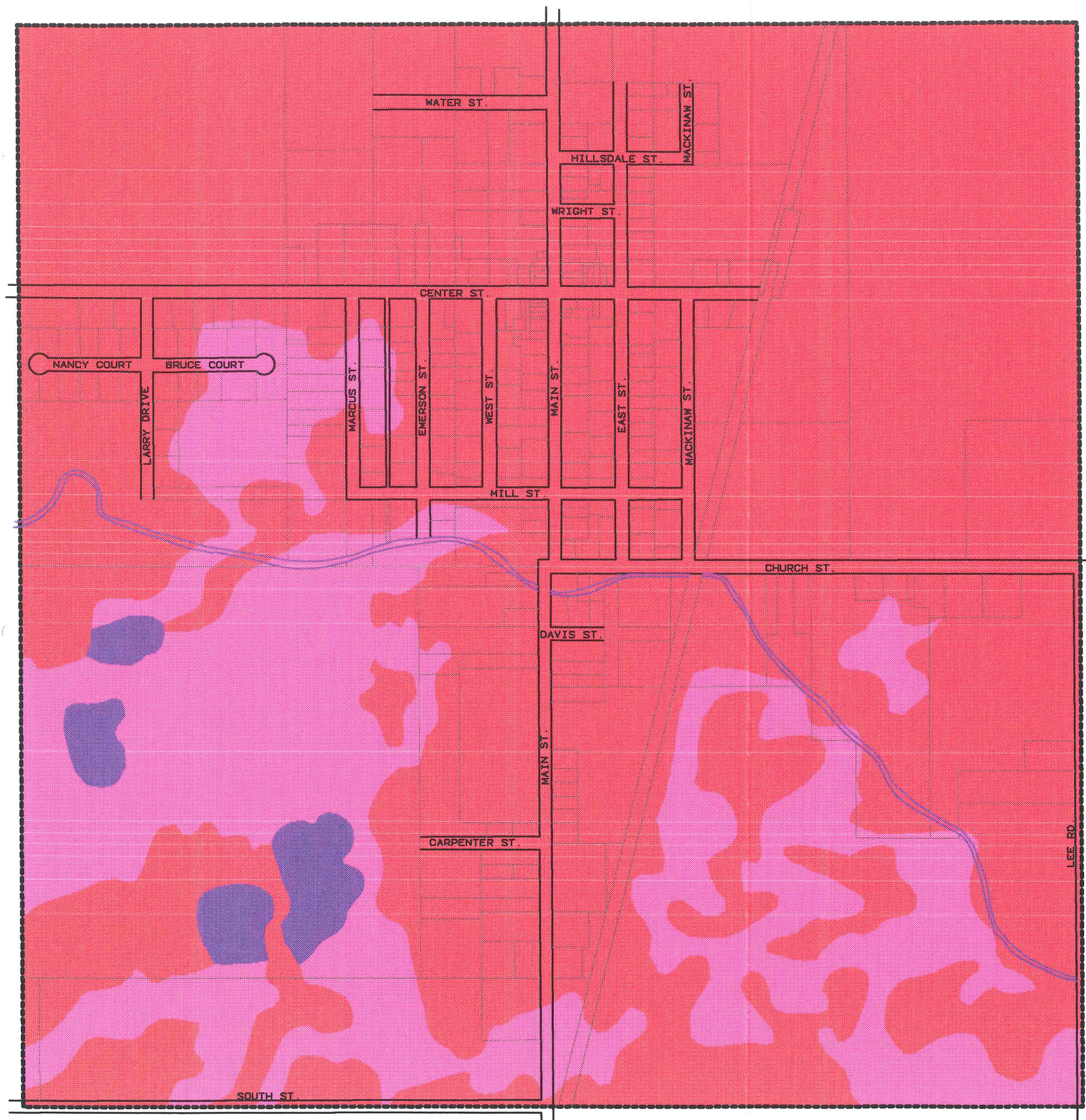
The village of Waldron consists of mainly loamy soils such as Blount Silt loam, Glynwood-Blount complex, and Morely loam. These are generally nearly level to undulating, poorly drained soils which are composed of a surface layer of dark silt, a subsurface layer which is made up of silty clay loam, as well as a substratum which consisting of the same. These soils are generally classified as severe for on-site sewage disposal, and building site development, due to wetness as a result of a high water table. A few areas of eroded Morely loam which exist in the southern portions of the village, pose moderate difficulties to building site development. Areas of muck-type soils are scattered over various areas within the village.

A majority of the soils within the village are classified as having severe limitations for both on-site sewage disposal and building site development. However, these limitations can be overcome and maintained with proper safety measures such as the use of proper fill materials and drainage techniques.

On-site sewage disposal is discouraged within the village of Waldron. The residences and businesses are currently served by a sewer system which covers the entire village. Those who construct new units within the village, are required to connect to the village water and sewer systems, due to a village ordinance, which prohibits on-site sewage disposal.

Wetland

Wetland areas exist in various locations in the village, primarily in the southern half of the village. They consist of ponds, and marsh-like areas, which are both forested and nonforested. The largest areas of wetlands are located along the county drain, located in the central part of the village.



Village of Waldron

Hillsdale County, Michigan

SOILS

(Building Site Development)

- Slight
- Moderate
- Severe
- Water

Source: Hillsdale Co. Soil Survey



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POPULATION

Population analysis is a vital step in the process of creating a land use plan. With the aid of such an analysis, conclusions may be drawn, and possible problems within the village identified. A population analysis also helps in the formation of goals and objectives. This allows a village to assess the degree of need for expansion, and allows the planning commission to plan for such expansion accordingly.

Table 1
POPULATION TRENDS 1950-1990
Village of Waldron and selected municipalities

Municipality	Pop. 1950	Pop. 1960	Percent change 1950-60	Pop. 1970	Percent change 1960-70	Pop. 1980	Percent change 1970-80	Pop. 1990	Percent change 1980-90	Percent change 1950-90
WALDRON	427	454	6.3	564	24.2	570	1.0	581	1.9	36
ALLEN	NA	325	NA	385	18.5	266	-44.7	201	-32.3	-61.7
CAMDEN	380	434	14.2	405	-7.1	420	3.7	482	14.8	26.8
JONESVILLE	1,594	1,896	18.9	2,081	9.8	2,172	4.4	2,283	5.1	43.2
MONTGOMERY	397	362	-9.6	404	11.6	408	1.0	388	-5.1	-2.3
N. ADAMS	499	494	-1.0	574	16.2	565	-1.6	512	-10.3	2.6
WRIGHT TWP.	1,272	1,299	2.1	1,219	-6.6	1,295	6.2	1,228	-5.5	-3.6
AMBOY TWP.	755	728	3.7	844	15.9	936	10.9	978	4.5	29.5
RANSOM TWP.	846	853	.8	860	.8	949	10.3	911	4.1	7.6
PITTSFORD TWP.	1,447	1,480	2.3	1,548	4.6	1,550	.1	1,595	2.9	10.2
HILLSDALE CO.	31,916	34,742	8.9	37,171	7.0	42,071	13.1	43,431	3.2	36

Source: 1990 U.S. Census of Population

Since 1950, the population of the village of Waldron has increased by 36 percent. This increase was generally quite slow, with the exception of the 1960s, when the village population increased by 110 persons, or approximately 24 percent. This growth was about 8 percent greater than that of the 1950s, during which time the village grew by approximately 6 percent. During the 1970s to 1990s the village experienced a 3 percent increase in population, much more stable than that of the previous decades. Overall, the village gained 154 people between 1950 and 1990, or approximately one quarter of the 1990 population, according to the U.S. Census.

Compared to other villages in Hillsdale County, only Waldron and Jonesville have continually shown an increase in population since 1950. The other villages have shown unstable growth trends. For example, the village of Camden, in southwestern Hillsdale County, experienced large rates of growth during the 1950s and 1980s, but lost population in the 1960s and 1970s. During the same time period, the village of Allen lost nearly two-thirds of its population. Wright Township, which surrounds the village of Waldron experienced declines as low as negative 7 percent, and exhibited an overall population decline from 1950 to 1990. Both the village of Waldron and Hillsdale County experienced a 36 percent increase in population between 1950 and 1990.

Table 2
Age Characteristics of Village of Waldron Residents

<u>Age Cohort</u>	<u>No. of Persons</u>	<u>Males</u>	<u>Females</u>
5 and under	45	277	304
5-17	137		
18-20	27		
21-24	23		
25-44	177	<u>Waldron</u>	<u>Hillsdale Co.</u>
45-54	45	Number of residents under 18	182
55-59	22	Percent of total population	31.3
60-64	32		
65-74	33	Number of residents over 65	73
75-84	33	Percent of total population	12.6
85 and above	7		
Total	581		

Source: 1990 U.S. Census of Population

In 1990, the median age among village residents was 30.8 years. The table shows the distribution of people by age cohort. Approximately 13 percent of Waldron residents were 65 years or greater, similar to the rest of the county. In contrast, the percentage of those younger than 18 years of age in the village of Waldron was slightly higher than the Hillsdale County percentage.

Population Density

By examining the population density, availability of land for infill of municipalities, such as residential uses may be established. Generally, lower population density means higher amounts of available land within a municipality for future development needs.

The population density of Waldron is about average in comparison with other villages in Hillsdale County. The Villages of Allen and North Adams have relatively high population densities, while the Village of Montgomery and townships included in this table have lower

values. The values given for Hillsdale County and the state of Michigan fall between those of the villages and townships.

Table 3
POPULATION DENSITIES
Village of Waldron and selected municipalities

Municipality	Area Sq. Acres	Area Sq. Miles	Pop. Density per sq. acre	Pop. Density per sq. mile
Waldron	640	1.0	.90	581.0
Allen	100	.16	1.57	1005.0
Camden	576	.9	.83	535.6
Jonesville	1536	2.4	1.48	951.3
Montgomery	640	1.0	.60	388.0
N. Adams	278	.43	1.60	1024.0
Wright Twp.	27,131	42.4	.065	41.8
Amboy Twp.	19,503	30.5	.051	32.6
Ransom Twp.	19,175	30.0	.047	30.3
Pittsford Twp.	20,075	31.4	.070	44.9
Hillsdale Co.	384,640	601	.11	72.5
Michigan	36,357,888	56,809.2	.25	163.6

Source: U.S. Census of Population

Population Projections

Population projections can be used to determine potential population growth. By using population projections, estimates can be made concerning development, and need for expansion of particular uses can be considered. Although there is no way to guarantee the absolute accuracy of projections, they are useful tools for making future population estimates. Projections such as those employed in this plan, are based upon current as well as historical population trends. They are basically extensions of trends over a given number of years.

For this plan, two methods of projecting population growth were used: the linear regression model and the constant share method. Linear regression uses annual percentage of change during the previous and applies that percentage to the following decade. For example, the population of the Village of Waldron included 581 persons in 1990. During the 1980s, the village grew at an annual rate of .019 percent. These two numbers are multiplied together, and then

multiplied by ten to account for an entire decade of growth. By using this method, it is estimated that the village will have a population of 592 in 2000, or an increase of 11 people. In 2020, the village population is projected to be 614.

With the constant share method, the population of the village as a percentage of the total county population is calculated. The Village of Waldron made up 1.35 percent of the population of Hillsdale County, which in 1990 consisted of 43,431 persons. This number is multiplied by .0135, or 1.35 percent to calculate the village's projected 2000 population of 619. According to this model, the village will have 655 residents in the year 2020.

Table 4
POPULATION PROJECTIONS
Village of Waldron

	<u>1990 pop.</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>
Linear Regression Method	581	592	603	614
Constant Share Method	581	619	644	655

Source: Region 2 Planning Commission

HOUSING

Housing Units

The table below contains data for the Village of Waldron, Wright Township, Hillsdale County, and the State of Michigan from 1970 to 1990. The village of Waldron has gained 32 housing units since 1970, approximately a 16 percent increase. Hillsdale County and the state of Michigan experienced much higher percentages of change during this time period

Table 5
HOUSING UNITS 1970-1990
Village of Waldron and selected areas

AREA	1970	1980	1990	Number change 70-90	Percent change 70-90
Waldron	202	213	234	32	15.8
Wright Twp.	634	742	746	212	17.6
Hillsdale Co.	13,488	17,095	18,547	5059	37.5
Michigan	2,954,540	3,450,696	3,847,926	893,356	30.2

In 1990, the housing stock in the village included 176 single family homes, two duplexes, twenty-nine apartment units, and 26 mobile homes. Of these, 167 were owner-occupied, 57 rented, two seasonal, and 10 vacant. The median rent in the village was \$321.00.

Of the 138 housing units reported, approximately 130 were valued at less than \$50,000 in 1990. The median housing value for the village was \$27,400. This is considerably lower than the county median of \$41,400. Over half of the housing units in the village were built in or before 1939 according to the 1990 census, and the median year of construction was 1939.

Table 6
1990 HOUSING CHARACTERISTICS
Village of Waldron

<u>Value of Housing (dollars)</u>		<u>Year of Construction</u>	
less than 50,000	129	1989-March 1990	0
50,000-99,999	8	1985-1988	12
100,000 and above	1	1980-1984	22
		1970-1979	25
		1960-1969	14
		1950-1959	23
		1940-1949	13
		1939 or earlier	121

ECONOMY

Income

In 1990, the per capita income for the Village of Waldron was \$8,957. This number is slightly lower than the average for surrounding villages and townships of \$9,785. The Hillsdale County value was approximately \$2,200 higher than that of Waldron. The state and national values were \$14,154 and \$14,387. Median Household income in the village was \$20,887, while the Hillsdale County median was \$26,019, state of Michigan \$31,020, and a national median of \$33,105. The village had a median family income of \$22,328, while the county, state, and nation had respective values of \$30,120, \$36,652, and \$39,086. It can be seen that the village of Waldron had lower values in comparison in all three cases.

According to the 1990 U.S. Census of Population 174 of Waldron's 230 households obtained their income via wage and salary. Twelve households were supported by those who were self-employed, excluding farming. Farming was the source of income for four households. Approximately 140 households received assistance such as Social Security, Public Assistance, or retirement. Of these, 67 households derived income from Social Security, 34 from Public Assistance, and 42 received income from retirement options.

In 1990, 18.5 percent of persons within the Village of Waldron were classified as living below the poverty level. In Hillsdale County, this number was approximately 5 percent lower, at 12.9 percent. In 1990, 9.3 percent of persons in the state of Michigan were below the poverty level, near

Taxing Process

Since 1994, the Village of Waldron, as well as other Michigan communities must use a system in which a taxable value of property is calculated for use in the collection of property taxes. This calculation is a complicated process.

First, an assessed value for the parcel is determined. This value should be one half of the total market value. The second step involves the calculation of a capped value, which is controlled by a rate not to exceed 5 percent. This was put in effect to prevent the double digit increases of the late 1980s. In order to arrive at this value, the taxable value for the previous year is multiplied by a rate determined by the annual Consumer Pricing Index (CPI) which is the rate of inflation, or if this rate is greater than 5 percent, then the assessed value is multiplied by 5 percent. The CPI for 1996 was 2.8 percent. In the final step of the process, the taxable value is determined. This is done by employing the lower of the assessed or capped values. The lower value then becomes the taxable value for the property parcel.

According to the following table, the total taxable value of the Village of Waldron was average in comparison to other villages in Hillsdale County.

Table 7
SUMMER 1996 TAXABLE PROPERTY VALUE (dollars)
Village of Waldron and Hillsdale County villages

Waldron	3,969,847
Allen	2,469,801
Camden	3,948,752
Jonesville	37,381,501
Montgomery	2,210,582
North Adams	4,262,393
Wright Twp.	25,311,393

Source: Hillsdale County Equalization Dept.

Millage

Millage is the dollar amount which is paid per thousand dollars of taxable property. For example if a village levies 10.0 Mills, then the property owner pays \$10.00 per thousand dollars of taxable value. The owner of a property parcel with a taxable value of \$20,000 would pay \$200.00 for village taxes, with a millage rate of 10.0 Mills.

The table below compares the total millage rates for villages in Hillsdale County. The Village of Waldron, which levied 11.9616 Mills in Summer 1996, was average in comparison to other villages. All of the millage levied by Waldron was for General Fund usage. Only the Village of Jonesville had a special millage for street maintenance, and levied more than 15 Mills in the Summer of 1996.

Table 8
COMPARATIVE MILLAGE RATES
Hillsdale County villages

<u>Village</u>	<u>Total Millage (Summer 1996)</u>
Waldron	11.9616
Allen	1.2076
Camden	13.3198
Jonesville	15.3500
Montgomery	8.5041
North Adams	11.6288

Source: Hillsdale County Equalization Dept.

EMPLOYMENT

Major Employer

The Village of Waldron has one major employer, Waldron Industries, a division of Reed-Air, employs approximately 80 people. The facility manufactures heating and cooling control components such as dampers.

Labor Force

In 1990, 436 persons in the village were age 16 or older, of which 261 were in the local labor force. The following tables summarize the village labor force.

Table 9
LABOR FORCE STATUS
Village of Waldron

Persons 16 years and over	436
In labor force	261
Percent in labor force	60.0
Civilian labor force	261
Employed	243
Unemployed	18
Percent unemployed	6.9
Armed forces	0
Not in labor force	174

Source: U.S. Census of Population

Residents employed in the local labor force are distributed across a wide variety of occupations. Machine operators, production and repair, and service occupations comprise the largest numbers of people. The table below describes this distribution.

Table 10
1990 LABOR FORCE by OCCUPATION
Village of Waldron

Employed persons 16 years and over	243
Executive, administrative, and managerial	14
Professional specialty	17
Technicians and related support	2
Sales	10
Administrative support	25
Private household occupations	0
Protective service	0
Service, except protective and household	35
Farming, forestry, and fishing	4
Precision production, craft and repair	34
Machine operators, assemblers, and inspectors	77
Transportation and material moving	8
Handlers, equipment cleaners, helpers, and laborers	17

Source: U.S. Census of Population

Manufacturing of durable goods comprised the largest employment by industry with 117 people. This industry provides approximately half of the total employment of village residents. Educational services also employed a considerable number of residents in comparison to other industries. The following table summarizes employment by industry.

Table 11
1990 EMPLOYMENT by INDUSTRY
Village of Waldron

Employed persons 16 years and over	243
Agriculture, forestry, and fisheries	4
Mining	2
Construction	7
Manufacturing, nondurable goods	19
Manufacturing, durable goods	117
Transportation	4
Communications and public utilities	12
Wholesale Trade	7
Retail Trade	16
Finance, insurance, and real estate	7
Business and repair services	0
Personal services	5
Entertainment and recreation services	0
Health services	11
Educational services	24
Other professional and related services	8
Public administration	0

Source: 1990 U.S. Census of Population

Nearly 90 percent of the employed labor force is classified as private wage and salary workers. 210 of the 243 employed residents are in this category. Eighteen people are classified as government workers, and of these, 16 work in local government. Thirteen people are self employed within the village. The following table shows the distribution of workers by class.

Table 12
CLASS OF WORKER (1990)
Village of Waldron

Employed persons 16 years and over	243
Private wage and salary workers	210
Government Workers	18
Local workers	16
State workers	2
Federal Workers	0
Self-employed workers	13
Unpaid family workers	2

Source: U.S. Census of Population

Most Waldron residents worked outside of the village in 1990. Approximately one quarter work within the village limits. Two-thirds of the residents work outside the state of Michigan, most likely in the state of Ohio, which is approximately one mile south of the village. Sixty residents work within Hillsdale County. The table below details commuting characteristics of employed residents of the village.

Table 13
COMMUTING CHARACTERISTICS OF EMPLOYED RESIDENTS
Village of Waldron

Mean travel time to work (minutes)	21.7
Work in state	98
Work in county	60
Work outside of state	79
Work in Village	45
Work outside the village	192

Source: 1990 U.S. Census of Population

COMMUNITY FACILITIES

Schools

The Village of Waldron is served by the Waldron Area School District. The district facilities include an elementary school, and a Junior-Senior High School. Both of these are located north of the village, immediately adjacent to the village limits along the west side of Waldron Road (Main Street). The Elementary and Junior-Senior High Schools have a combined total enrollment of approximately 475 students. The district is served by the Hillsdale Intermediate School District and High School students may also attend the Lenawee County Vocational-Technical center in Adrian, approximately 30 miles northeast of the village.

Recreational Facilities

The Village of Waldron has one community park which serves the local recreational needs of the residents. Rutledge Memorial Park, which is located in the western portion of the village, includes picnic and playground facilities, as well as a covered pavilion for gatherings.

Library

In 1994, a new library was built in the Village of Waldron. The Waldron Public Library is a modern facility equipped with computers and other technology, as well as many volumes of books to serve the residents of the village and surrounding area.

Health Care

The health care needs of the village are served by Medical facilities located in nearby cities such as Morenci, Hudson, Hillsdale and Adrian in Michigan, and Bryan, Ohio. The village currently has a small medical clinic, which is staffed by one physician.

Police Protection

The village currently employs one police officer. This officer is employed as a result of a grant from the federal government entitled C.O.P.S. NOW. The grant provides wages and fringe benefits for police protection within the village.

Fire Protection

Fire protection within the Village of Waldron is maintained by a 15-member volunteer fire department. The department serves the village and surrounding townships.

Ambulance/Rescue

The Wright-Waldron Ambulance offers volunteer emergency medical transport for the Village of Waldron and surrounding townships.

Sewage Disposal

The Village of Waldron Municipal Sewer System serves the entire village. The system consists of six and eight inch lines which cover the entire village, and transport-sewage via a force main to two lagoons located approximately 1 ½ miles west of the village limits. Each lagoon has a holding capacity of 6,000,000 gallons.

Water Supply

The entire village is served by the Village of Waldron Municipal water system. The village maintains two wells and a water tower located in the northern parts of the village. The system is capable of providing 150,000 gallons of water per day.

Electricity

Electricity is provided by Consumers Power Company, based in Jackson Michigan.

Telephone

Waldron Telephone Company, which is privately owned and operated, services the village and surrounding area.

Cable Television

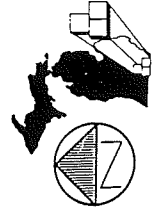
ComCast Cable Television, of Hillsdale, provides cable television to the village.

Village of Waldron Millsdale County, Michigan

Map 4 Water Supply System

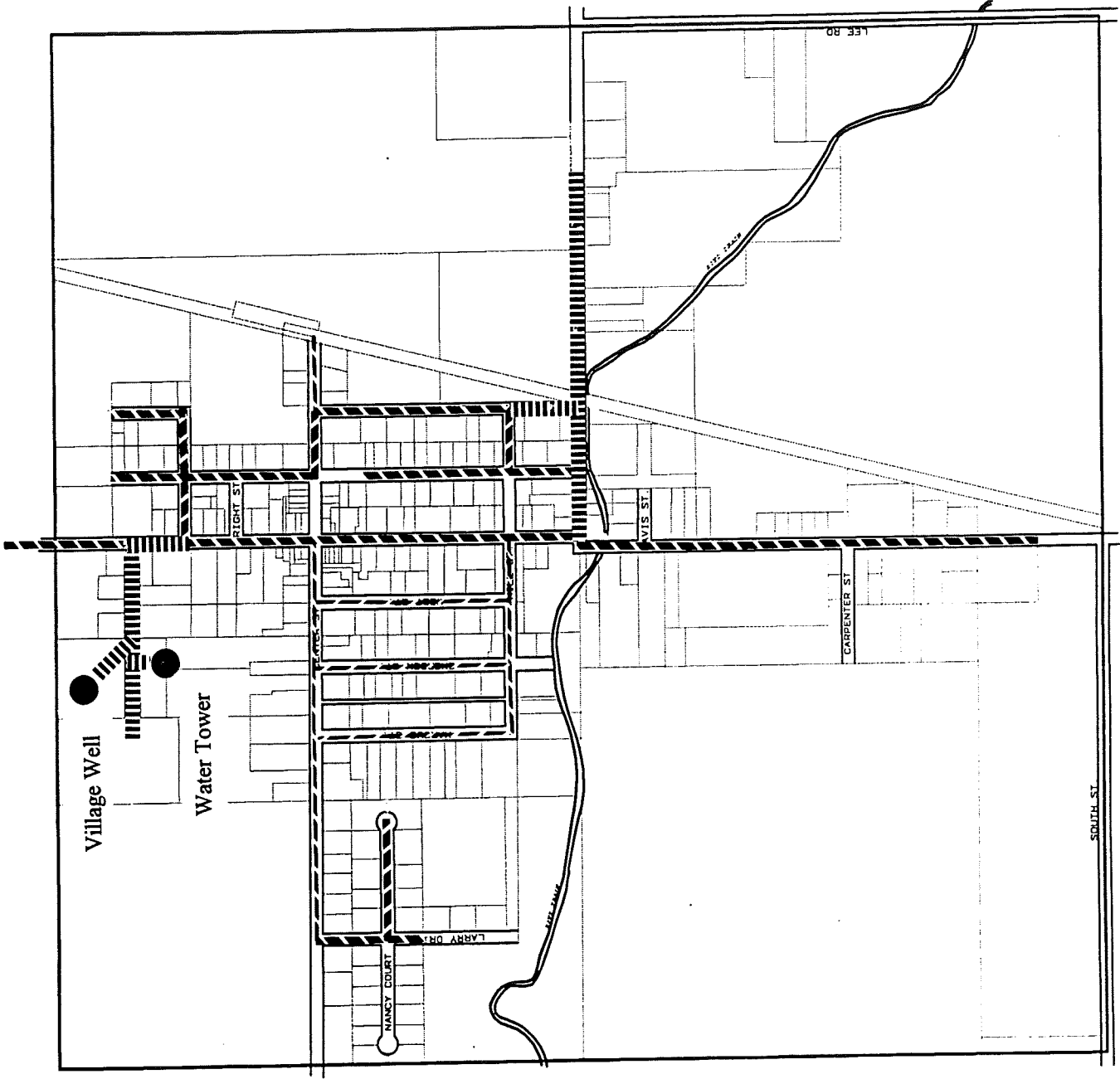
8" Line
6" Line
4" Line

Source: Snyder, McLellan, Rhoads, and Watson Engineers 1952



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Village of Waldron
Millsdale County, Michigan

Map 5
Sanitary Sewer System

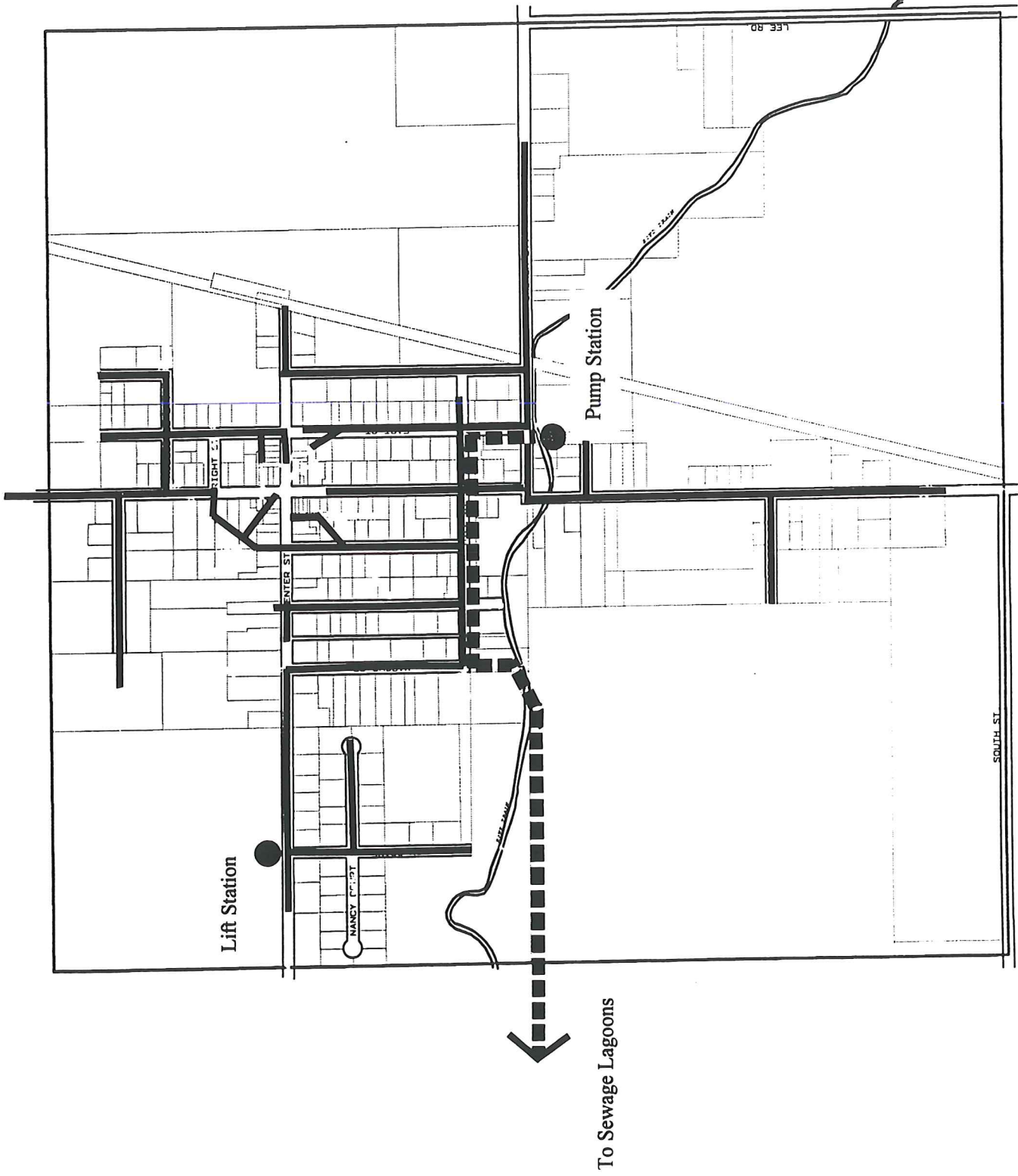
Sanitary Sewer
Force Main

Source: Kurzy Engineers 1/27/11



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TRANSPORTATION

There are two main roads within the village. Main Street and Church Street are classified as major collectors according to the National Functional Classification system. This system is based upon the utility of the roadway within the local area.

Table 14
24 Hour Traffic Counts

	<u>1990</u>	<u>1991-92</u>	<u>1996</u>
Waldron Rd. between N. Village limits and Hartley Rd.	1248	1063	1501
Waldron Rd. between S. Village limits and Territorial Rd.	600	565	873
Broom Rd. between E. Village limits and Coman Rd.	NA	564	673
Center Rd. between W. Village limits and Tuttle Rd.	NA	225	346

Source: Region 2 Planning Commission

According to the above data, the highest volumes of traffic around the Village of Waldron were documented to the north of the village limits along Waldron Rd. Traffic volumes along the southern portion of Waldron Road, and on Broom Road, an all-weather Class A road to the east, were approximately equal in 1991/92. Traffic volumes along Center Road to the west of the village were not as high as other roadways near the village. All roadways experienced a significant increase during 1996.

In addition, the village is situated 2.5 miles west of U.S. 127. This is classified as a principal arterial, and carries traffic to/from the villages to points north and south. Interstate 94 40 miles north can be reached via U.S. 127, as well as the Ohio Turnpike (I-80/90) 17 miles to the south. These two roadways carry traffic east and west of U.S. 127.

Air Travel

Hillsdale Municipal Airport is approximately 25 miles to the northeast. This airport serves as a public use facility. For commercial purposes, Toledo Express Airport is approximately 50 miles east along the Ohio Turnpike. Many residents also use Baer Field, located in Fort Wayne, Indiana, 90 miles to the southwest. International flights are available at Detroit Metropolitan Airport approximately 75 miles northeast, as well as Indianapolis International Airport in Central Indiana.

Train Travel

AMTRAK provides access at two locations: Jackson, Michigan (35 miles north) and Bryan, Ohio (25 miles south). Jackson is located along the Chicago-Detroit line. The Bryan, Ohio station is located along the Chicago-Toledo line.

EXISTING LAND USE

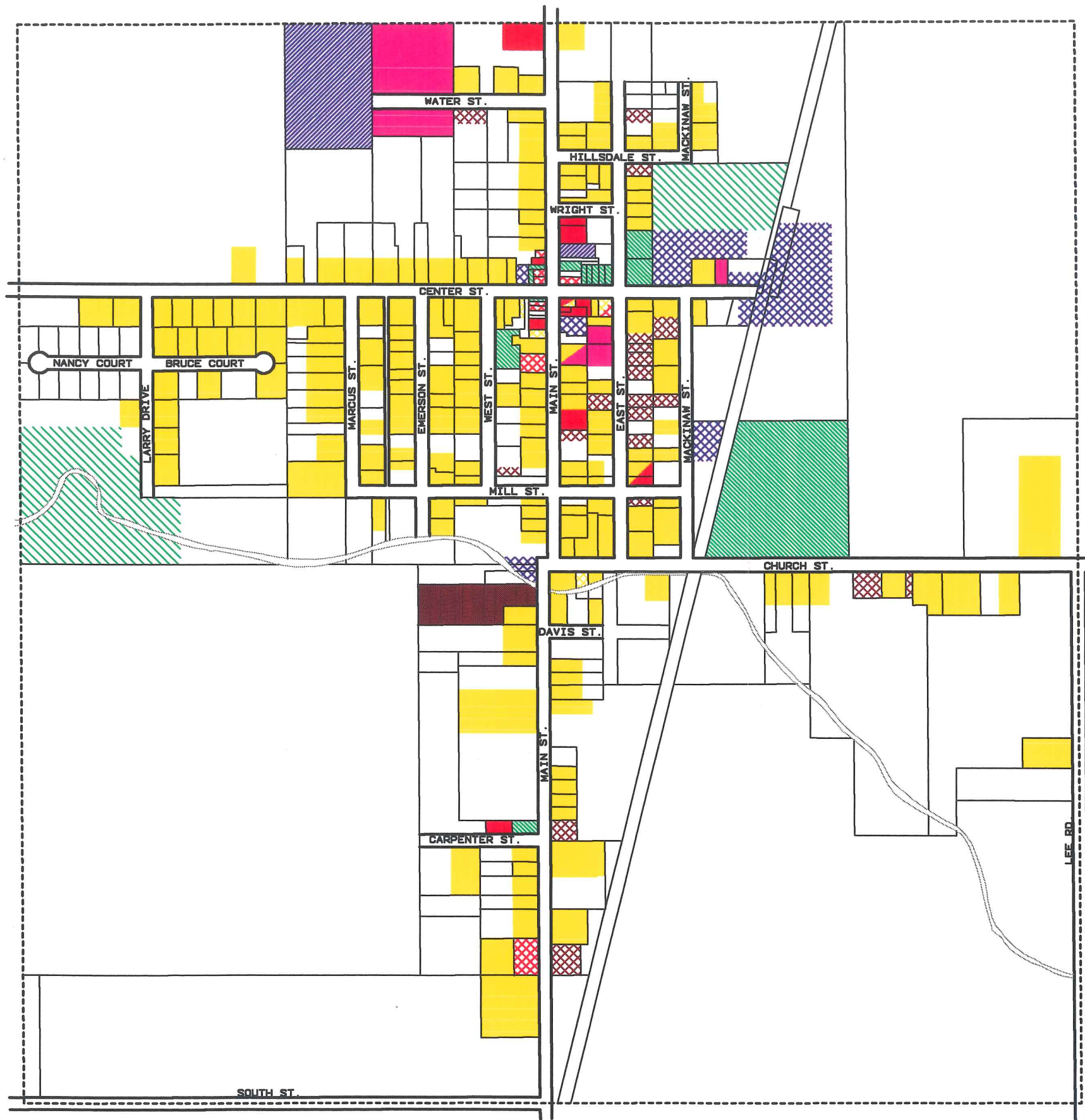
The Village of Waldron consists of 640 acres, or one square mile of incorporated area. In 1974, 13 percent of the land within the village was developed. This number increased by 5 percent since then, and in 1996 approximately 18 percent was developed. In terms of total developed area within the village, residential uses comprise the majority of acreage.

The table below details land use acreage in 1974 and 1996. It also describes the change in land uses during this time period.

Table 15
1996 EXISTING LAND USE ACREAGE
Village of Waldron

CLASS	1974 acreage	1974 % of total devel.	1996 acreage	1996% of total devel.	% change 1974-1996
Single Family Residential	38.9	46.3	62.4	53.93	+60.4
Two Family Residential	0.3	.35	.1	.09	-66.6
Multiple Family	0.2	.23	2.3	1.99	+1,150
Mobile Home	4.8	5.71	3.6	3.11	-25
Commercial	3.4	4.0	2.6	2.25	-24
Heavy Industrial	8.1	9.65	6.3	5.45	-22.3
Light Industrial	4.4	5.24	7.4	6.4	68.1
Parks and Related	15.4	18.33	14.4	12.45	-6.9
Public/Semi-Public	7.4	8.8	11.5	9.94	+55.4
Trans./Utilities	1.1	1.3	5.1	4.41	+79
Totals	84	100.0	115.7	100.0	

Source: Region 2 Planning Commission



Village of Waldron Hillsdale County, Michigan

EXISTING LAND USE

-  Agricultural & Open
-  Single Family
-  Two Family
-  Multiple Family
-  Mobile Home
-  Local Commercial
-  General Commercial
-  Parks & Recreation
-  Public & Semi-Public
-  Light Industrial
-  Heavy Industrial
-  Transportation / Utilities

Surveyed: July, 1996



**Region 2
Planning Commission**

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Of specific interest is the significant loss of commercial acreage within the village. This is also reflected in the comparison of the 1974 and 1996 surveys, which shows a sizable decrease in the number of commercial establishments during this time period. Single family residential uses exhibited a significant increase in acreage of over 60%. As a result of the construction of a multiple-family complex in the center of the village, multiple-family uses, which only comprised three one-hundredths of a percent of total developed acreage in 1974 also increased. In 1996, approximately two percent of developed land within the village was multiple-family

Most of the development has occurred as a cluster centered within the northern half of the village, with the exception of a strip of development along the south half of Main Street. The majority of higher density commercial, industrial, and public/semi-public development has occurred near the intersection of Center and Main streets, and along northern Main Street. Most of the residential uses are located south of Center Street.

Residential

As noted before, most of the residential development within the village exists in the northern half of the village. There is also a strip of residential area in the southern half of the village along Main Street. A majority of the residential development is to the south of Center Street, and in a small area northwest of the intersection of Main and Center Streets. Single-family uses comprise approximately 62 acres, or over 90% of total residential use. There are four small two-family dwellings located near the intersection of Main and Center streets, and near the corner of Main and Church Street. Most of the multiple-family uses in the village are located in a housing complex located just off Main Street, to the south of Church Street. The village also contains a number of mobile homes, the largest concentration of which is located along East Street.

Commercial

Commercial lands occupy only 2 percent of the total developed land within the village. Most of the commercial uses within the village are concentrated in the central business district, which is centered at the intersection of Center and Main streets. A few small businesses are located in the southern portion of the village at the intersection of Main and Carpenter streets, and at the northern village limits along Main Street. Most of these are small businesses and stores which serve the daily convenience needs of the village residents. Larger purchases and specialty items require travel to a neighboring community with more extensive opportunities.

Industrial

The industrial development in the village is scattered and consists of only a few small areas. Heavy Industrial exists in two areas: the site of Waldron Industries at the west end of Water Street, and a small tool and dies shop located in the central business district, along Main Street.

Areas of light industrial uses are concentrated in the northern half of the village. These include the land owned by Waldron Grain and Fuel along the abandoned railroad right of way, and a few smaller areas such as the fuel storage tanks along Mackinaw Street, and two facilities located within the central business district along Main Street. Industrial establishments occupy only 2 percent of the total land within the village. Most residents travel to nearby communities for industrial employment opportunities.

Public, Semi-Public, and Recreational

Public and semi-public uses include the Wright-Waldron Municipal Building and grounds in the center of the village, two churches, a cemetery, a post office, and a county road commission garage at the corner of Carpenter and Main streets. These uses are generally scattered throughout the village, with the largest number concentrated around the central business district. These uses occupy approximately twelve acres, or almost 10 percent of developed land within the village. There are also two areas which offer recreational enjoyment. Rutledge Memorial Park is located in the western portion of the village, and serves as a picnic area and playground, as well as a meeting place for gatherings at the pavilion. The other area of related park land is an old athletic field located just east of the central business district. Together, these two areas occupy approximately fifteen acres, or over 12 percent of the developed village land.

Agricultural

Agricultural or vacant lands occupy over 80 percent of the total land area within the incorporated boundary of the Village of Waldron. The largest of these areas are four areas of agricultural land located in the four corners of the village, with the largest occupying the southern portions of the village.

GOALS AND OBJECTIVES

The goals and objectives of land use serve as the basis for the policies of the land use plan, and assist the development of the land use plan map. The goals and objectives are devised as a result of the analysis of the existing land use, and related background information. They also begin to outline methods to use in the implementation of the land use plan. The Village of Waldron Planning Commission has established the following goals and objectives:

Recreational Space and Natural Features

Goal: Lands within the village which are of environmental importance should be protected and preserved in order to ensure their future existence as a natural asset to the village.

Objectives: Encourage only quality uses in areas which are environmentally sensitive.

Natural areas should be developed only for low impact uses such as parks and recreational facilities for the enjoyment of residents.

Encourage development within the village to conform to the natural topography in order to minimize destruction of fragile natural features.

Preserve areas of wetland by discouraging development within close proximity to these areas of environmental importance.

Goal: Provide adequate areas of recreational land and opportunities for the enjoyment of the residents within the village and surrounding area.

Objectives: Designate specific areas in close proximity to residential uses for recreational use.

Provide for the upkeep and maintenance of existing recreational facilities.

Encourage the expansion of recreational opportunities within the village.

Residential

Goal: Provide for the development of a variety of housing types, that preserve the character of the village.

Objectives: Expansion of residential uses should occur as a logical extension of existing development to ensure the preservation of residential character within the village.

Encourage further development of multiple family dwellings to act as a buffer between residential and more intense uses such as commercial and industrial.

Designate areas of residential use within close proximity to current public facilities such as sewer and water supplies.

Encourage planned, or clustered developments, rather than those which are sprawled or scattered in order to better utilize available lands and allow for further future developments.

Goal: Provide adequate areas of affordable and secure housing for the elderly population within the village.

Objectives: Designate specific areas in close proximity to services and the central business district for the development of attractive and safe senior housing.

Encourage the construction of clustered single units, or multiple unit dwellings for the elderly population within the village.

Pursue applications for monetary aid such as federal grants for the construction of senior housing.

Commercial

Goal: Strengthen the commercial identity of the central business district.

Objectives: Reuse existing and vacant land within the central business district.

Designate a specific area as a central business district, and provide for logical and adequate expansion of the existing downtown business area.

Encourage only commercial uses within the central business district in order to further strengthen the commercial nature of the district.

Discourage scattered or strip commercial development within the village.

Encourage the diversification and revitalization of commercial uses in order to better serve the residents of the village and surrounding area.

Examine possibilities for new types of commercial activities to expand and improve the village service area, and in turn attract more business to the village.

Industrial

Goal: Establish additional industrial development within the village to provide employment opportunities and strengthen the economic base of the community.

Objectives: Provide adequate area for the introduction of quality industrial facilities within the village, while avoiding conflict with adjacent land uses.

Designate specific areas for the development of one or more cluster-style industrial parks, while conforming to the natural landscape, and discouraging disruption of fragile areas.

Locate industrial uses in close proximity to available public water and sewer facilities.

Transportation

Goal: Provide for the logical and proper use, improvement and expansion of roads within the village.

Objectives: Improve existing roadways within the village, paying close attention to major thoroughfares.

Create and designate a specific roadway for use as a truck route through the village to minimize heavy truck traffic through residential areas.

Goal: Develop future roadways which foster and preserve the safety of both pedestrian and vehicular traffic within the Village.

Objective: Encourage the use of scenic or winding streets, rather than “speedway” or straight-type roads throughout the village in relation to new developments.

Goal: Provide additional parking opportunities for patrons in the central business district.

Objective: Improve and extend preexisting parking areas and vacant areas for the development of convenient parking.

LAND USE PLAN

The Village of Waldron Land Use Plan and map are the policy guide and general blueprint for the future expansion and development of the village. In general, suggested areas are extensions of existing land uses. Where new areas have been planned, they are as a result of careful analysis of the preceding portion of the document. The land use plan and map are the result of this analysis.

Areas of the village have been identified on the map as suitable for future development or redevelopment of residential, commercial, industrial, and public/semi-public uses. The need for expansion of roadways within the village has also been noted. These proposed streets are shown on the land use plan map. The following sections describe these areas, including their placement on the land use plan map.

Residential

Areas suggested for residential development consist of two categories: low and high density residential. Clustered or concentrated development within these areas is preferred. Low density residential uses cover the largest areas of the land use plan map. Types of desired development in this category include single family and two family dwellings. Areas in this category include the existing single family land uses, as well as adequate expansion of these areas within the village. Large tracts of vacant land designated as suitable for low density residential include the southeastern quarter of the village, with the exception of two areas of high density residential and public/semi-public along the county drain. Areas in the northwest and northeast parts of the village have also been suggested for low density residential development.

Those portions of the village designated as suitable for potential high density development consist of four areas in all four quadrants of the village. The areas include the existing multiple family complex located on the west side of Main Street in the southern half of the village. The large vacant area to the west of the central business district, and the land which was formerly used as an athletic field behind the old community school have been suggested for high density residential use because of their close proximity to the central business district and village services. The area along the south side of Church Street has been identified for high density residential because it has potential for a mobile/modular home park. All four areas are located on or near major streets. Development such as multiple family dwellings, senior housing, and mobile/modular home parks are suggested within these areas.

Commercial

Commercial uses are encouraged to occur as clustered or contained development, in order to maintain the residential character of Main Street, and discourage strip and sprawl-type development. Commercial uses include those within the central business district, as well as the general commercial establishments such as gas station/convenience-type stores which would serve the daily needs of area residents.

Four areas have been identified as conducive for commercial to commercial development on the land use plan map. The first area suggested for commercial use is the central business district, or core of commercial activity within the community, located at the intersection of Center and Main streets. There are also three areas of general commercial located east of the central business district along Center Street, a small area at the intersection of Church and Main, and along Main Street at the northern village limits. These commercial areas are situated along major roadways within the village.

Industrial

Providing area for potential industrial growth within the village is a priority according to the goals and objectives stated earlier. As a result, a large area to the west of Main Street in the southern half of the village has been identified as having the greatest potential for development of an industrial park. This area has adequate surface drainage as well as availability of public sewer/water facilities, and is large enough to accommodate industrial activity. In addition, a truck route has been proposed as an extension of Church Street, which is currently designated as a Class A all-weather road, and is a direct link to U.S. 127, approximately 2 ½ miles east of the village. An area labeled as Transportation/Utilities to the west of the proposed industrial park, has been suggested as the site for a separate water supply for this development, independent of the existing village water supply located along both sides of Water Street, near the northern village limits. The site of an existing industrial facility at the end of Water Street has also been designated as industrial on the land use plan map.

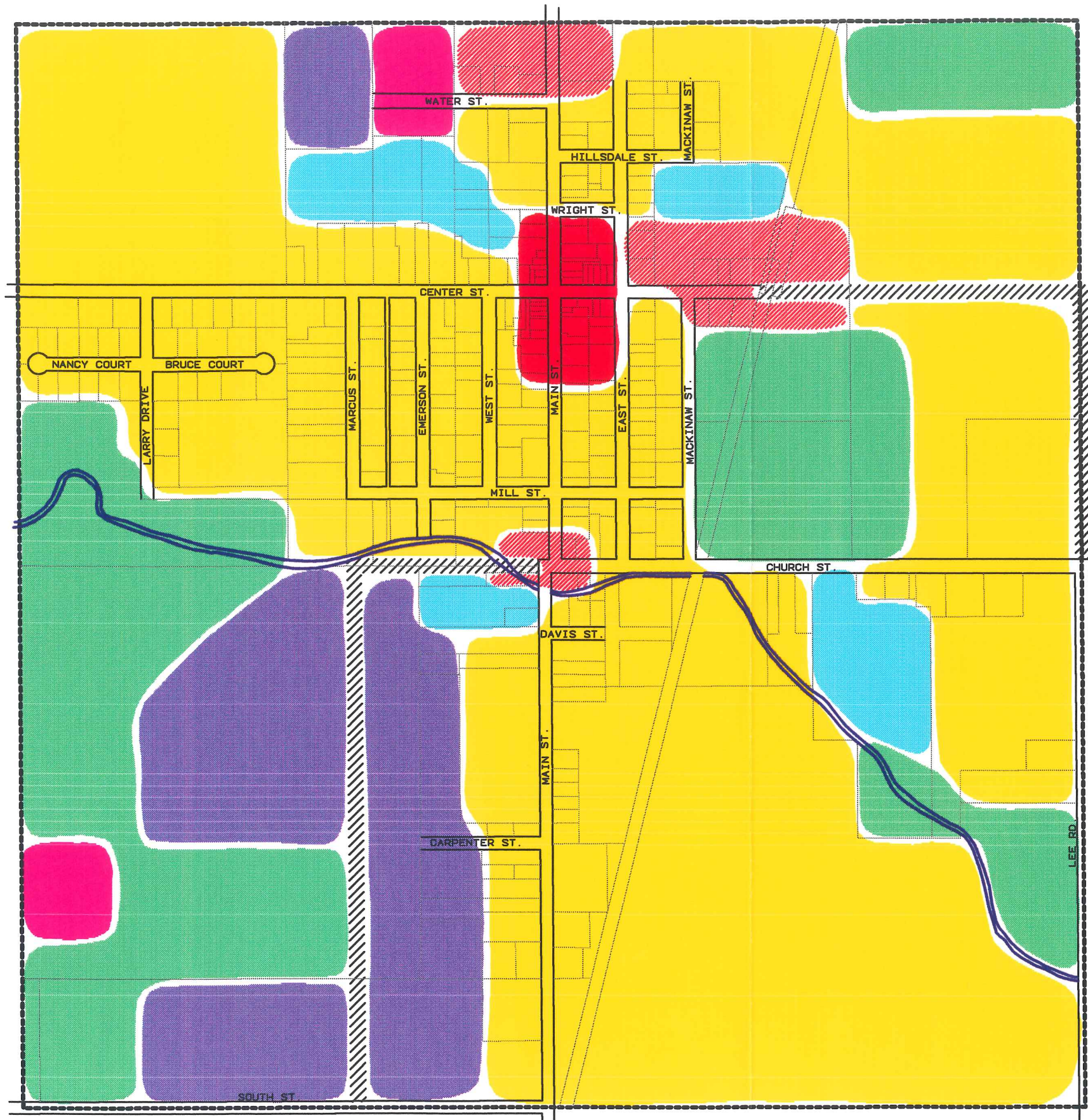
Public/Semi-public

As a result of the study of natural conditions and recreational facilities within the village, and the potential need for future park/natural area, as well as the preservation of fragile and environmentally sensitive areas, four areas have been identified for future public/semi-public use. These include the existing community park located at the end of Larry Drive, and a large wetland/ponds area to the south of the park along the village limits. Two other areas of environmentally sensitive land located in the far northeast corner of the village, and in the southeast along the county drain, have been suggested for potential public/semi-public lands. Lands around the perimeter of the cemetery on Church Street have also been identified for future addition of public/semi-public areas. As stated in the goals and objectives portion of this document, it is the intent of the village, that these areas only are used for low impact uses such as natural/recreation-type uses.

Proposed Streets

Two streets have been proposed within the village. As mentioned earlier, an extension of Church Street would act as a designated truck route for activities of the proposed industrial park. The proposal would extend Church Street westward and then southerly to the village limits along South Street.

Another proposed street would be the extension of Center Street east to the village limits, and then south to the Church Street/Lee Road intersection. This proposal would improve the flow of commercial traffic within the village, and would function as a collector street for possible residential development in the northwestern portion of the village.



Village of Waldron

Illisdaie County, Michigan

LAND USE PLAN

- Low Density Residential
- High Density Residential
- Central Business District
- Commercial
- Industrial
- Transportation / Utilities
- Public / Semi-Public
- Proposed Streets

August, 1996



Region 2
Planning Commission

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IMPLEMENTATION

The Village of Waldron has many options for the implementation of the goals and policies as outlined in this plan. In order for this plan to be a useful tool in the guidance of future development of the village, one or more of these methods should be used. The planning commission should also meet regularly to review, update, and amend the plan as needed. The following items are specific ways to achieve the goals mentioned earlier. These include adoption of a zoning ordinance, capital improvement programs, grants, and assistance and guidance from agencies.

The formation and adoption of a zoning ordinance would be the legal tools used to enforce the policies, goals and objectives of the plan. A land use plan can be the first step in the formation of a zoning ordinance, and the districts created for the zoning map closely coincide with the existing land uses and areas shown on a land use plan map.

Other vehicles which may be used in the implementation of a plan include capital improvement programs, grants, bequests, or other types of monetary assistance. These may or may not be used in conjunction with a zoning ordinance. The village may also avail itself of public and private economic development agencies such as the Hillsdale Industrial Development Corporation, the Region II Community Action Agency, and the Michigan Jobs Commission. All of these methods could be used to improve existing programs and facilities, as well as create opportunities for new ones.