

TABLE OF CONTENTS

SECTION 1 – COMMUNITY PROFILE

Location	I-1
Natural Features	I-2
Local Soils	I-2
Topography	I-5
Vegetation	I-5
Water Resources	I-9
Summary	I-17

SECTION II – SOCIAL FEATURES

Introduction	II-1
Population	II-1
Population Trends	II-1
Migration	II-3
Age Composition	II-4
Summary	II-7
Housing	II-7
Household Composition	II-7
Housing Occupancy	II-9
Age and Value of Housing	II-11
Summary	II-13
Education and Economics	II-14
Education and Occupation	II-14
Location of Employment	II-16
Income	II-18
Summary	II-19

SECTION III – COMMUNITY FACILITIES

Introduction	III-1
Community Facilities	III-1
Police and Fire Protection	III-1
Schools	III-2
Parks and Recreation	III-2
Library	III-4
Medical Services	III-4
Utilities	III-5
Transportation	III-7
Roads	III-7
Rail	III-7
Air	III-8

SECTION IV – EXISTING LAND USE

Introduction	IV-1
Community Windshield Survey	IV-1
Land Use Classifications	IV-4
Land Use Distribution	IV-6
General Existing Land Use Distribution	IV-6
Summary	IV-17

SECTION V – COMMUNITY INPUT

Introduction	V-1
Ross Township Community Leaders' Questionnaire	V-1
Ross Township Community Survey Overview	V-4
Summary of Findings	V-5
Ross Township Planning, Brook Lodge Charrette	V-10
Summary of Ross Township's Brook Lodge Charrette	V-13

SECTION VI – GOALS AND OBJECTIVES

Introduction	VI-1
Planning Framework	VI-1
Goals and Objectives	VI-6
Overriding Goal	VI-6
Supplementary Goals	VI-7

SECTION VII – FUTURE LAND USE PLAN

Overriding Concept	VII-1
Land Use Plan Classifications/Zoning Plan	VII-4
Agriculture	VII-4
Residential Rural	VII-5
Residential-Low Density	VII-6
Residential-Medium	VII-9
Residential-High Density	VII-9
Commercial	VII-10
Industrial	VII-11
Institutional	VII-11
Recreational	VII-12

SECTION VIII – IMPLEMENTATION

Making Master Plan Work	VIII-1
Local Government	VIII-1
State and Federal Government	VIII-2
Businesses	VIII-3
Developers and Builders	VIII-3
Advocacy and Service Organizations	VIII-4
Individuals	VIII-4
Implementation Guidelines	VIII-5