Greene County Comprehensive Plan

Final

Prepared for: Greene County Board of Commissioners
Greene County Courthouse, Room 137
One East Main Street
Bloomfield, Indiana 47424
Phone: (812) 384-2007

Engineering, Planning, Surveying, Environmental Studies, Water/Wastewater
6200 Vogel Road, Evansville, Indiana 47715
Phone: (812) 479-6200

Draft Final Plan published: July 9, 2009
Greene County Advisory Plan Commission public hearing and adoption: July 28, 2009
Greene County Board of Commissioners adoption: August 3, 2009
Acknowledgements

Greene County Board of Commissioners
Bart Beard, President
Kermit Holtsclaw, Member
Steve Lindsey, Member
David Bailey, Auditor
Marilyn Hartman, County Attorney

Greene County Advisory Plan Commission
Kermit Holtsclaw, President
Gary Heshelman, Vice President
Chris Cornelius, Member
Rae Della Cravens, Member
Bill Cullison, Member
Blake Hutchison, Member
Rob Kendall, Member
Lindy Miller, Member
Ira “Butch” Wright, Member
Marilyn Hartman, Secretary/County Attorney

Greene County Comprehensive Plan Steering Committee
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Ross Clark
Zach Clifford
Chris Cornelius
Steve Crowe
John Davidson
Risa Dyar
Erika Enstrom
Wally Flynn
Chris Gehring
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Matt Schriefer, Planner II
David Goffinet, Deputy
Laurie Miller, Planner
Eric Swickard, Deputy
Erin Mattingly, Planner I

The plan was funded in full by State funds through the Interstate 69 Community Planning Grant Program of the Indiana Department of Transportation.
RESOLUTION NO. 2009-08
RESOLUTION ADOPTING THE COMPREHENSIVE PLAN

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF GREENE COUNTY, INDIANA ADOPTING THE COMPREHENSIVE PLAN FOR THE UNINCORPORATED AREA OF GREENE COUNTY, INDIANA

WHEREAS, the Advisory Plan Commission of Greene County, Indiana, did on July 28, 2009 hold a legally advertised public meeting to consider adoption of the attached Comprehensive Plan (Exhibit A) for the Unincorporated Area of Greene County, and

WHEREAS, the Plan Commission did consider said Comprehensive Plan until all comments and objections were heard, and

WHEREAS, the Plan Commission found that the plan meets the requirements of Indiana Code 36-7-4-500, and that the adoption of this plan is found to be in the best interests of Greene County, Indiana, and

WHEREAS, the Board of Commissioners finds that it is in the best interest of Greene County to adopt said plan.

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Greene County, Indiana, hereby adopts Exhibit A, attached and made a part hereof, as the Comprehensive Plan for the Unincorporated Area of Greene County, Indiana.

This resolution shall take effect from and after its passage as provided by law.

PASSED AND ADOPTED by the Board of Commissioners of Greene County, Indiana, on this the 5th day of August, 2009.

Bart A. Beard, President

Kermit E. Holtsclaw, Commissioner

Stephen C. Lindsey, Commissioner

ATTEST:

David L. Bailey, Auditor
RESOLUTION NO. 2009-01

RESOLUTION OF THE GREENE COUNTY ADVISORY PLAN COMMISSION
ADOPTING THE COMPREHENSIVE PLAN

A RESOLUTION RECOMMENDING THAT THE BOARD OF COMMISSIONERS OF GREENE COUNTY ADOPT THE ATTACHED COMPREHENSIVE PLAN FOR THE UNINCORPORATED AREA OF GREENE COUNTY, CONSISTENT WITH INDIANA STATE LAW REQUIREMENTS, WHICH STATE THAT A COMPREHENSIVE PLAN MUST CONTAIN THE FOLLOWING ELEMENTS:

1. A statement of objectives for the future development of the jurisdiction.

2. A statement of policy for the land use development of the jurisdiction.


WHEREAS, the Advisory Plan Commission of Greene County, Indiana, did on July 28, 2009, hold a legally advertised public hearing on the proposed Comprehensive Plan for the Unincorporated Area of Greene County, Indiana until all comments and objections were heard; and

WHEREAS, the Advisory Plan Commission found that said plan is in the best interest of the citizens of Greene County, Indiana.

NOW THEREFORE, BE IT RESOLVED, that the Advisory Plan Commission of Greene County, Indiana, recommends to the Board of Commissioners the adoption of said Comprehensive Plan for the Unincorporated Area of Greene County attached hereto named Comprehensive Plan of Greene County, Indiana, dated July 2009.

Kermit Holtsclaw
President
Greene County Advisory Plan Commission

Marilyn Hartman
Secretary
Greene County Advisory Plan Commission

Date
July 28, 2009
COMPREHENSIVE PLAN
CERTIFICATION

I, Marilyn Hartman, Secretary of the Greene County Advisory Plan Commission do hereby certify to the Greene County Board of Commissioners, that the Comprehensive Plan of Greene County, a true copy of which is attached, was considered and approved by the Greene County Advisory Plan Commission at their meeting held on July 28, 2009 by a vote of 8 in favor, 0 against, 0 abstaining, and 1 absent and do herewith forward the same to you for your consideration and approval.

Marilyn Hartman
Secretary
Greene County Advisory Plan Commission

July 28, 2009
PUBLISHER'S CLAIM

LINE COUNT

Display Master (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) — number of equivalent lines

Head — number of lines

Body — number of lines

Tail — number of lines

Total number of lines in notice

115

COMPUTATION OF CHARGES

115 lines, ... columns wide equals 115 equivalent lines at $ .3846 cents per line

$ 38.48

Additional charges for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication ($1.00 for each proof in excess of two)

TOTAL AMOUNT OF CLAIM

$ 38.48

DATA FOR COMPUTING COST

Width of single column in picas

Number of insertions

Size of type

Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper times. The dates of publication being as follows:

July 15, 2009

Additionally, the statement checked below is true and correct:

[ ] Newspaper does not have a Web site.
[ ] Newspaper has a Web site and this public notice was posted on the same day as it was published in the newspaper.
[ ] Newspaper has a Web site, but due to technical problem or error, public notice was posted on .
[ ] Newspaper has a Web site but refuses to post the public notice.

Date July 15, 2009

Title (Signature Public)
NOTICE OF PUBLIC HEARING OF THE GREENE COUNTY ADVISORY PLAN COMMISSION
REGARDING ADOPTION OF A COMPREHENSIVE PLAN FOR THE UNINCORPORATED AREAS OF GREENE COUNTY, INDIANA

NOTICE is hereby given that the Greene County Advisory Plan Commission will hold a public hearing on Tuesday, July 28, 2009 at 7:00 PM (or as soon thereafter) in the Greene County Courthouse Commissioners' Room (Third Floor, 1 East Main Street, Bloomfield, IN 47424), to provide citizens an opportunity to express views on the recently completed final draft of the County Comprehensive Plan (covering the unincorporated area of Greene County). The Plan was prepared for the following interstate corridors: 69 Community Planning Grant funds from the Indiana Department of Transportation. Representations from Heilbronn-Loehner & Associates will be available to answer questions. Every effort will be made to allow persons to voice their opinions at the public hearing. The Third Floor of the Greene County Courthouse is handicapped accessible. However, persons requiring special accommodations should contact the Greene County Auditor, David Bailey, Greene County Courthouse (Room 137, 1 East Main Street, Bloomfield, IN 47424), (812) 384-2001, at least seven days prior to the public hearing. Every effort will be made to provide reasonable accommodations for the hearing. For additional information concerning the Comprehensive Plan, please contact David Bailey, Greene County Auditor, (812) 384-2001, or dropoff@blanco.com. Written comments will be accepted at the Greene County Auditor's Office (address above) through 4:00 PM, Tuesday, July 28, 2009, for the public hearing that evening. A copy of the final draft of the Greene County Comprehensive Plan is available for public review at the Greene County Courthouse Auditor's Office, 8:30 a.m. to 4:00 p.m., Monday through Friday. Copies of the plan are also available for inspection during regular business hours at the following locations:

Bloomfield Public Library, 150 S. Franklin Street, Bloomfield, IN 47424
Eastview Public Library, 123 W. Franklin Street, Bloomfield, IN 47424
New Alexandria Public Library, 23 W. Main Street, New Alexandria, IN 47464
Monroe County Public Library, 414 W. Main Street, Bloomfield, IN 47424
Shelbyville Public Library, 611 W. Main Street, Marshall, IN 47438
Seymour Memorial Library, 54 W. Main Street, Seymour, IN 47274
Greene (Margaret Cooper) Public Library, 56 W. Main Street, SC, 47441
Muncie Public Library, 501 N. Delaware Street, Muncie, IN 47302

DATED this 5th day of June, 2009.
GREENE COUNTY AUDITOR
(Governmental Unit)

GREENE County, Indiana

JASONVILLE, INDIANA
223 S. LAWTON ST.
JASONVILLE, IN 47438

PUBLISHER'S CLAIM

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total more than four solid lines of the type in which the body of the
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Head -- number of lines
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Total number of lines in notice


COMPUTATION OF CHARGES
.35. lines, .2. columns wide equals .7.0 equivalent lines at .37.0
cents per line

Additional charges for notices containing rule or tabular work (50 per cent
of above amount)
Charge for extra proofs of publication ($1.00 for each proof in excess
of two)

TOTAL AMOUNT OF CLAIM


$ 25.90

DATA FOR COMPUTING COST
Width of single column in picas

Size of type

Number of insertions

Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is
just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same
has been paid.

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size,
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the newspaper.
☐ Newspaper has a Web site, but due to technical problem or error, public notice was posted on
☐ Newspaper has a Web site but refuses to post the public notice.

Date July 15, 2009

Title Publisher
NOTICE OF PUBLIC HEARING OF THE GREENE COUNTY ADVISORY PLAN COMMISSION TO ADOPT A COMPREHENSIVE PLAN FOR THE UNINCORPORATED AREAS OF GREENE COUNTY, INDIANA.

NOTICE is hereby given that the Greene County Advisory Plan Commission will hold a public hearing on Tuesday, July 28, 2009 at 7:00 p.m. (local time) in the Greene County Courthouse, Commissioners' Room (Third Floor, One East Main Street, Bloomfield, IN 47424), to provide citizens an opportunity to express views on the recently completed final draft of the Greene County Comprehensive Plan covering unincorporated areas of Greene County. The Plan was paid for in full using Interstate 69 Community Planning Grant funds from the Indiana Department of Transportation. Representatives from Bernardin-Lochmueller & Associates will be available to answer questions.

Every effort will be made to allow persons to voice their opinions at the public hearing. The Third Floor of the Greene County Courthouse is handicapped accessible. However, persons with disabilities who wish to attend the public hearing and need assistance should contact the Greene County Auditor, David Bailey, Greene County Courthouse (Room 137, One East Main Street, Bloomfield, IN 47424), (812) 384-2007, at least seven days prior to the public hearing. Every effort will be made to provide reasonable accommodations for those persons. For additional information concerning the Comprehensive Plan, please contact David Ripple, Bernardin-Lochmueller & Associates (6200 Vogel Road, Evansville, IN 47715), 800-423-7411 or dripple@blinc.com.

Written comments will be accepted at the Greene County Courthouse Auditor's Office (address above) through 4:00 p.m., July 28, 2009, and at the public hearing that evening. A copy of the final draft Greene County Comprehensive Plan is available for public review at the Greene County Courthouse Auditor's Office, 8:00 a.m. to 4:00 p.m., Monday through Friday. Copies of the plan are also available for inspection during regular business hours at:

- Bloomfield Public Library, 125 S. Franklin St., Bloomfield, IN 47424
- Eastern Greene County Public Library, State Highway 54, Cincinnati, IN 47424
- Jasonville Public Library, 611 W. Main Street, Jasonville, IN 47438
- Linton (Margaret Cooper) Public Library, 25 1st St. S.E., Linton, IN 47441
- Worthington-Jefferson Township Library, 23 N. Commercial S.E., Worthington, IN 47471

Dated this 9th day of June, 2009.
ORDINANCE NO. 2009-02
AN ORDINANCE ESTABLISHING THE GREENE COUNTY ADVISORY PLAN COMMISSION

WHEREAS, on September 11, 2007, the Board of Commissioners entered into an Inter-Governmental Cooperation Agreement with the Town of Bloomfield, Indiana, and the City of Linton, Indiana, under which the County sought and subsequently obtained grant funds from the State of Indiana to develop an I-69 Corridor Plan and a County-wide Comprehensive Plan; and

WHEREAS, in order for the Board of Commissioners to consider the adoption of a Comprehensive Plan, it is necessary for an Advisory Plan Commission to be formed; and

WHEREAS, pursuant to IC 36-7-4-202, the Board of Commissioners of Greene County, Indiana, as the legislative body of the County, may establish a county advisory plan commissions by ordinance; and

WHEREAS, the adoption of a comprehensive plan will assist Greene County in competing for federal funds available for infrastructure projects within Greene County and promoting economic development in Greene County; and

WHEREAS, the Board of Commissioners has determined that it is in the best interests of the citizens of Greene County, Indiana, that a county advisory plan commission be established.

NOW THEREFORE, BE IT ORDAINED by the Board of Commissioners of Greene County, Indiana, as follows:

Section 1. Establishment of the Greene County Advisory Plan Commission. The Board of Commissioners hereby establishes the Greene County Advisory Plan Commission ("Plan Commission").

Section 2. Members. The Plan Commission shall consist of Nine (9) members, who shall be appointed as follows: (a) One (1) member appointed by the Board of Commissioners from its membership; (b) One (1) member appointed by the Greene County Council from its membership; (c) the Greene County Surveyor or his designee; (d) the Greene County Agricultural Extension Educator; (d) and Five (5) citizen members appointed by the Board of Commissioners, of whom not more than three (3) may be of the same political party,

Section 3. Qualifications of Citizen Members. Citizen members must be either (i) residents of an unincorporated area of Greene County; or (ii) residents of Greene County who also own real property located in whole or in part in an unincorporated area of Greene County. Each citizen member shall be appointed because of the member's knowledge and experience in community affairs, the member's awareness of the social, economic, agricultural, and industrial problems of the area, and the member's interest in the development and integration of the area. A citizen member may not hold other elective or appointive office in municipal, county, or state government.
Section 4. Term. (A) The term of office of a member who is appointed from the membership of the Board of Commissioners or the Greene County Council is coextensive with the member's term of office unless the Board of Council appoints another member to serve as its representative at its first regular meeting in any year.

(B) The citizen members shall initially be appointed for the following terms of office: One (1) member for a term of one (1) year; One (1) member for a term of two (2) years; One (1) member for a term of three (3) years; and Two (2) members for a term of four (4) years. Each member's term expires on the first Monday of January of the first, second, third, or fourth year, respectively, after the year of the member's appointment. When an initial term of office of a citizen member expires, each new appointment of a citizen member is for a term of four (4) years. A citizen member serves until his successor is appointed and qualified. A citizen member is eligible for reappointment.

Section 5. Vacancies. If a vacancy occurs among the plan commission members who are appointed, then the appointing authority shall appoint a member for the unexpired term of the vacating member.

Section 6. Statutory Provisions Incorporated by Reference. The provisions of IC 36-7-4 governing the powers, duties, and procedures of county advisory plan commissions, and as may be amended from time to time, are herein incorporated by reference.

ADOPTED this 16th day of March, 2009.

BOARD OF COMMISSIONERS OF
GREENE COUNTY, INDIANA:

By: Bart A. Beard
Bart A. Beard, President

By: Stephen C. Lindsey, Commissioner

By: Kermit E. Holtsclaw, Commissioner

ATTEST:

David L. Bailey, Auditor

Ordinance No. 2009-______
Page 2 of 2
A. What is it?

1. Framework for future physical development of the community
   - General guide, NOT law
   - Does NOT affect land use rights
   - Does NOT recommend, suggest or even hint about the adoption of land use controls

2. Addresses:
   - Demand for land use to accommodate future activities
   - Infrastructure (roads and utilities) to sustain development
   - Provision of community and recreation facilities to meet the needs of residents
   - Preservation of the historic and natural amenities to protect the rural heritage

3. Fringe area recommendations of Bloomfield and Linton comprehensive plans and recommendations of I-69 Corridor Plan included in Greene County Comprehensive Plan

A. What is it? (continued)

4. Vision Statement
   - "Greene County strives to be a great place to live, work and visit by embracing change that fosters economic development opportunities, while preserving historic, natural and small community features that foster a unique living environment and attract visitors to the county."

B. What does it include?

1. A community profile
   - Review of historic structures and information on housing characteristics
   - Description of environmental features – prime farmland, forests, kars, karst topographic features, steep slopes, ground water resources, streams, floodplains, wetlands, natural areas and wildlife habitats
   - Generation of existing and projected population, housing and employment
   - Assessment of existing land use and infrastructure
   - Identification of development issues through Steering Committee, a community-wide survey and community leader interviews

2. A future vision
   - Development Goals and Guidelines

3. Recommendations
   - Land use development
   - Transportation, utilities, and community facilities and services
   - Open space and recreation and environmental protection
   - Economic development and housing preservation
   - Tourism and
   - Comprehensive plan implementation

C. What brought it about?

1. INDOT I-69 Community Planning grants to Greene County, Linton and Bloomfield

2. Collaborative effort among the three jurisdictions for the maximum grant
   - Greene County Comprehensive Plan with Tourism Element
   - Bloomfield Comprehensive Plan
   - I-69 Corridor Plan

D. What geographic area does it cover?

E. What did the plan find?

F. How was it developed?

G. What are the plan recommendations?

H. What commitments are needed?

I. Why act now?
D. What geographic area does it cover?

1. UNINCORPORATED Greene County ONLY — excludes incorporated areas although general information on provided on those areas.

E. What did the plan find?

1. Rich historic heritage of 1,109 structures — 4 national register sites, many more eligible for the national and state registers, and most in downtown commercial districts of Bloomfield, Linton and Worthington
2. Remnants of the Wabash & Erie Canal along White River West Fork from south of Newberry to north of Worthington
3. Concentration of prime farmlands west of White River West Fork — 35% of total county
4. Forests throughout — east of White River West Fork and far western part of county
5. Karst topographic features (caves, springs and bottoms) east of White River West Fork — "American Bottoms" along SR 54 at Ridgeport one of the most significant
E. What did the plan find?

7. Wellhead protection areas near incorporated areas
8. Major wetlands and floodplains associated with rivers and streams → greatest concentration of wetlands in Goose Pond and Beehunter Marsh
9. Wildlife habitats along White River West Fork, in managed land areas, and in caves of eastern Greene County
10. Most managed lands west of White River West Fork, but only a few east of White River West Fork
11. Severe environmental constraints to expanded urban growth east of White River West Fork: steep slopes, forests, karst topographic features and wildlife habitats with threatened and endangered species

E. What did the plan find?

12. Modest population growth from 2006 to 2030 (about 2500 persons, but WestGate @ Crane may boost population by another 3000 persons)
13. Median age of 38 years, three years older than Indiana statewide
14. Less education beyond high school than the whole of Indiana
15. Median household income 82% of Indiana statewide and slightly higher poverty rate than statewide Indiana
16. Aging housing stock → half over 40 years old
17. Projected increase of 1,537 housing units from 2008 to 2030, but WestGate @ Crane may add another 769 housing units
18. Projected increase of only 371 jobs from 2000 to 2030, but WestGate @ Crane could add another 1,804 jobs
E. What did the plan find?

19. Projected demand for 1,932 acres of land to accommodate urban growth, but WestGate @ Crane may require another 332 acres to support resident employees.

20. Insufficient vacant land suitable for development in existing cities and towns to accommodate urban growth.

21. No major roadway improvements except for I-69; most projects involve resurfacing, bridge replacements and sidewalk improvements.

22. Generally adequate water systems inside incorporated areas, but waterlines must be extended to accommodate growth.
   - Waterlines at proposed I-69/I-25 231 and WestGate @ Crane
   - Outside Eastern Heights Utility service area, homes are on private wells.
E. What did the plan find?

23. Wastewater treatment plants in most incorporated areas
   • Most systems lack capacity to handle storm events
   • Systems must be extended to accommodate growth
   • Eco-treatment system being developed for WestGate and Crane
24. Adequate recreation areas, but improvements to recreation facilities may be needed
25. No identified new schools → However, Bloomfield School Complex is known to be landlocked

F. How was it developed?

1. Four meetings of Three Steering Committees
   • Identify issues and leaders to be interviewed (5/27/2008)
   • Develop future vision (8/13/2008)
   • Develop future alternatives (10/08/2008)
   • Develop recommendations (12/03/2008)
2. Steering Committees met jointly to address common issues
3. Two rounds of public information meetings
   • Review background information and the future vision (8/26-28/2008)
   • Review future land use/transportation alternatives (10/28-30/2008)
4. Steering Committee → Issues identification
5. Communitywide survey
6. Interviews of community leaders

G. What are the plan recommendations?

1. Stated Priorities:
   • Projects that assist development opportunities around the I-69 interchanges
     → Especially at the I-69/US 231
   • Providing infrastructure to create shovel ready sites near interchanges
   • Developing an Economic Development Plan for Greene County
     → To achieve development opportunities in the I-69 interchange areas
     → To create job opportunities
     → To attract new businesses

Table: Existing and Projected Land Use Demand

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>2008 Acreage</th>
<th>Percent of County</th>
<th>2008 to 2030 Demand Acres</th>
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<tbody>
<tr>
<td>Residential</td>
<td>22,710</td>
<td>6.7%</td>
<td>1,381</td>
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<tr>
<td>Commercial</td>
<td>240</td>
<td>0.1%</td>
<td>51</td>
</tr>
<tr>
<td>Industrial</td>
<td>580</td>
<td>0.2%</td>
<td>300</td>
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<tr>
<td>Public/Public</td>
<td>14,640</td>
<td>4.3%</td>
<td>100</td>
</tr>
<tr>
<td>Chiro/herb</td>
<td>300</td>
<td>0.2%</td>
<td>0</td>
</tr>
<tr>
<td>Education</td>
<td>110</td>
<td>0.1%</td>
<td>0</td>
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<tr>
<td>Parks/Recreation</td>
<td>10,070</td>
<td>2.8%</td>
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<tr>
<td>Utilities</td>
<td>50</td>
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<tr>
<td>Other</td>
<td>3,180</td>
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<tr>
<td>Agricultural/Forest Land</td>
<td>300,850</td>
<td>88.7%</td>
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<tr>
<td>Total</td>
<td>338,820</td>
<td>100.0%</td>
<td>2,032</td>
</tr>
</tbody>
</table>

source: Demand and Development, Inc.

* Rounded to the nearest 10 acres
* Total Area and Percent of Area excludes roads, railroads, right-of-ways and incorporated communities.
G. What are the plan recommendations?

2. Future Land Use:
   - Future land use opportunities inside and adjacent to Bloomfield, Jasonville, Linton and Worthington, along US 231 corridor; and along I-69 corridor.
   - Industrial: southwest of Jasonville and along Indiana RR west of Linton.
   - Commercial: along US 231 and other locations throughout Linton.
   - Residential along the corporate boundaries of Bloomfield, Jasonville, Linton and Worthington.
   - Infill residential: Ashcraft Chapel area northwest of I-69 at SR 45, Cincinnati area, SR 45 south of Cincinnati, SR 54 from Cincinnati to Hobbsville.
   - New park/recreation area east of Worthington overlooking White River West Fork.

3. Transportation/Thoroughfare Plan
   - Completion of Interstate 69.
   - Typical cross sections for ROW preservation and design.
   - Trails connecting towns and major recreation areas: WestGate @ Crane to Town of Crane, along the Wabash & Erie canal bed and abandoned RR from Newberry to Worthington.

4. Utilities Plan
   - Monitoring water and wastewater treatment plants to ensure adequate capacity to accommodate development.
   - Provision of sanitary sewers to US 231 interchange area and WestGate @ Crane.
   - Improvement of waterlines to serve I-69 US 231 interchange and WestGate @ Crane.
   - Provision of sanitary sewers and improved waterlines in the Cincinnati area.
   - Consideration of sewers and waterlines at other proposed Interchange areas.
G. What are the plan recommendations?

5. Community Facilities Plan and
6. Open Space/Recreation Plan
   - Consider forming a county-wide parks and recreation board
   - Develop and implement a countywide recreation master plan
   - Develop an active recreation program using public school facilities throughout the county

7. Environmental Plan
   - Protect historic properties through grants, loans and tax incentives
   - Develop trail along Wabash & Erie Canal using Transportation Enhancement and other trail funds
   - Check archaeological site records for major construction projects
   - Create a land use pattern that minimizes the impact on prime farmland
   - A future land use pattern that protects forested areas
   - Protection of environmentally sensitive areas with karst caves and springs through private dedication of easements or voluntary land acquisition by a non-profit entity
   - Avoiding development on steep slopes
   - Following IDEM rules to protect floodplains and wetlands

8. Economic Development Plan
   - Improving economic development opportunities
     - Providing incentives to encourage reuse of vacant, non-hazardous industrial properties, to retain and assist in the expansion of existing businesses, and to attract new businesses
     - Providing adequate infrastructure and minimizing proposed development on local and state roads
     - Promoting development opportunities along major roads leading to I-69
     - Encouraging the development of new retail businesses and services
   - Identifying assets and emerging business sectors
   - Building a business retention and attraction program
   - Developing and marketing existing and potential sites
   - Promoting small businesses and developing financial resources
   - Developing a regional approach

9. Housing Plan
   - Developing a dilapidated housing program to repair and remove housing and to return abandoned properties to the tax rolls as revenue generators
   - Pursuing federal and state programs providing housing rehabilitation assistance to low and moderate income home owners

10. Tourism Plan
   - Commitment to a dedicated source of funding
   - Creating a sustainable tourism industry through the identification of staff responsible for driving the tourism for the long-term
   - Developing a regional approach
   - Examining a variety of ways to promote tourism
   - Encouraging local investment increasing tourism accommodations
   - Researching grant and loan opportunities
   - Encouraging expanded tourism opportunities and attractions
G. What are the plan recommendations?

11. Implementation ➔ Adoption of Comprehensive Plan to better compete with other communities for State and Federal grants for:
   - Economic Development and Downtown Revitalization
   - Commercial and Residential Structure Rehabilitation
   - Historic Structure Preservation
   - Recreation Land and Facility Improvements
   - Bicycle and Pedestrian Facilities
   - Sanitary sewer/stormwater facility improvements
   - Protection of floodplains, wetlands and wildlife areas

H. What commitments are needed?

1. Plan Commission recommendation of the Plan to Board of Commissions after the public hearing

2. Adoption of Plan by resolution of the Board of Commissioners
   - Fulfills state statutory requirements
   - Provides policy guidance ➔ does not constitute law like an ordinance
   - Does not alter property rights

I. Why act now?

1. Guides public and private decisions relative to land use development and infrastructure improvements to capture the development opportunities of I-69 and WestGate @ Crane

2. Enables the county to better compete with other communities for State and Federal grants and loans

3. Establishes the foundation under State statute for planning to avoid starting over again from scratch in the future