

Whitley County

**COMPREHENSIVE
PLAN**





PREFACE

Table of Contents

Preface

Introduction.....	2
Comprehensive Plan Mandate	3
The Planning Process.....	4
Document Parts.....	5

Part 1: Community Profile

Introduction.....	7
The History	8
The Transportation System	8
The Land	9
The People	10
Community Values.....	11
Profile Summary	12
A Vision for Whitley County	12

Part 2: Planning Principles

Introduction.....	13
Planning Principles	14
Icons	15
Focus Growth.....	16
Foster Safe and Convenient Circulation	18
Nurture Environmental Integrity.....	20
Advance Economic Development Efforts.....	22
Enhance Quality of Life.....	24

Part 3: Land Classification Plan

Introduction.....	27
Land Classification Plan	28
Conservation and Open Space	29
Agricultural.....	30
Transitional Agriculture	31
Rural Residential.....	32
Residential.....	33
Lake Residential.....	34
Government and Institutional	35
Village Commercial	36
General Commercial	37
Industrial	38
Land Classification Plan Map Methodology.....	39
Appropriate Adjacent Land Classification Table	40
Land Classification Plan Map Description	40
Land Classification Plan Map.....	41

Part 4: Transportation

Introduction.....	43
Transportation	44
Principal Arterial.....	45
Minor Arterial	46
Major Collector	47
Minor Collector.....	48
Local Road	49
Transportation Plan Map Description.....	50
Transportation Plan Map.....	51

Part 5: Appendix

Introduction.....	53
Values Survey Results.....	54
Additional Demographic Data	59



Introduction

The act of planning reflects Whitley County's fundamental desire for a better future. By creating the Comprehensive Plan, Whitley County recognizes the strategic advantage of anticipating change and capitalizing on opportunities. Ultimately, the Comprehensive Plan seeks to make the most efficient use of land and capital investments, while balancing the impacts of the built environment with the enhancement of the agricultural community and protection of the environment.

Past Comprehensive Plans

This Plan replaces the County's 1993 Comprehensive Plan that served the County well. The 1993 Plan is nearing twenty (20) years old without any content revisions. It called for the movement towards development centers within each township that would provide centralized sanitary sewer service and potentially other services. This has happened in areas where extending or developing sanitary sewer services was financially feasible. This new Comprehensive Plan builds on that concept with regard to development needing to have access to utility services, but recognizes that it is not financially feasible in every township.

Applicability and Timeframe

This Plan applies to the Whitley County planning jurisdiction excluding the incorporated communities of Churubusco, Columbia City, and South Whitley, as well as the extra-territorial planning jurisdictions of those communities.

This Comprehensive Plan should be viewed as a living document. Although the Plan is authored with a twenty (20) year timeframe anticipating the needs of Whitley County through the year 2030, the process of revisiting and revising the Plan should occur at least every five (5) years to ensure that the content remains valid for the future. With regular updates, the timeline of the Plan can be extended indefinitely. In this way, the Comprehensive Plan will remain a relevant guide to the future growth and development of Whitley County.

Beneficiaries and Limitations

The *Whitley County Comprehensive Plan* is designed to benefit the County, as a whole, as opposed to a single property owner or a single municipality. As a result, from time to time, implementing the Plan may adversely affect a single property owner or a small group of property owners. However difficult or controversial, the greater good of the community will be served through the implementation of this Plan. No community has ever regularly improved itself without some controversy, opposition, or adverse effects on small numbers of property owners.

It is important to keep in mind that this Plan is not enforceable in itself and should not be mistaken as a zoning ordinance or as a substitute for other regulatory ordinances. This Comprehensive Plan has been designed to serve as a guideline for Whitley County. The County will utilize its zoning and subdivision control ordinances as the primary means of implementation. The County will also use department policies, along with its capital, intellectual, political, and staff resources to help in the implementation of this Plan.



Comprehensive Plan Mandate

The State of Indiana, through Indiana Statutes, Title 36, Article 7, as amended, empowers communities to plan with the purpose of improving “the health, safety, convenience, and welfare of the citizens and to plan for the future development of their communities to the end:

1. That highway systems be carefully planned;
2. That new communities grow only with adequate public way, utility, health, educational, and recreational facilities;
3. That the needs of agriculture, industry, and business be recognized in future growth;
4. That residential areas provide healthful surroundings for family life; and
5. That the growth of the community is commensurate with and promotive of the efficient and economical use of public funds” [IC 36-7-4-201].

Indiana Statutes state that counties may establish planning and zoning entities to fulfill that purpose [IC 36-7-4-201]. The Plan Commission is the body responsible for maintaining a comprehensive plan, which is required by state law to be developed and maintained [IC 36-7-4-501] if the community wishes to exercise zoning powers.

Indiana Code 36-7-4-502 and 503 state the required and permissible contents of a comprehensive plan. The required plan elements are listed below.

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.
3. A statement of policy for the development of public ways, public places, public lands, public structures, and public utilities.

Public law further states that a community may establish planning and zoning entities to fulfill this purpose [IC 36-7-4-201].

This mandate serves as the foundation for the *Whitley County Comprehensive Plan*. Throughout the planning process and within the Comprehensive Plan, all State of Indiana minimum requirements have been met or exceeded.

- ◆ The *Whitley County Comprehensive Plan* analyzes the physical characteristics of the County including existing land use, transportation systems, community facilities, the built environment, and natural land features.
- ◆ Public involvement provided the foundation for this Comprehensive Plan. The public input exceeds the State’s requirements by providing several opportunities for input during the initial stages of the planning process. That input is integrated into the content of this document. The public was given the opportunity to review a draft version of the document and provide feedback prior to the State-required public hearing.
- ◆ The *Whitley County Comprehensive Plan* has an overall theme of improving the health, safety, and welfare of residents and contains the State required elements, as well as extra components.



The Planning Process

Several opportunities to participate in the *Whitley County Comprehensive Plan* were presented to residents and employees of Whitley County. Meetings designed to obtain input from County leadership, interest groups, and the general public were held during the initial phase of the project. A summary of each of these input opportunities follows.

Community Leaders

Event: One (1) round-table discussion was held.

Invitations: Formal invitations were sent via US Mail to County Commissioners, County Council, Plan Commission Members, and Board of Zoning Appeals Members.

Meeting Content: Roundtable participants

- ◆ were introduced to the purpose and process of comprehensive planning;
- ◆ shared thoughts on planning-related issues;
- ◆ completed a Values Survey;
- ◆ identified liabilities, assets, and needs; and
- ◆ shared advice on preparation of the Comprehensive Plan.

Interest Groups

Event: One (1) interview session was held with each interest group.

Invitations: Formal invitations were sent via US Mail to local people with interests and knowledge in specific aspects of the County. The interest groups included

- ◆ agriculture;
- ◆ real estate and development;
- ◆ economic development;
- ◆ environment;
- ◆ transportation and emergency services; and
- ◆ municipal cooperation.

Meeting Content: Interviewed participants

- ◆ were introduced to the purpose and process of comprehensive planning;
- ◆ completed a Values Survey;
- ◆ identified liabilities, assets, and needs; and
- ◆ described interest group specific issues.

Public Engagement

Events: Three (3) workshops were held.

Invitations: Post card invitations were sent via US Mail to a random sample of 400 Whitley County residents. Information about the public workshops was published in newspapers, websites, and blogs that cover happenings in Whitley County. Invitations were also sent electronically to alumni of Leadership Whitley County Program and Whitley County's Young Adults in Action organization.

Meeting Content: At each workshop, participants

- ◆ completed a Values Survey;
- ◆ identified liabilities, assets, and needs;
- ◆ were asked to communicate their "dreams" for Whitley County; and
- ◆ provided additional comments and information about issues within the County.

Additional Opportunities

Residents who were unable to attend the public workshops were encouraged to send in comments or suggestions for planning the future of the County. Also, the Values Survey was made available at the Whitley County Joint Building and Planning Office as well as on local websites and blogs for residents to fill-out and return.

Steering Committee

The County's planning staff and leadership assembled a team of local individuals with keen insight into the community and representing various perspectives to provide insight and general guidance during the Comprehensive Plan process. This Steering Committee was given the opportunity to provide initial input on planning-related issues in Whitley County; identify and discuss the County's liabilities, assets, and needs; and participate in the Values Survey.

The Steering Committee also completed a series of visioning worksheets that provided further insight into the future of Whitley County. The Steering Committee was charged with reviewing the initial draft of the Comprehensive Plan on a page-by-page basis, as well as reviewing subsequent drafts and changes recommended by interest groups and the public.



PREFACE

Draft Development

The first full draft (i.e. Draft A) of the *Whitley County Comprehensive Plan* was developed based on all input received from County leaders, interest groups, the public, and the Steering Committee, as well as research and site visits. Draft A was reviewed on a page-by-page basis by the Steering Committee.

The input received on Draft A, along with additional research, resulted in a second draft (i.e. Draft B) of the *Whitley County Comprehensive Plan*. That draft was made available to the public, interest groups, and community leaders for review. A series of meetings was held to obtain comments and answer questions from those groups. Draft B and comments from the public, interest groups, and community leaders were discussed by the Steering Committee. The Steering Committee concluded what changes needed to be made to evolve Draft B into the Public Review Draft.

The Public Review Draft was made available to the public, and the public was invited to offer comments and suggestions on the document at an open house.

Adoption

A legally advertised public hearing was held by the Whitley County Plan Commission on March 15, 2011. The Plan Commission certified the proposed *Whitley County Comprehensive Plan* after hearing public input.

The Whitley County Board of Commissioners adopted the *Whitley County Comprehensive Plan* as a resolution on March 21, 2011, a regularly scheduled and properly noticed meeting.

Document Parts

The *Whitley County Comprehensive Plan* is organized into the following five (5) parts:

Part 1 - Community Profile: The Community Profile highlights general information about the County, demographic data, and summarizes the results of the community's input.

Part 2 - Planning Principles: The Planning Principles address and explain the underlying principles that, when implemented, will help Whitley County achieve its greatest potential. Each Planning Principle is followed by a series of objectives, a description of the foundation for the principle and objectives, and a list of benefits that can be realized by implementing the principle and objectives.

Part 3 - Land Classification Plan: The Land Classification Plan describes ten (10) different land classifications and then applies them to the land within the County. Each of the land classifications addresses land use and development characteristics. When applied to a map they will effectively guide patterns, types, and placement of future development throughout Whitley County.

Part 4 - Transportation: The Transportation section of the Plan classifies all roads into a hierarchical system based on function. The official Transportation Plan Map and a description of each road classification are included.

Part 5 - Appendix: The Appendix provides the complete results of the Community Values Survey and additional demographic research.



PREFACE



Preface
page 1

Part 1: Community Profile
page 7

Part 2: Planning Principles
page 13

Part 3: Land Classification Plan
page 27

Part 4: Transportation
page 43

Part 5: Appendix
page 53

Introduction

The following sections provide an overview of history, physical attributes, demographics, community values, and input provided by the public and community leaders.



PART 1: COMMUNITY PROFILE

The History

The area now known as Whitley County was originally occupied by the Miami and Pottawatomie Indian tribes. A treaty signed in 1826 between the Miami tribe and the US Government established several reserves for the tribes. In 1838 Whitley County was formally organized by the State legislature.

Industry was the first to locate along the Blue River, and in 1856 the Fort Wayne and Chicago Railroad was extended to Columbia City along the south side of the Blue River. Fifteen (15) years later, another railroad was laid in roughly southwest to northeast direction across the County.

In 1913 the Lincoln Highway Association was formed and a route was laid for the first major highway to transect the County. The Lincoln Highway followed the current US Highway 33 route from Fort Wayne through Churubusco. Around 1930, the Lincoln Highway was realigned to follow Lincolnway that currently bisects Whitley County in an east-west direction.

The Transportation System

In 1962, US Highway 30 was re-routed north of Columbia City. This four-lane, divided highway linking Fort Wayne to Chicago has had a tremendous impact on development in Whitley County. Today, US Highway 30 is still the most prominent transportation feature in the County. US Highway 30 provides access to jobs, products, and services in Fort Wayne. It also serves Whitley County industries by providing quick access to Interstate 69 and Warsaw to the west.

Whitley County is fortunate to have several other highways: State Road 5, State Road 9, State Road 14, State Road 105, State Road 109, State Road 114, State Road 205, US Highway 24, and US Highway 33.

Over 640 miles of County roads combined with the aforementioned highways creates an efficient transportation network. County roads in the south half of the County follow section lines creating a grid pattern. Lakes and changing topography make the County roads in the north half of Whitley County less grid-like.

Whitley County is bisected by two (2) rail corridors. The Chicago, Fort Wayne, and Eastern Railroad (CFER) is a regional short line connection that runs mostly parallel to and along US Highway 30. The railroad is operated by RailAmerica via a long term lease from CSX. Between two (2) and six (6) trains pass through Whitley County on this line each day. Steel Dynamics, Essex, and Farmers Grain all utilize rail spurs along these tracks, with a new spur planned for construction as part of the Triad Metals International project. Primary commodities carried on the line include grain, fertilizer, non-poison inhalation/non-toxic inhalation chemical (PIH/TIH), steel, rail trains, paper, lumber, and ink.

A railroad owned and operated by Norfolk Southern also runs east-west through Whitley County parallel to County Road 500 South. Approximately twenty-five (25) trains pass through this rail corridor each day most of which carry “through freight.” This corridor primarily serves the agricultural industry with several grain elevator spurs. Other freight commodities include machinery, chemicals, metal, construction materials, coal, and forest products.



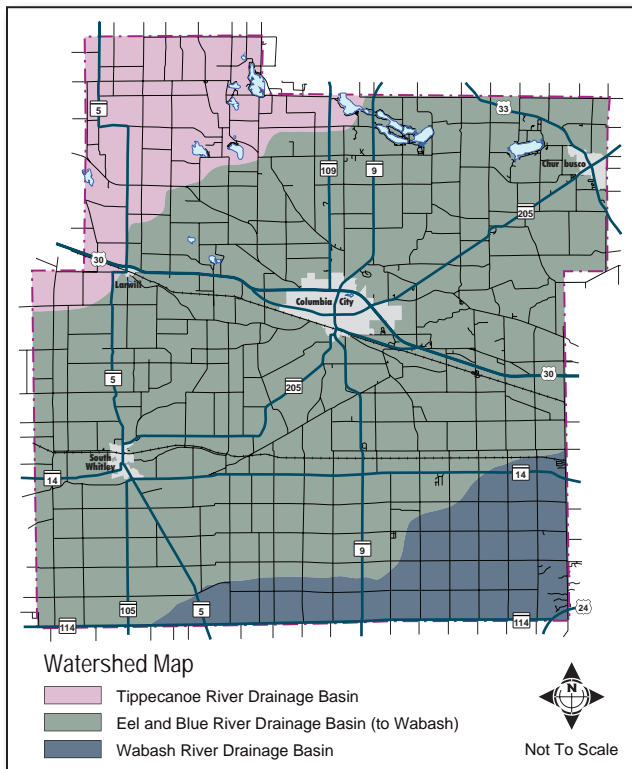
PART 1: COMMUNITY PROFILE

The Land

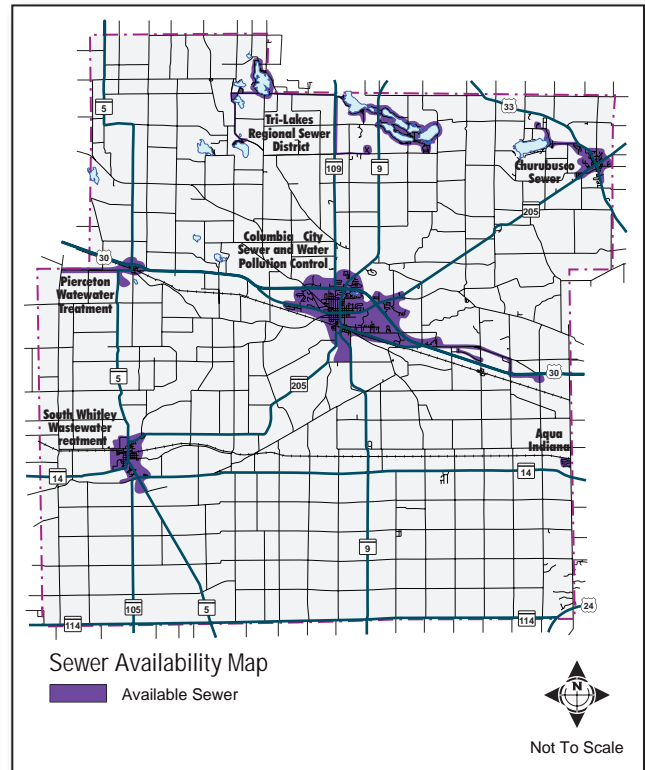
Whitley County is located in northeast Indiana. The County seat and largest community within Whitley County is Columbia City. Churubusco, South Whitley, and Larwill are other important and organized communities in the County. Additionally, there are several unincorporated “villages.”

The Eel River runs from the northeast corner of the County to the southwest and splits the County into two (2) different land formations. Land north of the Eel River is characterized by hills and deep depressions (e.g. lakes). Land south of the Eel River is characterized by gently rolling landscapes and flat lands.

Whitley County drains into three (3) watersheds. The northwest corner of the County drains into the Tippecanoe River drainage basin. The southeast corner and most of the southern edge of the County drains into the Wabash River drainage basin. The rest of Whitley County drains into the Eel River basin. This watershed covers nearly two-thirds of the County, including all four (4) incorporated communities. The Eel River flows southwest into Logansport, then eventually into the Wabash River (See the Watershed Map).



In 1917, John H. Shiltz wrote in the Soil Survey of Whitley County, “The real source of wealth in this county is the soil, and it has responded most liberally. It consists mostly of clay in different varieties which has been enriched with the accumulation of vegetable matter for many centuries.” Whitley County’s soil are still considered good for agriculture and structural integrity. However, clay soils drain poorly and in most cases are not ideal for septic systems (See the Sewer Availability Map).



Whitley County’s drains and channels were originally designed for agricultural purposes, and do not have sufficient capacity to receive and convey runoff resulting from development and even from some intense agriculture uses.



PART 1: COMMUNITY PROFILE

The People

The information and statistics that follow are from the US Census Bureau (www.census.gov) and the Indiana University Kelley School of Business's Indiana Business Research Center website (www.stats.indiana.edu) unless noted otherwise. In most cases, the data is rounded for ease of comprehension.

Between 1990 and 2000, Whitley County experienced an eleven percent (11%) increase in population. This increase was consistent with the State of Indiana's ten percent (10%) population increase over the same decade. Compared to adjacent counties, Whitley County has had a growth rate greater than Huntington and Wabash Counties, consistent with Allen County, and less than Kosciusko and Noble Counties.

The Census Bureau's 2009 population estimate for Whitley County is 32,900. This figure is up seven percent (7%) from the 2000 Census population of 30,700. Whitley County's growth rate since 2000 appears to have been slightly greater than the State of Indiana's growth rate.

The 2015 population projection for Whitley County is 34,800, a six percent (6%) increase from the estimated population in 2009. Projections for the year 2025 range from 35,500 to 39,500, or somewhere between an eight percent (8%) and twenty percent (20%) increase.

Approximately thirty-eight percent (38%) of Whitley County's population, just over 12,000 people, live in Whitley County's incorporated cities and towns: Churubusco, Columbia City, Larwill, and South Whitley. This percentage increased two percent (2%) between 1980 and 1990, and three percent (3%) between 1990 and 2000.

Commuting patterns in and out of Whitley County have changed during the past decade. The number of Whitley County residents leaving the County to go to work was 7,600 in 2000 and 8,400 in 2007. Over 5,000 of those commuting out work in Allen County. People commuting into Whitley County to work has decreased from 4,400 in 2000 to 3,600 in 2007.

In 2000, thirty-three percent (33%) of the working population in Whitley County was employed in the manufacturing industry. This figure increased to thirty-six percent (36%) in 2009. This is notable because the State of Indiana and the counties adjacent

to Whitley experienced five percent (5%) declines or more in manufacturing employment during this same period.

Whitley County's median household income has increased from \$31,000 in 1990 to \$45,500 in 2000. This forty-six percent (46%) increase is fairly consistent with the State's increase of forty-four percent (44%) during that same timeframe. Interestingly, when the median household incomes for 2000 and 2008 are compared, and the 2000 figure is adjusted for inflation, the result is actually a sixteen percent (16%) decrease in median household income.

Whitley County's unemployment rate in 2009 was twelve and two-tenths percent (12.2%). This rate was higher than the State of Indiana's unemployment rate of ten and one-tenth percent (10.1%) for that same period. Noteworthy, the nation has been in an economic recession with high unemployment nationwide.

Approximately eighty-six percent (86%) of Whitley County residents age twenty-five (25) and over have attained a high school diploma or higher. Thirteen percent (13%) have attained a bachelor's degree or higher. These figures for the State of Indiana are eighty-two percent (82%) and nineteen percent (19%), respectively.

The median home value in 2000 for homes in Whitley County was \$96,000. This is slightly above the State of Indiana's median home value of \$94,300.

According to the 2007 Census of Agriculture, the value of agricultural products sold by Whitley County farms was \$85 million. Sixty-three percent (63%) of that figure came from crop sales, and the remaining thirty-seven percent (37%) was from livestock. There was a four percent (4%) decrease in the number of farms and a twenty percent (20%) decrease in acres of land for farming between 2002 and 2007. The quantity of farms decreasing is consistent with the State trend, but Whitley County lost a significantly higher percentage of farm acreage than the State of Indiana's average.

In 2007, the average age for the principal operator of a farm was fifty-six (56) years old. Thirty-three percent (33%) of farmers farm as their primary occupation.

Additional demographic information may be found in the *Part 5: Appendix*.



PART 1: COMMUNITY PROFILE

Community Values

Values Survey

The Values Survey was offered to folks that attended a meeting or workshop, on local websites, and at the Whitley County Joint Planning and Building Department office. Ninety-four (94) surveys were completed. The complete results are contained in *Part 5: Appendix* and a summary of the results follows.

Respondents represented all of Whitley County's townships. Fifty-four percent (54%) of the respondents live in the County, as opposed to living in an incorporated city or town. Nearly half of the respondents were between the ages of fifty-one (51) and seventy (70).

Seventy-six percent (76%) of the survey respondents agree that Whitley County government effectively provides services, facilities, and infrastructure. One exception to that is County roads, as seventy-five percent (75%) of the respondents disagree with the statement, "the County's roads are in as good of condition as is necessary for people to safely drive their vehicles."

Seventy-eight percent (78%) of the respondents agree that Whitley County offers a very high quality of life. However, only twenty-nine percent (29%) of the respondents agree that improving the overall quality of life is more important than protecting individual property rights. In fact, fifty-four percent (54%) disagreed with improving quality of life over protecting private property rights. Concurrently, eighty percent (80%) disagree with allowing a property owner to do anything they want with their property, even if it devalues a neighboring property. Clearly, balancing the good of the community and individual property rights is a complex issue in Whitley County.

Sixty-seven percent (67%) of the respondents agree that as much farmland as possible should be protected, with fifty-two percent (52%) agreeing that residential subdivisions should not be allowed to be built in prime agricultural areas. Additionally, seventy-six percent (76%) agree that new growth should be focused where services and infrastructure already exist, primarily in or adjacent to a city or town; and sixty-eight percent (68%) disagree with

allowing residential development that results in a decreased level of county-wide services.

Industrial development is important to Whitley County, but respondents disagree with allowing industry to locate in areas not spelled out in the County's Comprehensive Plan. Additionally, fifty-three percent (53%) agree that economic development efforts should focus solely on jobs that pay high enough to support a family. Thirty-one percent (31%) disagree with that statement identifying there are other ages groups (i.e. teens and retirees) that benefit from lower-paying jobs.

Survey respondents recognize the importance of Whitley County's environmental features and natural resources with eighty-seven percent (87%) agreeing that these elements should be protected from the impacts of development. Furthermore, seventy-five (75%) of the respondents agree that Whitley County should commit to becoming a "green" community (e.g. reducing energy consumption and promoting recycling).

It is important to also note that fifty-five percent (55%) of the survey respondents disagree with the statement, "there is absolutely no need for pedestrian facilities (i.e. sidewalks, trails, or paths) anywhere in the County's jurisdiction."

Vision 2020 Program

Vision 2020 has been a recent six (6) month process of community engagement to identify and understand the assets and needs of the ten (10) counties that make up the Northeast Indiana region. The movement was initiated by chief executive officers of major Northeast Indiana employers, and hundreds of folks with an interest in community growth and economic development from the Northeast Indiana region participated.

During this process, Whitley County participants identified investing in the workforce (i.e. 21st Century Talent) as the County's highest priority. Workforce development and collaboration between businesses and educational institutions are all a part of investing in the workforce.

Whitley County's second priority was "infrastructure," particularly the connection of land uses with transportation and infrastructure investments. Also, access to affordable and "clean" energy, transit, and the development of broadband infrastructure were identified.



PART 1: COMMUNITY PROFILE

Profile Summary

Features to Preserve

The following are features residents want to see preserved and maintained:

- ◆ An agricultural and rural atmosphere that contributes to a family-friendly place and high quality of life;
- ◆ A proactive and assertive mind-set when it comes to economic development that has resulted in the Park 30 Industrial Park and other employment centers across the County;
- ◆ Clean lake communities served by sanitary sewers;
- ◆ One of the best county-wide curb side recycling programs in the State of Indiana that has helped residents embrace the concept of “going green;”
- ◆ A host of environmental features and archeological sites as well as rare species of plants and animals;
- ◆ Unified and seamless fire departments;
- ◆ Municipal park and recreational activities; and
- ◆ The Whitley Transit System.

Primary Needs Identified

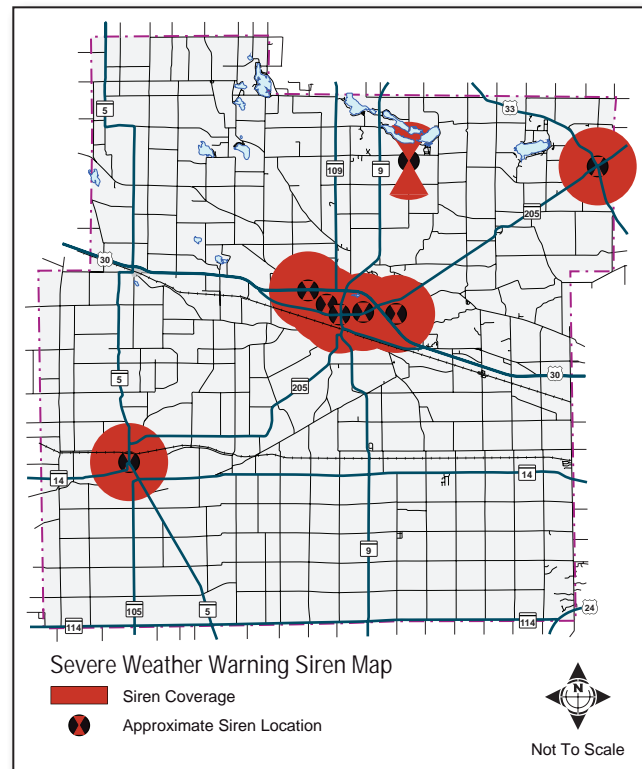
The following needs were the most noted or posed the most concern to public health, safety, and welfare:

- ◆ Improving the condition and safety of County roads;
- ◆ Improving drainage to meet the needs of agriculture and new development while acknowledging financial limitations and respecting environmental concerns.
- ◆ Awareness of issues facing municipalities including improving downtown vibrancy; redevelopment and/or reuse of large vacant (or soon-to-be vacant) facilities; and cooperation among various levels of government;
- ◆ Initiation of a community-based process for recommending standards for new, unforeseen, and large-scale land uses (i.e. wind generation facility);
- ◆ Inadequate severe weather warning devices (See the Severe Weather Warning Siren Map);
- ◆ Encouraging the development of quality of life amenities;

- ◆ Improving water quality; and
- ◆ The functional obsolescence of Columbia City High School and the limitations this places on Whitley County’s ability to become a destination for families looking to relocate.

A Vision for Whitley County

Whitley County is a community focused on creating the best climate to develop and grow industry, including the agricultural industry, while acknowledging the importance the environment plays. With careful planning, strong partnerships, and cooperation, residents of Whitley County will enjoy a high quality of life with local employment opportunities, a strong and advanced agricultural industry, rural character, and environmental assets.





Preface
page 1

Part 1: Community Profile
page 7

Part 2: Planning Principles
page 13

Part 3: Land Classification Plan
page 27

Part 4: Transportation
page 43

Part 5: Appendix
page 53

Introduction

This Plan outlines five (5) Planning Principles which, together, form the essence of this Plan for Whitley County. These Planning Principles also create a framework for decision-making, while allowing flexibility as development and socioeconomic conditions change.



PART 2: PLANNING PRINCIPLES

Planning Principles

This Comprehensive Plan and these Planning Principles adopt a long-term view and are generally intended to give guidance to future decisions. The Planning Principles are not site specific, nor do they anticipate all the special situations that may apply to a particular development project.

The Planning Principles are as follows:

- ◆ Focus Growth
- ◆ Foster Safe and Convenient Circulation
- ◆ Nurture Environmental Integrity
- ◆ Advance Economic Development Efforts
- ◆ Enhance Quality of Life

When evaluating a particular development for compliance with the Comprehensive Plan, decision-makers should recognize that determining compliance will not be a black and white issue. Some development projects will comply with some principles, contradict some principles, and be unrelated to others.

Two-page Layout

Each Planning Principle has a two-page layout dedicated to describing it.

- ◆ A short introduction in the left column of the left page explains and characterizes the Planning Principle.
- ◆ The call-out box on the bottom of the left page identifies the foundation for the Planning Principle. Included are facts, studies, findings, trends, and other basis for the Planning Principle.
- ◆ A call-out box on the bottom of the right page identifies benefits of implementing the Planning Principle.
- ◆ The remainder of the two-page spread contains a series of objectives that further the implementation of the Planning Principle. Additional information is noted, when necessary, to clarify the objective. A series of icons follows each objective.



PART 2: PLANNING PRINCIPLES

Icons

Icons are used after each objective. They are used to describe the objective's type, degree of importance, and the degree of cost.

Objective Type Icons

To illustrate the means for implementation, the following icons are used after each objective.



Policy: This icon indicates the objective is a policy to be implemented by resolution, ordinance, or directive.



Program: This icon indicates the objective is a program to be implemented by County staff, community leaders, or local organizations.



Project: This icon indicates the objective is a construction project.

Priority Icons

To illustrate the level of priority, the following icons are used after each objective.



1st Star Icon (High Priority): The 1st star icon represents the highest priority. These projects will have the greatest impact on achieving the Planning Principle.



2nd Star Icon (Moderate Priority): The 2nd star icon represents moderate priority. These projects will have a significant impact on achieving the Planning Principle.



3rd Star Icon (Low Priority): The 3rd star icon represents low priority. Although these projects are the lowest priority, they are still important for achieving the Planning Principle.

Degree of Cost

To illustrate the level of resources necessary to implement the objective, the following icons are used after each objective.



1 Dollar Sign (Low Cost): The one (1) dollar sign icon represents low resources; for example: a minimal amount of staff time and/or a nominal amount of funding.



2 Dollar Signs (Moderate Cost): The two (2) dollar sign icon represents moderate resources; for example: a moderate amount of staff time and/or a notable amount of funding.



3 Dollar Signs (High Cost): The three (3) dollar sign icon represents significant resources; for example: a high percentage of staff time and/or funding typically beyond normal budgets.



PART 2: PLANNING PRINCIPLES

Principle 1: Focus Growth

The principle of focusing growth is promoting development where and when it is:

- ◆ Feasible,
- ◆ Suitable,
- ◆ Advantageous,
- ◆ Consistent with the land use strategy, and
- ◆ Supported by the community's values.

Feasible: Growth that is market supported, based on a sound financial plan, and that can be successfully built-out in a short period of time.

Suitable: Growth that is located where transportation facilities, public services, and the environment can support such change.

Advantageous: Growth that provides secondary benefit to the surrounding areas and sometimes to the community as a whole.

Consistent with the Land Use Strategy: Growth that is consistent with the strategic allotment and geographic placement of land uses depicted on the *Land Classification Plan Map* on page 41.

Supported by the Community's Values: Growth that is consistent with the public's expectations and that meets the public's needs and desires.

Objective 1.1: Encourage growth in municipalities, adjacent to municipalities, near municipalities, or in areas served by public utilities.



Objective 1.2: Utilize *Part 3: Land Classification Plan and the Land Classification Plan Map* as a basis for zoning decisions.

Additional Information: Small deviations from the map accumulate over time, thus negating the Land Classification Plan's value to the County.



Objective 1.3: Minimize land use conflicts by strengthening buffering requirements and through careful deliberation of proposed developments that are not consistent with the *Land Classification Plan Map*.



Objective 1.4: Initiate a community-based process to seek input on a county-wide wind energy policy and to recommend standards for wind energy generation facilities.



Focus Growth - Foundation

- Whitley County's population is expected to grow about 10%, 3,300 persons, by the year 2030.
- Approximately 1,300 new dwelling units will be necessary to accommodate the population growth.
- Over the last 5 years, the average residential lot size in Whitley County was 4.25 acres.
- Over 90% of the County's planning jurisdiction is zoned or used for agricultural purposes.
- The value of agricultural products sold by Whitley County farms in 2007 was \$85 million.
- Soil composition in Whitley County is conducive to agriculture and structural integrity, but not ideal for typical septic systems.
- The current zoning and subdivision control ordinances only accommodate a standard subdivision and actually incentivize strip development.



PART 2: PLANNING PRINCIPLES

Objective 1.5: Require new development to connect to public utilities when within reasonable proximity to water and/or sewer mains with sufficient capacity.



Objective 1.6: Protect rural character and prime agricultural land from development that has a suburban or urban character, or that erodes farmers rights to farm.

Additional Information: Residential subdivisions should not be permitted by right in the agricultural classification. Recognize that there is capacity to conservatively add over 35,000 new homes in the extraterritorial jurisdiction of municipalities. Additionally, areas within the County’s jurisdiction classified as transitional agriculture, rural residential, and residential provide even more capacity for residential development.



Objective 1.7: Support well-managed and properly located industrialized farms.



Objective 1.8: Strengthen and enforce “anti-funneling” regulations in the Whitley County Zoning Ordinance to minimize or eliminate the potential for a lakefront lot to be used to provide lake access to an adjacent and non-lake front development.



Objective 1.9: Incorporate provisions into the approval and permitting process for new developments and new homes that protect existing agricultural operations and educate new rural residents about living in agricultural areas.



Objective 1.10: On a regular basis, commission a study to evaluate whether the *Land Classification Plan Map* is consistent with desired growth patterns, community values, and market forces.



Focus Growth - Benefits

- Minimizes land use conflicts
- Reduces cost to provide public utilities and services
- Preserves rural character
- Supports the agricultural industry
- Provides residents with predictability
- Allows protection of environmentally sensitive areas
- Reduces costs to maintain roads
- Reduces energy consumption
- Improves water quality
- Keeps lake communities from becoming overpopulated



PART 2: PLANNING PRINCIPLES

Principle 2: Foster Safe and Convenient Circulation

The principle of fostering safe and convenient circulation is improving the road network's:

- ◆ Efficiency,
- ◆ Effectiveness,
- ◆ Safety,
- ◆ Quality, and
- ◆ Compatibility with the land use strategy.

Efficiency: A road network designed and constructed to maximize value while minimizing construction and maintenance cost.

Effectiveness: A road network designed and constructed to convey vehicles throughout the County utilizing arterials, collectors, and local roads.

Safety: Road widths, alignments, intersections, and road signs designed, constructed, and installed to convey vehicles safely.

Quality: Constructed utilizing a proven process and materials that result in longevity.

Compatibility with the Land Use Strategy: Utilize arterials, collectors, and local roads proportionate to and distributed to support existing density and intensity of land uses and desired development around the County. Additionally, utilize arterials to connect core commerce and employment districts.

Objective 2.1: Develop a three-year capital improvements plan.



Objective 2.2: Be prepared to capitalize on opportunities to acquire additional right-of-way during improvement projects.



Objective 2.3: Refer to the *Transportation Plan Map* when approving new development.



Objective 2.4: Partner with the Indiana Department of Transportation and the Indiana State Police to improve safety along US Highway 30.



Objective 2.5: Utilize the capital improvements plan to systematically make improvements to the County's roadways.



Objective 2.6: Continue to utilize the Whitley County website as a way to improve communication about road issues and inform the public about upcoming projects.



Foster Safe and Convenient Circulation - Foundation

- Soil type, topography, and inadequate drainage complicate road maintenance.
- 75% of the Values Survey participants believe County roads are not in good condition.
- County residents and emergency responders consistently include US Highway 30 in their answers when asked about dangerous segments of roadway or dangerous intersections.
- 55% of Values Survey participants believe there is a need for pedestrian facilities in the County.
- Whitley Transit System was consistently identified as an asset that will be in greater demand in the future.
- Pedestrian trails are recognized state-wide as a quality of life asset.
- A vehicular circulation network consists of arterial, collector, and local roads. Each classification of road plays a role in the network.



PART 2: PLANNING PRINCIPLES

Objective 2.7: Ensure accessibility for police, fire, and emergency services.



Objective 2.8: Revise the Whitley County Zoning Ordinance to include stricter standards for structures and vegetation within the vision clearance triangle at intersections.



Objective 2.9: Continue to support the Whitley Transit System.



Objective 2.10: Recognize the desire for a pedestrian network as a quality of life asset by encouraging local organizations that are spearheading trail projects throughout the County.



Objective 2.11: Plan for additions to the network of collector roads where more focused development is likely to occur.

Additional Information: New roads should not necessarily be on the County's "laundry list" of things to do, but rather identified in concept so that as development occurs appropriate right-of-way will be set aside.



Objective 2.12: Require linkages between adjacent developments.



Foster Safe and Convenient Circulation - Benefits

- Lessens congestion
- Improves accessibility
- Safer travel
- Improves road quality
- Creates predictability
- Enhances quality of life
- Reduces energy consumption
- Educates the public



PART 2: PLANNING PRINCIPLES

Principle 3: Nurture Environmental Integrity

The principle of nurturing environmental integrity strives to:

- ◆ Protect environmental resources,
- ◆ Minimize energy consumption,
- ◆ Promote public health and safety, and
- ◆ Move toward sustainability.

Protect Environmental Resources: Changes that conserve, preserve, and/or minimize impacts to environmental systems.

Minimize Energy Consumption: Changes that reduce the consumption of energy.

Promote Public Health and Safety: Changes that reduce risks from natural disasters.

Sustainability: Adaptation and education that improves awareness and dedication to improving the built and natural features of the County.

Objective 3.1: Prohibit development in the floodplain.



Objective 3.2: Develop and implement a county-wide storm water management and erosion control ordinance.



Objective 3.3: Include incentives for conservation and preservation of environmentally sensitive areas in the *Whitley County Zoning Ordinance* and *Whitley County Subdivision Control Ordinance*.

Additional Information: Examples of these types of incentives include development credits for preservation of environmental assets or incorporating the use of more environmentally-friendly techniques in certain types of subdivisions.



Objective 3.4: Modify the *Whitley County Zoning Ordinance* to regulate the use of alternative energy devices in a way that mitigates negative effects to neighboring properties.

Additional Information: Alternative energy devices are either small-scale devices where the energy is used on-site or large commercial-scale facilities where the energy is connected to a grid for mass distribution. Regulations for both should be integrated into the Whitley County Zoning Ordinance.



Nurture Environmental Integrity - Foundation

- 87% of the Values Survey participants agree the County's environmental resources should be protected from the impacts of development.
- Whitley County's environmental resources are diverse and include habitats for endangered species of plants and animals.
- Over 100 of Whitley County's lakes and stream segments are listed on Indiana's 303(d) list of impaired water bodies.
- The Whitley County Solid Waste Management agency operates a model county-wide curb side recycling program.
- Whitley County lake communities where sanitary sewer systems have been installed have experienced improved water quality.
- The system of tile drains in Whitley County was designed to accommodate flow from undeveloped land.
- 75% of the Values Survey participants agree that Whitley County should commit to becoming a "green community."



PART 2: PLANNING PRINCIPLES

Objective 3.5: Prohibit septic systems where soils are not suitable for such systems. Allow other on-site systems when consistent with the Land Classification Plan.



Objective 3.6: Monitor Indiana's list of impaired waterbodies for Whitley County lakes and stream segments.



Objective 3.7: Continue the county-wide recycling program and enhance the program by investigating local companies that can make use of the recycled materials.



Objective 3.8: Inventory environmental features that are unique, large in size, irreplaceable, or contain a rich diversity of species.



Objective 3.9: Target new environmentally sensitive areas for conservation and/or preservation.



Objective 3.10: Encourage and educate the development community about the benefits of buildings that are Leadership in Energy and Environmental Design (LEED) certified.



Objective 3.11: Create and publish an environmental toolbox that includes information about programs to conserve, sustain, and restore natural areas and a directory of environmental organizations and existing lake associations.



Nurture Environmental Integrity - Benefits

- Maintains resources for future generations
- Minimizes flooding
- Minimizes losses resulting from flooding
- Reduces energy consumption
- Improves water quality
- Provides alternative energy sources
- Reduces waste
- Minimizes land use conflicts
- Provides opportunities for environmental education
- Creates recreational benefits



PART 2: PLANNING PRINCIPLES

Principle 4: Advance Economic Development Efforts

The principle of advancing economic development efforts promotes commerce, jobs, and overall vitality that is:

- ◆ Consistent with the County’s economic strategy,
- ◆ Beneficial county-wide,
- ◆ Diverse and inspiring, and
- ◆ Consistent with the land use strategy.

Consistent with the Economic Strategy: Supporting and advancing the Whitley County Economic Development Corporation’s vision and programs including targeting appropriate industrial sectors, development of quality infrastructure, improving quality of life amenities, and continued development of a qualified workforce.

Beneficial County-wide: Economic development that creates employment opportunities, lifestyle-sustaining incomes for workers, and tax revenues for Whitley County.

Diverse and Inspiring: Advancements that broaden sectors of employment and promote new business investment and entrepreneurship.

Consistent with the Land Use Strategy: Economic development that is consistent with the strategic allotment and geographic placement of land classifications depicted on the *Land Classification Plan Map* on page 41.

Objective 4.1: Continue to support the Whitley County Economic Development Corporation and the programs they employ.



Objective 4.2: Continue to work with the State of Indiana and other regional economic development agencies.



Objective 4.3: Support intense agricultural uses when they are classified as agricultural and separated from clusters of residential development.



Objective 4.4: Ensure areas with infrastructure are available for business and industrial growth, and encourage new businesses and industries to locate in those areas.



Objective 4.5: Modify the *Whitley County Zoning Ordinance* and *Whitley County Subdivision Control Ordinance* to minimize land use conflicts associated with business and industrial areas.



Advance Economic Development Efforts - Foundation

- The Whitley County Economic Development Corporation (EDC) is a leader in Northeast Indiana, and partners with other regional economic development agencies.
- The Whitley County EDC has successfully implemented programs and strategies and continues to refine its approach.
- Major industrial areas include the Park 30 Industrial Park, the Rail Connect Business Park, and industries located in nodes throughout the County.
- 78% of the Values Survey participants believe a new industry should be located in an area identified in the Comprehensive Plan.
- Whitley County has added manufacturing employment over the last decade while most counties have had losses in the same.



PART 2: PLANNING PRINCIPLES

Objective 4.6: Utilize existing resources to advance workforce development.

Additional Information: Whitley County has a tremendous network of educational and workforce development resources. Many of these agencies are eager to adjust or re-create programs to meet a need that has been identified in the community.



Objective 4.7: Work with service providers and investors to establish affordable and widely available broadband internet connectivity.

Additional Information: As of 2010, the objective would be to have 10MB/second broadband capabilities in urbanized areas and 5MB/second in residential pockets within the County.



Objective 4.8: Identify and prioritize means to improve quality of life and then prepare an implementation plan for making priority improvements

Additional Information: Quality of life plays a significant role in economic development efforts. Particularly, small businesses make decisions to locate and expand based on qualities of a community.



Objective 4.9: Identify and prioritize employee and employer's needs and desires that make Whitley County a more desirable place to work and conduct business. Then prepare an implementation plan for making priority improvements

Additional Information: Amenity-rich business parks can be attractive to science and technology based companies.



Advance Economic Development Efforts - Benefits

- Adds income to the local community
- Increases employment opportunities
- Becomes a source of community pride
- Creates predictability
- Provides clientele for local service-oriented businesses
- Increases local tax base



PART 2: PLANNING PRINCIPLES

Principle 5: Enhance Quality of Life

The principle of enhancing quality of life focuses on improving the lives of the people of Whitley County through:

- ◆ Opportunities,
- ◆ Quality service,
- ◆ Sense of place,
- ◆ Communication, and
- ◆ Predictability.

Opportunities: Meeting or exceeding the citizens needs for personal advancement, enrichment, fitness, and social connection.

Quality Service: Providing essential services, infrastructure, and leadership.

Sense of Place: Improving the awareness of successes, spreading the community's values, and increasing citizen pride in the communities and rural areas within the County.

Communication: Keeping people around the County involved and connected utilizing multiple means.

Predictability: Making decisions and creating outcomes that are consistent with the community's values; following commitments and adopted plans.

Objective 5.1: Develop and maintain strong partnerships between and among various levels of government agencies, quasi-public agencies, and non-profit agencies to ensure the most efficient use of resources.



Objective 5.2: Coordinate regular meetings with appropriate leaders and personnel from applicable jurisdictions and/or agencies.



Objective 5.3: Further utilize the Whitley County website to inform and educate the public about upcoming projects and events.



Objective 5.4: Encourage weather radios to be installed in new residences where siren coverage is not available.



Objective 5.5: Work towards developing and implementing an address signage ordinance.



Enhance Quality of Life - Foundation

- County residents depend on and are satisfied with municipal recreational facilities, programs, and shopping opportunities.
- Residents, county-wide, show sincere concern about the vibrancy of Churubusco, Columbia City, and South Whitley.
- Whitley County government made a bold statement by investing in the state-of-the-art government center in downtown Columbia City, and this is the type of conscious decision the County should make in the future.
- Whitley County has an approved Multi-hazard Mitigation Plan.
- Severe weather warning devices are non-existent and/or inadequate.
- Functional obsolescence of Columbia City High School is a concern of residents.



PART 2: PLANNING PRINCIPLES

Objective 5.6: Recognize the desire for a pedestrian network by encouraging local organizations that are spearheading trail projects throughout the County.



Objective 5.7: Support local festivals, farmers' markets, art shows, and other public interest events because of the role these events play in enhancing quality of life.



Objective 5.8: Recognize the importance of unification of library services.



Enhance Quality of Life - Benefits

- Improves lives of residents
- Helps retain residents
- Attracts new residents
- Attracts new desired businesses



PART 2: PLANNING PRINCIPLES



Preface
page 1

Part 1: Community Profile
page 7

Part 2: Planning Principles
page 13

Part 3: Land Classification Plan
page 27

Part 4: Transportation
page 43

Part 5: Appendix
page 53

Introduction

The Planning Principles and objectives are the foundation for determining the County’s overall policy direction on planning issues. However, land use planning has a very important geographic component that must be represented in the Comprehensive Plan.



PART 3: LAND CLASSIFICATION PLAN

Land Classification Plan

The Land Classification Plan utilizes the following land classifications across the County’s planning jurisdiction. Land classifications should not be confused with zoning districts. They are more conceptual and broad guidelines while zoning is lot-specific and legally binding regulations. The following land classifications are recognized and used on the *Land Classification Plan Map* on page 41:

- ◆ Conservation and Open Space
- ◆ Agricultural
- ◆ Transitional Agriculture
- ◆ Rural Residential
- ◆ Residential
- ◆ Lake Residential
- ◆ Government and Institutional
- ◆ Village Commercial
- ◆ General Commercial
- ◆ Industrial

Land Classification and Description

Each of the land classifications listed above has a page dedicated to describing how it should be applied throughout Whitley County. The headings below are used to convey important aspects for each land classification.

Purpose: This section gives a brief description of why the land classification has been established.

Geographic Location: This section conveys where each land classification is best utilized within Whitley County’s planning jurisdiction. Some descriptions are conceptual for wide applicability, while others are very specific to certain geographic locations.

Land Uses: This section describes the land uses that would generally be the most appropriate in the classification.

Examples: This section identifies one (1) or more developments in Whitley County that is representative of the classification. Some examples may not be exact matches, but still represent key development and structural features.

Appropriate Adjacent Classifications: This section describes the most appropriate adjacent land classifications to the subject land classification. Three (3) categories of compatibility are recognized. “Best Fit” are classifications that are most suited for adjacency. “Conditional Fit” indicates land classifications that are suitable for adjacency if certain conditions exist. Land classifications that are not listed represent classifications that are not typically appropriate for adjacency to the subject land classification.

Structure and Development Features: This section identifies building features (e.g. height, mass, and form); the utilization of the site; and features of development that are representative of the land classification.



PART 3: LAND CLASSIFICATION PLAN

Conservation and Open Space

Purpose

To protect existing conservation areas; to establish open space; to serve as a transition between incompatible uses; and to preserve land for private and public park and recreational facilities

Geographic Location

- ◆ Riparian corridors (along rivers and natural streams) spread throughout the County
- ◆ Floodplains throughout the County
- ◆ Natural areas owned by land trusts, the State of Indiana, or other governmental entity

Land Uses

- ◆ Park, recreational facility, golf course, and trails
- ◆ Nature preserve and nature center
- ◆ Public access site

Examples

- ◆ Camp Whitley
- ◆ Eel River Golf Club
- ◆ Goose Lake Wetland Conservation Area
- ◆ Dygert Nature Preserve, Kessler Nature Preserve, and Richey Woods Nature Preserve

Appropriate Adjacent Classifications

- ◆ Best Fit: All land classifications

Structure and Development Features

- ◆ Small structures with emphasis on the use of natural materials
- ◆ Site designed to protect and enhance environmental features
- ◆ Generally, unsubdivided parcels



Tri-Lakes Park, Goose Lake Wetland Conservation Area, and Camp Whitley represent the variety of uses included in the Conservation and Open Space land classification.



PART 3: LAND CLASSIFICATION PLAN

Agricultural

Purpose

To maintain large, undeveloped areas for productive agricultural uses and intense agricultural-related uses

Geographic Location

- ◆ Distributed throughout Whitley County's planning jurisdiction generally away from municipalities and residential development
- ◆ Generally where there are less than fifteen (15) dwelling units per square mile, low demand for new dwelling sites, and high cost to provide basic services
- ◆ Where there is moderate to high agricultural or forestry value
- ◆ Intense farming operations and wind turbines located in remote areas

Land Uses

- ◆ Large farm
- ◆ Farmstead
- ◆ Crops, pasture, and forestry
- ◆ Ag tourism
- ◆ Hobby farm and orchard
- ◆ Forest and woodlot
- ◆ Confined feeding operation
- ◆ Alternative energy facility

Examples

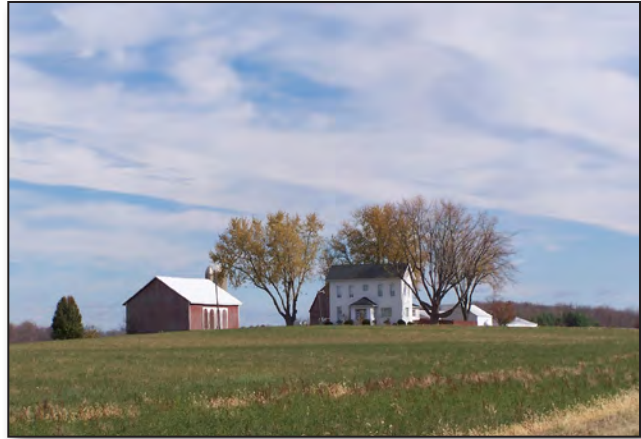
- ◆ D & R Farms
- ◆ Longville Farms
- ◆ Westerns

Appropriate Adjacent Classifications

- ◆ Best Fit: Conservation and Open Space, Agricultural, and Transitional Agriculture
- ◆ Conditional Fit: Rural Residential, Residential, Lake Residential, Government and Institutional, General Commercial, and Industrial

Structure and Development Features

- ◆ Farmhouses
- ◆ Farm buildings
- ◆ Sites designed for efficiency of farm operations
- ◆ Generally, unsubdivided parcels
- ◆ At least ninety percent (90%) of acreage is used for agricultural production (using a square mile average)



While the majority of Whitley County will remain classified as Agricultural, some of the agricultural uses may become more intense.



PART 3: LAND CLASSIFICATION PLAN

Transitional Agriculture

Purpose

To allow farmland and residential uses to coincide in appropriate rural areas

Geographic Location

- ◆ Areas where a portion of agricultural land has been divided into tracts that are forty (40) acres or less
- ◆ Generally where there are more than fifteen (15) dwelling units per square mile, some demand for new dwelling sites, and low cost to provide basic services
- ◆ Areas with changing topography or lower agricultural or forestry value
- ◆ Within short proximity of major roads

Land Uses

- ◆ Small farm
- ◆ Farmstead
- ◆ Crops, pasture, and forestry
- ◆ Ag tourism
- ◆ Hobby farm and orchard
- ◆ Single-family detached residential

Examples

- ◆ Sunny View Hills Subdivision (CR 400 N)
- ◆ Pheasant Ridge Subdivision and Bittersweet Subdivision (near CR 250W and CR 500N)

Appropriate Adjacent Classifications

- ◆ Best Fit: Conservation and Open Space, Agricultural, Transitional Agriculture, Rural Residential, and Government and Institutional
- ◆ Conditional Fit: Residential, Lake Residential, General Commercial, and Industrial

Structure and Development Features

- ◆ Prohibit strip development along County roads
- ◆ New residential lots two (2) acres to ten (10) acres in size
- ◆ New residential lots on land with low agricultural value
- ◆ Farmhouses and farm buildings
- ◆ Non-farm related residential placed a significant distance from the road to maintain rural character
- ◆ Up to fifty percent (50%) of acreage is not used for agricultural production (using a square mile average)



Transitional Agricultural areas, like those pictured above, are found just outside of municipal extra-territorial jurisdictional areas.



PART 3: LAND CLASSIFICATION PLAN

Rural Residential

Purpose

To allow residential development in rural areas with large lots and large front yard setbacks

Geographic Location

- ◆ Rural areas not suitable for productive agriculture
- ◆ Areas within moderate distance to municipalities or major roadways
- ◆ Areas where there is demand for new dwelling sites and low cost to provide basic services
- ◆ Clustered near other residential uses
- ◆ Where drainage facilities are more than adequate to support current and proposed development
- ◆ Outside of predominantly agricultural or prime agricultural areas

Land Uses

- ◆ Single-family detached residential
- ◆ Hobby farm
- ◆ Crops, pastures, and forestry

Examples

- ◆ Southeast Jefferson Township
- ◆ Fox Run
- ◆ Stable Acres

Appropriate Adjacent Classifications

- ◆ Best Fit: Conservation and Open Space, Transitional Agriculture, Rural Residential, Residential, Lake Residential, and Government and Institutional
- ◆ Conditional Fit: Agricultural

Structure and Development Features

- ◆ Discourage strip development along County roads
- ◆ Lots two (2) to ten (10) acres in size
- ◆ Conservation or standard subdivisions
- ◆ Protect pre-development (existing) environmental features
- ◆ Nearly all of the acreage is used for non-agricultural uses (using a square mile average)
- ◆ One (1) or two (2) story homes



Subdivisions along the South County Road 800 East, homes along West County Road 300 South, and Northland Estates along County Road 500 North are examples of the Rural Residential land classification.



PART 3: LAND CLASSIFICATION PLAN

Residential

Purpose

To allow suburban-style residential subdivisions in the County

Geographic Location

- ◆ Areas within short distance to municipalities or major roadways
- ◆ Where there is high demand for new dwelling sites and low cost to provide basic services
- ◆ Clustered near other residential uses
- ◆ Areas with adequate drainage and access to public sanitary sewer and water utilities
- ◆ Areas located away from agricultural areas

Land Uses

- ◆ Single-family detached residential
- ◆ Neighborhood amenities
- ◆ Low density multiple-family residential
- ◆ Retirement community

Examples

- ◆ Donatello's Village
- ◆ Timberlane Acres
- ◆ Karen Kove Subdivision
- ◆ Lincoln Pointe

Appropriate Adjacent Classifications

- ◆ Best Fit: Conservation and Open Space, Rural Residential, Residential, and Lake Residential
- ◆ Conditional Fit: Agricultural, Transitional Agriculture, Government and Institutional, and Village Commercial

Structure and Development Features

- ◆ Promote internal road network within subdivisions as opposed to driveway access directly onto County roads
- ◆ Lots one-quarter (1/4) to one (1) acre in size
- ◆ Front facades facing an internal local road
- ◆ Conservation or standard subdivisions
- ◆ Protect pre-development (existing) environmental features
- ◆ Connected to public sanitary sewer and water utilities
- ◆ One (1) or two (2) story homes



Donatello's Village, Lincoln Pointe, and traditional neighborhoods like Etna pictured here are examples of the Residential land classification.



PART 3: LAND CLASSIFICATION PLAN

Lake Residential

Purpose

To allow residential development around large recreation lakes and to protect the quality of the lake

Geographic Location

- ◆ Lots with frontage on large lakes in Whitley County
- ◆ Areas where public sanitary sewer utilities are available

Land Uses

- ◆ Single-family detached residential
- ◆ Very low density multiple-family residential in the form of duplex or triplex

Examples

- ◆ Blue Lake
- ◆ Tri-Lakes neighborhoods
- ◆ Wilson Lake

Appropriate Adjacent Classifications

- ◆ Best Fit: Conservation and Open Space, Rural Residential, Residential, and Lake Residential
- ◆ Conditional Fit: Agricultural, Transitional Agriculture, Government and Institutional, and Village Commercial

Structure and Development Features

- ◆ Lots one-fourth (1/4) to one (1) acre in size
- ◆ Established road-side and water-side structure setbacks
- ◆ Maximum two and one-half (2 1/2) stories with cottage-style character
- ◆ On-site garages facing perimeter road; front of home facing the lake
- ◆ Second tier lots used for accessory structures
- ◆ Strict anti-funneling regulations
- ◆ Road layout should follow shape of shoreline
- ◆ Structures, site features, ground cover, and land alterations should be sensitive to the lake and viewsheds of adjacent property owners



Lake Residential areas help diversify housing opportunities within Whitley County.



PART 3: LAND CLASSIFICATION PLAN

Government and Institutional

Purpose

To allow government offices and facilities, churches, schools, and other institutions to be located where they serve the public's needs

Geographic Location

- ◆ Where the facility best meets the needs of the population it serves
- ◆ Along arterials and collector roads
- ◆ Located near non-agricultural development
- ◆ Where drainage facilities are more than adequate to support the development
- ◆ Outside of prime agricultural areas

Land Uses

- ◆ Place of worship, school, library, hospital, and community center
- ◆ Federal, State, and local government facility
- ◆ Stand-alone medical, dental, and professional service offices

Examples

- ◆ Renaissance Village
- ◆ Coesse Elementary School
- ◆ Oak Grove Church of God
- ◆ Northeast Purdue Agricultural Center

Appropriate Adjacent Classifications

- ◆ Best Fit: Conservation and Open Space, Transitional Agriculture, Rural Residential, Government and Institutional, Village Commercial, and General Commercial
- ◆ Conditional Fit: Agricultural, Residential, Lake Residential, and Industrial

Structure and Development Features

- ◆ Protect pre-development (existing) environmental features
- ◆ Sensitive to the surrounding context



A fire department, church, and elementary school represent the various types of uses in the Government and Institutional land classification.



PART 3: LAND CLASSIFICATION PLAN

Village Commercial

Purpose

To maintain areas used for low-intensity commercial and institutional uses serving clusters of residential development and small communities in the County

Geographic Location

- ◆ Within small towns or unincorporated villages

Land Uses

- ◆ Small-scale retail, restaurant, service, and office
- ◆ Church and government office
- ◆ Museum, park, library, and post office
- ◆ Club or lodge
- ◆ Upper story residential

Examples

- ◆ Dunfee
- ◆ Larwill
- ◆ Collamer Store Museum

Appropriate Adjacent Classifications

- ◆ Best Fit: Conservation and Open Space, Government and Institutional, Village Commercial, and General Commercial
- ◆ Conditional Fit: Residential and Lake Residential

Structure and Development Features

- ◆ Very small lots
- ◆ Promote traditional village-style development including front facades built close to the property line and limited (if any) parking between the front facade and the right-of-way
- ◆ Context-sensitive building design, building materials, traffic circulation, signs, lighting, connectivity, and hours of operation
- ◆ Allow two-story structures



The Village Commercial land classification includes the “town centers” of Dunfee, Larwill, and Collamer.



PART 3: LAND CLASSIFICATION PLAN

General Commercial

Purpose

To establish areas used for general commercial serving a county-wide region

Geographic Location

- ◆ Adjacent or within a short distance to municipalities
- ◆ Along major roadways
- ◆ Areas with adequate drainage and access to public sanitary sewer and water utilities
- ◆ Where vehicular access is safe and efficient

Land Uses

- ◆ Indoor and outdoor retail
- ◆ Medium to large scale retail
- ◆ Restaurant, service, hotel, office, and entertainment
- ◆ Gas station
- ◆ Businesses that support nearby industry

Examples

- ◆ Rupley Farm Equipment
- ◆ Larwill Marathon
- ◆ Paige's Crossing

Appropriate Adjacent Classifications

- ◆ Best Fit: Conservation and Open Space, Government and Institutional, Village Commercial, General Commercial, and Industrial
- ◆ Conditional Fit: Agricultural and Transitional Agriculture

Structure and Development Features

- ◆ Prohibit direct access onto principal arterials
- ◆ Buffer less intense adjacent development
- ◆ Promote and encourage quality development including non-monotonous facades, landscaped parking lots, and use of quality materials
- ◆ Connected to public sanitary sewer and water utilities



The General Commercial land classification includes a variety of retail and entertainment establishments.



PART 3: LAND CLASSIFICATION PLAN

Industrial

Purpose

To establish areas for industrial and business parks that provide employment for Whitley County and the larger region

Geographic Location

- ◆ Areas close to municipalities along major roadways
- ◆ Along US Highway 30 between Columbia City and the Allen County line in existing industrial parks
- ◆ Areas with adequate drainage and access to a public sanitary sewer utility

Land Uses

- ◆ Manufacturing and production
- ◆ Warehousing and distribution
- ◆ Science and technology based companies

Examples

- ◆ Park 30 Industrial Park
- ◆ Rail Connect Business Park
- ◆ Micropulse Incorporated
- ◆ Steel Dynamics, Inc.

Appropriate Adjacent Classifications

- ◆ Best Fit: Conservation and Open Space, General Commercial, and Industrial
- ◆ Conditional Fit: Agricultural, Transitional Agriculture, and Government and Institutional

Structure and Development Features

- ◆ Discourage direct access onto principal arterials
- ◆ Centralized building envelope
- ◆ Landscape frontage along arterials and collectors
- ◆ Screen outdoor storage areas when close to roadways
- ◆ Connected to municipal sewer and water system



Industrial areas provide employment opportunities for a community.



PART 3: LAND CLASSIFICATION PLAN

Land Classification Plan Map Methodology

The following factors have been used to assign areas of the County with a specific land classification:

- ◆ existing land uses;
- ◆ suitability of land;
- ◆ adjacent or nearby land uses;
- ◆ tax and level of service impact of new development;
- ◆ availability of public and private services including roads and utilities; and
- ◆ protection of health, safety, and welfare of the community as a whole.

Additional considerations include:

Industrial Buffering: Utilize the conservation and open space and agricultural classifications to buffer the industrial corridor from other classifications.

Maintain Conservation and Open Space: As more and more development occurs, strive to preserve quality environmental features that support the County's desire to maintain rural character.



PART 3: LAND CLASSIFICATION PLAN

Appropriate Adjacent Land Classification Table

The table below provides a quick reference for determining land classification compatibility. The information in this table mirrors the content in each of the land classification descriptions on the previous pages. “B” stands for Best Fit and “C” stands for Conditional Fit, meaning it is appropriate when the more intensive development is installed with sensitivity to the adjacent land classification.

Land Classification Plan Map Description

The *Land Classification Plan Map* on the following page shows the geographic applicability of Whitley County’s land classifications. As distributed, this map will help manage land uses, encourage good development form, and improve quality of life.

Specifically, the map depicts the County’s land use and development form goals (land classification) in a conceptual manner. It should not be construed representing the precise location of land classifications, but used as a foundation for support and influence with land use and development form decisions and zoning map changes.

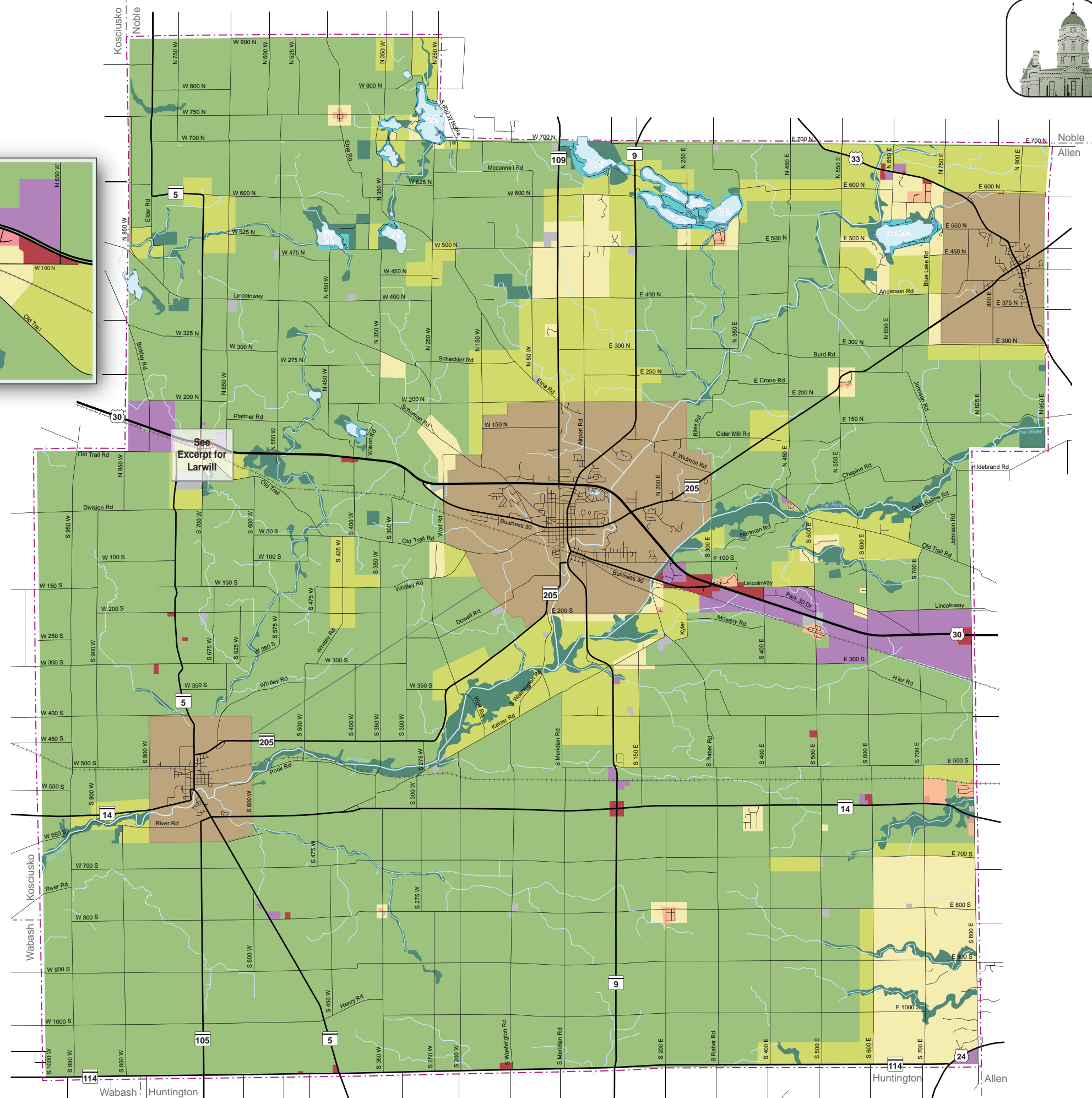
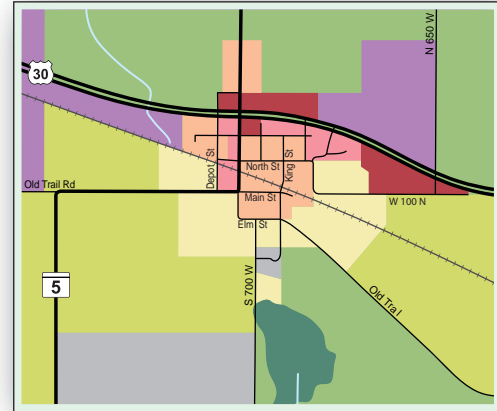
The *Land Classification Plan Map* does not establish the right to develop any parcel, nor to establish a certain density or intensity. The *Whitley County Comprehensive Plan* is a broad-brush approach to future land planning. Each development proposal should be reviewed with consideration of all sections within the *Whitley County Comprehensive Plan* in addition to site features, context, subdivision standards, and zoning standards.

Appropriate Adjacent Land Classification Table B= Best Fit C= Conditional Fit	Conservation and Open Space	Agricultural	Transitional Agriculture	Rural Residential	Residential	Lake Residential	Government and Institutional	Village Commercial	General Commercial	Industrial
Conservation and Open Space	B	B	B	B	B	B	B	B	B	B
Agricultural	B	B	B	C	C	C	C		C	C
Transitional Agriculture	B	B	B	B	C	C	B		C	C
Rural Residential	B	C	B	B	B	B	B			
Residential	B	C	C	B	B	B	C	C		
Lake Residential	B	C	C	B	B	B	C	C		
Government and Institutional	B	C	B	B	C	C	B	B	B	C
Village Commercial	B				C	C	B	B	B	
General Commercial	B	C	C				B	B	B	B
Industrial	B	C	C				C		B	B

Land Classification Map Whitley County, Indiana



LARWILL



MAP LEGEND

- Conservation and Open Space
- Agricultural
- Transitional Agriculture
- Rural Residential
- Residential
- Lake Residential
- Government and Institutional
- Village Commercial
- General Commercial
- Industrial
- Extra-Territorial Jurisdiction
- County Boundary

COMMUNITY IDENTIFICATION





Preface
page 1

Part 1: Community Profile
page 7

Part 2: Planning Principles
page 13

Part 3: Land Classification Plan
page 27

Part 4: Transportation
page 43

Part 5: Appendix
page 53

Introduction

This section looks specifically at the vehicular network in Whitley County. Due to the nature of transportation networks, roadways within local municipalities are also considered. This section primarily looks at the future roadway needs and is not necessarily reflective of existing conditions or current demands.



PART 4: TRANSPORTATION

Transportation

The Transportation Plan utilizes the Indiana Department of Transportation's functional road classification system for rural areas and applies them to the road network within Whitley County. The *Transportation Plan Map* on page 51 includes the following road classifications:

- ◆ Principal Arterial
- ◆ Minor Arterial
- ◆ Major Collector
- ◆ Minor Collector
- ◆ Local Road

Road Classification and Description

Each of the road classifications listed above has a page dedicated to describing it. The intent is to use the descriptions as a guide for projects, either construction of new roads or improvement of existing roads. They are not necessarily descriptive of existing roads.

General Description: This section gives a brief description of the road classification, why it has been established, and its potential to be developed in the future.

Road Features: This section conveys the primary design features that make each road classification unique. The features include minimum right-of-way, maximum number of lanes, and minimum lane width.

Typical Cross Section: This section illustrates the typical cross section for the road classification in rural areas and developed areas. The illustration is intended to portray the "ideal" version of the road with the understanding that when applied in the real world, variations in design are often necessary.

Design Priorities: This section communicates the design priorities for each road classification.

Traffic Management Options: This section describes vehicular traffic management options to consider when improving a road. The options are intended to identify the most appropriate means for intersections, slow traffic when appropriate, increase traffic efficiency when appropriate, and improve safety.

Image Examples: Images of each road classification are included. The images are intended to portray examples available in Whitley County or in another Indiana community. The images may not represent the purest intent of the road classification. When applied in the real world, variations in design may be necessary.



PART 4: TRANSPORTATION

Principal Arterial

General Description

A principal arterial is designed to carry very heavy volumes of traffic to major destinations in, out, or through the County. In Whitley County, principal arterials are limited to US Highway 30, US Highway 33, and US Highway 24.

Whitley County will likely not see additional principal arterials developed before 2025.

Road Features

- ◆ **Minimum Right-of-way:** 100 feet
- ◆ **Maximum Number of Lanes:** 4 lanes with turn lanes at major intersections
- ◆ **Minimum Lane Width:** 12 feet

Typical Cross Section

- ◆ See illustration below

Design Priorities

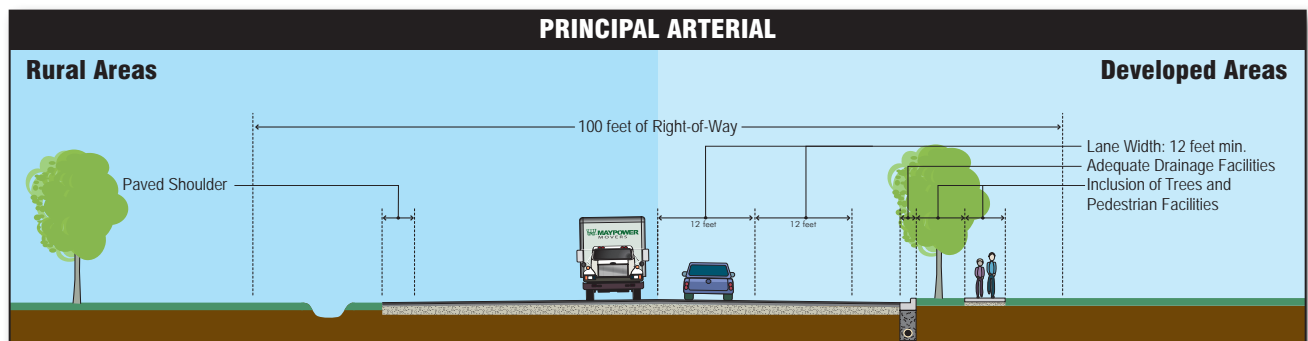
- ◆ Limited access
- ◆ Intersection design
- ◆ Sensitivity to context

Traffic Management Options

- ◆ Acceleration and deceleration lanes
- ◆ Defined turn lanes at intersections
- ◆ Stop lights, flashers, and signage



US Highway 30 and US Highway 33, both pictured above, are examples of principal arterials.





PART 4: TRANSPORTATION

Minor Arterial

General Description

A minor arterial is designed to carry heavy volumes of traffic to major destinations inside and outside of the County. Minor arterials primarily connect collectors with principal arterials. Indiana State Road 9 and portions of Business 30 are examples of existing minor arterials in Whitley County.

Although new minor arterial segments are shown on the map, the implementation of these roadways is not expected before 2025.

Road Features

- ◆ **Minimum Right-of-way:** 90 feet
- ◆ **Maximum Number of Lanes:** 2 lanes with turn lanes at major intersections
- ◆ **Minimum Lane Width:** 12 feet

Typical Cross Section

- ◆ See illustration below

Design Priorities

- ◆ Intersection design
- ◆ Sensitivity to context
- ◆ Width of travel lanes

Traffic Management Options

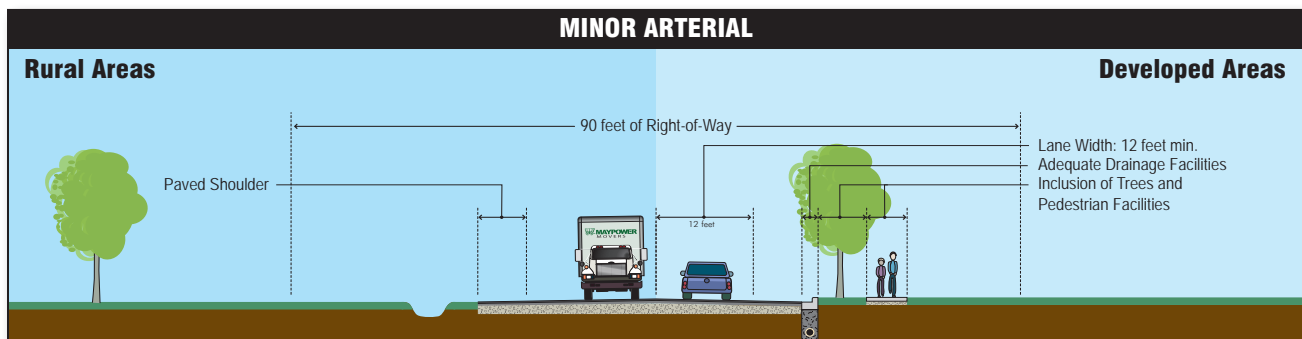
- ◆ Acceleration and deceleration lanes
- ◆ Defined turn lanes at intersections
- ◆ Stop lights, flashers, and signage



Indiana State Road 9 is a minor arterial.



South County Road 800 East is a future minor arterial.





PART 4: TRANSPORTATION

Major Collector

General Description

A major collector is designed primarily to provide access to destinations within the County. Driveway cuts should be limited with preference given to local roads accessing entire subdivisions. Major collectors primarily connect minor collectors to principal arterials and minor arterials; and local roads to principal arterials and minor arterials.

New major collectors will likely be developed through both new construction and upgrading of minor collectors before 2025.

Road Features

- ◆ **Minimum Right-of-way:** 80 feet
- ◆ **Maximum Number of Lanes:** 2 lanes with turn lanes at major intersections
- ◆ **Minimum Lane Width:** 12 feet

Typical Cross Section

- ◆ See illustration below

Design Priorities

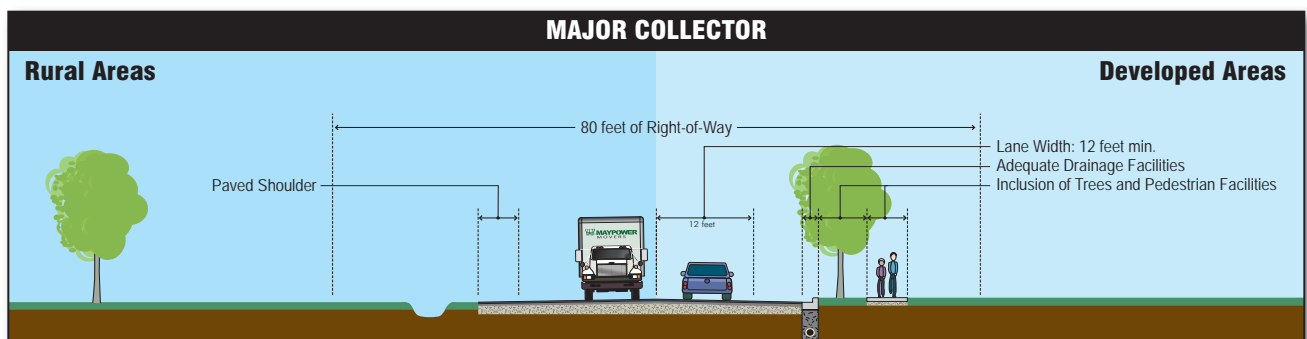
- ◆ Adequate drainage facilities
- ◆ Sensitivity to context
- ◆ Inclusion of street trees and pedestrian facilities within developed areas

Traffic Management Options

- ◆ Narrower lane widths
- ◆ Roundabouts
- ◆ Signage



Indiana State Road 5 and Indiana State Road 14 are two of many major collectors in Whitley County.





PART 4: TRANSPORTATION

Minor Collector

General Description

A minor collector is designed primarily to provide access to platted subdivisions and to allow on-street parking when deemed safe. Driveway cuts should be limited with preference given to local roads accessing entire subdivisions. Minor collectors connect to other minor collectors and major collectors; and connect local roads with the rest of the vehicular network.

Upgrading of some local streets, and the construction of some new minor collectors will likely be necessary before 2025.

Road Features

- ◆ **Minimum Right-of-way:** 70 feet
- ◆ **Maximum Number of Lanes:** 2 lanes with turn lanes at major intersections
- ◆ **Minimum Lane Width:** 11 feet

Typical Cross Section

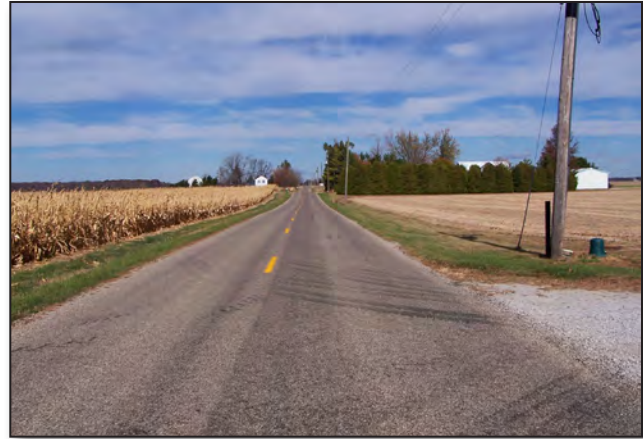
- ◆ See illustration below

Design Priorities

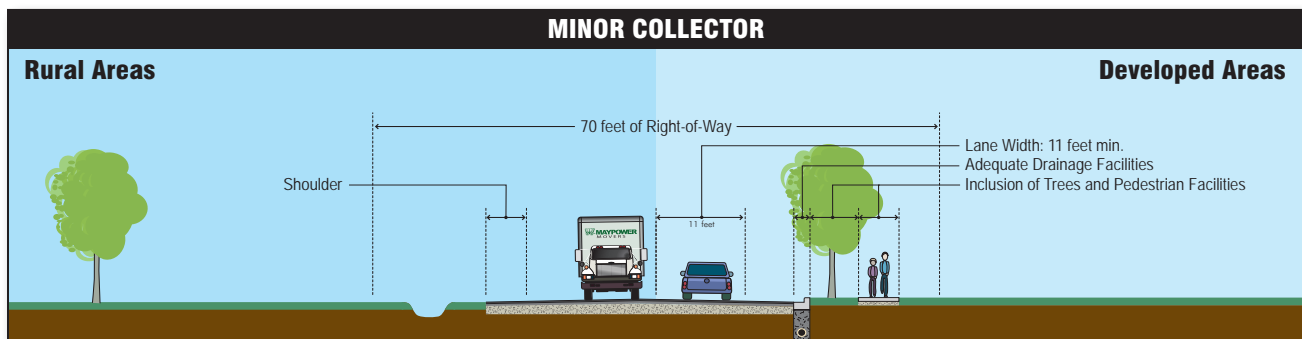
- ◆ Adequate drainage facilities
- ◆ Sensitivity to context
- ◆ Inclusion of street trees and pedestrian facilities in developed areas

Traffic Management Options

- ◆ Narrower lane widths
- ◆ On-street parking
- ◆ Roundabouts
- ◆ Signage



South Washington Road and South County Road 950 West, pictured above, are examples of minor collectors in Whitley County.





PART 4: TRANSPORTATION

Local Road

General Description

A local road is designed primarily to provide access to platted residential lots and other individual properties. These roads generally connect with minor and major collectors and other local roads. Local roads may include non-through roads.

The construction of new local roads will likely be necessary before 2025. However, these roads should predominantly, if not exclusively, be constructed at the cost of developers.

Road Features

- ◆ **Minimum Right-of-way:** 60 feet
- ◆ **Maximum Number of Lanes:** 2 lanes
- ◆ **Minimum Lane Width:** 11 feet

Typical Cross Section

- ◆ See illustration below

Primary Design Priorities

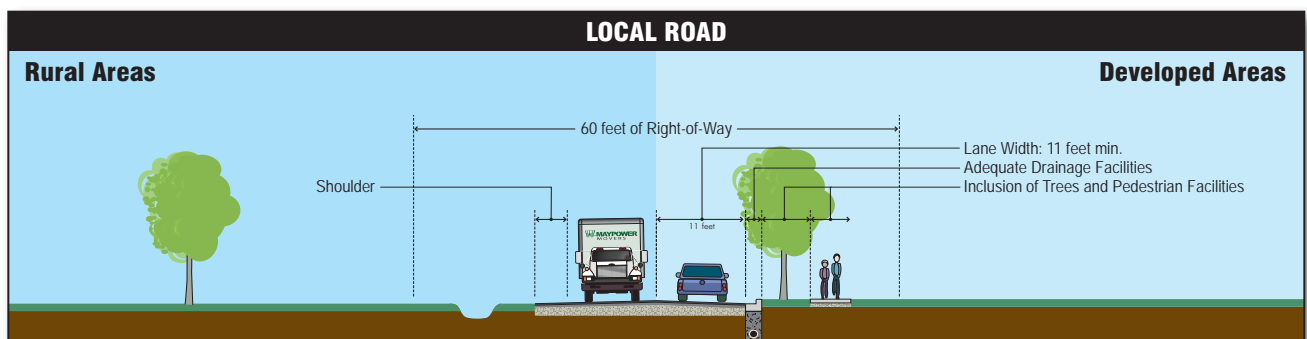
- ◆ Access to properties
- ◆ Adequate drainage facilities
- ◆ Sensitivity to context
- ◆ Inclusion of street trees and pedestrian facilities

Traffic Management Options

- ◆ Narrower lane widths
- ◆ On-street parking
- ◆ Roundabouts
- ◆ Signage



South County Road 300 West and Sherman Street (in the Lincoln Pointe Subdivision) are examples of local roads.





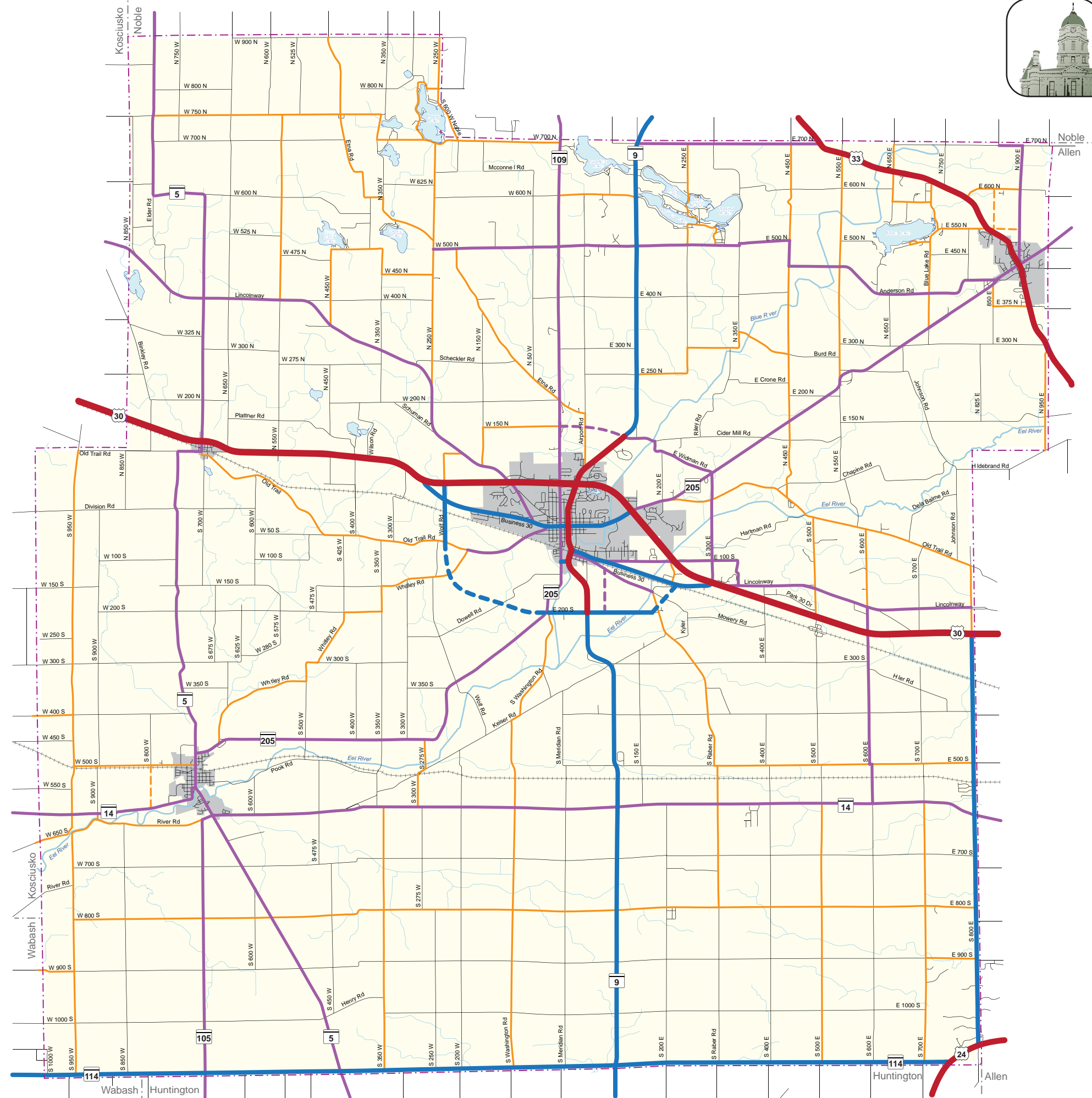
PART 4: TRANSPORTATION

Transportation Plan Map Description

The *Transportation Plan Map* on the following page applies a road classification to each road in Whitley County’s planning jurisdiction. The applied road classification represents what the road will evolve to over the course of twenty (20) years, not as it currently exists.

The *Transportation Plan Map* also denotes where new roads are needed to fulfill the policies and objectives within the *Whitley County Comprehensive Plan*. These new roads should be viewed as mandatory when land is being developed adjacent to or inclusive of the new roadway’s proposed alignment.

Transportation Plan Map Whitley County, Indiana



MAP LEGEND

- Principal Arterial
- Minor Arterial
- Future Minor Arterial
- Major Collector
- Future Major Collector
- Minor Collector
- Future Minor Collector
- Local Road
- Railroad
- County Boundary
- Municipal Jurisdiction

COMMUNITY IDENTIFICATION





Preface
page 1

Part 1: Community Profile
page 7

Part 2: Planning Principles
page 13

Part 3: Land Classification Plan
page 27

Part 4: Transportation
page 43

Part 5: Appendix
page 53

Introduction

The Appendix includes the complete results of the Community Values Survey and additional demographic data.



PART 5: APPENDIX

Values Survey: On this and the following page, the Values Survey instrument is shown. The Values Survey was offered to folks that attended a meeting or workshop, on local websites, and at the Whitley County Joint Planning and Building Department office. Ninety-four (94) surveys were completed. The results of the survey begin on page 56.

NOTES

Community Values Survey

Following is a series of value statements. Check the box along the scale that best matches your level of agreement with each value statement. Feel free to write additional comments regarding a statement in the notes column to the left.

1. Whitley County currently offers a very high quality-of-life to its residents.

3 2 1 A B C

Strongly Disagree Neutral Strongly Agree

2. As much farmland as possible should be protected from new development.

3 2 1 A B C

Strongly Disagree Neutral Strongly Agree

3. "City-folk" should not be allowed to build homes in "prime" agricultural areas.

3 2 1 A B C

Strongly Disagree Neutral Strongly Agree

4. Improving the overall quality-of-life of residents in Whitley County is more important than protecting individual property rights.

3 2 1 A B C

Strongly Disagree Neutral Strongly Agree

5. A property owner should be able to do anything they want on their land, even if it devalues their neighbor's property.

3 2 1 A B C

Strongly Disagree Neutral Strongly Agree

6. New growth and development should be focused where infrastructure and services exist to support it, primarily in or adjacent to a city or town.

3 2 1 A B C

Strongly Disagree Neutral Strongly Agree

7. A new industry (i.e. employer) should be allowed to build anywhere in the county that suits their needs, even if it doesn't follow the county's Comprehensive Plan.

3 2 1 A B C

Strongly Disagree Neutral Strongly Agree

8. Economic development efforts should primarily focus on creating jobs that pay wages high enough to support a family, even if that means lower paying companies choose not to invest in the county.

3 2 1 A B C

Strongly Disagree Neutral Strongly Agree

9. A proposed residential subdivision should be allowed to develop in the county, even if the level of police, fire, and other county services decline county-wide as a result.

3 2 1 A B C

Strongly Disagree Neutral Strongly Agree



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NOTES

In which township do you live?

- Cleveland
- Columbia
- Etna-Troy
- Jefferson
- Richland
- Smith
- Thorncreek
- Union
- Washington
- Don't know

Do you live in an incorporated city or town?

- Yes
- No
- Don't know

Age-range of person who answered the survey?

- 20 years old or less
- 21 to 30 years old
- 31 to 40 years old
- 41 to 50 years old
- 51 to 60 years old
- 61 to 70 years old
- 71 to 80 years old
- 81 years old or more



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Community Values Survey

10. The type, quality, and quantity of housing in Whitley County fully meets the needs of persons who live or want to live here.

3 — 2 — 1 — — A — B — C
 Strongly Disagree Neutral Strongly Agree

11. When available, I buy the goods and services I need over the course of a year from businesses in Whitley County, even if I can buy them cheaper elsewhere.

3 — 2 — 1 — — A — B — C
 Strongly Disagree Neutral Strongly Agree

12. Whitley County's natural resources and environmental features should be protected from the impacts of development.

3 — 2 — 1 — — A — B — C
 Strongly Disagree Neutral Strongly Agree

13. Whitley County should commit to becoming a "green" community (e.g. by reducing energy consumption and promoting recycling).

3 — 2 — 1 — — A — B — C
 Strongly Disagree Neutral Strongly Agree

14. The county should strive to make changes that attract people, businesses, and industry to relocate to and invest in Whitley County, even if those changes are not valued by the existing residents.

3 — 2 — 1 — — A — B — C
 Strongly Disagree Neutral Strongly Agree

15. The county's roads are in as good of condition as is necessary for people to safely drive their vehicles.

3 — 2 — 1 — — A — B — C
 Strongly Disagree Neutral Strongly Agree

16. There is absolutely no need for pedestrian facilities (e.g. sidewalks, trails, or paths) anywhere in the county's jurisdiction (i.e. outside of a city or town).

3 — 2 — 1 — — A — B — C
 Strongly Disagree Neutral Strongly Agree

17. Whitley County should strive to be self-sustaining, not having to rely on jobs, shopping, services, recreation, leisure amenities, or cultural experiences offered in nearby communities and counties.

3 — 2 — 1 — — A — B — C
 Strongly Disagree Neutral Strongly Agree

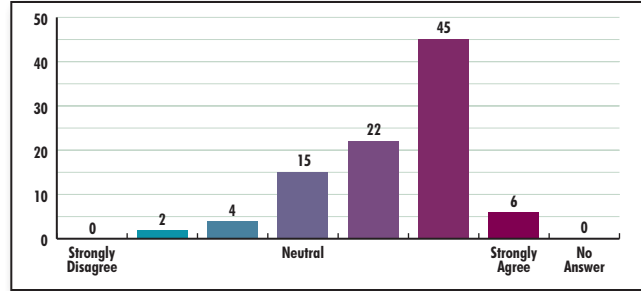
18. The Whitley County government effectively provides laws, services, facilities, and infrastructure for the community as a whole.

3 — 2 — 1 — — A — B — C
 Strongly Disagree Neutral Strongly Agree

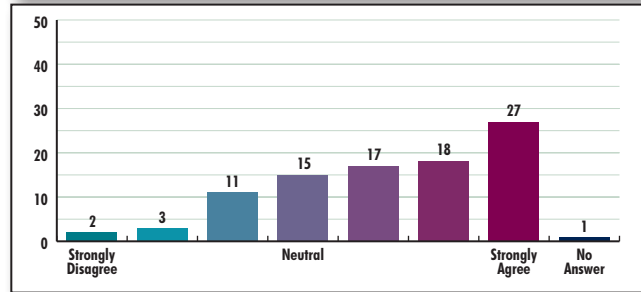


PART 5: APPENDIX

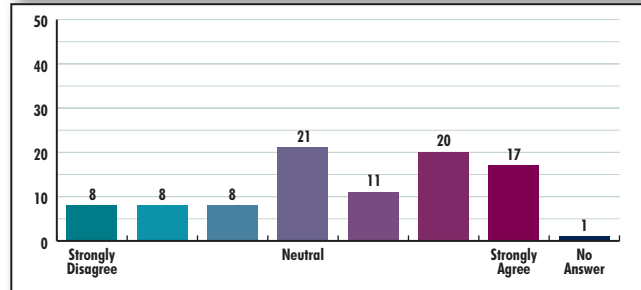
Question 1: Whitley County currently offers a very high quality-of-life to its residents.



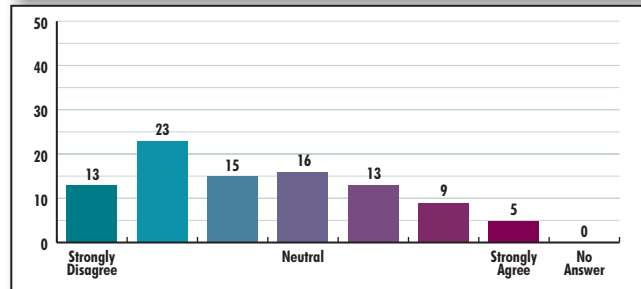
Question 2: As much farmland as possible should be protected from new development.



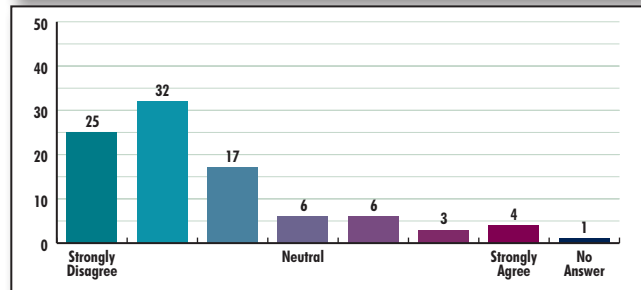
Question 3: “City-folk” should not be allowed to build homes in “prime” agricultural areas.



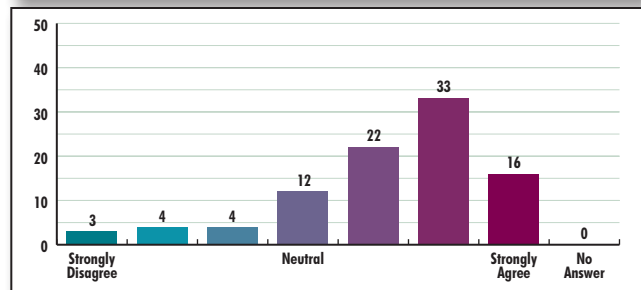
Question 4: Improving the overall quality-of-life of residents in Whitley County is more important than protecting individual property rights.



Question 5: A property owner should be able to do anything they want on their land, even if it devalues their neighbor’s property.



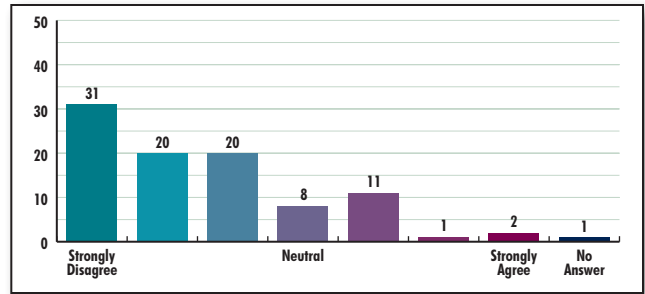
Question 6: New growth and development should be focused where infrastructure and services exist to support it, primarily in or adjacent to a city or town.



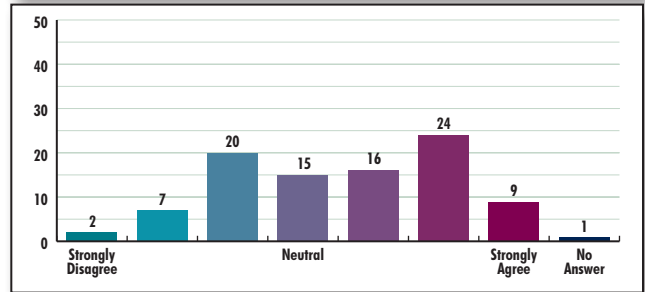


PART 5: APPENDIX

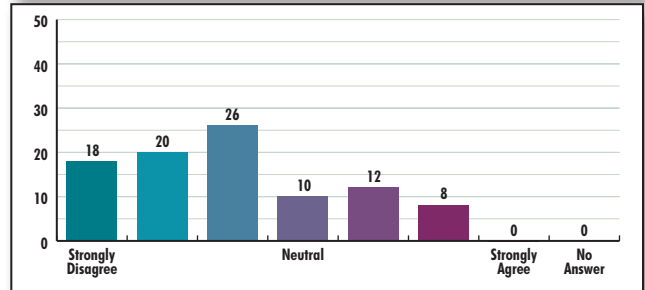
Question 7: A new industry (i.e. employer) should be allowed to build anywhere in the county that suits their needs, even if it doesn't follow the county's Comprehensive Plan.



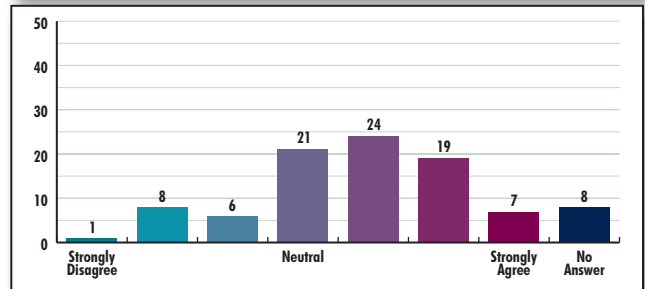
Question 8: Economic development efforts should primarily focus on creating jobs that pay wages high enough to support a family, even if that means lower paying companies choose not to invest in the county.



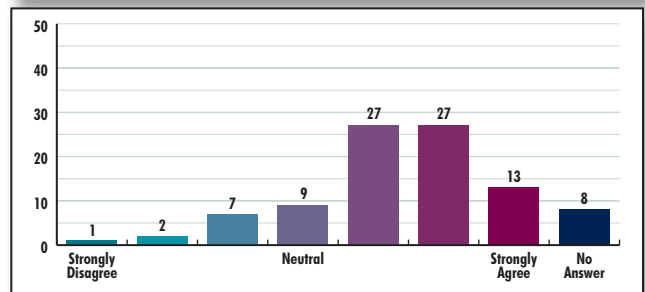
Question 9: A proposed residential subdivision should be allowed to develop in the county, even if the level of police, fire, and other county services decline county-wide as a result.



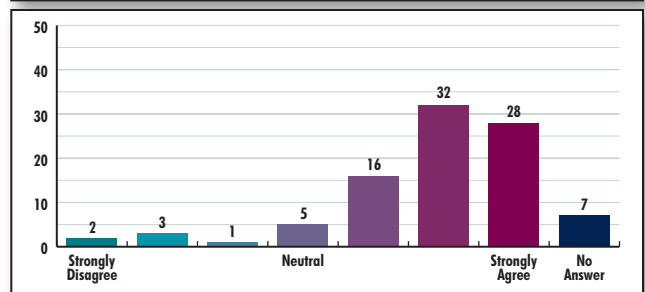
Question 10: The type, quality, and quantity of housing in Whitley County fully meets the needs of persons who live or want to live here.



Question 11: When available, I buy the goods and services I need over the course of a year from businesses in Whitley County, even if I can buy them cheaper elsewhere.



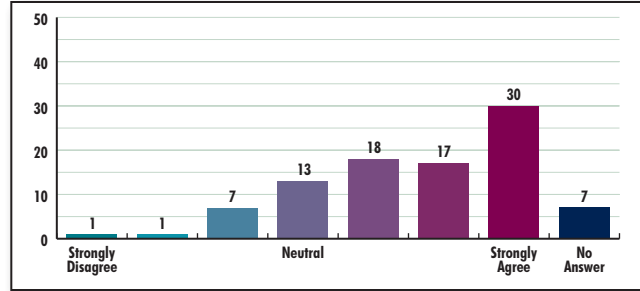
Question 12: Whitley County's natural resources and environmental features should be protected from the impacts of development.



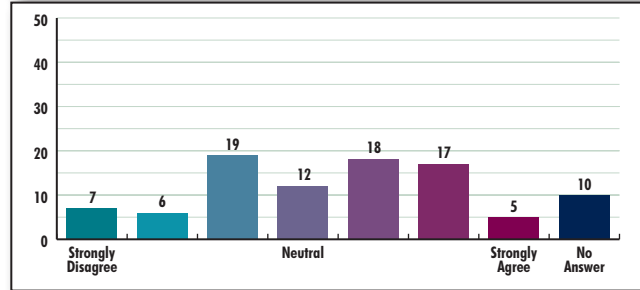


PART 5: APPENDIX

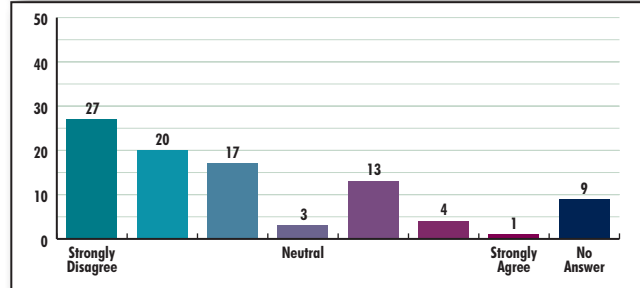
Question 13: Whitley County should commit to becoming a “green” community (e.g. by reducing energy consumption and promoting recycling).



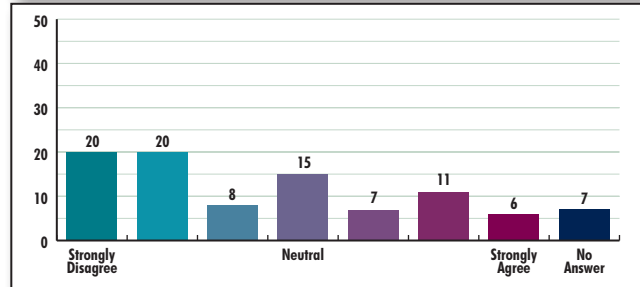
Question 14: The county should strive to make changes that attract people, businesses, and industry to relocate to and invest in Whitley County, even if those changes are not valued by the existing residents.



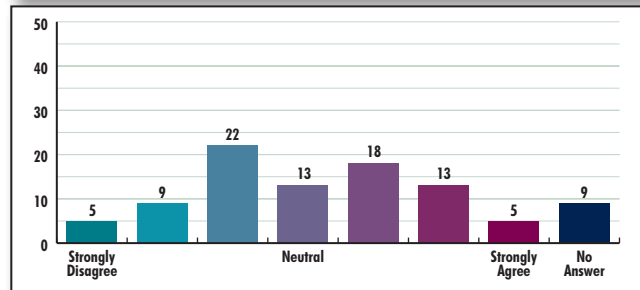
Question 15: The county’s roads are in as good of condition as is necessary for people to safely drive their vehicles.



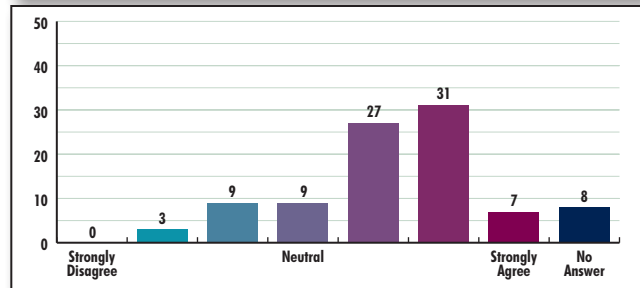
Question 16: There is absolutely no need for pedestrian facilities (e.g. sidewalks, trails, or paths) anywhere in the County’s jurisdiction (i.e. outside of a city or town).



Question 17: Whitley County should strive to be self-sustaining, not having to rely on jobs, shopping, services, recreation, leisure amenities, or cultural experiences offered in nearby communities and counties.



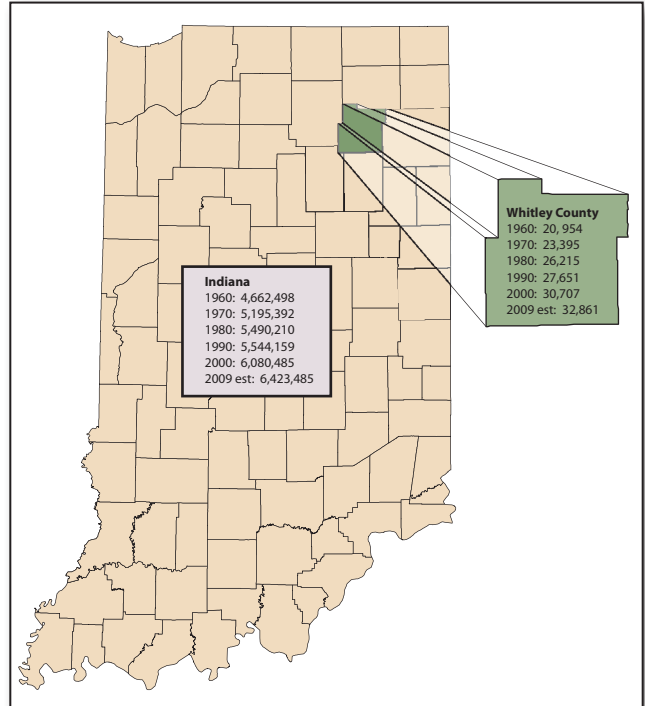
Question 18: The Whitley County government effectively provides laws, services, facilities, and infrastructure for the community as a whole.



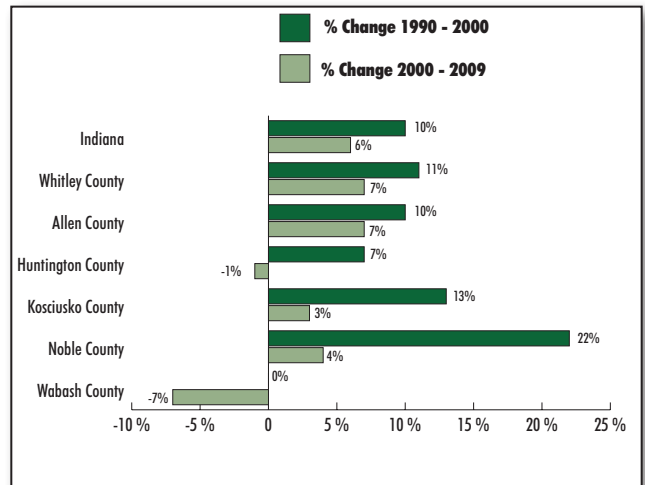


PART 5: APPENDIX

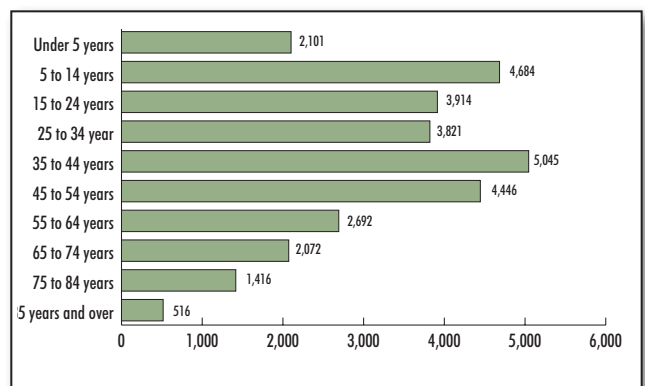
Population: Whitley County's population has grown steadily since the 1960s.



Population Growth Rate Comparison: Whitley County's population growth rate for the past two (2) decades has been consistent with the growth rate for the State of Indiana and neighboring Allen County; greater than neighboring Huntington and Wabash Counties; and less than neighboring Kosciusko and Noble Counties.



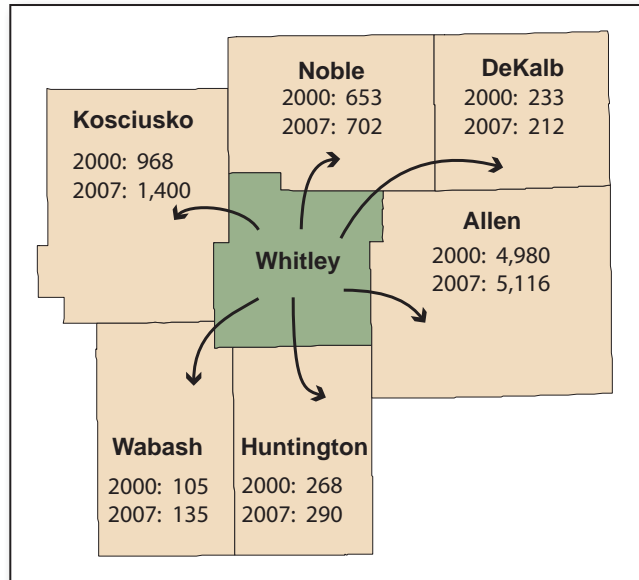
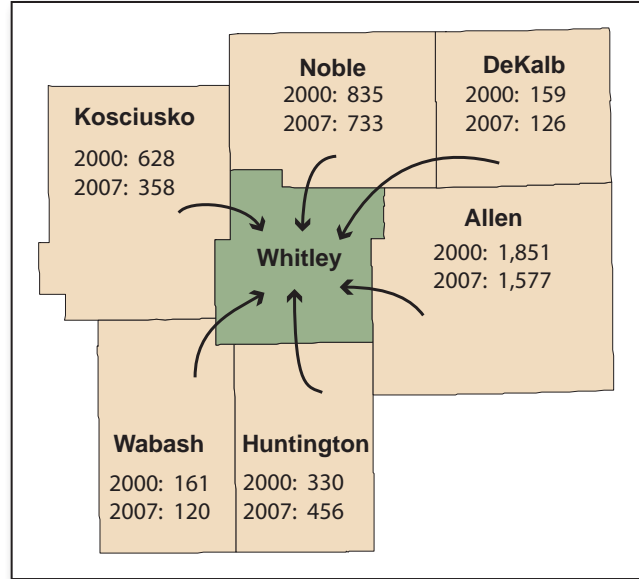
Population by Age: Twenty-two percent (22%) of Whitley County residents are age fourteen (14) and under. Fourteen percent (14%) are age sixty-five (65) and over. The median age in 2000 was thirty-seven (37) years old.



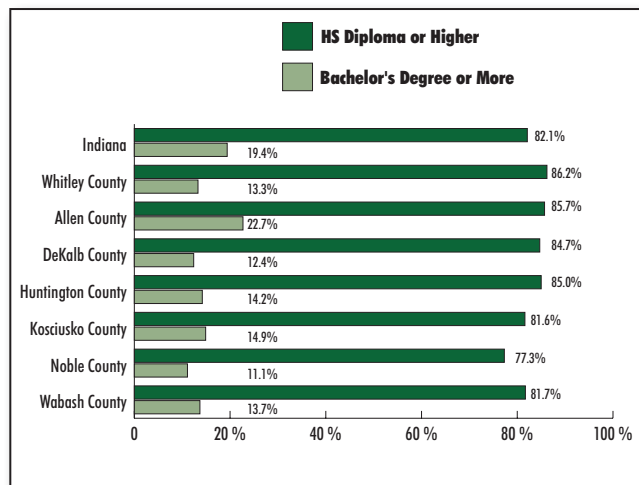


PART 5: APPENDIX

Commuting Patterns: An increasing percentage of the Whitley County workforce is leaving Whitley County for work.



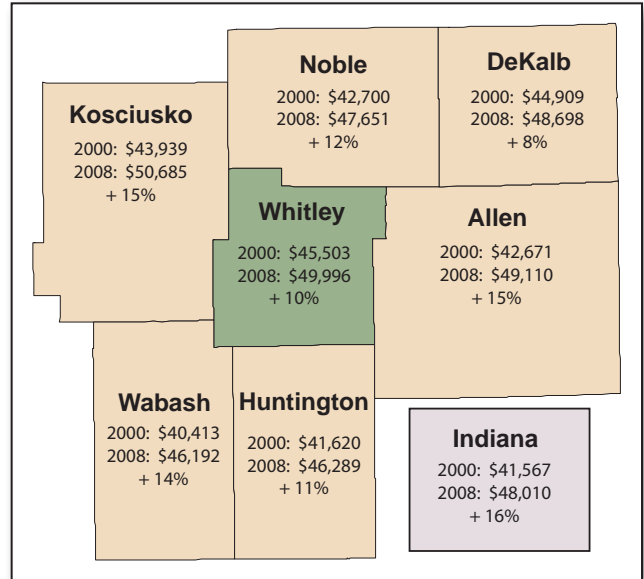
Educational Attainment: According to the 2000 Census, eighty-six percent (86%) of Whitley County residents age twenty-five (25) and over have attained a high school diploma or higher. This percentage is greater than all adjacent counties and the State of Indiana. However, the percentage of Whitley County residents age twenty-five (25) and over that have attained a college degree is less than the State of Indiana and many of the adjacent counties.



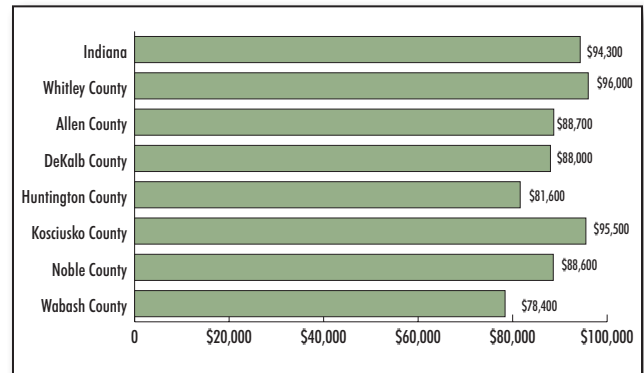


PART 5: APPENDIX

Median Household Income: Whitley County's median household income increased ten percent (10%) between 2000 and 2008, which is less than the same figure for the State of Indiana and most of the adjacent counties.



Median House Value: The median house value in 2000 for homes in Whitley County is slightly greater than the median house value for the State of Indiana, and greater than the median house value for all adjacent counties.





PART 5: APPENDIX