

Promote development where and when it is:

**Feasible** - market supported, based on a sound financial plan

**Suitable** - located near transportation, public and environmental facilities and services

**Advantageous** - provides benefit to the surrounding areas

**Consistent with the land use strategy** - adheres to desired geographic placement and is compatible within the context of surrounding area

**Supported by the community's aspirations** - meets the public's expectations, needs and desires

## What do you think?

Please comment on the following potential recommendations (currently under consideration) for the Comprehensive Plan Update on your comment form.

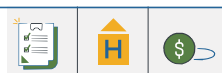
**1.1** Encourage growth in municipalities, adjacent to municipalities, near municipalities, or in areas with existing public utilities, using water and/or sewer capacity as a criterion in evaluating new development.



**1.6** Support evolving agricultural uses that conform to the recommended character types as specified in the Future Character and Land Use Plan and mitigate potentially incompatible effects through development standards and certainty of location.



**1.2** Pay reasonable regard to this Plan, especially the Future Character and Land Use Plan, in zoning decisions.



**1.7** Strengthen and enforce “anti-funneling” regulations in the Whitley County Zoning Ordinance to minimize congestion and overcrowding of lakefront.\*



**1.3** Minimize land use conflicts by strengthening requirements for modifying the scale and character of development at the edges of areas with different land uses and considering open space, landscaping or separations between areas.



**1.8** Take action to address lake-specific issues in a detailed plan and update regulations of the Zoning Ordinance to minimize the number of variances for lake properties.



**1.4** Initiate a countywide alternative energy policy and recommend standards for alternative energy generation facilities.



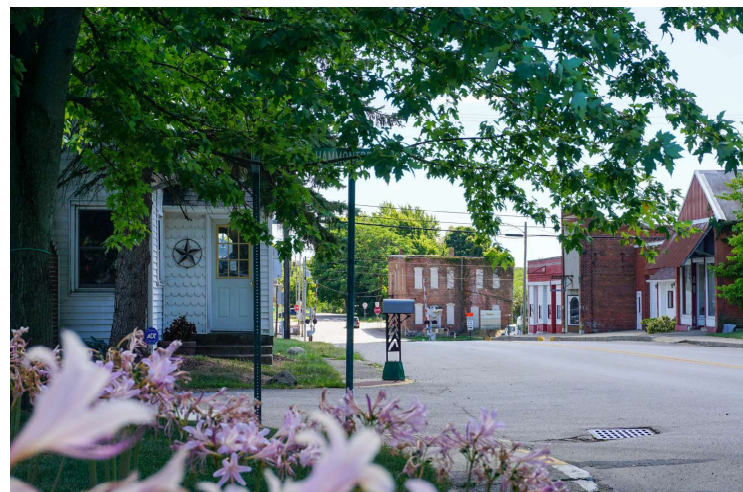
**1.9** Incorporate provisions into the approval and permitting process for new developments and new homes that protect existing agricultural operations and work with builders, realtors, and other organizations to educate new rural residents about living in agricultural areas.



**1.5** Protect rural character and agricultural land from development that has a suburban or urban character, or that erodes farmers' rights to farm.



\* Anti-funneling - Regulations that prevent the overdevelopment of lakes by requiring a minimum length of lakeshore per residence.



**1.10** Every 3-5 years, evaluate the consistency of the Future Character and Land Use Plan with desired growth patterns, community character, and changing market forces, and address inconsistencies by modifying decisions or updating the Plan.



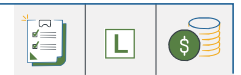
**1.11** Amend the Whitley County Zoning Ordinance and Zone Map, Subdivision Code, and/or other regulations to support these Goals and Recommendations.



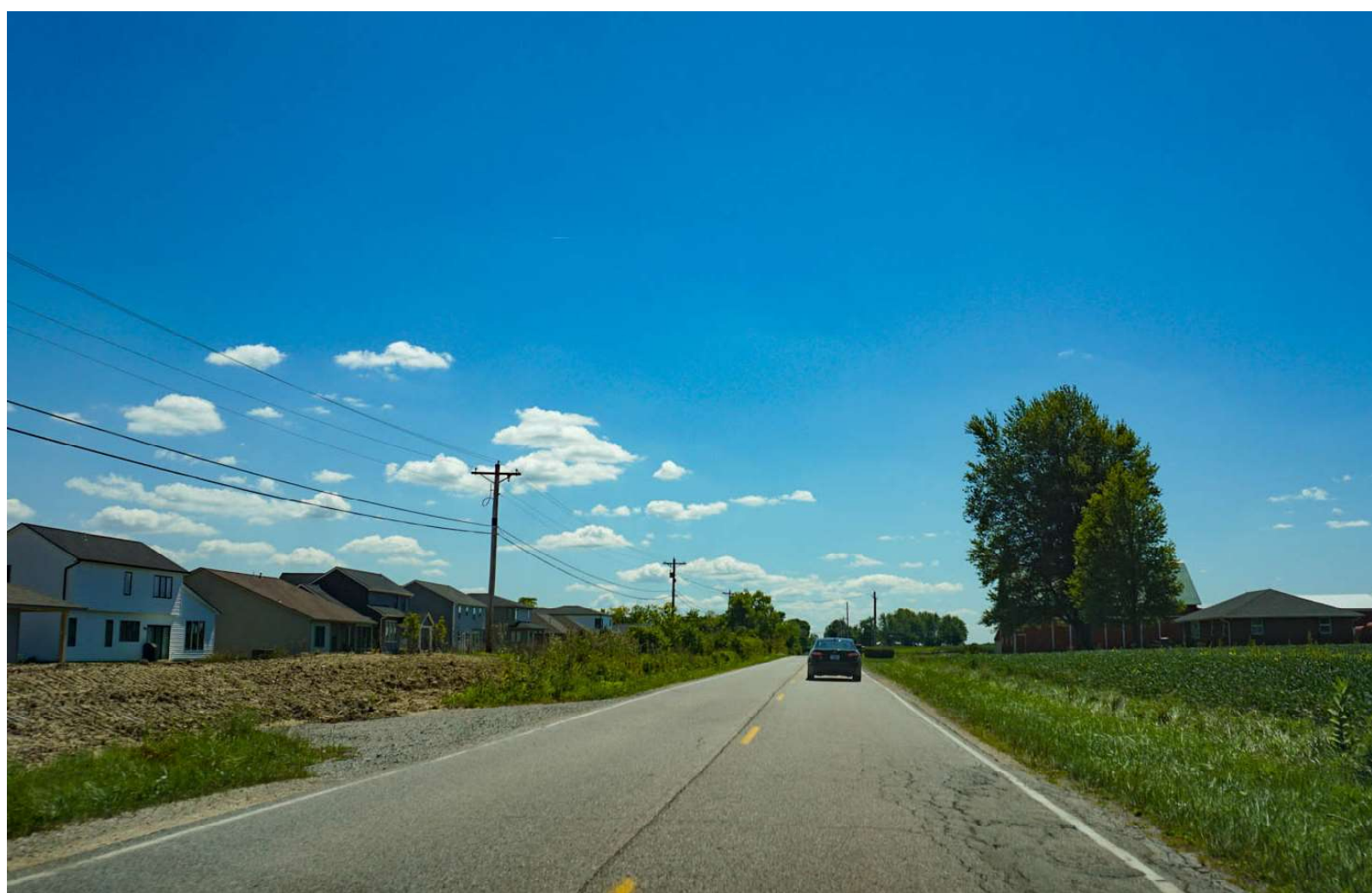
**1.12** Assess the appropriateness and effectiveness of alternative development regulations and tools to achieve the Plan recommendations, such as performance zoning, Transfer of Development Rights, Form-Based Codes, etc.



**1.13** Prepare a housing study that includes both market analysis and qualitative input by government officials, real estate agents, builders, developers, and other community members to assess needs and opportunities for new housing in the County, especially middle-income housing units.



**1.14** Encourage industrial and business park development along US30 between Columbia City and the Allen County line with design and landscaping that minimizes visual impacts to surrounding areas.



# 2 Foster Safe and Convenient Circulation

Improve the following for the road network:

**Efficiency** - maximizing value while minimizing construction and maintenance costs

**Effectiveness** - conveying vehicles utilizing arterials, collectors, and local roads

**Safety** - widths, alignments, intersections, and road signs support safe movement of vehicles and users


**Quality** - processes and materials result in longevity

**Compatibility with the land use strategy** - network supports existing density and intensity of land uses, desired development around the County; arterials connect core commerce and employment districts

## What do you think?

Please comment on the following potential recommendations (currently under consideration) for the Comprehensive Plan Update on your comment form.


**2.1** Maintain the five-year asset management plan and develop a comprehensive approach to maintenance and upgrades.



**2.2** Identify possible alternative funding resources for road maintenance and implement strategies that reduce maintenance expenses and other ongoing costs.




**2.3** Be prepared to capitalize on opportunities to acquire additional right-of-way as part of development and during improvement projects.




**2.4** Refer to the Transportation Plan Map, in conjunction with the Future Character and Land Use Map, when approving new development and update it regularly as development occurs.




**2.5** Work with enforcement agencies and officials to determine needed regulations for transportation throughout the County and to enforce them consistently.




**2.6** Utilize the asset management plan to systematically make improvements to the County's roadways and bridges.




**2.7** Advocate for conversion of US30 to a freeway-level highway and incorporate its design in the Transportation Plan Map.



**2.8** Ensure accessibility and connectivity for police, fire, and emergency services.




**2.9** Revise the Whitley County Zoning Ordinance, and other regulations, to include stricter standards for structures and vegetation in the intersection vision clearance triangle, including field crops.



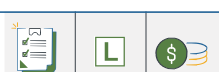
**2.10** Continue to support the Whitley Transit System.



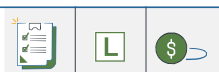
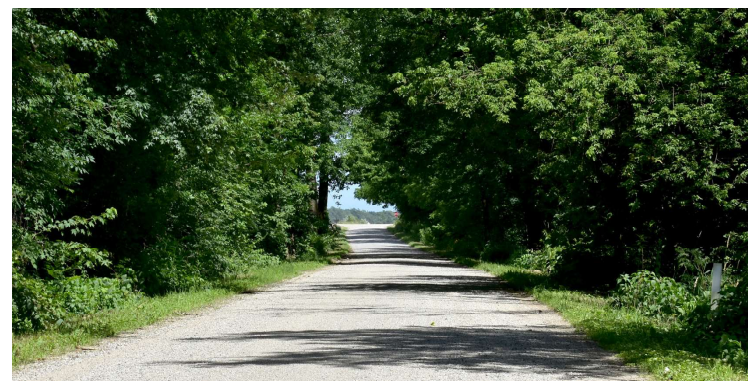
**2.11** Develop an alternate transportation network plan to designate trails and paths, routes, and right-of-way improvements that will better serve pedestrians, non-motorized vehicles, and non-conventional vehicles.



**2.12** Plan conceptually for additions to the network of collector roads and require upgrades to existing roads as more or new development occurs; consider implementing a road impact fee.



**2.13** Require connectivity between and among developments.

# 3 Nurture the Environment

Strive to improve: **Environmental resources** - conserving, preserving, and/or minimizing impacts  
**Energy consumption** - reducing energy consumption  
**Public health and safety** - reducing risks from natural disasters  
**Sustainability** - awareness and long-term preservation of valued built and natural features

## What do you think?

Please comment on the following potential recommendations (currently under consideration) for the Comprehensive Plan Update on your comment form.

**3.1** Prohibit development in the floodway and encourage education about floodplains, especially in lake areas.



**3.2** Develop and implement a countywide storm water management and erosion control ordinance.



**3.3** Include incentives for conservation and preservation of environmentally sensitive areas in the Zoning Ordinance and Subdivision Control Ordinance, such as development credits for environmental-friendly design.



**3.4** Amend the Whitley County Zoning Ordinance to regulate alternative energy facilities, both small- and utility-scale, to mitigate negative effects to surrounding properties while recognizing the emerging importance of alternative energy sources.



**3.5** Continue to closely regulate septic systems. Explore allowing alternative types of on-site treatment systems where soils are not ideal for conventional systems.



**3.6** Monitor Indiana's list of impaired waterbodies for Whitley County to identify changes and examine possible causes.



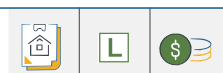
**3.7** Strengthen the countywide recycling program through service enhancements and by encouraging companies that can use recycled materials.



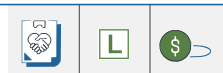
**3.8** Identify and inventory environmental features that are unique, large in size, irreplaceable, or contain a rich diversity of species.



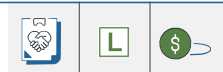
**3.9** Target identified environmental features for conservation and/or preservation.



**3.10** Attract environmentally-conscious businesses and encourage construction of buildings and neighborhoods that are Leadership in Energy and Environmental Design (LEED) qualified.



**3.11** Research and publish a local directory of environmental organizations and existing lake associations that have programs to conserve, sustain, and restore natural areas.



**3.12** Encourage healthy soil conservation practices to reduce drainage runoff and sedimentation.



# 4 Advance Economic Development

Economic development efforts to promote commerce, jobs, and overall vitality is:

**Consistent with economic strategy** - targets appropriate industrial sectors, promotes quality infrastructure, improves quality of life amenities, and supports a qualified workforce

**Beneficial countywide** - creates employment opportunities, lifestyle sustaining incomes for workers, and tax revenues for Whitley County

**Diverse and inspiring** - broadens sectors of employment and promote new business investment and entrepreneurship

**Consistent with the future character and land use strategy** - supports quality places, and helps shape desirable development and direct it to appropriate locations

## What do you think?

Please comment on the following potential recommendations (currently under consideration) for the Comprehensive Plan Update on your comment form.

**4.1** Continue to support the Whitley County Economic Development Corporation and the programs it leads.



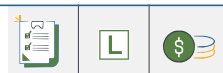
**4.2** Continue to work with the State of Indiana and other regional economic development agencies.



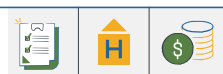
**4.3** Support the business of agriculture, including intense uses when developed in harmony with residential development.



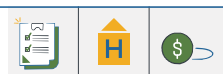
**4.4** Support residential development in appropriate locations to attract and retain residents in the local workforce.



**4.5** Encourage businesses and industries to locate in areas with sufficient transportation and utility infrastructure and to focus on infill and redevelopment of underutilized sites.



**4.6** Modify the Zoning Ordinance and Subdivision Control Ordinance to minimize or mitigate adverse effects associated with business and industrial areas.



**4.7** Utilize existing resources (e.g. Whitko Career Academy, Eagle Tech, WorkOne, etc.) to advance workforce development.



**4.8** Be proactive in developing affordable and widely available broadband internet connectivity throughout the County for both businesses and residents.



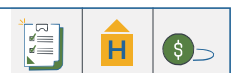
**4.9** Survey employees and employers and research businesses' strategic plans to identify and prioritize quality of life improvements (also see Goal 5) that attract and retain businesses and workers, and prepare an implementation plan for making priority improvements.



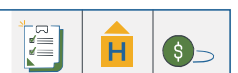
**4.10** Continue to utilize Tax Increment Financing and other economic development tools to develop new and well-advantaged business and, where applicable, housing sites.



**4.11** Study emerging work-from-home trends, both nationally and locally, to better understand whether and how the County stands to benefit by providing support for at-home workers.



**4.12** Conduct a countywide assessment of childcare needs to better understand gaps in affordable options for working families.



Improve quality of life through:

- Opportunities** - meeting or exceeding needs in personal advancement, fitness, and social connection
- Quality service** - providing essential services, utilities and infrastructure, and leadership
- Sense of place** - supporting the community's values and increasing pride
- Communication** - keeping people involved and connected
- Predictability** - creating outcomes that are consistent and reliable

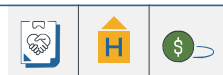
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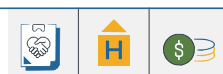
**5.1** Develop and maintain strong partnerships between and among various levels of government, quasi-public and non-profit agencies, and private enterprise to ensure the most efficient use of resources to the public benefit.



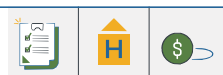
**5.2** Coordinate regular meetings among appropriate leaders and personnel from applicable jurisdictions and/or agencies, along with knowledgeable residents and business leaders.



**5.3** Provide timely information to the public about upcoming projects and events by utilizing social media and the Whitley County website and by creating a mobile app; consider creating an information manager position.



**5.4** Encourage and support Emergency Management Agency's severe weather education and preparedness efforts.



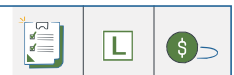
**5.5** Develop and implement a consistent addressing and numbering policy and adopt an address signage ordinance.



**5.6** Encourage outdoor recreation and leisure opportunities, including trails, parks and preserves, boating, etc., and partner with organizations to provide ongoing maintenance.



**5.7** Support local festivals and fairs, farmers' markets, agritourism, and other public interest events at well-located sites and venues because of the role these events play in enhancing quality of life.



**5.8** Recognize the importance of unification of library services and promote the availability of existing services.



**5.9** Support aging-in-place initiatives, including an assessment of the need for and encouragement of additional child day care and senior care facilities.



**5.10** Evaluate the potential for local designations of historic properties and support preservation efforts of historic and prehistoric sites.



**5.11** Recognize the importance of providing accessibility for the disabled and strive for compliance with Americans with Disabilities Act standards.



**5.12** Identify areas of the County that are not served with adequate broadband internet connectivity and be proactive in working with service providers to provide such service.

