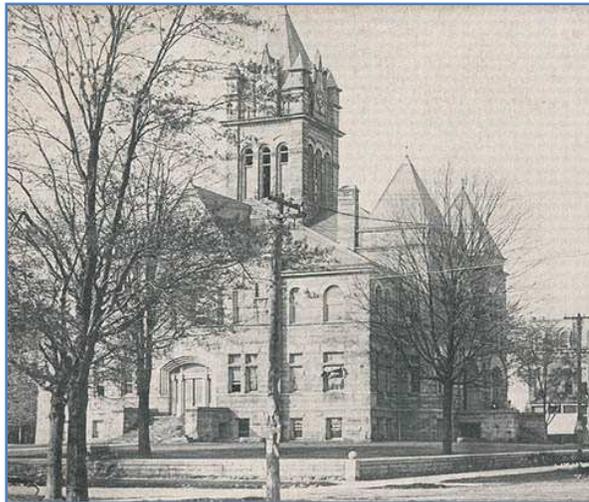


Pulaski County Advisory Plan Commission

Pulaski County Comprehensive Plan

Plan for Smart Growth



Rhein-Bach, Inc.
April, 2009

Pulaski County, Indiana

Advisory Plan Commission

Established February 20, 2007 pursuant to IC36-7-4-500 series.
On March 19, 2007, Pulaski County Commissioners appointed the following members as mandated by Statute:

<u>Member Name</u>	<u>Representing</u>
Ken Boswell	Pulaski County Commissioner
Jerry Sullivan, Jr.	Pulaski County Council
Mick Tiede	Pulaski County Surveyor Representative
Michael Reetz	Pulaski County PU Extension Educator
Fred Yaggie	Pulaski County Citizen (Dec. 2011)
Kathi Thompson	Pulaski County Citizen (Dec. 2012)
Darrin Wagner	Pulaski County Citizen (Dec. 2009)
Donald Good	Pulaski County Citizen (Dec. 2010)
Steve Seifert	Pulaski County Citizen (Dec. 2010)

Mr. Seifert currently serves as the Pulaski County Advisory Plan Commission President.

Mission

The Pulaski County Advisory Plan Commission is charged with the responsibility to study and develop a Comprehensive Plan and a Land Use Ordinance. The Comprehensive Plan shall promote public health, safety, comfort, convenience and general welfare of citizens to plan for the future development of their community.

Pulaski County Comprehensive Plan April, 2009

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PREFACE OVERVIEW



Source: Rose Acre



PREFACE: OVERVIEW

OVERVIEW

Pulaski County has taken a proactive approach to plan for the future growth by developing a comprehensive planning process. The process takes a look at the past growth, the current conditions and identifies goals for the management of changes to land use and development. The Plan Commission will use this plan and process to cultivate future decisions associated with the challenges facing the county from new development growth “pressures”. The county has experienced pressures on county services as a result of new growth and development created by citizens relocating from large urbanized population areas seeking the “rural” lifestyle here in Pulaski County.

The Plan Commission and county officials will use this plan and process to guide and separate land uses that are thought or perceived to be incompatible and provide a management system to prevent new development from harming existing residents or businesses. To that end, the Plan will also provide balance to potentially conflicting issues of land use growth, county services, economic enhancement, and environmental sensitivity while promoting an enhanced quality of life.

ACKNOWLEDGEMENTS

General Acknowledgements

This planning effort was successful because of a number of people who donated their time, talent, and insights to the process. Pulaski County Advisory Plan Commission would like to thank the businesses and residents who participated in the public meetings and opinion surveys. The collective input was integral to establishing the vision and goals found in this document.

Specific Acknowledgements

Additionally, the County would like to thank the following people who provided significant support and time to this project.

County Commissioners

Paul Grandstaff, President
Kenneth Boswell, Vice President
Michael Tiede

County Council

Rita Carpenter, President
Jerry G. Sullivan, Vice President
Bill Reutebuch
Ron Powers
Daniel Frain
Robert P. Foerg
Roger Query

County Plan Commissioners

Ken Boswell, County Commissioner
Jerry Sullivan, Jr., County Council
Mick Tiede, Serving for County Surveyor
Michael Reetz, PU Extension Educator
Fred Yaggie, Pulaski County Citizen (Dec. 2011)
Kathi Thompson, Pulaski County Citizen (Dec. 2012)
Darrin Wagner, Pulaski County Citizen (Dec. 2009)
Donald Good, Pulaski County Citizen (Dec. 2010)
Steve Seifert, Pulaski County Citizen (Dec. 2010)

Community Development Commission

Daniel Dolezal, Executive Director
Karrie Sutton, President
Jason Hague, Vice President
Rick Stone, Secretary

Building Commissioner

David W. Dare

County Surveyor

Joyce Weaver

County Highway

Kenny Becker, Superintendent

Planning Assistance



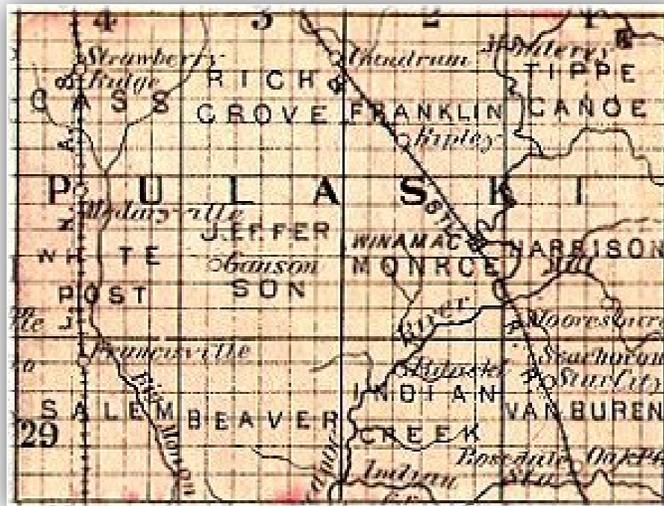
All of the photos shown within the Comprehensive Plan, except where noted, were taken within, and of, specific areas of Pulaski County.

OPPORTUNITIES FOR PROGRESS

Growth presents great opportunity for progress. Making wise decisions by the community leaders will balance the creation of new neighborhoods and maintain existing ones that are attractive, convenient, safe, and healthy. Planned growth will achieve social, civic and physical activity, protect the environment, and stimulate the local economy. Planning for the future is opportunity for creating a great and balanced community. When development is based on solid growth principles, it increases opportunities and choices, and the chance to achieve the “American Dream”. A great community will see good returns of public investment on infrastructure, more choices and personal freedom, a thriving natural environment, and a proud legacy to leave their children and future generations.

LIMITATIONS AND PLAN DYNAMICS

The Pulaski County Comprehensive Plan is not just a “document” but a process. That is, to say an amendable or “dynamic” document. Initially developed for long range planning, goals will need to be revised and re-evaluated as circumstances change. An effective plan needs to be updated to reflect changes in trends or community policy. The process should always consider public involvement to avoid potential setbacks. Amendments should usually be minor in nature and not diverge from the proactive and positive pattern for growth. An annual review or update is recommended, however, ***the plan needs to be reviewed in its entirety on a five year schedule***. This schedule will assure continued interest in a well-planned community and an appreciation for community planning.



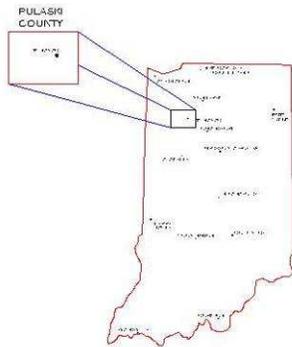
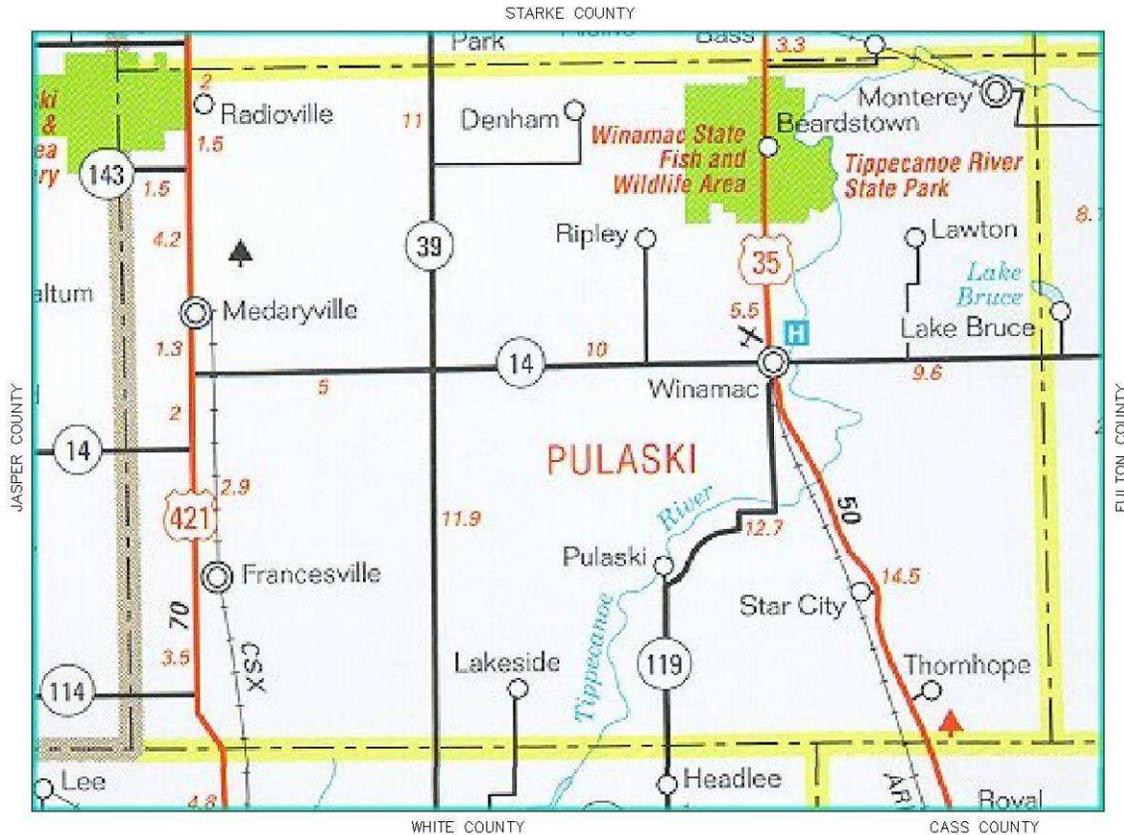
CHAPTER ONE INTRODUCTION



CHAPTER ONE: INTRODUCTION

LOCATION

Pulaski County is located in the northwestern portion of Indiana. Chicago, approximately 100 miles to the northwest, Indianapolis 100 miles to the southeast, South Bend 60 miles to the northeast, and Lafayette 60 miles to the southwest defines its regional setting. Winamac is the county seat and is located in the central portion of the county.



PULASKI COUNTY, INDIANA COMPREHENSIVE PLAN

APRIL 2009

GENERAL LOCATION MAP

RHEIN-BACH, INC.

ENGINEERING
&
PLANNING SERVICES

SOUTH BEND, IN

HISTORY

Recognizing a community's identity and its unique characteristics helps to develop a sense of place and pride in one's community. To properly plan for the future, one must understand one's history. Pulaski County, organized in 1839, was named after the celebrated Polish soldier, Count Casimer Pulaski. He was killed in 1779 at the Siege of Savannah during the Revolutionary



War. An adjacent County, Jasper, was also named for a hero of Savannah. The county is bounded to the north by Starke County, to the east by Fulton County, to the south by Cass and White, and to the west by Jasper. The area contains 432 square miles, being 24 miles from east to west and 18 miles from north to south. The county is divided into 12 civil townships of Beaver, Cass, Franklin, Harrison, Indian Creek, Jefferson, Monroe, Rich Grove, Salem, Tippecanoe, Van Buren, and White Post. The incorporated towns are Winamac, Francesville, Medaryville, and Monterey. The major thoroughfares through the county are U.S. 35, which runs primarily through the eastern portion of the county, and U.S. 421 which runs parallel to the county line on the western edge of the county.

Pulaski County is home to a number of natural resource conservation areas. The Jasper-Pulaski State Fish and Wildlife Area Nursery, in the northwest corner of the county, is the migratory resting place of the sand hill crane. Other resource areas are the Winamac State Fish and Wildlife Area and the Tippecanoe River State Park, both of which are situated in the north-central area of Pulaski County. The Tippecanoe River, Pulaski's main body of water, runs through the eastern part of the county, and Lake Bruce is located on the eastern edge of the county.

The county is primarily rural, much of the land remains in active agriculture, both cultivation and animal farming. Some Pulaski County farms are commercial and most remain family farms. There are a few local agri-businesses, primarily located near Francesville on the West side of the county.

HISTORY OF THE PROJECT

In 2006, the Pulaski County Commissioners submitted a planning grant application to the Kankakee-Iroquois Regional Planning Commission (KIRPC). Pulaski County was awarded a Community Development Block Grant (CDBG) 2007 to develop a comprehensive plan that will be a guide for development over the next twenty years. Rhein-Bach, Inc. of South Bend is the planning and engineering consultant hired to coordinate the planning process for the people of Pulaski County and prepare the final draft of the 2009 Pulaski County Comprehensive Plan for adoption.

The Kankakee-Iroquois Regional Planning Commission (KIRPC) is a voluntary public partnership serving Benton, Jasper, Newton, Pulaski, Starke, and White Counties to provide assistance to local government to maximize community and economic development opportunities for the benefit of all their citizens. KIRPC serves as the grant administration arm for the Indiana Office of Community and Rural Affairs (OCRA). It is OCRA's charter to work with local, state, and national partners to provide resources and technical assistance to rural communities. The Indiana Office of Community and Rural Affairs administer planning grants through the Small Cities and Towns Development Block Grant (CDBG) program.

The Indiana Economic Development Corporation (IEDC) formally known as the Indiana Department of Commerce (IDOC) is the lead economic development agency for Indiana. IEDC was officially established in February 2005 to replace IDOC and now provides business with the most complete range of services previously separate from the IDOC. One of six regions around the state, Pulaski County is part of the Northwest Region which includes Lake, Porter, LaPorte, Starke, Jasper, and Newton counties. The regional office is located in Crown Point.

PULASKI COUNTY'S FULFILLMENT OF THE GRANT CONDITIONS

Throughout the planning process and within the Comprehensive Plan, all State of Indiana minimum requirements have been met or exceeded. Some of the highlights include:

- The Pulaski County Comprehensive Plan presents an analysis of the community, existing land uses, development trends, land use suitability, economic feasibility and natural land features.
- Public involvement provided the basis for the Comprehensive Plan. Public input exceeded the criteria required by the State by providing open meeting opportunities and written questionnaire surveys for people to provide input. The input is woven into the content of this document with specific results contained in the Appendix.
- The Pulaski County Comprehensive Plan has an overall theme of protecting existing land use while improving the health, safety and welfare of residents and addresses the State required elements in the chapters that follow.
- The Pulaski County Comprehensive Plan contains several extra components that exceed those required by the State. For instance, the Plan includes discussions on economic development, the environment, and people and relationships.

INTRODUCTION TO THE COMPREHENSIVE PLAN

Planning is an activity by which the prudent address the present and prepare for the future. The most effective comprehensive plans are those that are accurate enough to prepare for anticipated events and flexible enough to provide guidance for events that are not anticipated. In the process of planning, the following steps are involved:

- Identify Community Issues
- Set Achievable Goals
- Formulate and Evaluate Solutions
- Develop Plan of Action

Purpose

The Comprehensive Plan is a legal document that serves as a decision-making guide for both officials and citizens, and is intended to serve as a tool for making decisions about the promotion of public health, safety, convenience, order, or the general welfare, and for the sake of efficiency and economy in the process of development. Comprehensive Plans are defined by state statute IC36-7-4-500 series, which outlines the intent and details the necessary content of all plans. 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:

- That highway systems (and street systems) are carefully planned;
- That new communities grow only with adequate public way, utility, health, educational, and recreational facilities;
- That the needs of agriculture, industry, and business be recognized in future growth;
- That residential areas provide healthful surroundings for family life; and
- That the growth of the community is commensurate with and promotes 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 the power of zoning. Indiana Code 36-7-4-502 and 503 state the required and permissible contents of a comprehensive plan. The required plan elements include:
 - A statement of objectives for the future development of the jurisdiction.
 - A statement of policy for the land use development of the jurisdiction.
 - A statement of policy for the development of public ways, public places, public lands, public structures, and public utilities.

Citizens want Pulaski County to continue to be a unique place with rural character and a diverse economic base. Through this plan, County residents have sought to identify and enhance the varied characteristics that make Pulaski County a special place for fulfillment of the American Dream.

To that end;

- The Plan will be a guide for the physical development of the community.
- The Plan will depict community development within a time frame of 20 years.
- The Plan is comprehensive in addressing all components of its physical make up.
- The Plan will be the official statement of policy but flexible enough for changing conditions.
- The Plan will allow for zoning ordinances and Subdivision ordinances to be established.

Scope

Pulaski County is undertaking a systematic process that involves the analysis of the community, citizen participation, and previous plans and visioning studies. The new Master Plan provides for the orderly development of Pulaski County to enhance a prosperous business community and maintain a pleasant living environment.

The Pulaski County Comprehensive Master Plan will have the following characteristics:

- The Master Plan is a physical plan. While social and economic conditions are important considerations, the Plan will be a guide for the physical development of the community.
- The Master Plan provides a long-range viewpoint depicting land use and community development for the next twenty years.
- The Master Plan will be comprehensive to address the entire county within their jurisdiction and all the components that affect its physical makeup.
- The Master Plan will be the official statement of policy for such issues as land use, community facilities, and transportation that impact the physical environment. As a policy guide, the Master Plan must be flexible enough to provide guidance for changing conditions and unanticipated results.
- The Master Plan is the first step in providing a sound and legal basis for establishing a Zoning Ordinance, other regulatory Ordinances, investing in public capital improvements and guiding private land use decisions.

Goals, Objectives and Strategies

As a basis for formulating solutions, our community goals, objectives and strategies will provide structure for a plan of action. These are organized according to predominant issues or topics.

- Transportation Goal
- Neighborhood and Residential Land Use Goal
- Historic Resources Goal
- Economic Development Goal
- Community Facilities and Infrastructure
- Parks & Recreation Goal
- Quality of Life

Introduction to the Planning Process

A series of public information gathering meetings for the citizens and business owners were held by representatives of Pulaski County and Rhein-Bach, Inc. on the following dates:

- April 22, 2008 – Monterey – Fire / Community Building
- April 29, 2008 – West Side – West Central High School Cafeteria
- May 13, 2008 – Star City – Community Building
- May 20, 2008 – Winamac – Pulaski County Highway Garage

Comments and suggestions were taken and noted. A questionnaire has been prepared for all Pulaski County residents by Rhein-Bach, Inc. requesting their input on various issues such as land use, zoning, transportation and infrastructure. The surveys were distributed to numerous locations and were collected at over eight sites throughout the county. Over 180 responses were received and tabulated with the results found in the appendix section of this document.

Implementation

The Master Plan is a statement of goals and strategies designed for preservation, growth and redevelopment. The Plan forms the policy basis for the more technical and specific implementation measures that will follow after adoption of the Plan. The Plan will have little effect upon future planning unless adequate implementation programs are established.

- Zoning Ordinance
- Subdivision Ordinance
- Park and Recreation
- Transportation
- Community Facilities
- Infrastructure

Updating the Comprehensive Plan will help provide the County leaders with revised objectives and implementation metrics to utilize when making future decisions regarding concerns facing the County. The Comprehensive Plan will also help identify ways to manage the anticipated growth while protecting and enhancing Pulaski County's agricultural heritage.

Background Studies

Pulaski County prepared a Vision Studies Project in cooperation with the Ball State College of Architecture and Planning in 1999.

Pulaski County Community Development Commission (CDC) takes an active role in "cultivating opportunity" for business and industrial development in Pulaski County. The CDC maintains a web page (<http://pccdc.pulaskionline.org/>) that provides business leaders and site selection consultants with economic development data, commercial and industrial real estate listings, business profiles and infrastructure information, as well as a bit of history regarding the county. The CDC is governed by a board of 15 members. Their mission is partly the result of a strategic plan created for the CDC in 2003 and updated and approved in 2007.

