



Jasper County  
**Comprehensive Plan**



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### Overview

Jasper County undertook the comprehensive planning process as a step towards proactively planning for the community's future. This plan will enable the community to identify future goals and challenges as well as capitalize on opportunities. Because this document is based on a wide range of citizen input, community leaders can use it to make future decisions.

Jasper County seeks to balance the inherently conflicting issues of land use, growth rate, economic prosperity, environmental quality, government services, and quality of life. Additionally it strives to address the conflict between confined feeding facilities and residential development. By following this plan, the community can balance these interests and discover the best overall solutions for the community.

Jasper County originally adopted an "Improvement Location Permit Ordinance" and a "Major Street or Highway Plan Ordinance" in 1964. These ordinances were replaced by adoption of the 1982 Comprehensive Plan Code. The 1982 code has been amended twice, once in 1994, and more recently in 2000. The 2000 amendment updated the code's statement of objectives for future development.

A Jasper County Long Range Planning Committee was formed in early 2007 in response to growth pressures experienced in the County. These pressures are a result of the county's proximity to the Chicago metropolitan area as well as residents' desire to leave heavily populated areas north of the County for a more "rural" lifestyle.

The Long Range Planning Committee formed sub-committees to address sewer and water, economic development, and comprehensive plan/zoning concerns. These sub-committees were formed based on three priorities facing the county:

1. Protection of drinking water, groundwater, surface waters, and natural resources of Jasper County, including addressing on-site septic and sewer challenges associated with growth and development.
2. Economic development strategies and opportunities that are feasible for the infrastructure and tax base in Jasper County.
3. Balancing growth and development in Jasper County, while protecting rural character and the interests of agriculture, residential, and industry by updating the comprehensive land use plan and ordinances while educating county communities, local officials and the general public.

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

The comprehensive plan process began in the winter of 2008. The County sought broad public input through interest group meetings and public workshops. Citizens were also surveyed and asked to participate in roundtable discussions.

As the Comprehensive Plan was being prepared, drafts were reviewed by a steering committee made up of a diverse group of citizens and County leaders. It was also reviewed by interest groups, County boards and commissions and the general public. The final outcome of the Jasper County planning initiative is a user-friendly plan that includes attainable goals and objectives that were created by the residents and leaders of Jasper County.

Periodically, the Comprehensive Plan is intended to be reviewed, evaluated, and updated to reflect changing trends, outlooks, and thinking. In this way, it will remain a relevant guide to the future growth and development in Jasper County.

### **The Vision, Goals, and Objectives**

Jasper County's vision for the future is described in Chapter 2. Each of the following chapters of the Comprehensive Plan represents a particular goal associated with the following topics:

- Land Use and Growth Management
- Economic Growth and Development
- Transportation
- Environment
- Public Infrastructure and Services
- People and Relationships

The vision, goals, objectives, and implementation measures in these chapters will serve to guide the County's decisions regarding policies, programs and projects. The buy-in to the vision, commitment to the goals and pursuit of the objectives and implementation measures will result in a significant positive change for Jasper County.

### **Implementation**

An important part of a successful Comprehensive Plan is a plan for its implementation. While it is an enormous accomplishment for Jasper County to prepare the Comprehensive Plan, the real work is still to come.

The intent of the Comprehensive Plan is to provide a framework for implementation, but not the exact courses of action. To determine the exact action steps, the County leadership should prepare an implementation strategy to complement the Jasper County Comprehensive Plan. The implementation strategy should focus on achieving a realistic number of projects, programs or policies listed throughout the Comprehensive Plan within a given time period.

Specifically, the County's implementation strategy should outline the most important measures to be completed and then devise the means to accomplish them. The strategy should address the priorities for the next two (2) to three (3) years, and then be reviewed and updated every year thereafter. The implementation strategy will likely only need to be three (3) to eight (8) pages in length and explain:

- The priority implementation measures to be accomplished in the next two (2) to three (3) years;
- A timeframe for each implementation measure's (project's) estimated start and completion date;
- Who, what group, or which department's staff will be responsible for the project; and
- An estimate of the project cost and identification of funding source(s).

### **The Comprehensive Plan**

The Comprehensive Plan cannot be viewed as a static “set in stone” series of unalterable ideas and projects. To be effective, it must be reviewed, evaluated and updated when necessary to reflect changing trends, outlooks and big picture thinking in the community. In doing so, the community can collectively plan for the future in a proactive manner, thus capturing opportunities and avoiding potential pitfalls.

To achieve this result, the Jasper County Plan Commission will strive to review the Jasper County Comprehensive Plan annually. The review process should include identifying what the County has accomplished and identify any necessary minor amendments. Through this process, the Plan Commission should become more familiar with the plan and its content, thereby improving implementation success.

The Jasper County Plan Commission should also strive to review the Jasper County Comprehensive Plan in its entirety every five (5) years. This review should include public workshops, interest group interviews, and thorough scrutiny of the content and maps. A five-year revision schedule is the most cost effective means to help the County maintain the Comprehensive Plan and will not only result in a well-planned community, but also a greater appreciation for community planning.

# Preface

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## General Acknowledgements

This planning effort was successful because of the large number of people who donated their time, talent, and insight to the process.

Jasper County wishes to thank the businesses and residents that participated in the public workshops and interest group meetings. The collective input was integral to establishing the vision and goals outlined 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

Kendell Culp, President  
James Walstra, Vice President  
Richard Maxwell

### County Council

James Adamson, President  
Ronald Sipkema, Vice President  
Charles Hamstra  
Dianne Richardson  
Carol Spall  
H. Dan Stalbaum  
James Toppen

### County Plan Commissioners

John Korniak, President  
Thomas Lashbrook, Secretary  
John Gutwein  
Charles Hamstra  
Michael Kozuch  
Bryan Overstreet  
Sandra Putt  
James Walstra

### County Board of Zoning Appeals

Joe Moore, President  
Lee Magiera, Vice President  
John Korniak  
Michael Kozuch  
Daniel Reed

County Plan Director  
Mary Scheurich

County Highway  
Jack Haberlin  
Gail Ackerman

Legal Counsel  
James R. Beaver

Steering Committee  
Andy Andree  
Kevin Arnold  
Kendell Culp  
Malcolm DeKryger  
Russell Hammer  
Kenny Haun  
Valerie Hunter  
Robert Kaper Jr.  
Don Myers  
Bryan Overstreet  
Dianne Richardson  
Mary Scheurich  
Walter Stanley  
Dan Walstra

### Planning Assistance



### 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 (and street systems) are 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 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:

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.

### Jasper County’s Fulfillment of Mandate

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

### **Beneficiaries**

The Jasper County Comprehensive Plan includes policy goals, objectives and implementation measures designed to benefit the entire community as a whole, rather than a single property owner or single municipality. As a result, from time to time, implementing this plan will adversely affect a single property owner or a small group of property owners. However difficult or controversial, implementation of the Comprehensive Plan is intentionally created to serve the greater good of the community. No community has ever regularly improved itself without some controversy, opposition, or adverse effects on small numbers of property owners.

The County is committed to implementing this Comprehensive Plan with the greater good of the community in mind. As an assurance, each project, program or policy that results from this plan will first be evaluated to confirm the end result will positively move the community forward, consistent with its goals.

Additionally, the County will have the responsibility of considering any previously unforeseen conditions or situations over the course of implementing the plan.

### **Limitations of a Comprehensive Plan**

The Comprehensive Plan serves as a guideline to help shape future land use decisions in Jasper County. However, this plan is not a “law” and therefore is not enforceable itself. The Plan should not be mistaken as a zoning ordinance or substitute for other regulatory ordinances or codes for Jasper County.

The County will utilize its Zoning Code and Subdivision Control Code as the primary means of land use and development implementation. In the near term, the County intends to update these codes to create a Unified Development Ordinance. Jasper County will also use department policies, along with its capital, intellectual, political and staff resources to help achieve the vision, goals and objectives of this plan.

Chapter One  
**Community Profile**

## Community Profile

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### Overview

Jasper County is centrally located between Chicago (northwest), Indianapolis (south), Detroit (northeast), and St. Louis (southwest). With 561 square miles, Jasper County is the second largest of the 92 counties in Indiana, but as of 2007, and ranked 53rd in population.

Organized in 1849, the county is named in honor of Sargeant William Jasper who died during the Revolutionary War. The documented history of the county is sparse due to two fires in the 1800s that destroyed nearly all of the county's historic documents.

Jasper County is governed by the County Council and the Board of County Commissioners. Additional information about Jasper County and its government can be found on their website at [www.jaspercountyin.gov](http://www.jaspercountyin.gov).

### Municipalities

Jasper County contains one city (Rensselaer) and three towns (Demotte, Remington, and Wheatfield) within its boundaries. All four of these communities have their own Planning Commissions that exercise extended planning jurisdiction up to two miles outside of their incorporated limits. While these areas are outside of the planning jurisdiction of Jasper County, they are still taken into consideration when developing the Comprehensive Plan for Jasper County.

#### Rensselaer

The City of Rensselaer is the county seat of Jasper County as well as the largest community with a 2007 population estimate of 6,248. Originally called Newton, Rensselaer was established in 1839 along the rapids of the Iroquois River. Located halfway between Chicago and Indianapolis, Rensselaer is four miles east of I-65 at the intersection of State Road 114 and U.S. 231. The city is home to several historic sites including Saint Joseph's College (est. 1889). Additional information

about the community can be found on their website at [www.cityofrensselaerin.com](http://www.cityofrensselaerin.com).

#### Demotte

The Town of Demotte is located in the northwestern corner of Jasper County in Keener Township. With an estimated 2007 population of 4,113, Demotte is the largest Town and fastest growing community, boasting a 26% population increase since 2000. While settlement began in 1876, incorporation didn't occur until 1965. Additional information about the community can be found on their website at [www.townofdemotte.com](http://www.townofdemotte.com).

#### Remington

Remington was established in 1872 in Carpenter Township in the southern part of the county. Its location along the Pittsburgh, Chicago, and St. Louis Railroad made it an excellent location for trade within the county. As of 2007, Remington had an estimated population of 1,257, which is down slightly from 2000 (1,323).

#### Wheatfield

Incorporated in 1884, the Town of Wheatfield is located in the northeastern part of Jasper County. As of 2000, the median age for Wheatfield residents was 29 - significantly younger than the county and state whose median ages were both 35 years. The estimated 2007 population of the Town was 897, which is more than a 16% increase since 2000.

# Community Profile

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## Demographics

The United States (U.S.) Constitution requires the federal government to administer a census every ten (10) years to allocate the number of U.S. Representatives to each state. Private and government agencies also use census data to evaluate demographic changes in towns, cities, counties, states and the country as a whole. The demographic data collected by the census may be used to help understand a community's past and where that community is today. The same data also can be analyzed to create estimates and projections to help predict the future of the community.

The information and statistics presented below were obtained from the U.S. Census Bureau ([www.census.gov](http://www.census.gov)) and the Indiana University Kelley School of Business's Indiana Business Research Center ([www.stats.indiana.edu](http://www.stats.indiana.edu)). All data is rounded to the nearest hundred.

## Population

According to the 2000 Census, Jasper County's population was 30,000. Estimates for 2007 suggest the population increased slightly (nearly 7%) to 32,300 persons with approximately 37% of the Jasper County population - just over 12,000 people - in the County's incorporated cities and towns including Demotte, Remington, Rensselaer, and Wheatfield.

Between 1990 and 2000, Jasper County experienced a 21% increase in population. This increase was greater than the increases experienced by surrounding counties and more than twice the population growth rate for the State of Indiana (9.7%).

## Commuting Pattern

The total number of persons commuting in to and out of Jasper County has remained fairly steady between the years 2000 and 2007. In 2000, 5,586 Jasper County residents commuted out of the county to work and in 2007, this number increased to 6,396 residents. The number of persons commuting into the county increased from 2,642 in 2000 to 3,159 in 2007. However, the gap between these two commuting patterns is relatively average in comparison to the other surrounding counties.

## Employers

In 2005, the top five largest employers by industry in Jasper County were retail trade (12.5%), government jobs (12.2%), construction (9.7%), manufacturing (8.8%) and farming (8.5%). In 2005, the average wage per job for a Jasper County resident was \$30,013 per year, which was about 15% lower than the State of Indiana's average annual wage of \$34,700.

## Median Household Income

Jasper County's median household income was \$47,600 in 2004. The median household income in Jasper County has increased over time, from \$18,800 in 1980, \$28,500 in 1990 and \$43,400 in 2000. Generally, this trend is consistent with the State's increases over this same time frame.

## Unemployment

In 2006, the unemployment rate for Jasper County was 5.1%. This rate was higher than the State of Indiana's unemployment rate of 5.0% for that same period. In November 2007, the unemployment rate for both Jasper County and the state of Indiana dropped to 4.4%.

## Community Profile

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### Education Attainment

Approximately 82% of Jasper County residents age 25 and over have attained a high school diploma or higher. More specifically, 13% attained a bachelor's degree or higher. This paralleled the State of Indiana who had the same percentage (82%) with a high school diploma or higher, but a higher percentage of persons with a bachelor's degree or higher at 19%.

### Median Home Value

The median home value in 2000 for homes in Jasper County was \$105,700. This value is higher than most of the surrounding counties, with the exception of Porter County at \$127,000. This figure is also higher than the State of Indiana's median home value of \$94,300.

### Appendix A

Additional demographic information, including data, charts, graphs, descriptions and sources of the data are provided in Appendix A.

## Community Profile

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### Public Input

Residents and employees of Jasper County were provided a number of opportunities to participate and give input during preparation of the Comprehensive Plan. Meetings geared to obtain input from the County leadership, interest groups, and general public were held. A summary of each of these input opportunities follows.

### County Leadership Workshop

Invitations were sent to over fifty (50) County leaders responsible for or with an interest in community planning and development. These persons included County Commissioners, County Council, Plan Commission, Board of Zoning Appeals, County department managers and the Comprehensive Plan Steering Committee.

At their meeting on February 12, 2008, the County Leadership Workshop participants were given a brief overview of the comprehensive planning process and asked to share their experiences of working, recreating and living in Jasper County. They were asked to identify Jasper County's assets, liabilities and needs. County leaders were given the opportunity to describe perceived trends within the community and the surrounding region. Finally, the County leaders were encouraged to share advice regarding preparation of the Comprehensive Plan.

### Interest Group Interviews

A number of groups with interest in long-range planning for the County were invited to participate in interviews. The focus of those meetings was to obtain preliminary perspectives and insights from a broad range of interests as well as understand what some of the key issues are in the community. The interest groups were made up of people with interests in agriculture, real estate and development, economic development, the environment and transportation and emergency services.

Invitation letters were sent to over one hundred (100) individuals seeking their participation. An all-day series of interviews was held on February 27, 2008, with representatives from each of these groups. The interest groups met independently to insure adequate attention was given to each specific area of interest.

Each interest group was given a brief overview of the scope of the project. They were asked to identify Jasper County's assets, liabilities and needs. Additionally, interest group participants were given the opportunity to identify or explain any interest group-specific issues.

### Public Workshops

Two public workshops were held on March 13, 2008 to gather information from the general public. In order to provide opportunities for people to attend when it was most convenient, one public workshop was scheduled during the lunch hour and a second workshop was held in the evening.

To promote the public workshops, postcard invitations were sent to over two-hundred (200) Jasper County residents. The County and planning consultant also contacted the local newspapers to explain the comprehensive planning process and the importance of attending the public meetings.

The public workshop participants were given an overview of the planning process and asked to complete a "Community Values Survey" that encouraged them to think about issues that may influence the community's values. They were asked to rate their opinions on topics such as farmland protection, property rights, the location of new development, local employment and services. Results of the survey are referenced throughout this document. Additionally, a copy of the survey questions and all of the responses are located in Appendix B.

## Community Profile

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The participants of the workshops also were invited to identify liabilities, assets, needs and dreams for Jasper County. Their comments were recorded on paper, and at the conclusion, they were asked to vote on the needs they believed were most important for the future of Jasper County. The following needs (in no particular order) rated the highest among all participants:

### Identification of Major Needs for Jasper County

- Preservation of agricultural land
- Develop and provide more fire, EMS services
- Improve road maintenance practices
- Improve public transportation opportunities
- Increase requirements and enforcement of CAFO regulations
- Better quality and higher paying jobs
- Keep taxes low
- Improve communication regarding county officials, taxes, and related activities
- Protect natural features
- Improve and protect property values
- Plan for development and infrastructure
- Determine how to create compatible mixed land uses

For a complete list of the needs identified during the public workshops, as well as a listing of the liabilities, assets and dreams, refer to Appendix B.

### Additional Opportunities

Residents who were unable to attend the public workshops were encouraged to send in their comments or suggestions about the future of the County. The Community Values Survey and comment forms were made available at county offices for residents who were interested in participating, but unable to attend a public workshop.

### Public Hearing

The Jasper County Plan Commission held a legally notified public hearing on January 12, 2009. The public was offered the opportunity to ask questions and offer comments. The Plan Commission unanimously approved the Comprehensive Plan in compliance with Indiana State Statutes and forwarded it to the Jasper County Commissioners for their consideration.

### Conclusion

Based on demographic research and input from County leadership, local interest groups and Jasper County residents, the primary community issues in Jasper County are:

- Balancing agricultural heritage, rural character and both traditional agriculture and intensive agricultural industries with new development;
- Increasing the availability of infrastructure throughout the county (sewer system and water supply)
- Increasing the number of quality, high paying employment opportunities;
- Promoting economic development in appropriate places;
- Protecting natural and environmentally sensitive areas; and
- Managing growth throughout the County so that it is viewed as an asset to Jasper County.

The remaining chapters address these and other issues, by outlining a vision, goals, objectives and implementation measures.

Chapter Two  
**Vision**

### **Jasper County's Vision for the Future**

A vision is the manner in which one sees or conceives of something in the future. It is commonplace for corporations, organizations and communities to write a vision (or mission) statement using lofty terms. Jasper County has chosen to convey its vision with a collection of ideals it wishes to achieve over the next ten (10) years (by 2019) by implementing the Comprehensive Plan.

Jasper County's vision is to advance the following ideals and concepts:

1. Preserve and enhance the county's rural character.
2. Promote the availability of sewer and water supply systems in the urbanizing areas of the county, at interstate interchanges, and in the planned growth areas.
3. Increase the number and quality of jobs available in the County.
4. Improve the level of educational attainment in order to expand the skilled labor pool throughout the county.
5. Conserve and protect environmentally sensitive areas including land, waterways, water quality, and water quantity as well as historically significant places.
6. Achieve orderly and managed growth throughout the County.
7. Protect and address areas affected by drainage issues throughout the county.
8. Encourage and support forms of renewable energy where appropriate.
9. Preserve large tracts of agricultural ground.
10. Maintain a managed transportation system throughout the county.
11. Strive to review the Comprehensive Plan in its entirety every five (5) years for potential updates and amendments.

Chapter Three  
**Future Land Use**

## Future Land Use (LU)

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### Introduction

The future land use and growth management chapter is a core component of the Comprehensive Plan and is mandated by Indiana Statute. Future Land Use is simply how a piece of land is expected and encouraged to be used in the future and should not be confused with zoning. A piece of ground can be zoned one way, but the future land use designation of that same piece of ground can be completely different. For example, an open field may be zoned “agriculture,” but the future land use may be “industrial.”

As the population of Jasper County grows and the composition of that population changes, so too does the need for varied land uses. Growth management is how population and business growth translates into changes in the built environment. Where will the future residents of Jasper County live, work, shop and play? Projecting the needs and determining the location of these “future” land uses is one purpose of the information presented in this chapter.

This chapter also looks at and addresses current land use issues and attempts to minimize or eliminate potential issues during future growth. More specifically, the plan divides land uses into the following categories:

- Agriculture
- Residential
- Business, Commercial, and Office
- Industrial
- Recreation and Open Space
- Environmentally Sensitive Areas

A number of factors were used to designate particular areas of the County with a specific future land use. These factors include the following:

- Existing land use;
- Existing zoning;
- Suitability of land (topography, drainage, soil stability, vegetation and wildlife);
- Adjacent land uses;
- Classification of neighboring roads;
- Availability of or potential for public and private utilities; and
- Protection of the health, safety and welfare of the community as a whole.

It is the intent of the County to continue focusing new development (residential, commercial, and industrial) in close proximity to existing services. By focusing growth near cities and towns, the overall cost of providing services will decrease for the municipalities and the County because the services are concentrated in a smaller area. This is a critical factor in keeping taxes low and improving economic vitality.

The remainder of this chapter contains the goal, objectives, and implementation measures designed to create a balance of land uses and focus and manage growth to the areas where it can best be served and have the least impact on the overall community.

## Future Land Use (LU)

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### Future Land Use Goal

*Provide opportunities for growth and development that enhance quality of life and economic vitality while preserving the County's rural character, agricultural industry, and natural areas.*

#### Objective 1: Minimize land use conflicts

- LU 1.1** Utilize the Jasper County Comprehensive Plan, Transportation Plan and Future Land Use Map when making land use decisions (i.e., rezoning).
- LU 1.2** Utilize and enforce the Jasper County Zoning Ordinance (Code), Subdivision Control Ordinance (Code), and other applicable ordinances and regulations.
- LU 1.3** Ensure adequate and suitable land exists for desired and necessary land uses.
- LU 1.4** Encourage the development of uses in areas planned for such land uses and discourage the same uses from occurring where they are not planned.
- LU 1.5** Recognize that small deviations from this plan and the Future Land Use Map can accumulate and have detrimental impacts on the County's future.

#### Objective 2: Protect property values and rights

- LU 2.1** Buffer residential and other sensitive land uses from new commercial and industrial development.
- LU 2.2** Utilize moderate intensity zoning districts (transitional zones) between high intensity and low intensity zoning districts.

#### Objective 3: Manage residential development in the County

- LU 3.1** Strongly discourage placement of mobile homes, manufactured homes or duplexes in single family neighborhoods or on properties other than those zoned for such uses.
- LU 3.2** Establish policies that require new residential properties to connect to public utilities when located within reasonable proximity to infrastructure.
- LU 3.3** Update the Subdivision Control Ordinance to provide standards for the subdivision of land to help discourage residential sprawl.
- LU 3.4** Discourage low density growth near municipalities that can act as a barrier to their future growth.

#### Objective 4: Protect prime agricultural land because of its importance to the economy and to the character of Jasper County

- LU 4.1** Modify existing agricultural zoning district(s) to better protect prime agricultural land from new residential, commercial and/or residential development and/or the impacts of such development.
- LU 4.2** Preserve the more productive land most suited for traditional agricultural uses and encourage those uses by carefully applying the Zoning Ordinance and Zone Maps to rezoning requests, variance requests, and special exception requests, and by carefully applying the Subdivision Control Ordinance to the development of residential areas.

## Future Land Use (LU)

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- LU 4.3** Recognize and plan for the industrialization and evolution of agricultural practices through re-evaluating and modifying applicable regulations.
- LU 4.4** Plan for the continuation, expansion and growth of production agriculture and agriculture-related businesses (intensive agriculture) and develop regulations to minimize the impacts on nearby and adjacent existing land uses and nearby and adjacent future potential land uses.
- LU 4.5** Provide new or expanding agricultural businesses with appropriate development standards to minimize impacts upon existing surrounding agricultural practices.
- LU 4.6** Promote development adjacent to traditional agricultural uses that is compatible with existing agricultural practices and rural developments.
- LU 4.7** Increase new rural residential residents' awareness of the impacts of common agricultural practices and other challenges of rural living.
- LU 4.8** Incorporate non-remonstrance covenants into the rezoning and subdivision approval process in order to allow farmers to continue best management agricultural practices.
- LU 4.9** Discourage conflicting land uses in predominately agricultural areas that hinder common farming practices.
- LU 4.10** Consider the development of a voluntary conservation agricultural zoning district that would allow farmers to "volunteer" land to be "conserved" for agricultural uses.

### **Objective 5: Direct growth where it is most likely to have a positive effect on the community**

- LU 5.1** Encourage growth within or near municipalities and around interchanges at I-65.
- LU 5.2** Strongly encourage large residential, commercial and industrial development to locate in areas with infrastructure and in proximity to cities or towns by revising the Zoning Ordinance and Subdivision Control Ordinance.
- LU 5.3** Encourage the development of municipal infrastructure, especially sanitary sewer and water distribution to support existing and new development throughout the county.
- LU 5.4** Provide incentives for alternative development patterns (such as cluster or conservation development) that result in the protection and enhancement of agricultural land and/or environmental features.
- LU 5.5** Develop Zoning Ordinance and Subdivision Control Ordinance language that supports development on smaller sized lots (less than one acre and including condominium and duplexes) when these lots can be supported by adequate infrastructure.
- LU 5.6** Preserve the rural and small town character throughout Jasper County by discouraging incompatible uses in residential areas through careful and consistent application of the variance, special exception, and rezoning provisions of the Zoning Ordinance.

## Future Land Use (LU)

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- LU 5.7** Establish policies in the Zoning and Subdivision Control ordinances requiring new commercial, industrial, and large residential development to connect to public utilities, especially sanitary sewer.
- LU 5.8** Establish clear requirements for residential development in the Subdivision Control Ordinance so that the capacities of existing infrastructure and public services are not overburdened.

### **Objective 6: Ensure that new developments utilize high quality materials and design features that advance the character goals of the community**

- LU 6.1** Use quality materials for public facilities and structures, including but not limited to buildings, signs, fences, park equipment and sidewalks.
- LU 6.2** Adopt subdivision design standards that promote efficiency, create high quality neighborhoods and protect scenic or historic views.

## Future Land Use (LU)

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### Additional Information

Jasper County has a strong interest in managing new land use growth and development. The County, especially in the northern towns of Demotte and Wheatfield, has experienced a relatively high rate of growth and development and anticipates that this will continue. Jasper County offers a high quality of life, small town atmosphere, and excellent schools which likely will continue to draw people to the community. The County wishes to embrace growth while preserving these valuable characteristics.

The rural character and abundance of farmland are important land use attributes of the County. Throughout the public input process, participants emphasized the importance of preserving farmland and the business of farming. Protecting agricultural land uses in the county requires, not only limiting the development of it, but also limiting the development around it. The increase of residential development in close proximity to farmland, both traditional and intensive agricultural uses, has the tendency to cause conflicts between common agricultural practices and new residential neighbors.

The citizens of Jasper County recognize the need to work to maintain the local economy by maintaining and expanding commercial and industrial development. Industrial and commercial growth should be guided and focused to the appropriate locations to ensure their longevity. In addition, promoting the retention and expansion of existing businesses and industries is also critical. These businesses and industries have kept the Jasper County community healthy and vibrant and should be taken into consideration when deciding which new companies should enter the local economy. Striving to attract and recruit businesses that will complement and enhance the existing commercial and industrial mix

will have a positive impact on the future economy.

Along with preserving the character of the community, Jasper County also realizes there are costs associated with unmanaged growth. The costs of extending public utilities, improving roads, enlarging schools, expanding emergency services and providing other government services must all be considered. To assure the best fiscal future for the County and municipalities, the County will encourage development in or adjacent to cities and towns, and encourage developers to connect to utilities when available. By focusing growth near cities and towns, the cost of providing services will dramatically decrease for both the municipalities and the County.

The following sections provide additional information necessary to allocate and distribute land uses throughout the County to best manage the growth that will continue to occur in Jasper County. These sections also present strategies that contribute to an appropriate level of development regulation.

## Future Land Use (LU)

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### Agriculture

Agriculture is Jasper County's heritage and is a dominant factor in its rural landscape and community character. Agricultural land use is land primarily used for the business of crops, pasturage, confined feeding, farm buildings, farm houses and the like. The County's farmlands include corn, soybeans, seed corn, Christmas trees, asparagus, blueberries, grain sorghum (milo), mint, and popcorn.

The County intends to preserve, protect and enhance agricultural practices throughout the County. Additionally, Jasper County will continue to be pro-active in encouraging pursuit and development of appropriate new agri-business opportunities and technologies.

The County also recognizes that intensive agricultural facilities are an asset to the community. Residents are seeking strong leadership and decision-making regarding concentrated animal feeding operations (CAFOs) and confined feeding operations (CFOs) within the county. This Comprehensive Plan provides land use management implementation measures that should be used when making decisions related to the placement of intensive agricultural uses (i.e., CAFOs and CFOs) and their proximity to potentially sensitive land uses (residential, schools, hospitals) or other less intensive uses.

Additionally, to aid in the enforcement of related regulations, the County will update its Zoning and Subdivision Control ordinances with clear standards or criteria for granting special exceptions, variances, and rezoning applications. Decisions regarding approvals are to be based on clearly meeting the zoning code and statutory requirements and consistency with the objectives of the Comprehensive Plan.

The impacts felt by the agricultural industry due to nearby residential development can be addressed in a number of different ways. Focusing residential growth near cities and

towns helps minimize the potential for land use conflicts between agricultural and residential developments.

When new homes are permitted to develop in the County, the expansion of existing agricultural operations should be a consideration. In addition, zoning regulations can be designed to minimize conflicts. For example, regulations requiring new developments to install large buffer areas with dense plantings can reduce noise and windblown dust from fields. Larger setbacks for structures and even non-structural items (e.g. gardens) can serve to minimize the agricultural/residential conflict.

Educating people about common agricultural practices and the effects of living next to a farm can also help reduce conflict. New rural area residents may not be aware of the noise and dust associated with planting and harvesting fields or the odor of living downwind from livestock.

Like other industries in America, the agricultural industry continues to develop methods and practices that improve efficiency and increase productivity levels. Sometimes, these more industrialized agricultural practices – that are beneficial to the Jasper County economy – can conflict with adjacent properties and environmental systems.

Because of the strength of the agricultural industry in Jasper County, the County needs to be on the cutting edge of new technologies and methods. This allows the County to address the use of new practices before large capital investments are made. In fact, if done properly, positive impacts can result from implementing modern and industrialized agricultural practices. Proper permitting and enforcement can also mitigate problems and ensure a positive outcome.

## Future Land Use (LU)

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### Residential

Jasper County wishes to encourage development with a mix of residential land uses to accommodate the varying needs of its residents. Residential land use is land primarily used for single-family homes, multiple family homes, nursing homes or assisted living facilities.

The County will promote residential development in or near cities or towns, in existing subdivisions and in areas specifically designated for residential development within the County. There are some critical factors that should be considered before residential development is approved. Development incentives should be put into place to address these factors in order to encourage desired development. These factors include, but are not limited to:

- Evidence of appropriate means to handle sanitary sewer (adequate on-site septic or utility connection);
- Access and proximity to a County legal drain that has capacity to accept additional runoff without impacting adjacent or downstream properties;
- Classification and condition of the road system;
- Quantity and density of driveways along the road;
- The number of dwelling units per acre; and
- Precise location of the dwelling unit with regard to localized flooding on the particular site.

Due to the variations in soils, topography and geology within Jasper County, a residential development that is appropriate in one township, might not be appropriate in another. So, while the critical factors are similar for all of Jasper County, the thresholds for each of those factors vary depending on the exact location of the development. Each new residential development and the proposed site of each development must be considered independently, and appropriate findings should be made for every decision.

### Business, Commercial and Office

Business, commercial and office uses in a community provide employment opportunities, goods and services and other amenities. These land uses generally include retail, services, offices, entertainment, restaurants and similar establishments and can reflect a community's economic vitality.

Jasper County will continue to contain business/commercial and office development in or near municipalities, at interchanges, and in rural commercial districts located strategically in the County. Jasper County should encourage the reuse and revitalization of underutilized commercial properties before considering rezoning or reclassifying new properties for commercial use.

Commercial nodes proposed for the County shall be cohesive, strategically planned and designed with regard to long-term access management. Attention should be given to making these nodes pedestrian-friendly, as well.

### Industrial

Industries are considered important elements within a community by providing jobs and a diversified tax base. Proper planning for industrial development can alleviate transportation and land use conflicts, pollution, aesthetics issues, noise and other effects commonly associated with these uses.

Jasper County will mitigate the potential negative effects of industrial development by promoting industrial uses where adequate utilities and public services exist, where quality access to highways and railways exist and where they are compatible with adjacent uses.

## Future Land Use (LU)

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### Recreation, Open Space, and Environmentally Sensitive Areas

Recreation and open space areas include privately-owned parks, public parks, commercial recreational facilities, open spaces, and nature preservation areas.

Environmentally sensitive areas include lakes, rivers, ponds, wetlands, floodplains, riparian corridors, large tree lots, unique vegetation and habitats for threatened or endangered wildlife. The majority of the parks and recreation areas are located within the incorporated cities and towns of the County; however Jasper County boasts several notable areas with nearly 9,000 acres of preserved open space including Jasper-Pulaski Fish and Wildlife Area (8,062 acres) Grand Kankakee Marsh Nature Preserve (429 acres), and Scottsburg Savanna Nature Preserve (235 acres).

## Future Land Use (LU)

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### Future Land Use

The Future Land Use Map designates the general distribution of land uses that will help focus and manage growth. The map depicts the community's land use goals in a conceptual manner, not a legally precise location of land use districts. It should be used to support and influence land use decisions and zoning map changes.

Furthermore, the Zoning Ordinance, the Subdivision Control Ordinance, and other related ordinances will be the primary method used to implement the concepts and goals represented on the Future Land Use Map.

### Land Use Descriptions

There are several land use categories illustrated on the map. Below is a brief description of each designation.

*Conservation Area:* Land designated for minimal disturbance because of the potential for negative impacts to wildlife or environmental features.

*Recreation and Open Space:* Land used or designated for private or public parks, recreation or open space.

*Traditional Agriculture:* Land used for farmsteads, crop farming, pasturage, micro-scale confined feeding, stables, and similar general agricultural uses.

*Intensive Agricultural:* Land used for confined feeding operations (CFOs), concentrated animal feeding operations (CAFOs), and agricultural industries (e.g., ethanol production plants and seed corn plants).

*Rural Residential:* Land used or designated for single-family detached housing on large lots.

*Residential:* Land used or designated for single-family detached housing on medium sized lots.

*High Density Residential:* Land used for multiple family housing, manufactured home parks, and historic residential plats.

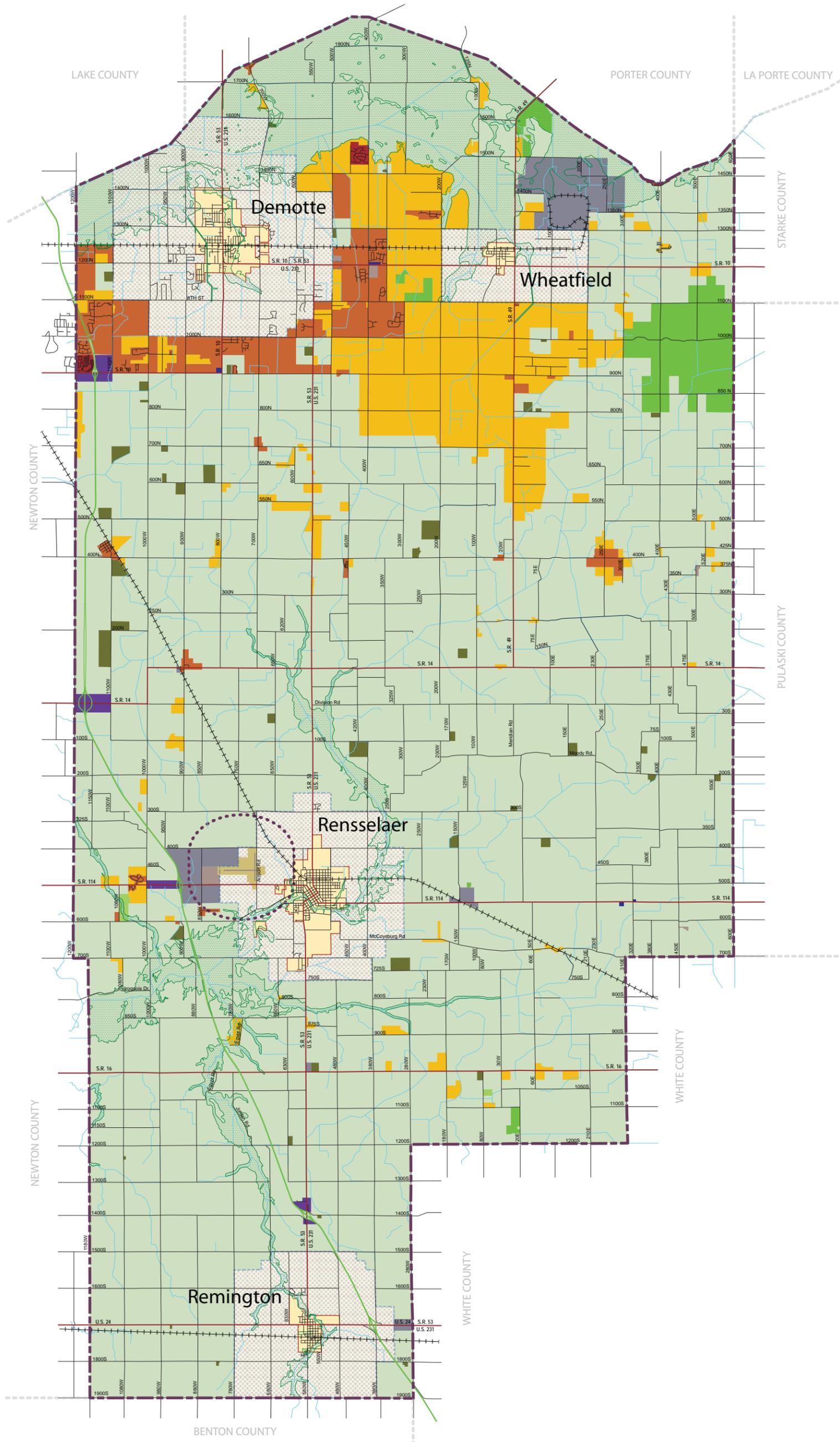
*Government/Institutional:* Land used or designated for public services, government operations and government facilities. This category also includes facilities like churches, libraries and large cemeteries.

*General Commercial:* Land used or designated for commercial land uses that accommodates a wide variety of small to large scale commercial uses. Typically, this category is for commercial uses that cater to vehicular traffic with high visibility from major roadways.

*Highway Commercial:* Land used or designated to provide services to persons traveling along major highways (e.g. restaurants, gas stations, and hotels)

*Industrial:* Land used or designated for manufacturing, distribution, assembly, warehousing and the like.

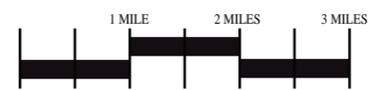
*Airport Hazard Zone:* A region around the airport where development is limited to protect the airspace and long-term operations of the airport. This area would discourage or prohibit uses that would be adversely affected by aircraft and vice-versa.



**MAP LEGEND**

- |                           |                          |                               |
|---------------------------|--------------------------|-------------------------------|
| Conservation              | Government/Institutional | Extraterritorial Jurisdiction |
| Recreation and Open Space | General Commercial       | Corporate Limits              |
| Traditional Agriculture   | Highway Commercial       | Lake                          |
| Intense Agriculture       | Industrial               | Stream                        |
| Rural Residential         | Airport Airfield         | Floodplain                    |
| Residential               | Airport Hazard Zone      |                               |
| High Density Residential  | Railroad                 |                               |

**Future Land Use Plan Map  
Jasper County, Indiana**



(Back Side of Future Land Use Plan Map)

Chapter Four  
**Economic  
Development**

## Economic Development (ED)

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### Introduction

Jasper County residents recognize that they are facing the growth pressures from their proximity to the Chicago metropolitan area. Similar to surrounding counties in this region, Jasper County has more residents commuting out of the county to work every day than those coming into the county to work. However, the gap between these two commuting patterns is relatively average in comparison to the other surrounding counties.

The Jasper County Economic Development Organization (JCEDO) takes an active role in “cultivating opportunity” for business and industrial development in Jasper County. JCEDO maintains a web page ([www.jaspercountyin.com](http://www.jaspercountyin.com)) 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. Among their many functions, JCEDO strives to:

- Develop and retain local businesses;
- Set up programs to track business growth (new software program in place);
- Provide resources for area businesses;
- Target analysis to bring in businesses; and
- Be proactive in expanding companies, bringing in new companies

JCEDO tracks business growth in the areas; assists businesses by addressing special needs; reach out to the county through its industries, school systems and the Jasper County Hospital.

The remainder of this chapter contains the primary goal, objectives, implementation measures, and elaboration on specific components on strengthening the local economy.

## Economic Development (ED)

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### **Economic Development Goal:**

***Strengthen and diversify the local economy, attract quality jobs, and encourage entrepreneurial growth to create opportunities for Jasper County and its residents.***

#### **Objective 1: Implement a comprehensive expansion and retention program**

- ED 1.1** Continue to inventory existing business and industry and maintain an open and working relationship with as many of these operations as possible.
- ED 1.2** Continue to stay in contact with business leaders and regularly assess the business climate in Jasper County.
- ED 1.3** Develop criteria in order to rate and qualify economic development projects for public support (incentives).
- ED 1.4** Continue to promote the use of outside programs that provide assistance to existing and proposed businesses.

#### **Objective 2: Position Jasper County to attract the industry it needs to strengthen and diversify its economy**

- ED 2.1** Continue to identify the types of businesses and industries are best suited to diversify, complement, and add value to existing industries.
- ED 2.2** Recognize the need for and encourage the development of information infrastructure and internet access throughout the County.
- ED 2.3** Develop an incentive program that rates and qualifies projects based on pre-determined criteria.
- ED 2.4** Commit to investing in and setting aside money for economic development projects and/or capital improvements.

- ED 2.5** Recognize the relationship between quality of life, community character and economic development.
- ED 2.6** Utilize the value of the Jasper County Airport to attract industry and business.
- ED 2.7** Continue to inventory existing vacant industrial facilities and existing industrial sites.
- ED 2.8** Work closely with the JCEDO and municipalities to coordinate distribution of economic development information to prospective entities to ensure a unified effort.
- ED 2.9** Continue to focus economic development efforts on diversifying employment opportunities.
- ED 2.10** Recognize renewable energy facilities (both small scale and large scale) as economic development opportunities for the County and make provisions for these uses in the Zoning Ordinance.
- ED 2.11** Encourage investment in municipal sewer and water throughout the county in order to support growth.
- ED 2.12** Continue to support the use of local economic incentives such as tax increment financing and abatements when projects provide a significant benefit to the community.
- ED 2.13** Recognize the economic value of tourism by promoting the County's local festivals and events.
- ED 2.14** Educate public officials and the general public about existing and new economic development incentive programs.

## Economic Development (ED)

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### Objective 3: Promote orderly economic growth

- ED 3.1** Continue to encourage new businesses and industries to locate in areas where adequate public facilities already exist and in areas zoned for those uses in order to guide them to optimal locations.
- ED 3.2** Continue to ensure that proposed new businesses and industrial uses are compatible with the character and use of surrounding areas.
- ED 3.3** Continue to promote infill development and the redevelopment of vacant and underutilized buildings and lots.

### Objective 4: Invest in human capital

- ED 4.1** Continue to work with the local high schools, vocational programs, Saint Joseph's College, other regional or State-wide colleges or universities, and local libraries to equip students and displaced workers with the skills to fill voids that currently exist in local industry and to anticipate future needs.
- ED 4.2** Work towards expanding and utilizing existing leadership programs in order to create and empower new leaders within the community.
- ED 4.3** Strive to improve the quality of life by focusing on lifestyle amenities and facilities in order to attract and retain young adults and young families in the County.

### Objective 5: Foster entrepreneurship and small business development

- ED 5.1** Develop a local entrepreneurship or business apprenticeship program to assist small businesses and entrepreneurs with developing the skills and concepts they need.
- ED 5.2** Continue to work with existing business and industry to determine goods and services that are needed locally, but not available.
- ED 5.3** Update the Zoning Ordinance to include provisions to allow home-based businesses that have minimal impacts on adjacent properties.
- ED 5.4** Work to transition growing home-based businesses to commercial or industrial areas when they no longer conform to zoning regulations.
- ED 5.5** Work towards the creation of a small business incubator and an economic development savings account that would provide space and assistance for new start-up businesses.

### Objective 6: Encourage the expansion and diversification of the County's existing agricultural industry

- ED 6.1** Help local agricultural interests explore alternative crops and markets.
- ED 6.2** Research and promote potential value-added industries related to existing agricultural land uses.
- ED 6.3** Develop provisions for alternative agricultural commerce opportunities such as "agri-tourism".
- ED 6.4** Determine what types of businesses and industries are best suited to diversify and complement existing industries.

Chapter Five  
**Transportation**

## Transportation (TR)

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### Introduction

A Transportation Plan is one component of a Comprehensive Plan that is required by the State of Indiana. This Transportation chapter looks specifically at the road network, railroads, and alternative transportation options in Jasper County. A Thoroughfare Plan Map is also included.

Jasper County effectively plans for and carries out its transportation efforts. The County Highway Department maintains over 950 miles of road surfaces throughout the county, with about 206 miles of these roads being gravel. The County Highway Department also has jurisdiction and responsibility for maintaining drainage ditches and pipes along and under roads. Generally, the county road system is in good condition and adequate for current traffic demands. In 2000, the County issued new specifications for subdivision roads updating standards to improve the adequacy of roads to handle the higher traffic volumes and heavier vehicles (garbage trucks and school buses).

The remainder of this chapter contains the goal, objectives, implementation measures, and elaboration on specific components related to transportation planning and management.

## Transportation (TR)

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### Transportation Goal

*Provide a quality, safe, efficient and fiscally responsible transportation network that serves the needs of residents, businesses and industries in Jasper County.*

#### Objective 1: Maintain and improve the condition of existing roadways

- TR 1.1 Implement the Thoroughfare Plan Map to ensure adequate roads and accessibility throughout the county.
- TR 1.2 Require that adequate rights-of-way are preserved for future expansion or improvement to roads.
- TR 1.3 Develop, maintain and distribute a Five-Year Capital Improvement Plan that prioritizes road and bridge improvement projects based on objective criteria and available funding.
- TR 1.4 Publicize information about the transportation improvements that are planned for the county.
- TR 1.5 Educate the public on the importance of adequate rights-of-way and actively seek right-of-way donations.
- TR 1.6 Establish a legally enforceable “frost law” and work with county officials, trucking companies, and engineers to develop an effective means to minimize road damage during seasonal frost and thaw cycles.
- TR 1.7 Require upgrades and access requirements when appropriate in order to ensure that new development does not result in exceeding the capacity of existing roads.
- TR 1.8 Educate public officials and the public about the County’s roadways including construction costs, maintenance costs, weight limit issues, etc.

#### Objective 2: Develop and enhance an efficient vehicular road network

- TR 2.1 Develop a Five-Year Capital Improvement Plan for road projects and prioritize road improvement projects.
- TR 2.2 Continue to require new development to link to existing road networks in existing or potential adjacent subdivisions.
- TR 2.3 Work with developers to initiate the establishment of a one-half (0.5) mile grid system in urbanizing areas to add connectivity and opportunity for more compact development.
- TR 2.4 Continue to require developers to comply with road and drainage requirements of the Subdivision Control Ordinance and Thoroughfare Plan.
- TR 2.5 Work with developers to investigate funding options for street and access road improvements to minimize the potential expense to the County.
- TR 2.6 Work with industrial and commercial developers to ensure that development plans demonstrate the existence of proper road access and, where necessary, that provisions for proper road access are included in the development plan.
- TR 2.7 Utilize and adhere to the Thoroughfare Plan Map during development decisions and approvals directing new growth to areas where road capacity is adequate.
- TR 2.8 Periodically review the Thoroughfare Plan Map and adjust for previously unknown circumstances, update roadway classifications and capture newly discovered opportunities.

## Transportation (TR)

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**TR 2.9** Continue to ensure that future business, commercial, and industrial developments include provisions for adequate parking.

**TR 2.10** Delineate truck routes that will cause the least amount of disturbance to residences and town/city centers. Exempt local deliveries and agricultural related vehicles.

### **Objective 3: Improve transportation safety**

**TR 3.1** Periodically study the need for additional traffic safety measures as growth occurs, including dangerous roadways, intersections, pedestrian crosswalks, trail crossings, and rail crossings.

**TR 3.2** Require accessibility for police, emergency and fire personnel in new developments.

**TR 3.3** Limit driveways along highways and arterial roads.

**TR 3.4** Continue to maintain a snow removal policy so that heavily traveled county roads are cleared first, followed by secondary routes, and lastly, subdivisions.

### **Objective 4: Encourage expansion of the Jasper County Airport**

**TR 4.1** Recognize the importance of the Jasper County Airport in the economic development efforts throughout Jasper County.

**TR 4.2** Promote the expansion of the Jasper County Airport.

**TR 4.3** Restrict the land adjacent to the Jasper County Airport from noise-sensitive uses that may hinder its future growth or any future increase in operations.

**TR 4.4** Work closely with the City of Rensselaer with regard to future land use planning and restrictions on land adjacent to the Jasper County Airport in order to avoid uses that may hinder the airport's future growth or any future increase in operations.

## Transportation (TR)

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### Objective 5: Promote a safe and appropriate alternative transportation network throughout Jasper County

- TR 5.1** Require provisions for sidewalk installation within new residential subdivisions where appropriate. Sidewalks should be designed to connect to existing and future sidewalk and trail systems.
- TR 5.2** Improve mobility (e.g., buses, taxis, ride sharing programs) for seniors and others that may not have access to vehicles.
- TR 5.3** Incorporate planning for sidewalks, pedestrian/nature trails, and bike paths into updates of the Thoroughfare Plan Map.
- TR 5.4** Market existing rail lines as economic assets for commuters, tourism, and the transportation of goods.
- TR 5.5** Work with railroads to maintain safe crossings along rail lines throughout the county.
- TR 5.6** Support trail development throughout the county and between neighboring counties in order to realize the recreational, natural, and health benefits they provide.
- TR 5.7** Continue to work with the Kankakee-Iroquois Regional Planning Commission (KIRPC) and Arrowhead Transit to provide public transit services to the County.

### Additional Information

#### Road Classification System

Jasper County currently classifies major streets and highways on the basis of width and type, in accordance with their proposed function, including arterial, feeder, and residential streets. This Comprehensive Plan introduces a slightly different road classification system as identified on the Thoroughfare Plan Map. Similar to the County's existing practices, the Thoroughfare Plan Map describes a system that classifies roads based on their purpose and their travel demand. Basically, the plan replaces "feeder" with "collector" and "residential" with "local."

The recommended classification system to categorize roads as they will exist and be constructed in the future is described below. Generally, the road classification system should consider the anticipated demand on each roadway in a twenty year span.

*Interstate* (Right-of-way as per Indiana Dept. of Transportation): A divided highway with significant access control that facilitates the movement of traffic from one region to another.

*Major Arterial* (100 feet of right-of-way): A road with access control, no parking outside urban areas, and that conveys traffic across the county. State and Federal highways are generally considered major arterials.

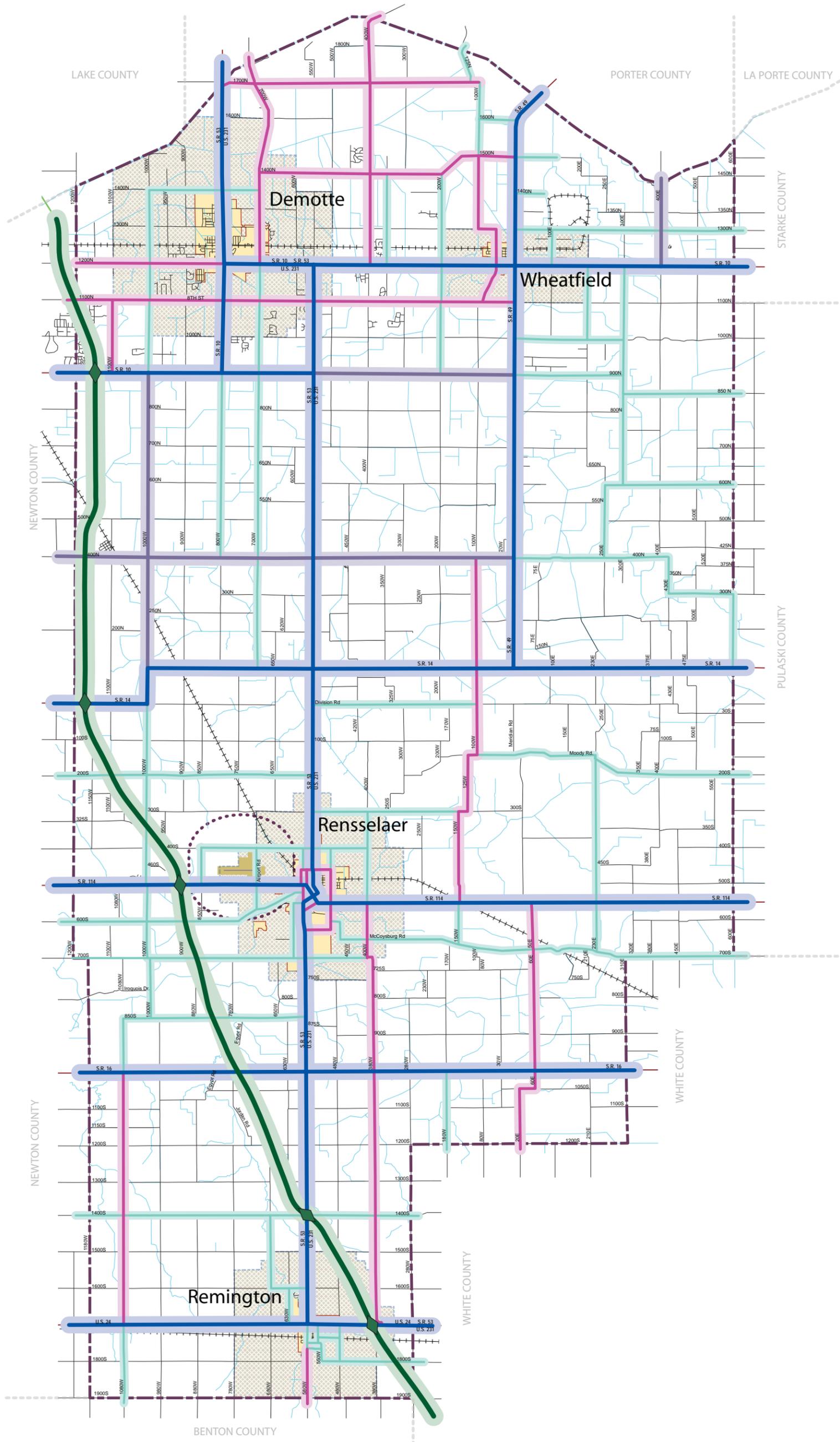
*Minor Arterial* (85 feet of right-of-way): A road with access control, no parking in urban areas, and that conveys traffic to and from collector streets. Some low volume State highways and some heavily traveled county roads are considered minor arterials.

*Major Collector* (70 feet of right-of-way): A road designed to facilitate the collection of traffic from minor collectors. A major collector can provide circulation within commercial areas and convenient access from neighborhoods to arterials.

*Minor Collector* (60 feet of right-of-way): A road designed to facilitate the collection of traffic from local streets. A collector can provide circulation within commercial areas and convenient access from neighborhoods to major collectors.

*Local Road* (60 feet of right-of-way): A road designed primarily to provide access to residential or farm properties.

*Unpaved Road* (60 feet of right-of-way): A local road with an unpaved surface designed to provide access to minimally developed areas. This category is for existing unpaved roads that will likely remain unpaved for the next ten years.



**MAP LEGEND**

- Interstate
- Major Arterial (100' R/W\*\*)
- Minor Arterial (85' R/W\*\*)
- Major Collector (70' R/W\*\*)
- Minor Collector (60' R/W\*\*)
- Local Street (60' R/W\*\*)
- - - Airport Hazard Zone
- Airport Airfield
- Railroad
- Extraterritorial Jurisdiction
- Corporate Limits
- Lake
- Stream
- County Line

\*\*R/W widths are not applicable in urban areas.

**Thoroughfare Plan Map  
Jasper County, Indiana**



(Back side of Thoroughfare Plan Map)

Chapter Six  
**Environment**

## Environment (EN)

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### **Introduction**

Jasper County crosses three (3) major watersheds, including the Iroquois, Kankakee, and Tippecanoe Rivers. These watersheds combine to create a unique terrain with flat lands for crop production, rolling hills that add character, forests that serve as wildlife habitats and water bodies for recreation and scenic views. These unique environmental assets all contribute to the quality of life in Jasper County.

The county recognizes the value of its natural and scenic wildlife and water resources and will work to protect existing resources to maintain scenic and recreational opportunities while protecting water from contamination.

This chapter presents the policy goal statement, objectives and implementation measures related to protecting environmental quality in Jasper County.

## Environment (EN)

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### Environment Goal

*Preserve and enhance the County's natural resources and environmental features, and protect these features from the impacts of development.*

#### Objective 1: Protect the water volume and quality in lakes, streams, and their watersheds, including underground aquifers

- EN 1.1 Allow the use of innovative methods of storm water management such as low impact development, sustainable development, bio-swales, drain guards, and constructed wetlands.
- EN 1.2 Reduce discharge from non-point source pollutants thru storm water management practices and the reduction of impervious surfaces.
- EN 1.3 Reduce discharges from point source pollutants through education, monitoring, enforcement and incentives.
- EN 1.4 Protect underground aquifers from contamination that can result from improper and inappropriate development. Locate residential development in areas with both adequate water supplies and the capacity to control sanitary wastes.
- EN 1.5 Restrict the encroachment of pollution sources in environmentally sensitive areas.
- EN 1.6 Ensure that traditional agricultural practices do not impact groundwater supplies and groundwater quality. Ensure that compliance is consistent with all local, state and federal groundwater protection laws.
- EN 1.7 Require developers to submit plans demonstrating adequate surface stabilization, runoff and sediment control, storm water management, and stream protection.

#### Objective 2: Minimize conflicts between the built environment and the natural environment

- EN 2.1 Minimize the need for septic systems by focusing development where sanitary sewer infrastructure with capacity exists. Where septic systems are necessary, ensure County and State standards are met or exceeded.
- EN 2.2 Encourage new development to balance impervious surfaces with adjacent green space.
- EN 2.3 Establish language in the Zoning and Subdivision Control ordinances that requires new development to be sensitive to environmental features through the use of conservation, buffering, landscaping, filtration strips, tree preserves, retention/detention and cluster development.
- EN 2.4 Work with the Federal Emergency Management Agency, Indiana Department of Natural Resources and local watershed organizations to obtain accurately delineated floodplain maps.
- EN 2.5 Strongly discourage and restrict construction in the floodplain.
- EN 2.6 Encourage and educate the development community about the benefits of "green" buildings.
- EN 2.7 Utilize the Zoning Ordinance and other applicable regulations to protect open space lands and the rural atmosphere of the County's communities.

## Environment (EN)

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**Objective 3: Conserve existing natural areas including woodlots, wildlife habitats, riparian corridors, littoral corridors, open space, wetlands and floodplains**

- EN 3.1** Utilize existing inventories of areas with environmental features that are rare, significant in size, or contain a rich diversity of species so that these areas can be identified for conservation.
- EN 3.2** Restrict development in areas with environmental features that are rare, significant in size, irreplaceable or contain a rich diversity of species. Development that enhances or embraces the environmental feature, such as a nature trail, should be considered.
- EN 3.3** Participate in State and federal programs to conserve, sustain, and restore natural features and areas.
- EN 3.4** Promote the donation and/or purchase of land with unique or important environmental features for conservation, nature preserves, park areas or environmental education.
- EN 3.5** Educate the public about the benefits of preserving and protecting existing natural areas from development, such as the Jasper-Pulaski State Game Preserve.
- EN 3.6** Encourage the preservation and maintenance of natural areas and discourage development in the flood fringe unless proper compensatory measures are taken.

**Objective 4: Encourage the proper use of land application methods and practices**

- EN 4.1** Continue to manage the land application of waste products (animal and otherwise) through local ordinances, IDEM regulations, and best management practices in order to safeguard human health, animal health, and environmental impacts

**Objective 5: Preserve and enhance historical and culturally significant amenities**

- EN 5.1** Inventory the historic structures and cultural amenities that are significant to the county.
- EN 5.2** Develop guidelines and encourage the maintenance and enhancement of historic structures and cultural amenities.
- EN 5.3** Ensure that infill and redevelopment in historic and cultural areas complement the surrounding context and character.

Chapter Seven  
**Public Infrastructure  
and Services**

## Public Infrastructure and Services (PS)

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### Introduction

County jurisdictions are responsible for a variety of public infrastructure and services.

As populations grow, one of the greatest challenges is maintaining public infrastructure and services at a level that meets the needs of the community. Jasper County does not presently operate public water or sewer systems, and, for the most part, these facilities are not available in the unincorporated areas of the county.

The County intends to provide new infrastructure to support growth in areas most suited for economic, residential and commercial growth while protecting groundwater resources.

This Comprehensive Plan promotes protection of groundwater resources by locating residential and other new development in areas with both adequate water supplies and the capacity to control sanitary wastes.

Control of sanitary wastes will be through connection to or expansion of existing public or private sewer systems. However, the plan also recognizes that Jasper County likely will continue to rely upon septic systems for some time into the future. Therefore, the County should develop Zoning Ordinance and Subdivision Control Ordinance regulations that ensure installation and maintenance of septic systems that meet or exceed all local and state requirements. Furthermore, these regulations as well as existing state requirements need to be enforced.

Additionally, the County should consider including on-going monitoring and reporting requirements to ensure that the long-term operation of these facilities does not harm important water supplies and other resources of the County.

The remainder of this chapter contains the goal, objectives, implementation measures and elaboration on specific steps related to ensuring adequate public infrastructure and services exist to meet the community's needs.

## Public Infrastructure and Services (PS)

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### Public Infrastructure and Services Goal

*Provide essential public services through public and private initiatives, and ensure that future growth and development is accompanied by orderly and efficient expansion of necessary infrastructure.*

#### Objective 1: Provide basic infrastructure that supports the other goals and objectives of the community within this Comprehensive Plan

- PS 1.1** Identify the feasibility threshold for establishing a rural sewer district or for the extension of city or town sanitary sewers.
- PS 1.2** Encourage development that is consistent with the planning objectives of all jurisdictions within the county, especially with respect to water and sewer systems.
- PS 1.3** Encourage the establishment of sewer and water service to support growth in areas most suited for economic development such as interchanges along I-65 and other significant intersections.

#### Objective 2: Take advantage of the potential to organize and provide recreational opportunities in Jasper County

- PS 2.1** Evaluate the advantages of creating a County Park Board in order to explore financing opportunities and facilitate the creation of trails and other linkages between recreational destinations and communities.
- PS 2.2** Develop a Five-Year Parks and Recreation Master Plan to inventory the recreational facilities and programs that currently exist in Jasper County and the desires for future recreational opportunities.
- PS 2.3** Require developers to incorporate recreational facilities into new residential development.

#### Objective 3: Discourage development practices that unnecessarily burden the County's financial position

- PS 3.1** Promote development where access to infrastructure, specifically where sanitary sewer and water are available.
- PS 3.2** Require developments with septic systems to reserve suitable area on site to accommodate a second septic system when the original one eventually fails.
- PS 3.3** Continue to require new development to pay the full cost of on-site infrastructure improvements and to dedicate adequate easements and rights-of-way.
- PS 3.4** Implement a public education program to ensure that existing septic systems are properly maintained and inspected.
- PS 3.5** Investigate the feasibility of establishing a conservation district to provide a rural wastewater collection and treatment system to serve residential, commercial and industrial areas throughout the county.
- PS 3.6** Investigate opportunities for connecting to a sewer district at the five existing interchanges along I-65 in order to help support development in the County.

## Public Infrastructure and Services (PS)

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### Objective 4: Support and coordinate emergency services among jurisdictions

- PS 4.1** Identify the responsible agencies and resolve existing address and street name issues within extra-territorial jurisdictional areas.
- PS 4.2** Take inventory of the existing dry fire hydrants and determine strategic locations for additional dry hydrants in order to provide rural residents the benefit of having reasonable access to water in the event of a fire emergency. Also promote the use of dry hydrants in new and existing developments.
- PS 4.3** Maintain and strictly enforce ordinance provisions that impact emergency services including adequate road width, accessibility, and dry hydrant placement.
- PS 4.4** Pursue and secure alternate funding sources to support the public safety needs of the County.
- PS 4.5** Coordinate periodic meetings between emergency service providers to address current and future issues.
- PS 4.6** Continue to maintain a County Emergency Management Plan (and/or Multi-hazard Mitigation Plan).
- PS 4.7** Establish language in the Zoning and Subdivision Control ordinances that requires a plan for providing an emergency warning system to alert residents of severe weather conditions (e.g., tornado sirens).

### Objective 5: Coordinate and improve storm water drainage throughout the county

- PS 5.1** As part of the county's Capital Improvements Plan, generate a county-wide storm water drainage maintenance plan for existing tiles and drains to help anticipate the full impact of current and future development.
- PS 5.2** Identify areas surrounding municipalities and developing areas that would benefit from regional storm water detention facilities.
- PS 5.3** Require developers to reduce runoff and provide adequate drainage facilities or tie into regional retention facilities for all types of development.
- PS 5.4** Continue efforts to improve and maintain adequate drainage, flood control and erosion control projects to enhance agriculture practices in the County.
- PS 5.5** Encourage new development to balance impervious surfaces with adjacent green space.
- PS 5.6** Continue to maintain and enforce the county-wide storm water drainage ordinance in order to minimize the impacts to existing county drains upstream and downstream of developing areas.

Chapter Eight  
**People and  
Relationships**

## People and Relationships (PR)

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### Introduction

Jasper County desires to integrate its planning and economic development efforts with similar efforts being undertaken by jurisdictions within the County having independent zoning and planning authority, for the mutual benefit of both.

Cooperation and relationships between residents help communities progress. For this reason, this chapter focuses on ways to enhance Jasper County's "human" resources and strengthen partnerships that currently exist in the County.

The remainder of this chapter contains the goal, objectives, implementation measures and elaboration on specific issues related to people and relationships.

## People and Relationships (PR)

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### People and Relationships Goal

*Reinforce relationships with other governmental bodies, local associations and local residents to improve awareness of events, opportunities, successes, challenges and other community information.*

#### Objective 1: Effectively disseminate information to the public about the County's activities

- PR 1.1** Expand and continually update the County's website ([www.jaspercountyin.gov](http://www.jaspercountyin.gov)) with new information and community links.
- PR 1.2** Include the minutes of public meetings on the County's website ([www.jaspercountyin.gov](http://www.jaspercountyin.gov)).
- PR 1.3** Identify a "public relations person" for the county and utilize local newspapers, radio programs, and internet websites to educate and update the public about community activities.
- PR 1.4** Promote scouts, 4-H, and other leadership programs to the county's youth to give them a vested interest in the community.
- PR 1.5** Develop an alternative means of county-wide communication to keep the public updated about community activities.

#### Objective 2: Enhance County and local government cooperation

- PR 2.1** Hold periodic joint meetings with Jasper County municipalities as well as adjacent counties to discuss topics of shared interest.
- PR 2.2** Establish an inter-local planning committee composed of officials and planning staff from the County and municipalities to share information and address issues.
- PR 2.3** Include municipal leaders in land use decisions in order to understand the municipality's point of view when a matter may impact that community.
- PR 2.4** Work toward developing comprehensive plans, zoning regulations, and subdivision control regulations that complement plans adopted by other municipalities within the county.
- PR 2.5** Develop and adopt detailed inter-local agreements addressing extraterritorial jurisdictions that identify and provide details about the responsibility of each planning jurisdiction within the county.

## People and Relationships (PR)

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### Objective 3: Expand relationships between county organizations and associations

- PR 3.1** Take inventory of the various active organizations and associations throughout the municipalities and county and identify the mission of each.
- PR 3.2** Conduct periodic meetings between the leadership of organizations and associations to discuss topics of interest and identify common causes.
- PR 3.3** Disseminate land use information to associations and organizations about upcoming petitions in front of the Plan Commission and Board of Zoning Appeals that may be of interest to them.

### Objective 4: Maintain relationships with regional, state, and federal resources

- PR 4.1** Maintain relationships and utilize the resources of the Indiana EDC, Small Business Development Center, Small Business Administration, Senior Core of Retired Executives, DNR, IDEM, INDOT, Department of Commerce and other regional, state, and federal agencies.

# Appendix A

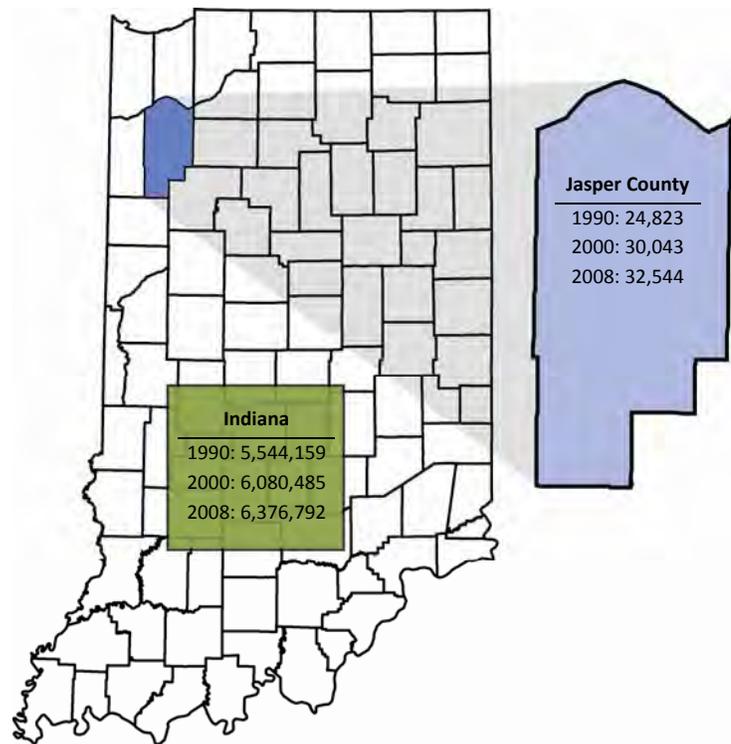
## Demographics

## Appendix A: Demographics

### Population

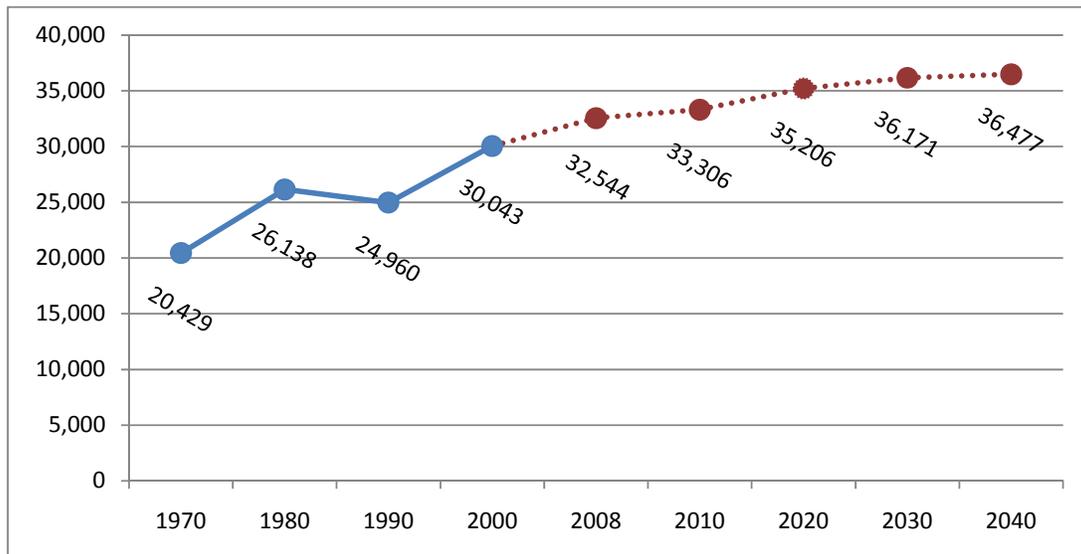
The 2008 population of Jasper County was projected to be 32,544, which is an 8% increase since 2000 (2,501 residents). From 1990 to 2000, the population of Jasper County increased by 5,220 residents, which was a 21% increase. The highest growth rate was Porter County at 13.9%. White, Pulaski, and Newton counties were in the range of 7% to 9% growth, and further behind were Starke, LaPorte, and Lake Counties in the range of 2% to 4% growth. Benton County experienced a slight decrease (0.2 %) in growth in the same ten-year period and the state of Indiana's population growth rate was just under 10%.

The population is expected to continue to grow, however it is anticipated that the rate of growth will taper off by 2040.



### Population Projections

The future population of Jasper County is expected to slightly increase over the next 40 years. As shown by the dashed line in the chart below, a 21% growth in population is projected between 2000 and 2040.

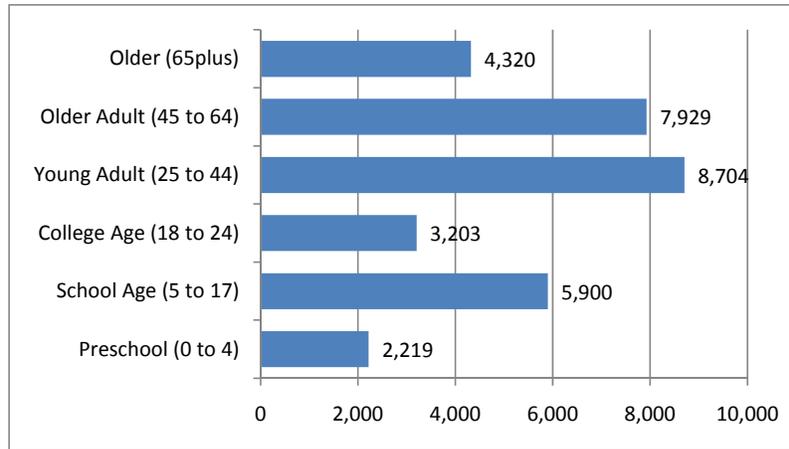


Source: Indiana Business Research Center, I.U. Kelley School of Business ([www.stats.indiana.edu](http://www.stats.indiana.edu)).

# Appendix A: Demographics

## Population Distribution

The 2007 population distribution by age for Jasper County is shown in the chart below. The largest segment of the county's population is the Young Adult range (ages 25 to 44) with 8,704 persons. The Older Adult range (ages 45 to 64) is the second largest with 7,929 persons.

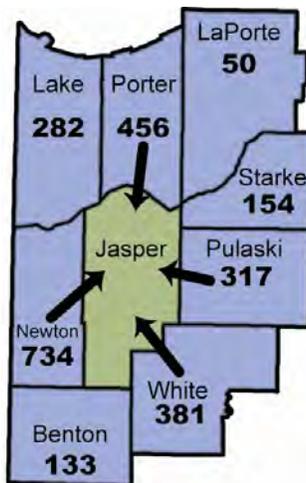


Source: Indiana Business Research Center, I.U. Kelley School of Business ([www.stats.indiana.edu](http://www.stats.indiana.edu)).

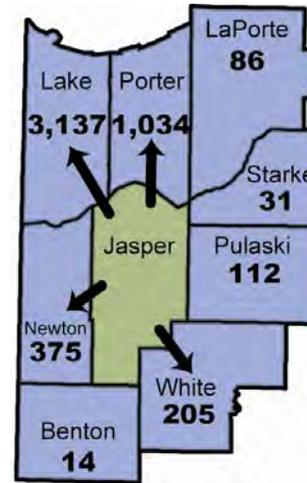
## Commuting Patterns

The illustration below shows the 2007 commuting patterns of employees coming into and leaving Jasper County in relation to surrounding counties.

**Commuting Into Jasper County**



**Commuting Out of Jasper County**



Source: Indiana Business Research Center, I.U. Kelley School of Business.

Newton County sends the most employees to Jasper County while Lake County receives the greatest number of Jasper County employees.

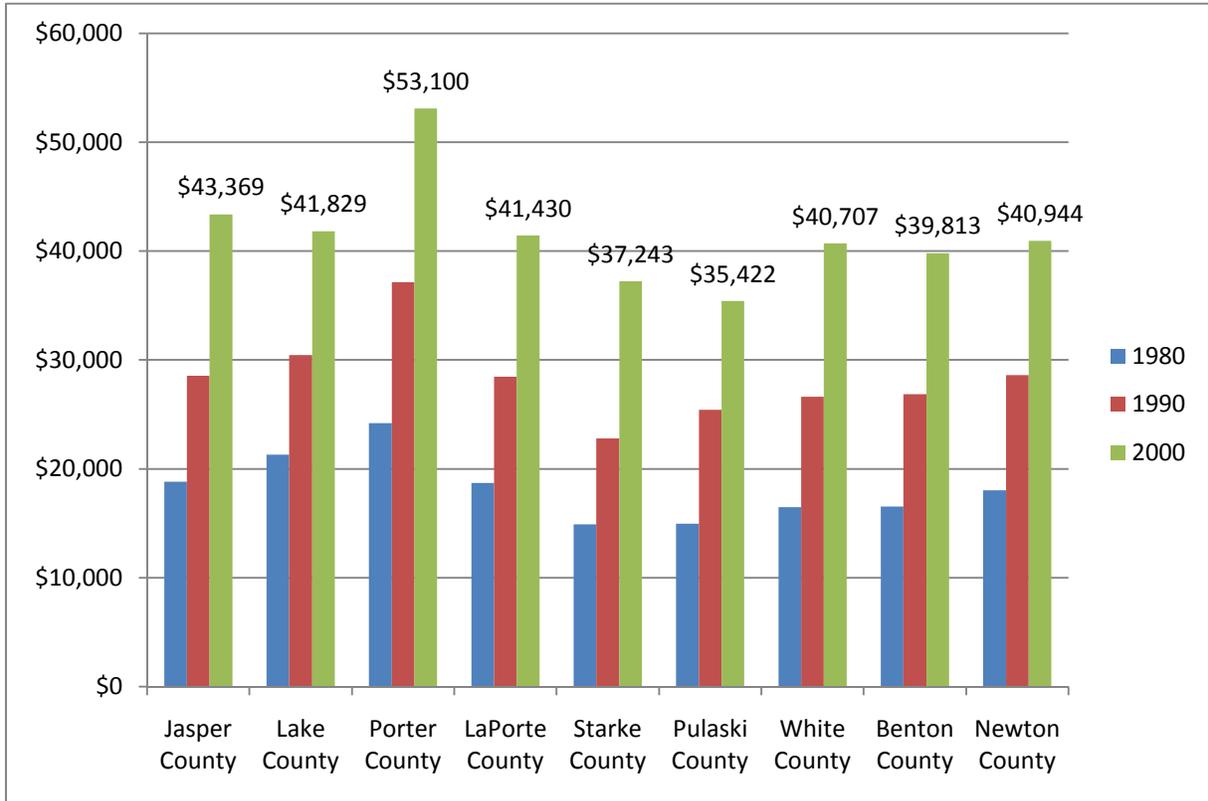
In the year 2007, a total of 3,159 persons commuted in to Jasper County to work -- these workers represent approximately 17% of the Jasper County work force. In comparison, a total of 6,396 Jasper County residents commuted out of the county to work -- representing approximately 29% of the resident work force. The difference results in a 15% loss of work force for Jasper County.

## Appendix A: Demographics

### Median Household Income

The median household income divides the income distribution into two equal groups, one having income above the median, and the other having incomes below the median. In 2000, Jasper County had the second highest median household income (\$43,369) compared to adjacent counties. Porter County had the highest median household income (\$53,100) and Pulaski County had the lowest median household income (\$35,422). The State of Indiana's median household income was \$41,567 in 2000.

Jasper County's median household income increased by nearly 52% between 1990 and 2000 (\$14,823). Of surrounding counties, Starke County realized the greatest increase in median household income of 63% while Lake County had the smallest increase of 37%. The State of Indiana's median household income showed an increase of 44% during the same time period.

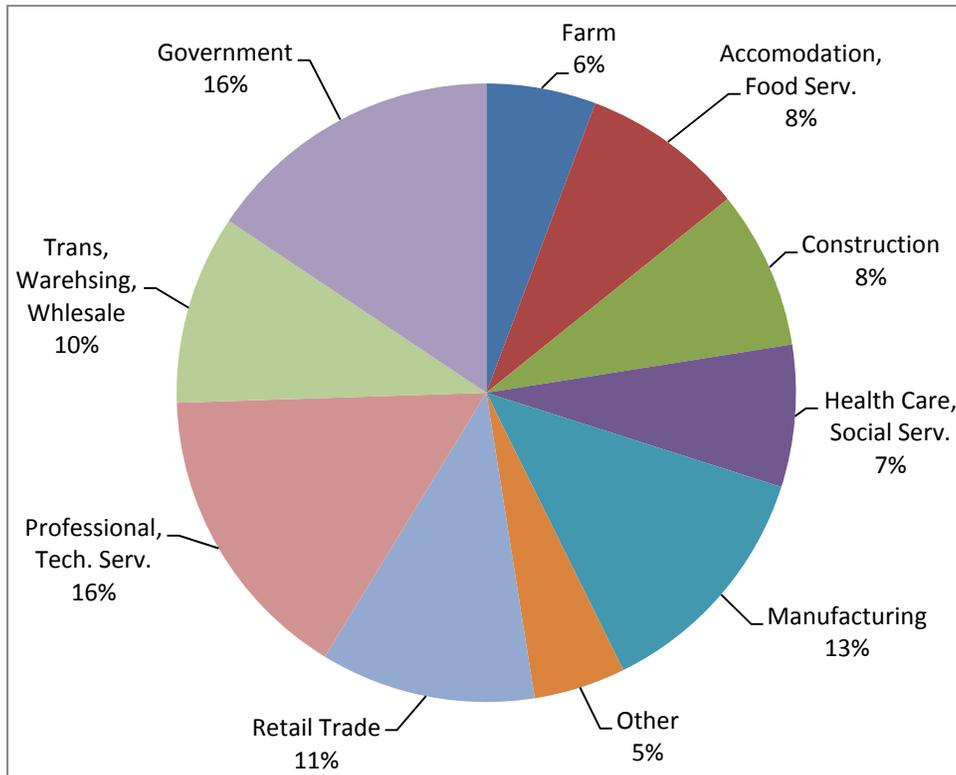


Source: Indiana Business Research Center, I.U. Kelley School of Business ([www.stats.indiana.edu](http://www.stats.indiana.edu)).

## Appendix A: Demographics

### Employment by Industry

The graph below illustrates 2007 employment by industry, indicating that government and professional/technical services represent the largest percentages of employers for Jasper County residents, with 16% each. The next largest sectors include approximately 13% in manufacturing, 11% in retail trade and 10% in transportation, warehousing, and wholesale trade.

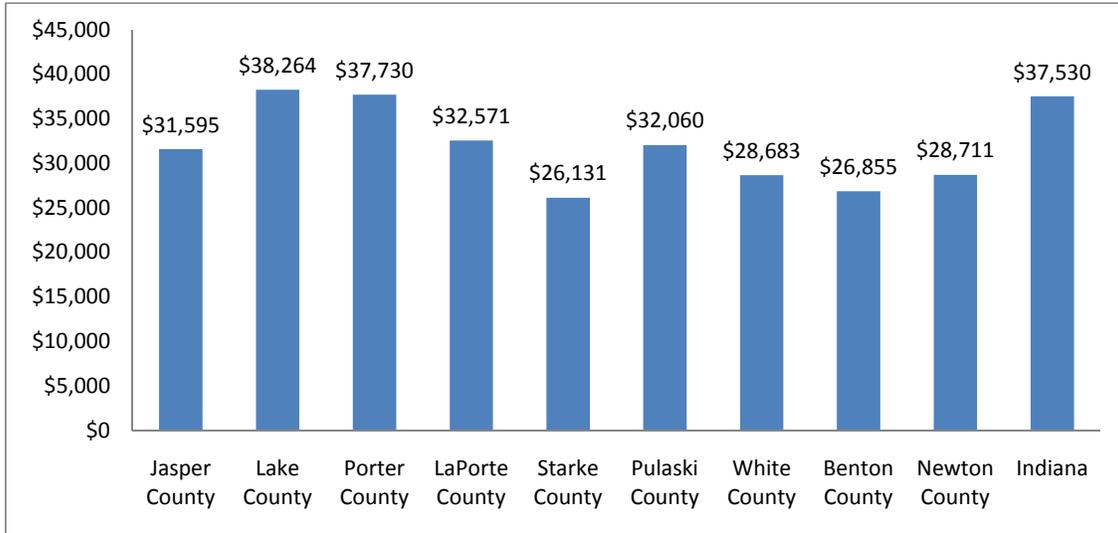


Source: Indiana Department of Workforce Development of Workforce Development dated January 29, 2009.

# Appendix A: Demographics

## Annual Wage

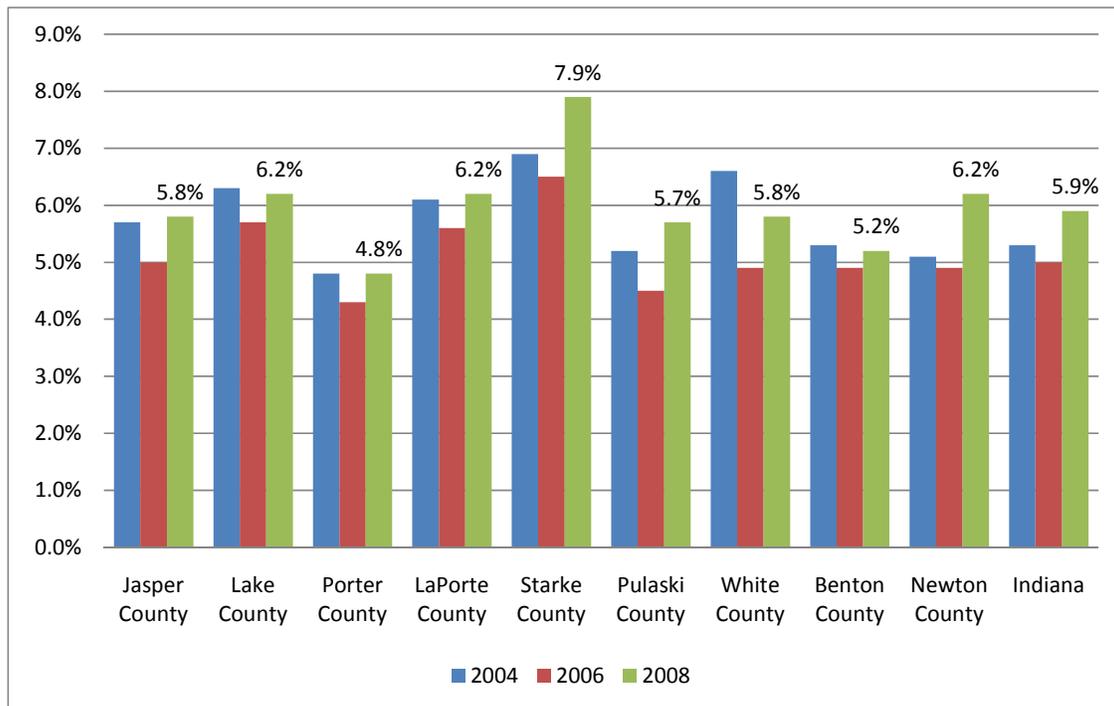
The average annual wage per job for Jasper County residents in 2007 was \$31,595. The chart below indicates the data for surrounding counties and the state. The Jasper County average wage per job falls in the midrange compared to surrounding counties, yet it's lower than the State of Indiana.



Source: Indiana Department of Workforce Development of Workforce Development dated January 29, 2009.

## Unemployment Rate

Jasper County had an unemployment rate of 5.8% in 2008. Of the surrounding counties and the State of Indiana, most surrounding counties had higher unemployment rates, with the exceptions of Porter County (4.8%), Benton County (5.2%) and Pulaski County (5.7%). The State of Indiana rate for 2008 was 5.9%. As shown in the chart, the other counties ranged from 4.8% to 7.9%.

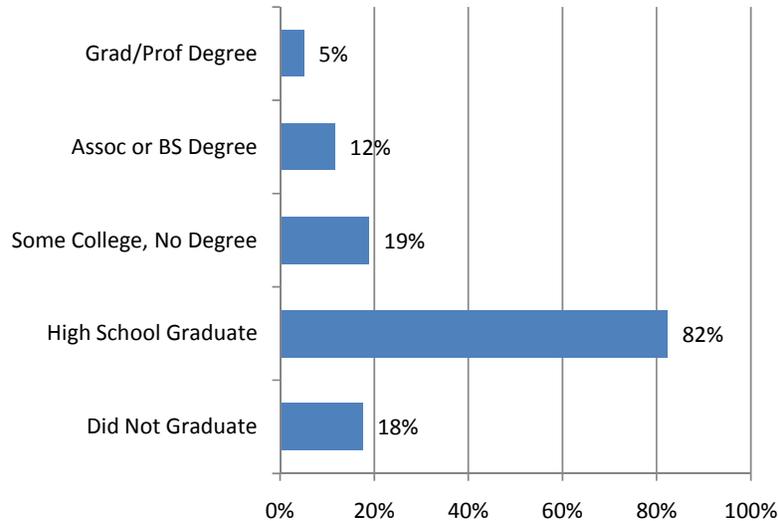


Source: Indiana Department of Workforce Development data accessed June 1, 2009.

# Appendix A: Demographics

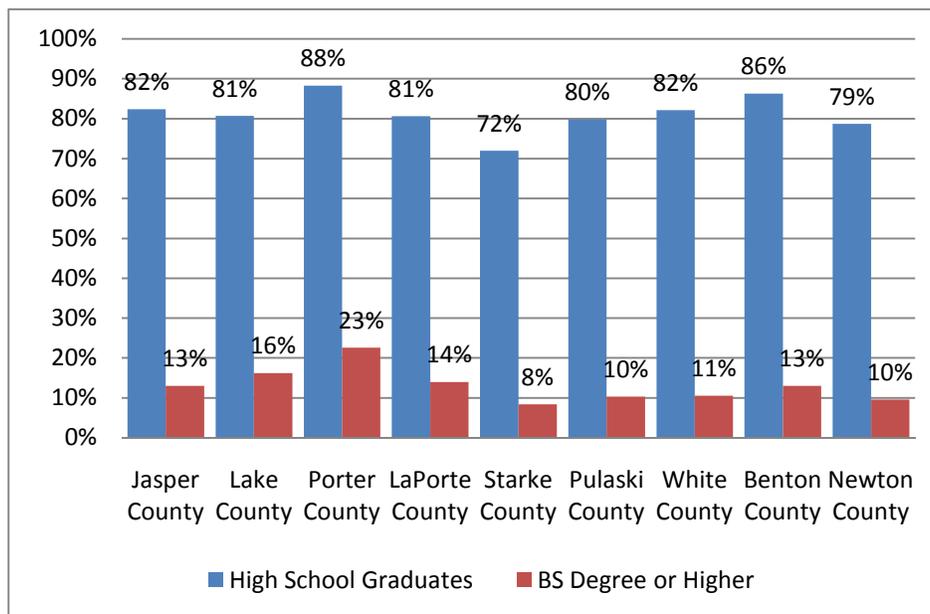
## Educational Attainment

The chart below presents educational attainment of residents age 25 and over in Jasper County in 2000. More than 80% of Jasper County’s residents have a high school diploma. While 13% of adults have a college degree, almost 37% have some level of college education.



Source: Indiana Business Research Center, I.U. Kelley School of Business ([www.stats.indiana.edu](http://www.stats.indiana.edu)).

The chart below illustrates educational attainment for Jasper County in relation to surrounding counties in 2000. Jasper County seems to be average compared to surrounding counties for high school graduates and college degree holders. Porter County had the highest proportion of high school graduates (88%) while Starke County had the lowest (72%). Likewise, Porter County had the highest portion of college degree holders (23%) and Starke County had the lowest (8%). The State of Indiana had 82% high school graduates and 19% college degree holders.

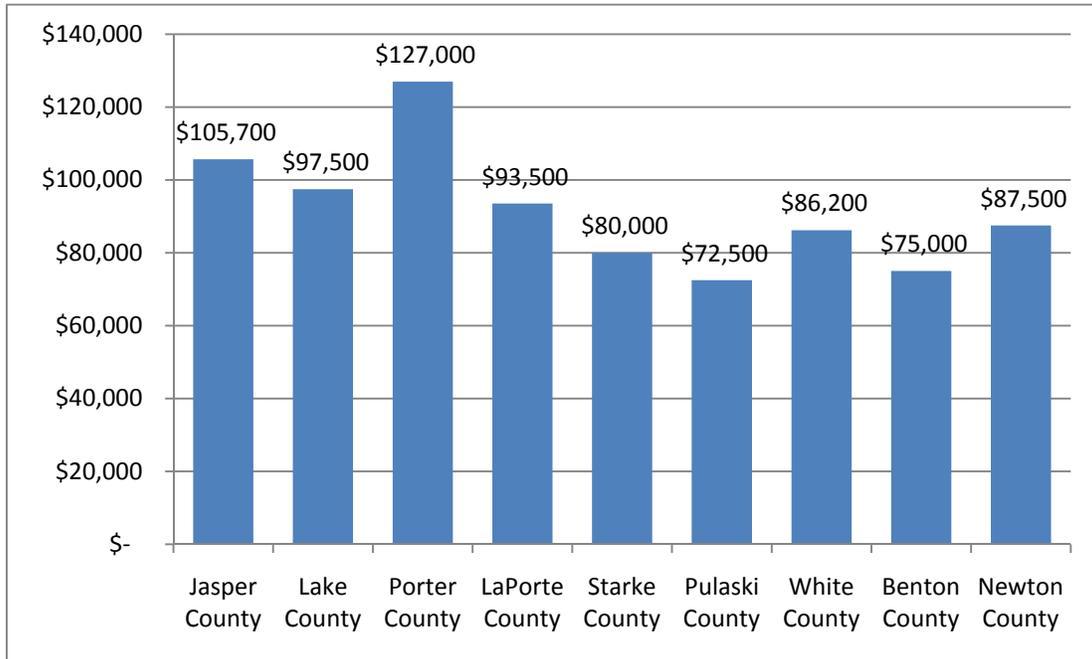


Source: Indiana Business Research Center, I.U. Kelley School of Business ([www.stats.indiana.edu](http://www.stats.indiana.edu)).

## Appendix A: Demographics

### Median Home Value

In 2000, the median home value for Jasper County was \$105,700. Only Porter County had a higher median home value in 2000 with \$127,000. Pulaski County had the lowest median value with \$72,500. The State of Indiana's median home value in 2000 was \$94,300.



Source: United States Census Bureau.