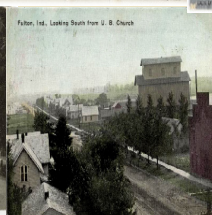
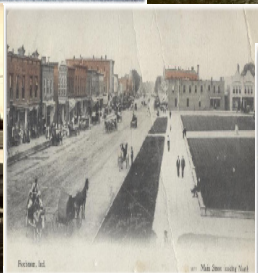
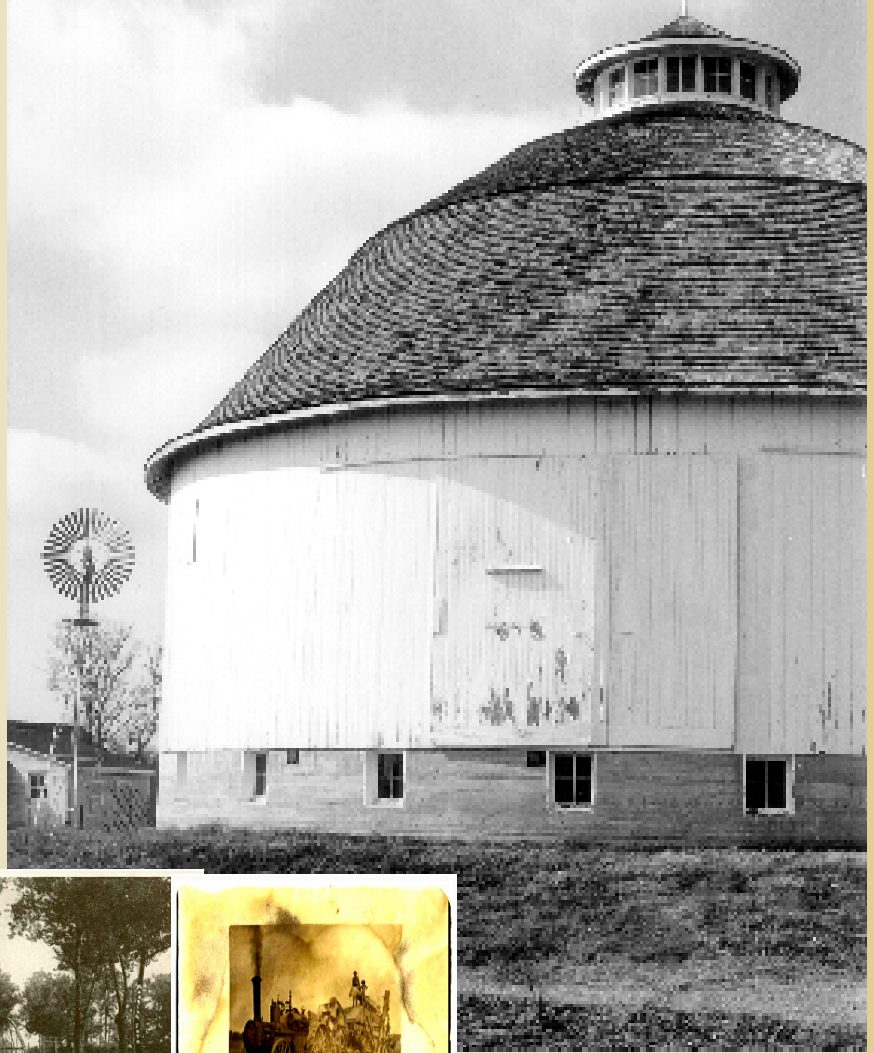


Fulton County Comprehensive Plan



Effective January 2008

Fulton County Comprehensive Plan

Table of Contents

| | Page # |
|--|--------|
| Part One | |
| Acknowledgements | 5 |
| Comprehensive Plan Mandate | 6 |
| Public Input/Demographics - Introduction | 12 |
| Population per County | 13 |
| Population per City/Town | 17 |
| Public Input | 19 |
| Public Input - Fulton County Strengths, Weaknesses, & Needs | 20 |
| Public Input - Strengths | 21 |
| Public Input - Weaknesses | 22 |
| Public Input - Needs | 23 |
| Public Input - Questionnaire | 24 |
| Public Input - Attributes & Future Projections | 25 |
| What are some things about the (town, city, county) that you hope to see change within the next five to ten years? | 25 |
| Public Input - Brainstorming | 26 |
| Public Input - Conclusion | 27 |
| Part Two | |
| Introduction | 32 |
| General Goals | 33 |
| Introduction | 38 |
| Land Use - Objectives & Strategies | 39 |
| Land Use - Agricultural | 41 |
| Land Use - Residential | 42 |
| Land Use - Commercial | 43 |
| Land Use - Institutional, Recreational, and Environmentally Sensitive Areas | 51 |
| Land Use - Airport Overlay | 52 |
| Land Use - Future Land Use | 53 |
| Growth Management | 57 |
| Transportation | 61 |
| Public Facilities & Services | 71 |
| Environmental | 77 |
| Image & Identity | 81 |
| Economic Development | 85 |
| Parks & Recreation | 89 |
| Appendix Three | |
| Workshop Material | 93 |





Main Street Looking South, Rochester, Ind.

Season — 1931 — 1932

| Position | NAME OF TEAM | No. of Player | FIRST HALF | | SECOND HALF | |
|--------------|--------------|---------------|------------|-------|-------------|-------|
| | | | GOALS | FOULS | GOALS | FOULS |
| Right Guard | James Miller | 1 | P | | 2 | P |
| Left Guard | Raymond | 3 | 2 2 | 11 PP | 2 0 0 | |
| Center | Thompson | 4 | 2 6 | | 2 2 P | |
| Right Tackle | W. Brown | 5 | | | 2 P | 1 0 |
| Left Tackle | Hayward | 6 | 2 P P | | | 1 |

RUNNING SCORE: 1
 Time Out: 1
 Where Played: Hardwood
 Field Goals: 3 + 3 = 6 Fouts: 4 + 2 = 6 Out of 8
 Date: 11/24/31 Score: 20 10

| Position | NAME OF TEAM | No. of Player | FIRST HALF | | SECOND HALF | |
|--------------|--------------|---------------|------------|-------|-------------|-------|
| | | | GOALS | FOULS | GOALS | FOULS |
| Right Guard | W. Brown | 1 | P | 1 | | 0 |
| Left Guard | Connell | 2 | | 1 1 1 | | P 0 0 |
| Center | Harwood | | | | | |
| Right Tackle | Barley | 2 | | P 0 | | P 0 |
| Left Tackle | Walker | | | P P 0 | | 1 |

RUNNING SCORE: 1
 Time Out: 4
 Where Played: Hardwood
 Field Goals: 2 + 0 Fouts: 3 + 4 = 7 Out of 12
 Date: 11/24/31 Score: 20 10

Acknowledgements

The Fulton County Comprehensive Plan is the result of hard work and contributions of many people. A plan that does not involve those it hopes to serve will not be successful. For this reason, the residents of Fulton County were asked to put forth much effort, thoughts, ideas, goals, and visions. It is appropriate and necessary to give special recognition and appreciation to the following people and organizations who were integral to this planning process.

A special Thanks...

to the People of Fulton County, particularly those that attended the workshops and provided their valuable input into the planning process, as well as, the following people who made this effort possible:

The Area Plan Commission Members (past and present)
The Fulton County Commissioners
The Fulton County Council
The Rochester City Council
The Akron Town Council
The Kewanna Town Council
The Fulton Town Council

All of the photos shown within the Comprehensive Plan were taken within, and of, specific areas of Fulton County. Many of the photos were left intentionally untitled in order to preserve the imaginative process and inspire a reacquaintance with the various aspects of Fulton County through your own personal discovery. A heartfelt thank you is expressed for the heritage photos, which were found through the kind collections of the Fulton County Historical Society, Ann Allen of Akron, Indiana, and Joe and Karen Good of Kewanna, Indiana.



Comprehensive Plan Mandate

The Comprehensive Plan is based on community input, existing land uses, existing development trends, suitability, feasibility, and natural land features. Some specific recommendations made at one or more of the public workshops from the citizens to guide the plan include:

- preservation of small town and rural character
- preservation of the county's lakes and river
- increased economic development
- enhancement and improvement of street conditions

Indiana Statutes, Title 36, Article 7, as amended, empower counties to plan. This unit of government is further charged 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] be carefully planned;
- (2) That new communities grow only with adequate public way, utility, health, educational, and recreational facilities;
- (3) That the needs of agriculture, industry, and business be recognized in future growth;
- (4) That residential areas provide healthful surroundings for family life; and
- (5) That the growth of the community is commensurate with and promotive of the efficient and economical use of public funds" (IC 36-7-4-200, et. seq.).

Public law further states that towns may establish planning and zoning entities to fulfill this purpose (IC 36-7-4-200, et. seq.). In compliance with State Law Fulton County passed an ordinance to establish and maintain an Area Plan Commission.

Furthermore, while residents of Fulton County support the comprehensive planning process, such action is required by legislative mandate. The Indiana statutes provide for and require the development and maintenance of a comprehensive plan. The Plan Commission shall maintain the Comprehensive Plan (IC 36-7-4-500, et. seq.).

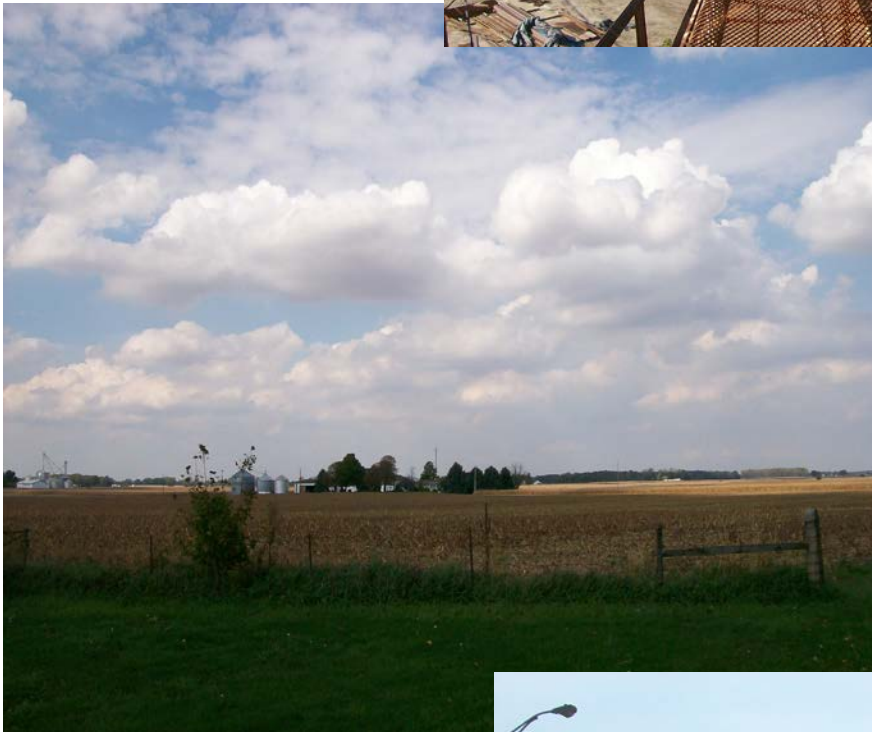
IC 36-7-4-500, et. seq. states the required and permissible contents of the plan. Required plan elements are listed below:

- (1) "A statement of objectives for the future development of the jurisdiction.
- (2) A statement of policy for the land use development of the jurisdiction.
- (3) A statement of policy for the development of public ways, public places, public lands, public structures, and public utilities."

The Plan Commission compiles this and additional information permissible by case law into this Comprehensive Plan. This mandate serves as the foundation of the *Fulton County Comprehensive Plan*.







Part 1

Comprehensive Plan Foundation





Chapter 1

Community Profile



Public Input/Demographics - Introduction

This section summarizes the first phase of the comprehensive planning process which involved general data and statistics collection and the facilitation of public workshops.

Information was compiled in order to provide a “snapshot” of the community in population, income, educational level, and/or housing characteristics. All information was taken from the U.S. Census conducted once every 10 years. Since this section also documents demographic trends, census information from 1980 through 2000 was used in the charts.

The public participation process included four public workshops. In order to make the workshops more convenient for county residents to attend, they were held in the Town of Kewanna, the Town of Akron, the Town of Fulton, and at the Fulton County 4-H Fairgrounds located directly adjacent to the Rochester city limits.

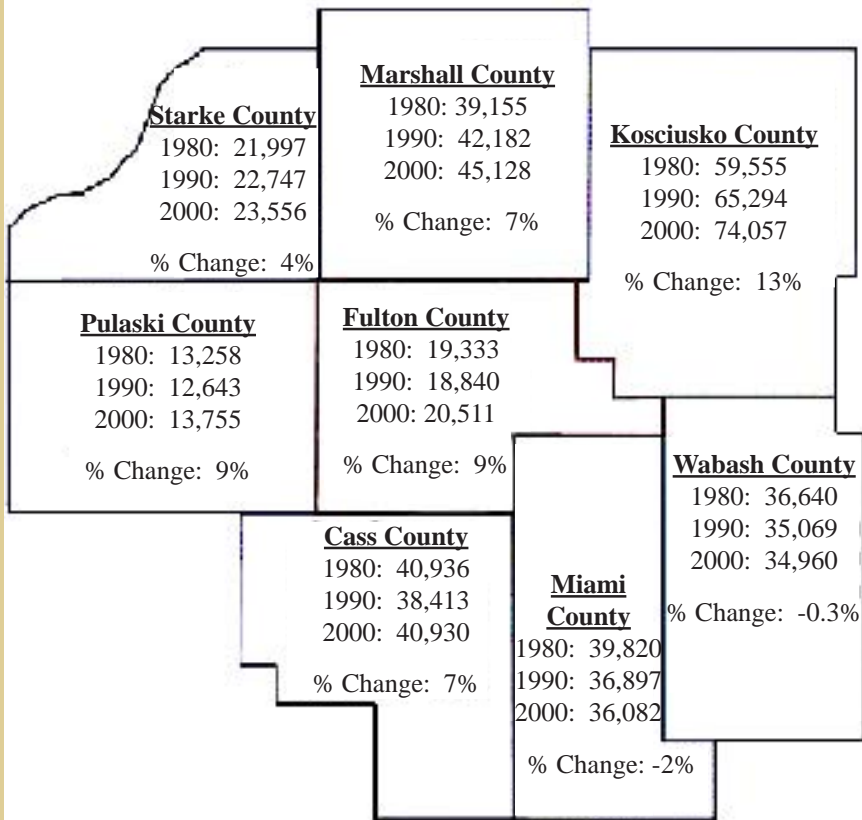
Over 102 people attended these workshops. The workshops were publicized by advertising in the Rochester Sentinel, Kewanna Observer, the Shopper’s Guide, WROI radio station, and through flyers mailed to the town property owners. The workshops’ overriding purpose was to gain an understanding of what the people of Fulton County envision for the future of their county and their city and towns. The process exceeded the requirements for public notification established by the State of Indiana.

The focus of the first workshop was to determine the strengths, weaknesses, and needs of the community. In each of the four locations every citizen had the opportunity to give their input on each of these topic areas. A round table discussion was held with all of the participants for the purpose of them expressing their thoughts and opinions of both their town/city, and the county. In addition, workshop participants were shown a map of their town/city, which included the adjoining area outside of the town/city, and were asked to identify where they thought the most appropriate areas were for commercial, residential, industrial, and recreation. They were also asked to write their individual comments on pre-generated charts regarding the strengths, weaknesses, and needs of the area, as well as, to give any general information that may help in planning for the future of Fulton County, as well as, the individual town/city.

On the following pages is a summary of data collected and workshop results.



Population per County

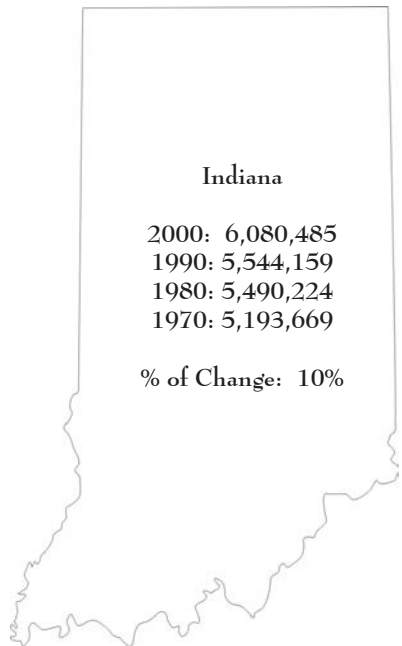
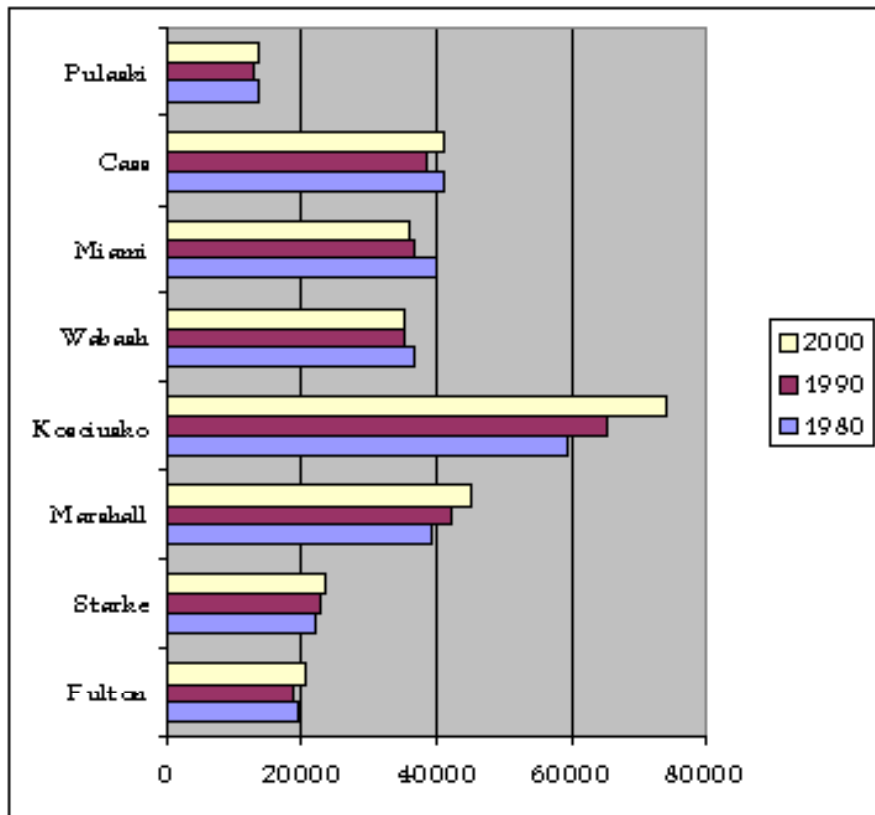


Fulton County along with five out of its seven surrounding counties experienced an increase in population between 1990 and 2000.

Along with the population increase between 1990 and 2000, Fulton County also made substantial population gains from 16,984 in 1970 to 19,335 in 1980, a 14% increase. In fact, Fulton County and all of its surrounding counties had a population increase from 1970 to 1980.

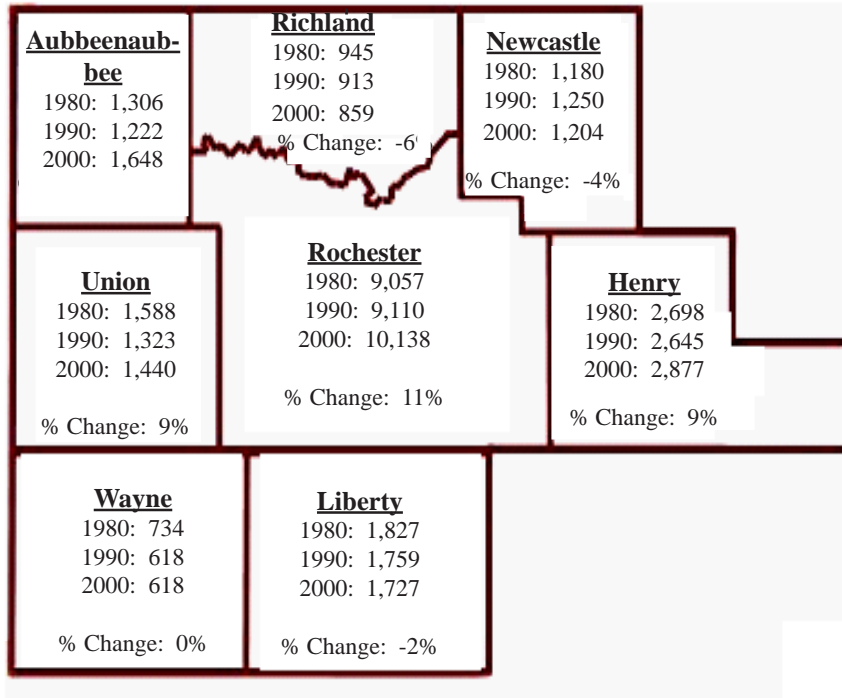
The 2000 population census showed Fulton County's population rose 9% between the years of 1990 and 2000. This percent change in population is 1% lower than the state's increase in population of 10%. Population trends from 1980 to 2000 in Fulton County and its surrounding

Population Trends



Source: US Census and US Census Bureau Projections

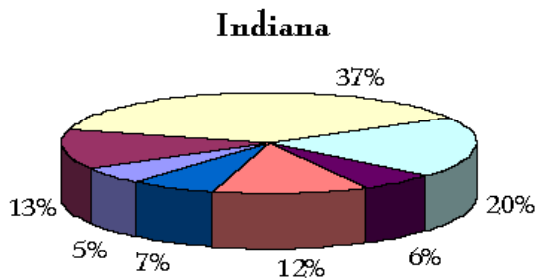
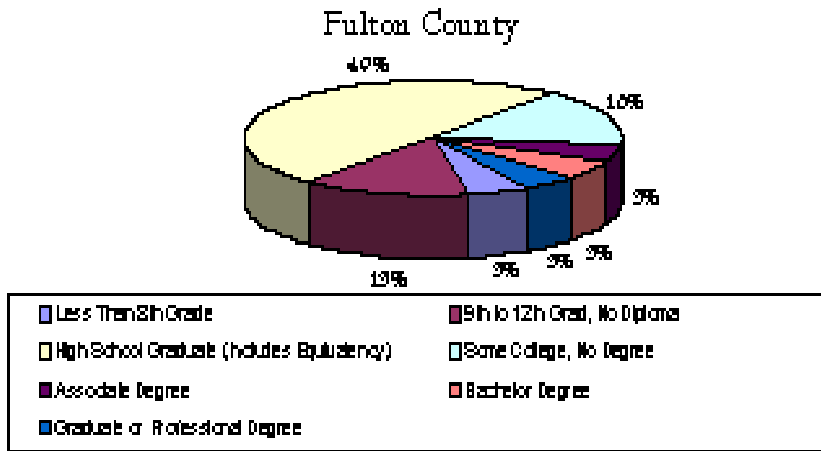
Population per Township



Population trends within Fulton County, reveal which areas have experienced growth and which areas have had population loss. While Fulton County had a slight increase in population (3%), two of its townships, Union and Wayne showed more significant decreases. The areas where growth occurred within Fulton County were Newcastle Township with a 6% increase in population, and Rochester Township with a 1% increase. All other townships were in line with the increase in the county.

Source: 1980, 1990, & 2000 US Census

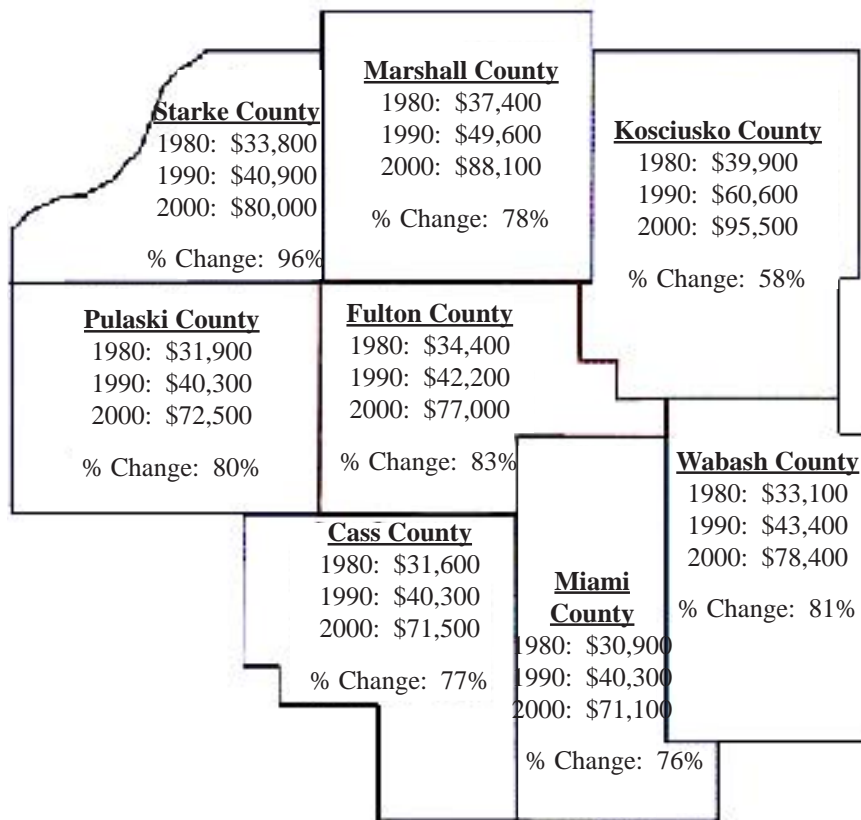
Educational Attainment



The accompanying pie charts show educational attainment levels for residents over 25, in both Fulton County and the State of Indiana. The percentage of residents who have graduated from high school is 12% higher in Fulton County than it is throughout the state. Fulton County also had a 2% higher percentage of residents that had an Associate Degree. The state was only slightly higher in other areas of higher education.

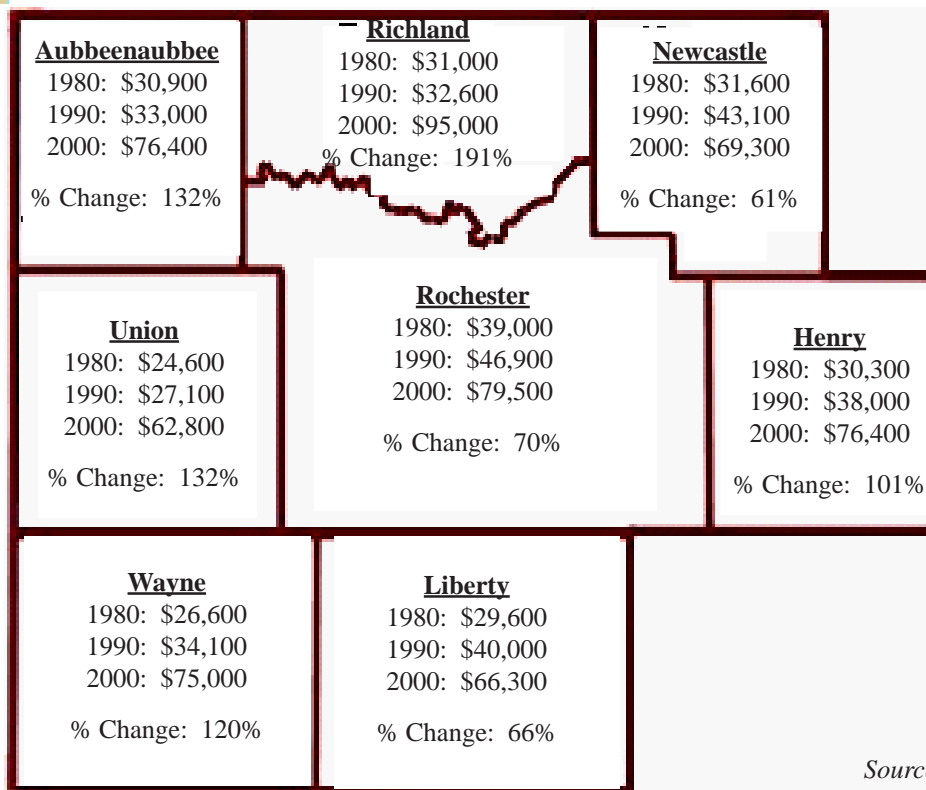
Source: 2000 US Census

Median House Value per County



Median House value is the median value or asking price of owner-occupied housing in the county. Throughout the eight county area, only Kosciusko County has a median housing value above the state median of \$94,300, however, all of the surrounding counties had higher percentages of change in income than the state average of 27%. Low housing values provide an opportunity for those wanting to buy homes within the area, but also reduce the tax base within the community.

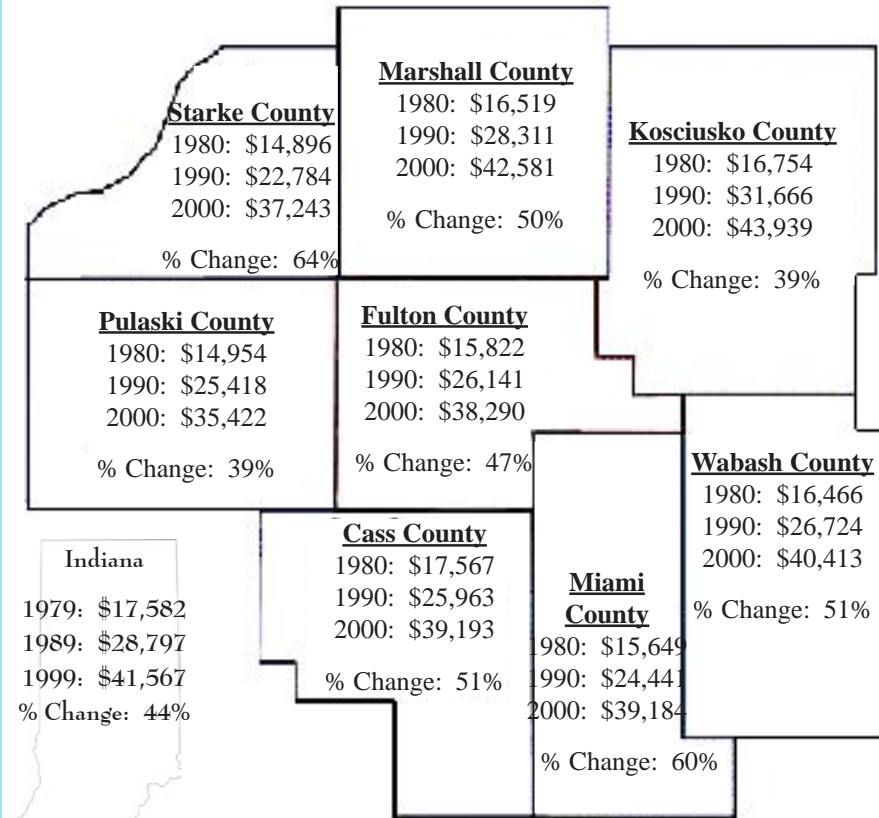
Median House Value per Township



As shown on the corresponding illustration, the housing values vary across the county. The average home values range from \$62,800 in Union Township to \$95,000 in Richland Township. Except for Richland Township, all of the remaining township's (2000) median housing values are less than the state median house value of \$94,300.

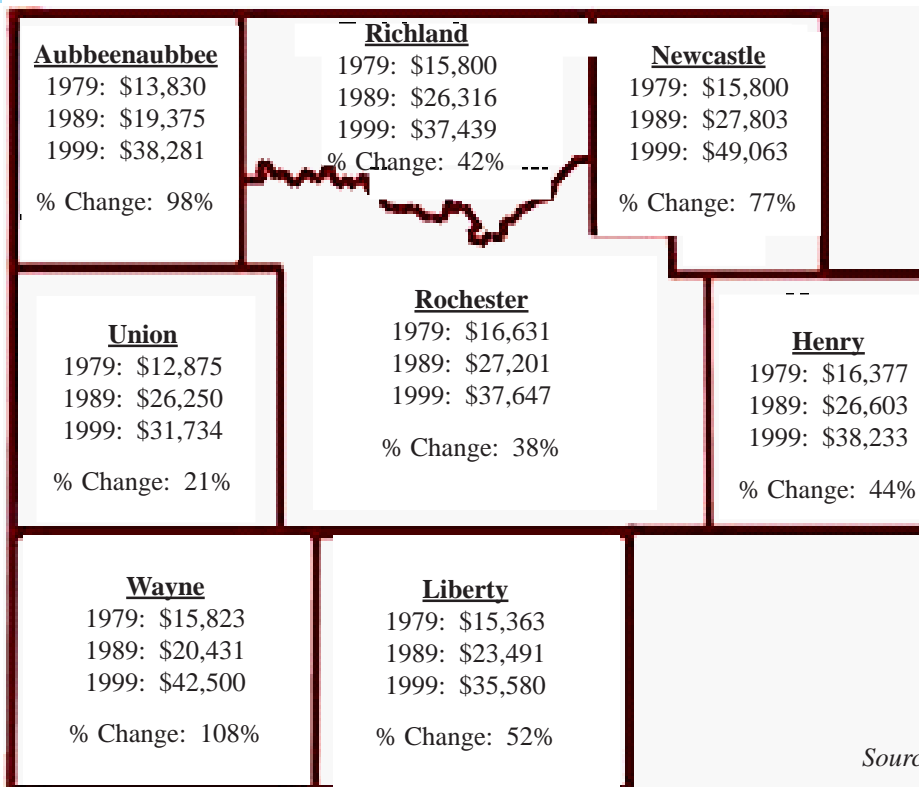
Source: 1980, 1990, & 2000 US Census

Median Household Income per County



By comparing the household income in 1990 to 2000, we can see how incomes increased in Fulton County compared to people living in surrounding counties. With a \$38,290 median household income and 47% increase, Fulton County's income rose in relative comparison with its neighboring counties. Kosciusko County had the highest income, but not the greatest percentage of change. While Fulton County's median household income was less than the state median, the percent of change in the income was greater. The state had a 31% increase in median income and Fulton County had an increase of 47%.

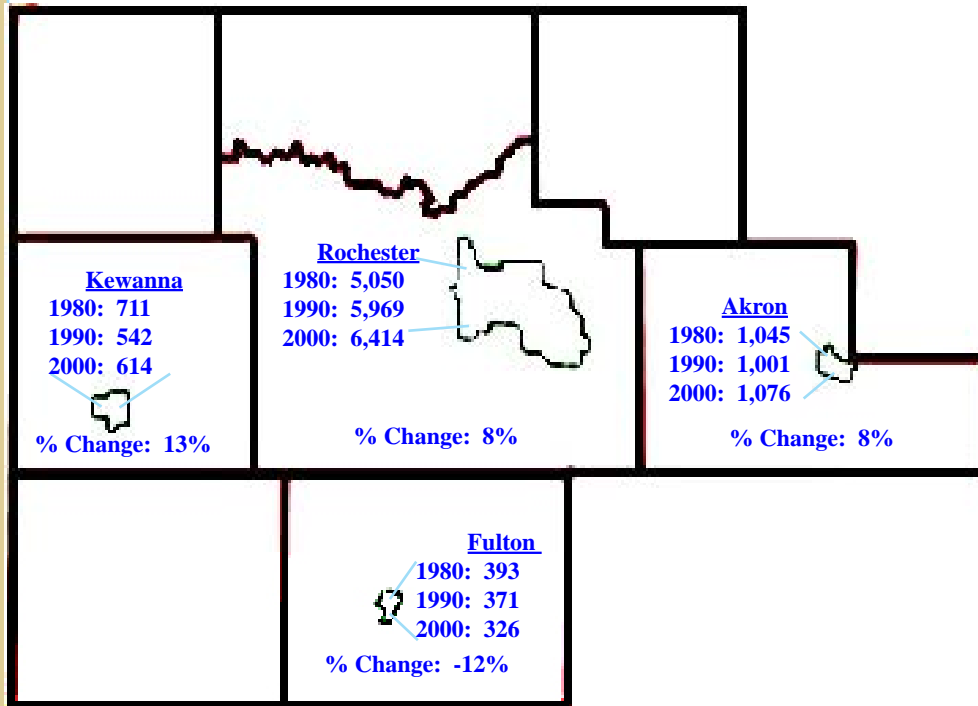
Median Household Income per Township



Median Household income for each township notes the range of incomes in the county and relationship to one another. A closer look at household income and the median house value can begin to give an indication on how affordable housing is within the County. Union Township had a 17% change in income between 1989 and 1999 but housing value only

Source: 1980, 1990, & 2000 US Census

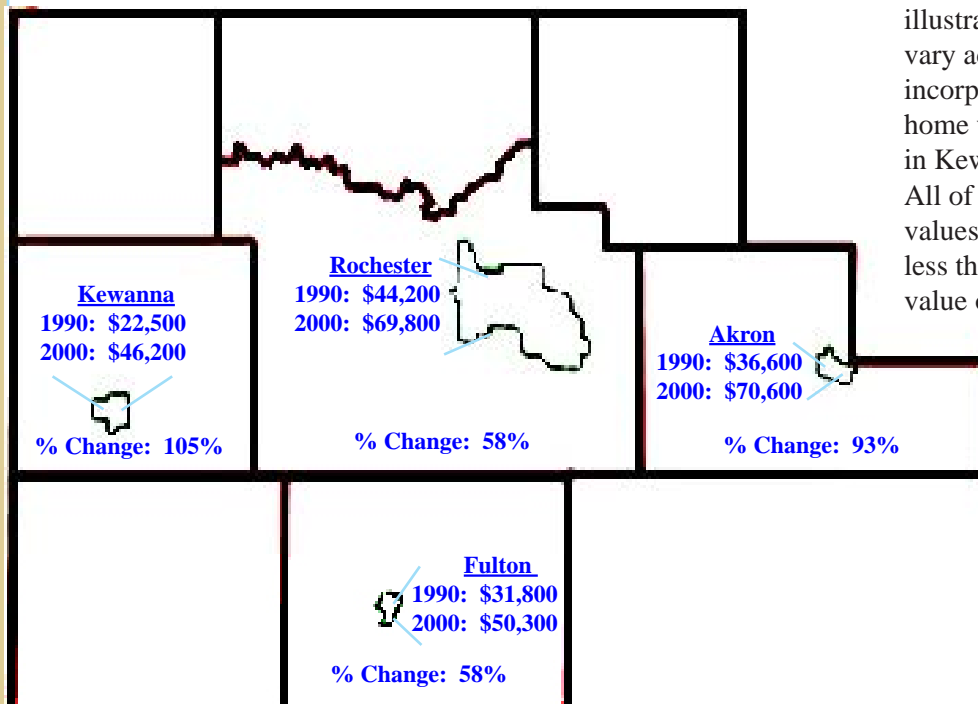
Population per City/Town



All of the incorporated areas, except the Town of Fulton, experienced an increase in population between 1990 and 2000.

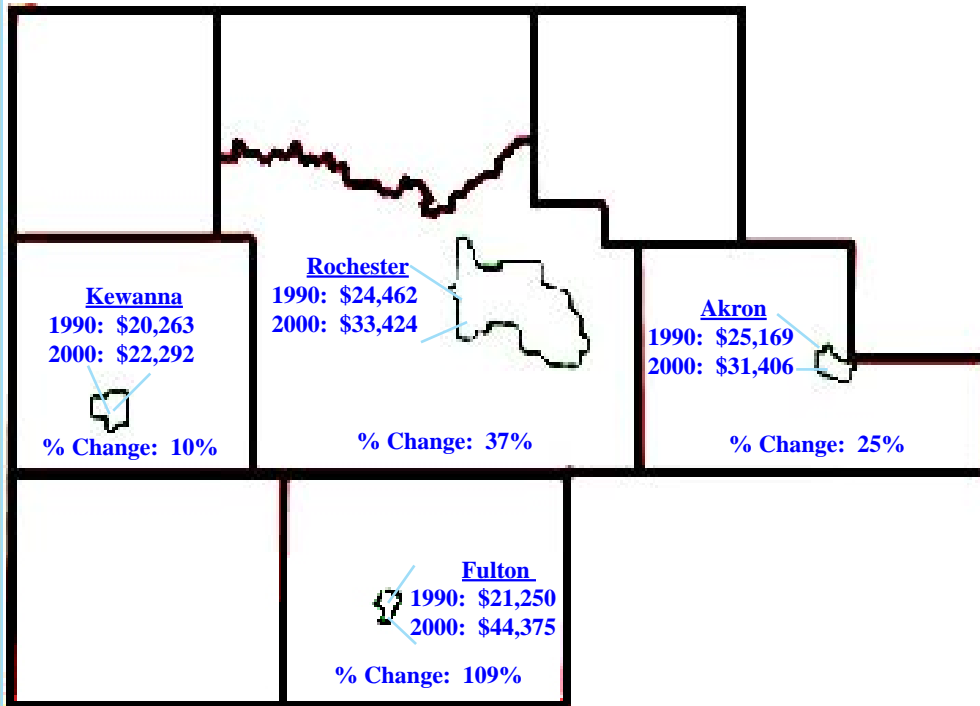
The population within the Town of Kewanna increased the most with a 13% change between 1990 and 2000.

Median House Value per City/Town



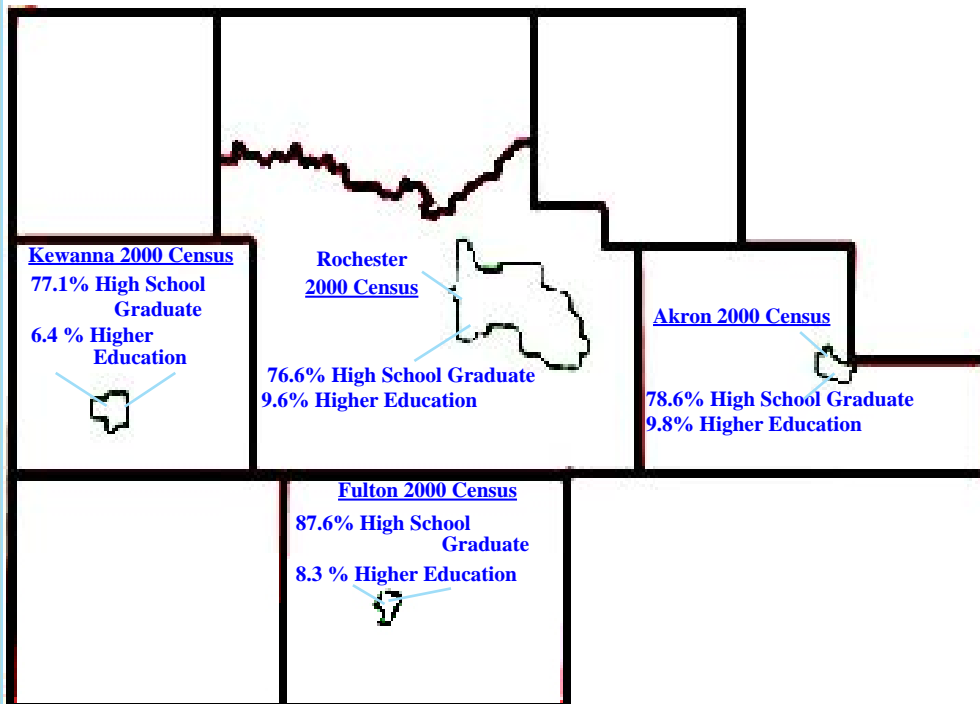
As shown on the corresponding illustration, the housing values vary across the within each of the incorporated areas. The average home values range from \$46,200 in Kewanna to \$70,600 in Akron. All of the (2000) median housing values in the incorporated areas are less than the state median house value of \$94,300.

Median Household Income per City/Town



Median Household income for each city or town notes the range of incomes in the incorporated areas and their relationship to one another. A closer look at household income and the median house value can begin to give an indication on how affordable housing is within the City and Towns. The Town of Fulton showed the largest change in household income between 1990 and 2000 with a \$23,125 increase.

Educational Attainment



The accompanying map depicts the educational attainment levels for residents over 25, in the incorporated areas of the county. All of the incorporated areas have more than 75% of their residents with a High School Diploma or equivalent and more than 6% of the residents with some type of higher education degree.

Public Input

The strengths, weaknesses, and needs of a community form a foundation from which to create an Area Plan. Four public workshops were held within Fulton County to define and assess the strengths, weaknesses, and needs within the county as a whole. At each workshop participants were asked to contribute their thoughts about not only their own city or town, but also the county as a whole. The workshops were based upon the following three concepts:

The strengths or assets of a community enhance the “quality of life” of its residents and give a guideline the county follows while striving to grow and better the lives of all residents. Recognized strengths create the path the Comprehensive Plan is built upon in order to ensure a community continues growing in a forward motion.

The weaknesses of a community can be harmful to the health, pride and image of the community, leading to apathy and negative attitudes. Identified weaknesses within a community have the potential to be reversed and avoided in the future.

Strong needs within a community that are never addressed lead to a community’s disassociation and depression. Needs identified and acknowledged within a community create goals and objectives for the future state of the community and give purpose to the residents of the county.



Public Input - Fulton County Strengths, Weaknesses, & Needs

During each of the four public workshops, the participants were asked to contribute their thoughts on the county's strengths, weaknesses, and needs. The responses given help identify strong areas within the county that should be maintained, as well as, the areas that require additional attention or a different strategy. To give a brief synopsis of all of the workshops, the most prevalent combined responses of each of the separate groups are as follows:

| Strengths | Weaknesses | Needs |
|--|--|--|
| - Low Cost of Living | - Countyline/Hazardous Landfill | - Pride of Ownership |
| - Hospital | - Limited Shopping Selection | - More Industry |
| - School System | - Junkyard/Scrap Yard | - Youth Recreation |
| - Emergency Management System (Life Line Helicopter) | - County Roads (narrow, rough, etc.) | - Community Recreation (Festivals, Art Shows, etc.) |
| - Airport | - Unlicensed/Inoperable Vehicles | - Widen S.R. 25 North of U.S. 31 & Increase Lighting at U.S. 31/S.R. 25 Overpass |
| - Agricultural Base | - Abandoned Homes/Property | - Make Downtowns More Viable |
| - Golf Courses | - Too Much Crime | - Stronger Judicial System |
| - Strong Community Involvement | - No Expansion Capacity in the Sewer System for Large Industry | - Preservation of Lakes |
| - Friendly Communities | - Lack of Jobs/Industry | - Farmland Protection |
| - County Lakes | - Low Wages | - Higher Wage Jobs |
| - Road System | - No Designated Industrial Site | - Better Job Skills |
| - County Commissioners & Office Building Officials | - Water & Sewer Costs Too High | - Outreach/Outpatient Medical Clinic |
| - County Highway Department | - Cell Phone Coverage | - Increase Tax Base |
| - Tippecanoe River | - Lack of Higher Education Facilities | - Stronger Neighborly Bonds |
| - Strong Family Ties | - Lack of Zoning Authority in Unzoned Towns | - Speed Limit Sign By C.R. 100 South More Visible |
| - Recycling Center | - Lack of Animal Control | - County Parks System |
| - Rural Character | - No Health Care in Outlying Areas | - Increase Public Access to Lakes |
| - U.S. 31 | - No Natural Area Protection | - Cultural Diversity |
| - Open Spaces (Quiet) | - No YMCA - Limited Physical Activity Facilities | - Population Increase |
| - Proximity to Larger Cities | - No Attraction to Businesses | - Protect the Airport |
| - Broad Selection of Churches | - Lack of Entertainment/Recreational Activities | - Planned Subdivisions |
| - Community Organizations & Groups | - Fear of Lawsuits when Helping Neighbors | - Increased Residential Development |
| - County Museum | - Lack of Tornado Sirens | - More Government Involvement by Public |
| - Progressive City & Towns | - Aesthetics Surrounding City & Towns | - Cell Phone Coverage |
| - Lower Taxes | - Five School Corporations | - Airport Expansion to House Larger Jets |
| - Annual Festivities | - Present Zoning in Certain Areas | - Future Mitigation of Drainage Maintenance |
| - Historical Group | - U.S. 31 as Limited Access | - Promote Positive Attributes of County |
| - New Park Board | | |
| - Good Communications | | |
| - RTC | | |
| - Cooperation to Create Bike & Walking Trail | | |
| - Community Foundation | | |

Public Input - Strengths

The strengths or assets of a community enhance the “quality of life” of its residents. Fulton County has many strengths as identified by the participants in the first four public workshops. The three strengths that the four workshop groups agreed upon were as follows:

- Rural Character
- Small town community atmosphere
- Low Crime Rate

There were many other strengths noted by each of the separate groups. They were as follows:

| Akron Area: | Fulton Area: | Kewanna Area: | Rochester Area: |
|--|--|--|---|
| - Public Services EMS/ Public Employees & Volunteers | - Down Home Atmosphere | - Farming Community | - Lake Manitou |
| - Progressive Medical Of- fices | - Low Crime Rate | - Small-Town/Rural Char- acter | - RTC |
| - Civic Pride & Community Togetherness | - School Systems | - Community Youth Leagues | - Library |
| - Local Elementary School | - Freedom of Expression & Living | - Close Proximity to Larger Cities | - Proximity to Larger Cit- ies (South Bend, Koko- mo, etc.) |
| - Good Churches | - State Road / Transportation System | - State Road / Transportation System | - Walking Path |
| - Community Youth Leagues | - Close Proximity to Larger Cities | - Natural Features (River, Lakes, etc.) | - Airport |
| - Small-Town/Rural Char- acter | - Small-Town/Rural Char- acter | - Water & Street Department | - Equestrian Center |
| - Low Crime Rate | - Hunting & Fishing in Surrounding Areas | - EMS & Fire Department | - Caring Community |
| - Local Daycare | - Suburban Atmosphere with Surrounding Cities (Proximity) | - Quiet | - Low Crime Rate |
| - Library | - Strong Community Ties | - Good Neighbors | - Local Media |
| - Good Selection of Busi- nesses | - Natural Features (River, Lakes, etc.) | - Low Crime | - WROI |
| - Local Jobs | - Community Youth Leagues | | - Strong Entrepreneurial Spirit |
| - Diverse Community | - New Youth Entertainment Facility | | - Foundation |
| - Close Proximity to Larger Cities | - Township Park | | - Local EMS/Volunteers & Employees |
| - Communication Services | - Clean-Up & Acquisi- tion of Salvage Yard Site | | - Generous Population & Businesses |
| - State Road / Transportation System | - Gives Town a Prospec- tive Site for Parks, Sport Fields, Water Tower, etc. | | - Active Chamber of Com- merce |
| - Anna Marie’s | - Prospective Community Building | | - Local Bank |
| - Hunting & Fishing in Surrounding Areas | | | - Golf Courses |
| - Natural Features (River, Lakes, etc.) | | | - Hospital |
| - Positive Attitude of Citi- zens | | | - Active Philanthropic Groups |
| - Community Involvement with 4th of July Celebration | | | - Grain Elevator |
| - Curbside Recycling | | | - Local Railroad |
| - Town Website | | | - Car Show/Local Committee |

Public Input - Weaknesses

The weakness of a community can be very harmful to the health, pride and image of the community. Weaknesses also lead to apathy and negative attitudes. Some common weaknesses identified during the four workshops were:

- Abandoned/Condemned Homes, Buildings, & Properties
- County Roads (condition of)
- Animal Control
- Lack of Recreational Opportunities for Teen & Community as a Whole

There were many other weaknesses noted by each of the separate groups. They were as follows:

Akron Area:

- Sidewalk Repair
- Neglected Abandoned Buildings/Properties
- Lack of Youth Recreation
- No Provision for Orderly Development
- County Roads (narrow, rough, etc.)
- Better Animal Control
- Integrate Primary Cultures in Town
- Too Much Crime
- No Expansion Capacity in the Sewer System for Large Industry
- No Designated Industrial Site
- Water & Sewer Costs Too High
- Cell Phone Coverage

Fulton Area:

- Abandoned/Condemned Buildings
- Stricter Enforcement of Ordinances & Penalties
- Excess Junk Vehicles
- Not Enough Pride in Properties
- More Teen Activities
- Too Much Weight On Roads (Semi-Parking on Side Roads)
- Too Many Stray Animals
- Lack of Information about Town Activities & Happenings
- Roads (narrow, rough, etc.)

Kewanna Area:

- Abandoned Homes/Properties
- Limited Amount of Jobs
- Junkyard/Scrap Yard
- Unlicensed/Inoperable Vehicles
- Loose Dogs
- County Roads (narrow, rough, etc.)
- Low Wage Jobs
- Open Burning
- Absence of Rallying Identity
- Limited Recreational Shopping (Clothing, Shoes, Movie Rental, etc.)
- Better Water System
- Too Much Weight on Streets
- No Community Togetherness
- Low Cell Coverage
- Transportation for the Elderly

Rochester Area:

- Limited Industrial Base
- Lack of Job Opportunities
- Vandalism
- No Youth Facilities
- Narrow Streets
- Lack of Access to Higher Education
- High School Drop Out Rate
- Decrease in Town Traffic
- Limited Sidewalks
- Consistency in Zoning Board Decisions



Public Input - Needs

The following list is a summary of the needs recognized by the participants. Needs help identify specific goals and objectives to be accomplished. Some common needs identified during the four workshops were:

- More Small Industry/Businesses
- More Large Industries & Businesses
- Community Activities (Fairs, Festivals, etc.)

There were many other needs noted by each of the separate groups. They were as follows:

Akron Area:

- Annex Brentwood & Saner Addition
- Repair State Road 14 from Akron to Rochester
- Sidewalk Expansion
- Youth Entertainment
- Dentist Office
- Small Industries & Businesses
- Community Activities (Fairs, Festivals, etc.)
- Senior Assisted Living/ Nursing Home
- Bike Trail
- Storm Water Drainage System
- Affordable Housing
- Preservation of Natural Areas
- More Large Industries & Businesses
- More Street Lights
- Better Christmas Decorations
- Realty Agency
- Law Office
- Community Sauna, Hot Tub, Swimming Pool

Fulton Area:

- Soccer Field on new Town Property (Old Salvage Yard)
- Saturday Morning Town Council Meeting
- Sidewalks
- Community Support For Local Businesses
- Community Activities (Fairs, Festivals, etc.)
- Small Industries & Businesses
- Increase in Tax Base (More Businesses)
- Youth Entertainment
- Bank
- Enforcement of Speed Limit Through Town
- More Large Industries & Businesses
- Drug Store
- Annex Areas to Square Town Limits
- Full Time Police
- Grocery Store (Good Selection & Comparable Pricing)
- Hardware Store
- Preservation of Natural Areas
- Stop Light on State Road 25

Kewanna Area:

- Animal Control Officer
- Grants to Improve Downtown Area, Sidewalks, & Curbs
- Upgrade Water System
- Too Many Dogs Confined to Small Yards
- More Small Industry
- Businesses to Fill Existing Store Fronts
- Sidewalks
- Youth Entertainment
- Doctor Offices in Town
- Community Activities (Fairs, Festivals, etc.)
- Higher Wage Jobs
- Build Stronger Roads
- Wider Roads (County & State)
- Town Manager
- More Large Industry

Rochester Area:

- Infrastructure Improvement (Storm Sewer, Curbs, Wider Streets)
- Preserve, Clean-Up, & Restore Lake Manitou
- More Small Industry/ Business
- Higher Wage Jobs
- Encourage Growth (Economics)
- More Large Industry High Wage Jobs
- Higher Education/Job Skills Training
- Better Promotion of Youth Betterment
- Promotion of Entrepreneurship for Youth
- Closer Proximity to Secondary Schools
- Sidewalk Repair/Replacement
- Women's Dress Shop/ Specialty Shops



Public Input - Questionnaire

A questionnaire was given to participants in the workshops held within the towns of Akron, Kewanna, and Fulton in order to aid the County Commissioners, the Town Councils, and the Plan Commission in recognizing whether the specific community concerns identified by the legislative bodies were also the concerns of the community in general. The questionnaire included eleven statements addressing specific land use concerns, as well as, a space for additional comments. Participants were asked to place a check mark in one of two columns next to each of the eleven statements, expressing their agreement or disagreement with the statement. The questionnaire results are a generalized “snapshot” of the opinions of the residents in the county and can be of aid in two ways. First, the questionnaire helps to reconfirm the “strengths, weaknesses, and needs” input of the workshops. For instance if there are a lot of similarities, then the workshop data is fairly accurate. Secondly, the surveys give an indication to the County Commissioners, the Town Councils and the Plan Commission of the importance of the various land use concerns from a larger percentage of the town population, as well as, a sense of validation for specific regulations that should be enforced under an Area Plan. The summarized version of the eleven statements, the land use regulation(s) each statement correspond to, and how the majority of the participants responded to each statement, are listed below:

| Statement Summaries | Corresponding Land Use Regulation | Agree | Disagree |
|---|--|-------|----------|
| Property Owners are Aware of the Location of Their Property Lines | Necessity of Building Setbacks | | X |
| Privacy Fences Should Not Be Placed on Property Lines | Fence Setback Regulations | | X |
| Chain Link Fences Should Set on Property Lines | Fence Setback Regulations | | X |
| Containment of Debris and Refuse (Household Trash) | Performance/Environmental Regulations | X | |
| Unlicensed/Inoperable Vehicles Should be Hidden from View | Limited Quantity of Unlicensed/Inoperable Vehicles on a Property | X | |
| Unlicensed/Inoperable Vehicles Being Utilized for Storage | Limited Use of Junk Vehicles on Properties | X | |
| Domestic Animal Quantity within Town Limits | Kennel Regulations Limit 3 | X | |
| Domestic Animal Quantity within Town Limits | Kennel Regulations Limit 4 | X | |

Public Input - Attributes & Future Projections

Two questions were presented during the public workshops asking participants to explain in their own words what they would like to see stay the same within their community and the county, as well as, what they would like to see change over the next five to ten years. The responses given to these two questions reinforce the assessment of “strengths, weaknesses, and needs” input with a nonbias response from the community. The two questions above were printed on sheets of paper and placed on all of the workshop tables. Participants were able to give candid responses to these questions without the Plan Commission members, or staff, interjecting ideas and examples of typical answers. While some answers were more unorthodox than others in regard to land use, the inclusion of the participants comments allow the legislative bodies and the Plan Commission to understand the diversity of interests, thoughts, and knowledge held within the county. The summarized version of the written comments made at each of the workshops in regard to the two questions are listed below:

What are some things about the (town, city, county) that you hope never change?

- Positive/Caring Attitude
- Churches Working together
- The Friendliness, caring and helpfulness of the community
- Local Schools
- Latin Neighbors and their Culture
- Rural/Small Communities
- Libraries
- Protection of People’s Health and the Environment
- Low Population Density
- Conservation of Open Space
- No Tax Increase
- Allow People to Make Home Improvement Without Government Involvement
- The People
- Kewanna Art Festival

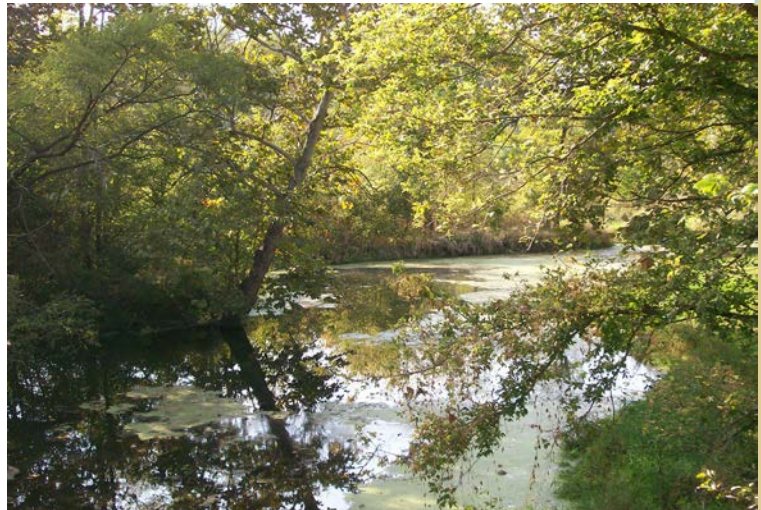
What are some things about the (town, city, county) that you hope to see change within the next five to ten years?

- Attraction of New Employers/Industry
- More Pride Taken in Property
- Sidewalks and Curb Repair/Replacement
- Hide the Junk Yards
- Annex Brentwood & Saner Addition into Akron
- Develop Strong Downtown Shopping Districts
- Develop “Pocket Parks” along Main Streets
- Develop Industrial Zone East of Akron
- Strong Enforcement of Zoning Regulations Throughout County
- Enforcement of the Repair/Replacement of Dilapidated Building, Fences and other Structures
- Better Internet, Phone and Media Outlet Services
- Change in School Policy
- Rezone & Rethink Zoning Policy - Match Zoning to Subdivision Covenants
- Encourage Growth (Make it Easier for People to Live in the County)
- Reroute Traffic Around the City of Rochester
- Change Agribusiness Farming Practices to More Organic
- Take Back the Roadside Right-A-Way from the Farmers
- Restore Wetlands
- More Nature Preserves
- More Green Space
- More Wind Power
- Better County Roads
- More Local Autonomy
- Bury All Utility Lines
- Better Water System
- Burning Ban
- Implementation of Something to Draw the Towns Together More
- Enforcement of Noise Pollution Laws
- Restrict Traffic Use from Heavy Loads, Such as Semis and Farm Machinery

Public Input - Brainstorming

The public workshop held in the City of Rochester was specifically held for citizens of the city of Rochester, as well as, citizens of Fulton County’s unincorporated area. The workshop was developed to draw-out those citizens who have lived and worked within an environment utilizing effective land use regulations. A brainstorming activity took place, incorporating all of the following: the fact Fulton County and the City of Rochester both have effective comprehensive plans; the City of Rochester is the county seat, and Lake Manitou, being the largest lake in the county, has an invaluable impact upon the economy; and the State of Indiana’s forward movement to increase the vitality of our economic threshold by fast tracking U.S. Highway 31 into a limited-access thoroughfare. All of the participants were broken into three groups that also included members of the Area Plan Commission. Each group was then asked to discuss the current state, as well as, the future goals of the three topics outlined below. The following columns illustrate the ideas and comments produced by the brainstorming session.

| Future Growth | Transportation Infrastructure | Aesthetics, The Environment, & Recreation |
|---|---|---|
| <ul style="list-style-type: none"> - Zoning on the Lake - Keep Housing Close to City Limits - Annex West End of Rochester - More Business on U.S. 31 & By Airport - Residential East of Lake Manitou - Promote the City - Sewer System Expansion - Limited Access Residential Growth May Go South & East - Industry Should be Developed North of Rochester | <ul style="list-style-type: none"> - No Limited Access on U.S. 31 - Access at Olson Road & 3rd Street if U.S. 31 Changes to Limited Access - Need Northern Access Road from U.S. 31 to S.R. 25 - Safety in Alleyways - Widen 18th Street & Add Sidewalks around Schools - Walking Overpass on SR 14 Near Schools - Traffic Light at Corner of 11th Street and Main Street - Widen Jefferson & Madison Street to Accept Heavier Traffic Flow and Alleviate Main Street Traffic | <ul style="list-style-type: none"> - Public Swimming on Lake Manitou - Need More Clubs - Organized Activities - Renovate, Restore, or Raise the Old Crystal Dairy - Cleanup Olson Road Estates, Box Car Estates, and River Run Estates |



Public Input - Conclusion

The information collected during all four public workshops has been used to identify the existing issues in the community. Specifically, the information in this plan is an inventory of the opinions and ideas of Fulton County residents.

A Comprehensive Plan utilizes goals, objectives and strategies to help guide growth and development within a community. These goals, objectives, strategies are based on the opinions, ideas, and needs of the residents. Information collected from residents in the workshops was used as the foundation for defining the community goals, objectives, and strategies.

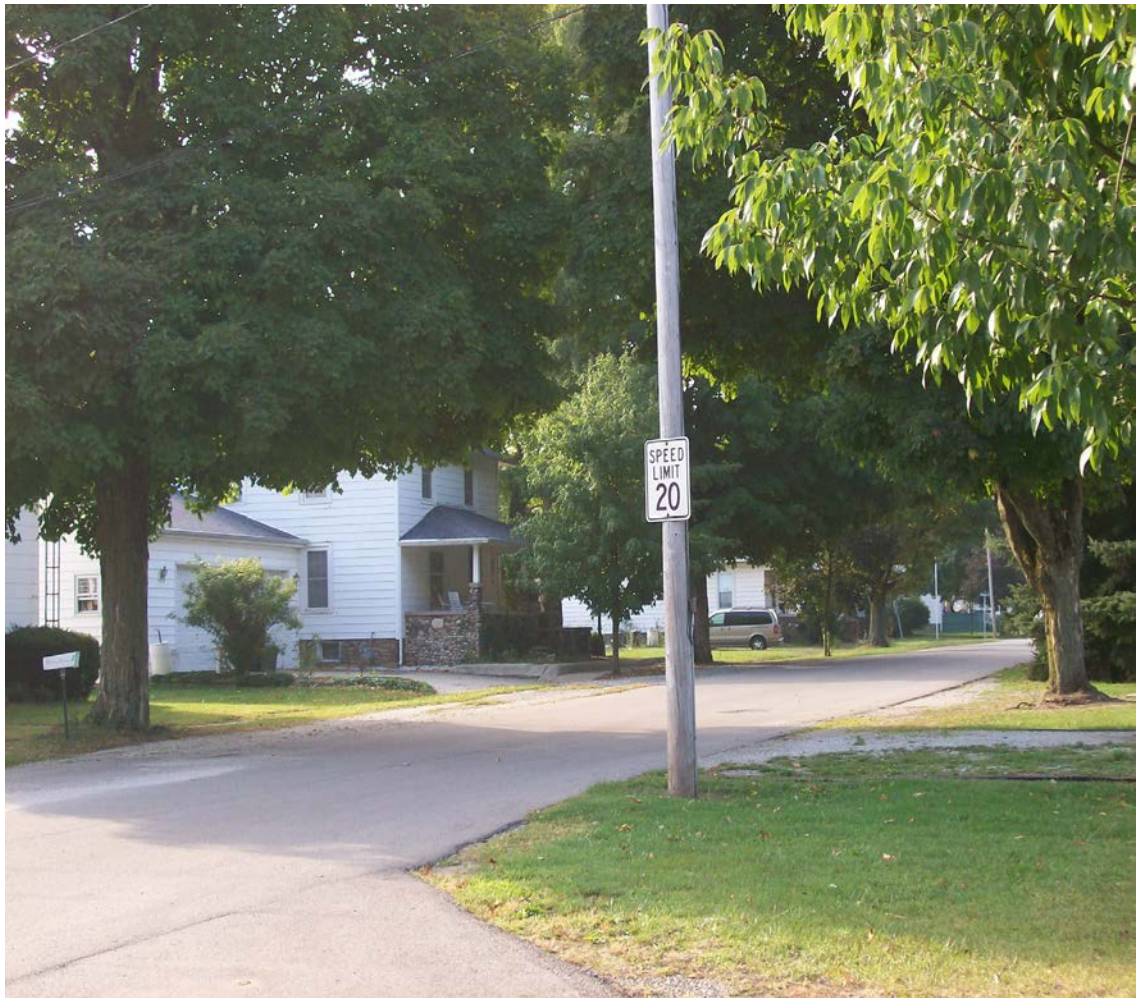
Throughout all the public workshops it was clear that residents found the rural atmosphere, existing natural features, and the “small town” character a strong community asset. The residents of Fulton County were not only proud of their rural, small town character and natural features, but felt it was important to preserve. The importance of these three issues came through in every aspect of the planning process.





Part 2

Goals and Objectives



Chapter 2

General Goals



Introduction

Fulton County is the Crossroad of North-Central Indiana.

Located in the center of Northern Indiana, Fulton County is situated between South Bend and Plymouth to the North, Merrillville and Winamac to the West, Warsaw and Fort Wayne to the East and Logansport and Kokomo to the South. The county contains six Indiana State Roads and one Federal Highway that serve to create an interconnection between these cities, as well as many more throughout the state. The County and its communities boast pride in the numerous natural resources such as the Tippecanoe River, Lake Manitou, Nyona and South Mud Lake, Lake Bruce, Rock Lake, Kings Lake, and Fletchers Lake, as well as, the numerous parks, campgrounds, and recreational areas available to both residents and visitors.



The five legislative bodies within Fulton County recognize the County's potential to become a unique economic development local, whilst sustaining the natural characteristics and rural, small town community atmosphere through the creation of an Area Comprehensive Plan. The Area Comprehensive Plan, and subsequent planning ordinances, give the County, and its communities, the necessary tools to protect and improve health, safety, and welfare, to sustain the quality of life within the County, to preserving the rural, small town atmosphere, as well as, to maintain and spur intelligent economic and community growth.

The Comprehensive Plan was created by the people of Fulton County and addresses goals that were paramount in the citizen participation process. The essence of these goals is interlaced throughout the entire document and are considered the highest priority goals in the document. Each goal addresses community-wide issues.

Health, Safety, and Welfare

GOAL: To protect and improve the health, safety, and welfare of the Fulton County community.

This is the only goal in this section that was not directly derived from community input. This goal reflects what should always be promoted by a community implementing planning. The goal is derived from the original language that is founded planning (Indiana State Code) and is still considered the primary reason for implementing planning in a community.

Fulton County should always strive to protect its residents from potentially dangerous situations and environments. The areas of protection include, but are not limited to the following:

- fire,
- disease,
- flood,
- dilapidated structures,
- community-wide economic deterioration, and
- hazardous materials.



General Goals

Decisions shall not be solely based on the potential effects to property values. It is understood that some decisions must be made for the benefit of the entire community and this may occur at the detriment of one or a few persons.

Increasing property value community-wide shall be considered as rational for decision making. Furthermore, community decisions shall strive to avoid decreasing any district's property values.

"Quality of Life"

GOAL: To preserve and enhance the "quality of life" for residents of the Fulton County.

The "quality of life" in a community is made up of a whole lot of items, both tangible and non-tangible. There are fourteen "quality of life" factors commonly identified. They include:

- economic vitality,
- consumer opportunity,
- infrastructure,
- transportation,
- public services,
- health and safety,
- education,
- housing,
- land-use and growth management,
- environment,
- recreation,
- arts and culture,
- community character, and
- community life.



A community should always strive to improve the "quality of life" in each of the above noted categories to the extent that the effect is community-wide.

Several of the above "quality of life" factors appear throughout the Comprehensive Plan. In general, these factors should always be considered when community decisions are being made.

Preserve Rural and Small Town Character

GOAL: To protect and preserve the rural and small town character of Fulton County.

The residents of Fulton County live here or moved here primarily for the rural and small town character. This character includes:

- friendly people,
- farming,
- low density of population,
- low traffic congestion,
- greenspace,
- natural amenities,
- low crime rate,
- social environment, and
- small businesses.



General Goals

Fulton County currently offers all of the above items. It is feared by many of the residents that some of this will be lost if the community doesn't manage its growth. The community will change and the goal is to strive to maintain the character and function of this area. It is believed and supported that a community can grow and still maintain a rural/small town character.

Such specific items which should be preserved include:

- natural character of the lakes,
- natural character of the river, streams, and creeks
- forest lands and greenspaces,
- fence rows,
- farmland, and
- rural village character.

Protection of these areas and their visual appeal is very important to the people of Fulton County.

Managed Growth

GOAL: To manage and direct growth in Fulton County to maintain the "quality of life".

Based on resident observation and the number of building permits issued, the rate of growth in Fulton County has been increasing. Managing growth is a twofold approach. First, the County will strive to maintain an appropriate Area Plan, which will better insure quality growth and development. Second, the County will manage the rate at which growth is occurring. The objective is to allow growth to occur at a rate which public services and infrastructure can be built and maintained without placing an economic burden on the commercial and residential tax payer. Schools, utilities, transportation systems, and recreational facilities shall not be stressed beyond their designed capacities.

The community's tax base should be considered during the growth process. Many times communities have failed to encourage the right mix of land uses to support the financial burdens of a community.



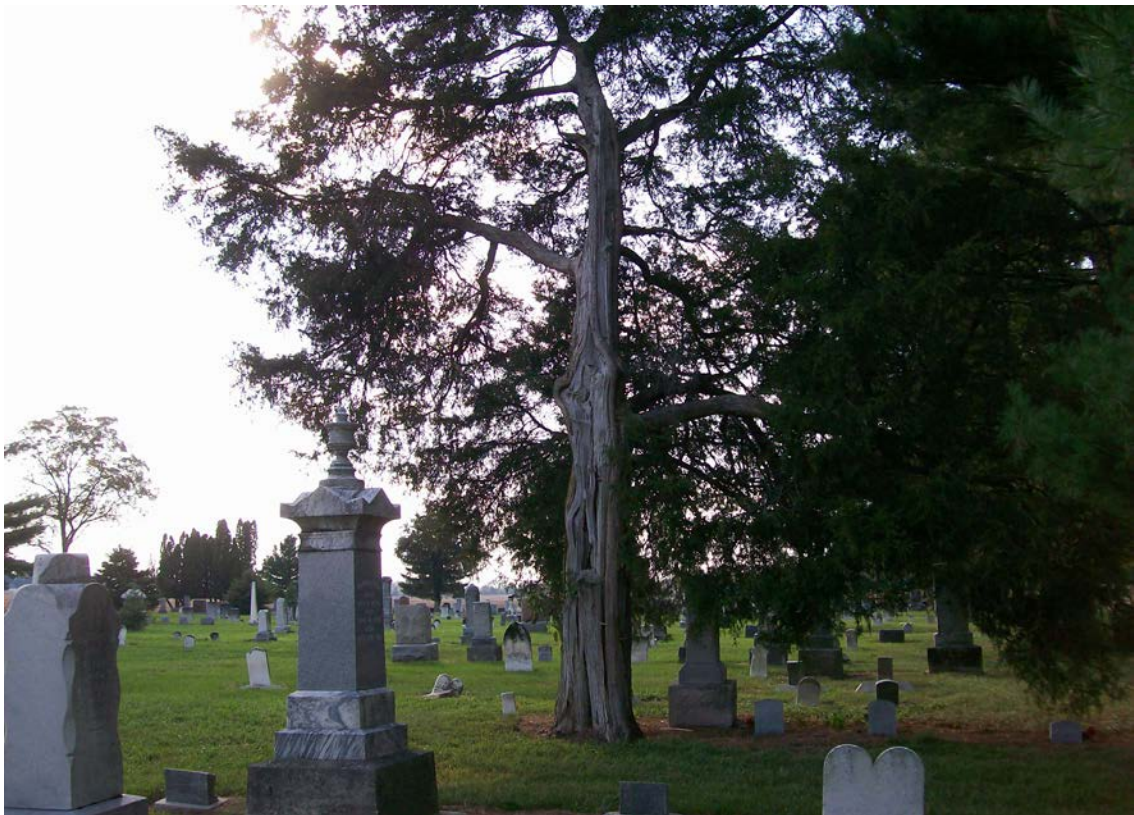


One day's shooting on Lake Manitou,
Rochester, Ind.



Chapter 3

Land Use



Introduction

The Comprehensive Plan is concerned primarily with the accommodation of diverse land uses and the manner in which they interrelate with one another. The Fulton County Comprehensive Plan allows for numerous land use categories to exist within the community to aid in the diversification of the community with an emphasis on intelligent design. The following land use categories are present within the Area Plan:

- agricultural use, as well as, preservation and protection
- residential,
- commercial,
- light, medium, and heavy industry,
- intensive use
- environmentally sensitive areas (e.g. floodplains, wetlands, etc.),
- institutional uses (e.g. schools) including parks, recreation and open space
- airport protection overlay

It is understood that land use patterns and changes to this pattern can have a positive or adverse effect on neighboring properties, and potentially, the entire community. The pursuit of the Comprehensive Plan is to determine and direct land use patterns in the most positive manner, consistent with the communities' best long term interest.

Bases for deciding the type of district, size of district, and location of the districts are:

- compatibility with the land,
- compatibility with the topography,
- availability of public and private services,
- protection of the health, safety and welfare of the community as a whole.

The primary goal of the Comprehensive Plan is to encourage orderly, responsible, development of land in order to promote the health safety and welfare of residents within Fulton County. Intelligent growth and design is a concept Fulton County is dedicated to achieving in order to reach the general goals outlined within the Comprehensive Plan. Smart growth incentives are a tool used nationwide to help communities reach and maintain a communities goals. By utilizing smart growth techniques, development can thrive in a manner that supports economic development and jobs, whilst creating an environment of strong, healthy, and walkable communities.



Land Use - Objectives & Strategies

The Area Plan Commission will take smart growth incentives into account while making decisions regarding growth management. The following ten smart growth incentives should be used to support the Fulton County Area Plan Commission's goal of intelligent design₁:

- Mix Land Uses
- Compact Building Design
- Creation of a Range of Housing Opportunities and Choices
- Walkable Communities
- Distinctive, Attractive Communities with a Strong Sense of Place
- Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas
- Strengthen and Direct Development Toward Existing Communities
- Provide a Variety of Transportation Options
- Make Development Decisions Predictable, Fair, and Cost Effective
- Encourage Community and Stakeholder Collaboration in Development Decisions

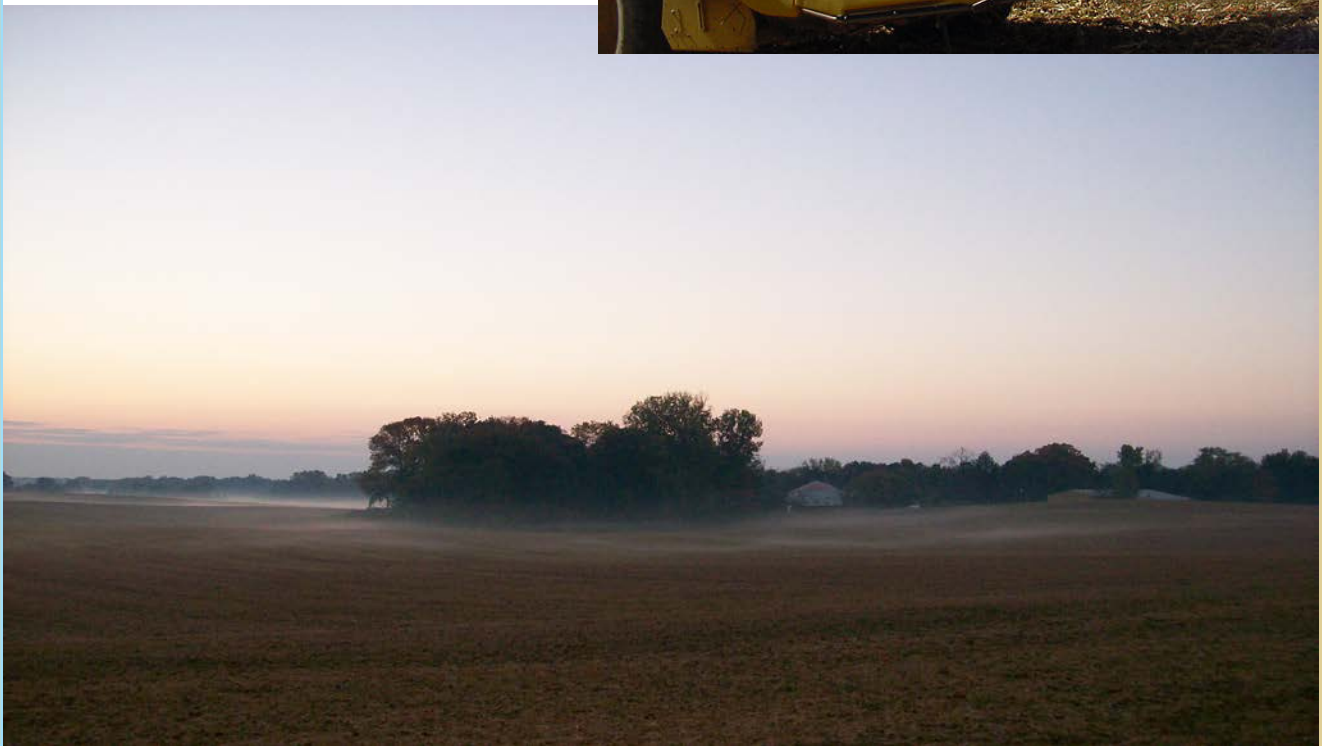


Objectives

- 1) Maximize the opportunity to ensure adequate and suitable land for residences, businesses, industry, farms/farmland, parks, and open spaces.
- 2) Designate specific districts in the community for residential, commercial, industrial, agricultural, institutional, and recreational uses.
- 3) Protect each unique district from adjacent or nearby developments which are deemed non-compatible, undesirable, or conflicting.
- 4) Maximize the opportunity to provide adequate housing for all levels of income within the community.
- 5) Ensure that housing is safe, accessible, sanitary, decent and meets the community standard.
- 6) Direct commercial, industrial and residential developments to occur in planned locations.
- 7) Discourage sprawl development or "leapfrog" patterns of development.
- 8) Require adequate, efficient, and safe pedestrian and automobile access.
- 9) Encourage environmentally sensitive development which will not create adverse impacts or cause water, air, land, light and noise pollution.
- 10) Preserve the integrity and character of each land use district.
- 11) Reduce the absorption rate of agricultural land for development.
- 12) Apply land use tools to preserve the farming industry.

Strategies

- 1) Maintain and utilize the Fulton County Comprehensive Plan.
- 2) Maintain and utilize the Fulton County Zoning Ordinance.
- 3) Maintain and utilize the Fulton County Subdivision Control Ordinance.
- 4) Maintain a detailed and accurate zone map
- 5) Develop, maintain, and utilize design guidelines for the downtown, gateways, and primary corridors.
- 6) Adopt strict development policies and standards.
- 7) Critically review all development proposals to ensure that they meet the standards and regulations adopted in the Comprehensive Plan, Zoning Ordinance and Subdivision Control Ordinance.
- 8) Consider the impacts of new development on the farming community before approval proposals.
- 9) Promote industry in appropriately located, buffered, and designed, and when proven to be environmentally sensitive.
- 10) Require new developments to provide for a pedestrian network
- 11) Recognize environmentally sensitive areas.
- 12) Educate and inform the community on the land use laws and policies, as well as, the reason for such laws and policies.
- 13) Utilize an architectural review committee and a planning/zoning administrator to enforce design



Land Use - Agricultural

Historically, agricultural land has been treated as land that is waiting to be developed. Nationwide, vast amounts of agricultural acreage has been converted to other uses without due diligence being given to the loss of this limited and precious resource. The loss of agricultural land has become one of the most verbalized topics in the nation. The protection of farmland versus development. Fulton County recognizes both the economic viability of its farmground, as well as, the cultural impact. Agri-tourism and Agri-industry is becoming one of Indiana's top economic priorities. Fulton County has the agricultural resources available to be a major contender in both of these blooming commercial uses. Although not typically thought of in this regard, agricultural uses are a commercial use. The use of heavy machinery, the production of a product, and the potential for odors and noise are all consistent with a business entity located within a commercial or industrial zone. The paradigm that farming is not truly commercial use, but only land waiting to be commercialized, is not a viable thought process for Fulton County.

The farming community in Fulton County is a commercial use in itself and should be protected as such. Agricultural uses provide jobs, a tax base, as well as, an invaluable aesthetic asset to the County. Farmland can be a difficult land use to maintain when communities begin to grow at a rapid pace. Concerns mount when land use conflicts arise due to residential and commercial development being allowed near production of crops and livestock areas. Farmers can be adversely influenced by development near them. Issues like additional traffic on the streets, the separation of contiguous parcels of farmland, and neighbors complaining about noises, smells or chemical sprays are most common.

As is with the commercial zone districts, agricultural land should be protected from adjoining uses that will be detrimental to the production capabilities. However, the adjoining communities should also be protected from agricultural practices that become a detriment to the environment. Responsible agricultural activities should be the requirement within Fulton County, and not the exception.

Action Steps: The following action steps are intended to preserve and enhance farming and the farming industry.

- 1) New development will be encouraged only where it is contiguous to the developed areas in Fulton County and where there is adequate water and sewer utilities.
- 2) Spot zoning for rural single family detached housing will also be discouraged.
- 3) Maintain a high standard of excellence to all agricultural entities to ensure the quality of life for the residents of Fulton County.



Land Use - Residential

The real essence and strength of a community is the composition of the residents who live there. The type, size, cost, character, and availability of housing in a community are the primary factors which contribute to the type of people that live in a community. These factors also influence the “quality of life” in a community. The following paragraphs address housing issues and “quality of life” issues influenced by housing.

The primary purpose of this section is:

- to plan for the expansion of residential areas as the population grows,
- to provide adequate types of residential districts to match demands, and
- to provide a foundation for the zoning regulations and locations of zoning districts.

The current housing stock in Fulton County varies in style from small single family detached homes to large historic homes; and from traditional farm homes to modern lake homes. Rental and multifamily housing opportunities are scattered throughout Fulton County. The condition of homes in Fulton County range from poorly maintained homes, to well built and manicured new homes. This range of housing is common in Indiana communities. However, it appears that Fulton County has a high percentage of well-kept homes.

Residences along the Main Streets in each city and town are transitioning into business uses. The majority of these homes are historic homes that set the style of the community and serve as a centerpiece as one drives through the city. Historic homes, by their nature, invite people to come visit their city. These homes may not have sites appropriate for commercial uses (insufficient parking, etc.). This type of transitioning may have an ill effect on neighboring homes and residential districts. In addition, this transitioning from residential to commercial will only “strip out” the remaining residential sections of each individual Main Street. Further discussion of this transitioning is located in the commercial section on the following page.

A community is not made up of a homogenous group of people with the same incomes, tastes, desires, and standards for “quality of life”. For these reasons not all new housing can serve a narrow group of citizenry. Instead, accommodations for large families, young families, new couples, singles, aged, and disabled is necessary. By the year 2030, for the first time in the United States, one in five Americans will be elderly and will be unable, or unwilling, to drive long distances for necessities, or care for expansive back yards. It is vital that

both the current and future planning for housing take into account the population age and future needs for a mixed-use communities. Small to large single family detached housing in addition to small-scale apartment complexes, condominium developments, and/or similar types of housing is appropriate and necessary to accommodate the full range of current and future housing needs in Fulton County .

Current housing starts have shown a trend toward diversity in housing with single family detached homes, duplexes, and senior housing. Fulton County should continue to work toward providing a mix of housing for all incomes and life-styles.



Action Steps: To enhance the existing housing within the community, the following steps shall be carried out.

- 1) Promote the development of affordable housing units to accommodate the needs for aged and young family housing. Local and national demographic trends show there will be a continuing need for this type of housing.
- 2) Mixed use developments (those with both single family detached and multifamily homes) are encouraged when and where appropriate. Also, residential units above businesses are deemed appropriate, as well as, small non-invasive businesses within, or in close proximity to, residential areas that compliment those areas.
- 3) Adopt regulations necessary to maintain high quality construction and design standards.
- 4) Encourage a mix of housing sizes in the city.
- 5) Encourage extension of the road grid for housing.



Land Use - Commercial

Commercial uses in a community provide employment opportunities, tourism, availability of goods and services, recreation, and many other amenities. Commercial districts can take on many different forms in small communities. There are strip developments, historic downtowns, general downtown areas, and general commercial uses, among others. The character and features of the commercial areas reflect the economic vitality of a community. The appearance of commercial areas can be a cornerstone of a community's reflection of pride and collective attitude within the community. A deteriorated downtown area and abandoned buildings, as well as, a hodgepodge collection of housing and business practices strewn along a highway, can create a disconnect within a community leading to a depressed social and economic attitude. In addition, land uses that are isolated from each another serve to isolate people from one another and diminish the sense of community and place.² The Comprehensive Plan encourages the use of intelligent design practices stemming from the 10 principles of Smart Growth in order to facilitate viable economic growth within Fulton County.

Downtown Commercial Areas

Each downtown area within Fulton County has a variety of businesses that best represents the character of a small community. The districts located in the downtown area contain moderate quality business and residential space. Typical conversion of the historic homes located within the downtown areas are completed due to the excellent accessibility and visibility. Parking, however, can be challenging and should play a large role in the location of specific commercial uses.

The lack of parking, loss of small community character, and ill effects on the neighboring residential districts are reasons to discourage full conversions of single family homes within the downtown areas to commercial uses. However, there is some concern that due to the large size of the homes that they may become economically prohibitive for single family living. Running parallel with this concern, is the fact that the creation of sustainable commercial areas must incorporate both old and new ideologies. The future transition of commercial development is in the sustainability of existing infrastructure and its evolution to meets the present communities' needs. Therefore, residential business/home occupations should be encouraged under the following conditions:

- The business is secondary to the residential use of the home.
- The business has little retail activity in order to minimize traffic counts and parking needs, where traffic counts and parking availability is an issue.
- Signs are small and do not detract from the residential character of the home.
- The general qualities and nature of the home are to remain "residential", and in specific areas, "historical" in character.

The strip development that has occurred outside the downtown areas is in response to the lack of space and the higher volumes of traffic along the State Roads, which run through all of Fulton County's incorporated areas.



² *When City and Country Collide*, Tom Daniels, Copyright 1999, Island Press



Land Use - Commercial

The strip developments have fulfilled the need for business expansion, but have very little character as districts, and especially, no small community character. Further, each of the businesses typically have curb cuts and few have sidewalks; thus making vehicular travel less safe, and pedestrian circulation difficult. One-fourth of all trips that people make are one mile or less, but three-fourths of these trips are made by car in part as a result of inhospitable pedestrian streetscapes and lack of other transportation options. The downtown areas within Fulton County need to incorporate a parallel mixed-use development concept that will easily facilitate commercial uses and the surrounding residential neighborhoods. By encouraging ground level businesses that maintain the downtown and/or historic street facade in conjunction with surrounding residential neighborhoods, trends have shown the more people clustered in an area equates to increased economic activity. By encouraging distinctive, attractive development in conjunction with maintaining the Comprehensive Plan's goals of preserving the rural, small town characteristics, downtown commercial areas can facilitate multiple residential options, as well as, invigorate the community to exhibit pride in stimulating the downtown economic vitality.

Action Steps:

- 1) Discourage full conversion of single family homes to commercial along Main Street. Instead, encourage residential business/home occupations that maintain the residential character of the home.
- 2) Any commercial district adjacent to U.S. 31 should focus primarily on highway commercial businesses. These businesses should primarily cater to the needs of travelers. All development in this district should be accessed off of a frontage or access road rather than directly on U.S. 31.
- 3) Utilize design guidelines to promote the "small community" character of each city and town, particularly along key corridors, downtown, and gateways.



Land Use - Commercial

Historic Downtown Commercial Areas

Whereas, each downtown area within Fulton County has a variety of businesses that best represents the character of a small community, the historic downtown blocks of each community expresses the communities' pride and acknowledgment of past generations' achievements. With such pride, comes a responsibility to respect the historic nature of such an area, and therefore, sustain the specialized ideology that goes hand-in-hand with wanting to walk along the downtown sidewalks of a small city or town past the local newspaper or coffee shop. The aesthetic concept of a historic downtown not only works to maintain the structural integrity of the multi-use two and three story block buildings, but aids in the facilitation of such structures, when the commercial paradigm has clearly evolved into utilizing single function one story structures. The historic buildings downtown are a precious resource that can help refacilitate viable walkable communities within the County.

This Plan emphasizes the utilization of street level businesses with attractive and unique store fronts that do not detract from the nature of the city or town. Specialized retail, food, art, and entertainment should be a primary focus of the street level businesses in order to create a functional historic downtown, where pride can be seen



4. *Community Planning: An Introduction to the Comprehensive Plan*, Eric Damian Kelly and Barbara Becker, Copyright 2000, Island Press

Land Use - Commercial

by both residents and visitors of the County. Upper floors are encouraged to maintain the residential apartments, as well as, to attract offices and service businesses. Community leaders should aid in the preservation of the historic downtown areas by interconnecting walking paths and greenspaces within historic blocks. Trends show that demand is growing for traditional town centers and shopping plazas that are incorporated within downtown areas, which create a unique identity for that community³.

Action Steps:

- 1) Discourage the random display of merchandise within the public right-of-way. Instead, encourage organized special events that draw numerous patrons to experience a showcase of the entire historic downtown area, such as a “Sidewalk Sale Day”.
- 2) Contain light manufacturing businesses, such as clothing manufacturing firms, to upper floors, unless they also retail products in the street front portion of the building.
- 3) Maintain the understanding that the historic downtown is an economic draw, not only for that particular area, but for the entire community and that simply filling empty space with “any type of business” does not ingratiate itself to maintaining a distinctive, attractive, community with a strong sense of place.

General and Highway Commercial Areas

Fulton County is in a unique position to balance the need of ease and accessibility to large commercial developments, while sustaining the downtown commercial areas. Both the positive and negative pattern of development within the larger cities surrounding Fulton County can be used as a tool to create a pattern of development within Fulton County that requires intelligent commercial design that will not negate the County’s existing residential and commercial areas, but will compliment them by providing competitive jobs and an increased tax base, all the while, encompassing greenspaces, sidewalks, and overhead walkways to accommodate both residents and visitors of Fulton County.

In response to society’s demand for ease and accessibility in regard to commercial development, large retail, or “big-box development”, has dominated the Indiana landscape for the last twenty years. Due to the necessity of acreage, this trend of big-box development has led to commercial areas commonly being pushed farther and farther from city and town centers, and thus, people. This pattern of development has inadvertently required the use of transportation for access, increasing drive times and decreasing the ability for pedestrians to access such commercial entities without vehicle support. The past development trend has created a burden on communities in their effort to maintain infrastructure, and thus financial support, for these expansive developments. Currently however, the trend is reversing, as the frustration with urban sprawl amounts to increased time spent in vehicles, equating to less time spent with families and leisure activities. Increased attention has been paid to sustaining the downtown areas of a community, and yet contemplating the placement of the modern commercial entity so as to create a balance between existing residential areas and accessibility to large retail stores.

The Comprehensive Plan emphasizes the balance between large development and the existing community. A commitment to creating commercial zoning in areas around the existing community with technical review requirements shall be enlisted within the ordinances used to enforce the County Plan. General Commercial areas



³ Getting to Smart Growth II, 100 More Policies for Implementation, Smart Growth Network and ICMA, Publication 04-090.

should be located around existing infrastructure allowing vehicle access without creating traffic congestion. New roadways should be built along service access roads so as to not create a jumble of curb cuts into existing roads and streets. New service drives should be landscaped and have safe pedestrian facilities interconnecting the General Commercial area, so as to facilitate multiple shopping outlets within one destination. General Commercial areas should also provide an ease of accessibility to the major thoroughfares with aesthetically pleasing facades, so as to greet visitors to Fulton County with professional and attractive commercial areas.

Highway Commercial zoned areas will not allow housing, which would detract from a commercial facade along entrance highways and state roads in Fulton County. The Highway Commercial areas should be developed with a business park appearance. Entrances to the commercial entities within this district should utilize entrances along interior service drives, which grant access to the adjoining major access routes. This commercial area should be landscaped and have safe pedestrian facilities interconnecting the Commercial area, so as to facilitate multiple business/shopping outlets within one destination.

Action Steps: The following action steps are intended to strengthen and enhance General Commercial and Highway Development in Fulton County.

- 1) Maintain multiple general and highway commercial zone classifications to promote new, appropriate commercial areas.
- 2) Ensure multiple permitted uses are allowed within the general and highway commercial zones after technical review, which will give Fulton County a competitive edge in the surrounding communities.
- 3) Utilize this district to accommodate the expansion of existing commercial entities within Fulton County.
- 4) Consider creating a theme through signage in order to give a cohesive feel to the commercial areas.
- 5) Work toward gaining improved access to commercial areas through changes to air and road transportation.
- 6) Continue to provide for infrastructure needs of potential commercial users.



Industrial

Industrial areas have historically been thought of as the “factory area”, which includes odors, noises, and traffic congestion every shift change. In today’s society, the historical Industrial zone is not as it once was in earlier decades. Industrialized commercial zones today include telemarketing centers and light-manufacturing assembly plants sited side-by-side with the heavy industrial. The current trend in industrial parks to have a variety of parcels sizes available to accommodate the need of a small and large commercial entities, with easily accessible amenities for employees, such as restaurants and park areas. Land planning for new economic-base industry must take into account land access to roads and railroads, services from electrical and gas lines, sewer, septic, and water availability, as well as, emergency services such as fire protection₄.

Fulton County has multiple transportation assets for any new or existing industrial entity. With six state roads, a federal highway, railroad accessibility, and an airport, Fulton County is a premier choice for the siting of industrial entities both in the present day, as well as, in the future. The availability of sewer and water expansion, as well as, protection services should be at the forefront of all future development plans within all of the communities in Fulton County. Consideration should be given to aid the existing industrial entities within Fulton County by offering incentives to other commercial ventures that will use the existing products, bi-products, or waste materials manufactured within the County. New industrial facilities should be actively pursued by using both the current Comprehensive Plan and a County Economic Development Plan. The creation of both of these plans should be created through the input of not only the designated planning bodies, but also the existing commercial stakeholders within the community, as well as, the residents of the County.

The Comprehensive Plan emphasizes the balance between industrial development and the existing community. A commitment to creating industrial zoning in areas around the existing community with technical review requirements shall be enlisted within the ordinances used to enforce the County Plan. Industrial areas should be located around existing infrastructure allowing vehicle access without creating traffic congestion. Industrial areas should provide an ease of accessibility to existing transportation thoroughfares, with aesthetically pleasing facades and landscaping, so as to not detract from the surrounding areas.



The uses located within the intensive use classification, although recognized as a necessity in some communities, are listed within this category because of their potential to be highly detrimental to the adjoining land uses and the environment. The intensive use zone should be held to the same high standards as any other industrial zone within Fulton County.

Action Steps: The following action steps are intended to strengthen and enhance the industrial development in Fulton County.

- 1) Maintain multiple industrial zone classifications to promote new, appropriate industrialized areas.
- 2) Ensure multiple permitted uses are allowed within the industrial zones after technical review, which will give Fulton County a competitive edge in the surrounding communities.
- 3) Maintain a high standard of excellence to any locating entity to ensure the quality of life for the residents of Fulton County.





Land Use - Institutional, Recreational, and Environmentally Sensitive

Institutional, recreational, and environmentally sensitive areas are all tied together in the fact that generally these are areas that provide a social service to the public or exist for public enjoyment, for both residents and visitors of Fulton County. Institutional uses provide service to Fulton County by offering such assets as community gatherings and governmental assistance. The recreational and environmentally sensitive areas serve to create a higher quality of life for the residents of Fulton County and have been shown to help raise the land value adjacent to such protected areas.

Institutional, recreational, and environmentally sensitive areas within a community are uses such as schools, libraries, city offices, community centers, churches, campgrounds, parks, wetlands, woodlots, and the designated floodplain. Institutional and recreational uses may be located within business areas or even residential areas when properly buffered. These land uses must be carefully sited such that they do not adversely affect local street capacity or the characteristics of surrounding neighborhoods. Environmentally sensitive areas are considered local amenities and areas which make living in the community an enjoyable experience. Several wooded lots still exist in the region, but some have disappeared due to development. Also, a few marginal wetlands can be found in the area. Existing woodlots, floodplains, and wetlands should neither be disturbed, nor destroyed in new developments.

Action Steps: There are several action steps that pertain to institutional, recreational, and environmentally sensitive uses. The following action steps are intended to help site institutional uses, as well as, preserve and maintain the primary and unique environmental features in Fulton County .

- 1) Allow new institutional uses to develop within residential or commercial districts, but with development standards which will protect local street networks from excessive use and be sensitive to adjacent land uses.
- 2) Adopt and encourage development standards which lead to buildings that fit within the “small community” character goals.
- 3) Create development standards that preserve the high quality environmental features.
- 4) Protect drainage ways, and areas that drain into the local watersheds, from pollutants.



Land Use - Airport Overlay

One of Fulton County's most often recognized resource, is the Fulton County Airport. The Fulton County Airport provides a transportation resource to enumerable people including business associates and visitors to our community. The presence of the airport within the county grants the community a conduit to specialized commercial and social interests locating within the community. It is recognized throughout the County that this resource must be protected.

An airport overlay zone district should be created to aid in the protection of this resource. The overlay district should be created with consideration being given to current Federal Aviation Administration regulations, as well as, the local demographics surrounding the Fulton County Airport.

Action Steps: The following action steps are intended to help protect the Fulton County Airport.

- 1) Adopt regulations limiting interferences from being located within an area that could be detrimental to the airport.



Land Use - Future Land Use

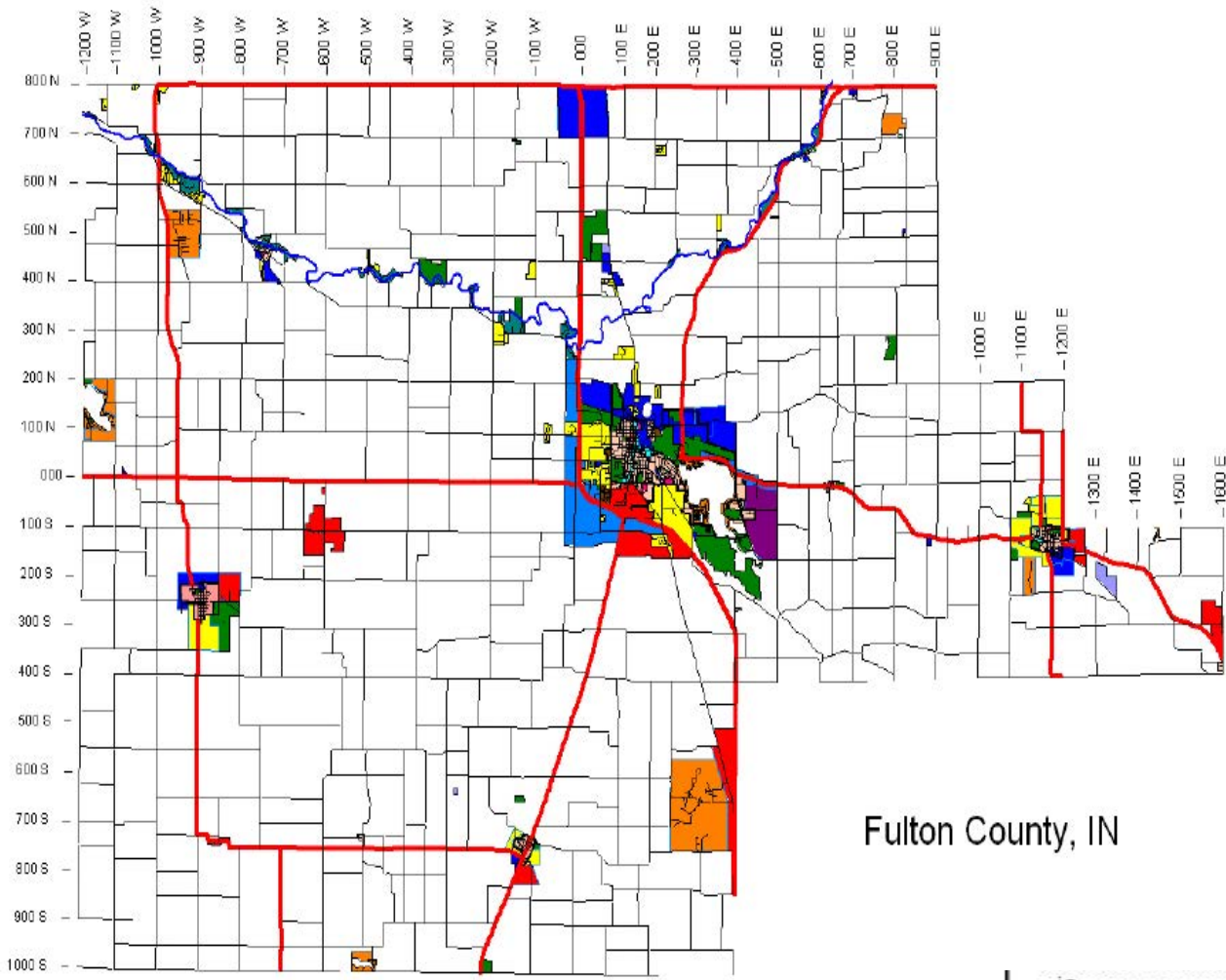
On the following page is the future land use plan developed for Fulton County. This plan has been developed by using public input (workshops) and the professional and objective opinions of the community leaders and planning consultant.

The plan locates the primary land uses within the community using conceptual graphics. This map is intended to only represent general districts of land use. The map geographically depicts the land use goals of the County. All current and future land use decisions shall be judged and ultimately influenced by this map.

The future land use map locates rural villages in addition to agriculture, residential, and industrial uses. Rural villages are based on the traditional village model. These rural villages are agriculturally based and include a mix of residential, commercial, and institutional uses.

On the following page is the Future Land Use Map which provides the foundation for land use decisions and zoning.





Fulton County, IN

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Chapter 4

Growth Management



Growth Management - Objectives & Strategies

- sanitary sewer,
- storm sewer,
- water lines, and
- public buildings.

A capital improvement budget is legally adopted in the operating budget programmed for the next fiscal year. A Capital Improvement Plan (CIP) is a timetable or schedule identifying the planned capital improvements to be made over a period of time. The improvements are prioritized as to importance, giving an approximate date that they should be completed. Estimates for the costs of each project and anticipated funding sources should also be included.

Typically a Capital Improvement Plan (CIP) is a five-year program. The initial year that the plan is created a schedule is outlined for all five years into the future. Year one in the five-year program is the next years operating capital budget, with the following years in the plan used as a future timetable for improvements. Any information in the future timetable (CIP) does not necessarily obligate the county to spend any funds, nor is it legally binding.

Benefits to a Capital Improvement Plan include long range financial planning, possible opportunity to purchase land at a lower cost, the coordinated and timely completion of long term projects, the prevention of costly mistakes such as repaving a road and ripping it up a year later to repair or install some type of utility, and simply better management of capital funds.

After the initial adoption of a Capital Improvement Plan, each year thereafter the plan is validated, making only minor adjustments as needed. Also, an additional year (the fifth year) of projects is added to the CIP. This allows for the Capital Improvement Plan (CIP) to always project five years worth of identified projects.

One of the primary roles of the CIP is to anticipate future service needs and to be able to provide those services at a reasonable cost.



Growth Management - Introduction & Goals

The practice of growth management must take in to account the coordination of existing and future land uses, transportation availability, as well as, infrastructure and service capabilities. This Plan emphasizes a balance between intelligent design, organized growth, as well as, practical use. Sound growth management practices will ensure appropriate transitions of land and adequate supply of resources and services as the community grows. Two strategies that are able to help direct and manage growth and development are annexation and the creation and maintenance of a capital improvement plan (CIP).

The incorporated areas of Fulton County should study and consider the annexation of parcels of land currently outside the local corporate boundaries every two years. In such a study many factors must be considered before taking action. The following criteria must be considered:

- total acreage,
- contiguous with city limits or not,
- potential for growth,
- availability of utilities, and
- ability to provide city services.

All potential developments outside the corporate boundaries utilizing city or town services or infrastructure should only be allowed if they are to be annexed. Another option is to contractually have each property owner in the potential development waive their right to remonstrate against annexation.

Capital improvements include any physical improvements identified and needed by a community. The most common projects usually involve construction of roads, sewer and water infrastructure creation or expansion, building a municipal building/facility, acquisition of real property, or acquisition of equipment.

For the purpose of this Comprehensive Plan, the capital improvement projects include, but are not limited to the maintenance and construction of:

- streets,
- sidewalks,



Below are objectives and strategies to be used to aid in accomplishing productive growth management in Fulton County.

Objectives

- 1) Preserve the rural character of Fulton County.
- 2) Growth shall only occur when it does not exceed service capacity.
- 3) Preserve the farming industry throughout Fulton County
- 4) Ensure that new development fits in with the character of its surroundings.
- 5) Ensure that new development uses high quality building materials.
- 6) Explore industrial development that fits within the context of the community.
- 7) Ensure that new development is environmentally sensitive.
- 8) Strongly encourage new growth in vacant or under-utilized pockets within and around the existing developed city and towns (encourage infill development first).
- 9) Strongly discourage spot zoning and incompatible adjacent land uses.

Strategies

- 1) Evaluate and determine capacities of existing public facilities, such as schools, parks, sewers, water, and roadways to determine if the community can support new development.
- 2) Adopt, maintain, and utilize the Fulton County Comprehensive Plan.
- 3) Adopt, maintain, and utilize the Fulton County Zoning Ordinance.
- 4) Adopt, maintain, and utilize the Fulton County Subdivision Control Ordinance.
- 5) Develop, maintain, and utilize Design Guidelines for primary nodes and corridors.
- 6) Utilize an Technical Review Committee to approve characteristics of new development in primary nodes and along primary corridors.
- 7) Develop and maintain a Capital Improvements Plan for transportation and infrastructure improvements.
- 8) Annex property which is subject to development when appropriate.
- 9) Annex any new developments that are contiguous to the current corporate limits within Fulton County.



Chapter 5

Transportation



Transportation - Introduction & Goals

Transportation corridors are a key component to concise, coordinated development. In this section the transportation and circulation in Fulton County has been analyzed and documented. From this analysis a plan for transportation and circulation enhancements has been developed. The elements of transportation and circulation that are in this section include:

- Streets,
- Intersections,
- General Networks
- Pedestrian Networks,
- Improvements to Existing Roads,
- New Roads, and
- Airport Considerations

The transportation network in the County was analyzed for its existing and anticipated future ability to provide an efficient and safe means for vehicular transportation. From the analysis a plan to enhance the existing transportation network has been created. The Comprehensive Plan emphasizes the need for a safe, appropriate and efficient transportation network for all common modes of transportation including pedestrian accessibility in and near the city and towns.

Sidewalks and paths in a community make up the transportation and circulation network for pedestrian traffic. These pedestrian linkages should provide uninterrupted, safe and efficient linkages for walkers, cyclers, and other modes of non-motorized transportation. Further, sidewalks should link all the primary nodes of activity within a community. Some of these nodes include schools, parks, and commercial centers.

Currently, in each community within Fulton County there are several areas where sidewalks are in need of repair or where sidewalks are needed. Each community is aware of these needs and should set up a street/sidewalk committee to help tackle issues relating to streets and sidewalks. The street/sidewalk committee should created an inventory which identifies areas of sidewalk that need repair and areas for future sidewalks. The committee should work toward to fulfilling these needs.

The following action steps pertain to sidewalks and pedestrian networks.

- 1) Set criteria for prioritizing sidewalks in need of repair. Some suggested criteria for prioritizing sidewalks in need of repair are:
 - Repair sidewalks that are dangerous or unsafe.
 - Repair sidewalks where there is an opportunity to replace a large length, such as a city block. Replacing larger lengths of sidewalks may bring the cost per foot down.
 - Repair sidewalks which are the most heavily travelled
 - Repair all others
- 2) Encourage the public/private partnership for sidewalk repair.
- 3) Consider earmarking funds in the community's CIP (discussed in Chapter 4) for new sidewalk construction. Putting funds in the CIP allows money to be carried from one budget year into the next. Set aside a percentage of funding for construction of new sidewalks per year. Instead of building a \$5,000 portion every year, using a CIP would allow the city or town to build the entire length of sidewalk, four years later.

Transportation - Objectives & Strategies

Objectives

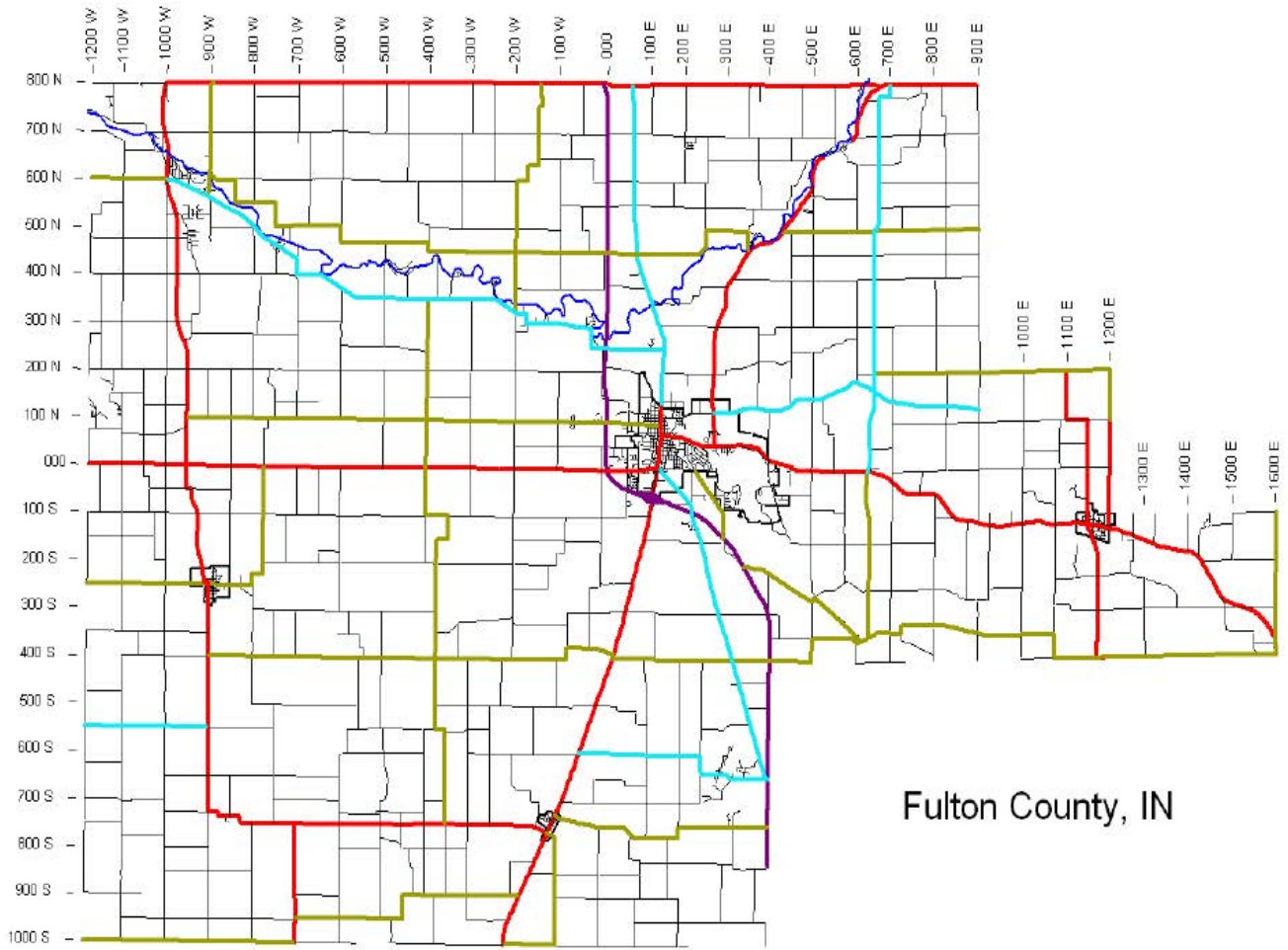
- 1) Provide and maintain both automobile and pedestrian access for all citizens of Fulton County to reach services and public facilities.
- 2) Minimize congestion on the primary transportation routes.
- 3) Enhance and maintain the existing roadways and paths.
- 4) Develop a transportation/circulation network which helps achieve the land use and growth management goals.
- 5) Develop and maintain a funding program to best utilize grants, low interest loans, local resources, bonding capacity, and miscellaneous funding sources.
- 6) Minimize dangerous intersections and dangerous roadways.
- 7) Regulate private access points along all arterial and major collector roads.
- 8) Ensure that adequate right of way is preserved for future expansion or improvements to roads and for proper drainage capacity.
- 9) Strive to provide safe pedestrian crossings.
- 10) Establish a roadway classification system.
- 11) Assure accessibility for police, emergency, and fire vehicles to all properties in their jurisdiction.

Strategies

- 1) Maintain a five year road improvement and maintenance schedule as part of the Capital Improvement Plan.
- 2) Improve intersections and roadways based on community-wide priority.
- 3) Always strive to fix the problem properly verses relieving the symptoms.
- 4) Construct and/or repair sidewalks/paths where necessary throughout the city and towns.
- 5) Create pedestrian connections to all primary and secondary activity centers via sidewalks and elevated walkways.
- 6) Determine the necessity for new roads to handle future traffic volumes.
- 7) Consider the impacts to roadways and pedestrian ways when reviewing new development proposals.
- 8) Require subdivision road systems to link to neighboring subdivisions.
- 9) Require subdivision pedestrian networks to link to neighboring subdivisions.



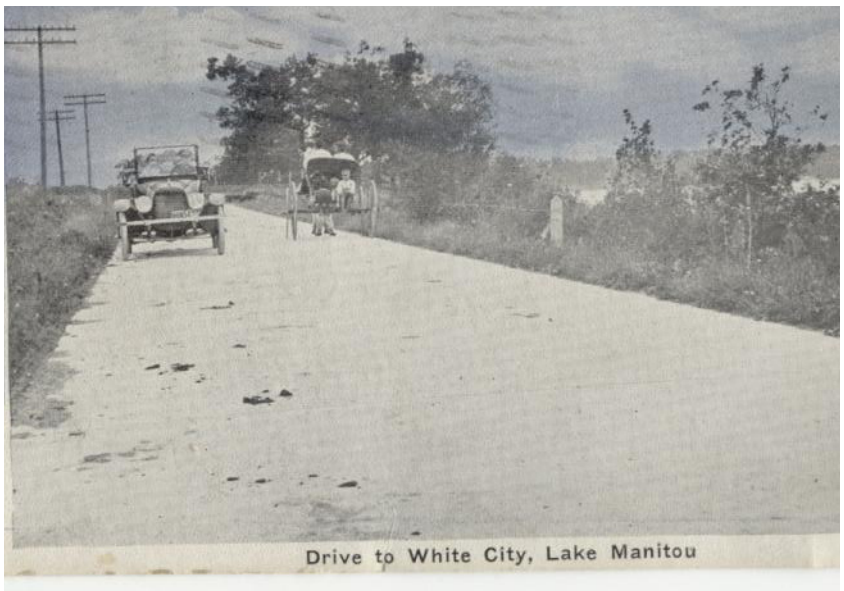
Transportation - Road Classification



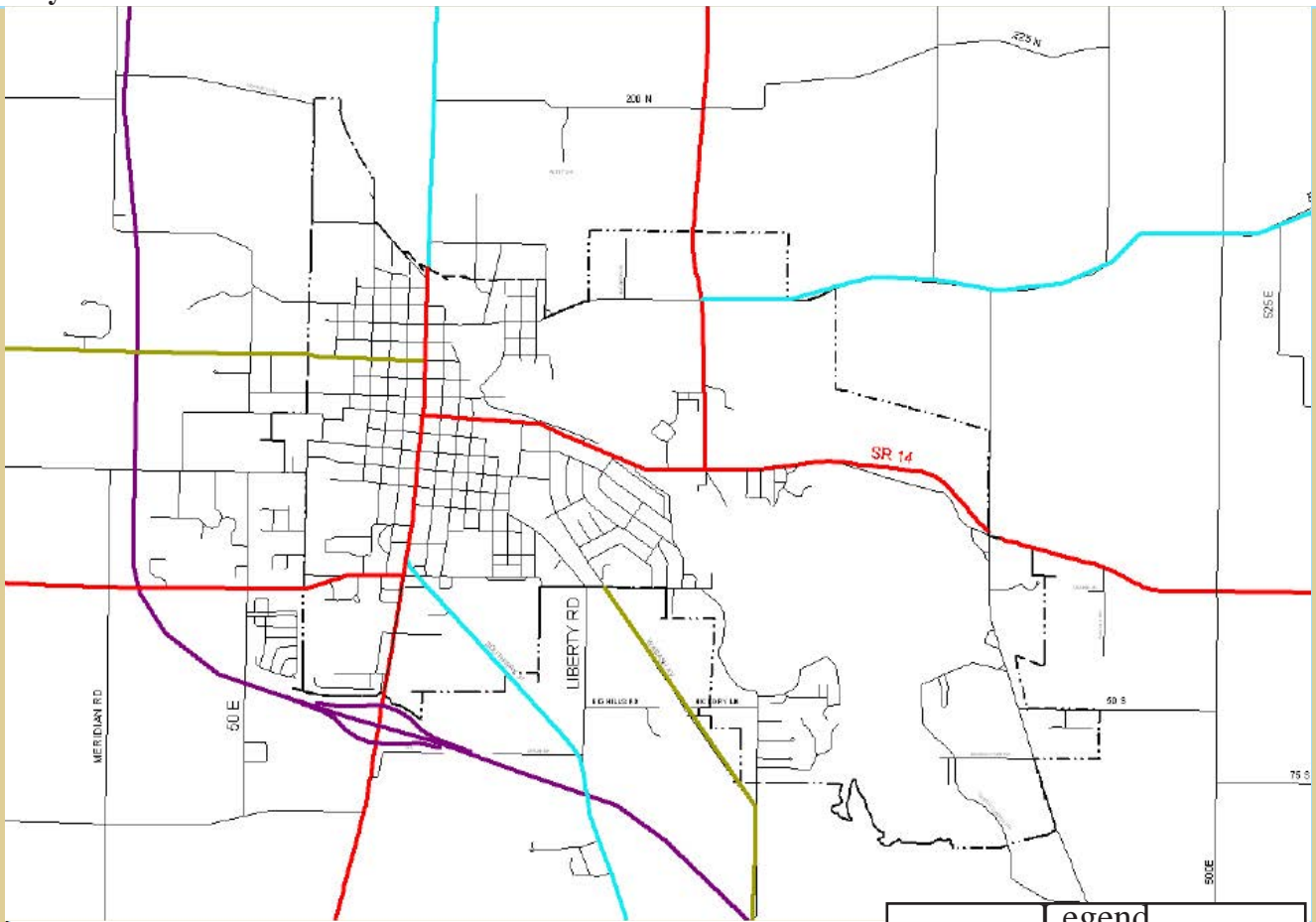
Fulton County, IN

Legend

- Unlimited Access Highway
- Primary Arterial
- Secondary Arterial
- Minor Collector
- Local Road



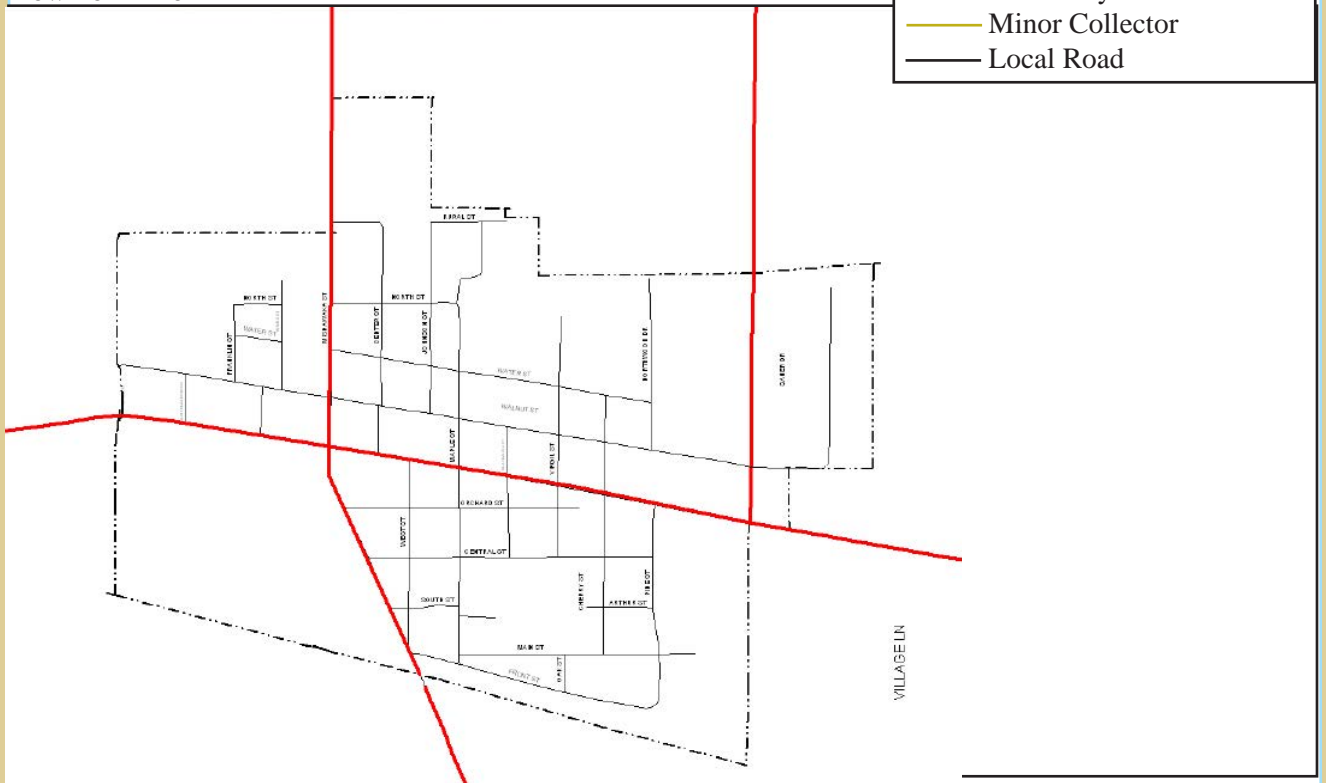
City of Rochester



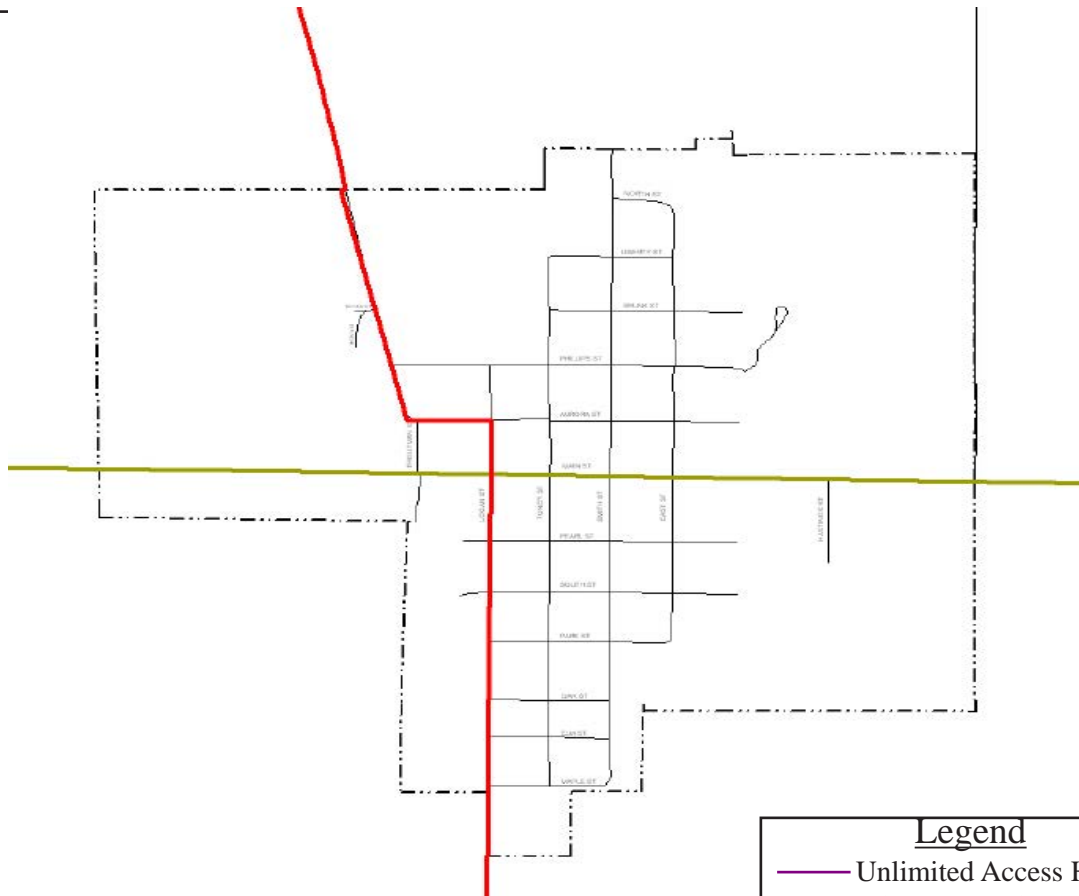
Legend

- Unlimited Access Highway
- Primary Arterial
- Secondary Arterial
- Minor Collector
- Local Road

Town of Akron



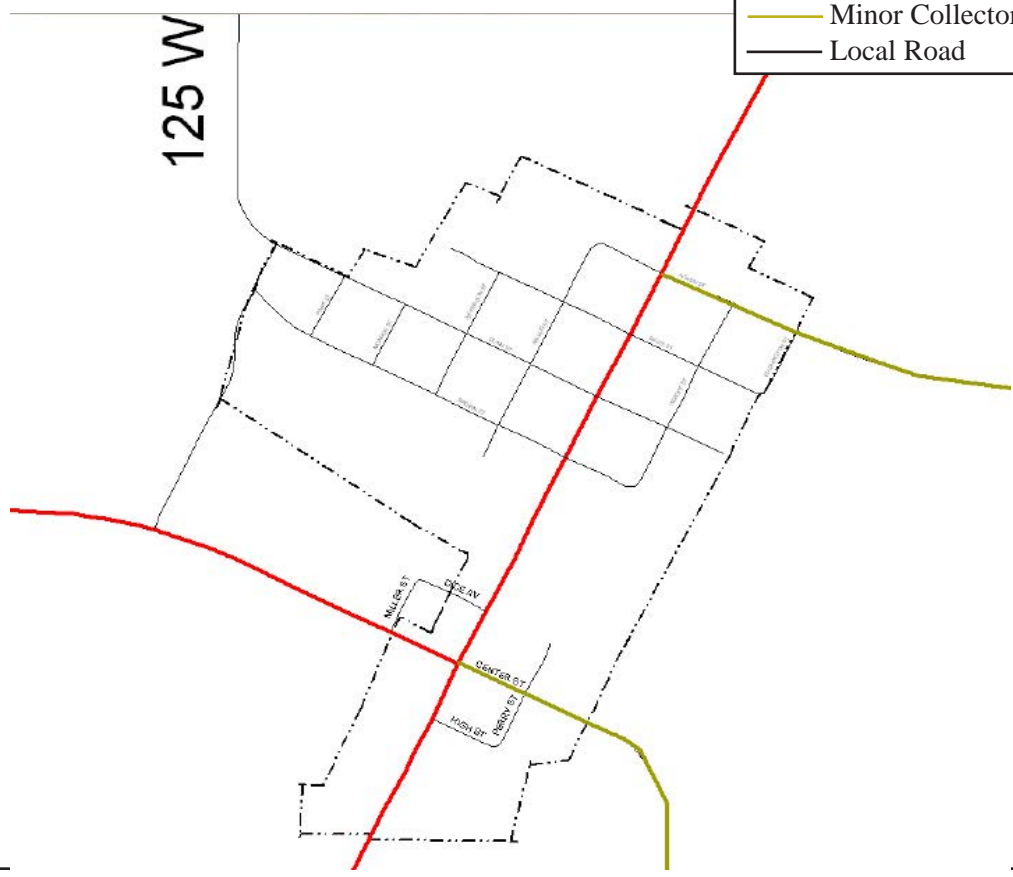
Town of Kewanna



Legend

- Unlimited Access Highway
- Primary Arterial
- Secondary Arterial
- Minor Collector
- Local Road

Town of Fulton



U.S. 31 Transportation Plan

Fulton County is the centralized gateway for north central Indiana. A rural county, population 20,500, typically overlooked as a small farming community, holds the key to accessibility of the fastest growing communities in north central Indiana to U.S. 31. Mishawaka, South Bend, Warsaw, Fort Wayne, Kokomo, Lafayette, Logansport, Rensselaer, Winamac, and Culver, to name a few, all share an integral responsibility with Fulton County to ensure vital access is given through Fulton County to U.S. 31. The maintenance of the many state roads crossing through north central Indiana give the Indiana Department of Transportation (INDOT) ease of accessibility through Fulton County. A vital foundation of INDOT's maintenance program, as well as, the economic, medical, tourism, and everyday life-styles of north central Indiana rely on the accessibility of U.S. 31 in Fulton County.

From the north and east, Fulton County grants access to upcoming economic institutions integral to the Governor's Agribusiness objectives, such as the bio-diesel plant in Claypool and the recently approval ethanol facility in Argos. State Road 331, Old U.S. 31, State Road 110, State Road 14, and State Road 114 to the east have the luxury of accessing U.S. 31 with ease through Fulton County. The rural nature, limited congestion of small communities, and virtually no traffic lights, make the truck route from the north and northwest an intelligent business route for the many vehicles requiring access to north and northeastern Indiana communities and businesses. From tourism in Culver, to Zimmer and Bio-Met Medical Implant facilities in Warsaw, to the Veterans Administration and Lutheran Hospital in Fort Wayne, Fulton County is the centralized access point for employees and citizens who rely on these facilities.

From the south and west, Fulton County grants access via State Road 25 and State Road 17 to such integral institutions as Purdue University, in Lafayette Indiana, growing communities such as Logansport, the rural pathway to Kokomo and Indianapolis, as well as, home to one of the fastest growing hospitals per capita in northern Indiana. Rensselaer and Winamac are granted invaluable access to the north and east sides of the state via a federally funded thoroughfare along State Road 14. All of these communities depend on U.S. 31 an integral part of North Central Indiana's economy, tourist trade and emergency service routes.

The Fulton County Transportation Committee was created in response to the Governor's directive to incite economic growth through the creation and redevelopment of more productive transportation corridors, while maintaining Fulton County's highest priority of protecting the safety, convenience, and well-being of those utilizing the U.S. 31 corridor. The Committee was comprised of stakeholders who held knowledge of specific issues that will be created in Fulton County when U.S. 31 becomes a limited access highway. The stakeholders included people directly related to emergency management, the County Highway Department, school transportation, the realtor market, both legislative and fiscal county government, as well as, the Fulton County Plan Commission. All of these stakeholders, brought a variety of knowledge and resources to the table which enabled the committee to look at the potential hardships Fulton County will face, as well as, a proposed solution to those identified issues.

Since the creation of the U.S. 31 corridor, the numerous access points along the highway have been a concern for both state and local officials. The various access points along U.S. 31 provide easy accessibility to the highway for the surrounding area, but are, none the less, a source of concern in regard

U.S. 31 Transportation Plan

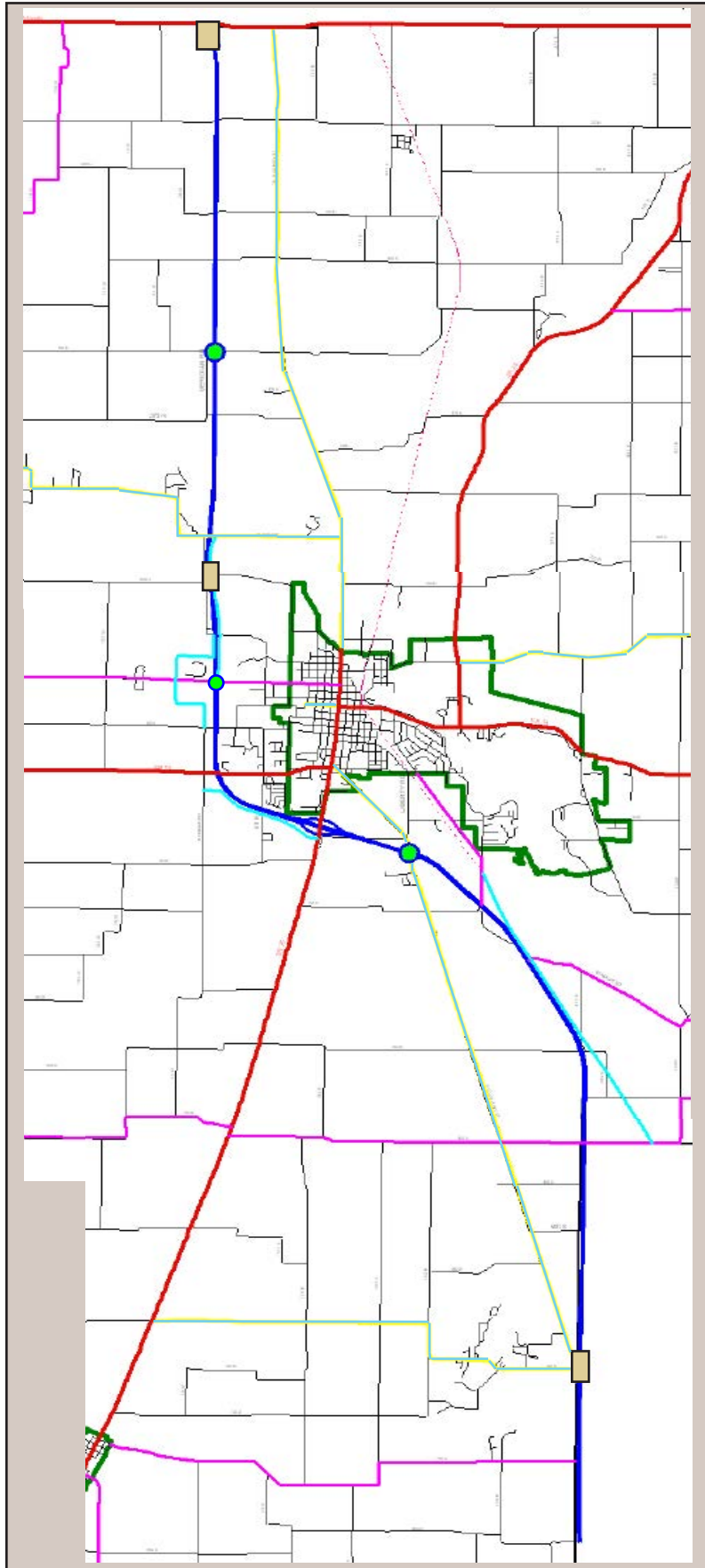
to the number of traffic hazards this accessibility creates.

The Fulton County Area Plan Commission recognizes the fact that the safety, convenience, and well-being of the residents of Fulton County, as well as, every driver using U.S. 31 as a thoroughfare, is of greater importance than the ease of accessibility. The Plan Commission also recognizes the needs of our community to have timely access to the state's transportation network, as well as, local access across this network for business, personal, emergency and medical services.

Therefore, the Fulton County Transportation Committee has compiled the following information that demonstrates the most pertinent areas for limited access points to be located, the points of connectivity, and the county land use plan that provides a snapshot of the future viability for Fulton County. Fulton County holds the centralized access point to U.S. 31 for many of the fastest growing communities in north central Indiana. No other county in north central Indiana has the ability to allow as many existing State Road access points as Fulton County. Enabling direct and easy access routes to and from U.S. 31 is imperative to the growth and maintenance of Indiana's thoroughfares, businesses, and communities through the maintenance of the interchange located at U.S. 31 and State Road 25, as well as the creation of three new intersections: U.S. 31 and State Road 110, U.S. 31 and Fulton County Road 200 North, and U.S. 31 and Fulton County Road 650 South/Miami County Road 1350 North. The creation of three additional overpasses within the county located at U.S. 31 and Fulton County Road 450 North, U.S. 31 and Fulton County Road 100 North, and U.S. 31 and Old U.S. 31, combined with the newly constructed overpass located at U.S. 31 and State Road 14 will give the final connectivity between the surrounding communities and the ensured vitality of north central Indiana. Service access roads connecting Olson Road with County Road 100 South will provide U.S. 31 access to the Highway Commercial Zone on the west side of U.S. 31. A second service access road running parallel to U.S. 31 on the east side of the highway would connect Monticello Road to Olson Road to the north, and to the south, Monticello Road to Third Street. These two service drives would also be integral connectivity points to a northern corridor running between U.S. 31, Old U.S. Highway 31 and State Road 25 proposed for the north side of the City of Rochester. The northern corridor would service the Industrial Districts located to the north and east of the City. A third service access road built along the old Norfolk and Western Railroad should run from Wabash Road to Miami County, giving integral access to emergency service personnel for the southeast part of Fulton County.



U.S. 31 Transportation Map



Legend

- Unlimited Access Highway
- Proposed Interchange
- Proposed Overpass
- Proposed Service Access Road
- Primary Arterial
- Secondary Arterial
- Minor Collector
- Local Road



Chapter 6

Public Facilities & Services



Public Facilities & Services - Objectives & Strategies

Intelligent growth is a product of intelligent design. Constructive residential, business, and industrial development occurs in direct correlation to future planning of infrastructure maintenance, upgrades and expansion. This section of the comprehensive plan is concerned primarily with determining to what extent and when county services and facilities should be expanded. Fulton County's goal is to provide responsive, quality, effective and efficient public facilities and services for the current and future citizens of Fulton County. The Public Facilities & Services objectives, and strategies are listed below.

Objectives

- 1) Develop and maintain a program for public services to expand with the growth of Fulton County.
- 2) Provide basic infrastructure such that it supports the goals and objectives of the community.
- 3) Develop design and quality standards for which all publicly owned facilities will be constructed.



Strategies

- 1) Ensure that police, fire, and emergency services are appropriate for the existing and future community.
- 2) Ensure that public resources (e.g. libraries and parks) meet the needs of the community.
- 3) Provide adequate public facilities to conduct county business.
- 4) Ensure all county offices/departments strive to communicate and properly inform the citizens and businesses within the community.
- 5) Ensure road maintenance, snow removal, trash pickup and planning and zoning services are maintained and meet the needs of the community.
- 6) Maintain a public meeting place for large gatherings and activities.
- 7) Consider impacts to public facilities and public services when reviewing development proposals.







Chapter 7

Environmental



Environmental - Introduction & Goals

Increased awareness of healthy life-styles has played an enormous part in the residents of Fulton County, whether consciously, or as an inadvertent act, the residents of Fulton County show a supportive attitude toward the conservation of the County's vast natural resources. Fulton County shows environmental awareness in both its recreational choices and county regulations. The County lakes, the Tippecanoe River, the designated parks system and recently adopted natural areas, as well as, the numerous woodlots used for hunting and nature enjoyment all increase the quality of life for the existing and future Fulton County residents. As stated in previous chapters, the Comprehensive Plan is concerned with the identification of environmentally sensitive areas, as well as, the maintenance and enhancement of the environment. The Fulton County Comprehensive Plan addresses several strategies for protecting various aspects of the environment.

The aspects covered include:

- Water Quality and Management,
- Soil Quality and Management,
- Woodlots Conservation,
- Wetland Conservation
- Streams and Banks Conservation, and
- Flood Management.

The promotion of an ecologically sound community through the protection and enhancement of environmental resources is one of Fulton County's priority goals.

Water Quality

Most residents in Fulton County depend heavily on clean and safe drinking water from wells. The ability of the soils to filter and resupply this valuable resource is essential.

Additionally, the water quality of the streams and lakes are also important to the health, safety, welfare, and economic stability of the community. Therefore, these natural features must be protected.

Any development that carries a significant risk of groundwater contamination in Fulton County will be



prohibited unless significant measures are used to protect the water quality.

Soil Quality and Management

To determine the appropriate land use and development in particular areas of Fulton County, it is important to know what the soil limitations are of the proposed development.

Development on inappropriate soils can result in a variety of problems. Some of these problems include:

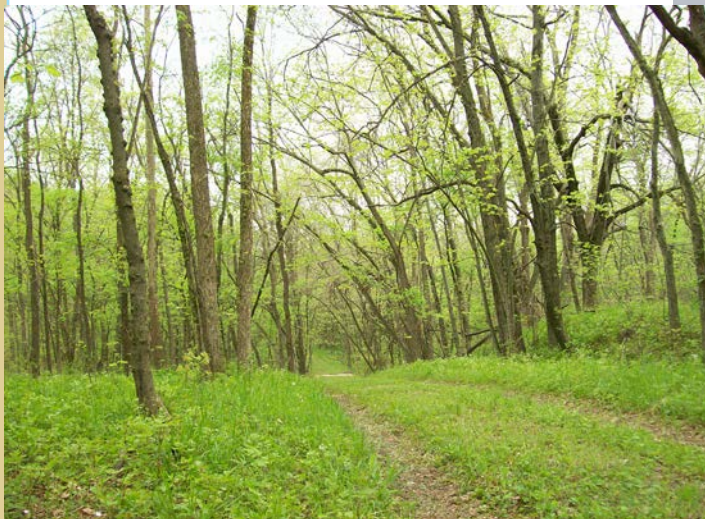
- erosion from water or wind,
- flooding and drainage problems from increased stormwater runoff, and
- ineffectiveness of on-site waste treatment systems.

These problems can cause financial burdens for property owners and for Fulton County.

These problems can be minimized through adequate planning in the selection of sites for development. Soils should be tested properly and only land uses which are suitable for specific sites should be allowed. All development shall have adequate sewer treatment.

Forest Land Conservation

There are presently several small and medium sized woodlots in Fulton County. Because of the many benefits they provide, these woodlots should be managed. A forest stand can reduce air temperatures in the summer by about 10 degrees Fahrenheit and can reduce wind velocities by 20 to 60 percent. Among other benefits woodlots and hedge rows provide vital wildlife habitat and even clean pollutants from the air; an acre of woods is estimated to absorb ten tons of carbon dioxide per year. On a smaller scale, saving a few trees on a



Environmental - Objectives & Strategies

site reduces energy bills for the property owner, reduces the erosion of soil on construction sites, and increases the value of the property.

Because woodlots are important to the rural character of the Fulton County, and provide a host of other benefits to property owners, any new development should be designed in such a way to minimize the impact on woodlots and tree stands.

Wetland Conservation

Fulton County has a few wetland areas, low flow streams/ditches, and wet soils. These areas should not be disturbed. All developments should avoid these areas or be subject to State and Federal Law for mitigation.

Stream and Bank Conservation

Land located along the Tippecanoe River, and some undeveloped parts of Fulton County's many lakes, have significant ecological and aesthetic values. These areas, often referred to as riparian environments, are some of the richest holdings of plants and animals. The destruction of these areas, would greatly impact the environment and Fulton County's "quality of life".

Such land can be vulnerable to development pressures. Additional review of proposed development along these waterways should be taken to ensure that new homes do not crowd the banks and that all natural vegetation is not destroyed.

Listed below are the Environmental objectives, and strategies corresponding to the detailed components of the plan as they relate to Environmental issues.

Objectives

- 1) Protect the local groundwater supply.
- 2) Protect and improve the water quality of Fulton County lakes.
- 3) Protect and improve stream and river banks
- 4) Conserve and restore natural areas, such as forest land, wetlands, and prairies.
- 5) Minimize conflicts between growth and the natural environment.
- 6) Reserve open space for future development of parks and recreation amenities and to provide habitats for plants and animals.
- 7) Protect and preserve natural drainage areas and floodplains.
- 8) Protect natural environmental character present in Fulton County.



Strategies

- 1) Maintain regulations on construction sites to minimize soil erosion and prevent various pollutions.
- 2) Utilize state and federal programs (e.g. Natural Resource Conservation Service, Farm Services Administration, U.S. Department of Agriculture and Department of Natural Resources) to conserve, maintain and enhance natural areas.
- 3) Buffer any environmentally sensitive areas from new development.
- 4) Require adequate septic and water systems for all new home and businesses.
- 5) Reward creative developments that are very sensitive to natural features and habitats of vegetation and wildlife.
- 6) Prohibit residential structures in the floodplain.
- 7) Encourage composting and recycling throughout the community.









Chapter 8

Image & Identity



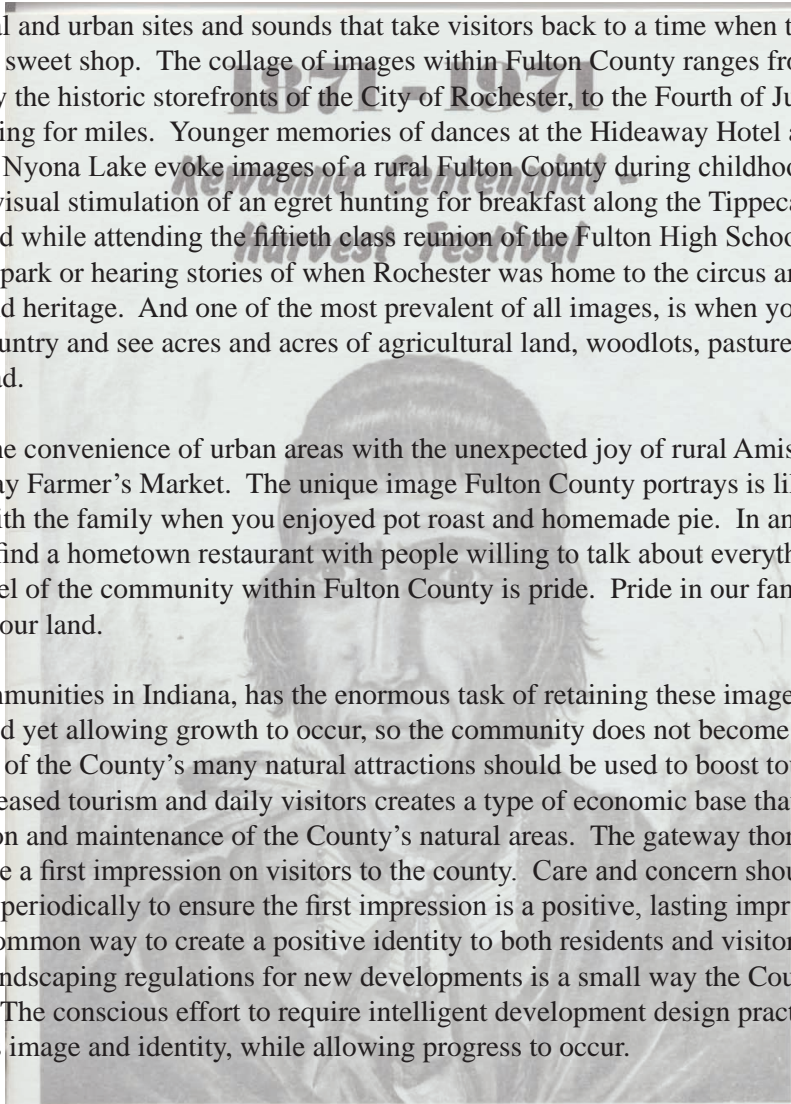
Image & Identity - Introduction & Goals

Fulton County is a collection of rural and urban sites and sounds that take visitors back to a time when they bought phosphates at the downtown sweet shop. The collage of images within Fulton County ranges from the courthouse square surrounded by the historic storefronts of the City of Rochester, to the Fourth of July parade in the Town of Akron stretching for miles. Younger memories of dances at the Hideaway Hotel at Lake Bruce or a good fishing day at Nyona Lake evoke images of a rural Fulton County during childhoods. Fulton County holds the key to the visual stimulation of an egret hunting for breakfast along the Tippecanoe River or seeing a long-lost friend while attending the fiftieth class reunion of the Fulton High School. Baseball games in Kewanna's town park or hearing stories of when Rochester was home to the circus are all part of Fulton County's image and heritage. And one of the most prevalent of all images, is when you take a leisurely drive through the country and see acres and acres of agricultural land, woodlots, pastures, and the occasional heritage farmstead.

Fulton County, present day, offers the convenience of urban areas with the unexpected joy of rural Amish and Mennonite jams and the Saturday Farmer's Market. The unique image Fulton County portrays is like the recollection of Sunday dinner with the family when you enjoyed pot roast and homemade pie. In any Fulton County community you can find a hometown restaurant with people willing to talk about everything from the weather to politics. The feel of the community within Fulton County is pride. Pride in our families; pride in our work; and pride in our land.

Fulton County, like many small communities in Indiana, has the enormous task of retaining these images while creating a positive identity, and yet allowing growth to occur, so the community does not become stagnant and wither. The utilization of the County's many natural attractions should be used to boost tourism and visitors to the County. Increased tourism and daily visitors creates a type of economic base that can be sustained through preservation and maintenance of the County's natural areas. The gateway thoroughfares into any community create a first impression on visitors to the county. Care and concern should be taken to evaluate these gateways periodically to ensure the first impression is a positive, lasting impression. Community aesthetics are a common way to create a positive identity to both residents and visitors to the County. Requiring affordable landscaping regulations for new developments is a small way the County can help sustain a positive identity. The conscious effort to require intelligent development design practices will help Fulton County maintain its image and identity, while allowing progress to occur.

Image and identity in a community has become more and more important as a component of a comprehensive plan to many community leaders and planners. In Fulton County, this opinion was reflected by residents at the public workshops and its development and maintenance was portrayed as a primary goal for the community.



ORIGINAL PAINTING OF THE CHIEF MADE IN KEEWAUNAY VILLAGE IN 1837 BY GEORGE WINTER
COPIED FROM A 2" x 3" PICTURE BY RONALD PRILLIMAN



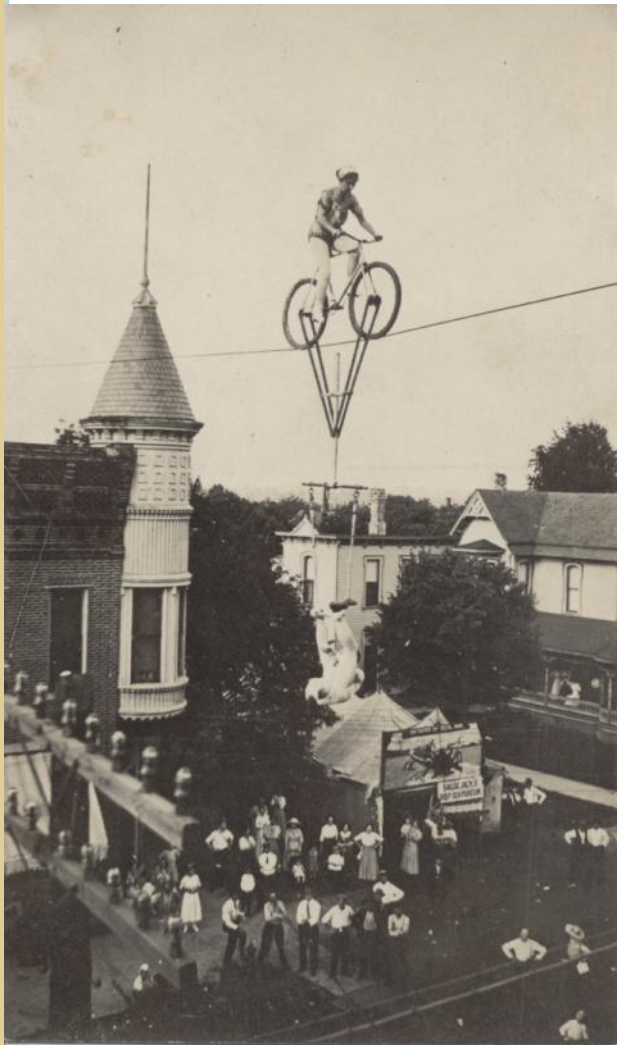
Image & Identity - Objectives & Strategies

Objectives

- 1) Promote quality construction and long term maintenance throughout Fulton County.
- 2) Build upon local assets and heritage to develop an overall community identity.
- 3) Promote development that fits within the character and goals of the community.
- 4) Preserve and enhance historical and culturally significant features.

Strategies

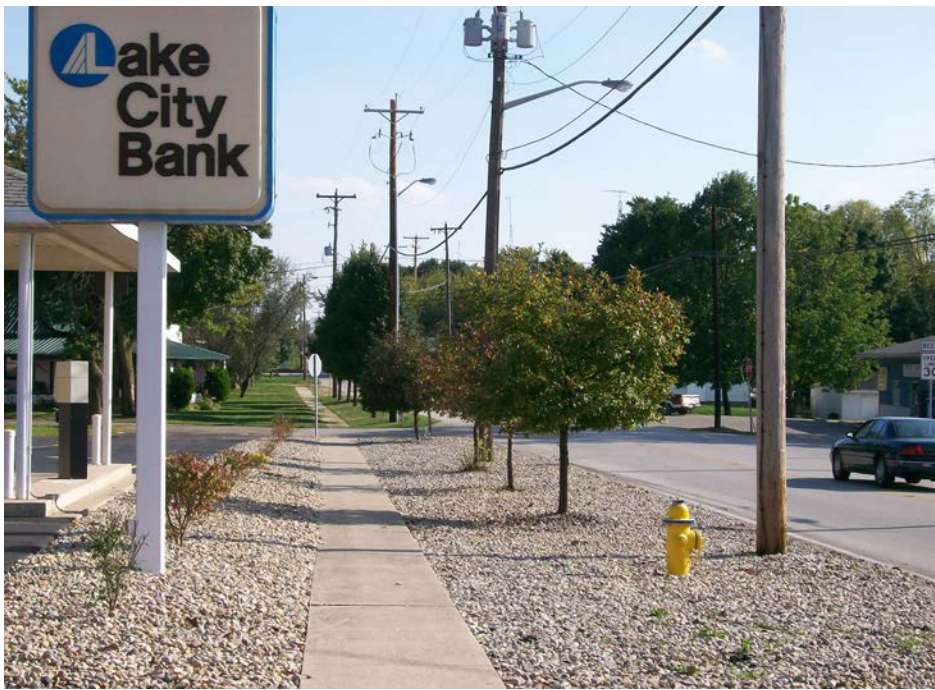
- 1) Utilize consistent and high quality materials for all public facilities and public structures, including but not limited to buildings, signs, fences, park equipment and sidewalks.
- 2) Capitalize on the river, creeks, small lakes, farming heritage, cultural heritage, and small town charm to develop a unique identity.
- 3) Encourage safe and attractive signage.
- 4) Promote the community's identity internally and externally.
- 5) Utilize landmarks and strong focal elements to develop a lasting positive impression on residents and visitors.
- 6) Establish preservation strategies for rural structures (i.e. barns, farm houses).
- 7) Utilize the Comprehensive Plan, Zoning Ordinance, and Subdivision Control Ordinance, to the extent legally possible, to sculpt the character of new development.





Chapter 9

Economic Development



Economic Development - Introduction & Goals

Economic development is one of the most prevalent debates that occur within Indiana communities. Fulton County is no exception. The physical and emotional expression of the community in regard to the lack of development, as well as, to proposed development, can be tedious for all parties involved. The need for jobs and a higher tax-base has a tendency to become a dividing issue within the community. The Fulton County Area Plan places an emphasis on proactive planning. Allowing multiple business and commercial entities within the commercial districts as permitted uses through the review of a Technical Committee, creating diverse land use categories to help protect the existing community, while allowing growth to occur in areas where it can be protected and infrastructure is available.

Several concepts are listed within the Comprehensive Plan for the community to consider in regards to Economic Development. Primarily it promotes the use of public/private partnerships, working in conjunction with the County, City and Town legislators and the Fulton Economic Development Corporation. There are simply some things the private sector can do better, and things the public sector can do better. Working together, they can be very effective. There are hundreds of other communities that are always competing for new business. Fulton County should take a unique and different approach. The goal is to attract quality business.

Speculative development is a possibility for Fulton County, along with land and development grants, infrastructure expansion, creative and innovative design allowances, and development incentives. Speculative development is the construction of a building to be marketed to a potential new business. Other communities have successfully built doctor offices, office buildings, and warehouse facilities. The availability of grants to purchase land or finance updated equipment needed for an expansion of an existing entity are tools used across the nation to further growth. The ability for a commercial entity to utilize creative and innovative development design instead of being required to meet a “one-size fits all” requirement can give Fulton County the competitive edge. There are numerous development incentives that can be used within Fulton County including tax abatements, expanding infrastructure, and the providing space for job training education in the County school system. During the public workshops, higher wage jobs, large employers/industry was a frequently mentioned need. By improving the local economy, the County will be upgrading the standard of living for all of the citizens in our community.



Objectives

- 1) Support business and industry which will together strengthen the tax base and enhance the communities viability.
- 2) Promote commercial businesses and industry which are suitable, feasible, and do not conflict with other community goals and objectives.
- 3) Promote orderly economic growth and stability.
- 4) Strengthen tax base by promoting a variety of land uses.
- 5) Promote professional businesses, such as engineering and architectural firms
- 6) Encourage local advanced education opportunities to create a skilled workforce within the community.

Strategies

- 1) Coordinate with other public, private and public/private partnership organizations to strive towards complementary economic development goals.
- 2) Utilize public/private partnerships to accomplish economic development projects.
- 3) Be prepared to assist desirable developments or new businesses which provide tax base and new jobs; and that fit within the goals and objectives of Fulton County.







Chapter 10

Parks & Recreation



Parks & Recreation - Objectives & Strategies

Great strides have been made in Fulton County in the last ten years to create pockets of recreational areas for both residents and visitors of our community. From the creation of the Fulton County Parks Board, to the future plans for Community Buildings near the Akron and Liberty Township Parks, the County residents continually show their support for park and recreation areas.

Providing more opportunity for recreation was an item brought up frequently as a need in the first workshop. Promoting and enhancing parks and recreation is one way to accomplish this goal. In addition, parks contribute to an increased quality of life. A high quality of life not only includes a strong economy, but also a clean environment, a good education system, access to outdoor resources, and family recreation opportunities. Parks are a relatively inexpensive way to improve an area's quality of life by helping to provide all of these benefits. An improved quality of life makes a community a more desirable place to live, attracting new residents, businesses and tourists, and thereby improving the local economy as well.

Parks also make a community more livable by providing social benefits to residents. Although they are difficult to quantify, these benefits are just as important to consider. The social benefits of parks can be witnessed when neighbors meet for a barbecue, families are strengthened on a camping trip, or an artist is inspired by an outdoor scene. These experiences depend on the access to outdoor resources and the conservation of green-space. The development and maintenance of recreational opportunities and facilities are essential to meeting the current and future needs of Fulton County.

Objectives

- 1) Develop parks within the County that provide recreational opportunities for all ages.
- 2) Increase recreational facilities and opportunities for people of all ages.
- 3) Conserve and preserve natural drainage areas and floodplains to provide open space areas.

Strategies

- 1) Create and maintain a park plan that creates a vision for the parks and recreation areas within Fulton County and meet the Department of Natural Resources standards to qualify for State and National funding.
- 3) Utilize the talents of local residents by involving them in maintenance, development, funding, and decision making.
- 4) Look to a variety of state and national sources to find funding for park improvements. These sources should include, but are not limited to the following; the Department of Natural Resources, Indiana Department of Transportation, and Indiana Department of Environmental Management for funding sources.







Part
3
Appendix

