

# WABASH COUNTY COMPREHENSIVE PLAN

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# WABASH COUNTY COMPREHENSIVE PLAN

## PREFACE

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### OVERVIEW

Wabash County undertook this comprehensive planning process as a step towards creating a modern plan to assist in guiding the future of Wabash County. The existing Wabash County Comprehensive Plan was adopted in 1965 and was the document of record at the time this plan was authored. The 1965 plan was outdated and underutilized because of its age, applicability, and limited content.

The Wabash County Comprehensive Plan Initiative started in 2009. The plan commission board interviewed numerous consultants, examined data, deliberated over loads of information and selected the best possible approach to provide Wabash County with the appropriate working plan. The county sought broad public input by interviewing numerous interest groups / persons, holding several public workshops throughout Wabash County using the SWOT Analysis, (Strengths, Weaknesses, Opportunities, Threats) and by delivering 7000 +/- questionnaires to area residents giving them the opportunity to provide input. (See Appendix A for SWOT Analysis background.) (See Appendix B for sample mailer questionnaire.)

The evolving goals and objectives for Wabash County's future emerged through these public meetings, public questionnaires, interviews, and from extensive research of data for Wabash County. The goals and objectives are also based on several planning documents, studies, and processes conducted by Wabash County and locally its incorporated and unincorporated towns. Some of the studies and processes were assisted by Purdue University who maintains a strong connection to Wabash County through all facets of the Purdue Cooperative Extension Service Programs.

During the comprehensive planning process, data was collected, evaluated, and categorized. A steering committee made up of a diverse group of citizens and county leaders were charged with orchestrating a plan that reflects the information gathered from the public and data sources. The plan was also made available for review by interest groups, county boards and commissions, and the general public. The final outcome of the Wabash County Comprehensive Plan is a user-friendly plan full of attainable goals and objectives which were significantly influenced by the residents of Wabash County.

Although this plan reflects the current vision of the County, the plan is intended to be reviewed, evaluated, and updated to reflect changing trends, outlooks and thinking. We must not be complacent. Only through revisions will it remain a relevant guide to the future growth and development in Wabash County.

# WABASH COUNTY COMPREHENSIVE PLAN

## **PLANNING VERSES ZONING**

The comprehensive plan is a policy guiding document which communicates the participating resident's perspective of the county and how the county should achieve the visions revealed in this plan. The plan provides direction to county officials which should be used in the land use decision making process. The comprehensive plan is not the land use governing document, but a guide for the development of the law containing zoning maps and ordinances.

The comprehensive plan can be amended through public hearing, plan commission recommendation and by approval from the county commissioners. Zoning Ordinance regulations are not optional and can only be altered by ordinance.

Changes which may alter the future of a community cannot always be projected. Frequent review of the comprehensive plan with changes incorporated as needed is essential to the effectiveness of this plan. A thorough review every five years implementing needed updates and a complete revision every twenty years should be the obligatory practice

THE CONSTITUTION ELM, CORYDON, INDIANA



## **COMPREHENSIVE PLAN MANDATE**

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

Indiana Code [IC36-7-4-201] (See Appendix C for Code)

- That the growth of the community is commensurate with and upholding of the efficient and economical use of public funds;
- That new communities grow only with adequate public way, utility, health, educational, and recreational facilities;
- That residential areas provide healthful surroundings for family life;

## WABASH COUNTY COMPREHENSIVE PLAN

- That highway systems (and road systems) be carefully planned and;
- That the needs of agriculture, industry, and business be recognized in future growth.

Indiana Statutes state that counties may establish planning and zoning entities to fulfill that purpose [IC36-7-4-201]. The Plan Commission is the body responsible for maintaining a comprehensive plan, which is required by state law to be developed and maintained [IC36-7-4-501] (Comprehensive plan; requirement; approval; purpose) if the community wishes to exercise the power of zoning.

This Comprehensive Plan has been developed in conformance with Indiana Code [IC 36-7-4-500] cited as the (500 Series Comprehensive Plan). (See Appendix D for Indiana Code). The code authorizes the creation of an Advisory Plan Commission and identifies its responsibilities and authorities, including the responsibility for developing and maintaining the Comprehensive Plan.

Indiana statutes establish the minimum requirements for a comprehensive plan. As stated in [IC 36-7-4-502] (Comprehensive Plan Contents), a comprehensive plan must contain at least the following three elements:

- A statement of objectives for the future development of the jurisdiction;
- A statement of policy for the land use development of the jurisdiction;
- A statement of policy for the development of public ways, public places, public lands, public structures, and public utilities.

In addition to the elements required in Section 502 of this chapter, a comprehensive plan under Indiana Code [IC36-7-4-503] (Comprehensive Plan Additional Contents) may include the following:

- Surveys and studies of current conditions and probable future growth within the jurisdiction and adjoining jurisdictions.
- Maps, plats, charts and descriptive material presenting basic information, locations, extent, and character of any of the following:
  1. History, population, and physical site conditions.
  2. Land use, including the height, area, bulk, location, and use of private or public structures or premises.
  3. Population densities.
  4. Community centers and neighborhood units.
  5. Areas needing redevelopment and conservation.
  6. Public ways, including bridges, viaducts, subways, parkways, and other public services.
  7. Sewers, sanitation, and drainage, including handling, treatment and disposal of excess drainage waters, sewage garbage, refuse, and other waste.
  8. Air, land and water pollution.
  9. Public and private utilities, such as water, light, heat, communication, and other services.
  10. Transportation, including rail, bus, truck, air and water transportation, and their terminal facilities.

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11. Local mass transit, including taxicabs, busses and streets, elevated, or underground railways.
  12. Parks and recreation, including parks, playgrounds, reservations, forest, wildlife refuges, and other public places of recreational nature.
  13. Public buildings and institutions, including governmental administration and service buildings, hospitals, infirmaries, clinics, penal and correctional institutions, and other civic and social service buildings.
  14. Education, including location and extent of schools and post-secondary educational institutions.
  15. Land utilization, including agriculture, forest and other uses.
  16. Conservation of energy, water, soil, and agriculture and mineral resources.
  17. Any other factors that are a part of the physical, economic, or social situation within the jurisdiction.
- Reports, maps, charts, and recommendations setting forth plans and policies for the development, redevelopment, improvement, extension, and revision of the subjects and physical situations of the jurisdiction so as to substantially accomplish the purpose of this chapter.
  - A short and long range development program of public works projects for the purpose of stabilizing industry and employment and for the purpose of eliminating unplanned, unsightly, untimely, and extravagant projects.
  - A short and long range capital improvements program of governmental expenditures so that the development policies established in the comprehensive plan can be carried out and kept up-to-date for all separate taxing districts within the jurisdiction to assure efficient and economic use of public funds.
  - A short and long range plan for the location, general design, and assignment of priority for construction of thoroughfares in the jurisdiction for the purpose of providing a system of major public ways that allow effective vehicular movement, encourages effective use of land, and makes economic use of public funds.

### CONSTITUTION OF THE STATE OF INDIANA 1851



# WABASH COUNTY COMPREHENSIVE PLAN

## WABASH COUNTY'S FULFILLMENT OF THE MANDATE

Wabash County and its participating residents have made a significant investment of time in this Comprehensive Plan through countless hours of work by the staff, steering committee members, volunteer citizens, and community leaders. In order to respect everything that went into orchestrating this Comprehensive Plan. The county must work hard to apply and maintain this document.

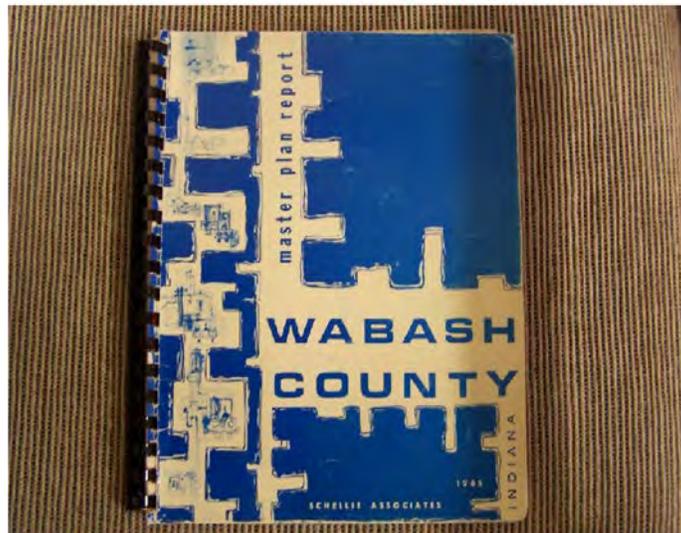
The Residents of Wabash County provide the foundation for this Comprehensive Plan. The opportunity to provide public input was presented in numerous ways encouraging participation from the residents of Wabash County. The input is seeded into the content of this document with additional complete data sets and specific results presented in the Appendix.

The Wabash County Comprehensive Plan complies with and exceeds the requirement of Indiana Code. The plan endorses the theme of improving the health, safety, and welfare of residents. The plan also includes State required elements and additional vital elements in the sections that follow.

The Wabash County Comprehensive Plan presents components that exceed those required by the State. These additional components are instrumental in illustrating the relationship between citizens, communities, culture, land use, and economic growth patterns.

This Comprehensive Plan follows the requirements of Indiana Code [IC36-7-4-502] and incorporates portions of [IC 36-7-4-503] to present a complete and in depth plan which represents the majority view of citizens of Wabash County.

### 1965 WABASH COUNTY MASTER PLAN



# WABASH COUNTY COMPREHENSIVE PLAN

## **BENEFICIARIES**

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

With endorsement of this plan, Wabash County has committed to implement, to the extent possible, this plan with the greater good of the community in mind. As an assurance, each project, program, or policy that results from this plan shall first be evaluated to ensure that the end result will positively move the community forward. Unforeseen conditions and situations must be considered in respect to where the community is at the specific time of implementation.

## **LIMITATIONS OF THE COMPREHENSIVE PLAN**

It is important to keep in mind that this plan is not enforceable in its self, and should not be mistaken for a zoning ordinance or as a substitute for other regulatory ordinances. This Comprehensive Plan has been designed to serve as a guideline for Wabash County. The County will utilize its Zoning Policy, County Ordinance and Sub Division Control Ordinance as the primary means of implementation and will review and update these documents periodically to ensure successful implementation of the Comprehensive Plan. The County will also draw on department policies, along with its capital, intellectual, political, and staff resources to help guarantee the achievement of the vision, objectives and goals of this plan



# WABASH COUNTY COMPREHENSIVE PLAN

## GENERAL ACKNOWLEDGEMENTS

Scores of people participated in the Wabash County Planning Initiative and worked hard to assist with the development of this Comprehensive Plan.

Wabash County wishes to thank the businesses, residents and schools that contributed to the public workshops, general questionnaires, participated in the special interest group / person interviews and / or assisted with data collection. The communal input from these participants was vital in helping to establishing the plan's vision, objectives and goals which in turn will help to advance the community as a whole.



## SPECIAL ACKNOWLEDGEMENTS

Today The Wabash County Comprehensive Plan is viable working document thanks to the many people who in some way gave of their time to assist in orchestrating the future guidelines for growth in Wabash County. The county would very much like to extend a heart-felt thank you to the following people / groups who in some way provided support and time on this project.

## WABASH COUNTY COMPREHENSIVE PLAN

- Administrative Staff & Teachers of MSD
  - David Gee Region III-A Planning, Technical Services Director
  - North Manchester City Fire Department
  - North Manchester City Police
  - North Manchester News Journal
  - Northfield and Southwood Senior Class of 2011
  - The Paper of Wabash County
  - The Wabash Plain Dealer
  - Town of Lafontaine
  - Town of Lagro
  - Town of Roann
  - Wabash City Fire Department
  - Wabash City Police Department
  - Wabash County Commissioners
  - Wabash County Council
  - Wabash County Highway Department
  - Wabash County Surveyor
  - Wabash County Township Trustees
- 
- Bill Konyha, EDWC Director
  - Kim Pinkerton, WCCOC Director
  - Heather Allen, Assoc. Wabash Co. Historian Archivist
  - Whitney Myers, Past Director WCVB
  - Christine Flohr, Executive Director of Tourism
- 
- Bruce Shaw, Roann Superintendent
  - Denny Jones, Lafontaine Superintendent
  - Scott Siders, Lagro Superintendent
  - Urbana Community Lions Club
- 
- Jennifer McColley, Retired PC Office Administrator
  - Tonya Blair, PC Office Administrator
  - Joe Vogel, PC and BZA Board Member
  - Doug Rice, PC Board Member
  - Scott Givens, PC Board Member
  - Sue Ridenour, PC Board Member
  - David Schuler, PC and BZA Board Member
  - Lowell Rosen, PC Board Member
  - Cheri Slee, PC Board Member
  - Ted Little, PC Board Member
  - Curt Campbell, PC Board Member
  - Don Roser, BZA Board Member
  - Mark Milam, BZA Board Member
  - Jerry Younce, BZA Board Member

## WABASH COUNTY COMPREHENSIVE PLAN

- Larry Thrush, PC Attorney
  - Steve Downs, County Attorney
  - Barry Eppley, Steering Committee Member, Wabash
  - Bill Bussard, Steering Committee Member, Roann
  - Brian Hauptert, Steering Committee Member, North Manchester
  - Dan Guenin, Steering Committee Member, Lafontaine
  - Darin Hadley, Steering Committee Member, Somerset
  - Dave Compton, Steering Committee Member, Somerset
  - Dick Harshbarger, Data Consultant, Manchester College
  - Jennifer Scott, Steering Committee Member, Environmental Health Specialist
  - Jim Garman, Steering Committee Member, North Manchester
  - Joe Updike, Steering Committee Member, NRCS
  - Kristi Lundquist, Steering Committee Member, Noble South
  - Larry Brown, Steering Committee Member, Mississinewa Reservoir
  - Marcie Shepherd, Steering Committee Secretary, Property Transfers
  - Matt Driscoll, Steering Committee Member, Urbana
  - Mike Howard, Director Wabash County Plan Commission
  - Phil Amones, Steering Committee Co-Chairman, Wabash
  - Phil Dale, Steering Committee Member, WCFB President
  - Randy Curless, Steering Committee Member, County Council
  - Roxy Roser, Steering Committee Chairman, Lagro
  - Ryan Stout, Steering Committee Member, Noble North
  - Scott Siders, Steering Committee Member, Lagro
  - Stan Bagley, Steering Committee Member, Laketon
  - Steve Byerly, Steering Committee Member, Treaty
  - Steve Hicks, Steering Committee Member, Law Enforcement
  - Vince Harrell, Steering Committee Member, Purdue Extension
  - Wayne Ley, Steering Committee Member, Salamonie Reservoir
- 
- Purdue Extension, Purdue Land Use Team
  - Purdue University, Planning With Power
  - Purdue University, Local Decision Maker
  - Robert McCormick, Planning with Power, Purdue Extension
  - Janet Ayres, Ag Econ Professor, Purdue
  - Larry Deboer, Ag Econ Professor and Extension Specialist, Purdue
  - Deanna Glosser, Natural Resources Planning Specialist, Purdue
- 
- Amy Cornell, Program Manager – Regulatory Affairs ISDA
  - Sarah Simpson, Director - Agricultural Policy ISDA

### **INTERVIEWS**

Special thanks to the 52 Special Interest Group / Individuals who gave of their time to complete questionnaires and be interviewed.

## WABASH COUNTY COMPREHENSIVE PLAN



WABASH COUNTY MUSEUM

## WABASH COUNTY HISTORY

### INTRODUCTION

Planning for the future requires research of historical trends and current influences to determine the evolving patterns that have shaped the county to its present point. This section provides demographic data including statistical analysis for Wabash County.

Wabash County was created on March 1, 1835 and was formed from Adams New Purchase and Unorganized Land. The Adams New Purchase began in 1827. Adams was the name for the New Delaware Purchase. It had previously been a part of what is now Huntington County. The Adams Purchase existed until 1844, when it became the counties of Adams, Clinton, Grant, Huntington, Jay, and Wells, and portions of the counties of Boone, Carroll, Tipton, and Wabash. The County was named for the Wabash River.

The County Seat is Wabash. After intense competition between the towns of Wabash and Lagro for the designation of the County Seat, an election made Wabash the County Seat by a majority of one (1) vote. Wabash was first settled in 1835 and the first court house was a brick structure forty feet square, costing \$3,000, which was finished in 1839 and continued in use until June 17, 1871 when it was destroyed by fire. By 1849 Wabash contained about 200 houses, of which one fourth was of brick, and there were 1,000 inhabitants.

The current courthouse was built in 1878-1879 under the architectural supervision of the firm B.V. Enos and Son, Indianapolis, Indiana. The builder was Lucien and James Gable from Eaton, Ohio. The structure was designed to have the Classical Revival Style Theme with a price tag of \$96, 930.00.

In the winter of 1879-80 some interested folks heard about a Mr. Charles Brush from Cleveland, Ohio. He was working on an electric lighting project called Brush Lights. Mr. Brush was looking for a test city and Wabash was interested. An old 6 – 8 horsepower threshing machine steam engine was used to generate the electricity. From the towering dome of the courthouse at 8:00 p.m. on March 31<sup>st</sup>, 1880 burst a flood of lights made up of four 3,000 candle-powered lamps that made world history. Over 10,000 witnessed the

## WABASH COUNTY COMPREHENSIVE PLAN

event. For a mile around houses and yards were distinctly visible, while far away the Wabash River glowed like a band of molten silver.

Wabash County was divided into 7 civil townships as follows Chester, Lagro, Liberty, Noble, Paw Paw, Pleasant, and Waltz. Cities, Towns and Communities included, Bolivar, Disko, Eel River, Hartman, Ijamsville, Lafontaine, Lagro, Laketon, Liberty Mills, Lincolnville, Mount Vernon, Newton, North Manchester, Richvalley, Pierceburgh, Roann, Servia, Somerset, Speicherville, Treaty, Urbana and Wabash.

The Wabash County Commissioners passed a Resolution on January 26, 1962 stating that provisions soon will have to be made for the organization of a County Plan Commission. Kenneth L. Schellie and Associates, Indianapolis, Indiana was named the consulting firm to assist with the development of the plan commission body, the County Master Plan, zoning designations, and the county ordinances.

On March 18, 1963 the Wabash County Commissioners passed Ordinance #1-1963 for the creation of the Wabash County Planning Commission. The Plan Commission Board shall consist of nine (9) members as follows: One member selected by the Board of County Commissioners from its membership, the County Superintendent of Schools; the County Surveyor by virtue of office; the County Agricultural Agent by virtue of office; and five (5) additional citizen members to be appointed by the Board of County Commissioners with not more than three (3) of whom shall be members of the same political party.

January 6, 1964 Commissioner Meeting Minutes listed the first plan commission board members and their respective position on the board as: Thomas Earl - Chairman, Roy Kroft - Vice Chairman, Dale Miller - Secretary, Marion Mower - Surveyor, Robert McKillip - representing the Superintendent of Schools, Stewart Shenefield, Paul Shannahan, Galen Eiler, and Harold Smith

A Special Meeting of the Wabash County Plan Commission Board was held February 10, 1966 to discuss the action taken by the hiring committee and their recommendation of Bob Marks to be the Director of the Wabash County Plan Commission.

On March 7<sup>th</sup>, 1966 the Wabash County Plan Commission appeared before the commissioners and certified a Master Plan and Zoning Ordinance for Wabash County. After due consideration, the ordinances were adopted by a majority vote of the Board of County Commissioners.

During the April 4, 1966 Commissioners Meeting the selection and initial term of the board members for the Wabash County Board of Zoning Appeals was introduced. Members of the first BZA were: Galen Eiler, Walter Kiser, Robert McKillip, Marvin Ridgeway, and Gene Smith. The first public meeting of the Board of Zoning Appeals was held May 17, 1966 in which three (3) Special Exceptions were reviewed and approved.

The first Improvement Location Permit was issued in April 1966. By the end of December, 2011 a total of 8,620 Improvement Location Permits had been issued.

## WABASH COUNTY COMPREHENSIVE PLAN

Located in Northeastern Indiana, Wabash County is 45 minutes Southwest of Fort Wayne and 90 minutes Northeast of Indianapolis. The county boasts excellent proximity to Interstate 69 to the east and US 31 to the west, with the Heartland Corridor (US 24) passing in an East – West route through the center of Wabash County.

There are no high or steep hills in Wabash County, though the land is rolling or undulating near the Mississinewa, Salamonie, Eel and Wabash Rivers and their numerous branches. At the heads of the streams the land is generally level, and there are many large bottoms on the rivers of the same character. As a whole, the face of the country of Wabash County is very pleasantly diversified.

Much of the land of Wabash County is laden with rich soils that provide a very favorable habitat for farmers to raise bountiful crops of corn, soybeans, wheat, hay and other crops. Along with the rich soils, Wabash County has a humid continental climate with cool winters and warm vigorous summers. While droughts can occur, rainfall totals are administered somewhat evenly throughout the year. The annual average of forty (40) inches provides ample moisture for crop production.

The 2010 Census shows Wabash County with a population of 32,888 residents, The County offers a variety of living choices in both urban and rural settings. The townships, incorporated and un-incorporated cities and towns offer unique settings and a rich history.

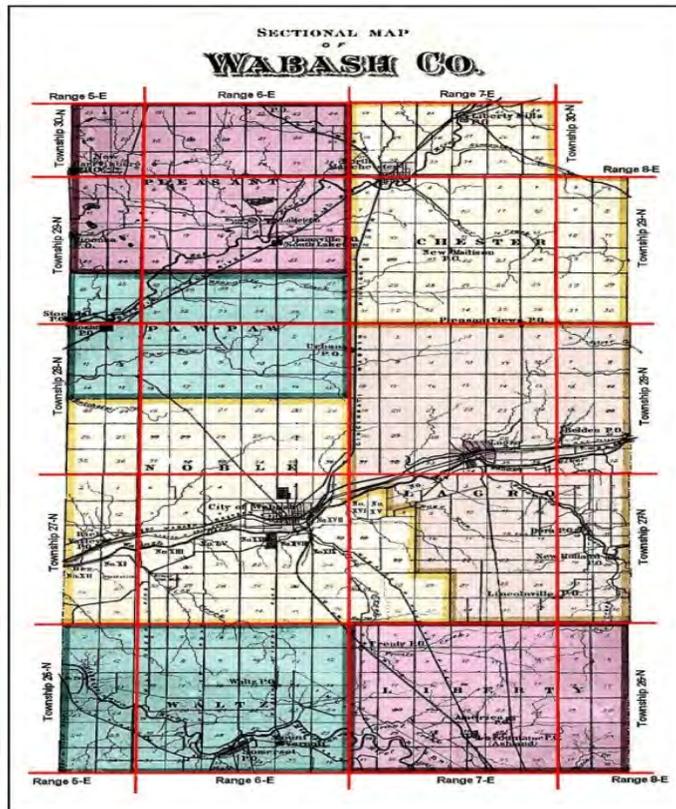


# WABASH COUNTY COMPREHENSIVE PLAN

## DEMOGRAPHICS

Congress first met in 1789, and the first national census was held in 1790. Today the controlling law for the U.S. Census is Title 13 (Census) of the U.S. Code. The U.S. Constitutional Law requires the federal government to administer a census every ten (10) years to allocate the number of U.S. Representatives to each state. Governments and private agencies also use the data gathered from the census to evaluate demographic changes to towns, cities, counties, states, and the country as a whole. The demographic data collected by the census and made available to the general public may be used to evaluate demographic changes and help understand a community's past and where that community is today. The same data can also be analyzed to create estimates and projections to help predict the future of the community.

The information and statistics that follow were collected from the U.S. Census Bureau, Bureau of Labor Statistics, United States Department of Agriculture, National Agriculture Statistics Service, Indiana Stats, American Fact Finder, Hoosiers by the Numbers, Bureau of Labor and Statistics, Trading Charts Historical Commodities, Indiana Workforce Development, Indiana Department of Transportation, Indiana Region III-A Planning, Purdue University, Purdue Extension, Indiana University Kelley School of Business, Indiana Business Research Center, Indiana Department of Education, Manchester College, Wabash County EMA Mitigation Plan, Wabash County Museum, Wabash County Historical Society, North Manchester Historical Society, Indiana County History Preservation Society, Indiana Counties Stats Indiana, county residents and businesses.



## **WABASH COUNTY COMPREHENSIVE PLAN**

Planning for the future requires an investigation of the historical trends and current influences in rural areas, towns, cities, counties, and states. This data may be used to understand a community's past and its tendencies. This same data can also be evaluated to create estimates and projections for the future of the county.

The information which has been compiled provides a portrait in time of the characteristics of Wabash County. In some illustrations data collected on Wabash County is compared to neighboring counties and the State of Indiana to better understand and make comparisons of historical trends and illustrate how the county measures up to the surrounding areas.

Although every effort was made to acquire the most accurate and up-to-date information, some of the data may vary depending on when, or from which source, it was gathered.

### **WABASH COUNTY POPULATION DATA 1900 -2010**

From 1950 through 1980 Wabash County experienced growth as a result of the expansion and escalation of industry and business which created jobs. Being complacent with then thriving economic conditions, the push to continue growth for future 21<sup>st</sup> century business and industry in Wabash County was not a priority. This, along with the late down turn in the economy, resulted in the decline of the Wabash County population from 1990 through 2010. The 2010 population is within 300 people of the 1960 population. During the time period, 1960 -2010, Wabash County experienced its largest Census count increase from 1960-1970 and its largest decrease in population numbers from 2000-2010.

### **POPULATION INFORMATION FOR WABASH COUNTY 1900 TO 2011 WITH ADJOINING COUNTIES DATA FOR COMPARISON**

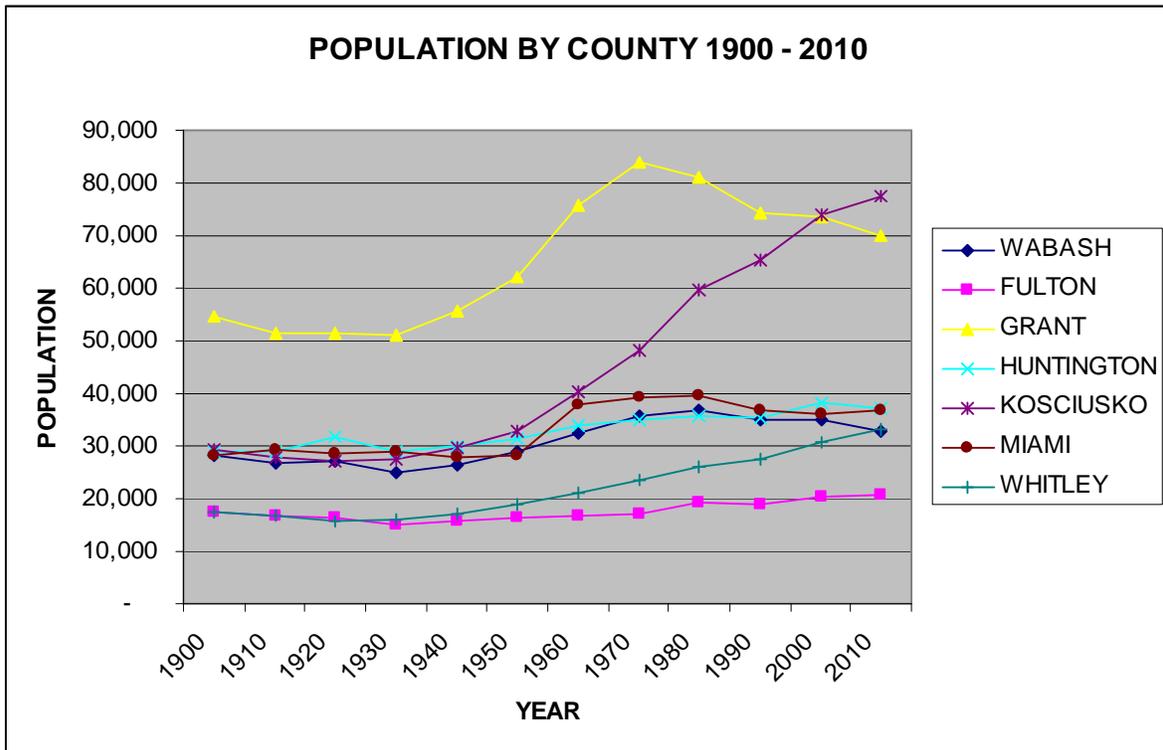
As determined by the U. S. Census, Wabash County's 2010 population was 32,888. According to census data the population of Wabash County in 2000 was 34,960. In 1990 the population was 35,069 and in 1980 the population was listed at 36,640. Since the population peak in 1980, the county experienced a steady population decline of 4.3% from 1981 through 1990. The lowest decline of .3 % occurred from 1991 to 2000 and the highest decline of 5.9 % ensued between 2001 and 2011. During this same time period the surrounding counties of Kosciusko, Whitley, Huntington, Miami and Fulton all experienced some population growth. Grant County has suffered the biggest decline in population over the past 30 years going from 80,934 in 1980 to 70,061 in 2010. A reduction of 13.4%

# WABASH COUNTY COMPREHENSIVE PLAN

## POPULATION DATA WABASH COUNTY AND SURROUNDING COUNTIES 1900-2010

<u>YEAR</u>	<u>WABASH</u>	<u>FULTON</u>	<u>GRANT</u>	<u>HUNTINGTON</u>	<u>KOSCIUSKO</u>	<u>MIAMI</u>	<u>WHITLEY</u>
1900	28,235	17,453	54,693	28,901	29,109	28,344	17,328
1910	26,926	16,879	51,426	28,982	27,936	29,350	16,892
1920	27,231	16,478	51,353	31,671	27,120	28,669	15,660
1930	25,170	15,038	51,066	29,073	27,488	29,032	15,931
1940	26,601	15,577	55,813	29,931	29,561	27,926	17,001
1950	29,047	16,565	62,156	31,400	33,002	28,201	18,828
1960	32,605	16,957	75,741	33,814	40,373	38,000	20,954
1970	35,553	16,984	83,955	34,970	48,127	39,246	23,395
1980	36,640	19,335	80,934	35,596	59,555	39,820	26,215
1990	35,069	18,840	74,169	35,427	65,294	36,897	27,651
2000	34,960	20,511	73,403	38,075	74,057	36,082	30,707
2010	32,888	20,836	70,061	37,124	77,358	36,903	33,292

## POPULATION GRAPH, WABASH COUNTY AND SURROUNDING COUNTIES 1900 – 2010



# WABASH COUNTY COMPREHENSIVE PLAN

## AGE & GENDER OF WABASH COUNTY POPULATION

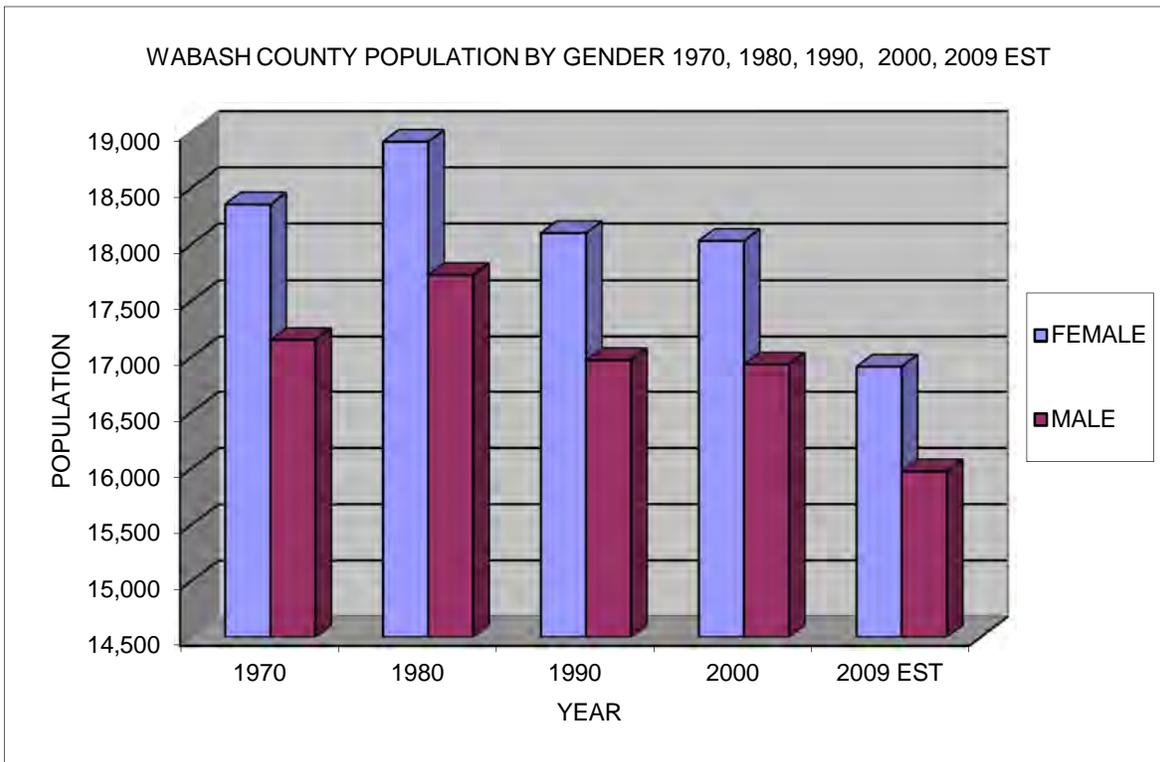
### POPULATION BREAKDOWN BY GENDER

From 1970 -2009 Wabash County continued to have a balanced gender identity. The female population on a relatively consistent basis averaged 6 to 7 percent higher than the male population. The gender data also provides a clear indication of the declining population of the county from 1990 to 2010. The population decline has been comparatively equal between the male and female population as indicated by the consistency of the margin between gender numbers.

### POPULATION DATA BY GENDER WABASH COUNTY 1970, 1980, 1990, 2000, 2009 EST.

<u>GENDER</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2009 EST</u>
<b>FEMALE</b>	18,352	18,910	18,097	18,027	16,914
<b>MALE</b>	17,151	17,730	16,972	16,933	15,974
<b>TOTAL</b>	35,553	36,640	35,069	34,960	32,888

### POPULATION GRAPH BY GENDER WABASH COUNTY 1970, 1980, 1990, 2000, 2009 EST.



# WABASH COUNTY COMPREHENSIVE PLAN

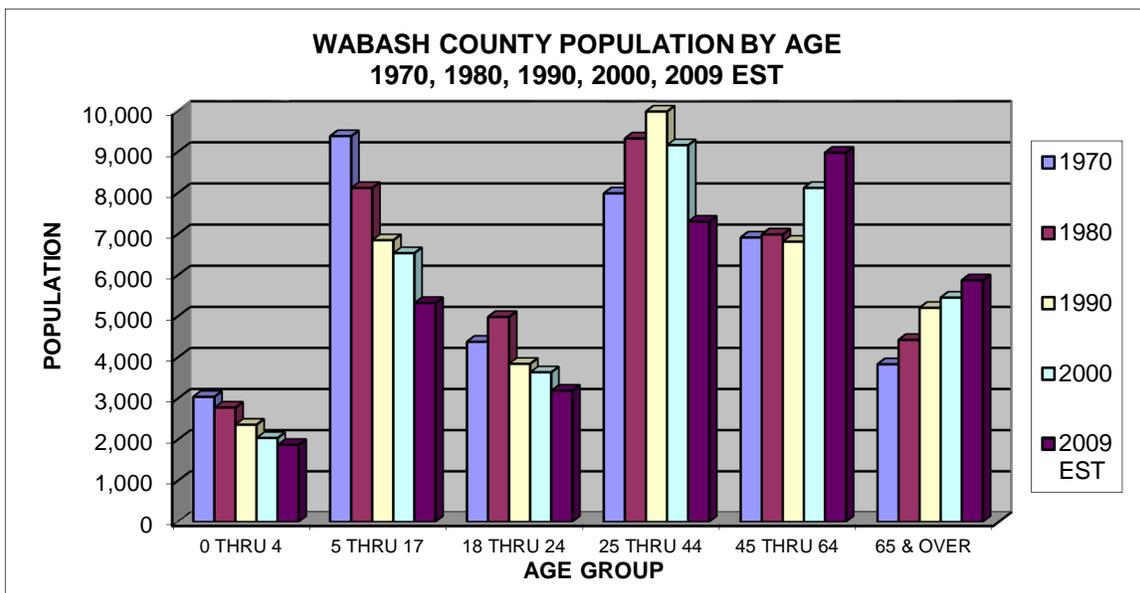
## POPULATION BREAKDOWN BY AGE

The county population by age data also illustrates the decline of the county population from 1990 through 2010. The population age group 0 through 4 years of age has declined dramatically since 1970. The same can be said for the 5 year through 17 year old age group which went from 9,383 people in 1970 to 5,326 in 2009. A population decline of roughly 43%. The age group 18 to 24 years of age has also decreased, dropping 27 % between 1970 and 2009. Wabash County has experienced population growth for residents 45 years of age and older. The age group 45 through 64 has increased approximately 30% while the count for the age group 65 and over has increase by approximately 53% since 1970. These numbers confirm the voiced concerns expressed many times by the general public. We have been losing the younger population, (the future generation of the county,) to other communities. At the same time, because of the natural progression of mankind, Wabash County is experiencing growth of the aging population group.

### POPULATION DATA BY AGE GROUP WABASH COUNTY 1970, 1980, 1990, 2000, 2009EST

<u>AGES</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2009 EST</u>
<b>0 THRU 4</b>	3,043	2,781	2,365	2,041	1,873
<b>5 THRU 17</b>	9,383	8,123	6,852	6,537	5,326
<b>18 THRU 24</b>	4,382	4,987	3,846	3,638	3,194
<b>25 THRU 44</b>	7,992	9,328	9,983	9,164	7,305
<b>45 THRU 64</b>	6,918	6,993	6,816	8,125	8,981
<b>65 &amp; OVER</b>	3,835	4,428	5,207	5,455	5,879

### POPULATION GRAPH BY AGE GROUP WABASH COUNTY 1970, 1980, 1990, 2000, 2009EST



## WABASH COUNTY COMPREHENSIVE PLAN

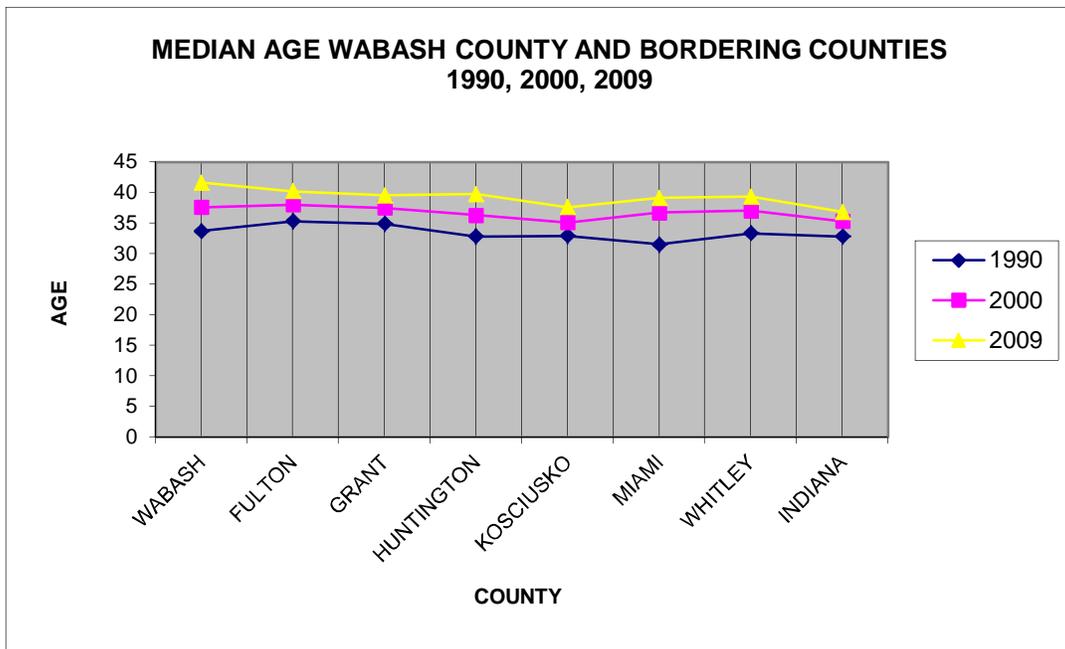
### WABASH COUNTY POPULATION MEDIAN AGE

The median age for the population of Wabash County continues to rise. This pattern also held true for bordering counties. However Wabash County faced the highest median age increase, experiencing an average increase of four (4) years in age for every ten (10) year time period over the last twenty (20) years. From 1990 through 2009 Grant County and Kosciusko County held the lowest average median age increase averaging a median age increase of 2.3 years per ten year period. The older generation living longer and the inability to retain the younger generation in the community are two (2) key factors in the rising median age for Wabash County.

### MEDIAN AGE DATA WABASH COUNTY, BORDERING COUNTIES AND INDIANA 1990, 2000, 2009

<u>COUNTY</u>	<u>1990</u>	<u>2000</u>	<u>2009</u>
WABASH	33.7	37.6	41.6
FULTON	35.3	38.0	40.2
GRANT	34.9	37.5	39.5
HUNTINGTON	32.8	36.3	39.7
KOSCIUSKO	32.9	35.1	37.6
MIAMI	31.5	36.7	39.1
WHITLEY	33.3	37.0	39.3
INDIANA	32.8	35.3	36.8

### MEDIAN AGE GRAPH WABASH COUNTY, BORDERING COUNTIES AND INDIANA 1990, 2000, 2009



# WABASH COUNTY COMPREHENSIVE PLAN

## WABASH COUNTY POPULATION BY TOWNSHIP

The population of Wabash County is spread across seven (7) townships. Noble Township and Chester Township are the two highest populated areas. This can be attributed to the City of Wabash and City of North Manchester being within these townships. Lagro Township having the largest land mass of all the county townships is the third (3<sup>rd</sup>) most populace township.

While all of the Townships of Wabash County have witnessed a decline of inhabitants during the time period 2000 through 2009, there is a wide variation among the townships as to the time period they reached their peak population. For example, Lagro, Paw Paw and Waltz Township were all at peak counts around 1900. Liberty and Pleasant Township reached their top population counts around the year 2000.

Paw Paw Township has experienced the largest reduction in population losing more than 30 % of its residents since 1900. Waltz Township has the second highest reduction of inhabitants dropping 27.34% since 1900.

### TOWNSHIP POPULATION DATA WABASH COUNTY 1900 – 2000, 2009 EST

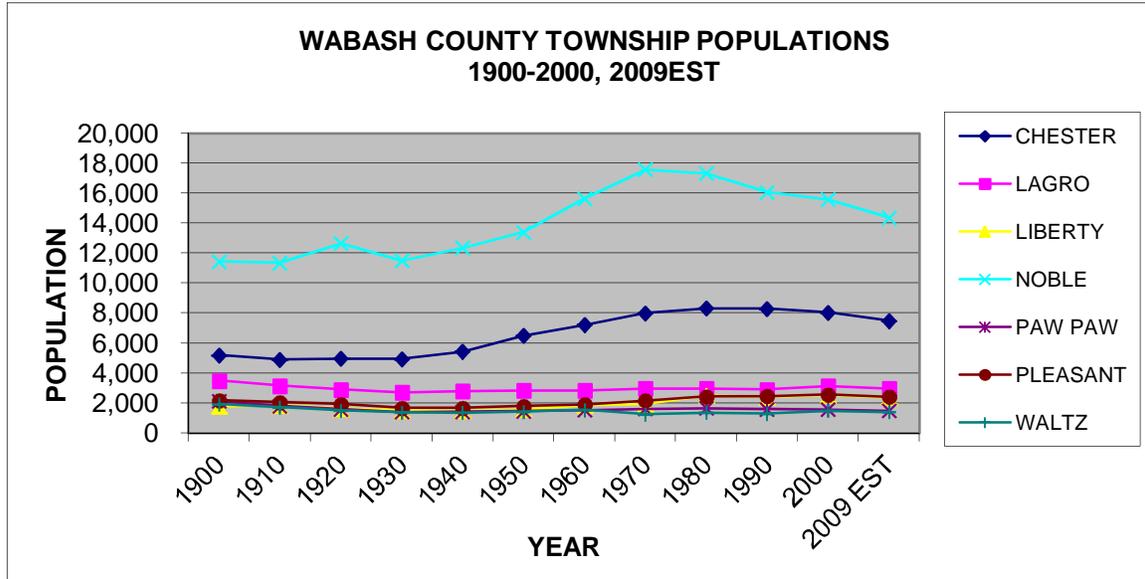
<u>YEAR</u>	<u>CHESTER</u>	<u>LAGRO</u>	<u>LIBERTY</u>	<u>NOBLE</u>	<u>PAW PAW</u>	<u>PLEASANT</u>	<u>WALTZ</u>
<b>1900</b>	5,214	<b>3,519</b>	1,782	11,447	<b>2,133</b>	2,191	<b>1,949</b>
<b>1910</b>	4,910	3,173	1,857	11,363	1,819	2,070	1,734
<b>1920</b>	4,976	2,914	1,639	12,647	1,603	1,935	1,517
<b>1930</b>	4,950	2,719	1,517	11,512	1,402	1,685	1,385
<b>1940</b>	5,440	2,815	1,497	12,357	1,436	1,697	1,359
<b>1950</b>	6,496	2,863	1,578	13,401	1,473	1,814	1,422
<b>1960</b>	7,214	2,853	1,864	15,654	1,541	1,925	1,554
<b>1970</b>	8,015	2,981	1,946	<b>17,574</b>	1,616	2,164	1,257
<b>1980</b>	<b>8,334</b>	2,990	2,506	17,314	1,674	2,456	1,366
<b>1990</b>	8,303	2,916	2,398	16,066	1,612	2,469	1,305
<b>2000</b>	8,044	3,158	<b>2,527</b>	15,580	1,583	<b>2,576</b>	1,492
<b>2009 EST</b>	7,499	2,979	2,378	14,376	1,485	2,425	1,416
<b>% LOSS</b>	10.02%	15.34%	5.89%	18.19%	30.38%	5.86%	27.34%

\*Red numeral indicates US Census peak population count of each township during specified time period.

Bottom row indicates % of population lost from peak year to 2009EST

**WABASH COUNTY COMPREHENSIVE PLAN**

**TOWNSHIP POPULATION GRAPH**  
**WABASH COUNTY 1900 – 2000, 2009 EST**



**TOWNSHIP POPULATION COUNT INFORMATION 1900 - 2009 Est.**  
**TOWNSHIP LOSS / GAIN 1900 – 2009 Est.**  
**AVERAGE YEARLY INCREASE / DECREASE**  
**LARGEST INCREASE / DECREASE IN A 10 YEAR PERIOD**  
**LARGEST PERCENT INCREASE /DECREASE 1900 - 2009 Est.**  
**ALL BY TOWNSHIP**

**Total population increase / decrease from 1900 to 2009 Est.**

CHESTER	LAGRO	LIBERTY	NOBLE	PAW PAW	PLEASANT	WALTZ
2285	-540	596	2929	-648	234	-533

**Average yearly population increase / decrease**

CHESTER	LAGRO	LIBERTY	NOBLE	PAW PAW	PLEASANT	WALTZ
20.773	-4.909	5.418	26.627	-5.891	2.127	-4.845

**Largest population increase in a 10 year period**

CHESTER	LAGRO	LIBERTY	NOBLE	PAW PAW	PLEASANT	WALTZ
1056	128	560	2253	75	292	187
1940-1950	1960-1970	1970-1980	1950-1960	1960-1970	1970-1980	1990-2000

**Largest population decrease in a 10 year period**

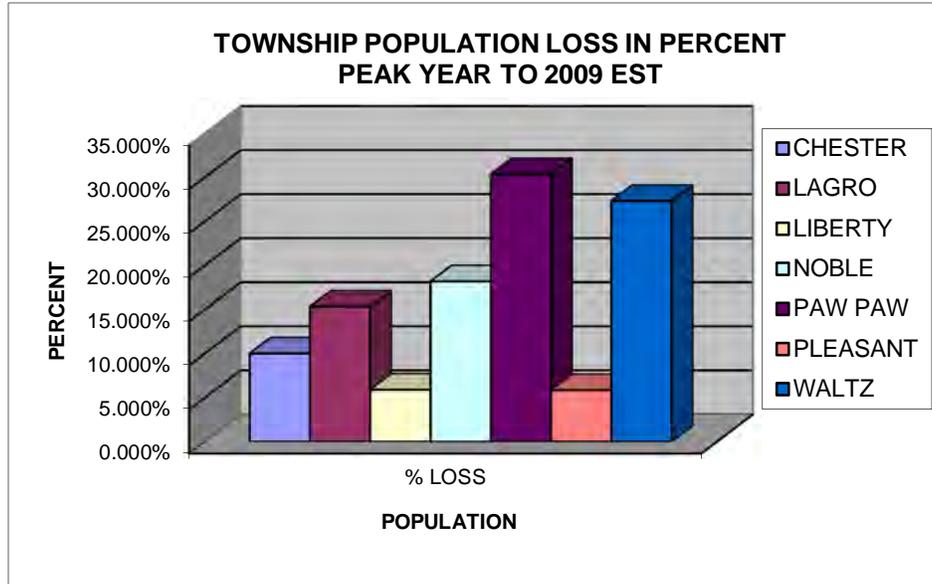
CHESTER	LAGRO	LIBERTY	NOBLE	PAW PAW	PLEASANT	WALTZ
545	346	218	1248	314	250	287
2000-2009	1900-1910	1910-1920	1980-1990	1900-1910	1920-1930	1960-1970

**Population total percent increase / decrease 1900 - 2009 Est.**

CHESTER	LAGRO	LIBERTY	NOBLE	PAW PAW	PLEASANT	WALTZ
43.82%	-15.34%	33.45%	25.59%	-30.38%	10.68%	-27.35%

# WABASH COUNTY COMPREHENSIVE PLAN

## TOWNSHIP POPULATION LOSS BY PERCENT PEAK YEAR TO 2009 EST



## WABASH COUNTY INCORPORATED TOWNS POPULATION

In addition to the City of North Manchester and the City of Wabash there are three other incorporated towns in Wabash County. They are Lafontaine, Lagro, and Roann. Lafontaine was incorporated in October 1880, Lagro was incorporated on June 1859 and Roann was incorporated in 1853.

The population trends displayed in the township data and the incorporated town data follow similar patterns. The incorporated towns of Lagro and Roann have experienced the largest percentage loss of residents during the time period.

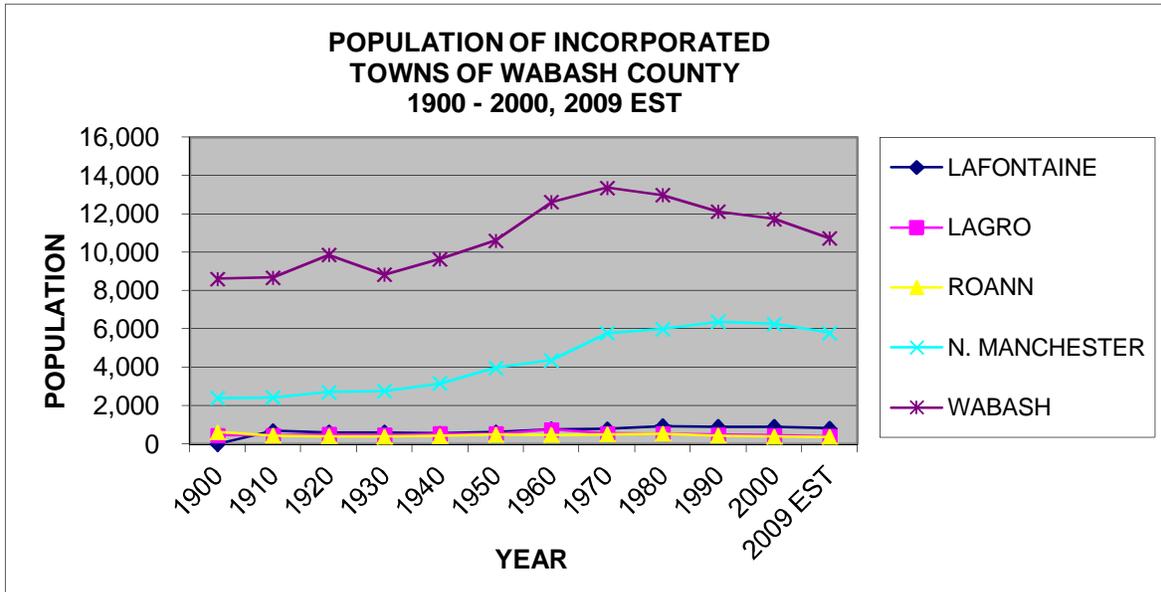
# WABASH COUNTY COMPREHENSIVE PLAN

## POPULATION DATA INCORPORATED TOWNS WABASH COUNTY 1900 – 2000, 2009 EST

YEAR	LAFONTAINE	LAGRO	ROANN	N. MANCHESTER	WABASH
1900	N/A	456	631	2,398	8,618
1910	683	463	447	2,428	8,687
1920	601	515	414	2,711	9,872
1930	604	467	395	2,765	8,840
1940	554	542	429	3,170	9,653
1950	627	545	492	3,977	10,621
1960	779	763	478	4,377	12,621
1970	793	552	509	5,791	13,379
1980	946	549	548	5,998	12,985
1990	909	496	447	6,383	12,127
2000	900	454	400	6,260	11,743
2009 EST	822	416	381	5,798	10,731
% LOSS	13.10%	45.47%	39.62%	9.16%	19.79%

\*Red numeral indicates highest population incorporated town achieved 1900 through 2009  
Bottom row indicates % of population lost from peak year to 2009 EST.

## POPULATION GRAPH INCORPORATED TOWNS WABASH COUNTY 1900 – 2000, 2009 EST



**WABASH COUNTY COMPREHENSIVE PLAN**

**INC. TOWN POPULATION COUNT INFORMATION 1900 - 2009 Est.**  
**INC. TOWN LOSS / GAIN 1900 – 2009 Est.**  
**AVERAGE YEARLY INCREASE / DECREASE**  
**LARGEST INCREASE / DECREASE IN A 10 YEAR PERIOD**  
**LARGEST PERCENT INCREASE /DECREASE 1900 - 2009 Est.**  
**ALL BY INCORPORATED TOWN**

**Total population increase / decrease 1900 to 2009 Est.**

LAFONTAINE	LAGRO	ROANN	N. MANCHESTER	WABASH
139	-40	-250	2,400	2,113

**Average yearly population increase / decrease**

LAFONTAINE	LAGRO	ROANN	N. MANCHESTER	WABASH
1.39	-0.364	-2.273	21.818	19.209

**Largest population increase in a 10 year period**

LAFONTAINE	LAGRO	ROANN	N. MANCHESTER	WABASH
153	218	39	1414	2000
1970-1980	1950-1960	1970-1980	1960-1970	1950-1960

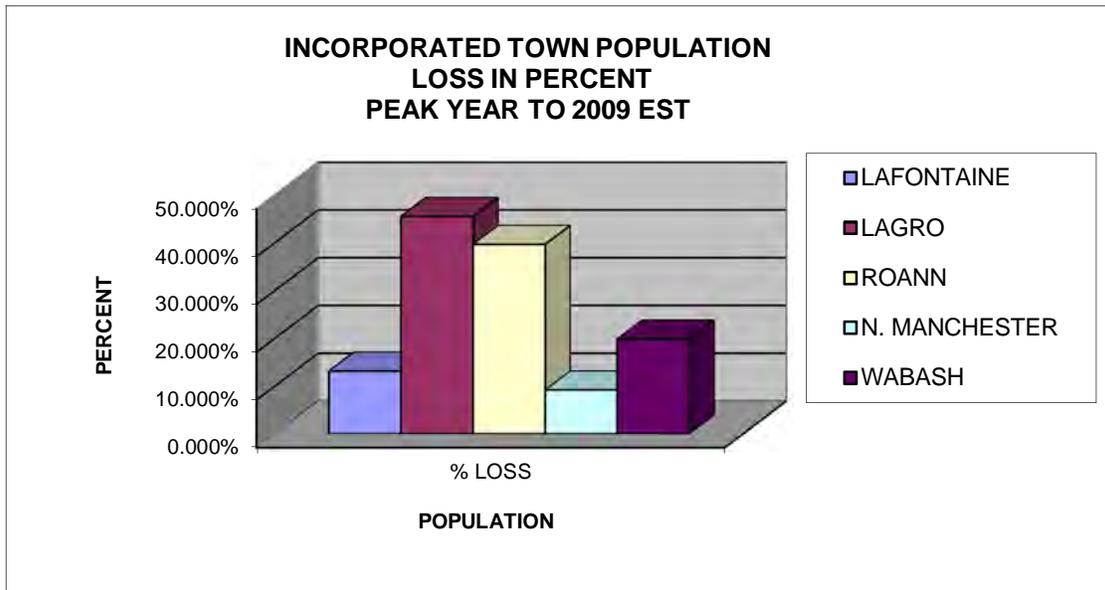
**Largest population decrease in a 10 year period**

LAFONTAINE	LAGRO	ROANN	N. MANCHESTER	WABASH
78	211	184	462	1012
2000-2010	1960-1970	1900-1910	2000-2010	2000-2010

**Population total percent increase / decrease 1900 - 2009 Est.**

LAFONTAINE	LAGRO	ROANN	N. MANCHESTER	WABASH
20.35%	-8.77%	-39.62%	141.76%	24.52%

**INCORPORATED TOWN POPULATION LOSS BY PERCENT**  
**GRAPH, PEAK YEAR TO 2009 EST**



# WABASH COUNTY COMPREHENSIVE PLAN

## EDUCATION

HORSE DRAWN KID HACKS, SOMERSET HIGH SCHOOL LATE 1800s



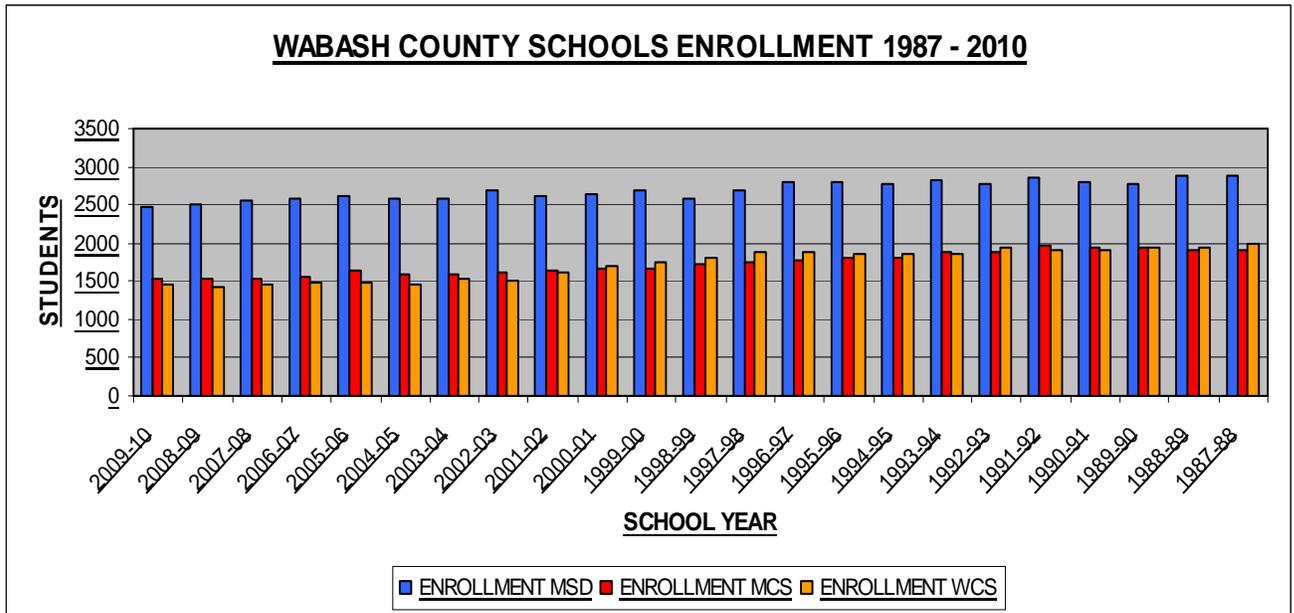
Wabash County is divided into three (3) school districts. They are The Manchester School Corporation, The Metropolitan School District, and Wabash City School Corporation. These three (3) school districts had a combined total enrollment of 5,473 students for the 2009-2010 school year.

The combined average daily attendance for all three schools for the 2009 - 2010 school year was 96.33% of the total enrollment. The combined graduation rate for the 2009-2010 school year was 85.77% of the eligible students graduated. Of those graduating students 71% were planning to pursue continuing education of some sort.

The leading topic throughout all of the education discussions was: consolidate / don't consolidate the schools, consolidate / don't consolidate the administrations. Regardless of a person's view it is not for the Wabash County Plan Commission to make that determination. We must however provide a comprehensive plan that will allow the school systems of Wabash County to proceed in the direction that will provide the healthiest atmosphere and best educational opportunities for the students of Wabash County to achieve 21<sup>st</sup> century educations.

**WABASH COUNTY COMPREHENSIVE PLAN**

**ENROLLMENT COUNT FOR WABASH COUNTY SCHOOLS**  
**SCHOOL YEAR 1987 - 2010**



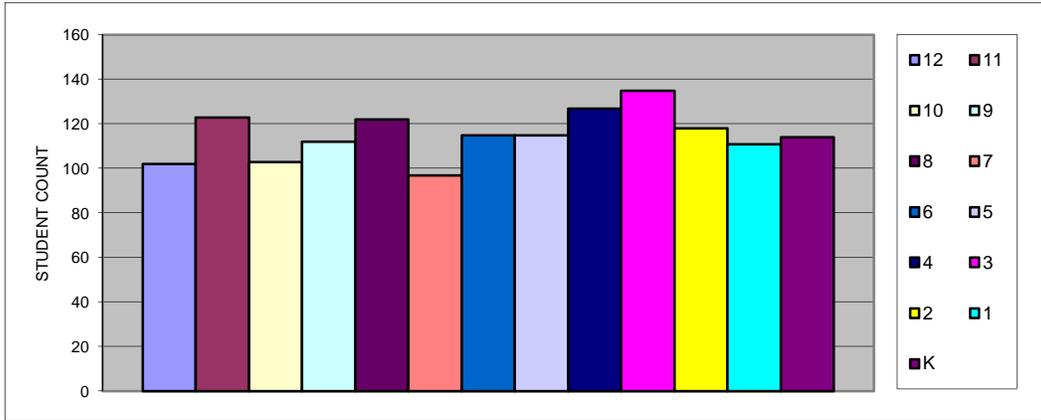
While enrollment data shows peaks and valleys for all county schools from 1987 through 2010 all three school corporations have experienced an average reduction in enrollment of 400 to 550 students per School Corporation. Looking at enrollment numbers from the 2009-2010 school year, Manchester Community Schools, and Wabash City Schools had consistent student numbers from Kindergarten through 12<sup>th</sup> grade. The Metropolitan Schools student count shows a decrease in enrollment numbers from Kindergarten through grade 12. These figures indicate the potential for continued enrollment reduction in Wabash County Schools until the county has residential growth.

**ENROLLMENT COUNTS DATA BY GRADE**  
**WABASH COUNTY SCHOOL YEAR 2009 – 2010**

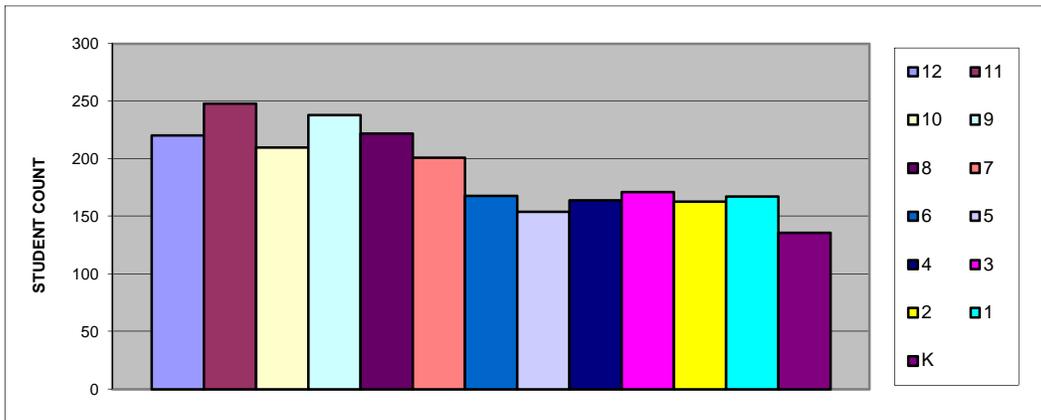
<u>GRADE</u>	<u>MCS</u>	<u>MSD</u>	<u>WCS</u>
<b>K</b>	114	136	121
<b>1</b>	111	167	117
<b>2</b>	118	163	106
<b>3</b>	135	171	122
<b>4</b>	127	164	102
<b>5</b>	115	154	103
<b>6</b>	115	168	99
<b>7</b>	97	201	121
<b>8</b>	122	222	122
<b>9</b>	112	238	116
<b>10</b>	103	210	101
<b>11</b>	123	248	125
<b>12</b>	102	220	109

**WABASH COUNTY COMPREHENSIVE PLAN**

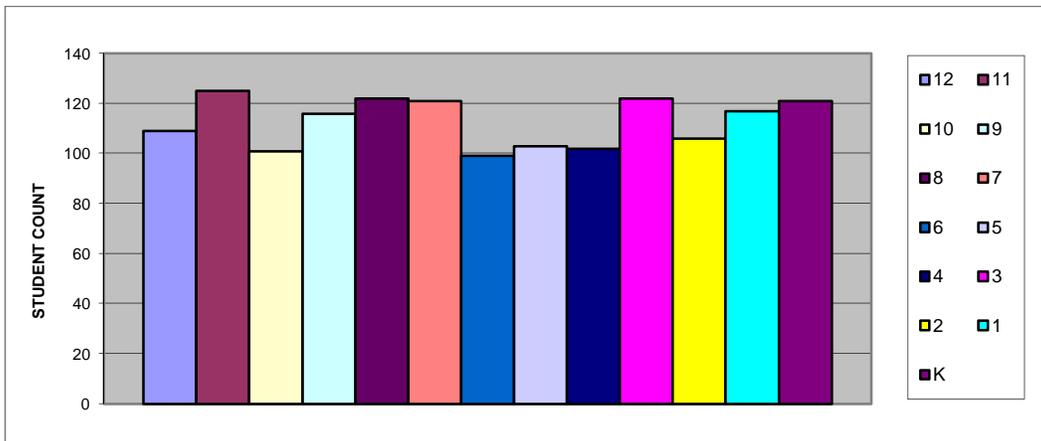
**NORTH MANCHESTER COMMUNITY SCHOOLS ENROLLMENT  
BY GRADE SCHOOL YEAR 2009-2010**



**METROPOLITAN SCHOOLS ENROLLMENT  
BY GRADE, SCHOOL YEAR 2009-2010**



**WABASH CITY SCHOOLS ENROLLMENT  
BY GRADE, SCHOOL YEAR 2009-2010**



## WABASH COUNTY COMPREHENSIVE PLAN

### EDUCATION LEVELS, GRADUATION RATES, CONTINUING EDUCATION

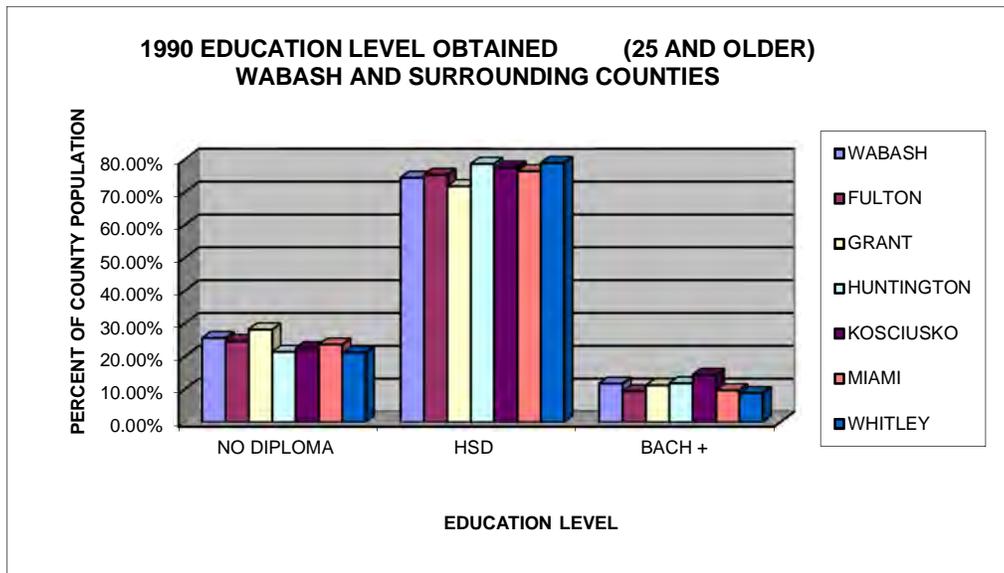
Graduation rates for county schools were relatively consistent. Many of the graduates continue to seek some form of continuing education. The number of Wabash County graduates seeking further education opportunities increased by about 10% from 61.25% to 71.25 % between 1999 and 2009.

Providing and encouraging the pursuit of educational opportunities for the public is essential to encouraging growth within the county. Two key characteristics community investors look for are labor force abilities and education levels. Wabash County has stiff competition from surrounding counties in the county wide education levels category.

### EDUCATION LEVEL DATA 1990 WABASH COUNTY AND SURROUNDING COUNTIES (25 YEARS OF AGE AND OLDER)

<u>COUNTY</u>	<u>NO DIPLOMA</u>	<u>HSD</u>	<u>BACH +</u>
WABASH	25.60%	74.40%	11.70%
FULTON	24.70%	75.30%	9.40%
GRANT	28.20%	71.80%	11.20%
HUNTINGTON	21.40%	78.60%	11.80%
KOSCIUSKO	22.50%	77.50%	14.40%
MIAMI	23.60%	76.40%	9.70%
WHITLEY	21.10%	78.90%	8.80%

### EDUCATION LEVEL GRAPH 1990 WABASH COUNTY AND SURROUNDING COUNTIES (25 YEARS OF AGE AND OLDER)

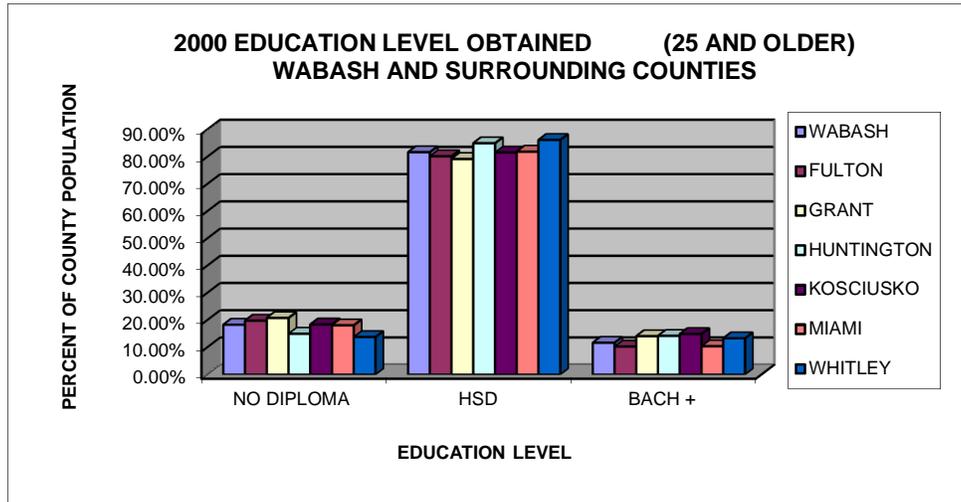


**WABASH COUNTY COMPREHENSIVE PLAN**

**EDUCATION LEVEL DATA 2000 WABASH COUNTY  
AND SURROUNDING COUNTIES**  
**(25 YEARS OF AGE AND OLDER)**

<u>COUNTY</u>	<u>NO DIPLOMA</u>	<u>HSD</u>	<u>BACH +</u>
WABASH	18.30%	81.70%	11.70%
FULTON	19.80%	80.20%	10.30%
GRANT	20.80%	79.20%	14.10%
HUNTINGTON	15.00%	85.00%	14.20%
KOSCIUSKO	18.40%	81.60%	14.90%
MIAMI	18.10%	81.90%	10.40%
WHITLEY	13.80%	86.20%	13.30%

**EDUCATION LEVEL GRAPH 2000 WABASH COUNTY  
AND SURROUNDING COUNTIES**  
**(25 YEARS OF AGE AND OLDER)**

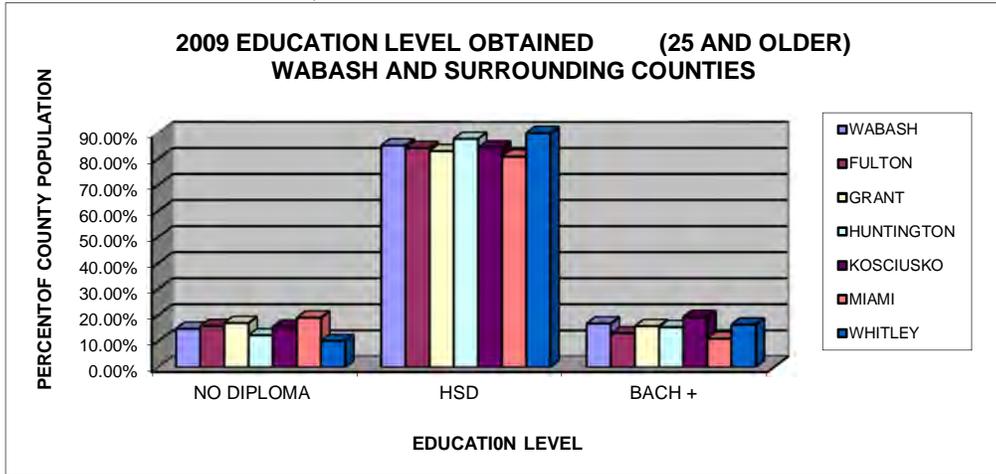


**EDUCATION LEVEL DATA 2009 WABASH COUNTY  
AND SURROUNDING COUNTYS**  
**(25 YEARS OF AGE AND OLDER)**

<u>COUNTY</u>	<u>NO DIPLOMA</u>	<u>HSD</u>	<u>BACH +</u>
WABASH	14.80%	85.20%	16.80%
FULTON	15.80%	84.20%	13.00%
GRANT	17.00%	83.00%	15.80%
HUNTINGTON	12.30%	87.70%	15.40%
KOSCIUSKO	15.60%	84.40%	19.30%
MIAMI	19.10%	80.90%	11.00%
WHITLEY	10.10%	89.90%	16.40%

# WABASH COUNTY COMPREHENSIVE PLAN

## EDUCATION LEVEL GRAPH 2009 WABASH COUNTY AND SURROUNDING COUNTIES (25 YEARS OF AGE AND OLDER)

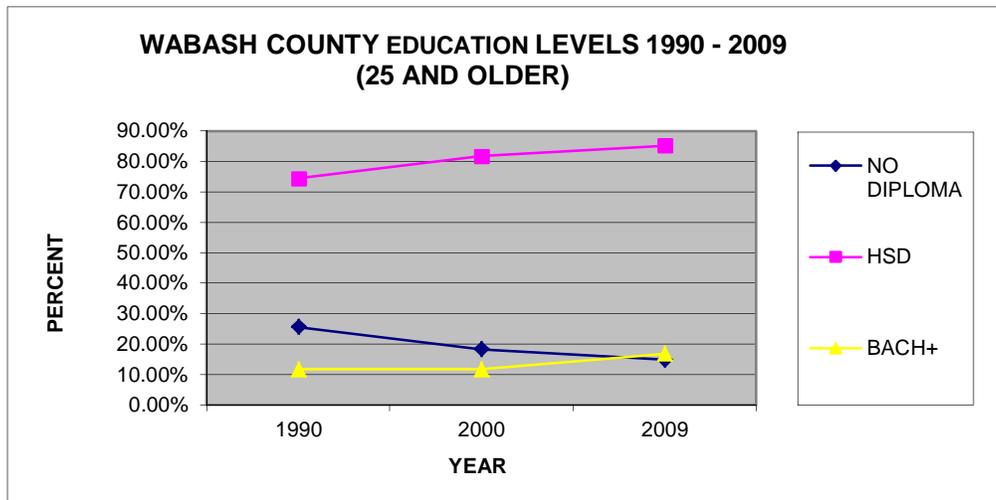


## EDUCATION LEVEL PATTERN DATA WABASH COUNTY 1990 – 2009 (25 AND OLDER)

Wabash County experienced positive educational growth as indicated by the data from 1990 through 2009. The percent of the county population with a high school diploma continued to increase. The percent of the populace with a continuing education degree also continued to increase between 1990 and 2009.

<u>EDU. LEVEL</u>	<u>1990</u>	<u>2000</u>	<u>2009</u>
<b>NO DIPLOMA</b>	25.60%	18.30%	14.80%
<b>HSD</b>	74.40%	81.70%	85.20%
<b>BACH+</b>	11.70%	11.70%	16.80%

## EDUCATION LEVEL FOR RESIDENT OF WABASH COUNTY 1990, 2000, 2009 (25 AND OLDER)



## WABASH COUNTY COMPREHENSIVE PLAN

### 2011 WABASH COUNTY HOOSIER HOMESTEAD FARM RECIPIENT



### WABASH COUNTY HOUSING

From 1990 through 2009 Wabash County added 777 homes. A 5.8% increase in the housing number. During the same time period Whitley County housing units increased by 35%, Kosciusko County had an increase of 21.4% and Huntington County housing grew 16%. Miami County had a housing unit growth rate of 5.7%. Grant County had a 1.8% increase during the same time period.

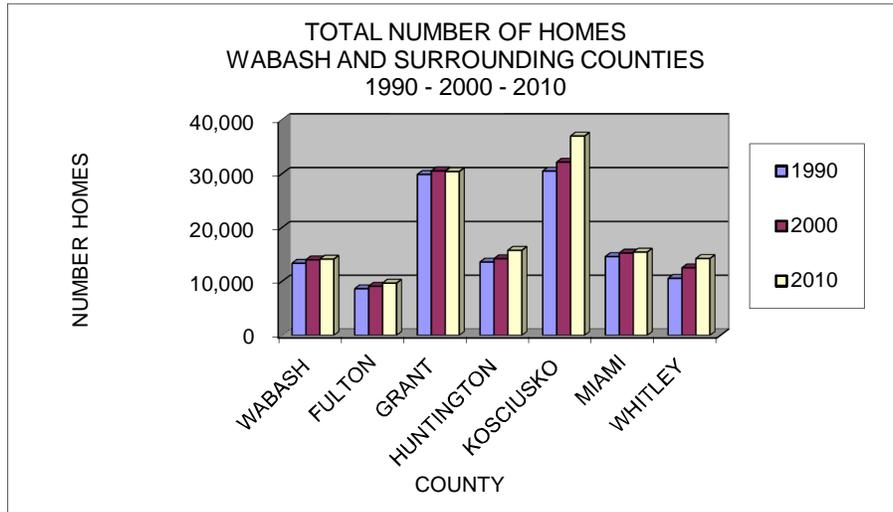
For comparison, housing unit growth follows population growth which follows job growth.

## WABASH COUNTY COMPREHENSIVE PLAN

### TOTAL NUMBER OF HOMES DATA 1990, 2000, 2010 WABASH COUNTY AND SURROUNDING COUNTIES

<u>COUNTY</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
WABASH	13,394	14,034	14,171
FULTON	8,656	9,123	9,708
GRANT	29,904	30,560	30,443
HUNTINGTON	13,629	14,242	15,805
KOSCIUSKO	30,516	32,188	37,038
MIAMI	14,639	15,299	15,479
WHITLEY	10,582	12,545	14,281

### TOTAL NUMBER OF HOMES GRAPH 1990, 2000, 2010 WABASH COUNTY AND SURROUNDING COUNTIES



### WABASH COUNTY MEDIAN HOME VALUE

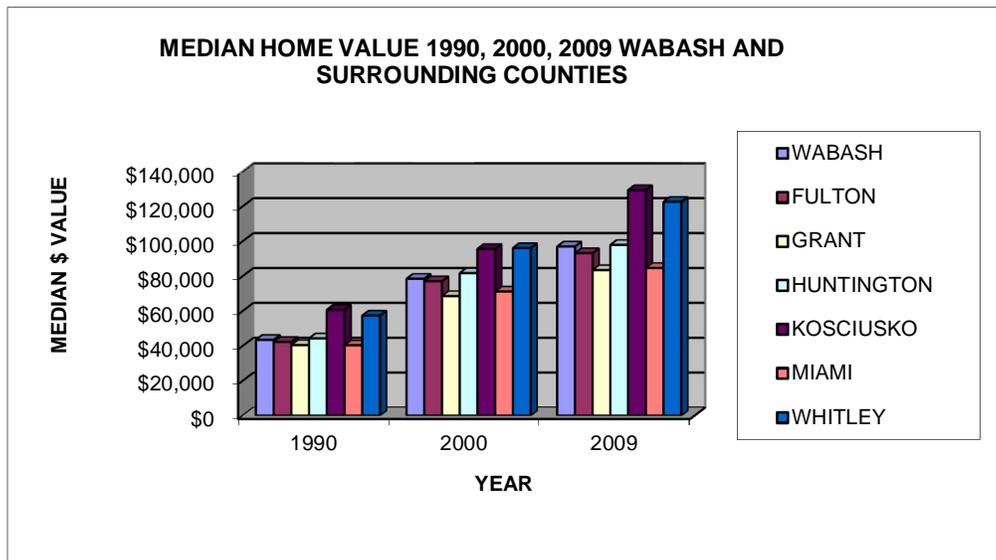
The median home value for Wabash County and the surrounding counties increased in a range from 106% to 124% between 1990 and 2009. The increase during the 1990 - 2009 time period can be attributed to the increased cost of construction goods, high demand for homes, easy obtainable mortgages, and a bullish housing market in the 1990s. These factors all contributed to rising home cost.

# WABASH COUNTY COMPREHENSIVE PLAN

## MEDIAN HOME VALUE DATA 1990, 2000, 2009 WABASH COUNTY AND SURROUNDING COUNTIES

<u>COUNTY</u>	<u>1990</u>	<u>2000</u>	<u>2009</u>
WABASH	\$43,400	\$78,400	\$96,900
FULTON	\$42,200	\$77,000	\$93,100
GRANT	\$40,400	\$68,500	\$83,400
HUNTINGTON	\$44,200	\$81,600	\$97,800
KOSCIUSKO	\$60,600	\$95,500	\$129,200
MIAMI	\$40,300	\$71,100	\$84,600
WHITLEY	\$57,300	\$96,000	\$122,500

## MEDIAN HOME VALUE GRAPH 1990, 2000, 2009 WABASH COUNTY AND SURROUNDING COUNTIES



## WABASH COUNTY COMPREHENSIVE PLAN

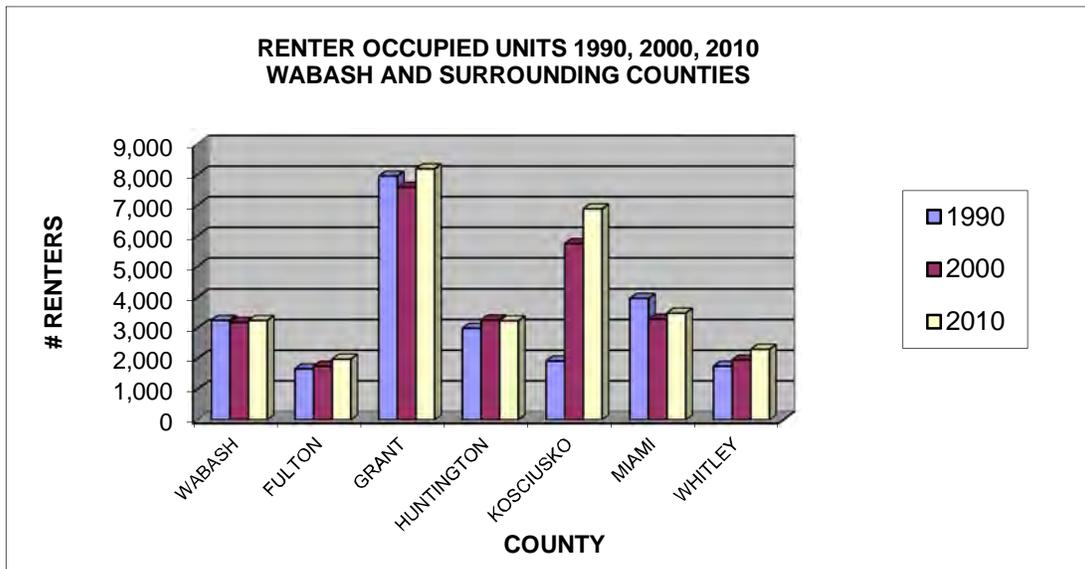
### RENTER OCCUPIED HOMES

While the total number of homes in Wabash County continued to increase the number of renter occupied homes remained very consistent. From 1990 through 2010 the average number of rentals was 3,225 units. Even with an increase of 777 new housing units from 1990 through 2010 the number of rental units remained constant. The end result being the percent of total homes used as rentals actually decreased.

### RENTER OCCUPIED UNITS DATA 1990, 2000, 2010 WABASH COUNTY AND SURROUNDING COUNTIES

<u>COUNTY</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
<b>WABASH</b>	13,394	14,034	14,171
<b>FULTON</b>	8,656	9,123	9,708
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<b>KOSCIUSKO</b>	30,516	32,188	37,038
<b>MIAMI</b>	14,639	15,299	15,479
<b>WHITLEY</b>	10,582	12,545	14,281

### RENTER OCCUPIED UNITS GRAPH 1990, 2000, 2010 WABASH COUNTY AND SURROUNDING COUNTIES



# WABASH COUNTY COMPREHENSIVE PLAN

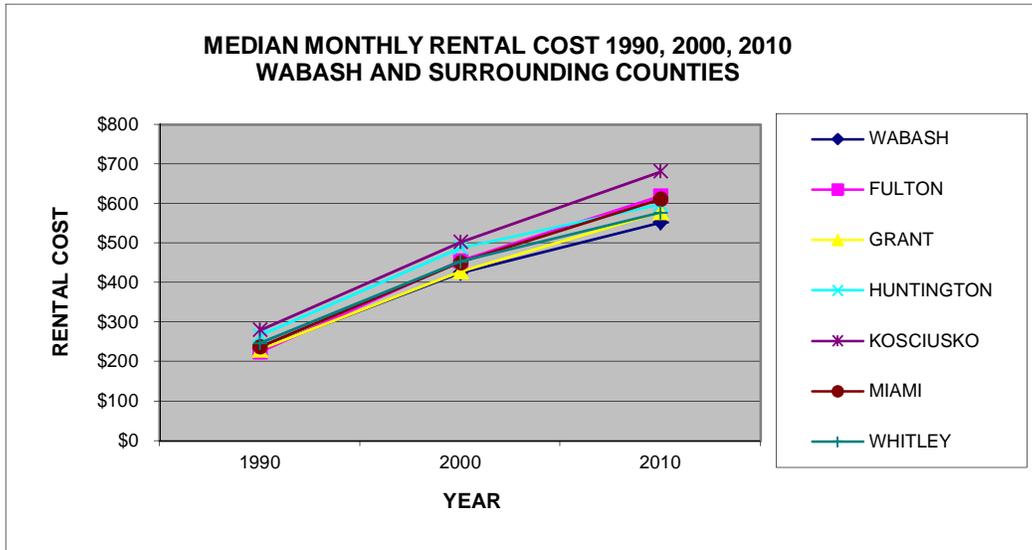
## MEDIAN RENTAL COST

The median rental cost is not the average rental cost. It is the mid-point number / amount between the highest single and lowest single reported rental fee. The median rental cost for Wabash County increased more than 136% from 1990 through 2010. Fulton County Median Rental cost increased more than 175% during the same time period.

### MEDIAN MONTHLY RENTAL COST DATA 1990, 2000, 2010 WABASH COUNTY AND SURROUNDING COUNTIES

<u>COUNTY</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
WABASH	\$233	\$425	\$552
FULTON	\$225	\$456	\$620
GRANT	\$231	\$428	\$579
HUNTINGTON	\$266	\$488	\$598
KOSCIUSKO	\$280	\$502	\$681
MIAMI	\$238	\$452	\$612
WHITLEY	\$247	\$453	\$577

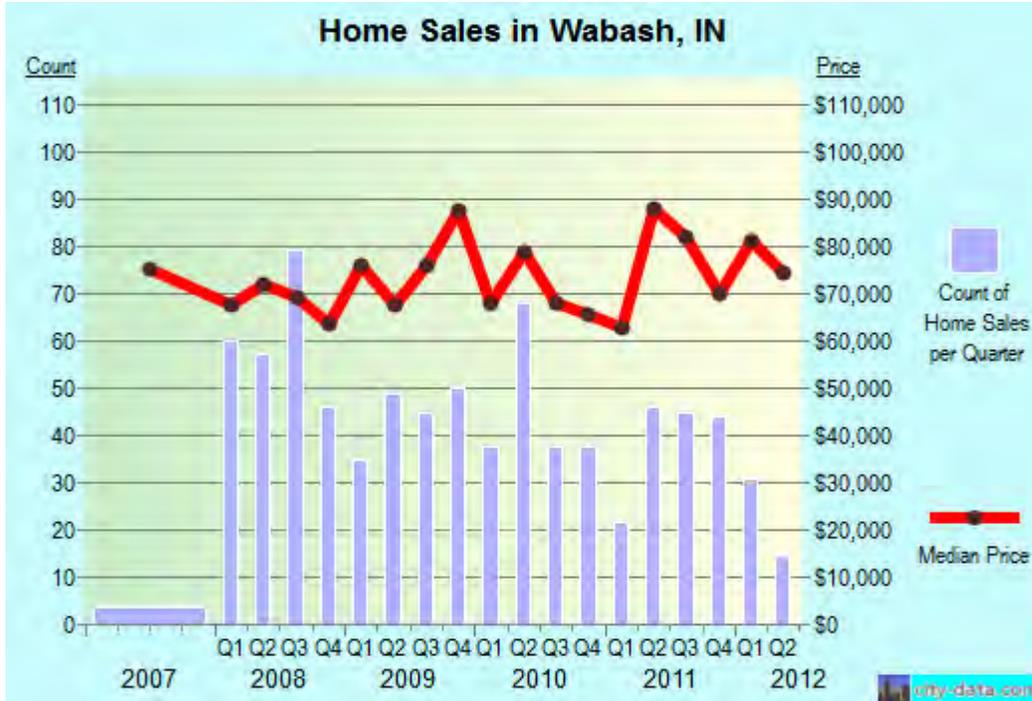
### MEDIAN MONTHLY RENTAL COST GRAPH 1990, 2000, 2010 WABASH COUNTY AND SURROUNDING COUNTIES



## WABASH COUNTY HOUSING MARKET DATA

Housing market data was an essential piece of the comprehensive plan puzzle, giving steering committee members a thorough picture of housing trends. (Appendix E displays additional housing data information.)

## WABASH COUNTY COMPREHENSIVE PLAN



### RESIDENTIAL SALES

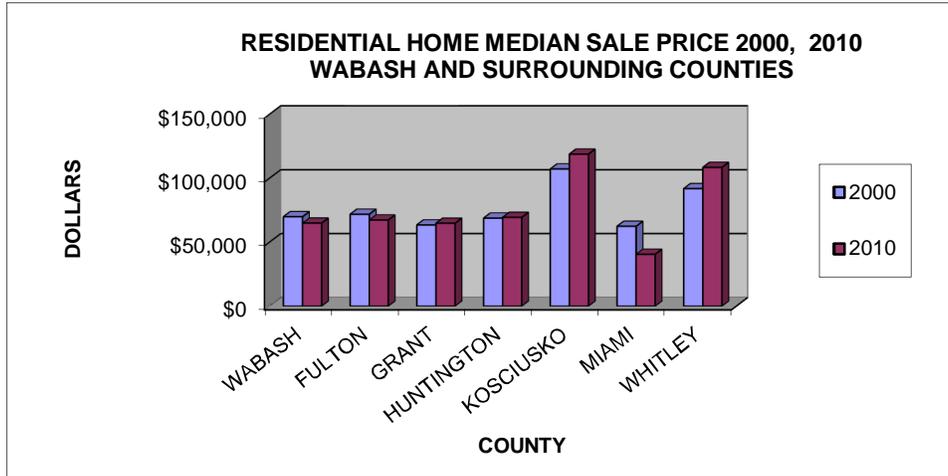
Residential sales were relatively consistent over the years. Wabash County did not experience the big highs and lows that some surrounding counties faced. Through the downturn of economic conditions Wabash County home sales held firm with a consistent percent of sales to listing ratio of 92%. However the average number of days for a listing to be on the market almost doubled from 2000 through 2010 going from 117 days to 208 days. This increase was attributed to property owners pushing/holding for high prices in what became a bearish economical market.

### RESIDENTIAL HOME MEDIAN SALE PRICE DATA 2000, 2010 WABASH COUNTY AND SURROUNDING COUNTIES

<u>COUNTY</u>	<u>2000</u>	<u>2010</u>
WABASH	\$70,000	\$65,000
FULTON	\$71,950	\$67,450
GRANT	\$63,600	\$64,900
HUNTINGTON	\$68,900	\$69,500
KOSCIUSKO	\$107,345	\$119,000
MIAMI	\$62,500	\$40,628
WHITLEY	\$91,950	\$108,600

**WABASH COUNTY COMPREHENSIVE PLAN**

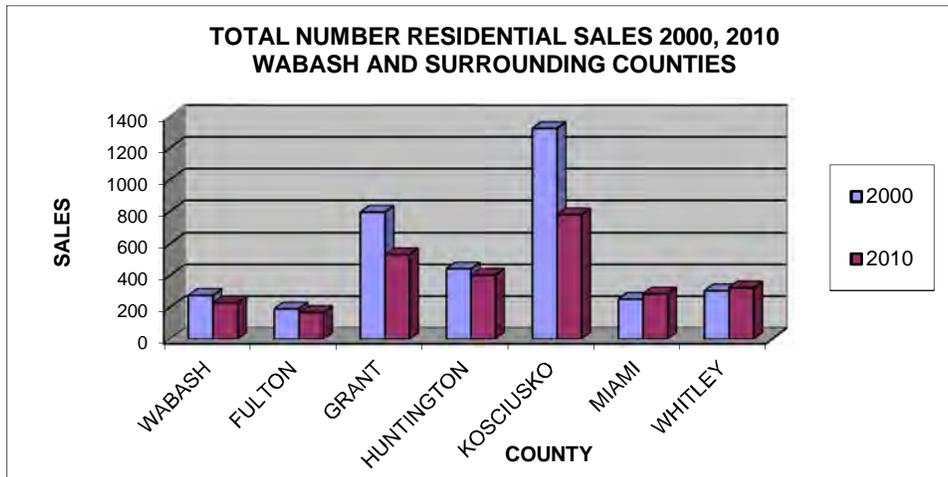
**RESIDENTIAL HOME MEDIAN SALE PRICE GRAPH 2000, 2010**  
**WABASH COUNTY AND SURROUNDING COUNTIES**



**TOTAL NUMBER OF RESIDENTIAL SALES DATA 2000, 2010**  
**WABASH COUNTY AND SURROUNDING COUNTIES**

<u>COUNTY</u>	<u>2000</u>	<u>2010</u>
WABASH	275	228
FULTON	190	167
GRANT	795	532
HUNTINGTON	442	403
KOSCIUSKO	1323	779
MIAMI	251	284
WHITLEY	304	323

**TOTAL NUMBER OF RESIDENTIAL SALES GRAPH 2000, 2010**  
**WABASH COUNTY AND SURROUNDING COUNTIES**



**WABASH COUNTY COMPREHENSIVE PLAN**

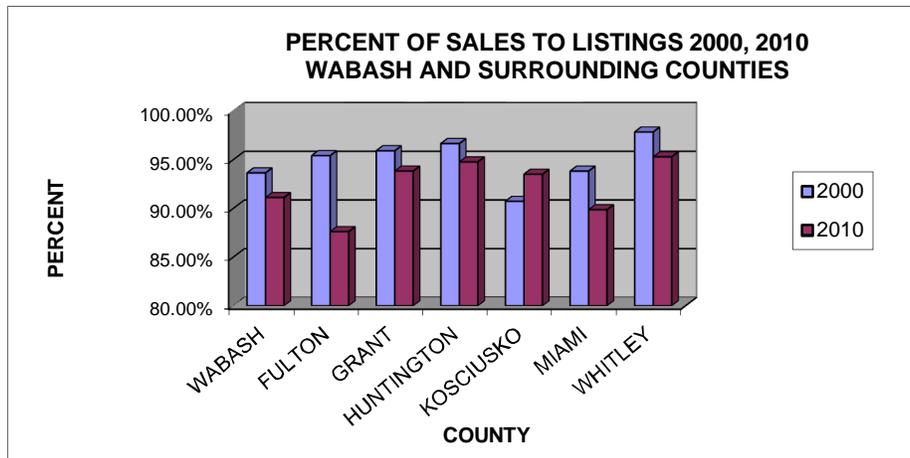
**WABASH COUNTY RESIDENTIAL SALES, PERCENT - SALE TO LISTING**

The percentage of homes being sold from the number of total listings in Wabash County has held relatively constant in the 92 percentile range. This data represents residential sales only.

**PERCENT OF RESIDENTIAL SALES TO NUMBER  
OF LISTINGS DATA 2000, 2010  
WABASH COUNTY AND SURROUNDING COUNTIES**

<u>COUNTY</u>	<u>2000</u>	<u>2010</u>
WABASH	93.64%	91.11%
FULTON	95.41%	87.61%
GRANT	95.91%	93.83%
HUNTINGTON	96.65%	94.77%
KOSCIUSKO	90.72%	93.50%
MIAMI	93.82%	89.86%
WHITLEY	97.84%	95.29%

**PERCENT OF RESIDENTIAL SALES TO NUMBER  
OF LISTING GRAPH 2000, 2010  
WABASH COUNTY AND SURROUNDING COUNTIES**



**AVERAGE DAYS LISTED**

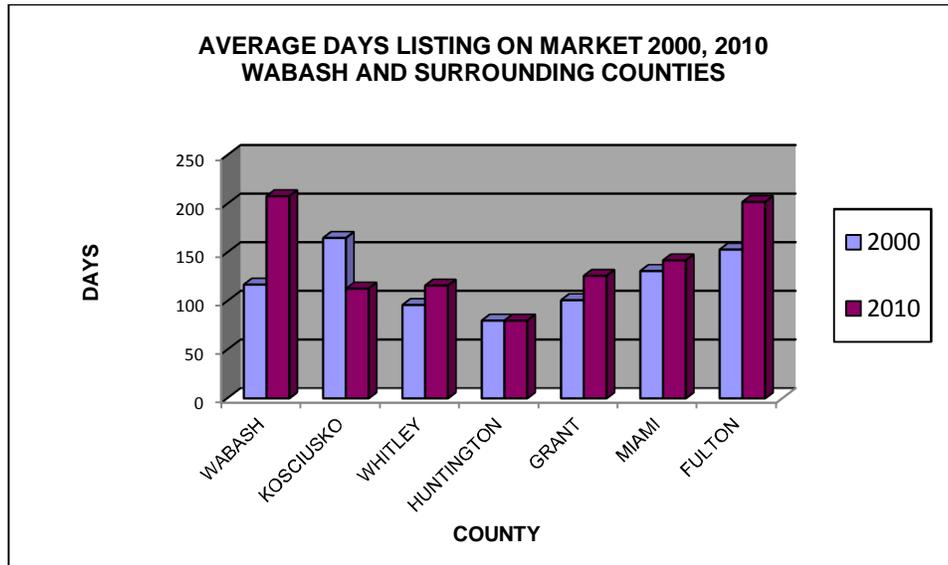
One of the results of the downswing in the housing market was an increase in the number of days a residential listing is on the market. For Wabash County that time period increased by more than 77% between the years 2000 and 2010. Surrounding counties did not experience the same increase in days for a listing to be on the market by comparison.

## WABASH COUNTY COMPREHENSIVE PLAN

### AVERAGE NUMBER OF DAYS LISTING ON MARKET DATA 2000, 2010 WABASH COUNTY AND SURROUNDING COUNTIES

<u>COUNTY</u>	<u>2000</u>	<u>2010</u>
WABASH	117	208
KOSCIUSKO	165	113
WHITLEY	96	116
HUNTINGTON	80	80
GRANT	101	126
MIAMI	131	142
FULTON	153	202

### AVERAGE NUMBER OF DAYS LISTING ON MARKET GRAPH 2000, 2010 WABASH COUNTY AND SURROUNDING COUNTIES



### REO SALES

REO sales are the number of residential sales in which the lending institution forecloses on a mortgage and the property is then put on the market by a realtor to be sold.

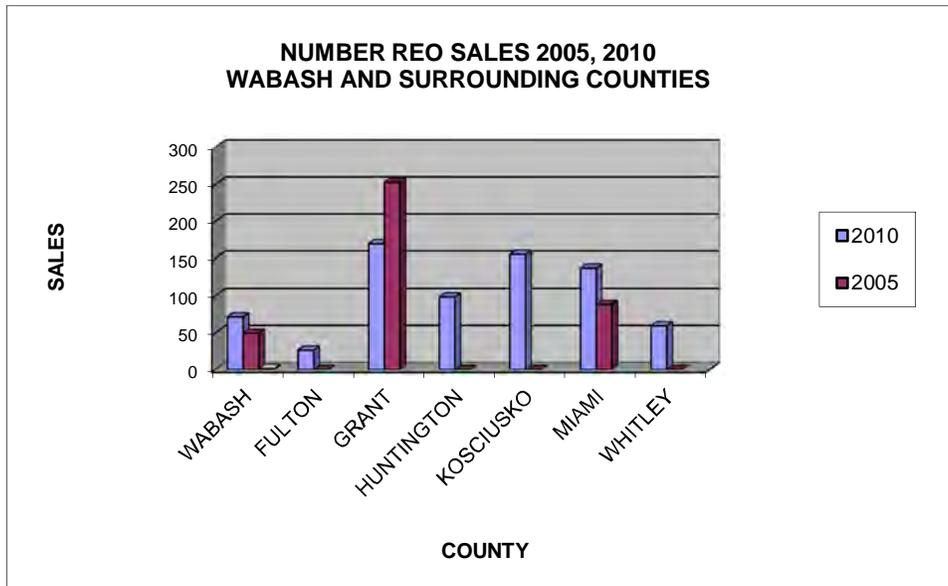
REO is the acronym for Real Estate Owned. Some counties did not categorize REO Sales prior to 2005.

# WABASH COUNTY COMPREHENSIVE PLAN

## TOTAL REO SALES DATA 2005, 2010 WABASH COUNTY AND SURROUNDING COUNTIES

<u>COUNTY</u>	<u>2010</u>	<u>2005</u>
WABASH	71	49
FULTON	26	N/D
GRANT	169	252
HUNTINGTON	98	N/A
KOSCIUSKO	155	N/A
MIAMI	137	88
WHITLEY	59	N/A

## TOTAL REO SALES GRAPH 2005, 2010 WABASH COUNTY AND SURROUNDING COUNTIES



## VACANT HOUSING UNITS

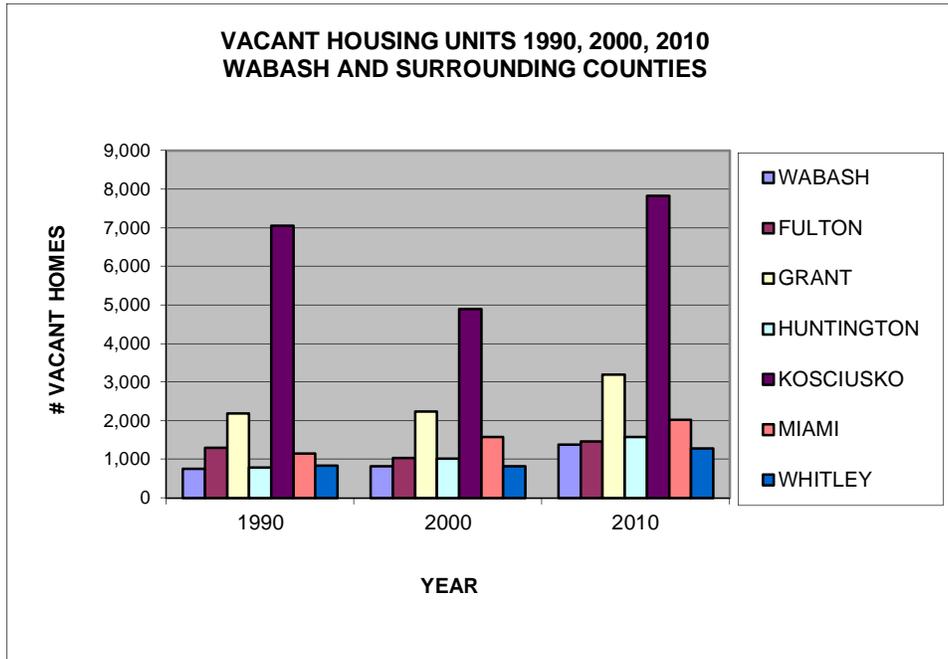
The number of vacant homes in Wabash County has increased more than 82% since 1990. The largest increase occurred between 2000 and 2010. With job loss in some sectors and the inability to retain aggressive career oriented county youth you experience loss of residents. Economics forced some families to unite under one roof. Reluctance by property owners to sell at a lower price or reduce rent has also been a contributor to homes setting vacant.

**WABASH COUNTY COMPREHENSIVE PLAN**

**VACANT HOUSING UNITS DATA 1990, 2000, 2010**  
**WABASH COUNTY AND SURROUNDING COUNTIES**

<b><u>COUNTY</u></b>	<b><u>1990</u></b>	<b><u>2000</u></b>	<b><u>2010</u></b>
<b>WABASH</b>	764	819	1,394
<b>FULTON</b>	1,311	1,041	1,471
<b>GRANT</b>	2,203	2,241	3,198
<b>HUNTINGTON</b>	799	1,027	1,587
<b>KOSCIUSKO</b>	7,067	4,905	7,841
<b>MIAMI</b>	1,155	1,583	2,023
<b>WHITLEY</b>	842	834	1,280

**VACANT HOUSING UNITS GRAPH 1990, 2000, 2010**  
**WABASH COUNTY AND SURROUNDING COUNTIES**



# WABASH COUNTY COMPREHENSIVE PLAN

## INCOME



### MEDIAN HOUSEHOLD INCOME

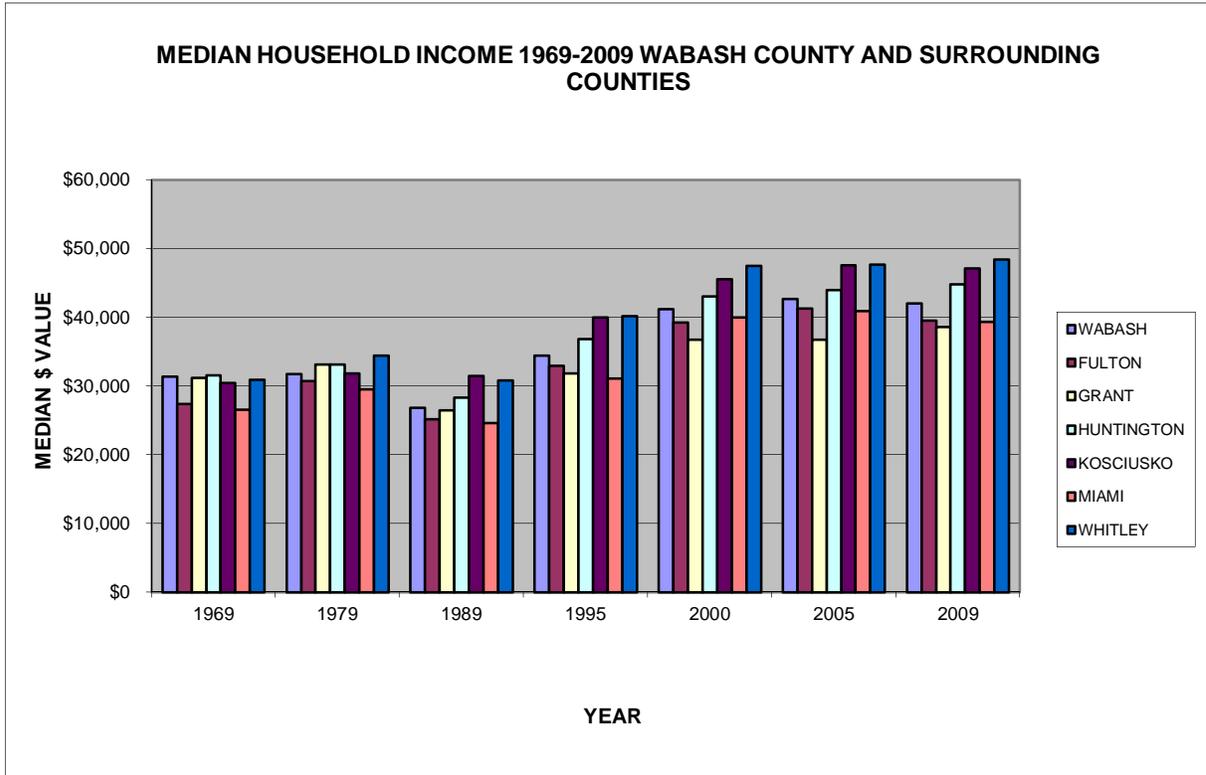
The median household income is the mid-point between the single highest household income and the single lowest household income reported. It is not the county average household income. In 1969, Wabash County had the second highest median household income when compared to adjacent counties and was slightly below the state average. By 1995 Wabash County stood fourth when compared with bordering counties, and was slightly above the State average. In 2009 Wabash County remained fourth among surrounding counties, and had dropped below the State Median Household Income by more than \$3,300.00.

### MEDIAN HOUSEHOLD INCOME DATA 1969 - 2009 WABASH COUNTY, SURROUNDING COUNTIES, AND STATE

<u>COUNTY</u>	<u>1969</u>	<u>1979</u>	<u>1989</u>	<u>1995</u>	<u>2000</u>	<u>2005</u>	<u>2009</u>
WABASH	\$31,340	\$31,746	\$26,831	\$34,462	\$41,241	\$42,705	\$42,076
FULTON	\$27,406	\$30,722	\$25,197	\$32,969	\$39,280	\$41,289	\$39,535
GRANT	\$31,167	\$33,138	\$26,504	\$31,846	\$36,741	\$36,733	\$38,629
HUNTINGTON	\$31,549	\$33,140	\$28,300	\$36,865	\$43,091	\$43,945	\$44,820
KOSCIUSKO	\$30,449	\$31,883	\$31,442	\$39,977	\$45,539	\$47,567	\$47,152
MIAMI	\$26,522	\$29,514	\$24,644	\$31,102	\$39,991	\$40,967	\$39,392
WHITLEY	\$30,915	\$34,408	\$30,783	\$40,142	\$47,512	\$47,709	\$48,451
INDIANA	\$31,365	\$34,410	\$27,769	\$34,368	\$41,511	\$44,051	\$45,427

# WABASH COUNTY COMPREHENSIVE PLAN

## MEDIAN HOUSEHOLD INCOME GRAPH 1969 - 2009 WABASH COUNTY AND SURROUNDING COUNTIES



### INCOME INCREASE

Overall the median household income level increased from 1969 to 2009, however from 2005 through 2009 the median household income level actually decreased.

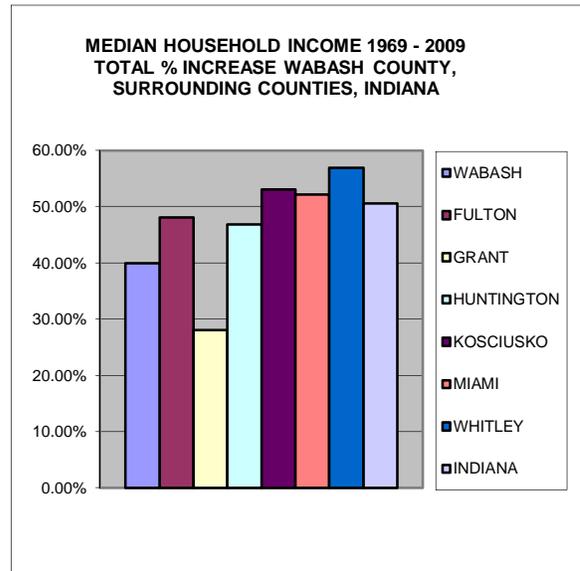
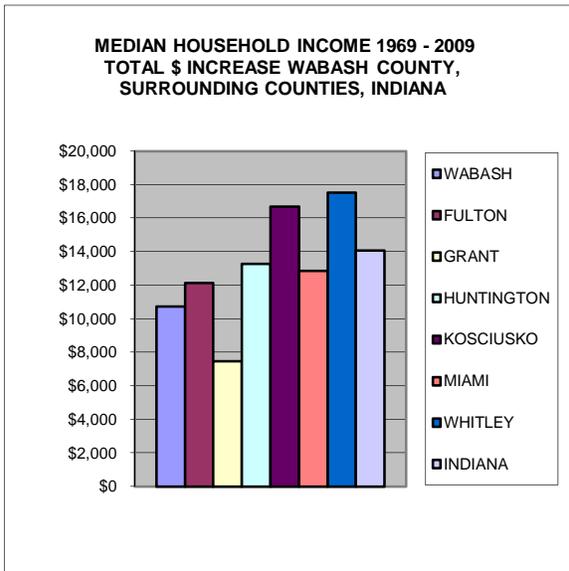
During the period 1969 through 2009 Wabash County median household income was at its lowest in 1989 and at its highest in 2005. The overall increase from 1969 through 2009 was \$10,736.00. This puts Wabash County near the bottom for increased median household income when compared to neighboring counties. With only a 34% increase in the median household income from 1969 through 2009 Wabash County fell more than 10% below the state average. Only Grant County has experienced a lower percentage increase since 1969.

# WABASH COUNTY COMPREHENSIVE PLAN

## MEDIAN HOUSEHOLD INCOME TOTAL DOLLAR INCREASE AND PERCENT OF INCREASE DATA 1969-2009 WABASH COUNTY, SURROUNDING COUNTIES, INDIANA

<u>COUNTY</u>	<u>TOTAL \$ INCREASE 1969 - 2009</u>	<u>COUNTY</u>	<u>TOTAL % INCREASE 1969 - 2009</u>
WABASH	\$10,736	WABASH	40.01%
FULTON	\$12,129	FULTON	48.14%
GRANT	\$7,462	GRANT	28.15%
HUNTINGTON	\$13,271	HUNTINGTON	46.89%
KOSCIUSKO	\$16,703	KOSCIUSKO	53.12%
MIAMI	\$12,870	MIAMI	52.22%
WHITLEY	\$17,536	WHITLEY	56.97%
INDIANA	\$14,062	INDIANA	50.64%

## MEDIAN HOUSEHOLD INCOME TOTAL DOLLAR INCREASE AND PERCENT OF INCREASE GRAPH 1969-2009 WABASH COUNTY, SURROUNDING COUNTIES, INDIANA



## WABASH COUNTY COMPREHENSIVE PLAN

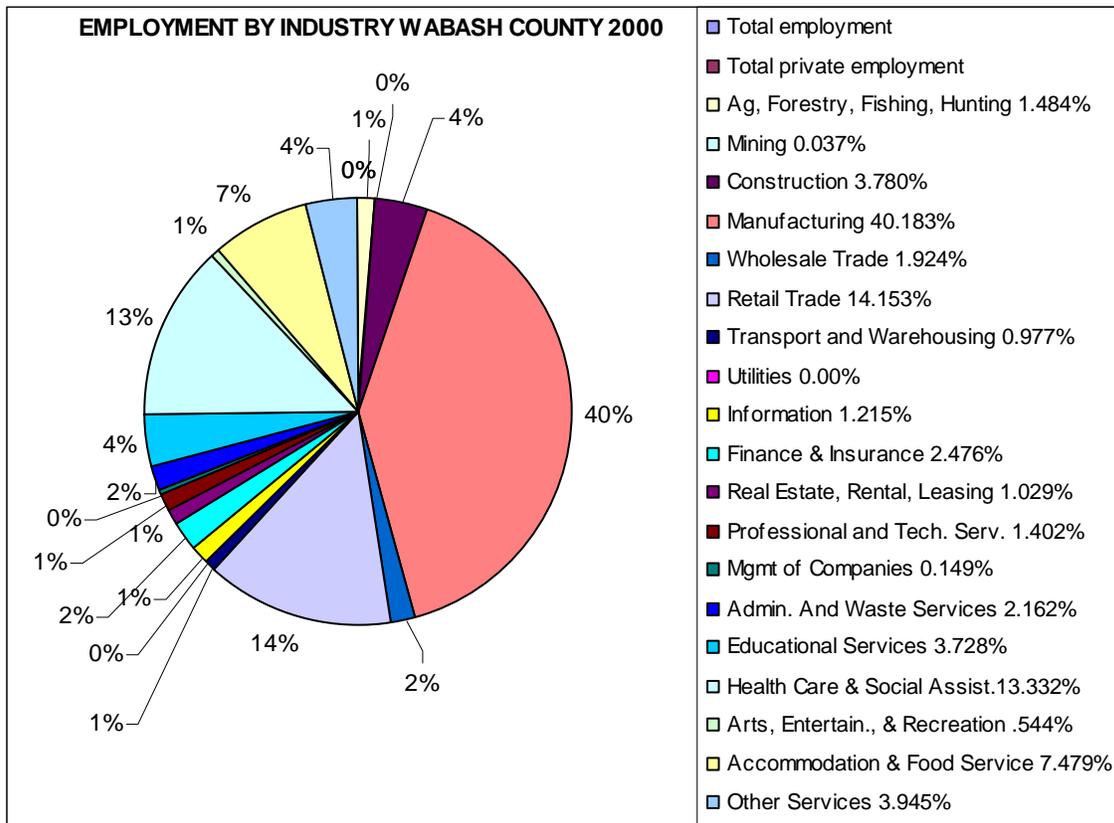
### WABASH COUNTY EMPLOYMENT

A comparison of the 2000, 2006, and 2010 employment by industry categories within Wabash County shows the changes in industry employment over time. There are three areas to note that exemplify the trend of the employment industry from 2000 through 2010. The numbers point out that construction industry labor declined by as much as 18% which is a direct indicator of the reduced demand for expansion / growth. Retail trade employment decreased approx. 34% from 2000 through 2010. This can be attributed to the loss of retail businesses and a reduction of the work force for those retail establishments which were still operating. During the same time period the manufacturing sector experienced the biggest employment reduction. More than 50% of the manufacturing employment was lost. In 2000 the manufacturing sector supported 40% of the total employment for Wabash County. From 2000 to 2010 the total employment by industry for Wabash County dropped more than 12%. As of 2010 the manufacturing sector only supported 22% of the employment industry. On the positive side, professional and technical services increased employment numbers by more than 58%.

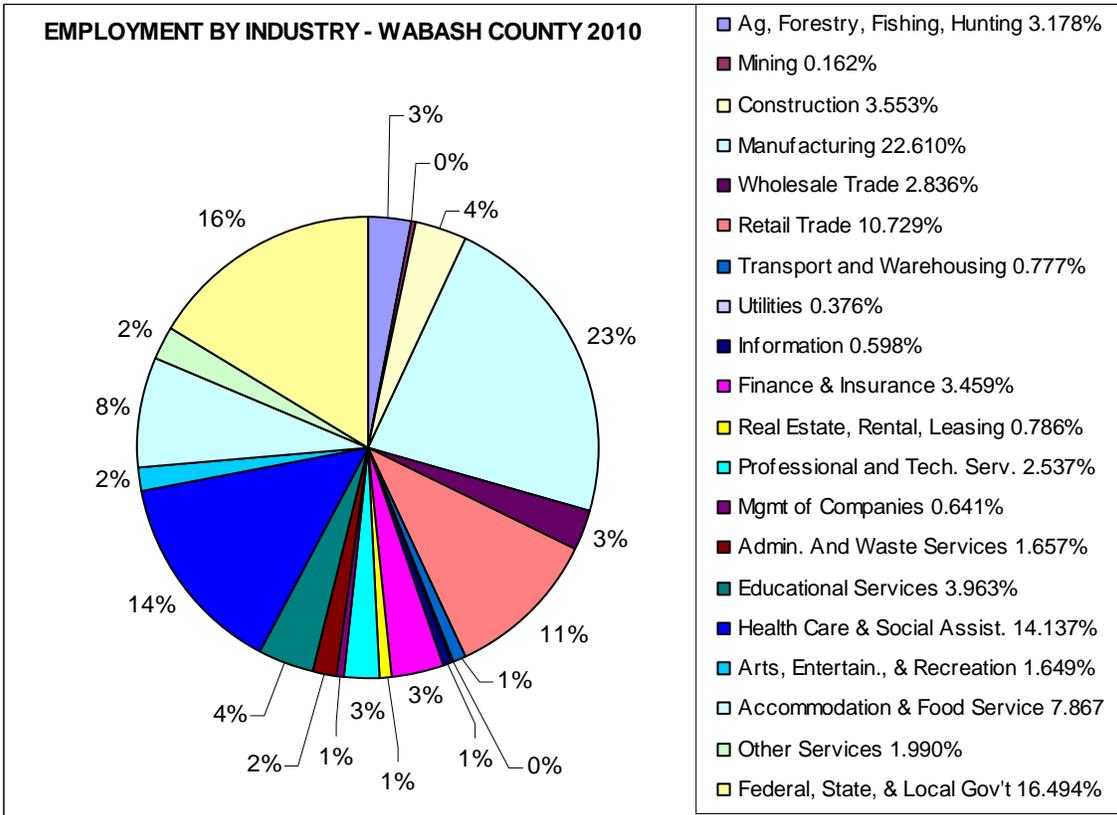
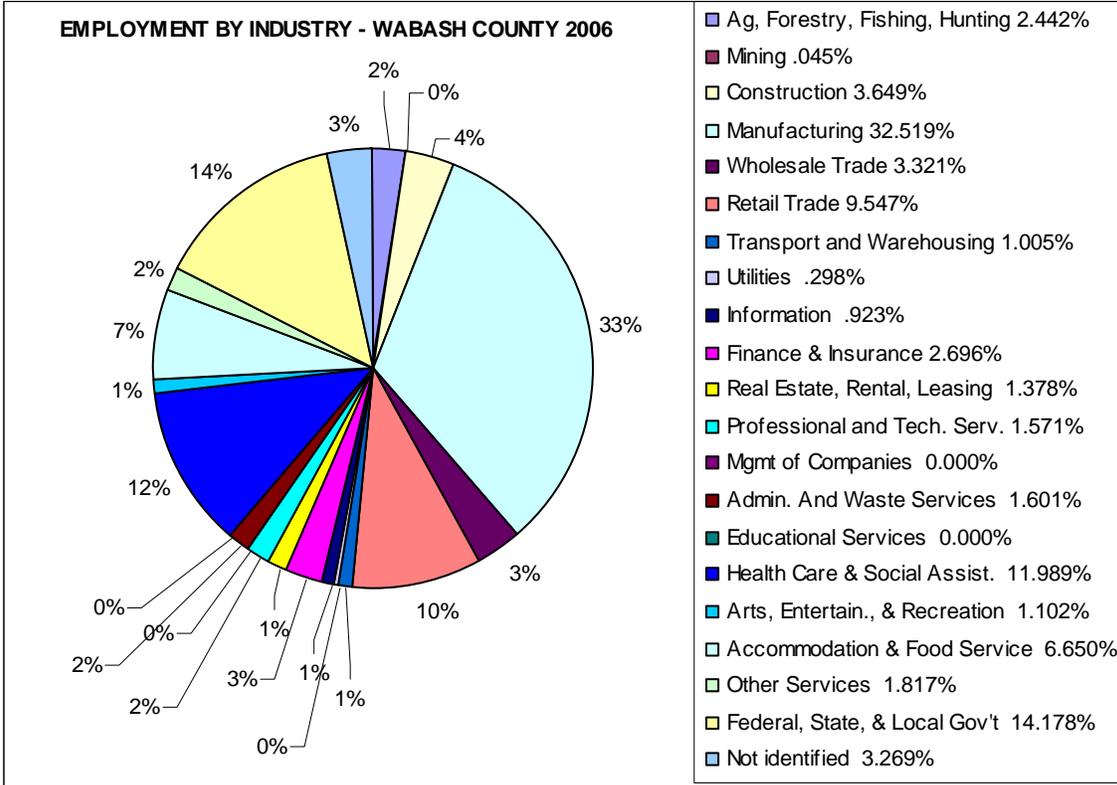
### WABASH COUNTY EMPLOYMENT BY INDUSTRY DATA AND GRAPHS 2000, 2006, 2010

<u>Year</u>	<u>2000</u>	<u>2000</u>	<u>2006</u>	<u>2006</u>	<u>2010</u>	<u>2010</u>
	<u>13,411</u>	<u>PERCENT</u>	<u>13,429</u>	<u>PERCENT</u>	<u>11,707</u>	<u>PERCENT</u>
<b>Total employment</b>	<b>13,411</b>	<b>PERCENT</b>	<b>13,429</b>	<b>PERCENT</b>	<b>11,707</b>	<b>PERCENT</b>
<b>Total private employment</b>	<b>?</b>	<b>?</b>	<b>11,525</b>	<b>?</b>	<b>9,776</b>	<b>?</b>
Ag, Forestry, Fishing, Hunting	199	1.484%	328	2.442%	372	3.178%
Mining	5	0.037%	6	0.045%	19	0.162%
Construction	507	3.780%	490	3.649%	416	3.553%
Manufacturing	5,389	40.183%	4,367	32.519%	2,647	22.610%
Wholesale Trade	258	1.924%	446	3.321%	332	2.836%
Retail Trade	1,898	14.153%	1,282	9.547%	1,256	10.729%
Transport and Warehousing	131	0.977%	135	1.005%	91	0.777%
Utilities	?	0.000%	40	0.298%	44	0.376%
Information	163	1.215%	124	0.923%	70	0.598%
Finance & Insurance	332	2.476%	362	2.696%	405	3.459%
Real Estate, Rental, Leasing	138	1.029%	185	1.378%	92	0.786%
Professional and Tech. Serv.	188	1.402%	211	1.571%	297	2.537%
Mgmt. of Companies	20	0.149%	NA	0.000%	75	0.641%
Admin. And Waste Services	290	2.162%	215	1.601%	194	1.657%
Educational Services	500	3.728%	NA	0.000%	464	3.963%
Health Care & Social Assist.	1,788	13.332%	1,610	11.989%	1,655	14.137%
Arts, Entertain., & Recreation	73	0.544%	148	1.102%	193	1.649%
Accommodation & Food Service	1,003	7.479%	893	6.650%	921	7.867%
Other Services	529	3.945%	244	1.817%	233	1.990%
Federal, State, & Local Gov't	?	0.000%	1,904	14.178%	1,931	16.494%
Not identified			439	3.269%		

# WABASH COUNTY COMPREHENSIVE PLAN



# WABASH COUNTY COMPREHENSIVE PLAN



# WABASH COUNTY COMPREHENSIVE PLAN

## UNEMPLOYMENT RATES

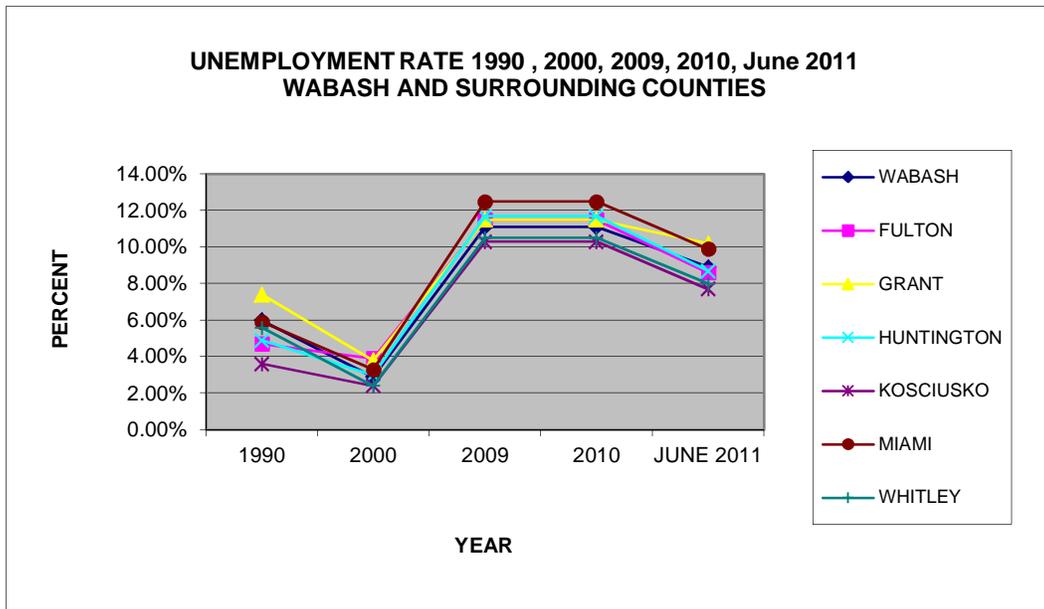
Wabash County experienced the economic down turn with the loss of jobs, loss of people and an increase in the poverty level for its citizens. The reality is we cannot control the economic instability of the USA or even the State of Indiana. As a county we must learn from our history, diversify the county, educate for the 21<sup>st</sup> century, and grow as a county in such a way that we are able to absorb economic woes with minimal impact to the citizens and communities of Wabash County.

### UNEMPLOYMENT RATES 1990, 2000, 2009, 2010 AND 6 MONTHS OF 2011 WABASH AND SURROUNDING COUNTIES

<u>COUNTY</u>	<u>1990</u>	<u>2000</u>	<u>2009</u>	<u>2010</u>	<u>JUNE 2011</u>
WABASH	6.00%	2.90%	11.10%	11.10%	8.90%
FULTON	4.70%	3.90%	11.50%	11.50%	8.60%
GRANT	7.40%	3.80%	11.50%	11.50%	10.20%
HUNTINGTON	4.90%	3.00%	11.70%	11.70%	8.70%
KOSCIUSKO	3.60%	2.40%	10.30%	10.30%	7.70%
MIAMI	5.90%	3.30%	12.50%	12.50%	9.90%
WHITLEY	5.60%	2.40%	10.50%	10.50%	8.00%

\*Unemployment numbers are yearly average

### UNEMPLOYMENT RATES GRAPH 1990, 2000, 2009, 2010 AND 6 MONTHS OF 2011 WABASH AND SURROUNDING COUNTIES



# WABASH COUNTY COMPREHENSIVE PLAN

## POVERTY LEVELS

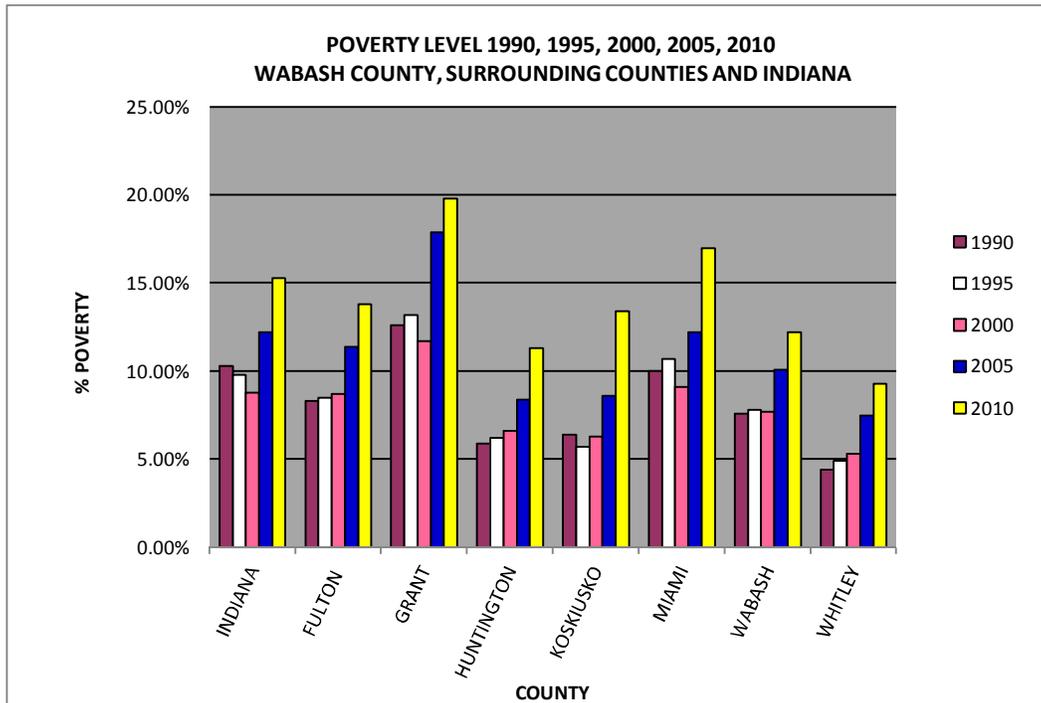
The following data provides the total population percentages for the designated area which, based on income, is at or below the poverty level as set by the State of Indiana (this includes all age groups).

The poverty level for Wabash County from 1990 through 2009 ranged from a low of 7.6% in 1999 to a high of 13.9% in 2009.

### POVERTY LEVEL DATA 1990 - 2010 WABASH COUNTY, SURROUNDING COUNTIES, INDIANA

<u>COUNTY</u>	<u>1990</u>	<u>1993</u>	<u>1995</u>	<u>1997</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2003</u>	<u>2005</u>	<u>2007</u>	<u>2009</u>	<u>2010</u>
<b>WABASH</b>	7.6%	9.7%	7.8%	8.4%	7.1%	7.7%	8.1%	8.7%	10.1%	9.8%	13.9%	12.2%
<b>FULTON</b>	8.3%	9.9%	8.5%	9.3%	8.5%	8.7%	9.2%	9.5%	11.4%	10.8%	11.9%	13.8%
<b>GRANT</b>	12.6%	15.2%	13.2%	13.2%	11.2%	11.7%	11.8%	12.5%	17.9%	17.4%	18.1%	19.8%
<b>HUNTINGTON</b>	5.9%	8.0%	6.2%	7.1%	6.5%	6.6%	6.9%	7.6%	8.4%	9.6%	10.5%	11.3%
<b>KOSCIUSKO</b>	6.4%	7.8%	5.7%	6.0%	6.0%	6.3%	7.0%	7.5%	8.6%	8.6%	10.8%	13.4%
<b>MIAMI</b>	10.0%	12.8%	10.7%	10.9%	8.7%	9.1%	9.8%	10.0%	12.2%	12.1%	17.0%	17.0%
<b>WHITLEY</b>	4.4%	6.3%	4.9%	5.3%	5.1%	5.3%	5.6%	6.2%	7.5%	7.0%	8.0%	9.3%
<b>INDIANA</b>	10.3%	11.9%	9.8%	9.9%	8.7%	8.8%	9.0%	10.0%	12.2%	12.3%	14.4%	15.3%

### POVERTY LEVEL GRAPH 1990, 1995, 2000, 2005, 2010 WABASH COUNTY, SURROUNDING COUNTIES, INDIANA



# WABASH COUNTY COMPREHENSIVE PLAN

## COMMUTING IN AND OUT OF WABASH COUNTY

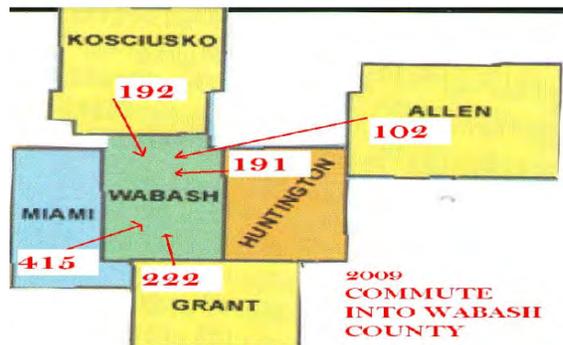
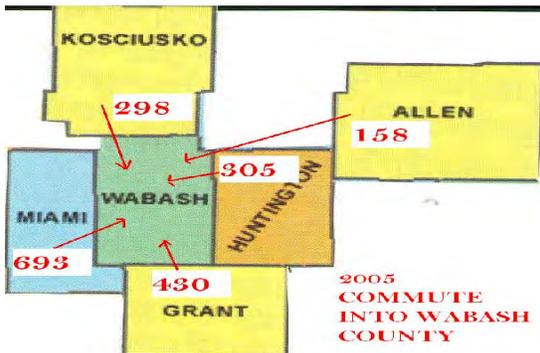
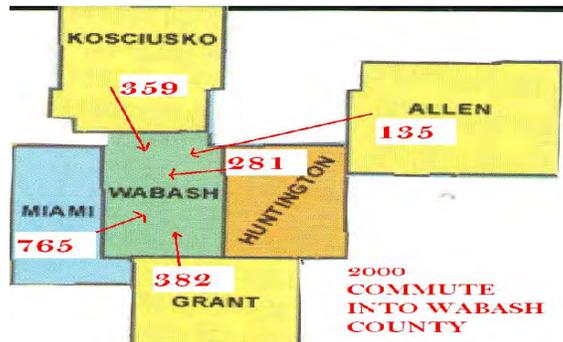
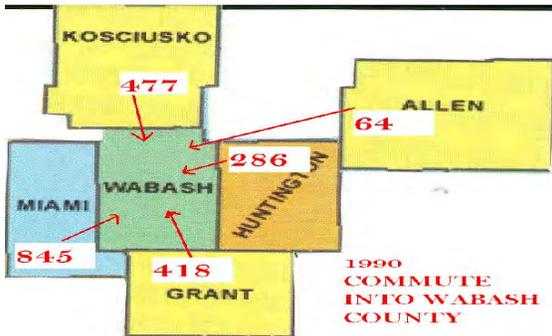
Commuting practices saw a change in pattern in the 2005 numbers. Prior to 2005, about the same percentage of workers were leaving the county as entering the county to work. From 2005 through 2009 the number of workers leaving the county for work decreased more than 38% and the number of workers commuting to Wabash County dropped by more than 40%. This was another visible indicator of both job loss and the loss of residents within the county since 2005.

### WABASH COUNTY COMMUTING PATTERNS DATA & GRAPHS

1990, 2000, 2005, 2009

#### WORKFORCE ENTERING WABASH COUNTY TO WORK

<u>COUNTY</u>	<u>1990</u>	<u>2000</u>	<u>2005</u>	<u>2009</u>
ALLEN	64	135	158	102
GRANT	418	382	430	222
HUNTINGTON	286	281	305	191
KOSCIUSKO	477	359	298	192
MIAMI	845	765	693	415
<b>TOTAL</b>	<b>2090</b>	<b>1922</b>	<b>1884</b>	<b>1122</b>
<b>% TOTALWORK FORCE</b>	<b>13.00%</b>	<b>8.60%</b>	<b>8.80%</b>	<b>8.10%</b>



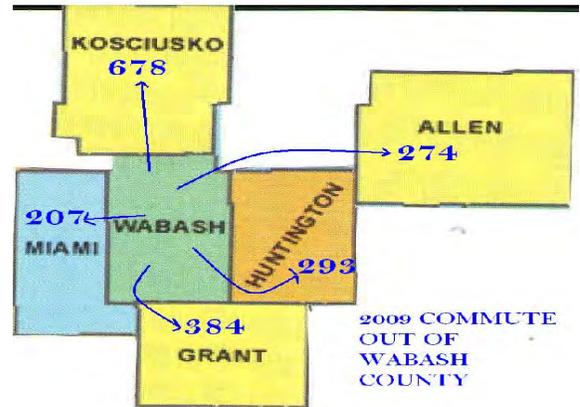
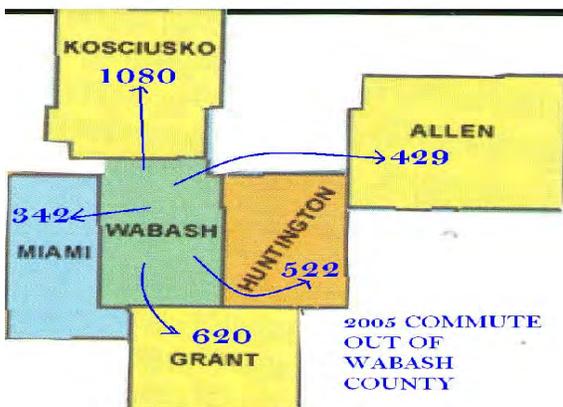
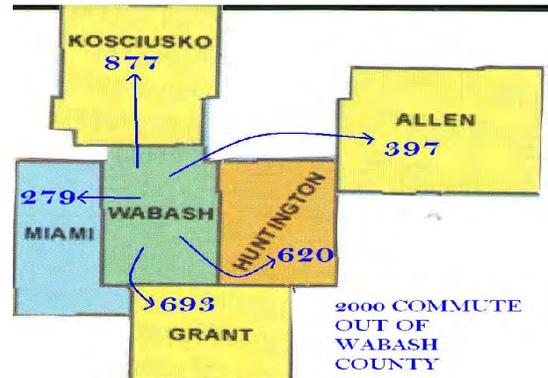
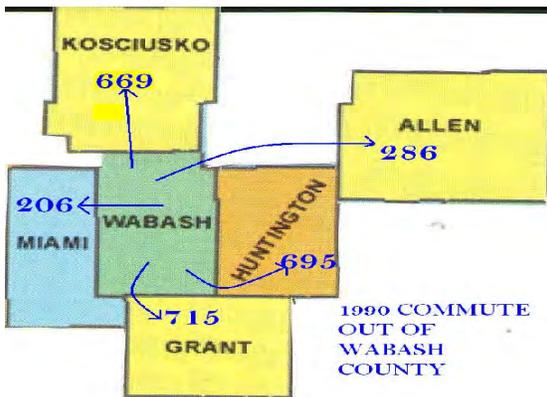
# WABASH COUNTY COMPREHENSIVE PLAN

## WABASH COUNTY COMMUTING PATTERNS DATA & GRAPHS

1990, 2000, 2005, 2009

### WORKFORCE LEAVING WABASH COUNTY TO WORK

<u>COUNTY</u>	<u>1990</u>	<u>2000</u>	<u>2005</u>	<u>2009</u>
ALLEN	286	397	429	274
GRANT	715	693	620	384
HUNTINGTON	695	620	522	293
KOSCIUSKO	669	877	1080	678
MIAMI	206	279	342	207
<b>TOTAL</b>	<b>2571</b>	<b>2866</b>	<b>2993</b>	<b>1836</b>
<b>%TOTAL WORK FORCE</b>	<b>15.60%</b>	<b>12.20%</b>	<b>13.10%</b>	<b>12.50%</b>



# WABASH COUNTY COMPREHENSIVE PLAN

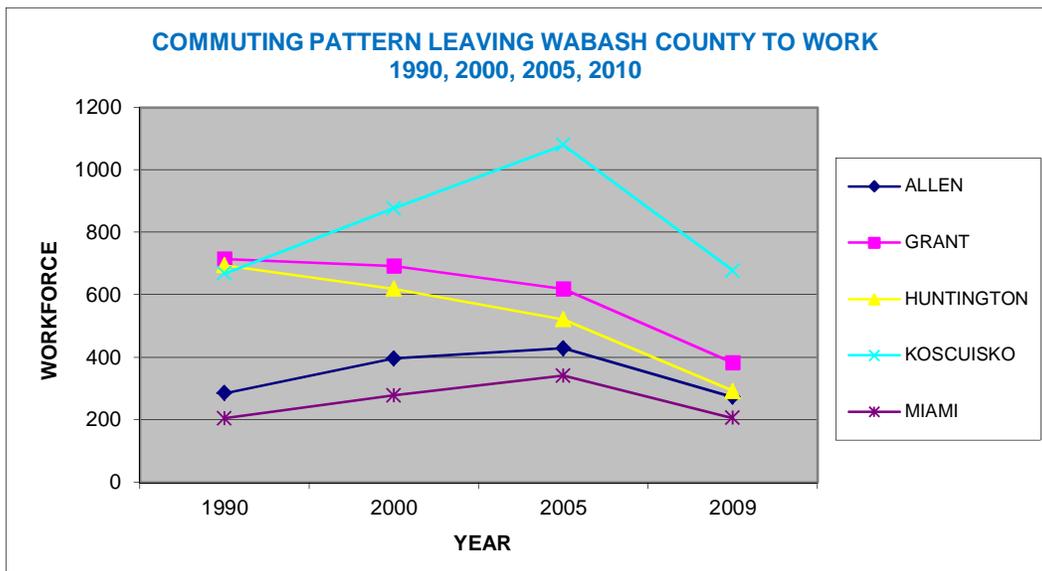
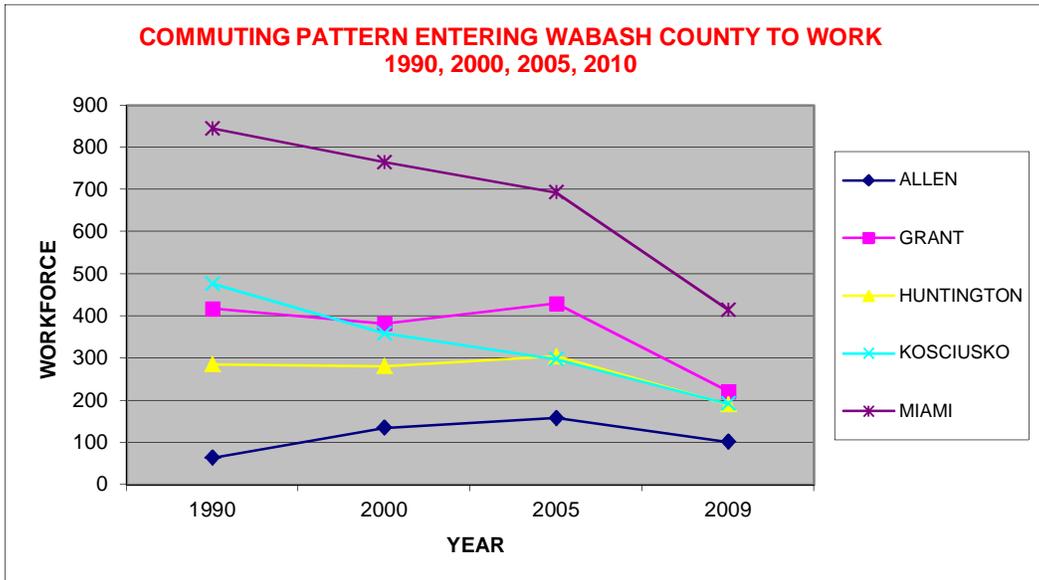
## ADDITIONAL COMMUTING PATTERN DATA

1990, 2000, 2005, 2009

### TOP 5 COUNTIES SENDING AND/ OR RECEIVING WORKS

<u>PRACTICE</u>	<u>1990</u>	<u>2000</u>	<u>2005</u>	<u>2009</u>
COMMUTE INTO WABASH CO.	2090	1922	1884	1122
COMMUTE OUT OF WABASH CO.	2571	2866	2993	1836
TOTAL DIFFERENCE	<b>481</b>	<b>944</b>	<b>1109</b>	<b>714</b>

Data gathered from 1990 through 2009 illustrates the number of people leaving the county for work has been greater than the number of people entering Wabash County for work.



## WABASH COUNTY COMPREHENSIVE PLAN

### AG LAND USE AND CONSUMPTION

As the U.S. population continues to grow, feeding the nation becomes an increasingly challenging task for the American Farmer. Genetics continue to increase the per unit output of agriculture products and yet extreme operating cost can inhibit reaching maximum yield potentials.

The consumption of agriculture farm land for non- related purposes continues to reduce the total acreage available for production purposes. Preservation of Ag Land is crucial to providing the sustenance needed for the survival of future generations of mankind. The following data reveals the loss of farmland both in acres lost and percent of total farmland lost per county for Wabash County and the adjoining counties. The loss of farm land not only has an economic impact on farming it also has a trickle down affect that goes all the way to the consumer resulting in higher cost for goods.



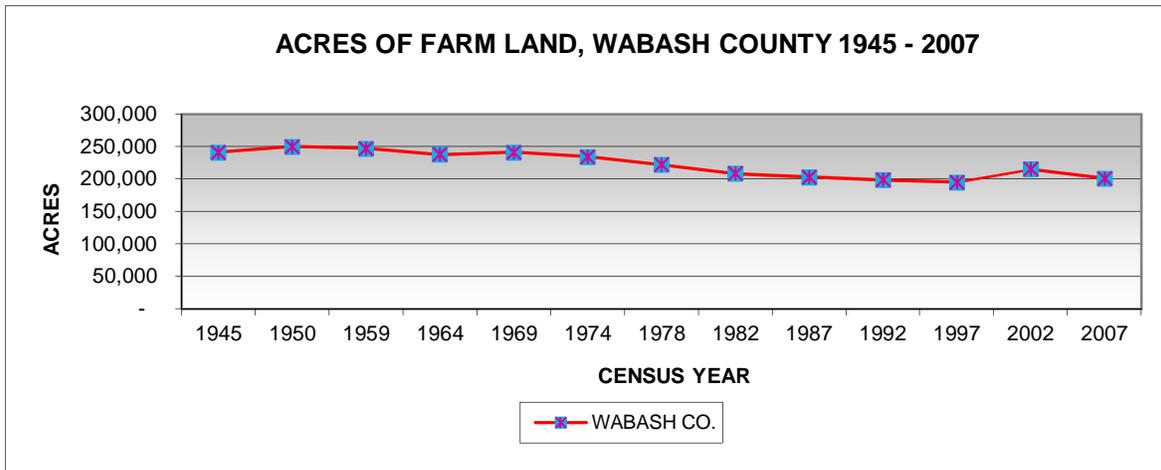
## WABASH COUNTY COMPREHENSIVE PLAN

### LAND IN FARMS DATA WABASH COUNTY, SURROUNDING COUNTIES, INDIANA, 1945 – 2007

<u>YEAR</u>	<u>WABASH CO ACRES</u>	<u>FULTON CO ACRES</u>	<u>GRANT CO ACRES</u>	<u>HUNTINGTON CO ACRES</u>	<u>KOSCIUSKO CO ACRES</u>	<u>MIAMI CO ACRES</u>	<u>WHITLEY CO ACRES</u>	<u>STATE OF INDIANA ACRES</u>
1945	240,542	214,396	242,457	229,707	326,680	212,003	207,500	20,027,015
1950	249,734	221,556	240,487	231,978	316,344	224,340	206,361	19,658,677
1959	246,582	223,161	223,877	220,036	302,391	213,876	195,272	18,613,046
1964	237,513	214,396	217,360	220,912	297,793	208,256	196,441	17,933,226
1969	240,955	210,618	210,522	206,411	294,654	213,022	194,114	17,572,865
1974	234,090	203,704	207,214	193,344	291,383	202,189	192,691	16,785,208
1978	221,504	194,212	210,517	198,173	288,279	204,194	186,395	17,037,075
1982	207,924	185,495	208,967	195,604	274,364	198,468	178,239	16,294,268
1987	202,566	201,724	196,132	194,605	268,334	196,019	165,339	16,170,895
1992	197,947	194,312	196,537	187,955	251,603	188,843	162,244	15,618,831
1997	194,640	175,783	236,232	186,367	256,706	201,428	170,386	15,525,154
2002	214,703	192,861	210,989	199,773	262,001	191,369	172,094	15,058,670
2007	200,689	184,847	202,138	199,070	251,340	178,030	137,082	14,773,184
<b>A. LOSS</b>	39,853	29,549	40,319	30,637	75,340	33,973	70,418	5,253,831
<b>% LOSS</b>	16.568%	13.782%	16.629%	13.337%	23.062%	16.025%	33.936%	26.234%

**From 1945 through 2007 Wabash County lost 39,853 acres of farm land.  
A 39,853 acre reduction divided over 62 years equals an average loss of 642.79 acres  
per year.**

### LAND IN FARMS GRAPH WABASH COUNTY 1945 – 2007



## WABASH COUNTY COMPREHENSIVE PLAN

### NUMBER OF FARMS

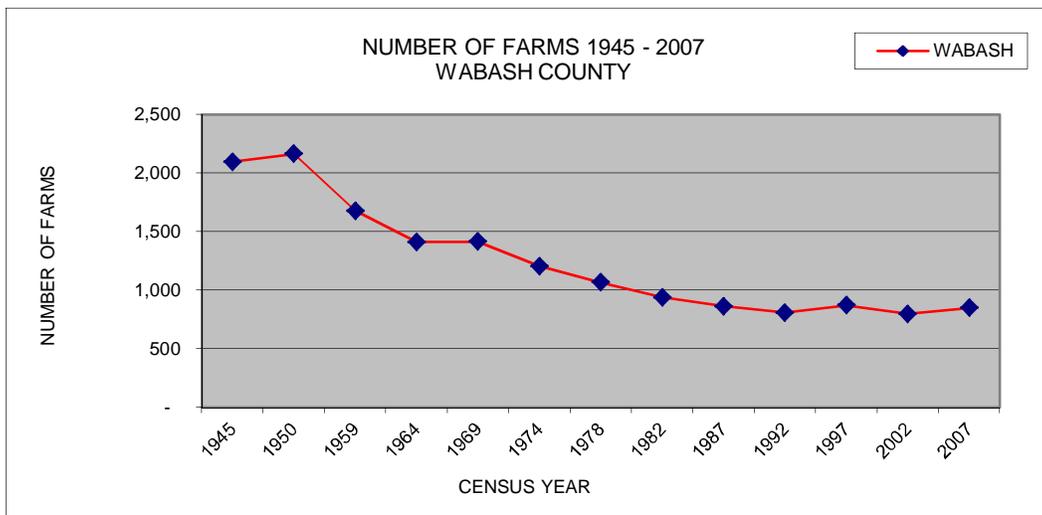
As a result of economic conditions and ever changing Agriculture practices the number of family farms continues to dwindle. Along with the loss of farmland acreage you have technology improvements which permit more production with fewer workers. The average size of the farm continues to increase. The result of a reduction in the number of farms plus operators covering more acreage per individual creates a reduction in the total number of employees needed.

The following chart and graph illustrates the reduction in the number of farms and the percent of total farms lost per county from 1945 through 2007 for Wabash County, surrounding counties and Indiana.

### NUMBER OF FARMS WABASH COUNTY AND SURROUNDING COUNTIES 1945 - 2007

<u>YEAR</u>	<u>WABASH</u>	<u>FULTON</u>	<u>GRANT</u>	<u>HUNT</u>	<u>KOSK</u>	<u>MIAMI</u>	<u>WHIT</u>	<u>INDIANA</u>
1945	2,097	1,680	2,396	2,158	3,034	1,851	2,088	175,970
1950	2,165	1,838	2,291	2,171	2,783	1,879	1,927	166,627
1959	1,678	1,567	1,568	1,591	2,272	1,447	1,530	128,160
1964	1,412	1,283	1,290	1,459	2,052	1,193	1,385	108,082
1969	1,415	1,235	1,262	1,301	2,038	1,260	1,351	101,479
1974	1,207	1,048	1,102	1,115	1,686	1,065	1,219	87,915
1978	1,067	937	966	991	1,527	988	1,110	88,427
1982	939	817	876	927	1,442	924	1,014	77,180
1987	865	773	744	818	1,327	818	880	70,506
1992	810	690	630	704	1,123	771	759	62,778
1997	872	705	646	730	1,330	760	919	66,707
2002	799	616	557	675	1,203	685	840	60,296
2007	850	639	524	766	1,235	682	809	60,938
<b># LOST</b>	1,247	1,041	1,872	1,392	1,799	1,169	1,279	115,032
<b>% LOSS</b>	59.5%	62.0%	78.1%	64.5%	59.3%	63.2%	61.3%	65.4%

### NUMBER OF FARMS 1945 – 2007 WABASH COUNTY



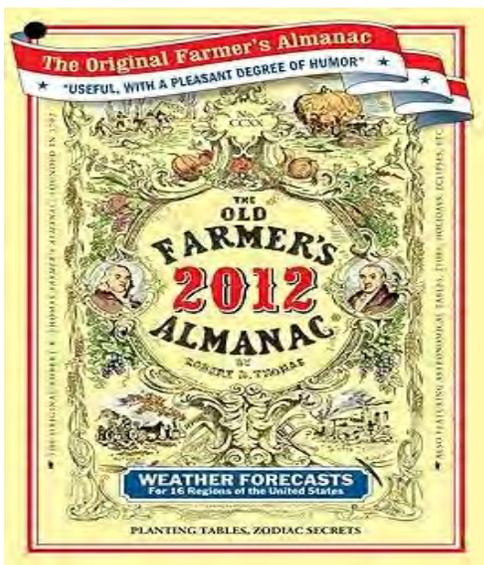
# WABASH COUNTY COMPREHENSIVE PLAN

## FARM OPERATORS

Many of the farm operators in Wabash County also work outside the farm operation. So much has changed in the farming industry and yet it is worth noting that the percent of full time farm operators remained nearly identical from 1969 through 2007. Wabash County had 1415 farm operators in 1969 and 1217 operators in 2007.

### FARM OPERATORS, FULL TIME / PART TIME 1969, 2007 WABASH, SURROUNDING COUNTIES, INDIANA

		<u>1969</u>	<u>2007</u>			<u>1969</u>	<u>2007</u>
		<u>% OF</u>	<u>% OF</u>			<u>% OF</u>	<u>% OF</u>
		<u>TOTAL</u>	<u>TOTAL</u>			<u>TOTAL</u>	<u>TOTAL</u>
		<u>OPERATORS</u>	<u>OPERATORS</u>			<u>OPERATORS</u>	<u>OPERATORS</u>
		<u>FULL</u>	<u>FULL</u>			<u>OTHER</u>	<u>OTHER</u>
		<u>TIME</u>	<u>TIME</u>			<u>JOBS</u>	<u>JOBS</u>
FARM	<b>WABASH</b>	41.1%	41.4%	OTHER	<b>WABASH</b>	58.9%	58.6%
FARM	<b>FULTON</b>	38.0%	46.5%	OTHER	<b>FULTON</b>	62.0%	53.5%
FARM	<b>GRANT</b>	48.3%	46.6%	OTHER	<b>GRANT</b>	51.7%	53.4%
FARM	<b>HUNTINGTON</b>	35.3%	35.4%	OTHER	<b>HUNTINGTON</b>	64.7%	64.6%
FARM	<b>KOSCIUSKO</b>	48.3%	37.8%	OTHER	<b>KOSCIUSKO</b>	51.7%	62.2%
FARM	<b>MIAMI</b>	37.7%	40.6%	OTHER	<b>MIAMI</b>	62.3%	59.4%
FARM	<b>WHITLEY</b>	30.1%	32.8%	OTHER	<b>WHITLEY</b>	70.0%	67.2%
FARM	<b>INDIANA</b>	37.6%	41.9%	OTHER	<b>INDIANA</b>	62.4%	58.1%



**WABASH COUNTY COMPREHENSIVE PLAN**

**AGRICULTURE LIVESTOCK**

The livestock industry is not only a community identifier for Wabash County it has been a very stable and vital contributor to the economy of Wabash County for many years. Beef cattle and dairy cattle numbers have seen an overall decline since 1964, while poultry numbers increased more than 300% and swine numbers increased approximately 45% since 1964.

The livestock industry has experienced disparage over the years with regard to animal husbandry, and yet, during this same time, civilization has demanded cheap food. So many of the factors involved in the methods in which livestock is raised today are a result of the economic demands imposed by the general public’s desire for lower food cost and the manner of animal husbandry.

Cash receipts for livestock sales and crop sales by Wabash County Farms and surrounding county farms for the calendar year 1997, 2002, 2007, and 2009 illustrate the economic value created by just two sectors of the agriculture industry.

This data does not include poultry, poultry products and dairy products. One must also understand this data is receipts for the sale of products only, and is not net income.

**CASH RECEIPTS**

<u>COUNTY</u>	<u>CROPS</u>	<u>LVSTCK</u>	<u>CROPS</u>	<u>LVSTCK</u>	<u>CROPS</u>	<u>LVSTCK</u>	<u>CROPS</u>	<u>LVSTCK</u>
	<u>1997</u>	<u>1997</u>	<u>2002</u>	<u>2002</u>	<u>2007</u>	<u>2007</u>	<u>2009</u>	<u>2009</u>
<b>WABASH</b>	\$4,698,200	\$6,540,600	\$3,618,600	\$4,018,600	\$6,738,800	\$5,930,000	\$9,246,600	\$7,461,700
<b>FULTON</b>	\$4,382,600	\$1,824,700	\$4,158,100	\$1,356,100	\$7,477,900	\$2,293,400	\$7,539,000	\$1,676,300
<b>GRANT</b>	\$6,218,100	\$1,375,200	\$4,753,900	\$884,100	\$7,167,300	\$1,442,400	\$10,434,500	\$858,000
<b>HUNTINGTON</b>	\$5,201,900	\$2,054,400	\$3,679,700	\$2,117,800	\$6,768,700	\$3,569,200	\$9,368,000	\$4,258,500
<b>KOSCUISKO</b>	\$5,586,000	\$9,861,800	\$4,964,500	\$8,288,200	\$8,590,100	\$13,987,100	\$9,906,000	\$10,013,100
<b>MIAMI</b>	\$4,640,900	\$2,874,600	\$3,664,600	\$2,326,500	\$6,036,600	\$3,834,000	\$4,332,900	\$4,332,900
<b>WHITLEY</b>	\$3,619,500	\$2,461,000	\$2,813,600	\$1,795,900	\$5,292,200	\$2,931,400	\$6,728,700	\$2,929,700

**BEEF PRODUCTION**

Beef cattle numbers have declined over the years in Wabash County largely due to the rising cost of production, overhead cost for facilities / feed storage, and a flat market for the sale of slaughter cattle. Numbers did increase slightly during the 2009 – 2011 time period largely due to a modest improvement in cattle market prices and the introduction of Dried Distillers Grain, a feed by-product from the ethanol industry.

## WABASH COUNTY COMPREHENSIVE PLAN



### BEEF INVENTORY - 1964 THRU 2007, ALL COUNTIES

<u>COUNTY</u>	<u>1964</u>	<u>1969</u>	<u>1974</u>	<u>1978</u>	<u>1982</u>	<u>1987</u>	<u>1992</u>	<u>1997</u>	<u>2002</u>	<u>2007</u>
<b>WABASH</b>	33,775	31,123	38,846	38,846	31,908	38,615	28,052	22,465	14,799	20,472
<b>FULTON</b>	13,872	23,908	17,716	17,716	15,963	14,181	12,173	10,394	9,712	10,273
<b>GRANT</b>	14,817	17,967	16,747	16,747	11,433	7,395	6,000	4,728	4,571	3,190
<b>HUNTINGTON</b>	8,707	15,304	11,195	11,195	12,015	9,410	7,550	7,550	6,152	7,971
<b>KOSCUISKO</b>	40,306	41,039	32,880	32,880	37,252	35,567	32,121	26,429	22,203	20,975
<b>MIAMI</b>	17,060	22,710	24,270	24,270	23,882	20,657	15,322	14,578	9,427	9,045
<b>WHITLEY</b>	15,082	21,555	17,930	17,930	16,445	13,472	11,875	9,534	9,681	10,018
<b>INDIANA</b>	2,053,417	1,828,590	1,826,638	1,570,735	1,437,618	1,236,480	1,113,473	546,802	665,349	875,350

### DAIRY PRODUCTION

Agriculture has experienced a significant change in dairy operations over the years. The time when almost every square mile of the country side had at least one family dairy farm has passed. Economics have forced the dairy to be great, both in size and efficiency and yet because of the continued low prices for dairy products and high production cost it has been a struggle for the dairy industry to survive. The result has been a loss of more than 50% of the dairy inventory in Wabash County.



## WABASH COUNTY COMPREHENSIVE PLAN

### DAIRY INVENTORY - 1964 THRU 2007, ALL COUNTIES

<u>COUNTY</u>	<u>1964</u>	<u>1969</u>	<u>1974</u>	<u>1978</u>	<u>1982</u>	<u>1987</u>	<u>1992</u>	<u>1997</u>	<u>2002</u>	<u>2007</u>
WABASH	6,211	4,095	3,744	3,271	3,137	2,565	2,168	2,079	1,760	2,902
FULTON	7,258	4,808	4,680	3,605	2,540	2,399	2,406	1,606	1,999	2,680
GRANT	4,129	2,453	1,550	1,596	1,429	1,160	1,008	982	892	923
HUNTINGTON	6,196	3,283	2,177	2,034	2,468	1,759	1,232	1,049	912	3,969
KOSCUISKO	7,358	5,606	5,734	5,058	5,673	5,115	4,607	3,482	3,698	3,348
MIAMI	4,790	3,290	3,392	4,012	4,332	3,125	2,855	2,547	NA	1,602
WHITLEY	5,743	3,281	3,934	3,042	3,332	2,796	2,524	2,197	1,475	1,304
INDIANA	328,065	227,030	205,075	185,118	188,716	163,867	144,532	131,630	144,792	166,149

### POULTRY PRODUCTION

The poultry industry continues to grow in Wabash County providing revenue, jobs and stability. Similar to dairy, poultry continues to feel the rising pressure of production cost in a market that has not been bullish. The poultry industry must continue to seek every possible strategy to be as efficient as possible in the production of poultry and poultry products.



### POULTRY INVENTORY - 1964 THRU 2007, ALL COUNTIES

<u>COUNTY</u>	<u>1964</u>	<u>1969</u>	<u>1974</u>	<u>1978</u>	<u>1982</u>	<u>1987</u>	<u>1992</u>	<u>1997</u>	<u>2002</u>	<u>2007</u>
WABASH	383,201	477,332	763,396	507,155	1,465,517	1,171,817	1,187,655	N/A	N/A	N/A
FULTON	178,030	141,092	99,178	84,845	44,104	NA	N/A	N/A	N/A	N/A
GRANT	123,047	129,603	311,460	228,030	264,280	255,103	N/A	N/A	N/A	N/A
HUNTINGTON	192,878	254,767	204,645	356,137	302,210	210,942	N/A	N/A	N/A	N/A
KOSCUISKO	952,386	1,521,615	1,446,896	2,267,546	1,439,050	1,310,551	N/A	N/A	N/A	N/A
MIAMI	170,381	94,947	60,948	163,649	148,507	NA	N/A	N/A	N/A	N/A
WHITLEY	265,369	294,934	258,460	229,959	201,306	NA	N/A	N/A	N/A	N/A
INDIANA	14,163,752	14,940,111	13,441,489	15,723,654	22,065,167	26,787,315	22,256,785	22,731,425	21,952,110	24,238,513

\*N/A : DATA NOT AVAILABLE FROM USDA

# WABASH COUNTY COMPREHENSIVE PLAN

## SWINE PRODUCTION

The swine industry has experienced a market that has at times been favorable and at times detrimental for the industry. Environment and economics are two of the primary factors for determining the ever changing operational patterns for the swine industry. The local stock yard which was the collection point for area farmers to deliver a marketable product is a thing of the past. Today, pork goes from the farm directly to the packer and it goes by the semi load. In 2010 continued rising feed cost and husbandry issues continue to challenge production.



### SWINE INVENTORY - 1964 THRU 2007, ALL COUNTIES

<u>COUNTY</u>	<u>1964</u>	<u>1969</u>	<u>1974</u>	<u>1978</u>	<u>1982</u>	<u>1987</u>	<u>1992</u>	<u>1997</u>	<u>2002</u>	<u>2007</u>
WABASH	98,040	107,635	93,243	115,236	116,748	135,358	132,584	127,954	106,819	139,298
FULTON	97,746	51,400	43,414	52,146	48,985	55,988	33,912	48,331	35,002	23,883
GRANT	106,054	69,729	50,002	65,929	65,740	54,739	51,106	27,858	22,111	17,239
HUNTINGTON	92,226	58,869	40,305	60,640	60,866	62,155	70,635	36,854	28,394	50,971
KOSCUISKO	134,774	81,617	75,539	81,580	49,169	108,582	107,954	69,338	78,684	65,269
MIAMI	132,785	84,188	59,547	86,272	102,562	108,971	107,813	99,543	104,039	112,389
WHITLEY	70,084	41,801	52,686	69,499	43,425	47,125	70,635	36,854	28,394	50,971
INDIANA	4,496,507	4,440,389	3,350,529	4,200,989	4,298,027	4,372,294	4,618,663	3,972,060	3,478,570	3,669,057

# WABASH COUNTY COMPREHENSIVE PLAN

## **TRANSPORTATION**

The transportation plan is one of the components of a comprehensive plan that is required by Indiana Code 36-7-4-502. Officials realize the significance of transportation and its relationship to land use, how it influences population patterns, and the impact it has on the decision making process for commercial and industrial development. For Wabash County an additional consideration is the tremendous tourism market.



### **HIGHWAYS, ROADS AND STREETS OF WABASH COUNTY**

The 2009 total certified roadway mileage for Wabash County as published by the Indiana Department of Transportation (INDOT) was 974.35 miles of roadway. Of this total 132.81 miles are State Roadway, 729.83 miles are County Roadway and 111.71 miles are Local Roadway. The INDOT published table (See Appendix F) is the certified guide for defining the government entity directly or indirectly responsible for the maintenance and funding sources for improvement of designated roadways.

Because of the immense outlay to construct new roads, future development must make optimum use of the highways, roads, and streets which presently exist in Wabash County. The cost of maintenance for current roads is also an ever increasing expenditure in which state revenue assistance continues to diminish. Therefore due diligence must be used in road maintenance planning and in the implementation of maintenance. Road classification, traffic count, current road/street conditions, and future anticipated traffic volumes must be factored into prioritizing maintenance.

The Wabash County Transportation Plan (Also part of appendix F) completed in 2011 is provided by a Transportation Grant from the Federal Highway Administration (FHWA) and administered by the Indiana Department of Transportation (INDOT). The Data was

## **WABASH COUNTY COMPREHENSIVE PLAN**

presented to the Wabash County Plan Commission by David Gee, Director of Technical Services, Region III-A Planning.

Transportation Data collected and provided for this Comprehensive Plan is from the Highway Performance Monitoring System, Federal Highway Administration, Indiana University Kelly School of Business, Indiana Criminal Justice Institute, Indiana State Police, and Region III-A. State road traffic counts are collected and transcribed by INDOT.

### **TRAFFIC**

Information gathered from public meetings and interviews exposed three key areas of concern from the residents of Wabash County which are: Rail Traffic, Signage, and Truck Traffic.



### **RAIL TRAFFIC**

The North South rail line passes through Lafontaine, Treaty, Wabash, Speicherville, Urbana, and exits North Manchester heading in a North Westerly direction. In a 24 hour period this rail line averages 12 trains per day carrying an average 5,000 tons per train. With a siding track between Speicherville and Urbana it is not uncommon to occasionally see trains waiting on trains.

The East-West rail line through the City of Wabash is a heavily traveled rail route which averages 35 to 40 trains per 24 hour period. Fridays and Sundays usually see increased traffic. On average 45 million mega tons of material pass through Wabash County each year on the Norfolk Southern rail line with fall and spring being the peak seasons.

## **WABASH COUNTY COMPREHENSIVE PLAN**

With only one underpass in Wabash City, automobile traffic can be forced to a snail's pace and truck traffic can be at a stalemate when trains are stopped and blocking the crossings. Having just one underpass that is accessible only to cars and pickup trucks, blocked crossings can create a very time consuming inconvenience. Depending on train length the closest open crossing could be Richvalley or Lagro.

While an alternative route for vehicle traffic to avoid train traffic within the city of Wabash would be favorably applauded, one must realistically look at what the cost would be to create such thoroughfare. At this time, the consensus is that the cost would far outweigh the convenience or added beneficial revenue that might be obtained by the county or its patrons.



### **ROUTE IDENTIFICATION**

Residents feel identification of truck routes, general traffic routes, as well as displaying locations and routes for places of interest could be improved. Whether this matter is individual perception or actual reality it can create an adverse impression that can be communicated throughout the region thus presenting an unfavorable community image. Every avenue should be explored in order to provide the easiest and best possible directional communications of routes and places of interest for the commuters, visitors, and tourists of Wabash County.

## **WABASH COUNTY COMPREHENSIVE PLAN**



### **TRUCK TRAFFIC**

Along with changing Agriculture practices and community development you have changes in traffic patterns. The area farmer used to transport his products to the local elevator, sale barn, or produce stand by wagon or truck. Today local farmers haul larger loads, by semi, a greater distance. Today's availability of livestock and grain markets in relation to area farms results in significantly more semi-truck traffic passing through the cities of Wabash and North Manchester.

Citizens pointed to this issue during public meetings and interviews as a weakness for traffic flow in Wabash County. It was suggested many times that the opportunity to resolve this issue would be a North / South truck bypass around the City of Wabash. From a planning standpoint, one must look at the cost to the community to build and maintain such a thoroughfare verses the benefits and return on investment for the county.

See Appendix F data and mapping for detailed transportation data of traffic counts, rail crossings, road functional class inventory, and accident/ collision mapping 2008 -2010.

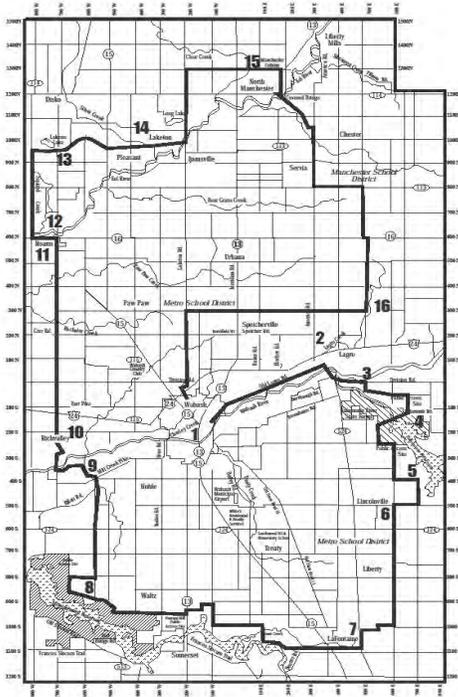
### **ALTERNATIVE TRANSPORTATION**

Alternative Transportation opportunities are provided throughout the county for walkers, bikers, license-less adults and other groups who often have transportation demands. It is essential for the health and welfare of the county to continue to enhance as well as preserve these amenities. These conveniences are of great value for all generations as they can provide a constructive boost to the quality of life for Wabash County Residents of all ages.

# WABASH COUNTY COMPREHENSIVE PLAN

## WABASH COUNTY BIKE TRAIL AND POINTS OF INTEREST

(See appendix G for larger map and complete brochure.)



- POINTS OF INTEREST ON THE WABASH COUNTY BIKE TRAIL.**
- 1. City of Wabash.** Begin your trip in this historic community. Visit the Wabash County Courthouse to see one of the first municipal electric lights. Review our history with a visit to the Wabash County Historical Museum, the Dr. James Ford Historic Home, the Honeywell Center, and Paradise Spring Historic Park. Ride through our famous downtown historic district, and our lovely architectural residential areas surrounding the downtown.
  - 2. Town of Lagra.** A community rich in Indian and Canal lore. Visit one of the few remaining locks of the Wabash and Erie Canal. Visit St. Patrick's Catholic Church built by descendants of the Irish who helped build the canal in the 1830's.
  - 3. Hanging Rock.** Ancient coral reef famous in local Indian lore. Visited by the early French and Col. Henry Hamilton, "the Hair Buyer," during the Revolution. Path to the top offers a splendid view of the river and surrounding area.
  - 4. Salamonie Reservoir.** Overlook and nature center with hiking trail.
  - 5. Center Grove Cemetery.** Last resting place of early settlers of the Dora, New Holland and Lincolnville area. Site of a monument erected to the memory of unreturned Civil War men who died on southern battlefields. Stop for refreshments at Bozarth's Recreational Resort.
  - 6. Community of Lincolnville.** Originally known as Hickside, named by the Quakers who settled there.
  - 7. Town of LaFontaine.** Visit the Troyer Library and see displays on Chester Troyer, the "Cora King" of the United States. Downtown architecture and old interurban work station add to this unique community.
  - 8. Frances Slocum Grave and Monument.** Grave of Frances Slocum who was kidnapped from Wilkes Barre, Pennsylvania by Delaware Indians. Carried West where she grew up among the Miami, married Deaf Man and was found 60 years later by members of her family but she chose to stay with her Indian family.
  - 9. Mill Creek.** Site of the first settlement in Wabash County in 1821. A mill was built there by the U.S. government to grind corn for the Indians of the area.
  - 10. Rich Valley.** Once known as Keller's Settlement (or Station). Following old U.S. 24 west the visitor can still see the remains of the Wabash and Erie Canal. This was also the site of Boyd Park, an amusement park at the turn of the century. Found there is the gravesite of the French family, brutally murdered in the 1850's.
  - 11. Town of Roan.** The only Roan in the world. Visit the Covered Bridge across the El River. Stop by the Log Cabin and the Public Library.
  - 12. Stockdale.** Small community on the county line. The main attraction is the Stockdale Mill, begun in the 1840's and in operation until 1964. Once again, the Mill is re-opened and being restored. Also the site of the grave of Samuel Burdige, the only known Revolutionary War veteran buried in Wabash County.
  - 13. Lutes Lake.** Rest and relax at the beach. Canoeing and pedal boats are available.
  - 14. Community of Laketon.** Has the county's only oil refinery. Two beautiful lakes. Fish trap across the El River, built by local Indians is visible.
  - 15. Town of North Manchester.** Unique community begun in 1836. Birthplace of Thomas Marshall, governor of Indiana and two-time Vice President under Woodrow Wilson. Visit Manchester college, the Victorian downtown and the Covered Bridge.
  - 16. Hopewell.** Once a small community with church as focal point. Authoress Gene Stratton Porter was born here and wrote of the area in many of her books. "Laddie" lies buried in the Hopewell Cemetery.

## AIRPORT

The Wabash Municipal Airport is operated by Northern Indiana Aviation (NIA) and is a full service Fixed Base Operation (FBO). NIA offers a variety of services which include a maintenance facility with staff to handle all your aircraft mechanical needs. In addition the Wabash Municipal Airport offers Flight Planning, Flight Training, Pilot Training, Hangars, Tie Downs, Leasing, Rental, and a festive outdoor picnic area.

The airport is equipped with a 4400 foot East / West runway and a 1930 foot North / South runway. The municipality has goals for future runway expansion enabling the operation to serve a larger user base and meet 21<sup>st</sup> century demands.

Zoning for the Wabash Municipal Airport property has been annexed to the City of Wabash. The current airport development is bordered on three (3) sides by county roads. The property south of the airport is zoned Agriculture and should remain open crop land in order to meet the 20 year plan of the Wabash Municipal Airport.

# **WABASH COUNTY COMPREHENSIVE PLAN**

## **2006 AERIAL PHOTO WABASH MUNICIPAL AIRPORT**



## **VISION**

### **DEFINING A COMPREHENSIVE PLAN VISION**

A vision is an image or concept in the imagination, a mental picture. For the citizens of Wabash County this vision reflects the potential for the future and makes a commitment to that future by proposing the actions to guide the county and achieve the goals set forth in this document.

### **WABASH COUNTY VISION STATEMENT**

The vision of Wabash County is to advance the quality of life for all residents in a diverse community while respecting the historical and cultural settings, protecting the historically strong rural and farming communities, utilizing natural and man-made recreational surroundings, encouraging commerce and attracting innovative 21<sup>st</sup> century businesses which will aid in the creation of sustainable job growth that will support communities and families of all sizes.

To fulfill the vision statement this plan must prioritize and address the SWOT data gathered through the various public input opportunities. The SWOT Analysis data along with all of the historical data will provide the theme for Comprehensive Plan Objectives and Goals.

# WABASH COUNTY COMPREHENSIVE PLAN

## LAND USE INTRODUCTION

The management of land use is a key component of the Comprehensive Plan and is mandated by state statute. The manner in which land is used can have a great positive or negative impact on a community over a period of time. It is imperative that we promote the right land use pattern and interconnect the correct uses to this pattern.

As growth occurs, more of Wabash County's rural farm land is consumed by conversion to residential housing, commercial development, or other uses. This land use pattern resulted in an average loss for Wabash County of 632 acres of Agriculture farm land per year from 1945 through 2007. Wabash County must protect productive agriculture land from development and regulate development on marginally productive land.

The effectiveness and safety of septic systems continues to diminish with time. In addition, the ability for residential lots to use septic systems rather than sewer utilities allows growth to occur in areas that may not be appropriate for the long term welfare of the county.

Big business/ industry with a large number of employees appears very attractive for a community, however History tells us it can be devastating to a community when it leaves.

### AERIAL PHOTO NORTH MANCHESTER AND SURROUNDING LAND



# WABASH COUNTY COMPREHENSIVE PLAN

## **LAND USE OBJECTIVES AND GOALS**

### **OBJECTIVE**

#### **Preservation of Ag Land and Ag Industry**

##### Goal

Provide opportunities for county growth and development while preserving valuable Ag land, promoting community culture, and ensuring the environmental stability that will result in a diversely enhanced and healthier quality of life for the citizens of Wabash County.

##### Goal

Enact a strong farmland preservation program. The adoption and enforcement of a “Right to Exercise Agriculture Practices” or “Right to Farm Statue” policy along with the incorporation of “Multi-tier Ag Zoning” is necessary to preserve farmland, support farming and to alert potential development sites of the activities associated with farming. (See Appendix H for sample)

### **OBJECTIVE**

#### **Focused Development**

##### Goal

Promote revitalization of community housing through incentive programs to raze dilapidated structures and rebuild within the existing communities.

##### Goal

Develop housing units to be located within existing communities where necessary infrastructure services are readily available.

##### Goal

Promote construction of various housing styles with the purpose of providing citizens the opportunity to reside in homes that fulfill the home owners’ needs and are economically scaled for various income levels.

### **OBJECTIVE**

#### **Diversity and Placement of All Business and Industry**

##### Goal

Strategically grow the county with a diverse industrial, commercial and business foundation that is of modest size. Diversity is essential for stability of the community.

## **WABASH COUNTY COMPREHENSIVE PLAN**

### Goal

Prevent commercial development from stringing along transportation corridors and occurring at random in rural areas. Focus key commercial growth on key transportation intersections in the county and where infrastructures already exist.

### Goal

Study short and long term impacts of commercial development on adjacent land to guarantee “best practice” planning for Wabash County.

## **ENVIRONMENT INTRODUCTION**



## WABASH COUNTY COMPREHENSIVE PLAN

Wabash County has numerous areas which are environmentally and recreationally significant for the county. Forests, Lakes, Reservoirs, Rivers, Wetlands, Environmental Centers and other sensitive environmental features play a decisive role in the county's environmental systems as well as the aesthetics of the county. These areas also play a huge role in providing many recreational opportunities for area residents and visitors to Wabash County. Preservation of these assets is a critical element of the Wabash County Comprehensive Plan.

Protection of the environment must also be included in the plan. Having reservoirs, lakes, rivers, wetlands and numerous other environmental features, Wabash County faces many potential development challenges. However, with ample planning it is possible to balance the appropriate development and provide sound environmental protection in order to let the natural environment and county flourish.

### **OBJECTIVE**

**Balance needs of community growth, human health, and other life forms while enhancing and protecting the county's environment to the maximum possible level.**

#### Goal

Protect today's environment and natural resources for our benefit and the benefit of future generations through strategic development practices.

#### Goal

Work with Federal, State, and local environmental groups to meet regulations for sewage processing in all rural communities. Focus development where sanitary sewer and infrastructure exists.

#### Goal

Protect underground aquifers from contamination that can result from inappropriate or improper development and/or use of land.

#### Goal

Maintain the community floodways, floodplains and spillways as natural spaces primarily for flood and erosion control, water quality management, and groundwater recharge. Development must be managed carefully and well-buffered in these sensitive areas.

#### Goal

Provide incentives for the agriculture community to incorporate best practices in all Ag and Ag related operations.

#### Goal

Use zoning and ordinances to preserve natural wooded areas and wetlands to help minimize discord between growth and natural environment.



**WABASH COUNTY COMPREHENSIVE PLAN**

**Samples of cultural icons lost and preserved.**

**DORA COVERED BRIDGE**



**LAKETON COVERED BRIDGE**



**LIBERTY MILLS COVERED BRIDGE**



**NORTH MANCHESTER COVERED BRIDGE**



# WABASH COUNTY COMPREHENSIVE PLAN

## ROANN COVERED BRIDGE



### **OBJECTIVE**

**Continue to expose, promote, and enhance the many historical and cultural opportunities throughout Wabash County.**

#### Goal

Reap the vast number of benefits that natural and manmade recreational and cultural opportunities provide to Wabash County.

#### Goal

Support programs of the Wabash Convention and Visitors Bureau (WCVB) and continue to plan development in a manner that will preserve the numerous recreational amenities throughout the county. Allow for growth and modernization of these areas.

#### Goal

Engage in multi-jurisdictional recreational opportunities with surrounding communities where equitable and balanced investment by all jurisdictions can produce an extraordinary recreational adventure.

#### Goal

Preserve and promote all of the great cultural, historical, and recreational possessions that Wabash County has to offer.

## WABASH COUNTY COMPREHENSIVE PLAN

### INDUSTRY / BUSINESS INTRODUCTION

Large manufacturing industries, once a visual presence of U.S. communities, have long since dispersed from many urban areas. Plant shutdowns and relocations have exhibited the vulnerability of large industry and the negative impact a departing plant can have on a community.

Wabash County must continually seek to expand and enhance a diverse employment base. It is imperative that the county maintain a structured and effective economic development program this is continually working to establish diverse 21<sup>ST</sup> Century commercial, industrial and business type opportunities for the county.

Replenish Wabash County with a diverse selection of 21<sup>st</sup> century median range industries, which are environmentally sound and psychologically healthy for the county. Support and enhance small business growth throughout Wabash County.

PEFLEY EQUIPMENT & DRP COMPANY, INC. LAGRO, IN



# WABASH COUNTY COMPREHENSIVE PLAN

## MORTON BUILDINGS, WABASH IN



### **OBJECTIVE**

#### **Bring jobs and people back to Wabash County**

##### Goal

Direct Industrial development towards industrial parks and make use of existing infrastructure which is mostly within the jurisdictional boundaries of existing towns.

##### Goal

Keep railroads and major thoroughfare access available as transportation incentives for industry and agriculture use.

##### Goal

Promote and provide continuing education opportunities for community residents to prepare themselves for 21<sup>st</sup> century technology and beyond.

##### Goal

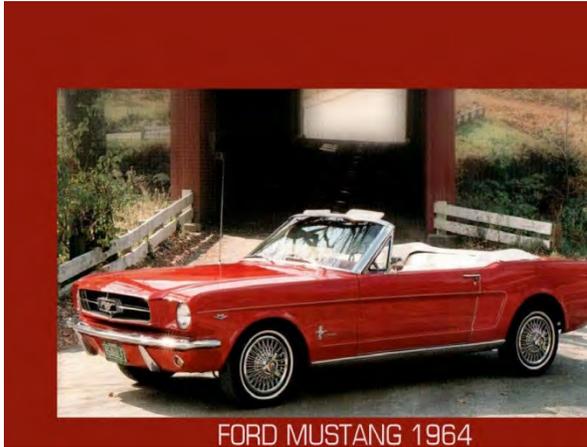
Support the state shovel ready program to help improve the marketability of Wabash County in the site selection process.

##### Goal

Promote and encourage existing local community businesses and family businesses through citizen patronage.

**TRANSPORTATION INTRODUCTION**

**1964 FORD MUSTANG**



**2011 FORD MUSTANG**



Throughout the course of history transportation and land development have had very close ties to one another. As evolution progressed the modes of transportation and the speed in movement increased. Early development consisted of high population densities in centralized locations. As time progressed communities began to expand in area but not always in terms of population. Travel time has decreased greatly allowing for expansion of the larger areas needed for developments and larger separation between establishments.

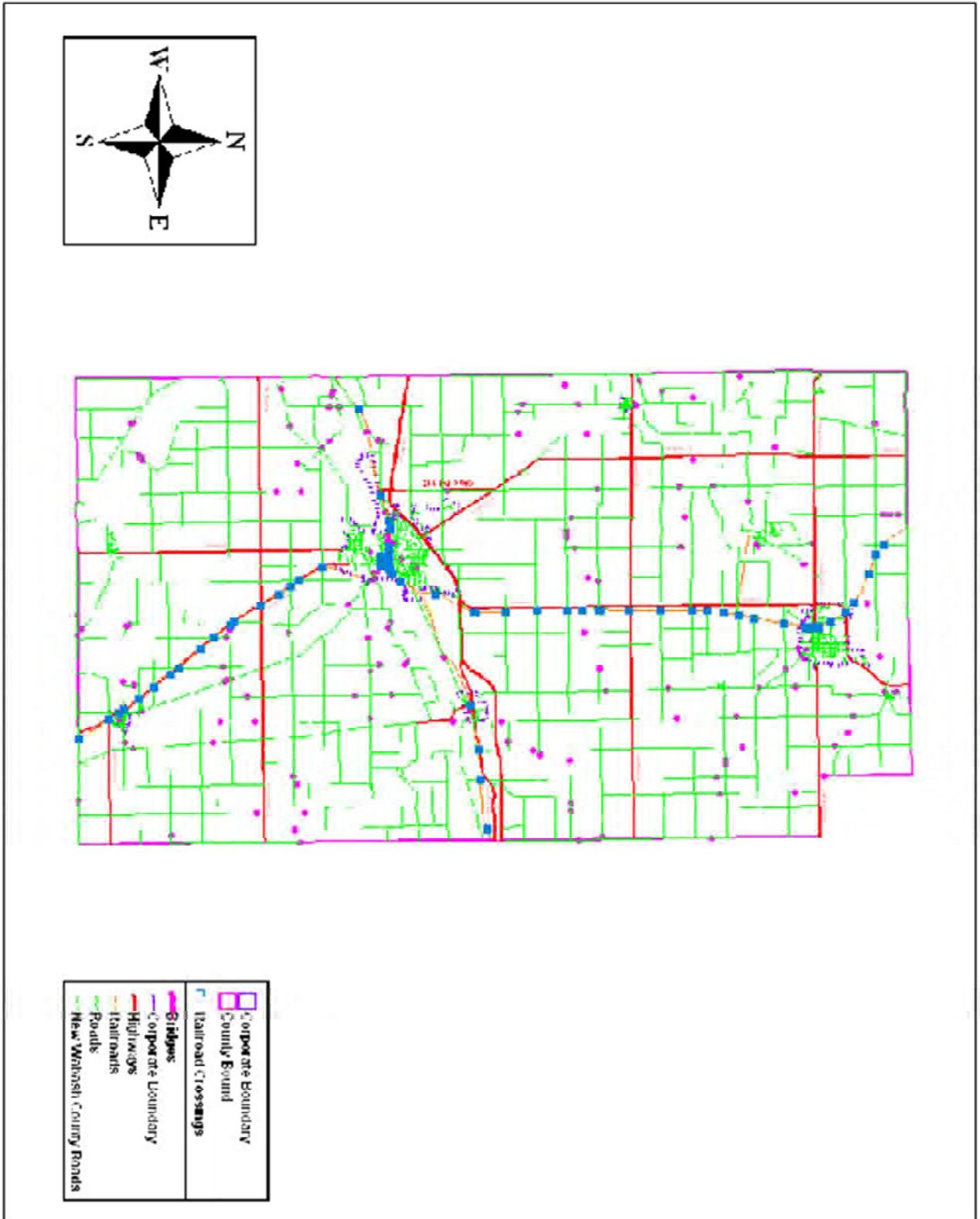
County residents, visitors, agriculture and commercial activities require a transportation network that embraces convenience, and simplicity. This transportation section looks specifically at the vehicle road network, railroads, and alternative transportation.

The committee recommends continued use of the current county thoroughfare plan with the understanding modifications can be implemented as needed.

(For this plan, roads are referenced under the Transportation Section and not under the Infrastructure Section)

# WABASH COUNTY COMPREHENSIVE PLAN

## WABASH COUNTY ROAD AND RAIL ROAD NETWORK



## WABASH COUNTY COMPREHENSIVE PLAN

### **OBJECTIVE**

**Maintain and improve the conditions of existing roads based on current and continually updated roadway classification program.**

#### Goal

Prioritize road maintenance. Correlate traffic patterns of neighboring counties in and out of Wabash County as well as traffic flows within the county to determine the volume and type of use roads receive. Plan road maintenance accordingly and seek every possible funding source to assist with road maintenance.

#### Goal

Focus growth and development near cities and towns to limit the number of roads affected by the increases in traffic counts and service demands. Make use of existing roadways to reduce the need for new, more expensive roads.

### **OBJECTIVE**

**Maintain a transportation system which meets county needs, maximizes public safety and convenience.**

#### Goal

Do not allow the Hoosier Heartland Corridor passing through Wabash County to become a congested stop light nightmare. Limiting the number of access points on state and rural highways also limits the potential for traffic hazards in the area. Prevent roadside subdivisions with multiple driveway entrances onto primary or secondary roads.

### **OBJECTIVE**

**Maintain and expand transit resources as needed.**

#### Goal

Sustain the resourcefulness of the Wabash County Transit by continuing to provide mobility opportunities for the less mobile (elderly and disabled), tourist, seniors, and general public. Explore complimentary transportation services that could possibly involve partnerships with other services in Wabash County and adjacent counties.

### **OBJECTIVE**

**Maintain all railroad service connections to preserve access for industry, Ag, and future opportunities with pedestrian crossing safety being the priority.**

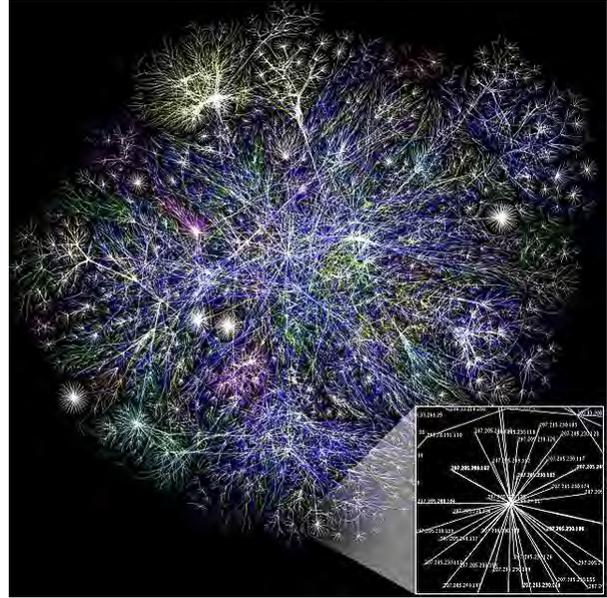
#### Goal

Protect rail corridors from unplanned residential development that could possibly prohibit future business or industry development that may require rail service.

#### Goal

Provide and maintain best possible pedestrian visibility at all rail crossings along with crossing arms or STOP signs at all crossing.

**PUBLIC INFRASTRUCTURE AND PUBLIC SERVICES**



**PUBLIC INFRASTRUCTURE**

The term infrastructure typically refers to the technical structures that support a society, such as roads, water supply, sewer, storm drains, electrical grids, telecommunications, and so forth. It can be defined as the physical components of interrelated systems providing commodities and services essential to enable, sustain, or enhance societal living conditions.

The expansion of public utilities, particularly sanitary sewer, water distribution, storm water management, and telecommunications will play a significant role in the future development and quality of life for the county.

Economics tell us to take advantage of every possible opportunity to use sound existing infrastructure. New development must coincide with economically sensible infrastructure expansion in order to remain an economically viable community. Providing infrastructure to a sparsely populated area is not cost effective management of growth.

(For this plan, roads are referenced under the Transportation Section and not under the Infrastructure Section)

# WABASH COUNTY COMPREHENSIVE PLAN

## PUBLIC SERVICES

Law enforcement, emergency services, and organized community service groups provide an indispensable service for the county. The county must pour over numerous factors when assessing the fire and police protection needs. We must continue to provide all of the necessary resources essential for law enforcement and emergency services to perform at the highest possible level. We must also operate all local government entities with the most efficient and effective means possible.

## DEPARTMENTS

AMERICAN RED CROSS  
CONVERSE FIRE DEPARTMENT, SOMERSET & WALTZ TOWNSHIP  
CHESTER TOWNSHIP VOLUNTEER FIRE DEPARTMENT  
INDIANA STATE POLICE  
DNR – CONSERVATION OFFICERS  
LAFONTAINE TOWN MARSHALL  
LAGRO TOWNSHIP VOLUNTEER FIRE DEPARTMENT, LAGRO  
LIBERTY TOWNSHIP VOLUNTEER FIRE DEPARTMENT, LAFONTAINE  
LINCOLNVILLE VOLUNTEER FIRE DEPARTMENT  
NOBLE TOWNSHIP VOLUNTEER FIRE DEPARTMENT, NORTH  
NOBLE TOWNSHIP VOLUNTEER FIRE DEPARTMENT, SOUTH  
NORTH MANCHESTER CITY FIRE DEPARTMENT  
NORTH MANCHESTER CITY POLICE DEPARTMENT  
PLEASANT TOWNSHIP VOLUNTEER FIRE DEPARTMENT  
ROANN VOLUNTEER FIRE DEPARTMENT, PAW PAW TOWNSHIP  
URBANA VOLUNTEER FIRE DEPARTMENT, LAGRO/PAW PAW TOWNSHIP  
WABASH CITY FIRE DEPARTMENT, NORTH STATION  
WABASH CITY FIRE DEPARTMENT, SOUTH STATION  
WABASH CITY POLICE DEPARTMENT  
WABASH COUNTY ANIMAL SHELTER  
WABASH COUNTY E-9-1-1 CENTRAL DISPATCH  
WABASH COUNTY EMERGENCY MANAGEMENT  
WABASH COUNTY SHERIFFS DEPARTMENT



## WABASH COUNTY COMPREHENSIVE PLAN

### OBJECTIVE

**Provide an infrastructure data mapping system making current infrastructure data readily available to investors, developers and contractors.**

#### Goal

Develop, and maintain GIS Layers providing infrastructure data for public use. This requires the joint effort and cooperation of all municipalities.

#### Goal

Work with private utility providers to ensure consistency with the Comprehensive Plan which directs the pattern of growth and development for Wabash County.

### OBJECTIVE

**Maintain cost effective infrastructure development that compliments the desired growth patterns and a favorable environmental impact.**

#### Goal

Promote development where access to infrastructure (sanitary sewer, county drains, electric, communications, roads,) is available and has the capacity to handle expansion. Require new development to connect to sanitary sewers whenever possible.

#### Goal

Require projects with on-site septic systems to possess and reserve enough suitable real estate to accommodate a second system should the original system fail.

#### Goal

Ensure that planning and zoning services are maintained to the highest level so that they will adequately address the needs of the county and community.

#### Goal

Coordinate county drain maintenance and development. Maintain and enhance the county wide storm water control ordinance to continue minimizing unfavorable impacts on existing and new county drains.

### OBJECTIVE

**Develop a building inspector and code enforcement program which coordinates with other related department efforts and is economically feasible.**

#### Goal

Work with county municipalities to establish an inspection program.

#### Goal

Cultivate an inspection program that is self-supporting through inspection fees and is not a tax burden that uses county tax funds.

## WABASH COUNTY COMPREHENSIVE PLAN

### **OBJECTIVE**

**Enhance current address and street name data source for E-911 and Central Dispatch.**

#### Goal

Complete a county wide road/street inventory. Complete county wide address verification. Apply new data to current Geographical Information system (GIS) layers.

#### Goal

Create a program to monitor, maintain, and augment road/street and address data.

### **OBJECTIVE**

**Manage development program so public services are able to expand with the growth of Wabash County**

#### Goal

Provide ability to respond to emergency service issues with highest urgency. These issues can be life and death situations.

#### Goal

Maintain high quality law enforcement and emergency services for existing and future communities.

### **OBJECTIVE**

**Employ assistance of community service groups/programs to boost the psychological atmosphere of communities and its residents.**

#### Goal

Renew community spirit through community service projects that utilize the toil and talents of its residents to beautify neighborhoods.

#### Goal

Distinguish between those in need and those in want. Assist those in need today so that they may have the opportunity to thrive and support the community in the future.

**PRESERVATION AND ENHANCEMENT OF COMMUNITY  
CHARACTER AND IDENTITY**

From the first settlers to current day Wabash County has become a compilation of rural and urban sounds and scenery that remind visitors of our county heritage. Experience the immense variety of culture ranging from historic covered bridges, historic downtown Wabash and North Manchester to the rich tradition of the small community festivals and parades. Recollections of county fairs, holiday tournaments, North Manchester and Wabash City Festivals, or a 4<sup>th</sup> of July celebration. How about good canoeing experiences or boating adventures on the Missesinnewa or Salamonie Reservoir? Wabash County has so many picturesque landscapes to inspire the mind like the Bald Eagles that home on the mighty Wabash River or The Stock Dale Mill churning out corn meal and flower. Listen, do you hear the children in the area communities full of excitement and anticipation as they play their first ball game or soccer match of the summer? Visualize Lafontaine with three grocery stores, Ted's Rexall, a Harness Shop, Clarks Tin Shop, Hardman Hardware, Cain Hardware, McCray Appliance Store, two elevators, and the Lafontaine Stock Yard. In the summer every community park was filled with festivities of family reunions and socials. When was the last time you were involved in a Sunday family dinner with pot roast or barbecue chicken, fresh oven pie and home-made ice cream? All of these things are a part of the rich heritage of Wabash County. And yet one of the most ubiquitous representations of Wabash County is when you drive through the country side and see intermittent historical family farmsteads, crops being planted or harvested, livestock grazing pastures, and the fall colors of the woodlands.



## WABASH COUNTY COMPREHENSIVE PLAN

Today Wabash County offers the benefits of rural or urban living, Farmers Markets, Fine Arts, and a broad variety of recreational activities. Almost every town has its own little establishment where people congregate to talk about everything from weather to John Doe's farming methods to the Mayors State of the City.

Because of human nature, community image and identity are forced to rely on physical features, image vitality, purity, and reputation, among other aspects. This human instinct, while being passed from generation to generation, seems to intensify. Through proper planning we can continue to distinguish Wabash County from other counties as a distinctive place to visit, live and work.

The colossal task for Wabash County is to maintain these images of our rich historical heritage, which is a huge part of our identity, and yet allow for the favorable growth and development needed to create a healthy, and prosperous county. Wabash County must make the most of the many attractions it has to offer in order to continue to attract tourism and boost community interest. The economic impact of county tourism will remain favorable as long as we preserve, promote and maintain the County's natural areas. First impressions must be positive so our community gateways and thoroughfares need constant grooming to ensure a continuing positive image. As citizens and community organizations, it is our responsibility to preserve and enhance the visual appearance of our respective communities. The county must make every conscious effort to require intelligent development design practices that will insure Wabash County upholds its identity and rich heritage while allowing growth to occur.



## WABASH COUNTY COMPREHENSIVE PLAN

Identity and appearance are increasingly essential components which must be reflected in the decision making process. This opinion was echoed many times by county residents during the public meetings and work-shops as a primary goal to be presented in the Comprehensive Plan.

### **OBJECTIVE**

**Develop policies that focus on identifying, protecting, and enhancing the features of Wabash County that make it a desirable place to visit, live, and work.**

#### Goal

Protect existing historic, scenic, and cultural features.

#### Goal

Encourage programs for the creation of new development that enhances the image of the county's landscape.

### **OBJECTIVE**

**Improve community atmosphere through improvement of community mind-set. What can residents do for the community, not what can the community do for residents.**

#### Goal

Re –establish family community and suppress bedroom community atmosphere.

#### Goal

Get people, service groups, clubs involved in community beautification projects.

#### Goal

Boost community family atmosphere which will in turn enhance the quality of community life, the quality of community health and instill the desire to live in, work in, or visit Wabash County.

#### Goal

Instill individual pride, family pride, and community pride into the citizens of Wabash County.

## WABASH COUNTY COMPREHENSIVE PLAN

### GENERAL PUBLIC MEETINGS WITH SWOT ANALYSIS



The Wabash County Comprehensive Plan Steering Committee held Five (5) public meetings throughout the county to gather input from area residents. The meetings were structured to gather information for the development of the comprehensive plan. The SWOT (Strengths, Weaknesses, Opportunities, Threats) Analysis system was used to initiate public input and guide the meetings which were emceed by Bob McCormick from The Purdue University Land Use Team. Bob has served as the Purdue Project Leader for the Planning with Power Program and the Local Decision Maker Guide including the Local Decision Maker GIS Map which provides endless layers of information for Indiana Counties. Once the data was collected each participant voted for two (2) items in each category. Topics under each SWOT category were prioritized based on public input and vote.

A total of 66 Strengths, 62 Weaknesses, 49 Opportunities, and 39 Threats were mentioned throughout the course of the public meetings. Likenesses were integrated in order to present the published data without altering the input or vote counts.

## **WABASH COUNTY COMPREHENSIVE PLAN**

The following is a list of the topics which received 5 or more votes in its perspective category.

### **Strengths of Wabash County**

- Rich agriculture community with livestock and grain production. Good market availability.
- Recreational amenities, Lakes, Reservoirs, Forests, Parks, YMCA.
- Community small town atmosphere, Good feeling, Character, Involvement.
- Educational systems and opportunities.
- Honeywell Center, Foundation, and programs.
- Major Roads and Highways. Proximity to other amenities. Hoosier Heartland Corridor.
- Fire Departments, EMTs, First Responders top quality.
- Cost of living favorable to surrounding areas. Affordable Real Estate.
- Businesses, Good Ag related business, many opportunities for family businesses.
- Arts, Theaters, Historical / Cultural communities.
- Churches, Strong Community Presence, Many Denominations.
- Good Public Services, Utilities.

### **Weaknesses of Wabash County**

- Lack of jobs with emphasis on jobs for younger generation. Retain graduates.
- Loss of Ag land due to residential construction, urban sprawl and development.
- Lack of availability for 21<sup>st</sup> century communications to all parts of the county, phone and internet.
- Lack of industry / manufacturing and lack of diversity of industry / manufacturing.
- Water quality and septic issues.
- Apathy, mind-set affects community ambiance. Lack of personal pride.
- Lack of support for local businesses.
- Conditions of vacant or abandon properties.
- Tax structure for local towns revisited.
- Traffic flow through Wabash City. Lack of signage.
- Government services need to be consolidated.
- The continued loss of postal services in small communities.
- Not consolidating schools or school administration systems.

### **Opportunities of Wabash County**

- County wide planning commission for cities, towns, and rural areas.
- Bypass Wabash City, North to South. Railroad over/under pass.
- Promote for green, high tech 21<sup>ST</sup> century businesses to root here.

# WABASH COUNTY COMPREHENSIVE PLAN

- Abandoned structures, tear them down or fill them up.
- Retain higher educated workers for work force.
- Attract higher pay, higher skill level jobs.
- Collection of natural resources, reservoirs water power, landfill methane.
- Agriculture processing businesses.
- School consolidation of some form.
- Sewers for un-served small communities.
- Reservoir facilities enhancement and expansion.
- Expansion of Vocational School programs.

## Threats of Wabash County

- Funding, Monies, Unemployment.
- Attitudes, Apathy, opposition to change, don't care attitude.
- Drug use, deadly out of site out of mind attitude. Drug education.
- Decline of social and moral values.
- Federal and State unfunded mandates.
- Lack of diversity of industry /manufacturing.
- Decline of community involvement and follow-up, Bedroom communities.
- Regulations, Red Tape takes up too much time inhibiting progress.

A complete listing of the responses for the Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis categories can be found in the Appendix J

## GENERAL PUBLIC MAILER QUESTIONNAIRES

WABASH COUNTY PLAN COMMISSION  
WABASH COUNTY COURTHOUSE  
100 WEST W. L. STREET  
MARIETTA, MO. 64657  
765/438-2221 FAX 765/438-2222  
WWW.WABASHCOUNTYMO.GOV

WABASH COUNTY  
COMMUNITY DEVELOPMENT  
DOCUMENTATION

GENERAL PUBLIC  
MAILER

1. How long have you lived in WABASH COUNTY?  
 Less than 5 years  10 - 19 years  
 5 - 9 years  20 years or more  
 I don't know

2. In what Wabash County Township do you live?  
 Center  New Park  
 East  Peaslee  
 Liberty  Tate  
 Noble

3. In what Wabash County Township do you work?  
 Center  New Park  
 East  Peaslee  
 Liberty  Tate  
 Noble  Not in Wabash County

4. How do you evaluate Wabash County's current Comprehensive Plan?  
 Not at all  Not very well  
 Fairly well  Very well

## WABASH COUNTY COMPREHENSIVE PLAN

The Wabash County Comprehensive Plan Steering Committee developed a questionnaire which was distributed as an insert through The Paper of Wabash County to approximately 7,000 sites. This mailer was delivered to the public at the same time the third media article appeared in local newspapers detailing the Comprehensive Plan Project.

The number of returned questionnaires was within the anticipated parameters as previously experienced by the Purdue Land Use Team. Early in the collection process it was very evident that the younger generations were not responding.

Through a joint effort from the Steering Committee and MSD a plan was devised to present the basics of a comprehensive plan to senior high students who then followed up by completing the questionnaire. This project was completed by the senior classes from Northfield, and Southwood High School.

The following is the tabulation from the questionnaire which approximately 7,000 individuals had the opportunity to complete and submit. The data from the questionnaires completed by NHS and SHS Senior Students was compiled in a separate tabulation and is presented in an independent data spreadsheet in (Appendix K).

**Results are listed as percent of total responses**

### What is your age group?

18 - 30	31 - 49	50 - 65	65 +	No Reply
1%	14%	34%	50%	2%

### What is your gender?

Male	57.54%
Female	39.68%
No Reply	2.78%

Of those responding 82.5% have lived in Wabash County longer than twenty (20) years. Within the county 30.5% of the responses came from residents of Noble Township. Noble Township was also the leading township in which 30.5% of the participants work. 12.7% of those who completed the survey work outside of the county.

### How long have you lived in Wabash County?

Less than 5 years	5 - 10 years	10 - 20 years	Longer than 20 years	I don't live in Wabash County	No Reply
3.57%	5.16%	7.94%	82.54%	0.40%	0.40%

## WABASH COUNTY COMPREHENSIVE PLAN

### In which Wabash County Township do you reside?

Chester	Noble	Lagro	Pleasant	Liberty	Waltz	Paw Paw	No Reply
15.08%	30.56%	18.25%	11.90%	7.14%	6.75%	6.35%	3.97%

### In which Wabash County Township(s) do you work?

Chester	Noble	Lagro	Pleasant	Liberty	Waltz	Paw Paw	No Reply
7.14%	30.56%	7.14%	5.95%	0.79%	2.78%	1.19%	15.48%
Work out of County		Retired					
12.70%		16.27%					

The Wabash County Comprehensive Plan was first composed in 1965 as "The Master Plan" and was the document of record at the time this plan was developed. Because the previous plan was not continually reviewed and updated, over the years it lost its effectiveness and became out of date. For this reason less and less emphasis was placed on The Master Plan Document. This was revealed in the questionnaire as 85% of those responding were not at all familiar or only slightly familiar with The Master Plan, (Comprehensive Plan) for Wabash County.

### Are you familiar with Wabash County's current Comprehensive Plan?

Not at all	Not very well	Fairly well	Very well	No Reply
53.57%	31.75%	8.33%	1.59%	4.76%

Residents were asked their view of residential development, commercial development and industrial development over the last five (5) years. Forty percent feel that industrial development has been too slow and the county has not accommodated for this. Participants viewed commercial growth as about right with the county providing areas for growth but not too many. Forty seven percent feel that residential growth is about right and the county provides areas for this development but not too many.

## WABASH COUNTY COMPREHENSIVE PLAN

**Which of the following statements best describes your opinion of the development of Wabash County over the past five years?**

**Please choose one answer for Residential [R], Commercial [C], and Industrial [I]**

	R	C	I
Development is too slow, county is not accommodating demand	16.86%	21.26%	40.08%
Development is about right, county provides areas for development but not too many	46.27%	44.09%	33.60%
Development is too fast, county needs to find ways to restrict/reduce negative impacts on development	14.12%	6.30%	2.83%
No reply	22.75%	28.35%	23.48%

With any development, review of the impact the project will have on a community must be studied. Residents were provided nine (9) points and asked to prioritize them according to importance when considering impacts of development. The following chart shows participant choice of importance by percent of vote.

	Very Important	Important	Not Very Important	Of No Importance	No Reply
Water Quality	75.79%	20.63%	1.59%	0.79%	1.19%
Scenic Vistas	13.10%	47.62%	30.95%	3.97%	4.37%
Protection of Farm Land	56.35%	34.52%	5.16%	1.98%	1.98%
Steep Slopes	15.48%	38.89%	31.75%	6.35%	7.54%
Preserving Forest	43.65%	44.44%	9.13%	1.59%	1.19%
Existing Development	26.19%	57.54%	10.71%	1.59%	3.97%
New Development	38.49%	49.21%	6.35%	1.19%	4.76%
Traffic congestion	23.41%	45.24%	25.00%	2.38%	3.97%
Access to Services	32.94%	54.76%	8.33%	0.79%	3.17%

As time progresses we continue to split parcels and divide land. At the time this document was authored Wabash County had in excess of twenty thousand 20,000 parcels. When subdividing land the question must be asked what this process should be dependent on. By percentages the general public mailer provides us with public priorities.

## WABASH COUNTY COMPREHENSIVE PLAN

	Very Important	Important	Not Very Important	Of No Importance	No Reply
Sufficient Road Capacity	29.76%	52.78%	9.52%	0.79%	7.14%
Lack of Environmental Constraints	25.00%	48.81%	13.49%	1.59%	11.11%
Proximity to Schools	18.65%	44.05%	25.00%	4.76%	7.54%
Sewer Service Availability	34.52%	43.25%	11.11%	4.37%	6.75%
Farm Land Classification	38.89%	35.32%	16.67%	2.38%	6.75%
Existing Development Patterns/Density	17.46%	51.98%	16.67%	3.57%	10.32%

To date Wabash County has several rural communities in which property owners have private septic systems. As population and development increase the impact on the environment can be detrimental if not controlled. The survey asked the question if the availability of sewer service should determine where development takes place in the county. Forth Eight percent (48%) said yes, 25% said no and 22% were unsure.

The public was asked to select the significance of seven different topics as they pertain to the quality of life in Wabash County. An additional point of interest surfaced when the numbers were compiled for this particular question. As you analyze the “Very Important” column you see Job Opportunities at 84.52%, Quality Schools at 77.38% and Affordable Housing at 49.21%. This shows the significance within the “Very Important” field as #1 - jobs, #2 - education, and #3 – housing. The following chart provides the input as percentages of the total responses.

	Very Important	Important	Not Very Important	Of No Importance	No Reply
Affordable Housing	49.21%	46.43%	1.98%	0.40%	1.98%
Quality Schools	77.38%	19.44%	0.40%	0.79%	1.98%
Recreational Resources	18.65%	56.75%	20.24%	1.59%	2.78%
Job Opportunities	84.52%	12.70%	0.40%	0.40%	1.98%
Transportation Options	19.44%	50.40%	26.98%	1.98%	1.19%
Shopping Convenience	19.44%	58.73%	17.46%	2.38%	1.98%
Cultural Activities	15.87%	55.56%	23.02%	2.78%	2.78%

The questionnaire provided a section in which people were asked to rank a list of topics as to the priority each item should receive in relation to county development and the comprehensive plan program.

# WABASH COUNTY COMPREHENSIVE PLAN

## County Priorities (1 most important – 6 least important)

Protecting the County's natural features, parks, and water quality

1	2	3	4	5	6	No Reply
22.22%	18.25%	17.46%	25.40%	12.70%	0.40%	3.57%

Promoting economic development and encouraging job creation

1	2	3	4	5	6	No Reply
52.38%	18.25%	14.29%	9.13%	1.98%	0.40%	3.57%

Providing/maintaining infrastructure such as roads, bridges, walks

1	2	3	4	5	6	No Reply
20.24%	28.17%	22.62%	17.06%	7.14%	0.40%	4.37%

Encouraging development of new housing, commercial, and industrial areas

1	2	3	4	5	6	No Reply
10.71%	15.87%	15.08%	18.65%	33.33%	1.59%	4.76%

Preserving farmland/forest areas

1	2	3	4	5	6	No Reply
26.19%	16.27%	17.46%	13.49%	23.02%	0.40%	3.17%

None of these should be high priorities

1	2	3	4	5	6	No Reply
0.79%	2.38%	0.79%	0.00%	0.00%	48.41%	47.62%

## WABASH COUNTY COMPREHENSIVE PLAN

Can all people be tendered the responsibility to govern themselves? History will tell us no. It is because of human nature that zoning policies are composed and rules put in place. Why does the driver lock his/her car, to keep the honest person honest. Often policies are developed because of the actions of a small percentage of the population that chooses to disregard the betterment of community. Unfortunately it affects us all. Trying to govern, but not over-govern, is a challenge. Keeping a good balance between property rights and concern for negative impact on communities is essential. The following chart provides participant perspective on the matter.

**Is there a good balance between property rights and concern for negative impact on communities?**

Yes	No	Unsure	No Reply
23.81%	22.62%	50.00%	3.57%

Communication is vital to the creation, administration and deployment of a county wide plan. Rural communities, incorporated towns and county government must work in unison in order to provide the opportunities necessary to meet the vision statement of the comprehensive plan

**Is there good communication between rural towns and county?**

Yes	No	Unsure	No Reply
24.60%	24.60%	48.81%	1.98%

Today we live in an information warehouse. It is all at our fingertips. To feel not informed has to be more of a mind-set or lack of interest than fact. Data from the general public survey shows that 47.22% of the public does not feel informed about what is going on in government. However 85.3 % of these same people do not visit the county government web site. According to the survey, the majority of the information people pick up comes from two sources, the local newspaper and local conversation.

**Do you feel informed about what is going on with Wabash County Government?**

Yes	No	Unsure	No Reply
31.35%	47.22%	19.05%	2.38%

Do you visit the county planning website? [Http://areaplan.wabashcounty85.us](http://areaplan.wabashcounty85.us)

Yes	No	Unsure	No Reply
9.13%	85.32%	2.38%	3.17%

## WABASH COUNTY COMPREHENSIVE PLAN

**Where do you usually get your information regarding Wabash County Government?  
(Check all that apply)**

County Mailings		10.08%
Local Newspapers		44.03%
Attend County Meetings		2.26%
County Website		2.88%
TV / Radio		17.49%
Local Conversation		20.99%
I don't get any information/unsure		1.44%
No reply		0.82%

The final section of the general public mailer asked the question: “How Can the Wabash County Comprehensive Plan Help You”? This question was presented in essay form and provided the opportunity for public input without bias.

The following issues, comments, concerns were mentioned five (5) or more times throughout the data collection of the general public mailers. This list is in alphabetical order.

1. AG Land - We must protect and preserve. Limit EPA foolish regulations. Ag is the stabilizer of the county. Too much chemical use.
2. Industry - Need to attract new and diversify. Support what we have.
3. Jobs - Good paying, Attract younger generation to retain county youth.
4. Plan - Better understanding of exactly what the comprehensive plan is and how will it affect me. Serve the county as a whole.
5. Roads - Maintain roads and bridges at highest level even if it means tax increase.
6. Schools - Consolidate, Don't consolidate, Consolidate administrations, Quality of offered education
7. Taxes - Run an efficient government. Every resident pay property tax.

(See Appendix K for NHS and SHS Questionnaire Data)

# WABASH COUNTY COMPREHENSIVE PLAN

## SPECIAL INTEREST GROUP / PERSONAL INTERVIEWS

Interviews were conducted with fifty two (52) different stakeholders throughout Wabash County. Participants were provided an essay questionnaire approximately 30 days prior to being interviewed in order to allow preparation time thus provide the optimum feedback. The interviews resulted in significant insight into the county's present conditions and provided valuable input about concerns and wishes for the future of Wabash County. Vocations represented in the interview process included: Purdue Extension, EMA, Health Officials, Law enforcement, Fire Departments, EMTs, Service Clubs, EDGWC, Chamber of Commerce, Young Professional Network, Real Estate, County Government Officials, Township Trustees, Town Boards, INDOT, Parks & Recreation, Convention & Visitors Bureau, Solid Waste, DNR, Army Corp. Engineers, Acres Land Trust, Bank Officials, School Officials, Insurance Officials, General Contractors, Developers, Manufacturing Officials, Communications Officials, Utility Officials, Mining, Farmers, Agri-Business Officials, Indiana Planning Association, Region IIIA Planning, Transportation, Indiana State Department of Agriculture, Local Business Owners, Wabash Area Personnel Association, and Senior Living Officials.

Some interview questions were asked of all participants. Other questions were tailored to specific interviewees or specific situations in order to stimulate discussion and input. Below is a list of the questions presented during interviews.

STRENGTHS OF COUNTY  
WEAKNESSES OF COUNTY  
OPPORTUNITIES FOR COUNTY  
THREATS TO OPPORTUNITIES  
NEEDS OF WABASH COUNTY  
WHERE SHOULD GROWTH OCCUR  
WHERE SHOULD GROWTH NOT OCCUR  
DEVELOPMENT THAT WILL BENEFIT COUNTY  
DEVELOPMENT DETRIMENTAL TO COUNTY  
MAJOR RESIDENTIAL CHALLENGES  
MAJOR RESIDENTIAL OPPORTUNITIES  
MAJOR RESIDENTIAL DEVELOPMENT PATTERN STRENGTHS  
MAJOR RESIDENTIAL DEVELOPMENT PATTERN WEAKNESSES  
MOST SIGNIFICANT ISSUE FACING COUNTY  
MOST PRESSING ENVIRONMENTAL ISSUE FACING WABASH COUNTY  
TRANSPORTATION CONCERNS FOR WABASH COUNTY  
STRENGTHS IN PUBLIC SERVICE  
WEAKNESSES IN PUBLIC SERVICE  
GOOD COMMUNICATION BETWEEN RURAL TOWN AND COUNTY  
WHERE TO TAKE VISITORS TO WABASH COUNTY  
WHERE TO NOT TAKE VISITORS TO WABASH COUNTY  
HOW TO PROMOTE FOR A HEALTHIER COMMUNITY  
HOWTO PROMOTE FOR A SAFER COMMUNITY  
HOW CAN THE COMPREHENSIVE PLAN HELP YOU

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A complete listing of interview responses can be viewed in (Appendix L)

# WABASH COUNTY COMPREHENSIVE PLAN

## CONCLUSION

The Comprehensive Plan Steering Committee, composed of a group of 25 volunteers, worked countless hours scrutinizing over the information gather through public meetings, questionnaires, interviews and statistics. Divergence will certainly be a part of this plan however the theme for this committee has been the promotion of public health, safety, morals, convenience, order, and the general welfare of Wabash County and its residents as a whole.

While we celebrate the accomplishment of the completion of the written comprehensive plan we must also realize that implementation of the plan is essential to fulfilling the aspirations of the citizens of Wabash County.

This comprehensive plan provides the structure for officials elected by the citizens of Wabash County to govern the affairs of the county. It must be reviewed and adjusted as needed in order to maintain the versatility required to provide the residents and communities of Wabash County with the best opportunity to prosper.

By continually monitoring the trends and conditions of the county, planning for the future of Wabash County can be completed in a proactive manner thus allowing communities to achieve their full potential and avoid the shortfalls associated with untimely planning.

For the Wabash County Plan Commission the implementation of this plan can best be served by orchestrating new zoning maps and authoring new zoning ordinances which will complement the objectives and goals of this comprehensive plan. Zoning must also be continually monitored to assure the goals and objectives correlate with a supple comprehensive plan.

The Wabash County Comprehensive Plan Steering Committee wishes to thank each and every individual who, in some way, gave of their time to support this project and assist with the development of a plan for guiding the future of Wabash County.

# WABASH COUNTY COMPREHENSIVE PLAN

## **THE DIRECTORS PERSPECTIVE**

First I would like to take this opportunity to thank each and every individual who took time from their busy schedules to contribute to this comprehensive plan. Whether it was completing a questionnaire, participation in the public meetings, serving on the steering committee, interview participation, or assisting with data collection, every bit of information that was gathered helped provide the puzzle pieces needed to complete the comprehensive plan.

How do you plan for the future of the county? You listen. You submerge yourself into the words expressed by the citizens of Wabash County. You analyze an enormous amount of data. You research the history of the county. Then you have the excitement of working with the steering committee group to digest all the information and develop a written plan.

Controversy will always be a part of this process and yet the steering committee was able to reach conclusions by putting the best interest of the communities of Wabash County first.

Technology is a great thing and yet as is the case in some instances we sacrifice and endure the negative impacts of it in order to use the benefits. One negative result of modern technology is the slow dissipation of verbal communication. Face to face human contact is slowly eroding away. With it there is the tendency to become more callous to family, friends, neighbors and community. The dissipation of face to face human contact was one topic of concern expressed continuously throughout this process.

This comprehensive plan provides objectives and goals for the future of Wabash County. However, it does not provide the human character needed to prosper. This must come from each and every individual.

When all of mankind prioritizes faith, family and community over personal wants, and material wealth, we are truly able to consume the benefits of the plan that is before us. For it is not the goals and objectives of this plan alone that will build our future; it is the character of the citizens and communities of Wabash County that will determine the outcome.

**A FEW NOTES OF**  
**COURTHOUSE**  
**HISTORY**

**DID YOU KNOW**

- In 1845 the Northwest room of the courthouse was rented to David Squires for a shoe making shop. The room was rented for one ( 1 ) dollar per month.
- The first Wabash County Court House burned on June 17, 1871 and yet we still have the records today because:  
New laws in Indiana in the early 1840's required that all State and County records be kept in fire proof rooms. So a brick building 18' x 60' was built on the court house square facing Wabash Street. The structure contained three (3) rooms and two windows with a plastered bin overhead and the ceiling and walls filled with sand. In addition a sprinkler system was installed.
- The second court house ( present court house) was built in 1878 – 1879. The structure contains one and one quarter million bricks and the stone came from Barea, Ohio.
- Some of the contents of the corner stone inside the court house are: a Holy Bible, a compass, map of the City of Wabash, secrets of Hanna Lodge, and pieces of the old court house bell.
- The Court House clock is a Seth Thomas. The clock which weighs two thousand (2000) pounds started keeping time on April 23, 1879.
- The Court House bell was made in Troy, New York and weighs three thousand (3,000) lbs.
- In 1879 some of the items on the list for the new Court House were chairs (made by inmates of the penitentiary), lightning rods, spittoons, walnut toilet seats, a bucket and a dipper, quill pens and tobacco for the Clerks, (just to name a few).

## WABASH COUNTY COMPREHENSIVE PLAN

- The first Wabash County Museum was in the basement of the courthouse.
- Along with Wabash County being the first electrically lighted city in 1880, came the telephone. The first use of telephones came to Wabash in 1880 and one was installed in the Clerk's office. The public came so often to use it and see it that the Clerk had it removed immediately.
- In March of 1880, the city council agreed to pay Daniel Worth to care for and attend to the new electric light for a salary of \$400 per year.
- Water from a well located on the Northeast corner of the square (near the Lincoln Statue) was carried to the building for employee and public use.
- Wood was burned in the fire places until 1889 when natural gas was piped to the court house and jail.
- The new court house was lighted by 134 gas jets, two chandeliers of twelve, and proved to be a great advancement over candle light.
- The iron fence which graced the property for years was eventually removed and used to separate the City Park and Women's Club House. This same fence later was removed and installed around what is now the Jewish Cemetery.
- Only one man has ever been hanged in Wabash County for crimes committed. John Hubbard met his fate for the horrendous French family murders by being hanged on the Court House lawn on December 13, 1855 at precisely 3:00PM.

Special Thanks to Heather Allen, Head of Archives at Wabash County Museum for her help with these interesting facts about the Wabash County Court House.

# WABASH COUNTY COMPREHENSIVE PLAN

## WABASH COUNTY COMPREHENSIVE PLAN APPENDIX

### APPENDIX A

#### SWOT ANALYSIS

##### A USEFUL VISIONING TOOL IN THE COMPREHENSIVE LAND USE PLANNING PROCESS

THE SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis process was developed by Albert Humphrey at Stanford who used it with Fortune 500 companies in the 1960s and 1970s. It is still used today by consultants, planners, and facilitators as a strategic planning and visioning process in land use planning across the country. The process itself involves the public in visioning sessions that capture and organize the public input around four (4) categories (Strengths, Weaknesses, Opportunities, and Threats). In this process, the beliefs and values of the public about a community or organization are revealed and organized to craft meaningful strategic goals and objectives for the future growth and development in their respective communities.

# WABASH COUNTY COMPREHENSIVE PLAN

## APPENDIX B

### Wabash County Comprehensive Plan Mailer



**WABASH COUNTY PLAN COMMISSION  
WABASH COUNTY COURT HOUSE  
ONE WEST HILL STREET  
WABASH, IN 46992  
260-563-0661 Ext 267 Ext 252  
260-563-5895 FAX  
plandirector@wabashcounty.in.gov  
coplanning@wabashcounty.in.gov**

**WABASH COUNTY  
COMPREHENSIVE PLAN  
DOCUMENTATION**

#### GENERAL PUBLIC MAILERS

**1. How long have you lived in Wabash County?**

- |  |   |
|--|---|
| <input type="checkbox"/> Less than 5 years             | <input type="checkbox"/> 10 - 20 years        |
| <input type="checkbox"/> 5 - 10 years                  | <input type="checkbox"/> Longer than 20 years |
| <input type="checkbox"/> I don't live in Wabash County |   |

**2. In which Wabash County Township do you reside?**

- |                                  |                                   |
|----------------------------------|-----------------------------------|
| <input type="checkbox"/> Chester | <input type="checkbox"/> Paw Paw  |
| <input type="checkbox"/> Lagro   | <input type="checkbox"/> Pleasant |
| <input type="checkbox"/> Liberty | <input type="checkbox"/> Waltz    |
| <input type="checkbox"/> Noble   |                                   |

**3. In which Wabash County Township(s) do you work?**

- |                                  |   |
|----------------------------------|---|
| <input type="checkbox"/> Chester | <input type="checkbox"/> Paw Paw            |
| <input type="checkbox"/> Lagro   | <input type="checkbox"/> Pleasant           |
| <input type="checkbox"/> Liberty | <input type="checkbox"/> Waltz              |
| <input type="checkbox"/> Noble   | <input type="checkbox"/> Work out of County |

**4. Are you familiar with Wabash County's current Comprehensive Plan?**

- |                                      |  |
|--------------------------------------|--|
| <input type="checkbox"/> Not at all  | <input type="checkbox"/> Not very well |
| <input type="checkbox"/> Fairly well | <input type="checkbox"/> Very well     |

# WABASH COUNTY COMPREHENSIVE PLAN

5. Which of the following statements best describes your opinion of the development of Wabash County over the past five years?  
Please choose one answer each for Residential [R], Commercial [C], and Industrial [I]

R	C	I	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Development is too slow, county is not accommodating demand
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Development is about right, county provides areas for development but not to many
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Development is too fast, county needs to find ways to restrict/reduce negative impacts of development

6. How Important is it for Wabash County to review the Impacts of development with regard to:

	Very Important	Important	Not Very Important	Of No Importance
Water Quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scenic Vistas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection of Farm Land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sleep Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Preserving Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing Development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New Development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Traffic Congestion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access to Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Would you prefer to see subdivision of property dependent upon:

	Very Important	Important	Not Very Important	Of no Importance
Sufficient Road Capacity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of Environmental Constraints	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proximity to Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer Service Availability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Farm Land Classification	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing Development Patterns/Density	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# WABASH COUNTY COMPREHENSIVE PLAN

8. Should the availability of sewer service determine where development takes place in the county?

Yes
  No
  Unsure

9. Please describe the significance of the following as they pertain to the quality of life in Wabash County:

	Very Important	Important	Not Very Important	Of no Importance
Affordable Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Quality Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Job Opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transportation Options	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shopping Convenience	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cultural Activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Please rank the following County priorities (order by number; 1 is most important, and 6 is least important):

- Protecting the County's natural features, parks, and water quality
- Promoting economic development and encouraging job creation
- Providing/maintaining infrastructure such as roads, bridges, walks
- Encouraging development of new housing, commercial, and industrial areas
- Preserving farmland/forest areas
- None of these should be high priorities

11. Is there a good balance between property rights and concern for negative impact on communities?

Yes
  No
  Unsure

12. Is there good communication between rural towns and county?

Yes
  No
  Unsure



# WABASH COUNTY COMPREHENSIVE PLAN

## APPENDIX C

### Indiana Code 36-7-4-201

#### **Purpose**

Sec. 201. (a) For purposes of IC 36-1-3-6, a unit wanting to exercise planning and zoning powers in Indiana must do so in the manner provided by this chapter.

(b) The purpose of this chapter is to encourage units to improve the health, safety, convenience, and welfare of their citizens and to plan for the future development of their communities to the end:

- (1) that highway systems be carefully planned;
- (2) that new communities grow only with adequate public way, utility, health, educational, and recreational facilities;
- (3) that the needs of agriculture, forestry, 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.

(c) Furthermore, municipalities and counties may cooperatively establish single and unified planning and zoning entities to carry out the purpose of this chapter on a countywide basis.

(d) METRO. Expanding urbanization in each county having a consolidated city has created problems that have made the unification of planning and zoning functions a necessity to insure the health, safety, morals, economic development, and general welfare of the county. To accomplish this unification, a single planning and zoning authority is established for the county.

**WABASH COUNTY COMPREHENSIVE PLAN**

**APPENDIX D**

**INDIANA CODE - COMPREHENSIVE PLAN**

**IC 500 Series Comprehensive plan 36-7-4-500**  
Sec. 500. This series (sections 500 through 599 of this chapter) may be cited as follows:  
500 SERIES.COMPREHENSIVE PLAN.  
*As added by Acts 1981, P.L.309, SEC.23.*

**IC Comprehensive plan; requirement; approval; purpose 36-7-4-501**  
Sec. 501. A comprehensive plan shall be approved by resolution in accordance with the 500 series for the promotion of public health, safety, morals, convenience, order, or the general welfare and for the sake of efficiency and economy in the process of development. The plan commission shall prepare the comprehensive plan.  
*As added by Acts 1981, P.L.309, SEC.23. Amended by Acts 1981, P.L.310, SEC.26; P.L.335-1985, SEC.3.*

**IC Comprehensive plan; contents 36-7-4-502**  
Sec. 502. A comprehensive plan must contain at least the following elements:  
(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.  
*As added by Acts 1981, P.L.309, SEC.23. Amended by Acts 1981, P.L.310, SEC.27; P.L.335-1985, SEC.4.*

**IC Comprehensive plan; additional contents 36-7-4-503**  
Sec. 503. A comprehensive plan may, in addition to the elements required by section 502 of this chapter, include the following:  
(1) Surveys and studies of current conditions and probable future growth within the jurisdiction and adjoining jurisdictions.  
(2) Maps, plats, charts, and descriptive material presenting basic information, locations, extent, and character of any of the following:  
(A) History, population, and physical site conditions.  
(B) Land use, including the height, area, bulk, location, and use of private and public structures and premises.  
(C) Population densities.

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(D) Community centers and neighborhood units.  
(E) Areas needing redevelopment and conservation.  
(F) Public ways, including bridges, viaducts, subways, parkways, and other public places.

## WABASH COUNTY COMPREHENSIVE PLAN

(G) Sewers, sanitation, and drainage, including handling, treatment, and disposal of excess drainage waters, sewage, garbage, refuse, and other wastes.

(H) Air, land, and water pollution.

(I) Flood control and irrigation.

(J) Public and private utilities, such as water, light, heat, communication, and other services.

(K) Transportation, including rail, bus, truck, air and water transport, and their terminal facilities.

(L) Local mass transit, including taxicabs, buses, and street, elevated, or underground railways.

(M) Parks and recreation, including parks, playgrounds, reservations, forests, wildlife refuges, and other public places of a recreational nature.

(N) Public buildings and institutions, including governmental administration and service buildings, hospitals, infirmaries, clinics, penal and correctional institutions, and other civic and social service buildings.

(O) Education, including location and extent of schools and postsecondary educational institutions.

(P) Land utilization, including agriculture, forests, and other uses.

(Q) Conservation of energy, water, soil, and agricultural and mineral resources.

(R) Any other factors that are a part of the physical, economic, or social situation within the jurisdiction.

(3) Reports, maps, charts, and recommendations setting forth plans and policies for the development, redevelopment, improvement, extension, and revision of the subjects and physical situations (set out in subdivision (2) of this section) of the jurisdiction so as to substantially accomplish the purposes of this chapter.

(4) A short and long range development program of public works projects for the purpose of stabilizing industry and employment and for the purpose of eliminating unplanned, unsightly, untimely, and extravagant projects.

(5) A short and long range capital improvements program of governmental expenditures so that the development policies established in the comprehensive plan can be carried out and kept up-to-date for all separate taxing districts within the jurisdiction to assure efficient and economic use of public funds.

(6) A short and long range plan for the location, general design, and assignment of priority for construction of thoroughfares in the jurisdiction for the purpose of providing a system of major public ways that allows effective vehicular movement,

encourages effective use of land, and makes economic use of public funds. *As added by Acts 1981, P.L.309, SEC.23. Amended by Acts 1981, P.L.310, SEC.28; P.L.335-1985, SEC.5; P.L.220-1986, SEC.9; P.L.185-2005, SEC.6; P.L.2-2007, SEC.386.*

### **IC 36-7-4-504 Comprehensive plan; consideration of policy and pattern; validation, continuance, and consolidation of preexisting plans**

Sec. 504. (a) After the comprehensive plan is approved for a jurisdiction, each governmental entity within the territorial jurisdiction where the plan is in effect shall give consideration to the general policy and pattern of development set out in the comprehensive plan in the:

## WABASH COUNTY COMPREHENSIVE PLAN

(1) authorization, acceptance, or construction of water mains, sewers, connections, facilities, or utilities;

(2) authorization, construction, alteration, or abandonment of public ways, public places, public lands, public structures, or public utilities; and

(3) adoption, amendment, or repeal of zoning ordinances, including zone maps and PUD district ordinances (as defined in section 1503 of this chapter), subdivision control ordinances, historic preservation ordinances, and other land use ordinances.

(b) A comprehensive plan or master plan adopted or approved under any prior law is validated and continues in effect as the comprehensive plan for the plan commission in existence on September 1, 1986, or any successor plan commission until the plan becomes a part of or is amended or superseded by the comprehensive plan of the latter plan commission. In addition, a thoroughfare plan adopted or approved under any prior law is validated and continues in effect as a part of the comprehensive plan on and after September 1, 1986, until the thoroughfare plan is amended or superseded by changes in the comprehensive plan approved under this chapter.

(c) AREA. To effect the consolidation of the various plans and ordinances in force in the county and in the participating municipality into one (1) comprehensive plan, the area plan commission shall approve the comprehensive plans of the participating municipalities as its first comprehensive plan. The commission shall also recommend under applicable law to the participating legislative bodies, without amendment, the adoption of the zoning, subdivision control, thoroughfare, and other ordinances relating to the jurisdiction of the participating legislative body. If lands within the jurisdiction of the commission are not regulated by zoning ordinances, the commission shall classify those lands as residential or agricultural, until they can conduct such land use studies as are necessary for reclassification and zoning. Because the unification of the planning and zoning function is of an emergency character, the commission and the participating legislative bodies shall initially adopt these preliminary plans and ordinances by simple resolution, to continue in effect until finally adopted in conformity

with the area planning law.  
*As added by Acts 1981, P.L.309, SEC.23. Amended by P.L.335-1985, SEC.6; P.L.220-1986, SEC.10; P.L.320-1995, SEC.5.*

### **IC 36-7-4-504.5** **Comprehensive plan; township advisory committee**

Sec. 504.5. (a) In preparing or revising a comprehensive plan for a township, the legislative body of the consolidated city shall adopt an ordinance requiring the plan commission to establish an advisory committee of citizens interested in problems of planning and zoning for that township, a majority of whom shall be nominated by the township legislative body.

(b) An advisory committee created under subsection (a) must include a representative of the affected township legislative body as determined by procedures established in an ordinance adopted by the legislative body of the consolidated city.  
*As added by P.L.164-1995, SEC.18.*

**WABASH COUNTY COMPREHENSIVE PLAN**

**IC 36-7-4-505**  
**Comprehensive plan; requests for related information**

Sec. 505. (a) When the plan commission undertakes the preparation of a comprehensive plan, the commission may request any public or private officials to make available any information, documents, and plans that have been prepared and that provide any information that relates to the comprehensive plan.

(b) All officials and departments of state government and of the political subdivisions operating within lands under the jurisdiction of the plan commission shall comply with requests under subsection (a).

(c) All officials of public and private utilities operating within lands under the jurisdiction of the plan commission shall comply with requests under subsection (a) to furnish public information.  
*As added by Acts 1981, P.L.309, SEC.23. Amended by Acts 1981, P.L.310, SEC.29; P.L.335-1985, SEC.7.*

**IC 36-7-4-506**  
**Thoroughfare plans included in comprehensive plans; location, change, vacation, or improvement of thoroughfares**

Sec. 506. (a) A thoroughfare plan that is included in the comprehensive plan may determine lines for new, extended, widened, or narrowed public ways in any part of the territory in the jurisdiction.

(b) The determination of lines for public ways, as provided in subsection (a), does not constitute the opening, establishment, or acceptance of land for public way purposes.

(c) After a thoroughfare plan has been included in the comprehensive plan, thoroughfares may be located, changed, widened, straightened, or vacated only in the manner indicated by the comprehensive plan.

(d) After a thoroughfare plan has been included in the

comprehensive plan, the plan commission may recommend to the agency responsible for constructing thoroughfares in the jurisdiction the order in which thoroughfare improvements should be made.  
*As added by Acts 1981, P.L.309, SEC.23. Amended by Acts 1981, P.L.310, SEC.30; P.L.335-1985, SEC.8; P.L.220-1986, SEC.11.*

**IC 36-7-4-507**  
**Comprehensive plan; notice and hearings before adoption**

Sec. 507. Before the approval of a comprehensive plan, the plan commission must:  
(1) give notice and hold one (1) or more public hearings on the plan;  
(2) publish, in accordance with IC 5-3-1, a schedule stating the times and places of the hearing or hearings. The schedule must state the time and place of each hearing, and state where the entire plan is on file and may be examined in its entirety for at least ten (10) days before the hearing.  
*As added by Acts 1981, P.L.309, SEC.23. Amended by Acts 1981, P.L.45, SEC.18; P.L.335-1985, SEC.9.*

**WABASH COUNTY COMPREHENSIVE PLAN**

**IC** **36-7-4-508**  
**Comprehensive plan; adoption; certification; plan and summary availability for inspection; legalization of certain comprehensive plans**

Sec. 508. (a) After a public hearing or hearings have been held, the plan commission may approve the comprehensive plan.

(b) **ADVISORY AREA.** Upon approval, the plan commission shall certify the comprehensive plan to each participating legislative body.

(c) The plan commission may approve each segment of the comprehensive plan as it is completed. However, that approval does not preclude future examination and amendment of the comprehensive plan under the 500 series. A comprehensive plan that:

- (1) was approved before March 14, 1994, under this subsection as in effect before March 14, 1994; and
- (2) was not filed in the county recorder's office as required by this subsection as in effect before March 14, 1994; is legalized.

(d) **METRO.** As used in this subsection, "comprehensive plan" or "plan" includes any segment of a comprehensive plan. Approval of the comprehensive plan by the metropolitan development commission is final. However, the commission may certify the comprehensive plan to the legislative body of each municipality in the county, to the executive of the consolidated city, and to any other governmental entity that the commission wishes. The commission shall make a complete copy of the plan available for inspection in the office of the plan commission. One (1) summary of the plan shall be recorded in the county recorder's office. The summary of the plan must identify the following:

- (1) The major components of the plan.

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(2) The geographic area subject to the plan, including the townships or parts of townships that are subject to the plan.

(3) The date the commission adopted the plan.  
*As added by Acts 1981, P.L.309, SEC.23. Amended by P.L.335-1985, SEC.10; P.L.31-1994, SEC.11; P.L.220-2011, SEC.661.*

**IC** **36-7-4-509**  
**Comprehensive plan; legislative approval, rejection, or amendment**

Sec. 509. (a) **ADVISORY AREA.** After certification of the comprehensive plan, the legislative body may adopt a resolution approving, rejecting, or amending the plan. Such a resolution requires only a majority vote of the legislative body, and is not subject to approval or veto by the executive of the adopting unit, and the executive is not required to sign it.

(b) **ADVISORY AREA.** The comprehensive plan is not effective for a jurisdiction until it has been approved by a resolution of its legislative body. After approval by resolution of the legislative body of the unit, it is official for each unit that approves it. Upon approval of the comprehensive plan by the legislative body, the clerk of the legislative body shall place one (1) copy of the comprehensive plan on file in the office of the county recorder.  
*As added by Acts 1981, P.L.309, SEC.23. Amended by P.L.335-1985, SEC.11; P.L.220-1986, SEC.12.*

**WABASH COUNTY COMPREHENSIVE PLAN**

**IC**

**36-7-4-510**

**Comprehensive plan; procedure following legislative rejection or amendment**

Sec. 510. (a) **ADVISORY AREA.** If the legislative body, by resolution, rejects or amends the comprehensive plan, then it shall return the comprehensive plan to the plan commission for its consideration, with a written statement of the reasons for its rejection or amendment.

(b) **ADVISORY AREA.** The commission has sixty (60) days in which to consider the rejection or amendment and to file its report with the legislative body. However, the legislative body may grant the commission an extension of time, of specified duration, in which to file its report. If the commission approves the amendment, the comprehensive plan stands, as amended by the legislative body, as of the date of the filing of the commission's report with the legislative body. If the commission disapproves the rejection or amendment, the action of the legislative body on the original rejection or amendment stands only if confirmed by another resolution of the legislative body.

(c) **ADVISORY AREA.** If the commission does not file a report with the legislative body within the time allotted under subsection (b), the action of the legislative body in rejecting or amending the comprehensive plan becomes final. *As added by Acts 1981, P.L.309, SEC.23. Amended by Acts 1981, P.L.310, SEC.31; P.L.335-1985, SEC.12; P.L.220-1986, SEC.13.*

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**IC**

**36-7-4-511**

**Comprehensive plan; amendment approval; preparation and submission of amendments**

Sec. 511. (a) Each amendment to the comprehensive plan must be approved according to the procedure set forth in the 500 series.

(b) **ADVISORY AREA.** If the legislative body wants an amendment, it may direct the plan commission to prepare the amendment and submit it in the same manner as any other amendment to the comprehensive plan. The commission shall prepare and submit the amendment within sixty (60) days after the formal written request by the legislative body. However, the legislative body may grant the commission an extension of time, of specified duration, in which to prepare and submit the amendment. *As added by Acts 1981, P.L.309, SEC.23. Amended by P.L.335-1985, SEC.13; P.L.220-1986, SEC.14.*

**WABASH COUNTY COMPREHENSIVE PLAN**

**APPENDIX E**

**ADDITIONAL HOUSING DATA FOR WABASH COUNTY  
2009**

Median price asked for vacant for-sale houses and condos, Indiana 2009 \$137,530

Estimated median house or condo value Wabash County  
2000 \$68,900  
2009 \$83,466

Lower value quartile 2009 \$61,349  
Upper value quartile 2009 \$117,485

**MEAN PRICE 2009:**

Detached houses, Indiana \$155,412  
Detached houses, Wabash County \$100,821

Townhouses or attached units, Indiana \$141,472  
Townhouses or attached units, Wabash County \$206,539

In 2-unit structures Indiana \$103,490  
In 2-unit structures Wabash County \$39,279

In 3 to 4-unit structures Indiana \$111,630  
In 3 to 4-unit structures Wabash County \$52,640

Mobile Homes Indiana \$33,761  
Mobile Homes Wabash County \$ 64,817

**MORTGAGE STATISTICS 2009:**

Housing units in Wabash County with mortgage. 1,864  
Housing units in Wabash County With 2<sup>nd</sup> mortgage. 246  
Housing units in Wabash County with home equity loan . 115  
Housing units in Wabash County with 2<sup>nd</sup> mortgage and home equity loan. 0  
Houses without a mortgage Wabash County. 1,138  
Median household income for houses/condos with a mortgage. \$57,047  
Median household income for apartments without a mortgage. \$36,060  
Median monthly housing cost Wabash County. \$554

# WABASH COUNTY COMPREHENSIVE PLAN

## HOUSEHOLD TYPE BY RELATIONSHIP:

Households	11,337
In family households	9,365
Male householders	2,325
Female householders	763
Spouses	2,215
Children	3,300
Natural	2,941
Adopted	80
Stepchildren	279
Grandchildren	255
Brothers/ Sisters	99
Parents	76
Other relatives	109
Non relatives	223
In non-family households	1,972
Male householders	614
Living alone	484
Female householders	1,089
Living alone	997
Non relatives	269
In group quarters	369
Institutionalized population	291

### Size of family households:

2 persons	1,412
3 persons	741
4 persons	550
5 persons	256
6 persons	105
7 persons or more	24

### Size of non-family household:

1 person	1,481
2 persons	189
3 persons	18
4 persons	15

Married couples with children household 1,765

Single parent households 756

    Men 176

    Women 580

97.7% of residents speak English at home

0.8% of residents speak Spanish at home

## WABASH COUNTY COMPREHENSIVE PLAN

### Housing Structures:

Median number of rooms in houses and condos

Wabash County 6.2

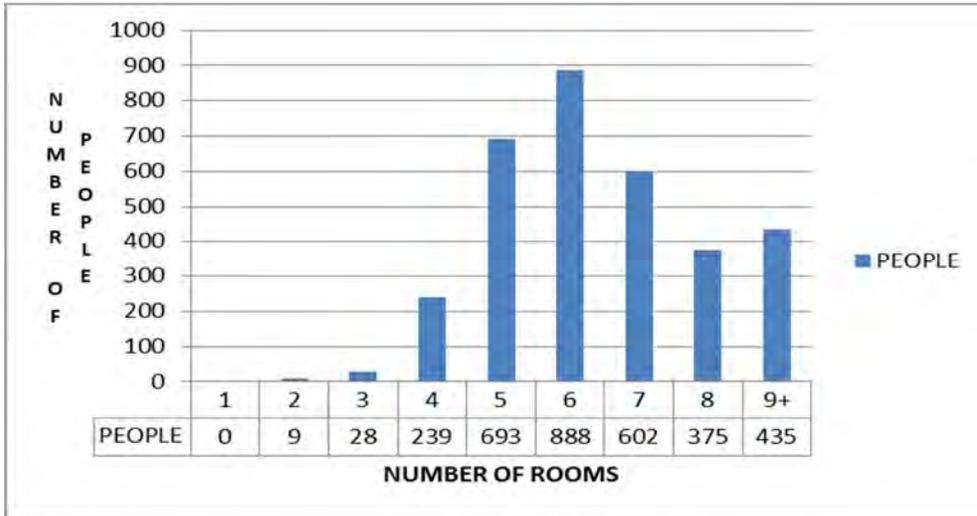
Indiana 6.1

Median number of rooms in apartments

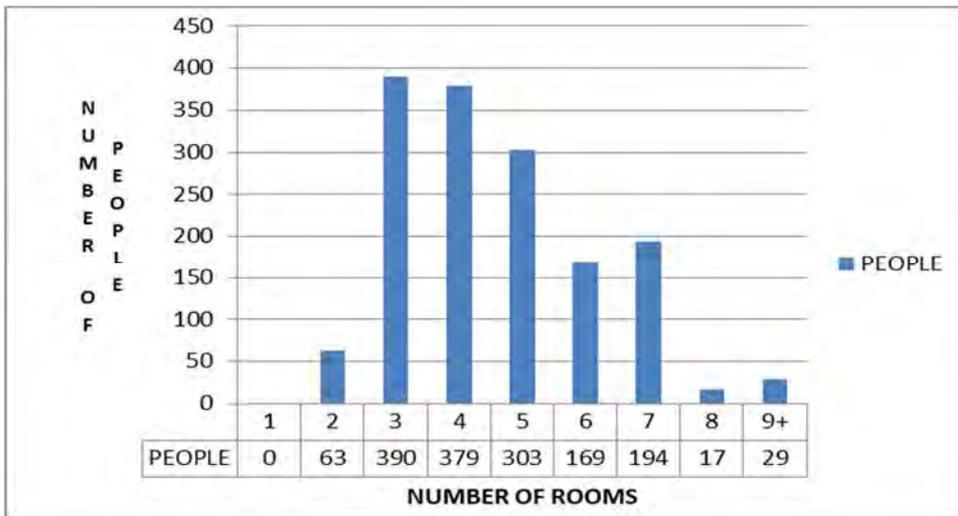
Wabash count 4.3

Indiana 4.2

### Number of rooms in owner occupied houses in Wabash County



### Number of rooms in renter occupied apartments in Wabash County



**APPENDIX F**

**Wabash County Transportation Plan**

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- 1.1 Purpose
- 1.2 Transportation Background
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- 1.4 Traffic Count Types
- 1.5 Accident Maps
- 1.6 Summary Table and STATS Ind.

**Appendix**

- A1 HPMS Map- HPMS Wabash County
- A2 Functional Class Counts- FHWA on System Wabash County
- A3 Functional Class- Functional Class Map Wabash County Indiana
- A4 County Supervisor Map – Wabash County Traffic Count Program
- A5 Railroad Crossing – Wabash County Rail Crossings
- A6 Accident Map – Wabash County Collision by Year 2008-2010
- A7 Traffic Counts Summary Table
- A8 STATS Indiana Commuting Patterns In & Out

**1.0 Introduction**

**1.1 Purpose**

The purpose of this study is to examine the existing transportation conditions in Wabash County. This basic information is intended to provide data for analysis. Discussions have been held with the County Highway Superintendent, and the County Sheriff Contact has been made with the Wabash County Comprehensive Planning office. A revised Wabash County Comprehensive Plan being compiled in conjunction with this report. This report is intended to provide supplemental information to the County Comprehensive Plan. The traffic counts provided may be of assistance for the base year. This may provide background for the long range planning of the comprehensive plan.

# WABASH COUNTY COMPREHENSIVE PLAN

## 1.2 Transportation Background

The basis of transportation planning is the safe and efficient management of streets and roadways. This is based upon a hierarchy of connecting roads and streets with different capacities. There is a balance to be maintained between ease of access with the safety and speed to arrive at a destination.

To achieve that stated purpose the Federal Highway Administration (FHWA) has designed a classification system, the functional classification system. This classification is based on the type of service the roadway is intended to provide. Most travel trips combine movement on one or more of the classified roadways. For example: a trip to work most likely begins on a local street, this provides very good access, but limited mobility. From the local street the trip may access the state highway system, this level of road provides less access but greater mobility. From the state road the trip continues to a US highway or Interstate. This class of roadway provides the least access but the greatest mobility and safety.

The patterns by which vehicles travel are specific to basic categories; they include work, recreation, shopping. The destinations of these trips are called trip generators. As part of analysis some trip generators originate and terminate in Wabash County. Other trip generators originate in Wabash County and terminate in other neighboring counties. Analysis of the trip generators in the county calls for a separate study. They are however, general trends compiled by STATS Indiana and those basic diagrams are included in the Appendix of the package.

The FHWA Functional Class system is further broken into basically four (4) types of roadway; local, collector, arterial, and in some locations interstate roadways. Roadways are classified by Federal Highway Administration. (FHWA), based on mobility and land access. Further details of the four major types are listed below. The high level of mobility roads are the arterials, interstate, state highways, urban highways. Collector roads are the balance between mobility and access. These roads are the connectors between cities, also in rural areas the links between county seats. The roads that provide the least mobility but the greatest access are the local roads.

These are the city streets and county roads used to gain access to major county roads (collectors).

Specific to Wabash County the classifications are divided into three of the four FHWA functional classification systems. They are defined as:

## WABASH COUNTY COMPREHENSIVE PLAN

Functional System	Service Provided
Arterial	Provides the highest level of service at the greatest speed for the longest uninterrupted distance, with some degree of access control
Collector	Provides a less highly developed level of service at a lower speed for shorter distances by collection traffic from local roads and connecting them with arterials
Local	Consists of all roads not defines as arterials or collectors; primarily provides access to land with little or no through movement.

There are no freeways, expressways or interstate highways in Wabash County. The functional systems described above are further broken down into either major or minor for arterial and collectors. The classifications are also broken down as to urban or rural.

### **FHWA Functional Classifications**

- Local
- Minor Collector
- Major Collector
- Minor Arterial
- Principal Arterial
- Freeway or Expressway
- Interstate

Each of the classes of roadway listed above has a recommend width for right of way (ROW). The ROW designations are important in the planning process, in that county comprehensive plans are planning for approximately 20 years in the future. Given the goal of planning for the future roadways with adequate ROW are more easily improved since the purchase of right of way from the public is time consuming and there is expense.

<b>FHWA Functional Classifications</b>	<b>ROW / ft.</b>
Local	60
Minor Collector	60-80
Major Collector	60-80
Minor Arterial	100
Principal Arterial	100
Freeway or Expressway	300
Interstate	300

Although FHWA designed the Functional Class system, they rely on the state county and local units of government for proper design and maintenance of the system. At the state level, the Department of Transportation is responsible for the maintenance of both the state roadways and the US highways. Each county is responsible for the maintenance of their county roadways. The functional classification system does provide some federal assistance in the upgrading and maintenance of some county roadways. These roads need to be classified as urban

## WABASH COUNTY COMPREHENSIVE PLAN

or rural major collectors of above. If a road is classified as a major collector or arterial it may be eligible for federal funding under a FA-3 or FA-4 grant program.

INDOT publishes a table of certified road miles yearly. This document identifies the total of State Roadway 132.81, County Roadway 729.83 and Local Roadway mileage 111.71. The total roadway miles in Wabash County for 2009 was 974.35. The certified roadway mileage defines the maintenance responsibilities of the units of government mentioned above and also indirectly the funding sources for improvement of the roadways.

Safety though not specifically mentioned in the Functional Classification System is a consideration. Roadways are designed and built with a certain “safety factor”. These major safety factors include sight distances, both horizontal and vertical, and the actual posted speed limit of a roadway is less that the roadway is designed to accommodate. The improvement of an industrial site often requires the improvement of the roadway or intersection that serves the site. This improvement may include the sight distances mentioned above as well as a reduction of the posted speed limit. Turn lanes may be added. Safety issues are also addressed on the rural local roads with specific funding sources designed to improve safety on less traveled roadways.

### 1.3 Traffic Count Information

Traffic counts were conducted in Wabash County in 2010-2011. These counts provide basic data for analysis and planning. The traffic counts were conducted by Region III-A personnel under a grant from the Federal Highway Administration (FHWA) and administered by the Indiana Department of Transportation (INDOT). The traffic counts are classified: Highway Performance Monitoring System (HPMS), the Federal Functional Classification System, discretionary traffic counts designated by the county engineer / supervisor, and railroad crossing counts.

The traffic counts were conducted at 122 locations in the county. The 122 locations counted are not on state roadways. INDOT Fort Wayne district collects traffic counts on the state roads in the district and traffic counts may be obtained directly from INDOT. INDOT also maintains a website with traffic counts displayed. The website address is <http://dotmaps.indot.in.gov/apps/trafficcounts/>. By the Federal standard they are 48 hours in duration, and classified. The FHWA has a system which classifies vehicles by size from bicycles, Class 1 to multi axle tractor trailers, Class 13. Traffic counts are also by standard to include the highest traffic count per hour both AM and PM. The volume of trucks is included, also by the highest count per hour. These numbers are defined as AM Peak and PM Peak volumes. K factor is the highest hour count divided by the total traffic for the 48 hours divided by 2 for an average. D factor is the percentage of traffic by direction.

## WABASH COUNTY COMPREHENSIVE PLAN

Also, included for analysis and planning purposes are maps of accident locations in the county. This information is gathered from the Indiana Criminal Justice Institute and the Indiana State Police.

Also, included is travel a pattern. This information is provided by STATS Indiana. This is a service of Indiana University, Kelly School of Business.

### 1.4 Traffic Count Types

As noted above four types of traffic counts were conducted in Wabash County. As a brief summary all four of the traffic count types are used by INDOT for long range planning. INDOT in conjunction with FHWA Federal Highway produces a document called the INDOT 2030 Long Range Transportation Plan; this plan is updated and works also in conjunction with the comprehensive plans of many counties.

The HPMS (Highway Performance Monitoring System) is a statistical tool used by the INDOT Indianapolis planning staff to develop trends in transportation across the state. This tool also develops the Adjustment Factors tables which many MPO's (Metropolitan Planning Organizations) and RPO's (Rural Planning Organizations) use to adjust traffic count data to a yearly average and to adjust data from previously collected data to more recently collected data. Refer to Appendix A-1 for map.

The Functional Class counts are related to the functional classifications mentioned above and is also used as planning tools for traffic trending. These functional class roadways depending on the functional class level also are a factor in determining the possible eligibility of a road for Federal Aid funding. Two functional classification maps are included. Refer to Appendix A-2 for functional classification counts completed by Region III-A staff. The INDOT functional classification map is included for reference. That map is contained in Appendix A-3

The County Highway Supervisor counts are at the discretion of the county engineer or supervisor. These counts are made available to the county supervisor as well as the county commissioners as well as INDOT Indianapolis.

The Railroad Crossing counts provide data both for traffic planning and safety purposed. This information is shared with the railroads. One of the purposes is to improve safety at railroad crossings. Refer to Appendix A-4 for map.

Railway crossing counts are conducted by Region III-A. These counts are intended to provide safety for the public at grade crossings. This information is shared both with INDOT and FRA (Federal Railway Administration). A safety checklist is performed at each rail crossing, indicating the presence of cross bucks, gates, pavement markings and other information. The checklist is not presented in this report. Refer to Appendix A-5 for map. Due to the number of rail crossings in Wabash County the traffic counts are listed in the summary table, refer to A7.

## WABASH COUNTY COMPREHENSIVE PLAN

### 1.5 Accident Maps

Also, included is Accident Information, this data takes the form of maps included in this package. This information is obtained from the Indiana Criminal Justice Institute of Justice from data provided from the Indiana State Police. This map provides accident location from the last three years. This three year window is the basis for any type of accident remediation. Refer to Appendix A-6 for map

### 1.6 Summary Table & STATS Indiana

For reference a summary table of all the traffic counts conducted by the Region is included. This may provide an easy reference tool for planning and comparison purposes.

The STATS Indiana information may provide basic information for the trip generations for base year planning purposes.

This information is provided by a Transportation Grant from FHWA and administered by INDOT.

This package was prepared by

Dave Gee

Please contact this office if further information or clarification is needed.

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Region III-A  
217 Fairview Blvd.  
Kendallville, IN. 46755  
260.347.4714  
[dgee@region3a.org](mailto:dgee@region3a.org)

# WABASH COUNTY COMPREHENSIVE PLAN

Section ID or Railroad Crossing ID	Location	Begin Section	End Section	AADT
<b>HPMS</b>				
850018002000	IR 398 (Old US 24/Blue Star)	Lagro CI & Davis Stbhd	Wabash -Huntington Co L	238
853098255000	Euclid St	Alber ST	Miami St	378
853107255000	Falls St	Thome St & Stitt St	Bond St	1496
853148005001	Harrison St	SR 15 (Cass ST)	SR 13 ( Manchester St)	4641
853170255000	Huntington St	BR 506 O Wabash River	Canal St	1914

Functional Class				
1	CR 700 W	CR 1400 N to SR 114	SR 114	93
2	Wendell Rd	Keafaber Rd (CR 1300 N)		142
3	CR 300 W	SR 114	CR 1150 N (IR 82)	123
4	Ogden RD	SR 114	CR 200 W Crill Rd (IR37)	1062
5	9th St	Meridan St	Beckley St	1361
6	CR 1450 N	SR 13 to East St (IR 215)	East St. (IR 215)	142
7	CR 325 E	Main St to CR 1300 N (IR217)	CR 1300 N (IR217)	164
8	CR 1400 N	Gene Stratton Porter Rd	County Line Rd (IR 90)	107
9	W River Rd	CR 700 W	CR 800 W (County Line Rd)	85
10	Wabash Laketon Rd	SR 116 (CR 600 N )	CR 700 N (IR 37)	483
11	Lagro Servia Rd	SR 16 (CR 600 N)	CR 700 N (IR 421)	388
12	Rock Springs Pike	CR 1100 N	SR 114 (CR 1200 N)	117
13	Rock Springs Pike	SR 16	CR 700 N	90
14	CR 700 W	CR 550 N (Canfield Rd)	Beamer Rd (IR 7)	826
15	Wabash Laketon Rd	Garrison Rd	SR 16 (CR 600 N) (IR 37)	485
16	Lagro Servia Rd	E Mill St	SR 16 (CR 600 N) (IR 421)	360
17	Rock Springs Pike	E Mill St	SR 16 (CR 600 N)	77
18	W Angling Rd	Paullus Rd	SR 15 (CR 500 W) (IR 200)	612
19	CR 700 W	Farr Pike	US 24 (IR 7)	626
20	Carr Rd	County Line Rd	CR 700 W	335
21	Carr Rd	CR 500 W	Wabash Laketon Rd (IR 58)	604
22	La Salle Rd	Morrett Rd (CR 50 N )	Speicher Rd (IR 47 )	406
23	Speicher Rd	CR 175 E	Cement Ave (IR 58)	292
24	Cement Ave	Speicher Rd	US 24 (IR 65)	643
25	Rock Springs Pike (CR 650 E)	Bethel Rd	CR 600 E	77
26	Beamer Rd	SR 15	Paulis Rd	97
27	W Old 24	SR 115	Lakeview Dr	2467
28	W Old 24	CR 700 W	CR 800 W (County Line Rd)	1558
29	W Millcreek Pike	Ridenour Rd	W Elliott Rd (IR 381)	314
30	CR 750 W	Ridgeway Crk (CR 600 W)	Treaty Pike (IR 121)	313
31	W Millcreek Pike	CR 800 S	CR 900 S (IR 381)	145
32	Slocum Trail	CR 700 W	CR 600 W (IR 98)	350
33	CR 400 W	Pooman Rd	County Line Rd (IR 5)	487
34	W Old Slocum Trail	SR 13	Smith Rd (IR 98)	265
35	Walnut Tree Pike	SR 15	Wolf Rd (IR 10)	104
36	N Wabash Ave	CR 350 S	S Meridan Rd (IR 61)	967
37	Dora Rd (CR 250 S )	S Meridan Rd	Symers Rd (CR 75 E)	838
38	Dora Rd (CR 250 S )	S America Rd	Minnic Rd	236
38	Waggoner Rd	CR 600 S	Treaty Pike	179
40	Palmer Rd(CR850S)	Hoover Rd	Yankee Rd (IR 20)	97
41	CR 900 S	Boundary Line Rd	America Rd (IR 18)	202
42	CR 900 S	CR 700 E	County Line Rd (IR 18)	70

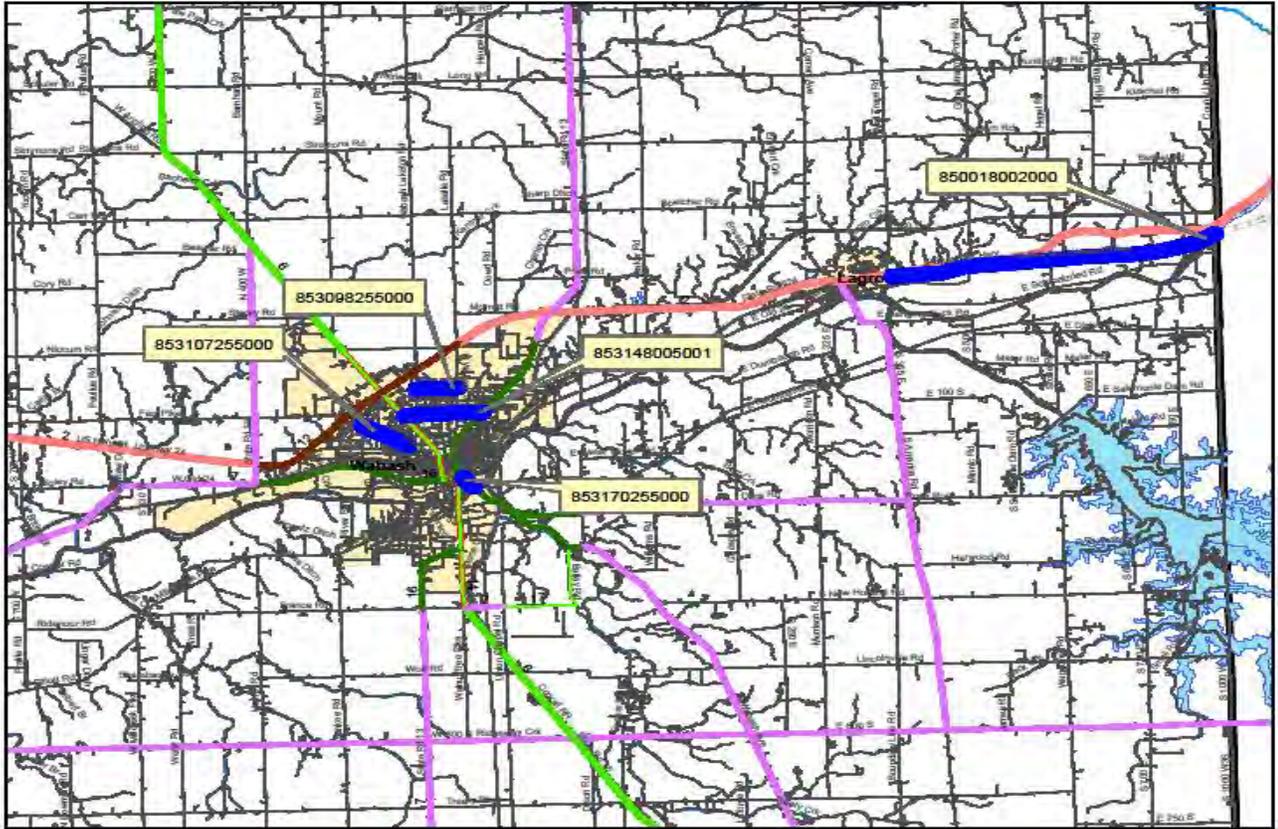
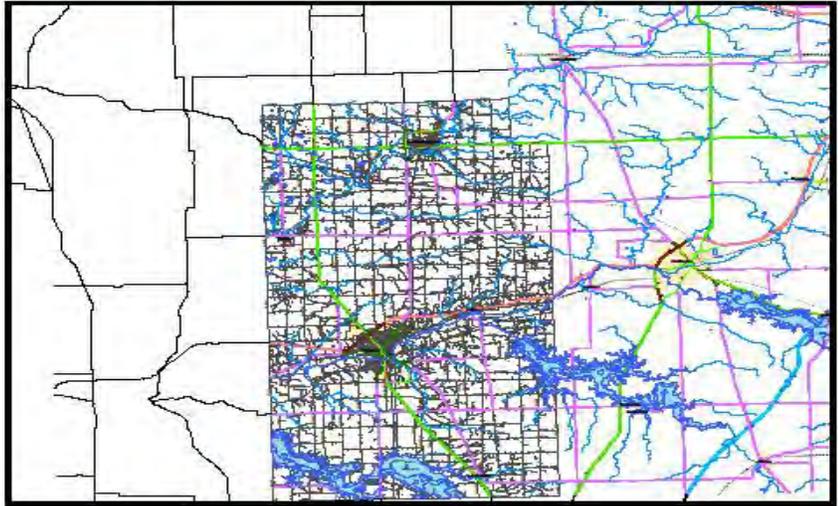
County Traffic Count Program				
1	E. 1100 N	SR13	Wabash Rd.	763
2	Meridian St.	W. 1300 N	SR 13	1417
3	East St.	SR 13	E. 1400 N	1043
4	E. 1100 N	SR 113	E. Singer Rd.	292
5	E. 800 N	Lagro Servia Rd(N 300 E)	N. 400 E	209
6	E. 800 N	Rock Springs Pk(650E)	N. 1000 E	160
7	Rock Springs Pk(650E)	E 800 N	E. 700 N	96
8	Schuler Rd.(W. 400 N)	N. 700 W	W. County Line Rd.	84
9	Simmons Rd(W 300 N)	SR 15	Bamhart Rd(N 400 W)	63
10	Farr Pk(W 100 S)	S. 550 W	SR 115(N 400 W)	636
11	W. Cooper Rd.	W.County Line Rd	S. 750 W	65
12	W. Millcreek Rd.	S. River Rd	Wabash City Limits	751
13	Dora Rd(W 250 S)	S. Bailey Rd	S. Meridan Rd.	832
14	Cement Ave(N 300 E)	US 24	SR 524	602
15	N. 800 E(E. County Line Rd)	US 24	Blue Star Hwy(Old US 24)	41
16	E.Baumbauer Rd	S. 325 E	SR 524(S. America Rd)(355E)	75

# WABASH COUNTY COMPREHENSIVE PLAN

17	Union Chapel Rd(S 100 W)	SR 124(W. 600 S)	SR 124(W. 600 S)	165
18	Waggoner Rd(S. 600 E)	SR124(E.600S)	Lincolnville Rd(E 500 S)	226
19	N. Wabash St.	US 24	Salamonie Ln	2621
20	Euclid St.	Wabash Laketon Rd(200W)	Wabash St.	378

Railroad Count Program				
478286T		CR 750 E		128
478288G		CR 600 E		43
478289N		CR 500 E		124
478301T		East St		475
478302A		Spring St		246
478303G		Allen St		2332
478304N		Huntington St		288
478306C		Miami St		2445
478308R		Carroll St		1029
478309X		Fisher St		266
478310S		Comstock St		180
478311Y		Thome St		473
478312F		Bond St		1609
478313M		Olive St		181
478314U		Mill St		1629
478316H		CR 530 W		17
478319D		Bridge St.		271
533604C		CR 200 W		202
533605J		CR 1400 N		45
533607X		Miller Rd / CR 100 W		82
533609L		Meridian Rd		1561
533611M		9th St		1361
533612U		Beckley St		900
533613B		2nd St/ Thorn St.		1184
533617D		South St		293
533619S		Hanley Rd / 1100 N		491
533620L		CR 1000 N / Shipper Rd		94
533622A		CR 950 N		26
533623G		CR 900 N		131
533624N		CR 850 N		49
533625V		CR 800 N		479
533627J		Hoover Rd / CR 700 N		57
533634U		CR 500 N / Mill St		442
533636H		CR 400N / Huntington Rd		137
533638W		CR 300 N / Mattem Rd		112
533640X		CR 200N		392
533641E		Pries Rd / CR 100 N		233
533645G		E Hill ST		619
533647V		Huntington St		1614
533649J		Miami St - South		2585
533650D		Cass St - South		5069
533652S		Carroll St		2569
533662X		CR 400 S / France Rd		461
533663E		CR 100 W / Union Chapel Rd		92
533664L		Wolf Rd / CR 500 S		648
533668N		Wacacona Pine / CR 50 E		322
533669V		Treaty Pike		166
533670P		CR 100 E		21
533671W		Kerr Pike / CR 800 S		142
533672D		LaForge Pike / CR 200 E		30
533673K		Scott Pike / CR 900 S		128
533674S		Thompson Rd / CR 950 S		8
533675Y		Pence Rd		471
533676F		Kendall St / CR 1050 S		1041
533677M		Logan St		801
533682J		County Line Rd / CR 1200 S		129

# HPMS Wabash County



## Legend

- Off System Local
- Rural Interstate
- Rural Major Collector
- Rural Minor Arterial
- Rural Minor Collector
- Rural Principal Arterial
- Urban Freeway or Expressway
- Urban Minor Arterial

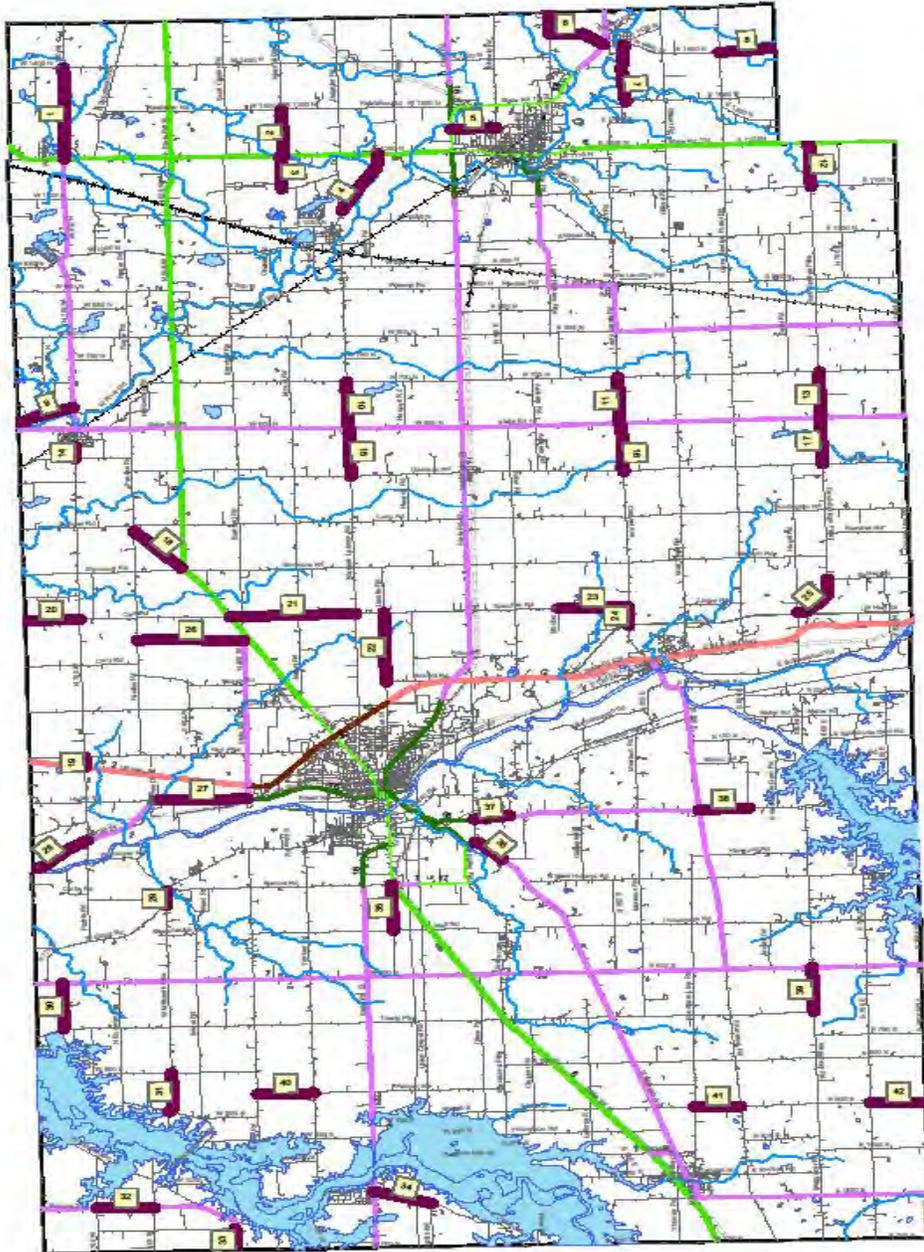
Map Produced By:  
Region III-A  
Transportation Dept.  
260.347.4714  
www.region3a.org



Preliminary Base FHWA On System Wabash V9.3 Rev 2

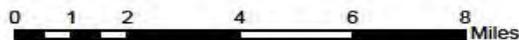
# WABASH COUNTY COMPREHENSIVE PLAN

## FHWA On System Wabash County



Label	On Road	Traffic Co
1	CR 700 W	93
2	Wendell Rd	142
3	CR 300 W	123
4	Ogden RD	1062
5	9th St	1361
6	CR 1450 N	142
7	CR 325 E	164
8	CR 1400 N	107
9	W River Rd	85
10	Wabash Laketon Rd	463
11	Lagro Servia Rd	368
12	Rock Springs Pike / CR 650 E	117
13	Rock Springs Pike / CR 650 E	80
14	CR 700 W	626
15	Wabash Laketon Rd	485
16	Lagro Servia Rd	350
17	Rock Springs Pike / CR 650 E	77
18	W Angling Rd	612
19	CR 700 W	626
20	Carr Rd	335
21	Carr Rd	604
22	La Salle Rd	406
23	Spelcher RD	292
24	Cement Ave	643
25	Rock Springs Pike / CR 650 E	77
26	Beamer Rd	97
27	W Old 24	2467
28	W Old 24	1558
29	W Millcreek Pike	314
30	CR 750 W	313
31	W Millcreek Pike	145
32	Siocum Trail	359
33	CR 400 W	467
34	W Old Siocum Trail	265
35	Walnut Tree Pike	104
36	N Wabash Ave	967
37	Dora Rd / CR 250 S	638
38	Dora Rd / CR 250 S	236
39	Waggoner Rd	179
40	Palmer Rd	97
41	CR 900 S	202
42	CR 900 S	70

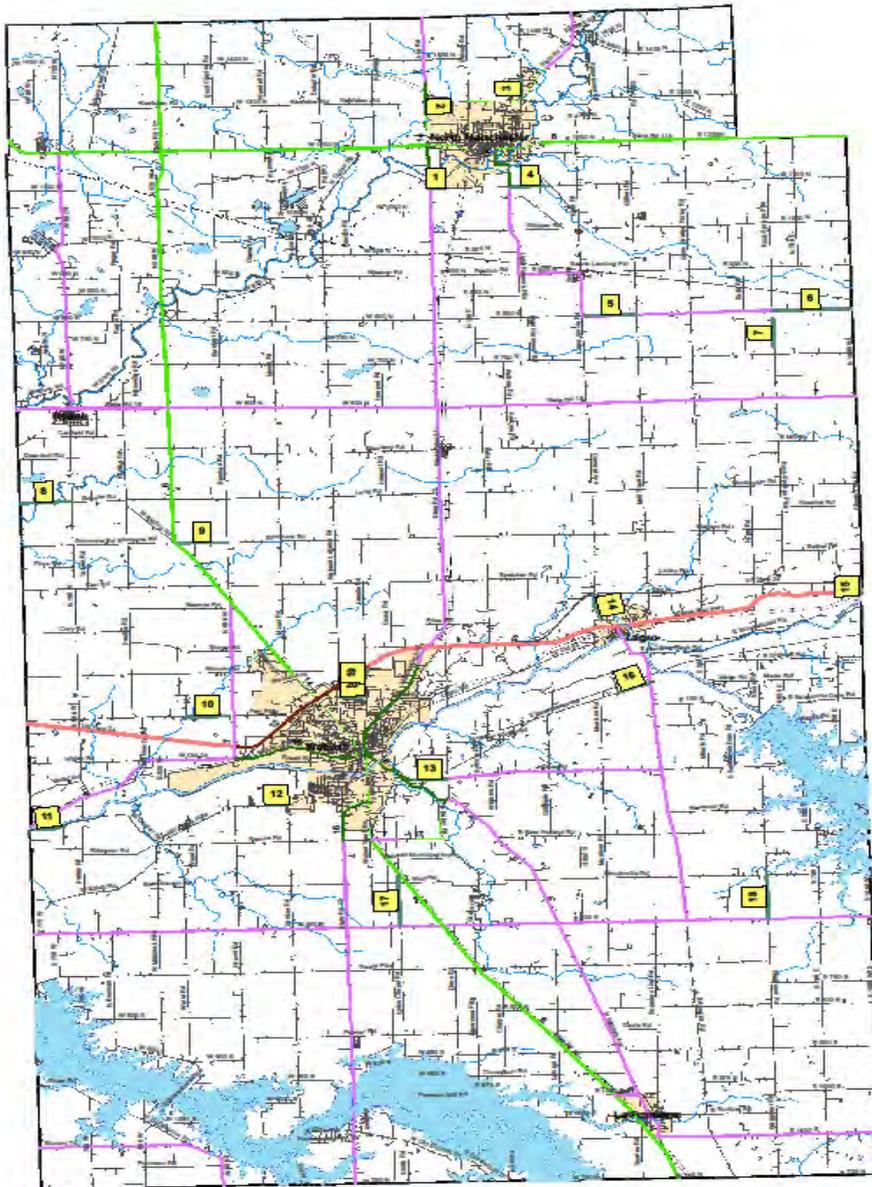
Map Produced By:  
Region III-A  
Transportation Dept.  
260.347.4714  
www.region3a.org



### Legend

- █ FHWA Functional Class Segments
- █ Off System Local
- █ Rural Interstate
- █ Rural Major Collector
- █ Rural Minor Arterial
- █ Rural Minor Collector
- █ Rural Principal Arterial
- █ Urban Freeway or Expressway
- █ Urban Minor Arterial

# Wabash County Traffic Count Program

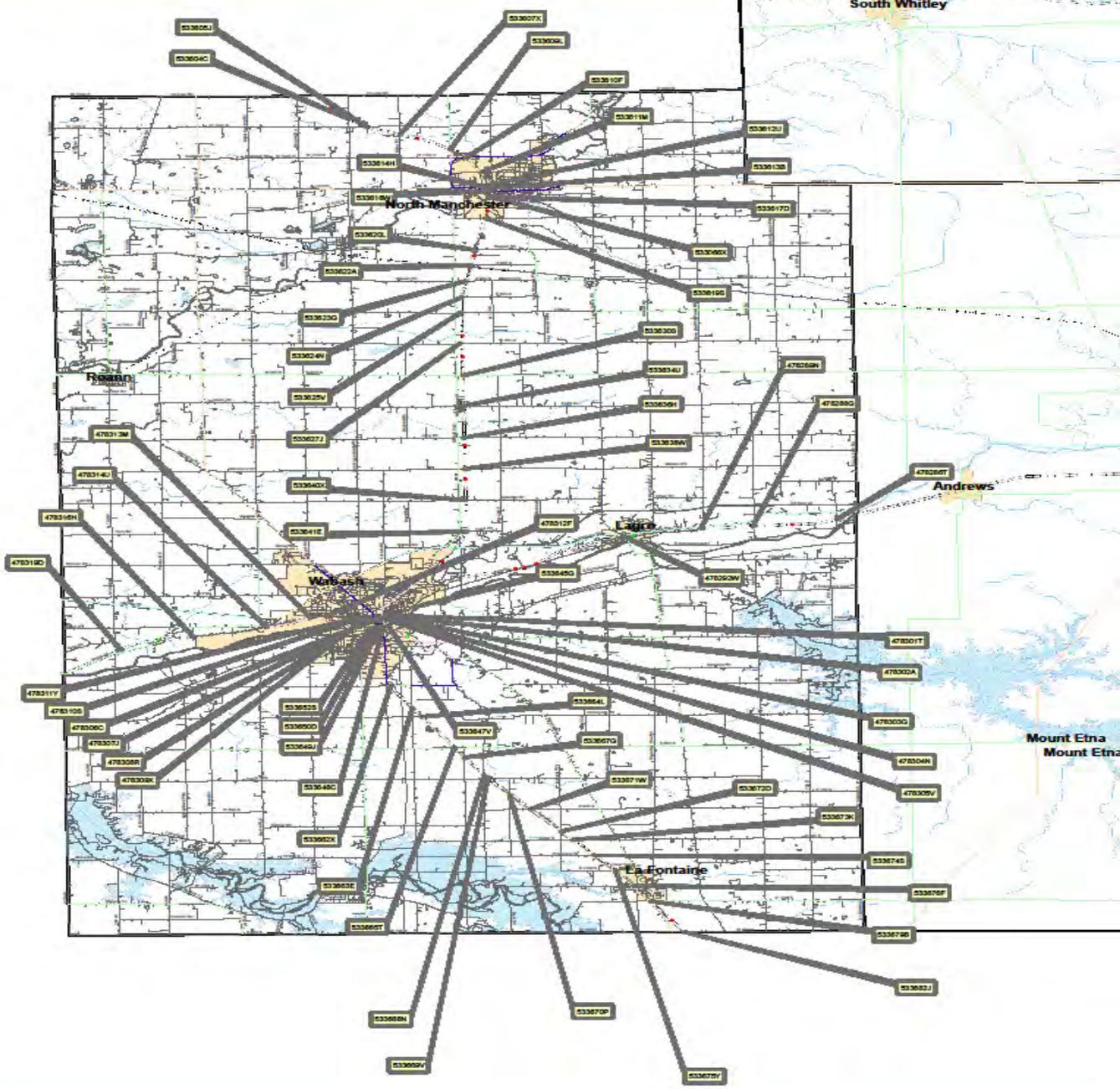


Label_Num	On_Road	Traffic_Co
1	E 1100 N	763
2	Meridian St	1417
3	East St	1043
4	E 1100 N	292
5	E 800 N	209
6	E 800 N	160
7	Rock Springs Pike ( N 650 E)	96
8	Schuler Rd (W 400 N)	84
9	Simmons Rd ( W 300 N)	63
10	Farr Pike (W 100 S)	636
11	W Cooper Rd	65
12	W Millcreek Pike	751
13	Dora Rd (W 250 S)	832
14	Cement St (N 300 E)	602
15	N 800 E (E County line Rd)	41
16	E Baumbauer Rd	75
17	Union Chapel Rd (S 100 W)	165
18	Waggoner Rd (S 600 E)	226
19	N Wabash St	2621
20	Euclid	378

- Legend**
- Wabash Co County Traffic Counts
  - Off System Local
  - Rural Interstate
  - Rural Major Collector
  - Rural Minor Arterial
  - Rural Minor Collector
  - Rural Principal Arterial
  - Urban Freeway or Expressway
  - Urban Minor Arterial



# Wabash County Rail Crossings



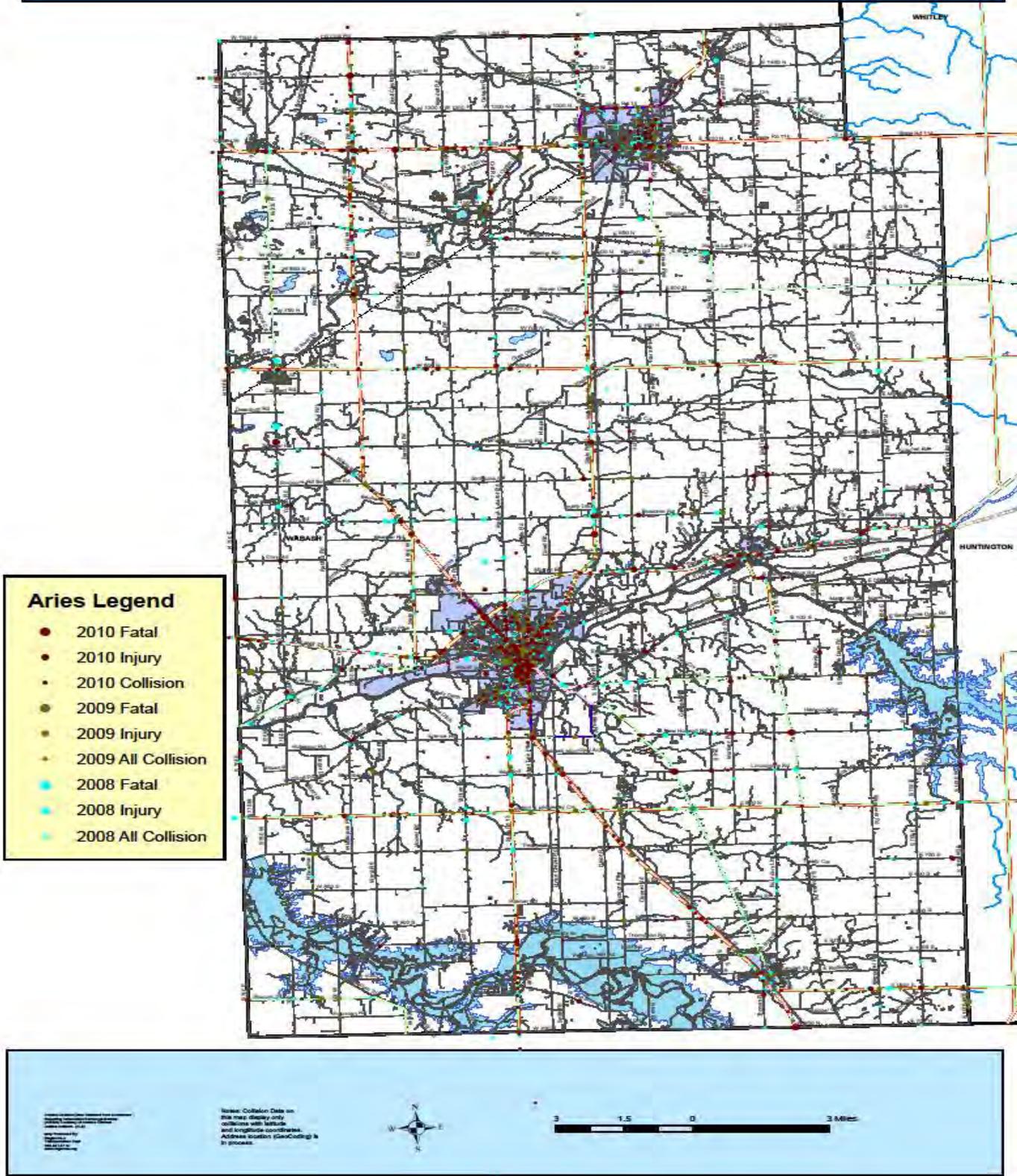
**Notes:**  
 Due to scale limitations this map contains no traffic count table.  
 Refer to A7 Traffic Counts Summary Table for AADT Volume Counts

**Legend**

● Public Rail Over Road	● Private Rail Over Road
● Public Rail Under Road	● Private Rail Under Road
● Public At Grade	● Private At Grade

4 2 0 4 Miles

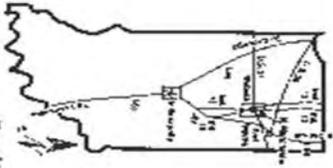
# Wabash County Collision by Year 2008-2010



**APPENDIX G**

**TRAIL REQUIREMENTS**

1. This trail may be followed by any person or group of people. There is no charge.
2. It is essential that bikers maintain a high standard of conduct towards public and private property through which the trail passes. Acts of vandalism could result in this trail being closed.
3. All Bicycles should display safety flags. Cyclists should wear bright clothing. Always travel in the correct lane as prescribed by law and observe all traffic laws and bicycle safety rules.
4. Please inform the Wabash County Convention and Visitors Bureau of any problems you may find on the trail so that we may correct them.
5. Please register your tour with the Wabash County Convention and Visitors Bureau.



**Travel Distances**

- Wabash County
- 1 hr. southwest of Ft. Wayne
- 1 1/2 hours north of Indianapolis
- 3 1/2 hours southeast of Chicago

**FOR FURTHER INFORMATION CONTACT**

Wabash County Convention & Visitors Bureau  
 36 East Market St. • P.O. Box 746  
 Wabash, IN 46992  
 260-563-7171 - 800-563-1169  
 www.wabashcountyvb.com



**A 92-Mile Hard Surface Trail**

**Indian Relics**

**Pioneer Points**

**Little Traffic**

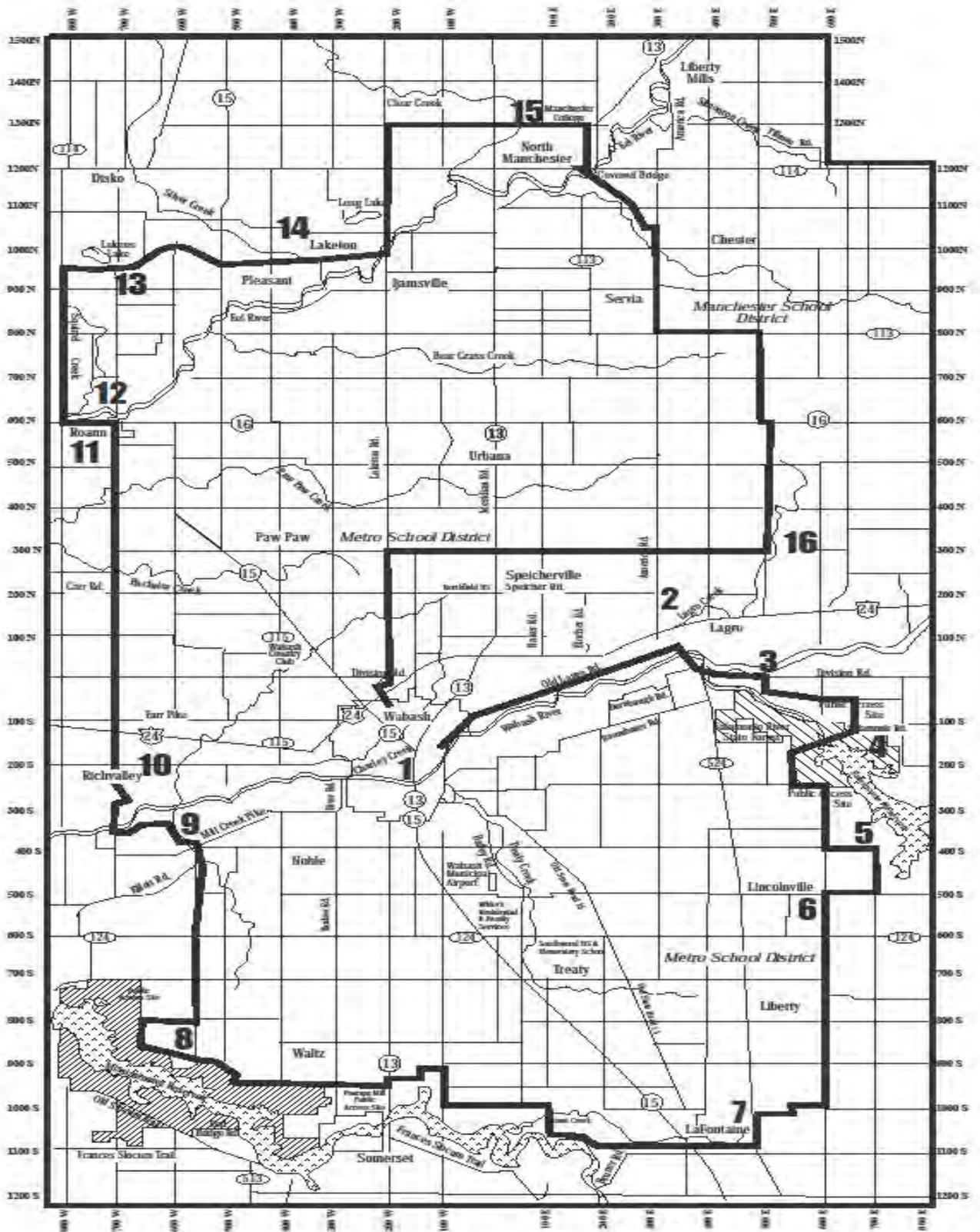
*Suitable for bikes, bus or auto*

**Wabash County**  
**Convention & Visitors Bureau**

**POINTS OF INTEREST ON THE WABASH COUNTY BIKE TRAIL**

1. **City of Wabash.** Begin your trip in this historic community. Visit the Wabash County Courthouse to see one of the first municipal electric lights. Review our history with a visit to the Wabash County Historical Museum, the Dr. James Ford Historic Home, the Honeywell Center, and Paradise Spring Historic Park. Ride through our famous downtown historic district, and our lovely architectural residential areas surrounding the downtown.
2. **Town of Lago.** A community rich in Indian and Canal lore. Visit one of the few remaining locks of the Wabash and Erie Canal. Visit St. Patrick's Catholic Church built by descendants of the Irish who helped build the canal in the 1830's.
3. **Hanging Rock.** Ancient coral reef famous in local Indian lore. Visited by the early French and Col. Henry Hamilton, "the Hair Buyer," during the Revolution. Path to the top offers a splendid view of the river and surrounding area.
4. **Salmonie Reservoir.** Overlook and nature center with hiking trail.
5. **Center Grove Cemetery.** Last resting place of early settlers of the Dear, New Holland and Lincolnville area. Site of a monument erected to the memory of unreturned Civil War men who died on southern battlefields. Stop for refreshments at Bozarth's Recreational Resort.
6. **Community of Ligonville.** Originally known as Hicksdale, named by the Quakers who settled there.
7. **Town of LaFontaine.** Visit the Troyer Library and see displays on Chester Troyer, the "Corn King" of the United States. Downtown architecture and old frontier work station add to the unique community.
8. **Frances Slocum Grave and Monument.** Grave of Frances Slocum who was kidnapped from Wilkes Barre, Pennsylvania by Delaware Indians. Carried West where she grew up among the Miami, married Deal Man and was found 60 years later by members of her family but she chose to stay with her Indian family.
9. **Mill Creek.** Site of the first settlement in Wabash County in 1821. A mill was built there by the U.S. government to grind corn for the Indians of the area.
10. **Rich Valley.** Once known as Keller's Settlement (or Station). Following old U.S. 24 west the visitor can still see the remains of the Wabash and Erie Canal. This was also the site of Boyd Park, an amusement park at the turn of the century. Found there is the gravesite of the French family, brutally murdered in the 1890's.
11. **Town of Ross.** The only room in the world. Visit the Covered Bridge across the Ellet River. Stop by the Log Cabin and the Public Library.
12. **Stockdale.** Small community on the county line. The main attraction is the Stockdale Mill, begun in the 1840's and in operation until 1964. Once again, the Mill is re-opened and being restored. Also the site of the grave of Samuel Burdige, the only known Revolutionary War veteran buried in Wabash County.
13. **Lukens Lake.** Rest and relax at the beach. Canoeing and pedal boats are available.
14. **Community of Laketon.** Has the county's only oil refinery. Two beautiful lakes. Fish trap across the Ellet River, built by local Indians is visible.
15. **Town of North Manchester.** Unique community begun in 1836. Birthplace of Thomas Marshall, governor of Indiana and two-time Vice President under Woodrow Wilson. Visit Manchester college, the Victorian downtown and the Covered Bridge.
16. **Hopewell.** Once a small community with church as focal point. Authoress Gene Station Porter was born here and wrote of the area in many of her books. "Larkie" lies buried in the Hopewell Cemetery.

# WABASH COUNTY COMPREHENSIVE PLAN



**WABASH COUNTY COMPREHENSIVE PLAN**

**APPENDIX H**

**SAMPLE, AGRICULTURE COMPATIBILITY CLAUSE:**

I have reviewed the Zoning Authorization Uses Table of the Wabash County Zoning Ordinance and understand what uses are permitted in Agriculture Zoned Districts. My proposed use is compatible. Within a one (1) mile radius from my proposed use is: \_\_\_\_\_

The owner of the herein real estate, for himself, and for all future owners and occupants of said Real Estate, or any parcel or subdivision thereof, for and in consideration of the right to develop the Real Estate hereby:

First, Acknowledges and agrees that the Real Estate is in or adjacent to an area zoned for agriculture uses, which include, but are not limited to, production of crops, animal husbandry, land application of animal waste, the raising, breeding, and sale of livestock and poultry, including confinement feed operations, use of farm machinery, and sale of farm products;

Second, Waives any and all objections to any such agricultural uses on any real estate zoned for such uses within one (1) mile of any boundary of the Real Estate, whether such uses currently exist, are enlarged, or change in use in the future to another agricultural use:

Third, agrees that such agricultural uses, whether currently existing, or hereafter established, enlarged, or changed, do not constitute a nuisance so long as they are not negligently maintained, do not cause bodily injury to third parties, or endanger human health; and

Fourth, agree that this covenant is for the benefit of the Wabash County Plan Commission and all persons engaged in agricultural uses within one (1) mile of any boundary of the Real Estate and is enforceable by any of the forgoing; together with such other covenants as may be required by this Chapter and/or Subdivision Control Ordinance, which commitments and covenants shall be recorded by the owner with the Wabash County Recorder prior to the recording of any subsequent deeds or the issuance of any improvement location permits; and if the development requires a special exception, subdivision approval, or other approvals or permits, approval of the development plan shall be confined upon the applicant obtaining all such other approvals and permits, including but not limited to, improvement location permits. In addition to the provisions of this ordinance, applicants shall also comply with all applicable federal, state and other local laws, rules and regulations. However, when such other laws, rules and regulations are less restrictive than the terms of this ordinance, then the terms of this ordinance shall apply.

**WABASH COUNTY COMPREHENSIVE PLAN**

**APPENDIX J**

**PUBLIC MEETING LISTED STRENGTHS IN ALPHABETICAL ORDER**

**Wabash County Strengths**

<b>Totals</b>	
<b>2</b>	4-H - good program
<b>2</b>	Acres Land Trust
<b>7</b>	Ag businesses - good strong
<b>35</b>	Agricultural land & production - strong
<b>5</b>	Agricultural markets
<b>5</b>	Arts and theaters - cultural - Honeywell Center
	Banks - strong & access to capitol
	Bowen Center
<b>4</b>	Churches - great - strong - moral character
	Closeness to bigger cities
<b>2</b>	Closeness to family
<b>2</b>	Colleges - Manchester, Ivy Tech, Purdue extension
<b>1</b>	Community - people care about & are involved
	Community - self sustaining - health care-shopping-hospital
<b>1</b>	Community - slower paced
<b>27</b>	Community - small town atmosphere - close knit
	Community character
<b>1</b>	Cooks are great
<b>8</b>	Cost of living is good
<b>2</b>	Crime rate - low
	Downtown Wabash - Charlie Creek Inn ,Twenty, Eagles Theatre
<b>2</b>	Economic Development Committee - great
	Education has a high interest/priority
	Employment
<b>2</b>	EMTs and first responders are good
<b>2</b>	Environment - healthy - water & air
<b>4</b>	Family - good place to raise
<b>6</b>	Family businesses
<b>2</b>	Feeling of safety
	Fire & Police Departments cooperate
<b>8</b>	Fire & Police protection good
	Food pantries - good
	Good history - Indian and 1st electrically lighted city
	Grocery stores - close by
	Health Care - senior centers - nursing homes - access is good
	Health Department
<b>4</b>	Historical places/architecture/history
<b>11</b>	Honeywell Center & Foundation
	Hospital - new planning - updating - Good doctor specialists
<b>1</b>	Hospitals - close by
	Hunting

**WABASH COUNTY COMPREHENSIVE PLAN**

**Wabash County Strengths**

<b>Wabash County Strengths Pg2</b>	
<b>2</b>	Industrial base is strong
	Industries - good diversities
	Industries - mature - provide good tax base
	Infrastructure - water & sewage - LaFontaine is good
<b>2</b>	Lagro Utilities are good
	Leadership - good in preserving our history
<b>1</b>	Leadership - strong
<b>1</b>	Libraries
	Local government - strong
	Location - centrally located
<b>2</b>	Moral values - good strong conservative
	Moral values - good strong liberal
	Most vaccinated children in the state
	Open spaces - less hustle and bustle
	People look out for each other
<b>1</b>	Public services - utilities - good
	Public transportation - handicap availability
<b>7</b>	Real estate values and taxes - affordable housing
<b>21</b>	Reservoirs & state properties - hunting, fishing, boating, camping - easy access
<b>2</b>	Roads - access to transportation
<b>5</b>	Roads & major highways - good
<b>4</b>	Roads & Railroads - good - good access - I69 close by
	Rural open spaces
	Salamonie Forest
<b>12</b>	School - 5 star - educational system - smaller
	Service clubs - good in the county
	Shopping - close by - good access
<b>9</b>	Taxes - low
<b>3</b>	Tourism opportunities
	Traffic - non congested
	Urban & ag drainage
<b>1</b>	Utilities - REMC, Duke, natural gas
	Wabash County Museum
	Wabash river - close by - recreation
<b>2</b>	Water supply - good & clean
<b>1</b>	YMCA of Wabash
	Youth Service Bureau
<b>222</b>	<b>Total</b>

**WABASH COUNTY COMPREHENSIVE PLAN**

**PUBLIC MEETING LISTED WEAKNESSES IN ALPHABETICAL ORDER**

**Wabash County Weaknesses**

<b>Totals</b>	
<b>10</b>	Ag land lost to urban development
<b>17</b>	Ag/Farm land protection - need more & information
	Agriculture needs promoted better
	Brain drain - of all people leaving the community
	Buildings that are too close to the roads
<b>7</b>	Businesses - local - need to support them to keep them here
	Businesses - need more locally owned
<b>6</b>	Businesses needed to have college graduates to return
<b>8</b>	Change - open mindedness needed
	Child & Day Care facilities need to be more affordable
	City/County Communication cooperation
<b>6</b>	College graduates - need to attract them to come back
<b>2</b>	Community involvement - more needed
	Complacent - not proactive
<b>1</b>	County building inspector needed
	Crime due to drug & alcohol problems
<b>1</b>	Cross walks/pedestrian/side walks - need more - Cass Street
<b>1</b>	Day Care Centers - need more of for working parents
	Doctors - more needed on staff on a regular basis
<b>2</b>	Drug problem is high
	Economy - families need to be able to stay in Wabash County
	Education - primary - needs more opportunities/choices
<b>1</b>	Family values need to improve (parenting skills)
<b>5</b>	Government services need consolidated
	Health care availability limited
	Health care facilities
	Homeless shelters
<b>1</b>	Homes - rental of causes problems - support home ownership
<b>3</b>	Hospitals - OB - orthopedics - need more
<b>3</b>	Industrial properties need redeveloped
<b>13</b>	Industry - more needed
<b>1</b>	Infrastructure - small community sewer systems
<b>15</b>	Internet & phone systems - need improved - access to everyone
<b>33</b>	Job opportunities - more for young people and all ages
<b>5</b>	Jobs - need to retain what we already have here
<b>14</b>	Jobs lost

**WABASH COUNTY COMPREHENSIVE PLAN**

**Wabash County Weaknesses**

<b>Wabash County Weaknesses Pg2</b>	
<b>2</b>	Jobs/industry - need more diversity
	LaFontaine - name needs changed
<b>3</b>	LaFontaine grocery store
	Land use management - planning
	Law Enforcement needs increased
	Library - access to everyone - more affordable
	Parks - dated neighborhood - need improved
	Playgrounds for youth
<b>5</b>	Post office - needs to stay in the local small towns - Wabash County
	Promotion of Wabash County - better PR
<b>12</b>	Property appearance needs to improve - personal pride of
<b>1</b>	Public transportation - increased awareness of availability
	Railroads - stopping traffic & emergency vehicles
	Recycling - curbside needed
<b>1</b>	Recycling - needs improved
	Retail shopping - lack of - need more variety
<b>1</b>	Road - better needed to get to I69
	Salamonie - camping & boat launching fees too high
<b>1</b>	Salamonie State Forest - needs more campers - improve facilities
	School - needs to stay in the local small towns - Wabash County
<b>5</b>	School consolidation
	Sewer Infrastructures needed &/or improved
<b>6</b>	Tax structure needs to be revisited for local towns
	Teenage pregnancies
<b>5</b>	Traffic access - south to north side of Wabash
	Undersized lots
<b>7</b>	Unemployment rate is high
	Urbana telephone system
<b>1</b>	Vacant properties need to have face lifts/improvements/up keep
<b>3</b>	Vacant store frontage - need to be filled
<b>10</b>	Water quality issues - septic issues
<b>1</b>	Work force skill improvement ( Ivy Tech for adults)
<b>4</b>	Work force skills - need improved
<b>2</b>	Youth - troubled teens - need a place to go that is safe
	Youth - troubled teens - need more mentoring/recreation opportunities
<b>1</b>	Youth - tutoring & mentoring for all
	Youth Centers - teenage kids need a place to go

226 Total

# WABASH COUNTY COMPREHENSIVE PLAN

## PUBLIC MEETING LISTED OPPORTUNITIES IN ALPHABETICAL ORDER

### Wabash County Opportunities

Totals

	4-H fair grounds - a new one
	Airport expansion
30	Area (county/city) wide plan commission
	Banquet facility that is large is needed in the southern part of county
2	Better understanding & respect between the cities, towns, & rural people (cooperation)
7	Bicycle and walking paths/trails along the Wabash river & local communities
11	Brain Drain - need more job opportunities for young families
	Building Inspector needed
3	Businesses that hires kids that have quit school - need opportunities
18	Bypass for entire Wabash city north to south - Cass street chaos
	College graduates - need to retain them
4	County wide recycling
2	County/City needs to work together to guide residential sewer development
4	Education Improvement - better in the schools
	Emergency medical - need urgent care
	Energy sources - wind, solar, water
	Enforcement of regulations & ordinances
	Facelifts/clean up programs for home face lifts
2	Funding increased for soil & water
18	Green businesses that are high tech based - bring them in
	Houses/structures/businesses - abandoned - fill them up
12	Houses/structures/businesses - abandoned - tear them down
3	Housing additions opportunities needed
8	Hydro electric with reservoirs
4	Industries - need more of them
2	Inspectors for planning commission - more needed
1	Ivy Tech campus by the vocational school
11	Jobs - higher paying - more needed
	LaFontaine medical clinic
	LaFontaine museum - native American & other history
2	LaFontaine needs affordable assisted living facilities
1	LaFontaine recycling facilities improved
1	Lagro downtown revitalization
	Lagro grocery store needed
3	Lagro infrastructure needs to be marketed to bring in new industries
4	Lagro Kerr Locks - restoration of
8	Livestock processing
	Money - endless supply for senior citizens
5	Natural resources need utilized - methane gas - hydro electric - animal waste
1	Parks - improve neighborhood ones
7	Railroad underpass or overpass
8	Reservoir facilities/lodging need increased & improved/go back to original maintenance standards
3	Roads - city & rural roads need improvement
6	School consolidation
3	Senior center needs more card players - participants
6	Sewers for unserved small communities
	Support your locally owned stores
	Unique draw for the small communities
2	Use local decision & GIS tools
5	Vocational School expansion
1	Wabash downtown - needs more utilization
	Wabash tourism - more events
1	Women's Shelter for Wabash County
2	Workforce - need to take advantage of our skilled workers

211 TOTAL

# WABASH COUNTY COMPREHENSIVE PLAN

## PUBLIC MEETING LISTED THREATS IN ALPHABETICAL ORDER

### Wabash County Threats

Totals	
32	Apathy - Attitudes - resistance to change - fear of unknown - people don't care
1	Commitment - lack of
	Communication - lack of
6	Community involvement & follow up is lacking
3	Community ownership - lack of
4	Demolition regulations need to be stronger & enforced quicker
3	Drug education - lack of
30	Drug usage problem - high
	Economy
1	Education - anti attitude
3	Farm land protection policies needed
2	Gratification (immediate) vs. long term planning
2	Homes - abandoned ones need to improve conditions
	Homes - lack of demand for empty ones
7	Industrial diversity - lack of - auto industry
2	Industry infrastructure - aging
2	Infrastructure lacks a future vision
15	Job & Industry losses
	Knowledge of the issues - lack of
4	Lawmakers are not focused on our area
2	Leadership - gradually lost
4	Leadership - lack of
	Leadership - lack of - mixed messages
	Leadership doesn't listen to the citizens (we, the people)
49	Money/Funding - lack of
12	Moral & Social values have declined
	Neighboring communities influence - failures & successes
2	Opportunities - young people leaving
1	People don't support their local businesses
1	Politics - local, state, and federal
3	Population is aging
1	Property values too low
5	Regulations - too many - too much red tape - takes too long
2	Rural - Urban conflict
3	State government doesn't work with local government very well
4	Taxes - Inheritance tax on the family farms
4	Unemployment
11	Unfunded mandates
1	Woodlands/forests protected - harvesting practices

222 TOTAL

# WABASH COUNTY COMPREHENSIVE PLAN

## APPENDIX K

### NORTHFIELD HIGH SCHOOL 2011 SENIOR CLASS QUESTIONNAIRE PARTICIPATION DATA

1 of 4  
12/5/2011  
10:15 AM

#### Wabash County Comprehensive Plan Documentation

General Public Mailers

NORTHFIELD

**1. How long have you lived in Wabash County?**

Less than 5 years	5 - 10 years	10 - 20 years	Longer than 20 years	I don't live in Wabash	No Reply
2	6	35		1	1

45

**2. In which Wabash County Township do you reside?**

Chester	Noble	Lagro	Pleasant	Liberty	Waltz	Paw Paw	No Reply
	11	15			1	12	6

45

**3. In which Wabash County Township(s) do you work?**

Chester	Noble	Lagro	Pleasant	Liberty	Waltz	Paw Paw	No Reply
3	10	4				6	21

45

Work out of County	Retired
1	

**4. Are you familiar with Wabash County's current Comprehensive Plan?**

Not at all	Not very well	Fairly well	Very well	No Reply
36	3	1		5

45

**5. Which of the following statements best describes your opinion of the development of Wabash County over the past five years?**

Please choose one answer for Residential [R], Commercial [C], and Industrial [I]

Development is too slow, county is not accommodating demand

Development is about right, county provides areas for development but not too many

Development is too fast, county needs to find ways to restrict/reduce negative impacts on development

No reply

R	C	I
6	20	22
19	11	10
6	4	3
14	10	10

48

40

13

34

TOTAL 45

# WABASH COUNTY COMPREHENSIVE PLAN

2 of 4  
12/5/2011  
10:15 AM

## Wabash County Comprehensive Plan Documentation

General Public Mailers

**6. How important is it for Wabash county to review the impacts of development with regards to:**

	Very Important	Important	Not Very Important	Of No Importance	No Reply	
Water Quality	34	9	2			45
Scenic Vistas	5	26	11	1	2	45
Protection of Farm Land	21	20	2		2	45
Steep Slopes	2	7	21	9	6	45
Perserving Forest	22	18	2		3	45
Existing Development	8	28	6		3	45
New Development	10	22	7	1	5	45
Traffic congestion	4	10	21	6	4	45
Access to Services	11	20	10		4	45

**7. Would you prefer to see subdivision of property dependent upon:**

	Very Important	Important	Not Very Important	Of No Importance	No Reply	
Sufficient Road Capacity	14	22	6		3	45
Lack of Environmental Constraints	9	20	10		6	45
Proximity to Schools	7	18	15	2	3	45
Sewer Service Availability	12	24	6		3	45
Farm Land Classification	15	17	11		2	45
Existing Development Patterns/Density	5	22	10	1	7	45

**8. Should the availability of sewer service determine where development takes place in the county?**

Yes	No	Unsure	No Reply	
16	3	21	5	45

**9. Please describe the significance of the following as they pertain to the quality of life in Wabash County:**

	Very Important	Important	Not Very Important	Of No Importance	No Reply	
Affordable Housing	27	16	1		1	45
Quality Schools	22	20	2	1		45
Recreational Resources	19	17	7		2	45
Job Opportunities	42	3				45
Transportation Options	8	21	14		2	45
Shopping Convenience	15	21	8		1	45
Cultural Activities	11	18	12	3	1	45

# WABASH COUNTY COMPREHENSIVE PLAN

3 of 4  
12/5/2011  
10:15 AM

## Wabash County Comprehensive Plan Documentation

General Public Mailers

- 10. Please rank the following County priorities  
(order by number: 1 is most important and 6 is least important):**

Protecting the County's natural features, parks, and water quality

1	2	3	4	5	6	No Reply
11	6	16	6	5		1

45

Promoting economic development and encouraging job creation

1	2	3	4	5	6	No Reply
25	11	8				1

45

Providing/maintaining infrastructure such as roads, bridges, walks

1	2	3	4	5	6	No Reply
1	11	10	13	7	1	2

45

Encouraging development of new housing, commercial, and industrial areas

1	2	3	4	5	6	No Reply
2	4	6	16	14		3

45

Preserving farmland/forest areas

1	2	3	4	5	6	No Reply
11	10	6	6	10		2

45

None of these should be high priorities

1	2	3	4	5	6	No Reply
		1		1	25	18

45

- 11. Is there a good balance between property rights and concern for negative impact on communities?**

Yes	No	Unsure	No Reply
6	8	27	4

45

- 12. Is there good communication between rural towns and county?**

Yes	No	Unsure	No Reply
8	6	28	3

45

- 13. Do you feel informed about what is going on with Wabash County Government?**

Yes	No	Unsure	No Reply
5	27	10	3

45

# WABASH COUNTY COMPREHENSIVE PLAN

4 of 4  
12/5/2011  
10:15 AM

## Wabash County Comprehensive Plan Documentation

General Public Mailers

14. Do you visit the county planning website? [Http://areaplan.wabashcounty85.us](http://areaplan.wabashcounty85.us)

Yes	No	Unsure	No Reply
	42	1	2

45

15. Where do you usually get your information regarding Wabash County Government?  
(Check all that apply)

County Mailings	2
Local Newspapers	17
Attend County Meetings	
County Website	
TV / Radio	11
Local Conversation	13
I don't get any information/unsure	1
No reply	4

2

17

0

0

11

13

1

4

16. What is your age group?

18 - 30	31 - 49	50 - 65	65 +	No Reply
43				2

45

17. What is your gender?

Male	23
Female	20
No Reply	2

23

20

2

TOTAL

45

18. How can the new Wabash County Comprehensive Plan help you?

Count	Description
4	Jobs to keep young people in the county
1	Quality of schools
1	Preservation of farm land
1	Keep rural communities
1	Keep me from leaving the community
1	More clothing and department stores
1	Better housing
1	Alternative energy - methane into energy
1	Farmers - need to enforce regulations, spreading of manure
1	More teleporters

# WABASH COUNTY COMPREHENSIVE PLAN

## SOUTHWOOD HIGH SCHOOL 2011 SENIOR CLASS QUESTIONNAIRE PARTICIPATION DATA

1 of 4  
12/5/2011  
10:09 AM

### Wabash County Comprehensive Plan Documentation

General Public Mailers

SOUTHWOOD

1. How long have you lived in Wabash County?

Less than 5 years	5 - 10 years	10 - 20 years	Longer than 20 years	I don't live in Wabash	No Reply
5	8	53			

66

2. In which Wabash County Township do you reside?

Chester	Noble	Lagro	Pleasant	Liberty	Waltz	Paw Paw	No Reply
	15	6		22	6		17

66

3. In which Wabash County Township(s) do you work?

Chester	Noble	Lagro	Pleasant	Liberty	Waltz	Paw Paw	No Reply
	18	3	5		1		35

66

Work out of County	Retired
4	

4. Are you familiar with Wabash County's current Comprehensive Plan?

Not at all	Not very well	Fairly well	Very well	No Reply
65			1	

66

5. Which of the following statements best describes your opinion of the development of Wabash County over the past five years?

Please choose one answer for Residential [R], Commercial [C], and Industrial [I]

- Development is too slow, county is not accommodating demand
- Development is about right, county provides areas for development but not too many
- Development is too fast, county needs to find ways to restrict/reduce negative impacts on development
- No reply

	R	C	I
Development is too slow, county is not accommodating demand	10	16	14
Development is about right, county provides areas for development but not too many	10	6	9
Development is too fast, county needs to find ways to restrict/reduce negative impacts on development	8	5	3
No reply	38	39	40

40

25

16

117

TOTAL 66

# WABASH COUNTY COMPREHENSIVE PLAN

2 of 4  
12/5/2011  
10:09 AM

## Wabash County Comprehensive Plan Documentation

General Public Mailers

6. How important is it for Wabash county to review the impacts of development with regards to:

	Very Important	Important	Not Very Important	Of No Importance	No Reply	
Water Quality	34	29	1		2	66
Scenic Vistas	6	19	30	4	7	66
Protection of Farm Land	33	25	5		3	66
Steep Slopes	2	13	35	6	10	66
Perserving Forest	37	18	4		7	66
Existing Development	18	34	8	1	5	66
New Development	14	36	12	1	3	66
Traffic congestion	11	25	24	1	5	66
Access to Services	18	34	9		5	66

7. Would you prefer to see subdivision of property dependent upon:

	Very Important	Important	Not Very Important	Of No Importance	No Reply	
Sufficient Road Capacity	12	37	7		10	66
Lack of Environmental Constraints	10	32	11	1	12	66
Proximity to Schools	15	24	16	1	10	66
Sewer Service Availability	16	34	9		7	66
Farm Land Classification	15	28	13	1	9	66
Existing Development Patterns/Density	11	33	10		12	66

8. Should the availability of sewer service determine where development takes place in the county?

Yes	No	Unsure	No Reply	
11	5	43	7	66

9. Please describe the significance of the following as they pertain to the quality of life in Wabash County:

	Very Important	Important	Not Very Important	Of No Importance	No Reply	
Affordable Housing	42	21	1		2	66
Quality Schools	42	20	2		2	66
Recreational Resources	29	28	6	1	2	66
Job Opportunities	57	6	1		2	66
Transportation Options	12	34	17	1	2	66
Shopping Convenience	13	34	17		2	66
Cultural Activities	12	25	24	1	4	66

# WABASH COUNTY COMPREHENSIVE PLAN

3 of 4  
12/5/2011  
10:09 AM

## Wabash County Comprehensive Plan Documentation

General Public Mailers

10. Please rank the following County priorities  
(order by number: 1 is most important and 6 is least important):

Protecting the County's natural features, parks, and water quality

1	2	3	4	5	6	No Reply
16	17	15	11	4		3

66

Promoting economic development and encouraging job creation

1	2	3	4	5	6	No Reply
34	14	10	3	2		3

66

Providing/maintaining infrastructure such as roads, bridges, walks

1	2	3	4	5	6	No Reply
3	10	20	16	14		3

66

Encouraging development of new housing, commercial, and industrial areas

1	2	3	4	5	6	No Reply
6	11	6	18	19	3	3

66

Preserving farmland/forest areas

1	2	3	4	5	6	No Reply
20	10	8	9	14	2	3

66

None of these should be high priorities

1	2	3	4	5	6	No Reply
	1		1	2	51	11

66

11. Is there a good balance between property rights and concern for negative impact on communities?

Yes	No	Unsure	No Reply
5	4	53	4

66

12. Is there good communication between rural towns and county?

Yes	No	Unsure	No Reply
10	12	40	4

66

13. Do you feel informed about what is going on with Wabash County Government?

Yes	No	Unsure	No Reply
4	37	21	4

66

# WABASH COUNTY COMPREHENSIVE PLAN

4 of 4  
12/5/2011  
10:09 AM

## Wabash County Comprehensive Plan Documentation

General Public Mailers

14. Do you visit the county planning website? [Http://areaplan.wabashcounty85.us](http://areaplan.wabashcounty85.us)

Yes	No	Unsure	No Reply
	64		2

66

15. Where do you usually get your information regarding Wabash County Government?  
(Check all that apply)

County Mailings	1
Local Newspapers	27
Attend County Meetings	0
County Website	0
TV / Radio	24
Local Conversation	18
I don't get any information/unsure	21
No reply	3

1  
27  
0  
0  
24  
18  
21  
3

16. What is your age group?

18 - 30	31 - 49	50 - 65	65 +	No Reply
65				1

66

17. What is your gender?

Male	36
Female	29
No Reply	1

36  
29  
1

TOTAL 66

18. How can the new Wabash County Comprehensive Plan help you?

Count	Description
1	be permitted to drive 4 wheelers on county roads
1	this project should be on facebook- free- easy- reach a lot of people
1	preserve more farm land
1	preserve more wood land
1	need to work on school systems in the county, they are really bad
1	make it easier to drive around
1	new jobs
1	more jobs
1	help everyone
1	help get people informed ( especially young people) about these things
1	improve recreational parks and provide more activities in them
1	build or enlarge jail
1	more shopping centers

# WABASH COUNTY COMPREHENSIVE PLAN

## **APPENDIX L**

### **SPECIAL INTEREST GROUP/PERSON INTERVIEW DATA**

#### **WHAT ARE THE STRENGTHS OF WABASH COUNTY ?**

ADDRESSING SYSTEM - GOOD  
AG- STRONG FARM COMMUNITY, STABLE AG ECONOMY, RICH PRODUCTIVE SOILS, AG BUSINESS GOOD  
AID- TO THOSE IN NEED,  
BUSINESSES - LOCALLY OWNED, SHOVEL READY BUSINESS PARK,  
CHARLIE CREEK INN -  
CHURCHES - MANY DENOMINATIONAL CHOICES, RICH HERITAGE OF MANY CHURCHES,  
CITIES - WABASH DOWNTOWN, NORTH MANCHESTER  
COMMUNITY - SMALL TOWN INVOLVEMENT, SMALL RURAL LIVING, LOW CRIME RATE, LOWER COST OF LIVING,  
SMALL TOWN LIVING W/ BIG TOWN AMENITIES, ARTS, QUALITY OF LIFE, CONSERVATIVE VALUES,  
SERVICE PROGRAMS, SENSE OF, PEOPLE PULL TOGETHER, RETIREMENT, PEOPLE,  
CHEAPER HOUSING, FRIENDLY ATMOSPHERE, DEDICATED CITIZENS, DOWNTOWN DEVELOPMENT  
DIVERSITY - AG, EDUCATION, MANUFACTURING,  
EDGWC - ACTIVE  
EMERGENCY ASSISTANCE - GOOD, AGENCIES WORK TOGETHER, COMPARABLE CRIME RATE, DRUG TASK  
FORCE, WELL TRAINED,  
FIBER OPTIC OPPORTUNITIES - WORK ON,  
GIS - LAYER INFORMATION, WATERSHEDS, CORNERSTONE DATA,  
GOVERNMENT - GOOD RECORDS, FIRST HAND KNOWLEDGE AVAILABLE, DEDICATED PEOPLE,  
HISTORICAL - SOCIETIES, MUSEUM, PRESERVATION, SMALL TOWN HISTORICAL AREAS,  
HONEYWELL -  
HOSPITAL - PROPOSED NEW  
HUMAN RESOURCES - THE PEOPLE, CARING, HARD WORKING,  
INDUSTRIES - DIVERSIFIED, INDUSTRIAL PARK, FORD METER BOX,  
LEADERSHIP - GOOD AT ALL LEVELS,  
LIBRARIES - SEVERAL IN COUNTY,  
LOCATION - PROXIMITY TO BIGGER TOWNS,  
NATURAL RESOURCES - GOOD, ABUNDANT,  
PARKS- STATE,  
PHILANTHROPY - GREAT GIVING,  
RECREATION - SUPPORT FROM DNR AND RESERVOIRS,  
ROADS/BRIDGES - PROXIMITY TO MAJOR CITIES, CO. ROADS GOOD, CO. PROACTIVE ON ROADS AND BRIDGES,  
HEARTLAND CORRIDOR,  
SCHOOLS - RURAL BASED, POST AND SECONDARY, VOCATIONAL, MANCHESTER COLLEGE, SECONDARY,  
TOURISM - ABUNDANT,  
TRANSPORTATION - FT WAYNE AIRPORT, RAIL EASILY ACCESSIBLE, TRANSIT FOR ALL,  
UTILITIES - ACCESSIBLE TO TALK TO, RATES AS LOW AS POSSIBLE, RELIABLE WELL MAINTAINED,  
LOCAL ORGANIZATIONS,  
VISITORS - DRAW EQUAL INCOME,  
WATER - AMPLE SUPPLY,  
WORKFORCE - ABUNDANT, AVERAGE IN ABILITIES, 21ST CENTURY, YOUNGER PEOPLE STARTING TO COME,  
TALENTED,  
YMCA - RECREATIONAL PROGRAMS, ALL PROGRAMS,

#### **WHAT ARE THE WEAKNESSES OF WABASH COUNTY ?**

ADDRESSES - VERIFICATION AND CORRECTION  
APATHY - ATTITUDE OF UNDESERVING ENTITLEMENT,  
BUSINESSES - LACK OF,  
CITIZENS - NOT AWARE OF ALL COUNTY HAS TO OFFER  
CITY / TOWN / COUNTY - BETTER COMMUNICATION BETWEEN, NOT WORKING TOGETHER,  
COMMUNICATION - LACKING FROM CHAMBER,  
COMMUNITY - LACK OF PRIDE, TOO MUCH POVERTY IN WABASH, HIGH COUNTY TAXES, LACKING COMPASSION,  
BEDROOM TYPE,  
DEMOGRAPHICS - OLDER,  
DIVERSITY - LITTLE TO NO,

## WABASH COUNTY COMPREHENSIVE PLAN

DRUGS - LACK OF DRUG EDUCATION,  
ECONOMY - GENERAL FUNDING CUTS, OVERALL RECESSION AFFECT,  
EDUCATION - LACKING COUNTY KNOWLEDGE,  
EMERGENCY - NOT FULL MANPOWER, RADIO COMMUNICATIONS, NEW CORRECTIONAL FACILITY,  
FED / STATE MANDATES, MORE WORKLOAD PER PERSON,  
EMPLOYMENT - LACK OF, 20TH CENTURY TRAINED, NEED 21ST CENTURY JOBS, LACK OF JOBS FOR YPN,  
JOB LOSSES, LACK OF MIDDLE INCOME JOBS,  
ENVIRONMENT - GDX, CELOTEX, RED TAPE FOR CLEANUP OTHER AREAS, SEWAGE DRAINING INTO FIELD TILES,  
ARE WE BEING SAFE TODAY, WATER QUALITY,  
FUNDING - LACK OF FOR VITAL SERVICES  
GIS - FUNDING TO ADD RESOURCES TO MAP LAYERS  
HIGHWAYS / ROADS - BUDGET CUTS, LACK OF INTERSTATE ACCESS, ROADS NEED REPAIRS  
HOSPITAL - LIMITED SERVICE,  
HOUSING - LIMITED, MIDDLE INCOME, ABANDON HOMES,  
INDUSTRY - SATURATION OF FOUNDRY TYPE, OLD AUTOMOTIVE BASED,  
JOBS - MORE WITH HIGHER PAY SCALE, OUT MIGRATION,  
LAND - AVAILABILITY FOR USE TO BUILD HOMES,  
LOCATION - PROXIMITY TO FT WAYNE INDY WARSAW,  
MARKETS - NOT UNDERSTANDING HOW TO USE THEM, DECLINING, MATURE,  
MOBILE HOME PARKS - CERTAIN APARTMENT COMPLEXES,  
POLITICAL GARB -  
POPULATION - OLDER GENERATION, SHRINKING, UNDER EDUCATED WORKFORCE, LOSS OF MIDDLE INCOME  
CLASS, OUT MIGRATION, TRANSIENT, NOT HOME GROWN, MORE YOUNG TO TAKE LEADERSHIP  
ROLLS, FEW OPPORTUNITIES FOR HIGHER EDUCATED,  
RENTALS - LANDLORD TENNANT DETERIORATION  
RESOURCES - CHANGE OF, NOT PRESERVING WETLANDS, FOREST / WOODS / FARM LAND,  
RESTAURANTS - MINIMAL OPTIONS  
ROADS/BRIDGES - OLD, LACKING BASE, NEED WIDENED,  
RURAL TOWNS - LACK OF AMENITIES, NO WARNING SYSTEMS  
SCHOOLS - INABILITY TO RETAIN HS AND COLLEGE GRADS, CURRICULUM CHOICES,  
3 SCHOOL SYSTEMS, TO MANY SCHOOL DISTRICTS, LACKING, NOT EMBRACING  
MANCHESTER COLLEGE, TEACHERS THAT JUST SHOW UP, WE OVER COMPLICATE EDUCATION,  
CALENDARS DON'T MATCH UP, INABILITY TO GET GROUPS TOGETHER (CONSOLIDATION),  
SEWER - LACK OF IN RURAL TOWNS  
SUBDIVISIONS - MORE MODERATELY PRICED,  
UTILITY - RATE INCREASES, FORCED CHANGES OF RESOURCES, OLD MAINS AND SERVICES, LACK OF TIME IN  
AREA, NO WIRELESS IN RURAL REMOTE,  
WEB SITES - MULTIPLE,

### WHAT ARE THE OPPORTUNITIES FOR WABASH COUNTY

AG BUSINESS- BIOMASS PRODUCTION, NEW GENERATION SEED HYBRIDS, INCREASE AG TECH AND  
CURRICULUM CHOICES, LIVESTOCK OPERATION, AG TECHNOLOGY GROWTH, AG PROCESSING  
AVAILABILITY - STRUCTURES AVAILABLE FOR USE -INDUSTRIAL PARK SHOVEL READY,  
BUSINESSES - PUSH FOR ILLINOIS BUSINESSES TO COME HERE, SMALL BUSINESS THAT NEED COMMUNITY  
SUPPORT, GROW EXISTING,  
COLLABORATION - OUTSIDERS FACILITATE HOW TO GET BETTER, WIRELESS COMMUNICATIONS, WORK  
TOGETHER TO LEVERAGE FUNDS.  
COMMUNITIES - SMALL TOWN ATMOSPHERES,  
COST - LOW UNIT COST,  
CULTURE - EMBRACE IT,  
DOWNTOWN - CONTINUE REVITALIZATION,  
ECONOMICS - COST OF DOING BUSINESS IN COUNTY AND STATE, ECONOMICAL LIVING,  
EDUCATION - OTHERS ABOUT AG COMMUNITY,  
ELDER CARE - RAPIDLY AGING POPULATION, AGE IN PLACE,  
GOVERNMENTS - ALL WORKING TOGETHER, LOCAL , PLANNING HAVE PCS COME TOGETHER,  
GROWTH -HAVE ROOM IN ALL SECTORS FOR IT,  
HISTORY - CULTURAL, FINISH CULTURAL TRAIL, CULTURAL ASSETS  
HOSPITAL - NEW-HEALTHCARE DIVERSITY,  
INFRASTRUCTURE - LAFONTAINE HAS WATER AND SEWAGE AVAILABLE FOR GROWTH,

# WABASH COUNTY COMPREHENSIVE PLAN

INDUSTRIAL PARK - SHOVEL READY,  
INDUSTRY - GROW AND DIVERSIFY, MEDICAL MANUFACTURES /INDUSTRIES,  
JOBS - CAREER OPPORTUNITIES, JOB CREATION, MORE SKILLED LABOR JOBS,  
MARKETING - SPORTS, ADVERTISE QUALITY OF LIFE AS ATTRACTION,  
MUNICIPALITIES - MAKE COUNTY A TWO DESTINATION PROGRAM,  
POPULATION - GROWTH IN YPN, PEOPLE WANT TO EAT,  
RESERVOIRS - RECREATION, BOATING, FISHING, CAMPING, HIKING, PICNICS, HORSEBACK RIDING, SWIMMING,  
LOCAL PRIVATE CAMPGROUNDS,  
RESOURCES - SHARING THEM, GLOBAL MARKET, NEW TECHNOLOGY,  
SCHOOLS - IMPROVE EDUCATION W/OUT LOTS OF DOLLARS, MANCHESTER COLLEGE, GROW SCHOOLS IN  
ENTREPRENEURSHIP,  
TOURISM - SMALL SITES YET TO BE DEVELOPED,  
YOUTH - GET YOUTH INVOLVED, MOVING BACK TO START FAMILY, THEY WILL ATTRACT NEW POPULATION,

## WHAT ARE THE THREATS FOR WABASH COUNTY

AGRICULTURE - MARKET SPECULATORS, SMALL FAMILY FARMS DISAPPEAR, LARGE CORP FARM NOT CARE  
ABOUT COMMUNITY,  
APATHY - IGNORING OPPORTUNITIES, NM AND WABASH PERCEIVED DIVIDE, RELUCTANCE TO CHANGE, FEAR  
OF CHANGE,  
BUSINESSES - LACK OF SUPPORT, OUTSIDERS BUY UP OF LOCAL BUSINESS,  
COLLEGE - LACK OF ACCEPTANCE BY MAN C AND VICE VERSA,  
COMMUNITY - HOUSING TO MATCH INCOME,  
COOPERATION - LACKING BETWEEN CITIES, LACKING BETWEEN SCHOOLS,  
DEVELOPMENT - RESTRICTING BOUNDARIES, RESTRICTING RESIDENTIAL DEVELOPMENT,  
DIVERSITY - LACK OF  
DRUGS - ACTIVITY, PROBLEMS, IGNORING,  
ECONOMY - \$ GAS, LOSING OUT TO OTHER COUNTIES, LACK OF LOCAL MERCHANT SUPPORT,  
WORLD MARKET COMPETITION,  
EDUCATION - COST OF TRAINING, PEOPLE NOT AWARE OF WHAT COUNTY HAS TO OFFER, LITTLE ONLINE  
PRESENCE,  
ENVIRONMENTAL - CAFO POLLUTION OF RESERVOIRS, SOIL EROSION, WATER QUALITY DEGRADATION,  
FUNDING - FEDERAL IS UNEVENLY DISPERSED,  
GOVERNMENT - ELIMINATION OF COUNTY GOVERNMENT, TO MANY MANUFACTURING REGULATIONS,  
HEALTH CARE - LACK OF,  
ISOLATION - DONT GET ISOLATED,  
JOBS - NOTHING FOR YOUNGER WORKFORCE, LOSS OF, OUT MIGRATION OF THE SKILLED  
LANDFILL - DO NOT LET EXPAND,  
LOCATION - TWEENER TOWN (FT W, INDY, LAF, )  
MANDATES - STATE CONTROLLED BUDGETS,  
ORDINANCES - MORE RESTRICTIVE,  
POPULATION - AGING, LACK OF THE RIGHT AVAILABLE WORKFORCE, DECLINING, YPN LEAVING,  
POVERTY - NOT REALIZING EXTENT OF POVERTY LEVEL,  
RECREATION AREAS - UNDESIRABLES,  
RENTALS - TO MANY,  
ROADS/BRIDGES - FINDING SHORTFALL,  
TRANSPORTATION - DONT LOOSE RAIL SYSTEM,  
WORKFORCE - EDUCATION LEVEL,  
YOUTH - LOSS OF,

## WHAT ARE THE NEEDS OF WABASH COUNTY

ADVERTISING - MORE FOR OPPORTUNITIES AVAILABLE,  
AGRICULTURE - YOUNG FARMERS,  
AG BUSINESS - LESS RED TAPE TO EXPAND,  
APATHY - STRONG SENSE OF PRIDE AND WORTH, REDUCE,  
COLLABORATION - BETWEEN BUSINESSES AND GOVERNMENT AND EDGWC,  
COMMUNICATIONS - CELL PHONE COVERAGE,  
COMMUNITIES - LOCAL CONVENIENCES, CLEANUPS,  
CORRECTIONAL FACILITY -  
COUNTY - EMBRACE AS A WHOLE

## WABASH COUNTY COMPREHENSIVE PLAN

DRUGS - FOCUS ON CURTAILING,  
EMERGENCY - COUNTYWIDE ALERT SYSTEM, WARNING SYSTEMS RURAL AREAS, UNIFORM COMPUTER EQUIP  
FOR ALL, CAMPGROUND & MOBILE HOME PARK WARNING ALERT SYSTEMS,  
EMPLOYMENT - ONE NEW MAJOR EMPLOYER, BUILDING INSPECTOR,  
ENVIRONMENTAL REGULATIONS - SENSIBLE  
FACELIFT - CORRIDOR AREAS,  
GIS - MAPPING UPDATES, DATA UPDATES, NEW PHOTOGRAPHY, UP TO DATE PUBLIC INFORMATION,  
GOVERNMENT - NEW ORDINANCES, NEW ZONING, NEW COMP PLAN,  
HOSPITAL - NEW  
INDUSTRY - SMALL, DIVERSE, MORE, DEVELOP LAFONTAINE INDUSTRIAL PARK,  
INFRASTRUCTURE - IMPROVED, HIGH SPEED INTERNET, EXPANSION,  
JOBS - GOOD PAYING, MORE  
LEADERS - WORK TOGETHER  
MANDATES - FUNDING TO GO WITH THEM  
MONEY -  
PARENTAL INVOLVEMENT -  
POPULATION - PLAN FOR AGING, KEEP QUALITY YOUTH IN COMMUNITY  
POVERTY - HOW TO CHANGE THE CYCLE  
PROJECT DEVELOPMENT - EARLY COMMUNICATION  
RECREATION - MORE VENUES, BETTER PARKS  
ROADS/BRIDGES - NEED WIDENED, FREQUENCY OF RESURFACE, WIDEN BRIDGES, WIDEN INTERSECTIONS,  
LOAD RESTRICTIONS,  
SCHOOLS - CONSOLIDATION TO OFFER MORE OPPORTUNITIES, HIGHER EDUCATION BRANCHES, TEACHERS  
WHO TRULY CARE AND ACTUALLY TEACH,  
TECHNOLOGY - SCHOOLS MUST KEEP UP WITH,  
TIME -  
UTILITY - LOWER UNIT COST, ADDED GROWTH,  
VISITORS - MORE OPTIONS FOR VISITS / STAYS,  
YOUTH - KEEP, STOP BRAIN DRAIN,  
ZONING - NON GOV CAMP GROUNDS,

### WHERE SHOULD GROWTH OCCUR IN COUNTY

AGRICULTURE - BIOMASS PRODUCTION, TO DNR, BY PRODUCTS,  
AGRICULTURE - MULTI TIER  
COMMUNITY - DOWNTOWN VACANT BUILDINGS, AROUND WABASH AND NM CITIES,  
DEVELOPMENT - CONTIGUOUS TO PRESENT AREAS, REDEVELOP EXISTING AREAS,  
EDUCATION - ADULT,  
HIGHWAY - US 24 CORRIDOR, NEAR RAIL ACCESS,  
INDUSTRY - INDUSTRIAL PARKS, 21ST CENTURY TECHNOLOGY JOBS, DIVERSIFIED / MIXED, WHERE  
INFRASTRUCTURE EXIST, USE EXISTING STRUCTURES,  
JOBS - GOOD WAGE, 21st CENTURY,  
PATTERNS - CURRENT PATTERNS GOOD,  
SUBDIVISION - ONLY IF PURSUED, AVAILABLE SEWER,  
TECHNOLOGY -  
TOURISM - ENTERTAINMENT, ARTS  
UTILITIES - NEAR SUBSTATIONS, PRIORITIZE FOR HIGH SPEED INTERNET, NEAR INFRASTRUCTURE

### WHERE SHOULD GROWTH NOT OCCUR IN COUNTY

AGRICULTURE - RURAL FARM DEPLETION, 1 MILE OF LIVESTOCK UNIT, LIMIT RURAL DEVELOPMENT, PRIME  
FARM GROUND, ANY AG LAND,  
AIRPORT - AVOID BUILDING NEAR,  
BUFFER - INDUSTRIAL AND RESIDENTIAL,  
DEVELOPMENT - WHERE SPRAWL WOULD BE ENCOURAGED, MOBILE HOME PARKS, LUKENS LAKE, NOT  
SERVED BY INFRASTRUCTURE, RESERVOIR AREAS, DONT MIX RES AND INDUSTRY,  
DRAINAGE - WHERE EVER POOR, STORMWATER IS AFFECTED,  
GOVERNMENT -  
INDUSTRY - DIRTY, HEAVY, SOUTH SIDE OF TOWN,  
LAND OWNERS - NOT FORCED TO MOVE FROM LAND  
RESIDENTIAL - SUBDIVISIONS WITHOUT SEWER AVAILABILITY,

# WABASH COUNTY COMPREHENSIVE PLAN

RESTRICTIONS - NONE,  
STRUCTURES - DON'T BUILD NEW,

## WHAT KIND OF DEVELOPMENT WILL BENEFIT COUNTY

AGRICULTURE - BIOMASS PRODUCTION, AG INDUSTRY, AG BUSINESSES, COUNTY OWNED BUSINESS  
BUSINESSES - BAIT / CONVENIENCE STORES CLOSE TO DNR, SERVICE BASED, WAREHOUSING, TECHN  
COMMUNICATIONS, ROBOTICS, ANCILLARY,  
DEVELOPMENT - REDEVELOP INNER CITY BROWNFIELDS, NATURAL RESOURCE UTILIZATION,  
HOUSING - MODERATE TO LOW INCOME,  
INDUSTRY - HIGH TECH, 21ST CENTURY, ENVIRONMENTALLY RIGHT,  
MANUFACTURING - BRING JOBS, STAY DIVERSIFIED, LIGHT INDUSTRIAL, COMMERCIAL, SMALL SCALE,  
TYPE SERVICES,  
PRIVATE INVESTMENT - NOT FOR PROFIT,  
UTILITIES - HIGH SPEED INTERNET, INFRASTRUCTURE,  
UPGRADE - OF EXISTING BUSINESS FACILITIES, UPGRADE OF EXISTING RESIDENCES,

## WHAT KIND OF DEVELOPMENT WILL BE DETRIMENTAL TO COUNTY

AGRICULTURE - OTHER SAME PRODUCT END USERS WITH SIMILAR FINISHED GOODS, TO MANY CAFOs  
BUSINESS - SHORT TERM, SHORT LIVED,  
DEVELOPMENT - ANYTHING UNPLANNED,  
ENVIRONMENT - NON ENVIRONMENTAL, SMELTING PLANTS, SALVAGE YARDS, MEAT PROCESSING,  
EXPANSION OF LAND FILL  
LIQUOR ESTABLISHMENTS - LOCATIONS WELL THOUGHT OUT, ANY  
PENAL INSTITUTION - CORRECTIONAL FACILITY,  
RESIDENTIAL - NEW HOUSING USE WHAT WE HAVE, UNCONTROLLED STRIP DIVISIONS IN AG AREA,  
WITHOUT SEWER, TILE AND DRAINAGE DAMAGE, MOBILE HOME PARKS, HOUSE TRAILER  
ROADS - DAMAGE TO ROADS AND BRIDGES,  
URBAN SPRAWL - INDUSTRY, SHOPPING CENTERS  
UTILITY - SHORT TERM PLAYERS,

## WHAT ARE THE MAJOR RESIDENTIAL DEVELOPMENT CHALLENGES

AGRICULTURE - PROTECT AG LAND, PREVENT SPRAWL,  
AMENITIES - PREFER TO COMMUTE HERE TO WORK & LIVE CLOSER TO AMENITIES,  
CONTRACTORS - NO SET CODE OF SAFETY CONDUCT,  
DEMAND - LACK OF  
DEVELOPMENT - INCLUSIVE OF ALL \$ RANGES OF HOMES, LACK OF INCORPORATED TOWNS,  
DRAINAGE - STORM SEWERS IN PLACE,  
ECONOMY - LACK OF CONFIDENCE,  
HOUSING - LOSS OF JOBS, TIGHTENING OF SUB-PRIME MORTGAGES, FORECLOSURES, NO DEMAND,  
EXISTING HOUSES ON MARKET, WHERE TO DO IT, TOO MANY HOUSES NOW,  
INFRASTRUCTURE - IS IT ADEQUATE,  
INSPECTOR - NONE FOR COUNTY,  
JOBS - NOTHING TO KEEP PEOPLE HERE,  
LAND - AVAILABILITY, NUMBER OF CURRENT AVAILABLE LOTS,  
RED TAPE - GOV PROLONGS GETTING UNITS ON MARKET AND IN USE,  
REGULATIONS - ENVIRONMENTAL,  
RENTALS - NOT WELL MAINTAINED,  
SCHOOLS - EDUCATION DIVERSITY,  
SEWERS - AVAILABILITY IN RURAL AREA TOWNS,  
UTILITIES - WHERE TO DO IT, WHERE IS IT IN COUNTY PRIORITY, LIMITED FUNDING,

## WHAT ARE THE MAJOR RESIDENTIAL DEVELOPMENT OPPORTUNITIES

COMMUNITIES - ROOM FOR GROWTH,  
CRIME - LOW RATE,  
DEVELOPMENTS - AROUND RESERVOIRS AND PROMOTE, REDEVELOPMENT OF BROWNFIELDS  
THROUGH GRANTS ETC,

# WABASH COUNTY COMPREHENSIVE PLAN

GOLF COARSE -

HOUSING - DUPLEX DEVELOPMENT, CONVERSION OF EXISTING TO APARTMENTS, REDEVELOP EXISTING NEIGHBORHOODS, MEDIUM HOUSING COST NEIGHBORHOOD,

INFRASTRUCTURE - ADD IT,

LAND - AVAILABILITY OF, SELL EXISTING LOT INVENTORY, EAST WATERWORKS ROAD, MORTGAGES - CURRENT INTEREST RATES, LOW TAXES, AFFORDABLE HOUSING AVAILABLE,

RE-FURBISH - USE WHAT WE HAVE,

SEWER - ADDING SEWERS AND PLANTS, HAVE AMPLE SEWER AND WATER,

## WHAT ARE THE MAJOR RESIDENTIAL DEVELOPMENT PATTERN STRENGTHS

AGRICULTURE - NOT TAKING UP FARM GROUND

BUILDING- RELATIVELY EASY TO DO IN COUNTY, FLIPPING HOUSES, TAX ABATEMENT, EXPAND SENIOR HOUSING

COMMUNITY - SLOWER PACED, CLOSE TO TOWNS

FREEDOM -

GROWTH - CONTINUE AS IS

LOCATION - CENTRALLY LOCATED,

PATTERN - NO REAL PATTERN, DON'T SEE ANY, NO CURRENT PATTERN,

SOUTH POINTE -

SUBDIVISIONS - GOOD CONTROL OF RURAL,

SUBSIDIZED HOUSING - BY GOVERNMENT

## WHAT ARE THE MAJOR RESIDENTIAL DEVELOPMENT PATTERN WEAKNESSES

AG -USING UP GOOD PRODUCTION GROUND,

DEMAND - LACK OF, NO NEW PERMITS,

DEVELOPMENT - CHIPPEWA PLACE, CONSOLIDATE RURAL DEVELOPMENT INTO MINI-SUB DIVISIONS, SUBURBIA TYPE

DRAINAGE - NOT SIGNIFICANT CONTROL FOR, LACK OF CONSIDERATION FOR,

INFRASTRUCTURE - LACKING IN NORTHERN PART OF COUNTY,

JOB STABILITY - CAN'T PLAN FOR FUTURE,

LAND LOCK - EXPANSION CAN CAUSE THIS,

MASTER PLAN - TOTALLY OUTDATED, DO WE HAVE ONE TO MAKE A PATTERN,

PATTERN - DON'T HAVE ONE, SPORADIC,

SEWERS - LACK OF

TAX ABATEMENTS - LACK OF FOR BUILDERS

## WHAT IS THE MOST SIGNIFICANT ISSUE FACING COUNTY

AGRICULTURE - KEEP ZONING FLEXIBLE TO MEET HIGH TECH AG CHANGES, CONTINUED CONSOLIDATION,

AMENITIES- TYPES THAT ATTRACT, LIMITED RETAIL AND DINING,

APATHY - PAIN TO CHANGE, TAKING STEPS NEEDED TO ADVANCE, THE DIVIDE, CITIZENS EXPECT GOVERNMENT TO PAY WAY.

ASCETICS - CLEAN UP TOWN OF WABASH,

COMMODITIES - HIGH PRICED MARKETS,

COMPETITION -WITH OTHER COUNTIES,

COUNTY - BEING LEFT BEHIND AND NOT COMPETING TO MOVE FORWARD, HOW TO STAND OUT,

CULTURAL - BEST KEPT SECRET IN STATE, ROAD SIGNAGE LACKING, PRIMARILY DAY VISITOR LOCATIONS,

DRUGS - SUBSTANCE ABUSE BY SIGNIFICANT SEGMENT OF POPULATION,

ECONOMICS - PROVIDING GREATER CUSTOMER SATISFACTION AT A REASONABLE COST TO CUSTOMERS, COST ARE LOWER THAN OUR COSTS TO RUN THE BUSINESS, FUNDING CUTS, SPEND MONIES LOCALLY, INFLATION,

EDUCATION - NOT KNOWING WHAT THEY ARE TALKING ABOUT, MUST EDUCATED PUBLIC,

GOVERNMENT - STATE CONTROL OF COUNTY GOV., RED TAPE, COMMUNICATION,

HEALTH- URGENT CARE FACILITY, HOSPITAL, HIGH CANCER RATE, LOW COST HEALTH CARE CLINIC,

ILLEGAL ACTIVITIES - MORE EYES ON COMMUNITY,

JOBS - GROWTH, RETENTION, EMPLOYMENT, LOSS OF, PAY SCALE, CREATION, 21ST CENTURY,

UNEMPLOYMENT AND UNDEREMPLOYMENT,

# WABASH COUNTY COMPREHENSIVE PLAN

POPULATION - AGING, INSTILL IN YOUTH TO STAY, LOSS OF YOUNGER GENERATION, UNPLANNED GROWTH OR DECLINE, DECLINING, MIDDLE CLASS SHRINKING, WHAT DO PEOPLE REALLY WANT,  
POVERTY - REDUCE BY MAKING TUFF FOR HANDOUTS,  
SCHOOLS- INCORPORATED / UNINCORPORATED, EDUCATION, RELEVANT EDUCATION FOR WHAT IS EVOLVING,  
SEWERS - SEPTIC IN RURAL TOWNS,  
STATE - STATE REGULATIONS AND MANDATES,  
UTILITIES - FEDS NOT UTILITY WISE, WHERE TO GO FROM HERE,

## **WHAT IS THE MOST PRESSING ENVIRONMENTAL ISSUE FACING COUNTY**

AG - LAND USE, MANURE APPLICATION AND HANDLING,  
AIR - POLLUTION,  
CANCER - WHY IS THIS AREA HIGHEST RATE,  
EMISSIONS -LAND FILL SEDIMENT,  
ENVIRONMENT - BROWNSFIELD CLEAN UPS  
EPA - WISH LIST CAPTURE AG DUST REDUCE LIVESTOCK METHANE, CLEAN AIR ACT, INFRINGEMENT OF RIGHTS VS ENVIRONMENTAL CONSTRAINTS,  
LAND FILL - EXPANSION, OUT OF TOWN TRASH TO OUR LANDFILL, CONDITION OF, ODOR, ENTRANCE CONDITIONS,  
SEWERS - IMPROVED IN RURAL COMMUNITIES, SEPTICS NOT TO CODE, MANAGE DEVELOPMENT, ODOR DOWNTOWN,  
TRANSPORTATION - WHAT IS ON TRAINS,  
WATER - POLLUTION OF, RIVER POLLUTION, KEEPING QUALITY UP, ADEQUATE WELLHEAD PROTECTION,  
WATERSHEDS - POLLUTION OF,  
RECYCLING - ILLEGAL DUMPING BURNING,

## **WHAT ARE TRANSPORTATION CONCERNS FOR COUNTY**

AGRICULTURE - EQUIPMENT WILL KEEP GETTING BIGGER,  
BRIDGES - MAINTAINED FOR TRUCK TRAFFIC,  
BUSSING - TRANSIT, SENIORS,  
CARS - ELECTRIC CHARGING STATIONS,  
DOT - MORE REGULATIONS,  
ECONOMY - FUEL COST,  
PUBLIC - TRANSPORTATION FOR LOW INCOME, LOSS OF TRANSIT, SIDEWALKS, LIGHTING, NO OPTIONS FOR BIG GROUPS,  
ROADS - COUNTY GOOD IN COMPARISON, FUNDS TO MAINTAIN, COMPLETION OF HOOSIER HEARTLAND CORRIDOR, LIMIT ACCESS TO US 24, BIGGER EQUIPMENT, MORE WEIGHT,  
SENIORS - TRANSPORTATION FOR,  
SIGNAGE - MORE DIRECTIONAL, SYNCHRONIZE SIGNAL LIGHTS BETTER, IDENTIFY ROUTES, IDENTIFY AMENITIES,  
TAXI - LACKING IN COUNTY COMMUNITIES,  
TRAFFIC - 15 - 24 INTERSECTION, WHAT IS BEING HAULED, OVER/UNDER RR, TOWN TRUCK ROUTE,  
TRAIN - PASSENGER FROM FT WAYNE TO INDY VIA WABASH, WHAT TRAINS HAUL, CROSS ARMS ALL, BLOCK INTERSECTION,  
TRUCKS - THROUGH TRAFFIC EXTREMELY INCONVENIENT, OFF ROUTE LOST,

## **WHAT ARE THE STRENGTHS OF PUBLIC SERVICE**

211-  
AGENCIES - UNITED FUND, WINCHESTER CENTER, RED CROSS,  
CENTRAL DISPATCH -  
CERTIFIED DRUG COURT,  
CHURCHES - DIVERSITY,  
COMMUNITY - FEEL SAFE,  
COMMUNITY CORRECTIONS - STATE FUNDED CORRECTIONS PROGRAM,

# WABASH COUNTY COMPREHENSIVE PLAN

CULTURAL - TRAILS,  
DEPARTMENTS - GOOD VOLUNTEER FIRE, SHERRIFF, FIRST RESPONDERS, SENIOR CENTER,  
PUBLIC TRANSIT, WELL TRAINED, DO A LOT WITH RELATIVELY LITTLE,  
GOVERNMENT - CITY, EMA, GOOD CO HWY PROGRAM, BUDGETS REASONABLY SOLID, GOOD  
COURTS, WILLINGNESS TO HELP PUBLIC, COMMITMENT, BEING AVAILABLE,  
EASIER ACCESS TO DEPARTMENTS,  
HOSPITAL - FINANCIALLY SOUND AND GROWING, PURSUIT OF NEW, QUALITY OF DOCTORS,  
LOCALLY INVESTED -  
ORGANIZATIONS - COMMUNITY SERVICE, HONEYWELL FOUNDATION,  
PEOPLE - DEDICATED, GOOD ETHICS,  
RECREATION - MORRETT COMPLEX,  
SCHOOLS, LEARN MORE CENTER, IVY TECH, COUNTY SCHOOLS,  
TAXES - REASONABLE RATES,  
TRANSIT -  
TRUSTEES, DO NOT LOSE  
UTILITIES - GOOD, LOCAL,

## WHAT ARE THE WEAKNESSES IN PUBLIC SERVICES

ACCOMMODATIONS - MORE HOTELS,  
AMBULANCE - TRAVEL DISTANCES,  
COMMUNITIES - SMALL TOWNS MORE ATTENTION,  
ECONOMY - LACKING IN SOME EQUIPMENT, , \$\$\$,  
FUNDING - LACK OF PAY TO KEEP GOOD QUALITY PEOPLE, LACK OF MANPOWER, ACCEPTANCE OF  
UN-NEEDED PUBLIC ASSISTANCE FUNDS,  
GOVERNMENT - CONFIDENTIALITY, HOW PERCEIVED, LACK OF STAFF, MORE INFO ON PUBLIC SITES  
SMALL JAIL,  
LAW ENFORCEMENT - LACK VISIBILITY IN RURAL AREAS,  
PROMOTION - OF AVAILABILITY, NOT USING ASSETS TO FULL POTENTIAL,  
SERVICES - WE CAN NOT OFFER BECAUSE OF SIZE, LACK OF SENIOR ADULT PROTECTION,  
SCHOOLS - WHAT TO DO, LONG TERM FUNDING, LACK OF COOPERATION AMONG,  
UTILITIES - CELL PHONE RECEPTION, NOT ACCESSIBLE,

## GOOD BALANCE BETWEEN PROPERTY RIGHTS AND CONCERN FOR NEGATIVE IMPACT

DECISIONS ALREADY MADE,  
HAVE ROOM FOR EXPANSION WITHOUT INFRINGING ON PROPERTY RIGHTS,  
NO - NOT FROM THE HEALTH DEPT,  
NO - TO MUCH POLLUTION AND LAND WASTE PER INDIVIDUAL RESIDENCE  
POLICIES - ENFORCE WHAT WE HAVE,  
RIGHTS NOT TAKEN AWAY  
YES - EXCEPT FOR SEPTIC ISSUES,

## GOOD COMMUNICATION BETWEEN RURAL TOWN AND COUNTY

ACCEPTABLE - ROOM FOR IMPROVEMENT,  
CITY COUNTY - CITY ZONING IN COUNTY AREAS ,WHO GOVERNS UNDER WHAT CIRCUMSTANCE,  
COMMUNICATION - BAD, COOPERATION GOOD,  
COOPERATION - NOT ENOUGH OF  
EDUCATION - PUBLIC HOW IT WORKS,  
HAS IMPROVED -  
NO- WHO IS COMMUNICATION POINT IN COMMUNITIES,  
WHO TO COMMUNICATE WITH - POINT PERSON,  
YES - BUT 2 WAY STREET, EMA YES,  
ZONING - AREA UNDER CITY ZONING DOES NOT ALLOW VOTING FOR CITY THINGS,

## WHERE IN WABASH COUNTY WOULD YOU TAKE VISITORS

BIO DIESEL PLANT -  
CHILI COOK OFF-

# WABASH COUNTY COMPREHENSIVE PLAN

CHURCHES -

COLLEGE -

COURT HOUSE -

CULTURAL - NM AND ROANN BRIDGES, STOCKDALE MILL, HONEYWELL, CHARLEY CREEK, MUSEUM, ACRES PRESERVES, FORD HOME, HONEYWELL, KELLY'S, THE WORKS, MARKET ST, RIVER, ST PATRICKS CHURCH, RESERVOIRS, YMCA, PARADISE SPRING, COUNTY FARM, DOWNTOWNS, AMERICAN INDIAN HISTORY SITES, HANGING ROCK, SALAMONIE FOREST, HISTORICAL ARCHITECTURE, EAGLES DRIVE IN,

FOURTH GENERATION FAMILY FARMS -

GOLF COURSE -

LIBRARIES - ALL

JUSTICE CENTER -

RESTAURANTS -

RETIREMENT COMMUNITIES -

## WHERE IN WABASH COUNTY WOULD YOU NOT TAKE VISITORS

15 SOUTH - TRASH SCATTERED FROM LANDFILL TRUCKS,

BROWNFIELDS

COURTHOUSE

FOUNTAINVUE,

LAGRO - CELOTEX

LAND FILL -

LIBERTY MILLS,

LONG LAKE - SANDY BEACH

LUKENS LAKE

MARION

OLD GDX SITE,

PARTS OF EEL AND WABASH RIVERS,

SCHOOLS

TOWN AREAS - LAGRO - SERVA,

TWIN LAKES,

URBANA - SEWAGE

WABASH CITY - FALLS AND SINCLAIR AREA, OLD SPOSEEP BROWN LOT, EAST OF MUSEUM TO

PARADISE, ALLOYS,

WABASH EAST SIDE, RIVER BRIDGE TO CANAL ST EAST, SCOTTIES BAR,

WAL-MART

## HOW WOULD YOU PROMOTE FOR A HEALTHIER COMMUNITY

AGRICULTURE - USE ENVIRONMENTALLY SAFE PRACTICES,

APATHY - BE MORE OPEN MINDED TO NEW,

CHURCHES - UTILIZE AND COORDINATE PROGRAMS,

COMMUNITIES - CLEAN UP DAYS, REVITALIZE ACTIVITIES,

DRUGS - CONTROL, EDUCATE, WAR ON,

EDUCATION - NUTRITION PROGRAMS, EXERCISE PROGRAMS,

GOVERNMENT - BETTER ENFORCEMENT OF POLICIES,

HEALTH - SEWERS FOR SMALL TOWNS, SMOKING - BAN IN BARS AND RESTAURANTS, BAN IN PUBLIC

PLACES, WATER MEET OR EXCEED REGULATIONS, EDUCATION TEEN PREGNANCY,

HOSPITAL - NEW, CONTINUE / EXPAND HEALTH WELLNESS CHECKS, TEAM WITH YMCA,

PROMOTION - PUBLIC SAFETY MESSAGES, WASH YOUR HANDS, COUNTY HEALTH STATS,

PUBLIC - KEEP ENGAGED, COMMUNITIES ENGAGE YOUTH,

RECREATION - BIKE TRAILS, MORETT, BRANDT'S, YMCA, PUBLIC PARKS, RESERVOIR TRAILS,

RECYCLING - CURB SIDE,

SUPPORT - MORE FOR FOOD PANTRY, ACCESS

WABASH COUNTY ACTION

WORK PLACE - PROMOTE HEALTHY WORKFORCE,

ZONING - INDUSTRY NORTH OR EAST OF TOWN,

# WABASH COUNTY COMPREHENSIVE PLAN

## HOW WOULD YOU PROMOTE FOR A SAFER COMMUNITY

DRUGS - CLEAN UP, REDUCING WILL SOLVE OTHER PROBLEMS, WAR ON, EDUCATION, DRUG AWARENESS,  
GOVERNMENT - KEEP DRAINS MAINTAINED, SUPPORT LOCAL ENFORCEMENT OFFICIALS,  
LAW ENFORCEMENT - MORE VISUAL IN RURAL TOWNS, SUPPORT FOR DEPARTMENTS,  
DEVOTE MORE TO DRUG TASK FORCE,  
NEIGHBORHOOD WATCH - INCREASE IN COMMUNITIES, INVOLVEMENT, PROMOTE COMMUNITY PRIDE,  
PROGRAMS - TEEN INVOLVEMENT, EDUCATE PARENTS HOW TO PARENT, HOLD ACCOUNTABLE,  
FAMILY STRUCTURE, EDUCATION,  
PUBLICIZE - PR CAMPAIGN OF CURRENT STATISTICS,  
ROADS/BRIDGES - IMPROVE TRAFFIC FLOW, MAINTAIN ROADS AND BRIDGES,  
SIDEWALKS - REPAIR, ADD  
TOWN CLEANUPS - ENTRYWAYS MAKE STATEMENT,  
YOUTH - KEEP EDUCATED AND ENGAGED,

## HOW CAN THE COM PLAN HELP YOU

BEST MANAGEMENT PRACTICES - IMPROVE WATER QUALITY, AID SUSTAINABILITY OF FARMS,  
BUSINESSES - DRAW NEW,  
CITY/COUNTY - PROVIDE BETTER UNITY,  
COMMUNICATIONS - KEEP TOWNS IN LOOP, KEEP BUSINESSES INFORMED OF NEW POLICIES THAT  
MAY AFFECT THEM,  
COMMUNITY - DISPLAY A DESIRABLE ONE,  
CULTURE - PRESERVE HISTORY,  
ECONOMY - PROMOTE ECONOMIC GROWTH,  
FUTURE - FOCUS ON IT, CLARIFY DIRECTION,  
GOVERNMENT - MORE PC STAFF,  
GUIDE - PROVIDE COMMISSIONERS WITH BASE LINE INFO FOR DECISION MAKING  
INVOLVEMENT - KEEP INVOLVED AND IN LOOP, TEAMWORK,  
PLAN - FOLLOW IT, DO NOT OVER GOVERN, KEEP ZONING IN BALANCE, MODEL AS A PROGRESSIVE  
PRO BUSINESS THAT IS THOUGHTFUL,  
PUBLIC - LISTEN TO THEM, ALLOW FOR AGE IN PLACE, KEEP INFO CURRENT TO THEM,  
PUBLICIZE - BETTER MARKETING, MORE ONLINE PRESENCE, BRING THINGS TO FOCUS, ESTABLISH  
GOOD COMMUNICATIONS, MAKE PEOPLE AWARE,  
RESOURCES - USE CVB TO HELP WITH PLAN,  
RULES - MAKE SURE PUBLISHED,  
THINK - OF POSSIBLE UNINTENDED CONSEQUENCES,  
UTILITIES - PROVIDE IN PARKS,  
WAYFINDING - SUPPORT IT,  
ZONING - INDUSTRY AWAY FROM DNR PROPERTIES, GOOD PROGRAM

**WABASH COUNTY COMPREHENSIVE PLAN**

**APPENDIX M**

**OLD COST NEW COST**

The following data is provided for public viewing thanks to the support of several community businesses and citizens taking the time to research and provide the information needed to deliver, to the general public, an educational and entertaining look at pricing history.

PG1

**OLD COST - NEW COST**

FOLLOWING IS: COST OF GOODS AS PURCHASED OR COST OF GOODS SOLD BETWEEN 1964 AND 2011

	1964	1974	1984	1994	2004	2011
BREAD	\$0.20	\$0.26	\$0.77	\$0.89	\$1.05	\$1.89
MILK GAL	\$0.95	\$1.57	\$2.26	\$2.88	\$3.25	\$3.67
EGGS DOZ	\$0.54	\$0.78	\$1.01	\$0.87	\$0.99	\$1.37
CEREAL	12 OZ / \$ .29	18OZ / \$ .43	12OZ / \$ .89	24OZ / \$ 2.19	12OZ / \$ 2.99	12OZ / \$ 3.79
CANDY BAR	7/8 OZ \$ .05	1.4OZ \$ .15	1.45 OZ \$ .35	1.55 OZ \$ .50	1.55 OZ \$ .80	1.55 OZ \$ .95
SODA	2/12 OZ \$ .27	6/12 OZ \$ .88	2Liter / \$ .89	2/12 PAK \$ 3.99	2Liter \$ 1.09	2Liter \$ 1
HAMBURGER	\$0.15	\$0.30	\$0.50	\$0.85	\$0.89	\$1.05
COOKIE	16 OZ \$ .39	15 OZ \$ .55	20 OZ \$ 1.79	20 OZ \$ 2.49	16 OZ \$ 2.99	16 OZ \$ 3.30
1ST C STAMP	\$0.05	\$0.10	\$0.20	\$0.32	\$0.37	\$0.44
NEW CAR	\$3,500.00	\$8,000.00	\$14,000.00	\$22,000.00	\$28,000.00	\$30,000.00
TRACTOR	\$8,000.00	\$23,500.00	\$45,500.00	\$130,000.00	\$165,000.00	\$225,000.00
COMBINE	45EB \$7,000.00	6800 \$15,000.00	6620 \$40,500.00	9500 \$160,000.00	9660 \$225,000.00	9770 \$350,000.00
PLANTER	4-6 R \$4,000.00	6-12 R \$9,500.00	12R \$30,000.00	16 R \$70,000.00	16-24 R \$115,000.00	16-24R \$160,000.00
SEED CORN	56# Bushel \$12.00	56# Bushel \$26.00	80,000 Kernel \$47.00	80,000 Kernel \$73.40	80,000 Kernel \$105.00	80,000 Kernel \$237.00
SEED BEAN	Bushel -	Bushel \$11.00	50LB \$11.50	50LB \$13.60	50LB \$24.10	50LB \$49.70
SWINE FEED COST / CWT	-	-	-	\$26.79	\$20.32	\$39.81
SWINE COST TOTAL / CWT	-	-	-	\$41.96	\$39.22	\$62.31

ADD 30% TO 40%  
FOR HEADS

WABASH COUNTY COMPREHENSIVE PLAN

PG2

OLD COST - NEW COST CONTINUED  
 FOLLOWING IS: COST OF GOODS AS PURCHASED OR COST OF GOODS SOLD BETWEEN 1964 AND 2011

	<u>1964</u>	<u>1974</u>	<u>1984</u>	<u>1994</u>	<u>2004</u>	<u>2011</u>	
<b>FARM RECEIPTS</b>							
CORN	\$1.09	\$2.92	\$2.63	\$2.35	\$2.25	\$6.49	\$ PER BUSHEL
SOYBEAN	\$2.71	\$6.91	\$6.07	\$6.00	\$5.38	\$11.50	\$ PER BUSHEL
HOGS/CWT	\$14.90	\$37.50	\$46.00	\$41.49	\$52.51	\$65.95	
BEEF/CWT	\$20.10	\$35.45	\$60.30	\$68.30	\$85.95	\$113.00	
CHICKENS/LB	\$0.133	\$0.219	\$0.300	\$0.326	\$0.390	\$0.450	
CHICKEN / EGGS SOLD	\$0.31/doz	\$0.540/doz	\$0.57/doz	\$0.61/doz	\$0.580/doz	\$0.690/doz	
NH3 82% / T	\$64.00	\$150.00	\$275.00	\$260.00	\$380.00	\$910.00	
12-12-12 / T	\$58.00	\$110.00	\$179.00	\$165.00	\$210.00	\$456.00	
NITROGEN 28% / T	\$39.33	\$88.00	\$100.00	\$130.00	\$200.00	\$420.00	
CORN HERB / A	\$4.70	\$5.90	\$18.00	\$18.00	\$21.00	\$18.00	
BEAN HERB / A	\$8.90	\$13.50	\$18.00	\$24.00	\$15.00	\$17.00	
GASOLINE	\$0.30	\$0.52	\$1.18	\$1.07	\$1.85	\$3.56	
DIESEL	-	\$0.38	\$1.05	\$0.83	\$2.49	\$3.99	
LP	-	\$0.31	\$0.75	\$0.74	\$1.55	\$2.15	
MOTOR OIL/GAL	\$1.20	\$2.08	\$4.27	\$5.53	\$7.04	\$17.50	
HEATING OIL	-	-	-	\$0.63	\$1.62	\$3.24	
ELECTRIC/kwh	-	-	-	-	-	-	
FRIG 14 CU FT	\$247.00	\$288.00	\$380.00	\$440.00	\$480.00	\$550.00	
AUTO TIRE	750-14	G78-15	P21575R15	P20570R15	P22560R16	P22560R16	
	\$24.00	\$35.00	\$60.00	\$65.00	\$100.00	\$122.00	
SEMI TIRE	825-20	900-20	1000-20	11R22.5	11R22.5	28575R24.5	
	\$70.00	\$95.00	\$140.00	\$270.00	\$325.00	\$470.00	
TRACTOR	13.6-38	15.5-38	18.4-34	18.4-38	18.4R38	480/80R42	
	\$100.00	\$150.00	\$200.00	\$400.00	\$700.00	\$1,500.00	

WABASH COUNTY COMPREHENSIVE PLAN

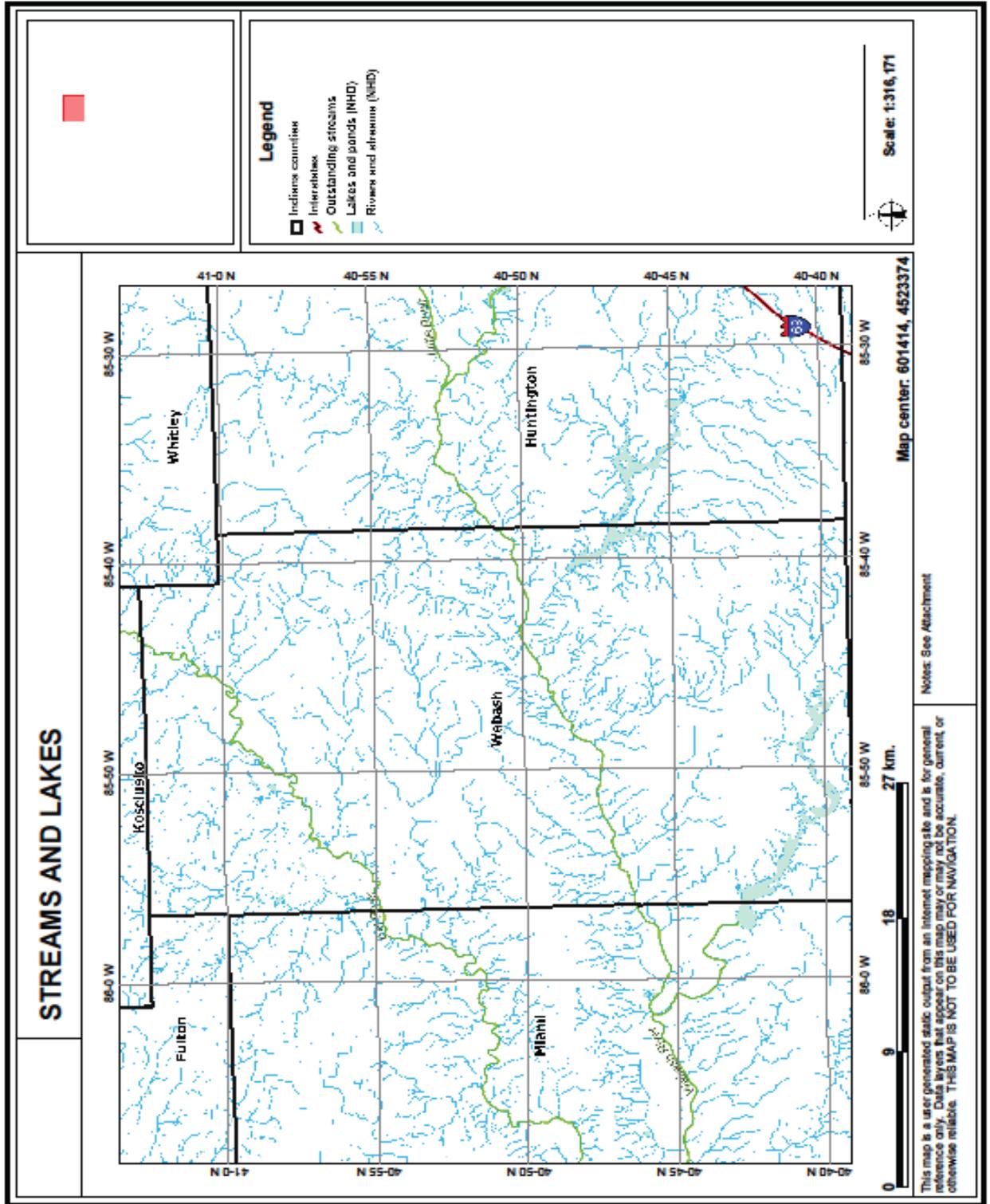
PG3

**OLD COST - NEW COST CONTINUED**  
 FOLLOWING IS: COST OF GOODS AS PURCHASED OR COST OF GOODS SOLD BETWEEN 1964 AND 2011

	1964	1974	1984	1994	2004	2011
LAND FILL	PER YD	PER YD	PER YD	\$20.00 /T	\$26.00 /T	\$52.00 /T
CITY UTILITIES						
WATER / 1000 gal	\$2.00	\$2.50	\$3.00	\$3.50	\$5.00	\$7.00
SEWAGE	-	-	STARTED 1995	\$13.45	-	\$20.25
CONCRETE	\$25.00 / CU YD	\$30.00 / CU YD	\$42.00 / CU YD	\$73.00 / CU YD	\$88.00 / CU YD	\$80.00 / CU YD
LEVI JEANS 501	-	-	21.98	24.98	29.98	39.98
LEVI JEANS 505	-	-	19.98	21.98	28.98	36.98
COMMISSIONER	\$3,348.00	\$4,048.00	\$6,200.00	\$7,421.00	\$15,859.00	\$18,212.00
COUNCIL	\$1,200.00	\$1,200.00	\$1,800.00	\$1,800.00	\$4,032.00	\$4,451.00
AUDITOR	\$9,180.00	\$9,910.00	\$11,000.00	\$26,520.00	\$34,170.00	\$40,800.00
BASEBALL GAME AV. BOX SEAT	\$3.50	\$4.00	\$9.00	\$17.00	\$80.00	\$300.00
<b>\$100.00 PURCHASE IN 1964 WOULD COST LISTED AMOUNT FOR DESIGNATED YEAR</b>						
\$100.00 IN 1964	1964 \$100.00	1974 \$159.03	1984 \$335.16	1994 \$478.06	2004 \$609.35	2011 \$731.90
<b>\$100.00 DOLLAR ITEM IN 2011 COULD HAVE BEEN PURCHASED FOR LISTED AMOUNT IN DESIGNATED YEAR</b>						
\$100.00 IN 2011	1964 \$13.66	1974 \$21.73	1984 \$45.79	1994 \$65.32	2004 \$83.26	2011 \$100.00
<b>EDUCATION COST: COST FOR ONE STUDENT FOR ONE YEAR OF SCHOOL</b>						
GRADE 1	N/A	N/A	\$1,482.00	\$3,628.00	\$5,508.00	\$6,250.00
GRADE 7	N/A	N/A	\$1,482.00	\$3,628.00	\$5,508.00	\$6,310.00
GRADE 12	N/A	N/A	\$1,482.00	\$3,628.00	\$5,508.00	\$6,310.00

# WABASH COUNTY COMPREHENSIVE PLAN

## APPENDIX N



## WABASH COUNTY COMPREHENSIVE PLAN

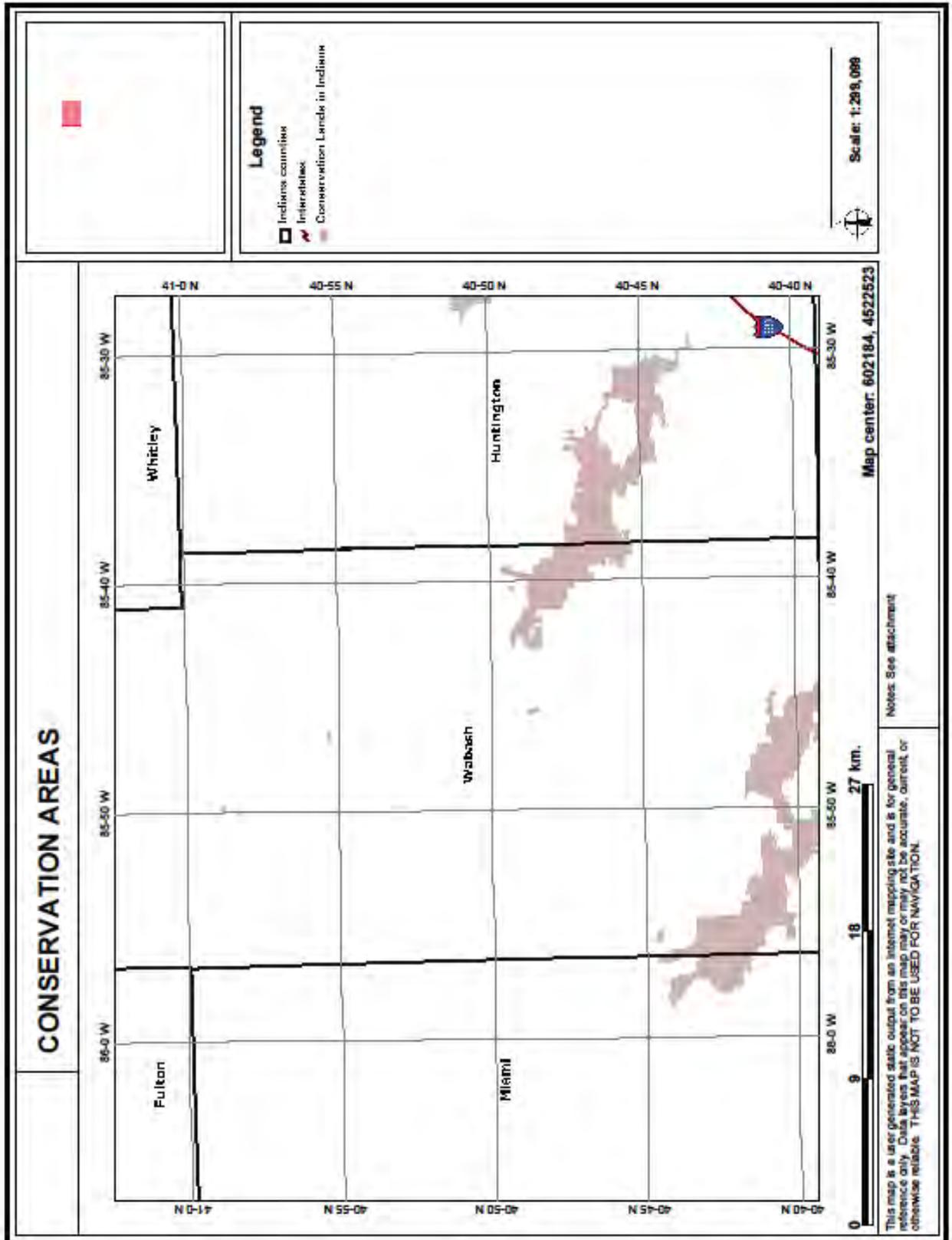
### **Outstanding Streams of Indiana (NRC)**

This map shows streams that are included in the list of outstanding rivers by the Natural Resource Commission. This list contains rivers that are on the National Register of Wild and Scenic rivers, have outstanding fishing value, priority sites for biological diversity conservation, are banned from hydropower development etc.

### **Streams and Lakes of Indiana (NHD)**

This map shows detailed hydrology features of Indiana landscape. The National Hydrology Dataset (NHD) is a feature based dataset that interconnects and uniquely identifies the stream segments or reaches that make up the nation's surface water drainage system. (NHD Data was originally developed at 1 : 100,000 scale and exist at that scale for the whole country. This high resolution NHD, generally developed at 1 : 24,000 / 1 : 12,000 scale, adds detail to the original 1 : 100,000 scale NHD. The NHD contains reach codes for network features, flow direction, names and centerline representations for aerial water bodies. Reaches are also defined on water bodies and the approximate shorelines of the Great Lakes, the Atlantic and Pacific Oceans and the Gulf of Mexico. The NHD also incorporates the National Spatial Data Infrastructure framework criteria established by the Federal Geographic Data Committee

# WABASH COUNTY COMPREHENSIVE PLAN



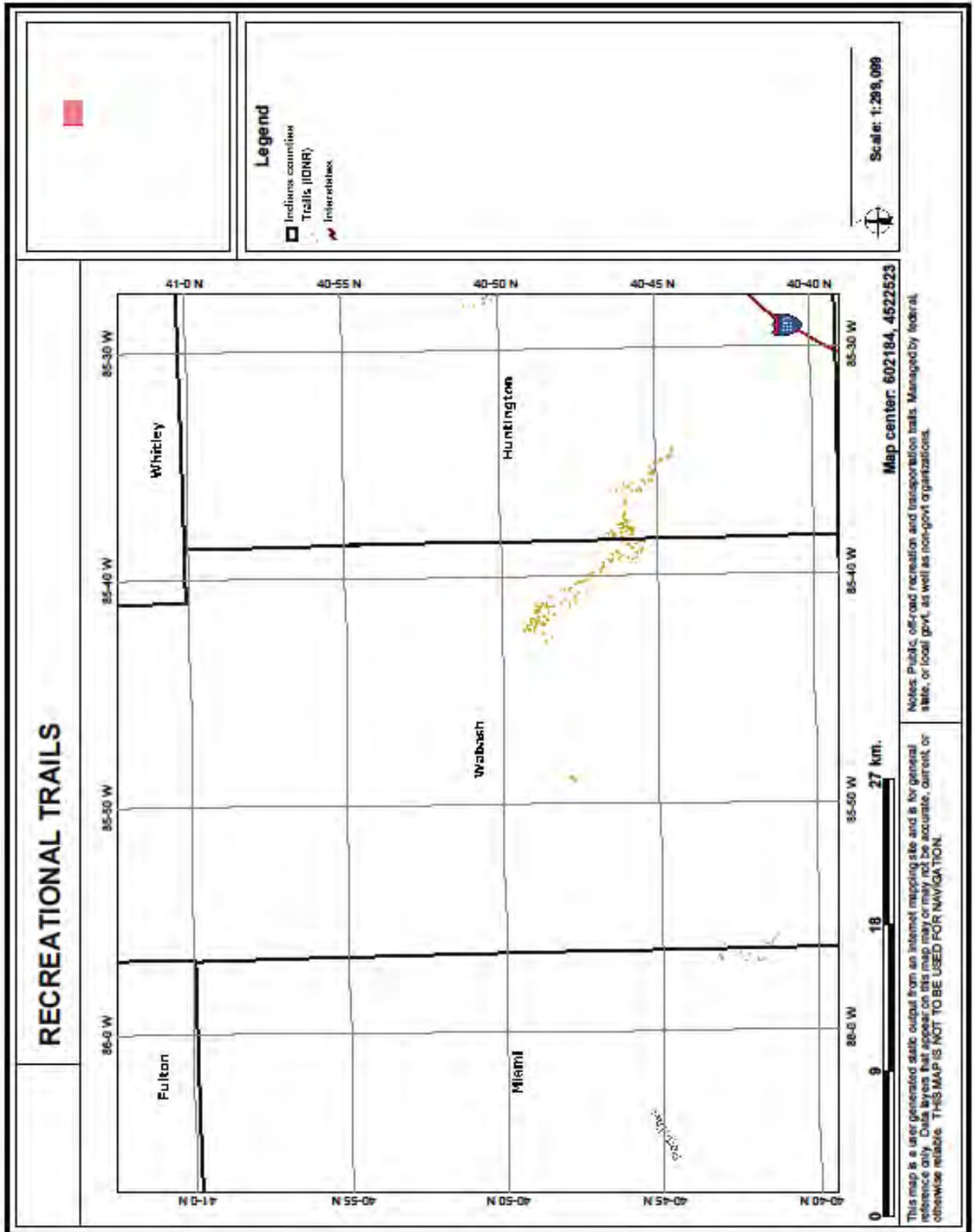
**Conservation Lands in Indiana for Proposed Wind Power Development Evaluations**

In response to the need for alternative energy sources, development of wind power is proceeding rapidly in Indiana. Development of wind power in Indiana is a critical part of the global strategy for reducing impacts of climate change and in many portions of Indiana is a desirable use of our agricultural landscapes. However wind power development should not come at the expense of our wildlife resources. Wind power developments can have negative impacts on wildlife, especially birds and bats, through direct mortality and decreased habitat suitability through direct habitat loss and avoidance of wind power developments.

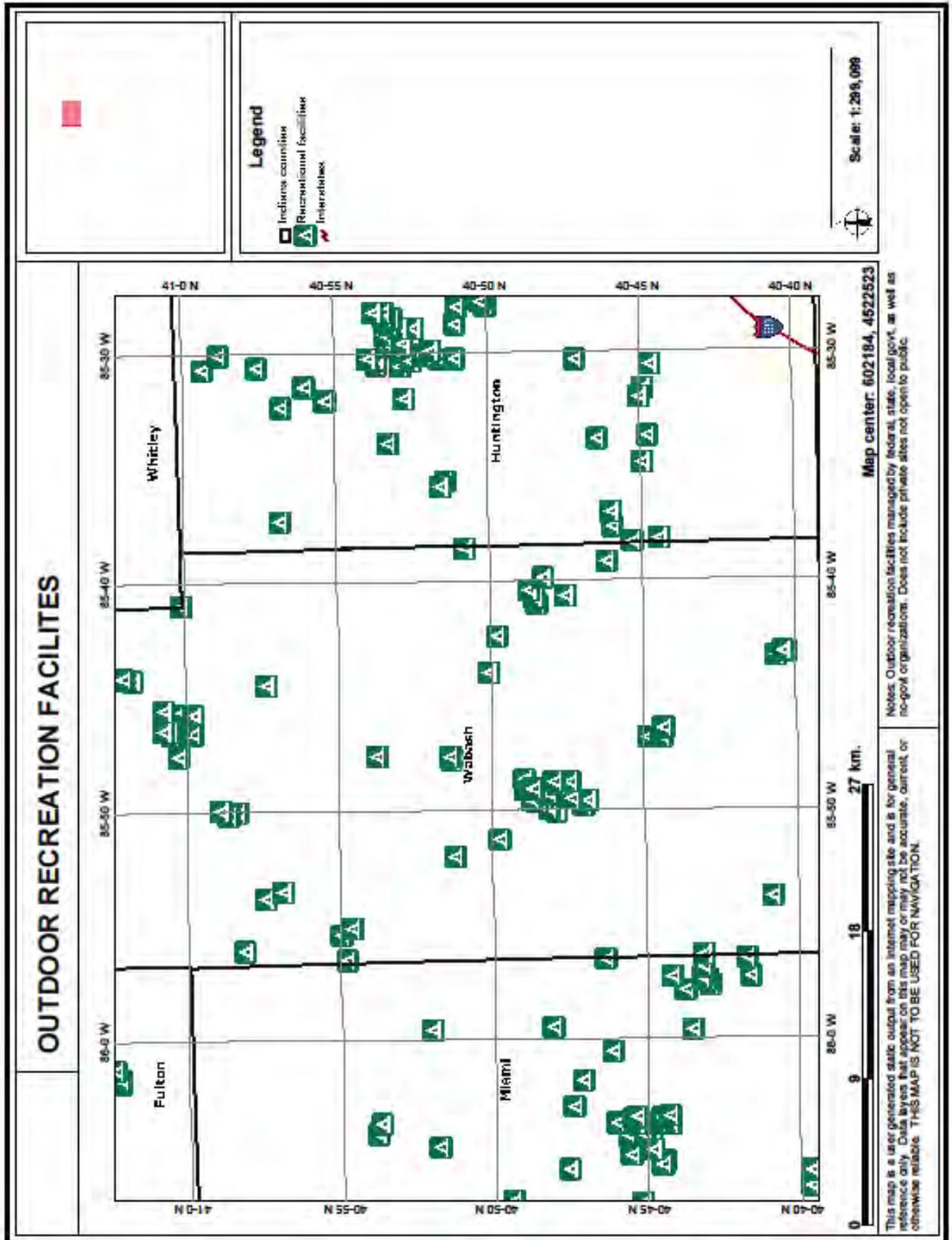
The GIS data layer identifies all public and private conservation lands in Indiana in a single, non-attributed data layer. The GIS layer and the associated data layer Wind Power Development Sensitive Areas in Indiana provide a snapshot of sensitive lands where wind power development have a high potential for negative impacts on wildlife. This data layer is intended to be used to simply inform decisions.

This data was compiled by The Nature Conservancy and includes all conservation lands in Indiana including lands under easement. As such, it includes a mix of private and public lands. These data were compiled from state, federal and private databases. In many cases, these lands are not open for public access and land owner should be determined and permission obtained before entry of these lands. This data layer was current as of the summer of 2010.

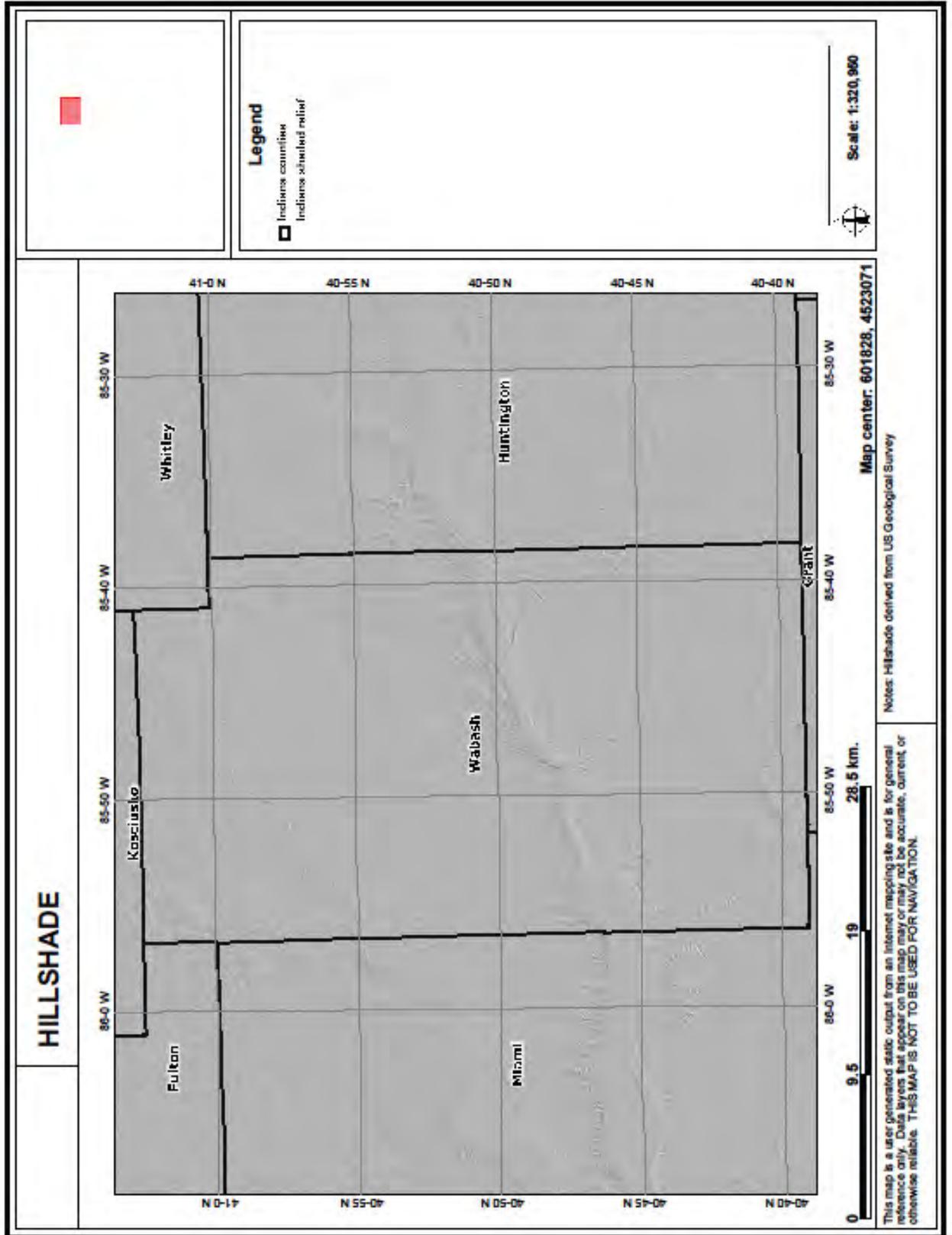
# WABASH COUNTY COMPREHENSIVE PLAN



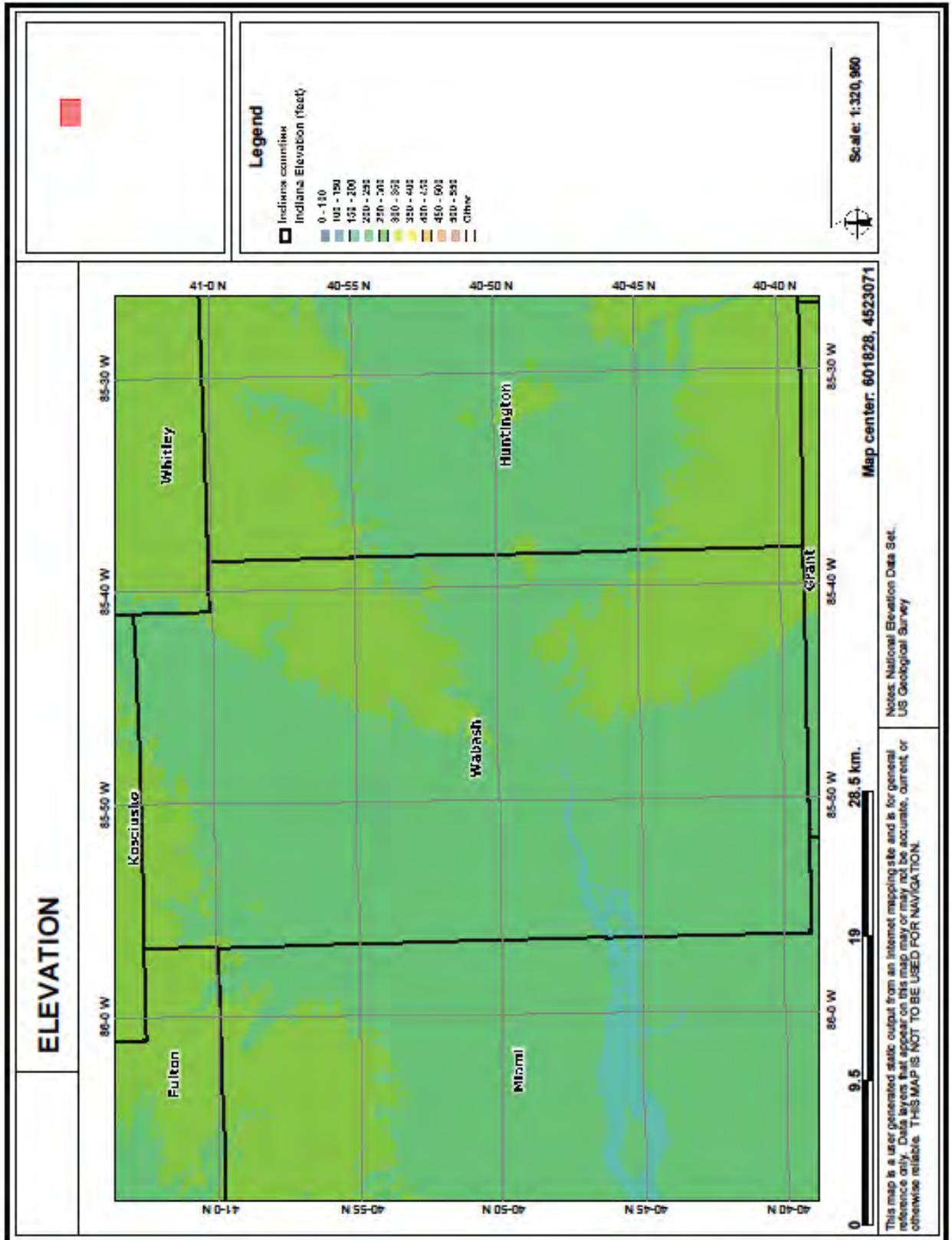
# WABASH COUNTY COMPREHENSIVE PLAN



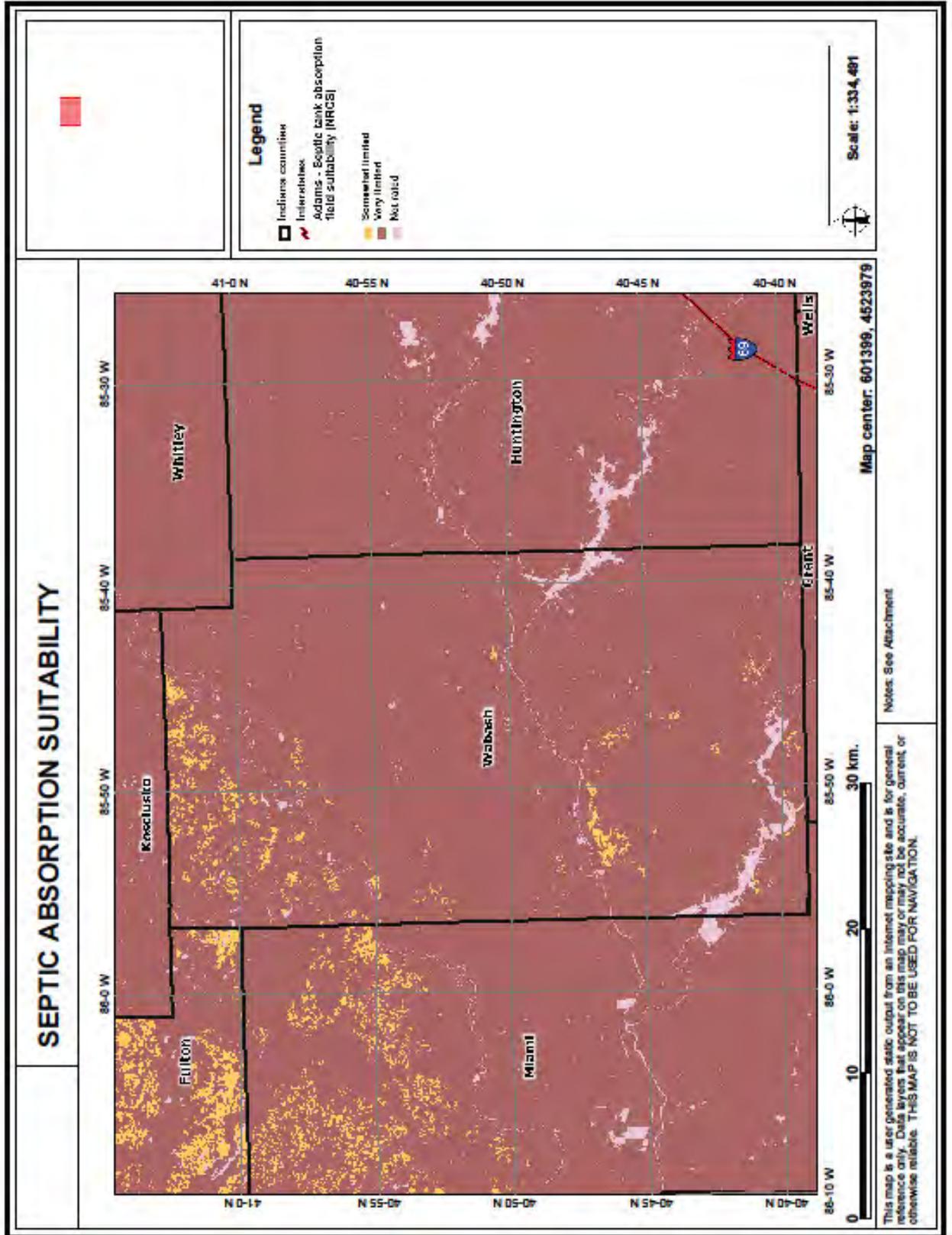
# WABASH COUNTY COMPREHENSIVE PLAN



# WABASH COUNTY COMPREHENSIVE PLAN



# WABASH COUNTY COMPREHENSIVE PLAN



## WABASH COUNTY COMPREHENSIVE PLAN

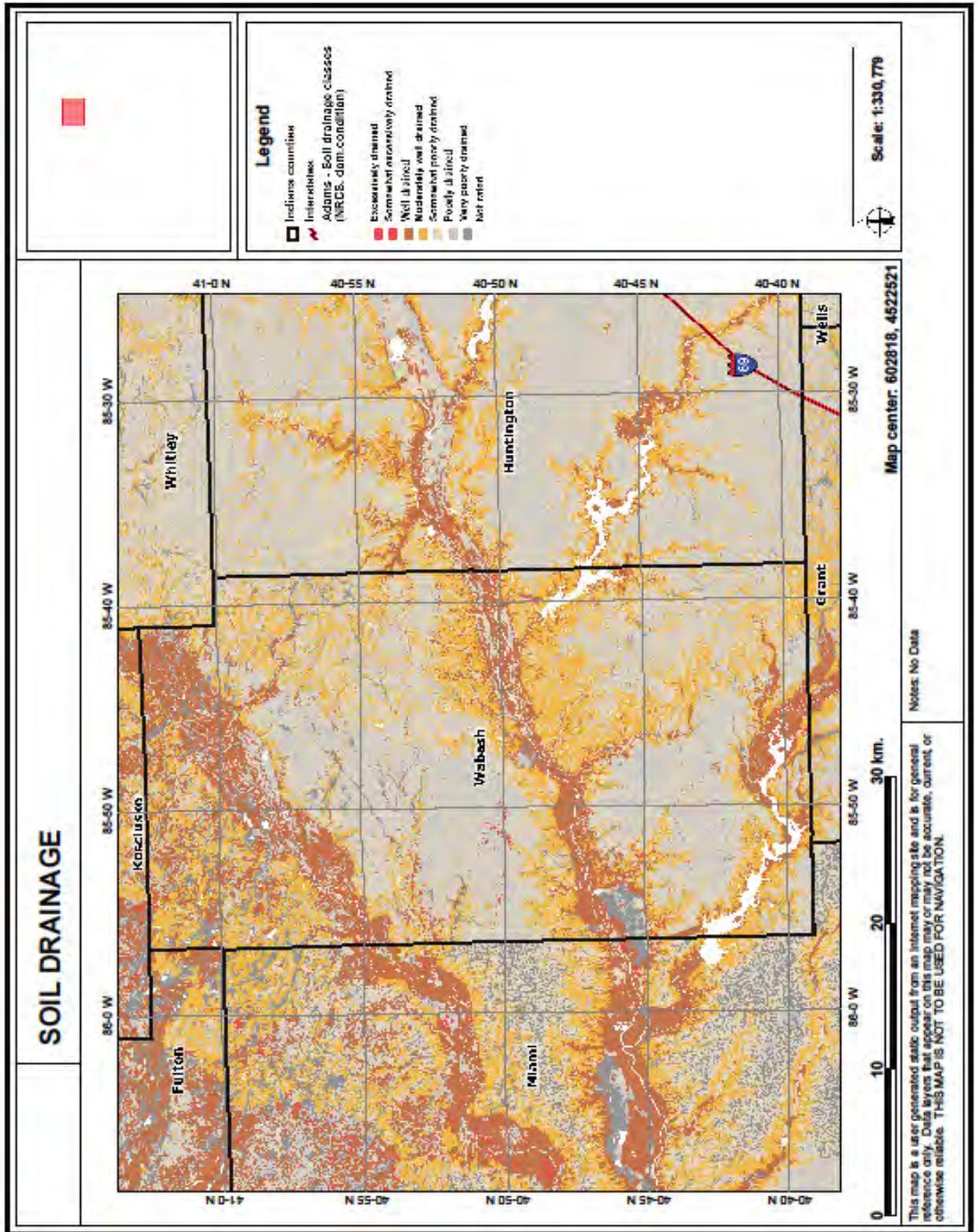
### Septic Tank Absorption Field Suitability (NRCS)

This map from National Resources and Conservation Service identifies a suitability of different soils for construction of septic systems. Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 60 inches is evaluated. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health. Saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or cemented pan, and flooding affect absorption of the effluent. Stones and boulders, ice, and bedrock or a cemented pan interferes with installation and maintenance. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas.

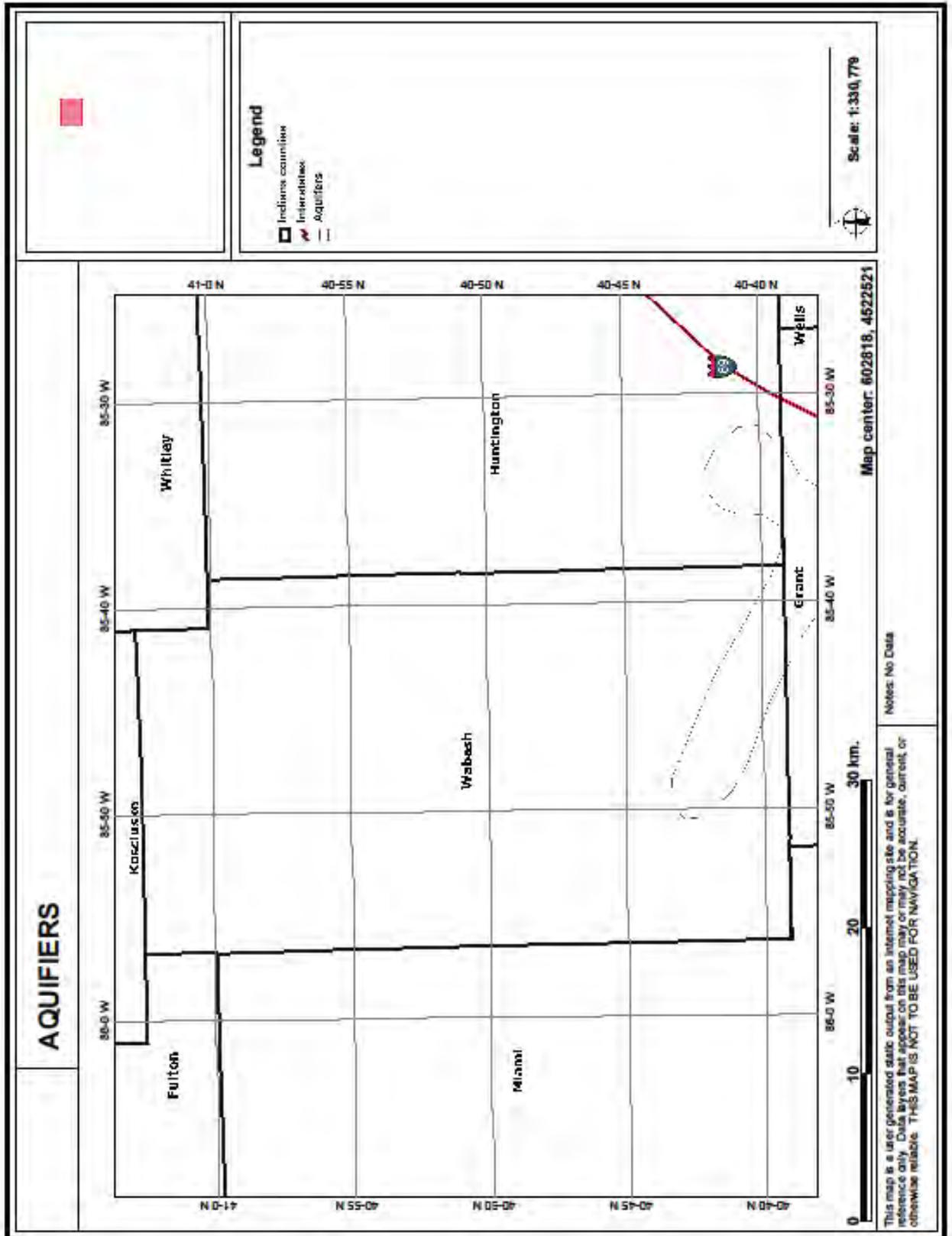
Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect a specific use. "Not Limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design or installation. Fair performance and moderate maintenance can be expected. "Very Limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Other components with different ratings may be present in each map unit. The rating for all components, regardless of the map unit aggregate rating, can be viewed by generating the equivalent report from Soil Survey data. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

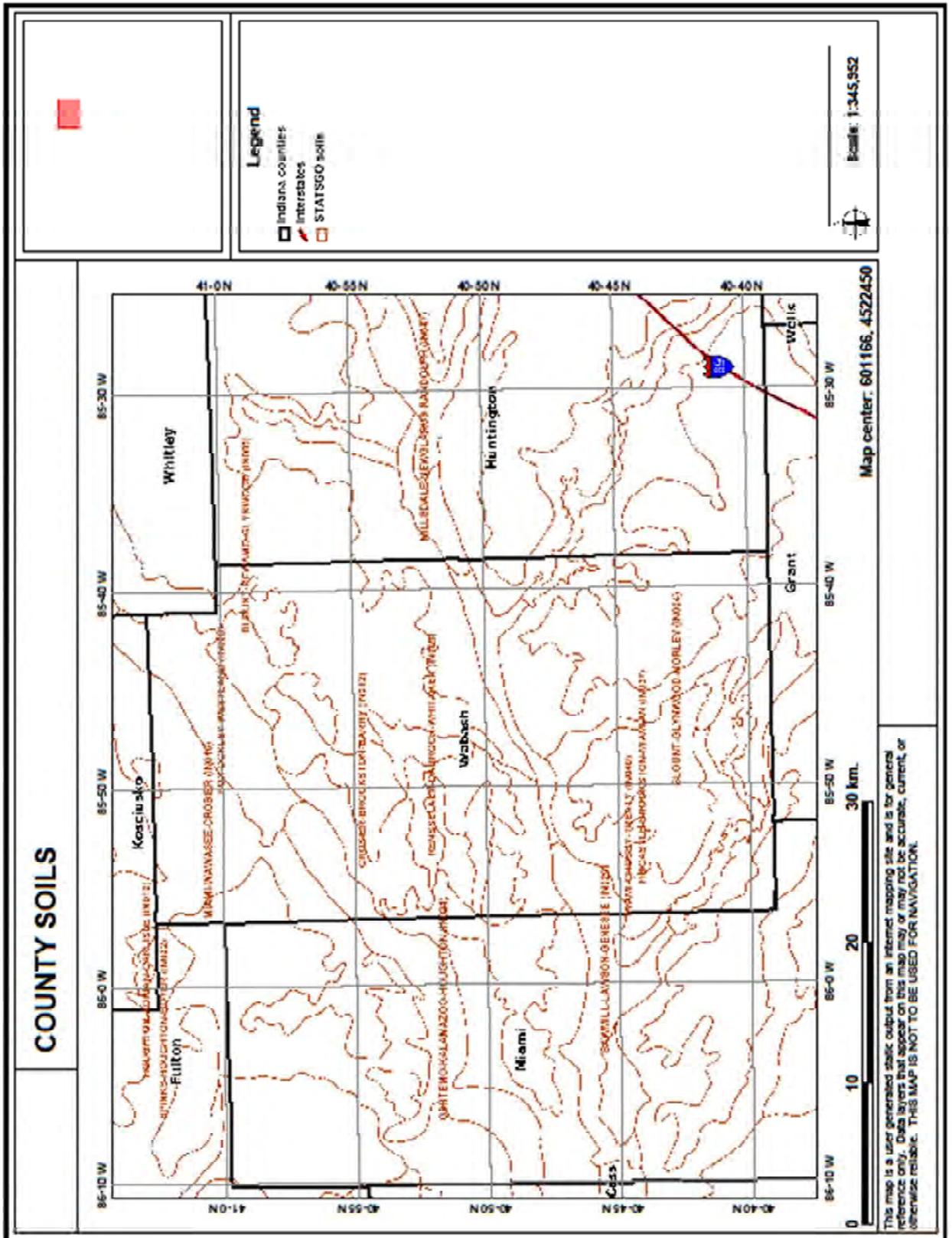
# WABASH COUNTY COMPREHENSIVE PLAN



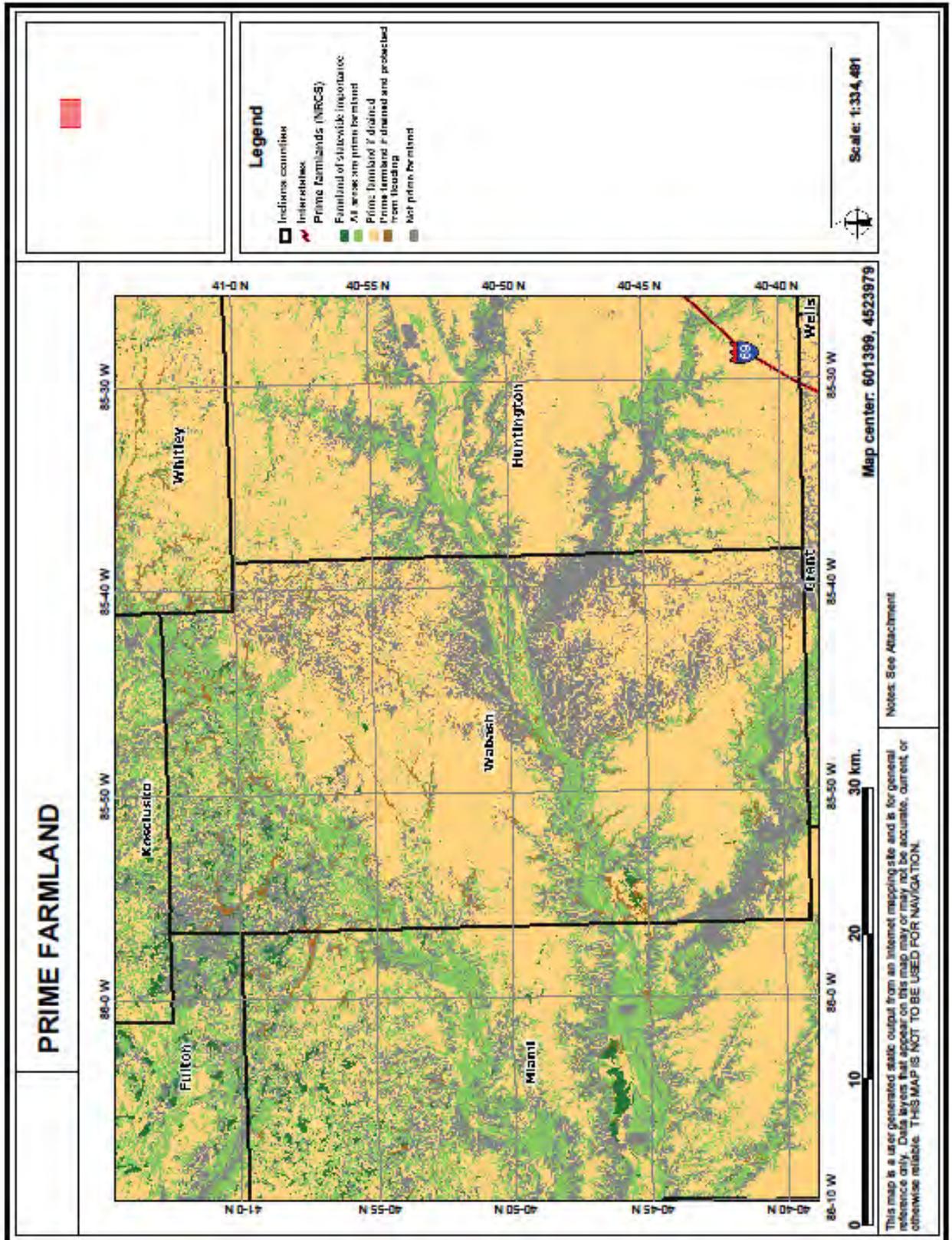
# WABASH COUNTY COMPREHENSIVE PLAN



# WABASH COUNTY COMPREHENSIVE PLAN



# WABASH COUNTY COMPREHENSIVE PLAN

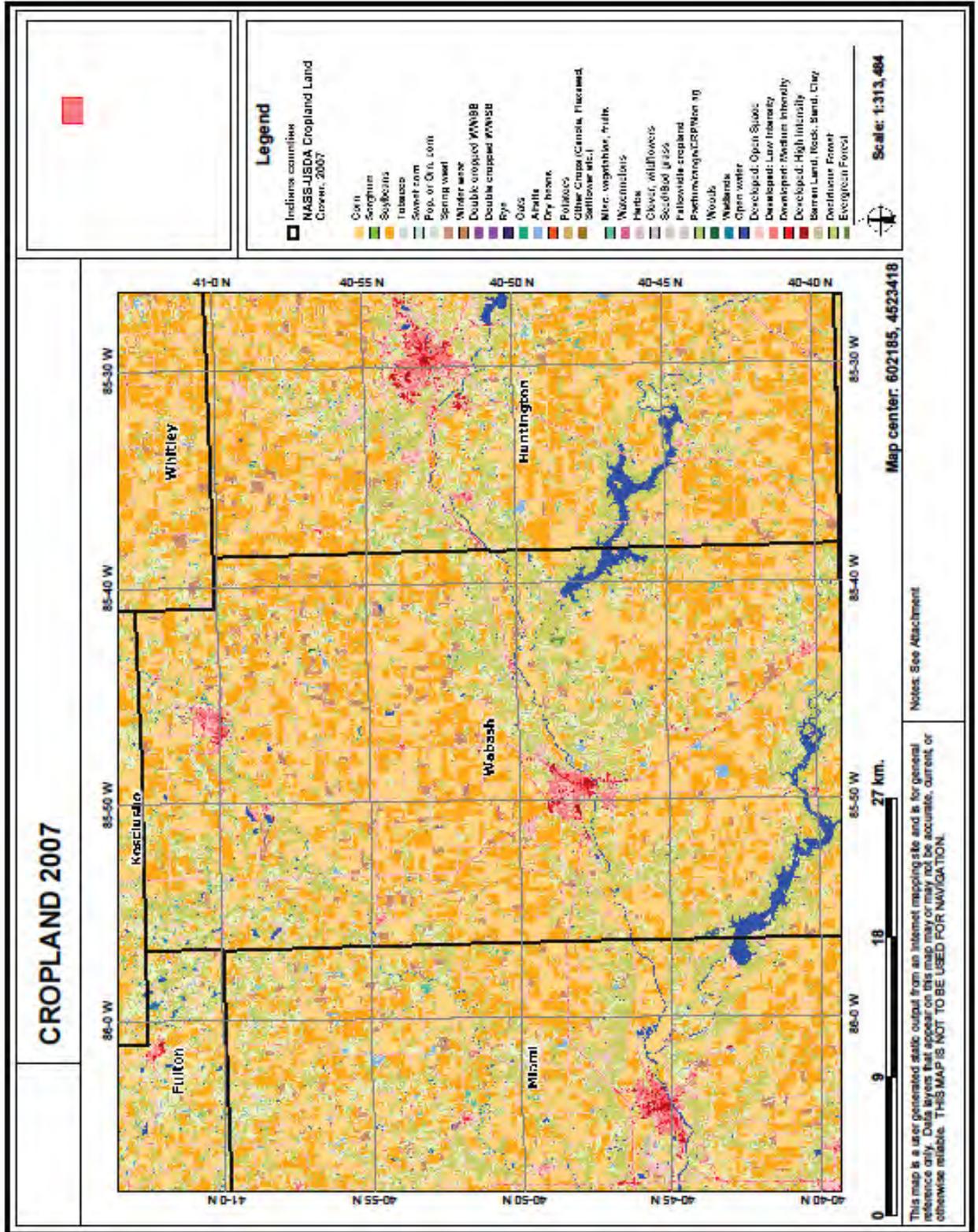


## WABASH COUNTY COMPREHENSIVE PLAN

### **Prime Farmland (NRCS)**

This map represents classification by Natural Resources Conservation Services (NRCS) and identifies the following map units: prime farmland, farmland of statewide importance, farmland of local importance, or unique farm land. It identifies the location and extent of the soils that are best suited for food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43 No. 21 January 31, 1978.

# WABASH COUNTY COMPREHENSIVE PLAN

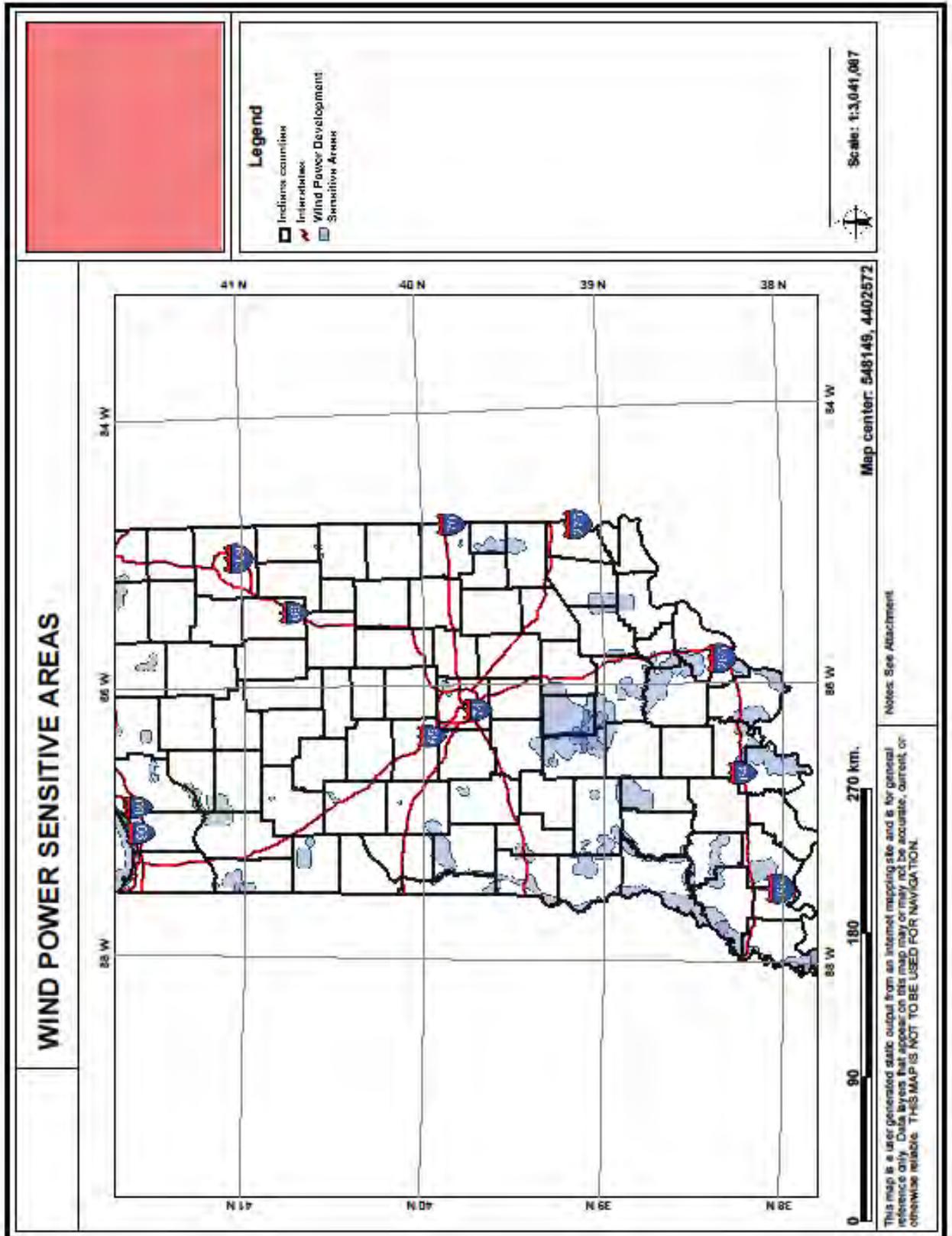


## WABASH COUNTY COMPREHENSIVE PLAN

### NASS Cropland 2007

The USDA-ASS 2002-2003 Indian Cropland Data Layer is a raster, georeferenced, categorized land cover data layer produced using satellite imagery. The imagery was collected between 2000-2007. The approximate scale is 1 : 100,000 with a ground resolution of 30 meters by 30 meters (2000-2002) or 56 by 56 meters (2006, 2007). The Indiana data layer is aggregated into standardized categories with the emphasis being agricultural land cover. This is part of an annual series in which several states are categorized based on the extensive field observations collected during the annual NASS June Agricultural Survey.

# WABASH COUNTY COMPREHENSIVE PLAN



## WABASH COUNTY COMPREHENSIVE PLAN

### Wind Power Development Sensitive Areas in Indiana

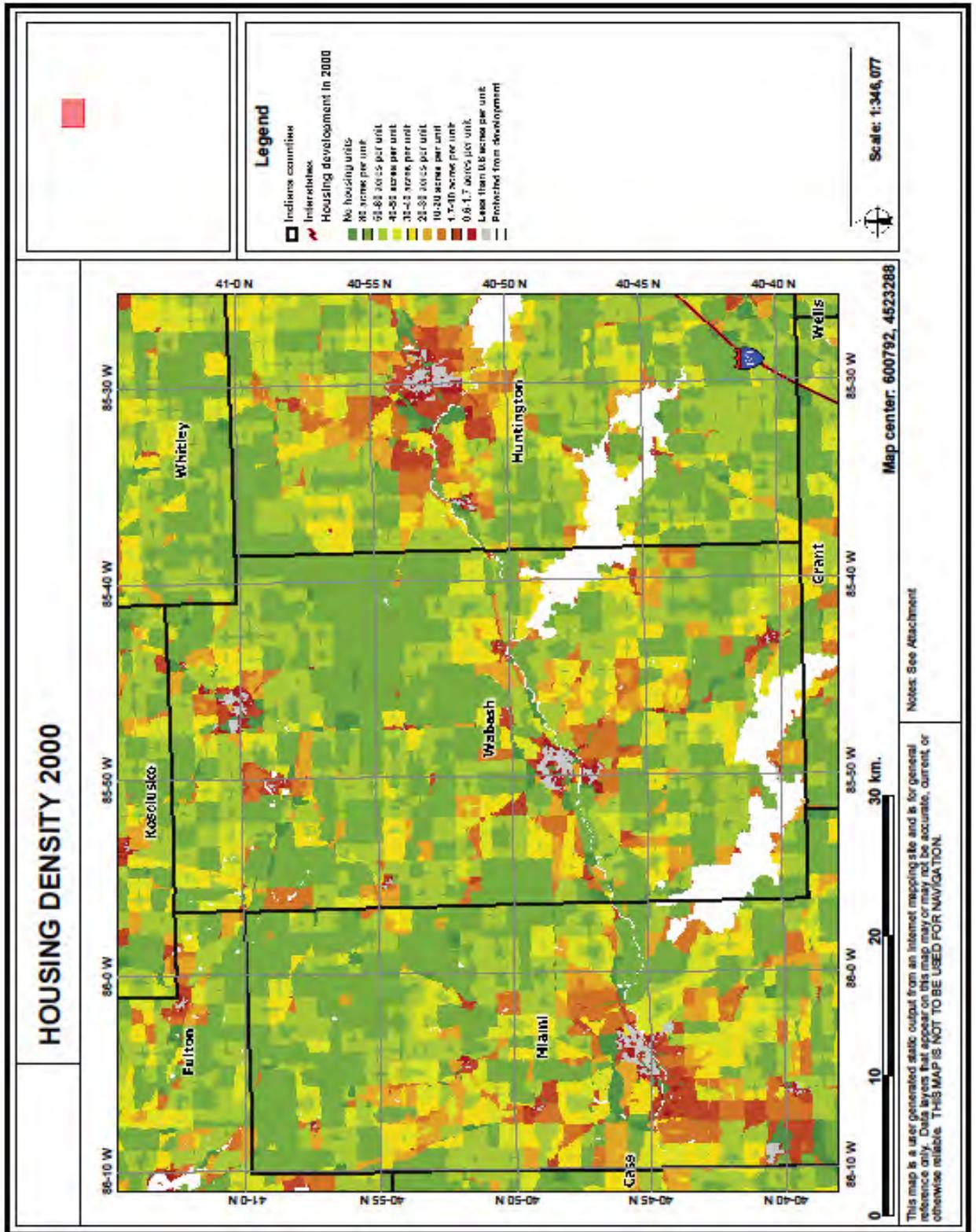
In response to the need for alternative energy sources, development of wind power is proceeding rapidly in Indiana. Development of wind power in Indiana is a critical part of the global strategy for reducing impacts of climate change and in many portions of Indiana is a desirable use of our agricultural landscapes. However wind power development should not come at the expense of our wildlife resources. Wind power developments can have negative impacts on wildlife, especially birds and bats, through direct mortality and decreased habitat suitability through direct habitat loss and avoidance of wind power developments.

The GIS data layer identifies areas in Indiana that have high potential for habitat degradation through wind power development. The GIS layer and the associated data layer conservation Lands in Indiana for Proposed Wind Power Development Evaluations provide a snapshot of sensitive lands where wind power developments have a high potential for negative impacts on wildlife. Ideally potential wind power developments should avoid these areas at a minimum and address mitigations to minimize negative impacts to wildlife. The associated data with polygons provide a brief description of the significance of the sensitive areas, a synopsis of potential negative impacts from wind power development and the relative importance of the comprehensive, and detailed information should be obtained from the Indiana Department of Natural Resources, US Fish and Wildlife Service and land managers (private and public) on a site by site basis as proposed developments are evaluated.

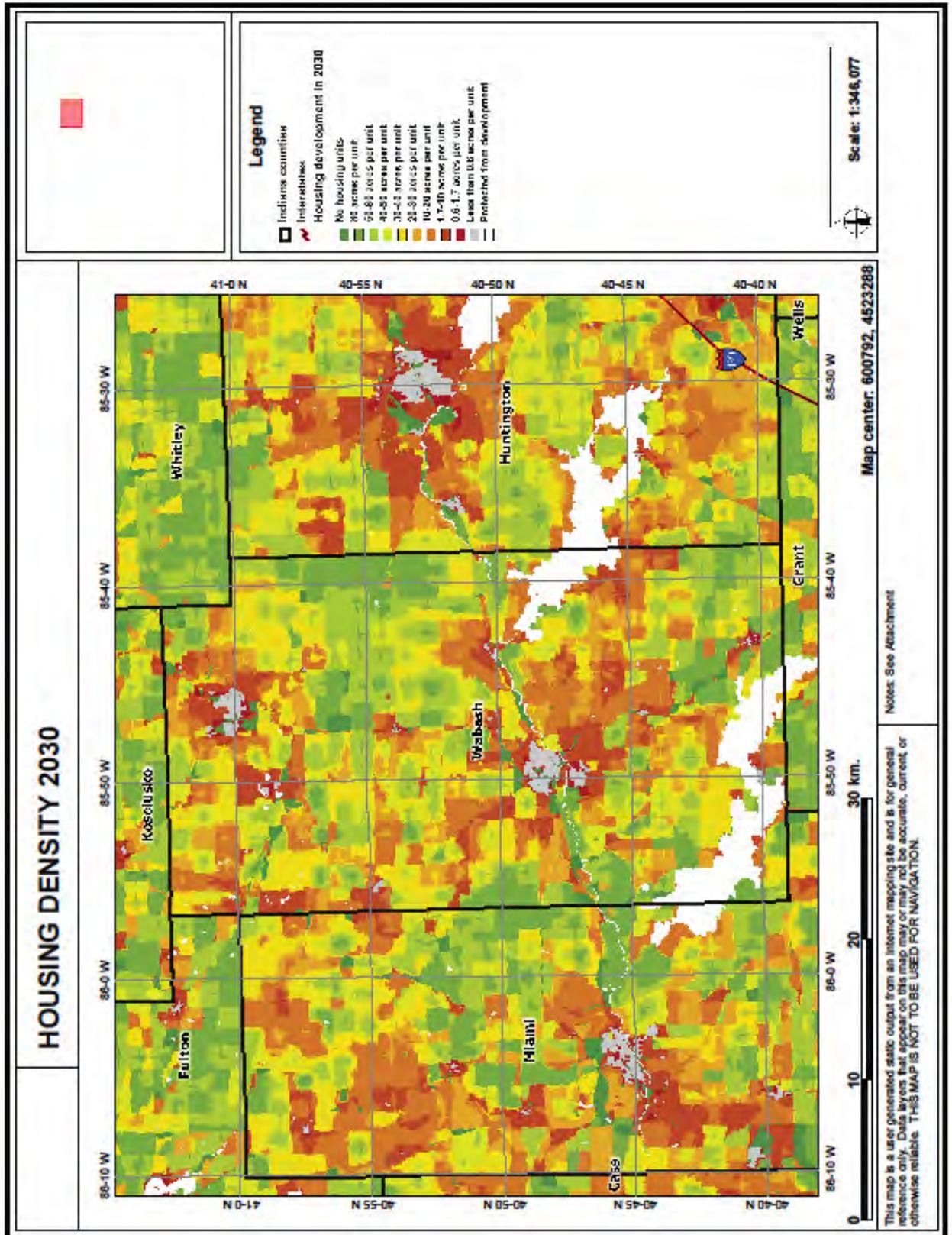
It is worth noting that most of the sensitive areas fall outside of developable wind power areas based on current technology and prevailing wind speeds. We expect technology to improve with time making economic development of wind power feasible across a large swath of Indiana.

This data was developed by The Nature Conservancy and National Audubon Society using data and information gleaned from public and private data sources. It represents current knowledge and as increased information becomes available, additional areas may be added.

# WABASH COUNTY COMPREHENSIVE PLAN



# WABASH COUNTY COMPREHENSIVE PLAN



## WABASH COUNTY COMPREHENSIVE PLAN

### Housing Development for 2000 and 2030

The initial source of data for housing density was obtained from North Central Research Station, Forest Inventory and Analysis Program, USDA Forest Service. The data is also available from [www.nrel.colostate.edu/~davej](http://www.nrel.colostate.edu/~davej) upon permission.

Both data sets 2000 and 2030 were 100 meter grids with 10 different classes:

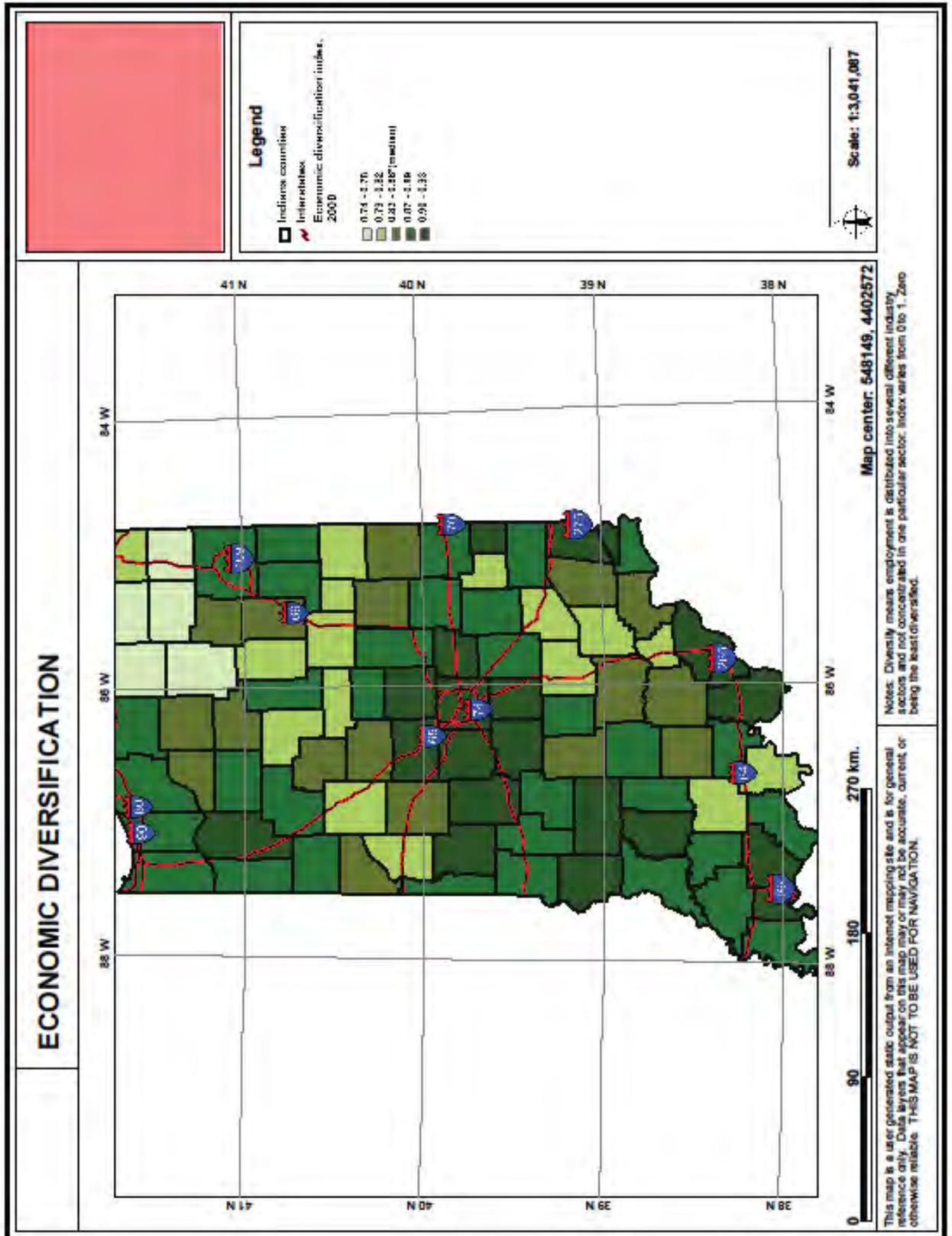
- no data = protected from development
- 0 = private forest land no housing unit,
- 1 = 80 acres per unit,
- 2 = 50 – 80 acres per unit,
- 3 = 40 -50 acres per unit,
- 4 = 30 – 40 acres per unit,
- 5 = 20 – 30 acres per unit,
- 6 = 10 – 20 acres per unit,
- 7 = 1.7 – 10 acres per unit,
- 8 = .6 – 1.7 acres per unit,
- 9 = less than .6 acres per unit,

We converted these nine classes into 3 categories:

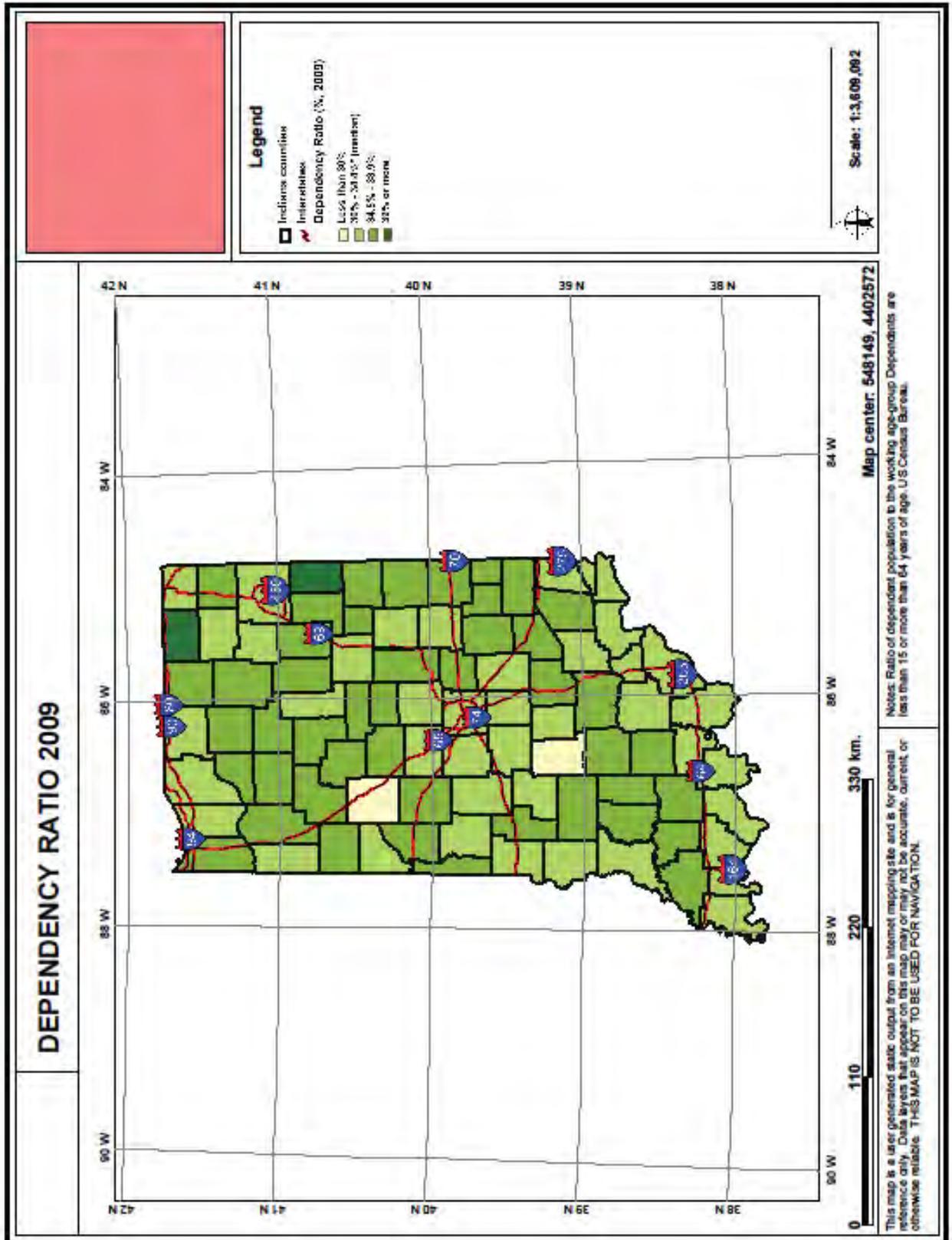
- 0 – 3 classes into category 1,
- 4 – 6 into category 2 and
- 7 – 9 into category 3.

The categories 1, 2 and 3 are the housing density 0 – 16, 16 – 64 and above 64 per square mile respectively. The changes in the housing units between 2000 and 2030 were derived. The change category housing units form 0 – 16 into 16 – 64 was recoded into the value of 1 and the rest of classes were given the value 0. This layer was then resampled into 30 x 30 meter pixel size in order to make compatible for forest stewardship potential area identification with other layers.

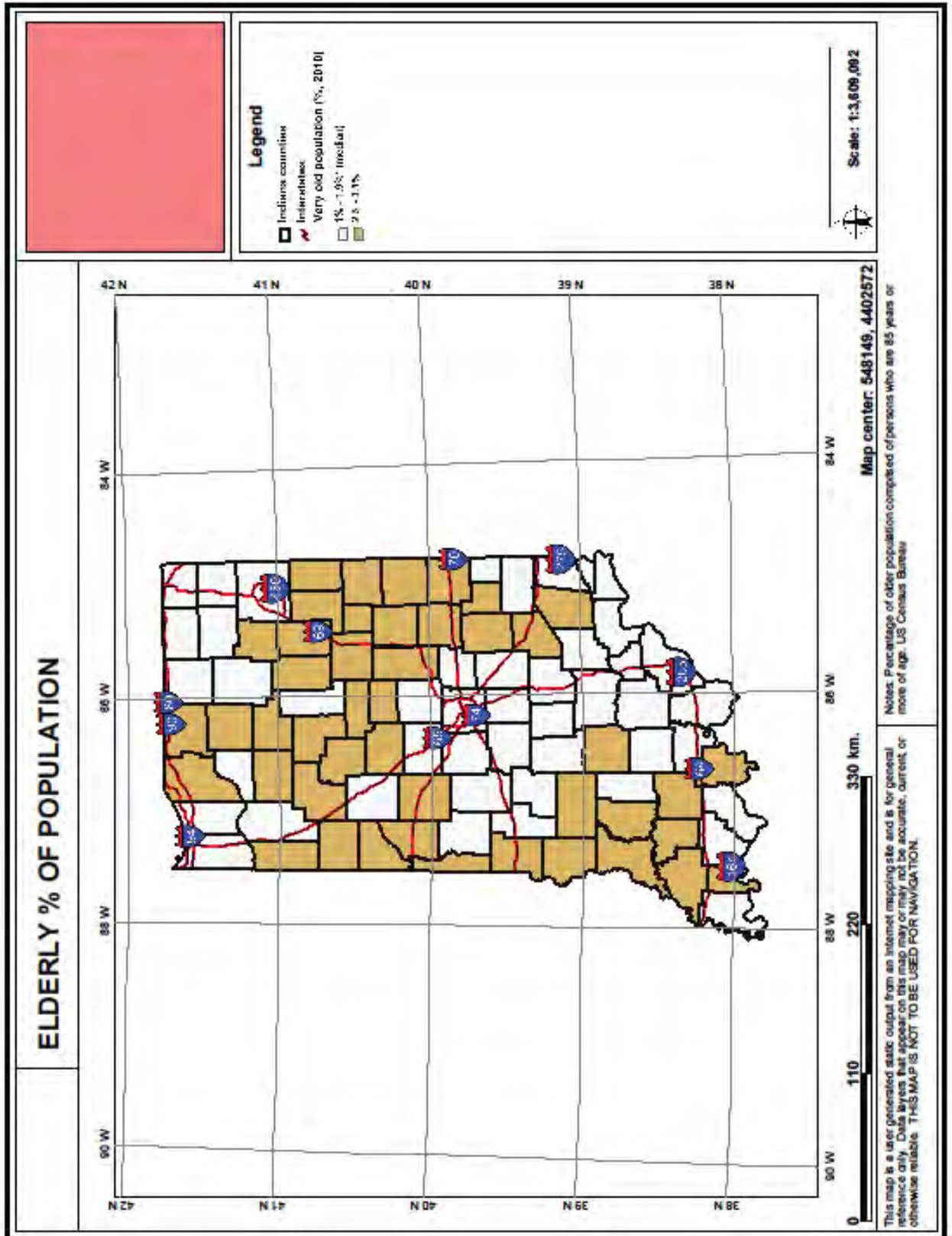
# WABASH COUNTY COMPREHENSIVE PLAN



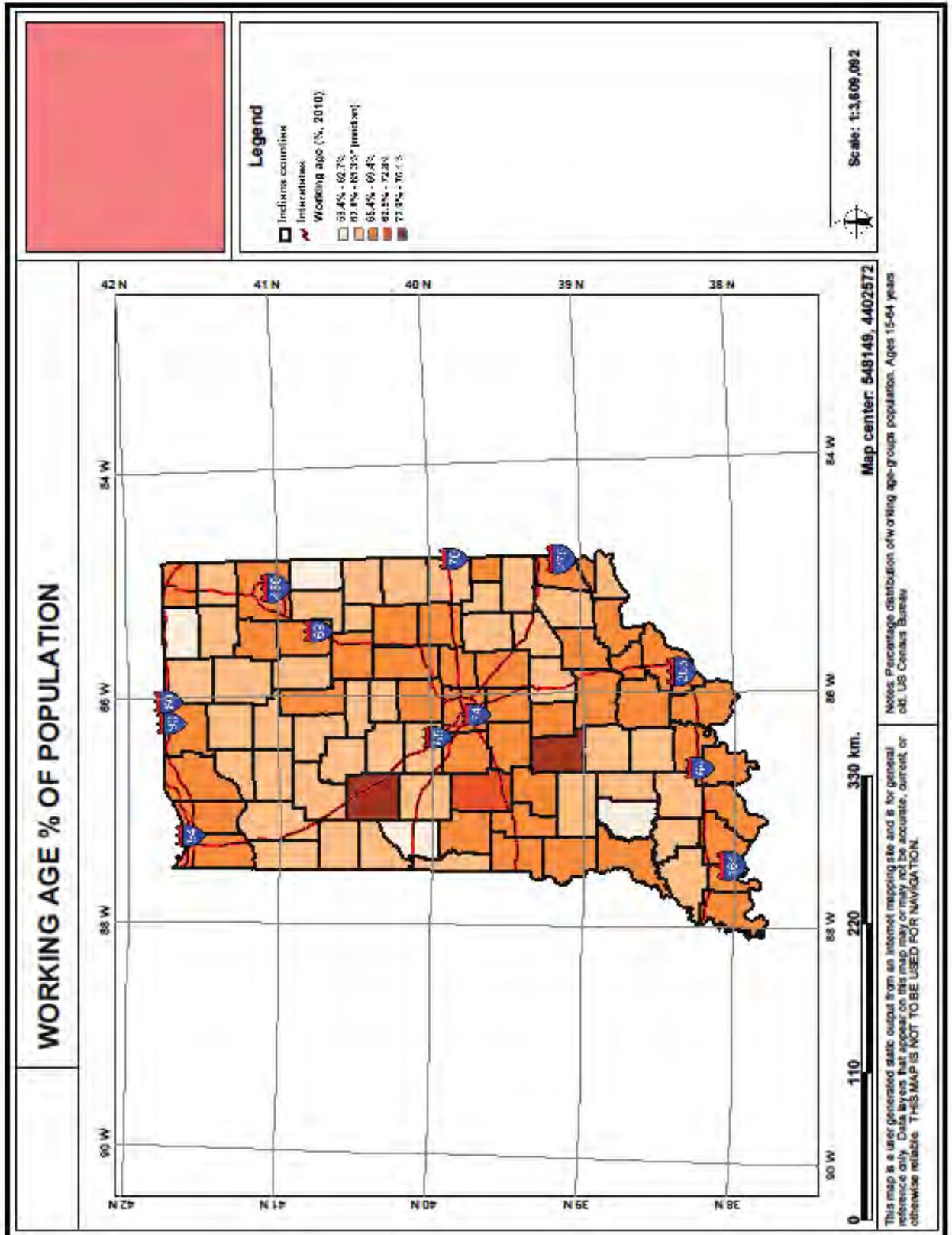
# WABASH COUNTY COMPREHENSIVE PLAN



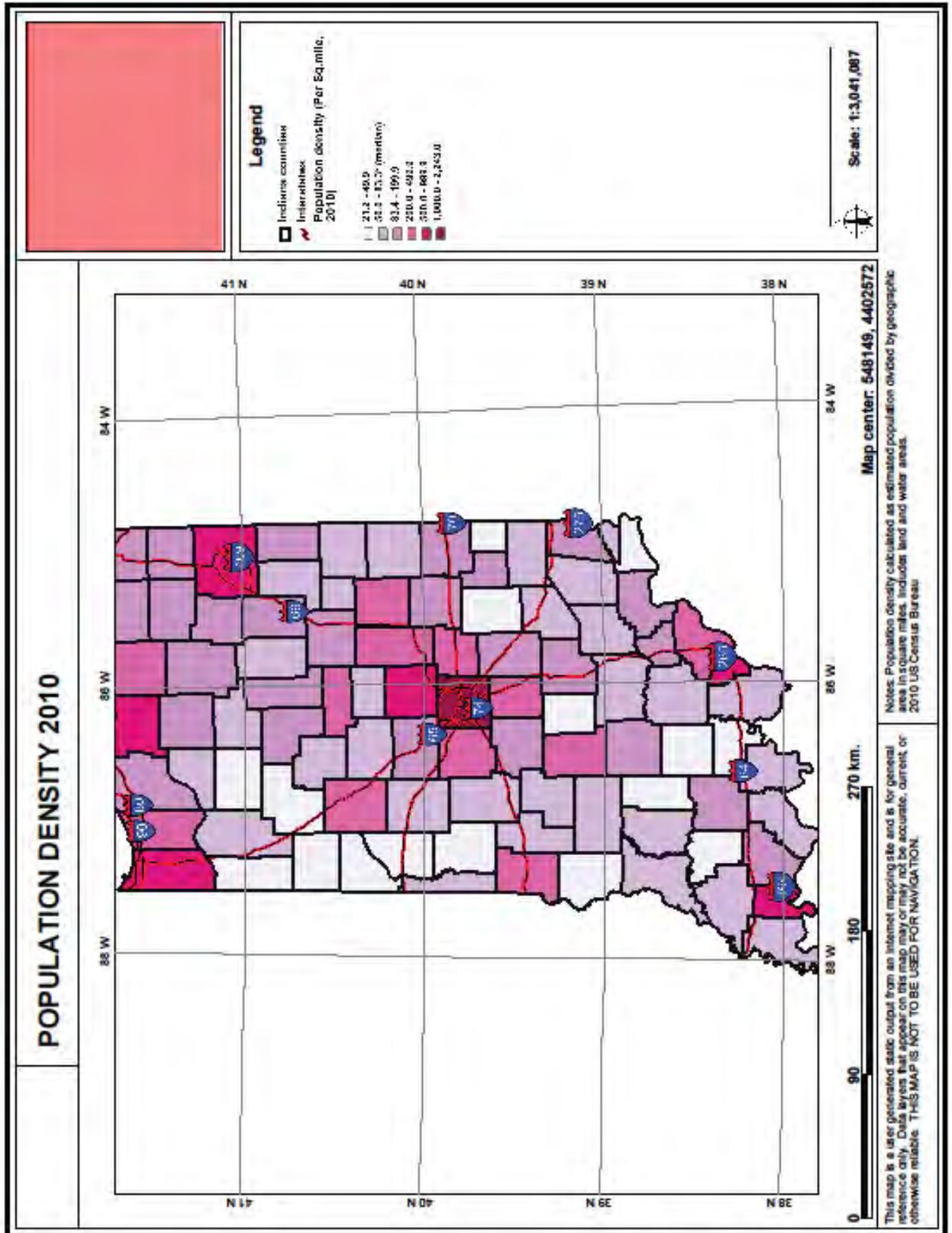
# WABASH COUNTY COMPREHENSIVE PLAN



# WABASH COUNTY COMPREHENSIVE PLAN



# WABASH COUNTY COMPREHENSIVE PLAN



**WABASH COUNTY COMPREHENSIVE PLAN**

**RESOLUTION ADOPTING 2012 COMPREHENSIVE PLAN**

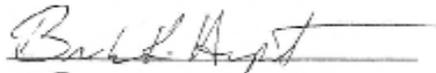
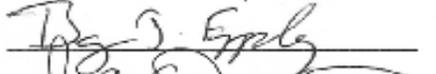
WHEREAS, the Wabash County Plan commission, in accordance with Indiana law, has prepared a comprehensive plan for the promotion of public health, safety, morals, convenience, order or the general welfare and for the sake of efficiency and economy in the process of development in Wabash County, Indiana, which plan is known as the 2012 Comprehensive Plan; and

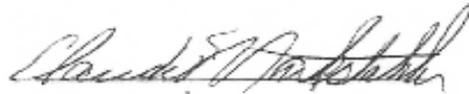
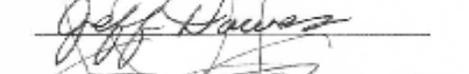
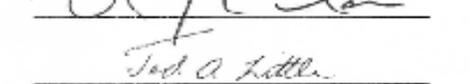
WHEREAS, the Board of Commissioners of Wabash County, Indiana and The Wabash County Council of Wabash County, Indiana has reviewed and approved of the said 2012 Comprehensive Plan.

NOW THEREFORE BE IT RESOLVED, that the 2012 Comprehensive Plan, should be, and the same is hereby, adopted this 10<sup>th</sup> day of September, 2012.

Board of Commissioners  
of Wabash County, Indiana

The County Council of  
Wabash County, Indiana


  
  
  
  
  
  
Ted A. Little

Attest

  
Wabash County Auditor