

Wells County

Comprehensive Plan

2014-2024

Effective Date: January 1, 2014



**Guiding the
decision-making
process for the
goals and
aspirations of
Wells County
over the
next ten years**

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CHAPTER 1: INTRODUCTION

- 1-01 Title: The Wells County Comprehensive Plan 2014-2024
- 1-02 Author: Wells County Comprehensive Plan Steering Committee
- 1-03 Subject: The 10 year comprehensive plan for Wells County
- 1-04 Effective Date: January 1, 2014
- 1-05 Agency: Wells County Area Plan Commission and participating legislative bodies (Wells County, Bluffton, Ossian, Uniondale, Vera Cruz, Poneto, and Zanesville)

CHAPTER 2: THANKS TO PARTICIPANTS

The Wells County Area Plan Commission would like to thank everyone who was involved in the process of creating this comprehensive plan. Special thanks are in order for the citizens who provided their input at meetings and by answering the questionnaires. The Plan Commission also wants to give a special thanks to Norwell, Bluffton, and Southern Wells school systems for their cooperation and support during this process. This process would not have been successful without the student participants in the government and economics classes who worked on defining "Wells County."

The Wells County Area Plan Commission is indebted to the members of the steering committee for their efforts in the creation of the questionnaire, determining the plan's format, and the authoring of the plan. It will be the Wells County Area Plan Commission's goal to promote this plan's success once it is adopted.

CHAPTER 3: CERTIFICATION OF THE STEERING COMMITTEE

Wherefore, based upon the recommendation of the Wells County Comprehensive Plan Steering Committee and upon the motion of _____, duly seconded by _____, the Wells County Comprehensive Plan is hereby recommended for approval by a vote of ___ in favor and ___ opposed.

Print:	Signature:	Vote:
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed

Recommended for approval on this ___ day of _____, 2013.

CHAPTER 4: ORDAINING CLAUSE

The full plans were available for review prior to the public hearings in compliance with IC 36-7-4-507 (2).

The Wells County Area Plan Commission gave notice of the Comprehensive Plan Public Open House on September 26, 2013.

The Wells County Area Plan Commission gave notice in accordance within IC 5-3-1 for a public hearing on October 3, 2013 in conformance with IC 36-7-4-507 (1) and (2).

The Wells County Area Plan Commission continued the public hearing held on October 3, 2013 to the Plan Commissions regularly scheduled meeting on November 7, 2013.

Wherefore, based upon the recommendation of the Wells County Area Plan Commission and upon the motion of _____, duly seconded by _____, the Wells County Comprehensive Plan is hereby recommended for approval by a vote of ___ in favor and ___ opposed.

Name:

Vote:

_____ ___ in favor ___ opposed

_____ ___ in favor ___ opposed

_____ ___ in favor ___ opposed

_____ ___ in favor ___ opposed

_____ ___ in favor ___ opposed

_____ ___ in favor ___ opposed

_____ ___ in favor ___ opposed

_____ ___ in favor ___ opposed

_____ ___ in favor ___ opposed

_____ ___ in favor ___ opposed

_____ ___ in favor ___ opposed

Recommended for approval this ____ day of _____, 2013.

Area Plan Commission President
Jerome Markley

Area Plan Commission Secretary
Michael W. Lautzenheiser Jr.

Effective Date: January 1, 2014

NOWTHEREFORE, by resolution the Common Council of the City of Bluffton, Indiana, approves the Wells County Comprehensive Plan by a majority vote.

Resolution Date: _____, 2013 Effective Date: _____, 2013 Resolution Number: _____

Name:	Signature:	Vote:
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed

NOWTHEREFORE, by resolution the Town Board of Ossian, Indiana, approves the Wells County Comprehensive Plan by a majority vote.

Resolution Date: _____, 2013 Effective Date: _____, 2013 Resolution Number: _____

Name:	Signature:	Vote:
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed

NOWTHEREFORE, by resolution the Town Board of Zanesville, Indiana, approves the Wells County Comprehensive Plan by a majority vote.

Resolution Date: _____, 2013 Effective Date: _____, 2013 Resolution Number: _____

Name:	Signature:	Vote:
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed

NOWTHEREFORE, by resolution the Town Board of Uniondale, Indiana, approves the Wells County Comprehensive Plan by a majority vote.

Resolution Date: _____, 2013 Effective Date: _____, 2013 Resolution Number: _____

Name:	Signature:	Vote:
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed

NOWTHEREFORE, by resolution the Town Board of Poneto, Indiana, approves the Wells County Comprehensive Plan by a majority vote.

Resolution Date: _____, 2013 Effective Date: _____, 2013 Resolution Number: _____

Name:	Signature:	Vote:
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed

NOWTHEREFORE, by resolution the Town Board of Vera Cruz, Indiana, approves the Wells County Comprehensive Plan by a majority vote.

Resolution Date: _____, 2013 Effective Date: _____, 2013 Resolution Number: _____

Name:	Signature:	Vote:
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed

NOWTHEREFORE, by resolution the Commissioners of Wells County, Indiana, approves the Wells County Comprehensive Plan by a majority vote.

Resolution Date: _____, 2013 Effective Date: _____, 2013 Resolution Number: _____

Name:	Signature:	Vote:
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed
_____	_____	___ in favor ___ opposed

Attest

Beth Davis
County Auditor

- CHAPTER 5: JURISDICTION:** The jurisdiction of the Wells County Comprehensive Plan applies to the following areas.
- 5-01** This Comprehensive Plan applies to all non-incorporated land in Wells County, IN.
 - 5-02** This Comprehensive Plan applies to the incorporated land within the corporate limits of the City of Bluffton, IN.
 - 5-03** This Comprehensive Plan applies to the incorporated land within the corporate limits of the Town of Ossian, IN.
 - 5-04** This Comprehensive Plan applies to the incorporated land within the corporate limits of the Town of Zanesville, IN.
 - 5-05** This Comprehensive Plan applies to the incorporated land within the corporate limits of the Town of Uniondale, IN.
 - 5-06** This Comprehensive Plan applies to the incorporated land within the corporate limits of the Town of Poneto, IN.
 - 5-07** This Comprehensive Plan applies to the incorporated land within the corporate limits of the Town of Vera Cruz, IN.
- CHAPTER 6: PURPOSE:** The purpose of the Wells County Comprehensive Plan is to promote public health, safety, morals, convenience, order, and the general welfare, and for the sake of efficiency and economy in the process of development within the jurisdiction of this plan. *IC 36-7-4-501*
- CHAPTER 7: AMENDMENTS:** The Wells County Comprehensive Plan shall be amended only in conformance with the requirements listed in the IC 36-7-4-500 series.
- CHAPTER 8: CONSIDERATION:** Each government entity within the territorial jurisdiction of the Wells County Comprehensive Plan shall give consideration to the general policy and pattern of development set out in the Comprehensive Plan. *IC 36-7-504*
- 8-01** Consideration should be given to the Comprehensive Plan during the authorization, acceptance, or construction of water mains, sewers, connections, facilities, or utilities.
 - 8-02** Consideration should be given to the Comprehensive Plan during the authorization, construction, alteration, or abandonment of public ways, public places, public lands, public structures, or public utilities.
 - 8-03** Consideration should be given to the Comprehensive Plan during the adoption, amendment, or repeal of zoning ordinances, including zone maps and PUD district ordinances (as defined in IC 36-7-4-1503), subdivision control ordinances, historic preservation ordinances, and other land use ordinances.
- CHAPTER 9: DEFINITIONS:** The following definitions are for the purpose of clarification within this Comprehensive Plan
- 9-01** County – County refers to all the jurisdictions that participate in the plan.
 - 9-02** City and Towns – City refers to the City of Bluffton and Towns refers to Ossian, Zanesville, Uniondale, Vera Cruz and Poneto.

CHAPTER 10: THE COMMUNITY OF WELLS COUNTY: This is a representation of Wells County. To make a great plan, the County first must understand how it arrived at this point in time. The County must learn from its history, understand what it is, embrace its strengths, face its weaknesses, and plan to overcome its issues.

10-01 History: The first Comprehensive Plan was adopted in June of 1970. The second Comprehensive Plan was adopted in June of 1993. Both of these plans began by stating that Wells County has changed greatly in regards to urbanization and development since the county was founded on February 2, 1837. City (Bluffton) and Towns (Ossian, Markle, Uniondale, Vera Cruz, Poneto, and Zanesville) were all incorporated after the forming of the county. The biggest reason for Wells County’s initial development came from the discovery of the Trenton Oil Field in 1876. Since that time, new developments have taken hold, and Wells County has been resilient and moved on to the next opportunity. This plan is to help Wells County learn from its history and prepare for its future.

10-02 Statistics

A) Population:

Community	Population 2010	Population 2000	Change
Wells County	27,636	27,600	0.13%
Bluffton	9,897	9,536	3.78%
Ossian	3,298	2,943	11.75%
Poneto	166	240	(30.83%)
Zanesville	600	602	(0.33%)
Uniondale	310	277	11.91%
Vera Cruz	80	55	45.45%

Populations based on Census 2010 and Census 2000 data

B) Density:

All Wells County Persons (Per Square Mile)	74.64
Urban Persons (Per Square Mile)	1284.78
Rural Persons (Per Square Mile)	36.99

Density based on Census 2010 and Wells County GIS data

C) Demographics

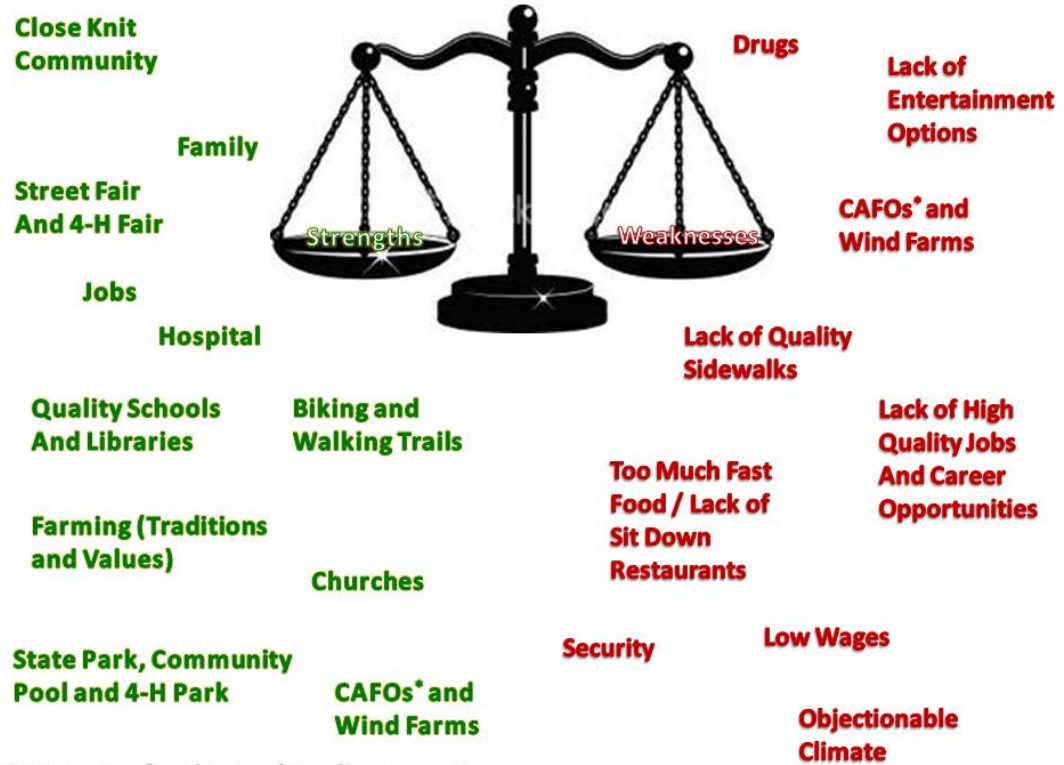
Age	Wells County	Indiana
Under 5	6.4%	6.6%
Under 18	24.4%	24.5%
18-64	59.6%	62.3%
65 or Over	16.0%	13.2%

Demographics based on Census Data for 2011

Race	Wells County	Indiana
White	95.9%	81.3%
African American	0.5%	9.4%
American Indian	0.3%	0.4%
Asian	0.5%	1.7%
Native Hawaiian	0.0%	0.1%
Two or More Races	0.8%	1.7%
Hispanic or Latino	2.2%	6.2%

Demographics based on Census Data for 2011

- 10-03 Strengths, Weaknesses, and Community Issues:** The government and economics classes from Northern Wells, Bluffton, and Southern Wells High Schools participated in defining the County’s strengths, weaknesses, and community issues. Those strengths and weaknesses control how the County combats community issues. This plan is to help better utilize the County’s strengths, repair its weaknesses, and overcome its issues.
- A) Strengths and Weaknesses



***CAFOs = Confined Animal Feeding Operations**

- B) Top Community Issues
- (1) **Drugs and Crime:** Drugs and crime are an issue in every community, but that does not minimize the hold they have on Wells County. As Wells County tries to move forward, it is imperative to the County’s success to reduce their magnitude. Public involvement from the entire County will be at the forefront in defeating this issue.
 - (2) **Economics:** It must be Wells County’s goal over the next ten years to improve its economic situation. The County needs jobs that keep its best and brightest in the County, attract new talent from surrounding communities, and provide a reason to call the County home. It is a community-wide issue that will take cooperation by everyone to attain it.
 - (3) **Conditions of Infrastructure:** Infrastructure is the backbone of what makes a County function, and it ranges from bridges to street signs. Throughout history it is great when it works and a frustration when it does not work. The County must help create a plan that determines how to maintain what it has that is in good working order currently and replace what is failing. Strengthening the county’s

economics can help fund some of this need, but in many cases good working infrastructure is key to economic success.

- (4) Education: Education is the backbone that helps create Wells County's workforce. It is important that the County's education facilities receive proper funding and ample opportunities to help teach the County's youth. During the next ten years, it will be the County's youth who make the decisions regarding its key issues. The abilities ascertained through education will help the County create and fill jobs that will help bolster its economy.
- (5) Entertainment: Entertainment is an important aspect of life. Entertainment means different things to different people. Some people prefer to go shopping; others may prefer to go outside, while some may enjoy working on a car. The existence of entertainment that suits a group of individuals is part of the reason why they would choose to stay in or move to Wells County.
- (6) People Not Working Together: Wells County tries to promote a future of a thriving County. If people continually disagree and squabble over which way to go, then the County will end up not going anywhere. It is imperative that this plan and any subsequent plans are a unifying platform instead of a divisive set of rules.
- (7) Wind Turbines: During the last four years, this specific concern has created a rift in Wells County. Like many new developments, the concern is in regards to County protection. What this issue has brought to light is that it is imperative that the County's citizens stay aware of what is happening around them and participate in the democratic process of decision making. It is important to take what the County has learned from this process and use it to help strengthen the County versus letting it further divide and weaken it.

CHAPTER 11: STATEMENT OF OBJECTIVES FOR THE FUTURE DEVELOPMENT OF THE JURISDICTION:

This section is the culmination of results from the seventy-four respondents to the community questionnaires, the input of the steering committee, input from the affected City and Towns, and input from the Chamber of Commerce. These individuals cover a wide variety of backgrounds and interests equaling a successful snapshot of the community. Through these citizen’s recommendations and opinions, the following action points were formulated regarding the goals and aspirations for the future development of the jurisdiction.

11-01 Rural Residential Development: Rural residential development is the use of property outside of the incorporated limits of the County’s City and Towns for the purpose of low density housing.

A) The following areas within the County are affected by this topic: All property zoned S-1, A-R or A-1 within Wells County

B) The following questions were asked to determine the County’s goals and aspirations regarding this topic:

- (1) Where should the County promote rural residential development?
- (2) How many homes should be allowed per square mile in the A-1 or A-R zoning districts?
- (3) Should property owners be able to transfer development (sell-off) rights?

C) The following statements summarize the answers to the questions and the County’s current ordinances’ requirements regarding this topic:

- (1) The current County ordinances do provide for Major Subdivisions and Planned Unit Developments where sanitary sewer systems are available
- (2) The current County ordinances do provide for Minor Subdivisions
- (3) There is no rural residential promotion for Minor Subdivisions in the S-1 or A-R zoning district
- (4) The current County ordinances do not have any farm land preservation requirements in it
- (5) The current County ordinances allow for more sell-offs per road mile than the suggested eight to twelve in the A-1 zone
- (6) The current County ordinances do not differ between the amount of minor subdivision allowed between the A-1 zoning district and the A-R and S-1 zoning district
- (7) The current County ordinances currently do not allow for the transfer of sell-off rights from one primary parcel to another
- (8) The County ordinance should continue to exclusively exclude two-family and multi-residential developments in rural residential areas

D) *The following action points need to be considered to help the County reach its goals and aspirations regarding this topic:*

- (1) Review rural residential zoning districts to verify whether they promote denser development near public sanitary systems***
- (2) Verify that the minor subdivision requirements adequately allow rural residential development throughout the southern portion of the County***
- (3) Verify that the ordinance does not cause any unnecessary removal of productive farm ground***
- (4) Review how the A-1 residential densities and sell-off requirements impact rural development to reduce its residential densities***

- (5) Review how the A-R and S-1 residential densities and sell-off requirements impact rural development to increase residential densities above that of the A-1 zoning district*
- (6) Review the applicability of developing rural residential uses only where public sanitary sewer can be accessed, or review alternative methods of sewage treatment that would alleviate the need*
- (7) Review the possibility and legalities of transferring development rights from rural areas to urban areas*
- (8) Verify that two-family and multi-family residential developments are being adequately detoured in the rural residential zones*

- 11-02 Confined Animal Feeding Operations (CAFO):** CAFOs are as defined by 327 I.A.C. 5-4-3, a lot or facility, other than an aquatic animal production facility, that exceeds a certain number, as established by state law, of individual animals and where (1) those animals have been, are, or will be stabled or confined and fed or maintained for a total of at least forty-five (45) days in any twelve (12) month period and (2) crops, vegetation, forage growth, or post-harvest residues are not sustained in the normal growing season over at least fifty percent (50%) of the lot or facility. For the purposes of this plan, this definition will also include both onsite and satellite manure storage facilities.
- A) The following areas within the County are affected by this topic: Areas located in the vicinity of existing CAFO operations and areas in and around the A-1 zoning district
 - B) The following questions were asked to determine the County's goals and aspirations regarding this topic:
 - (1) What are the perceived issues with CAFOs?
 - (2) What should be incorporated in the County's ordinances to alleviate these issues?
 - (3) Should the County consider a CAFO density level per township, a required setback between CAFO operations, or are there better options for regulations?
 - C) The following statements summarize the answers to the questions and the County's current ordinances' requirements regarding this topic:
 - (1) The current County ordinances do address within the point system a reward system for the developer of a CAFO in regard to using tried and tested odor abatement processes
 - (2) Even with the existing rules in the County's current ordinances, odor still is an issue by some citizens
 - (3) The best odor abatement processes should be promoted within the County's ordinances
 - (4) The Indiana Department of Environmental Management and the United States Environmental Protection Agency handle concerns regarding open waterway pollution
 - (5) The current County ordinance does not include a minimum lot size for CAFOs
 - (6) The Board of Animal Health does have some separation rules for similar CAFOs
 - (7) A concern exists regarding the overlapping of manure application sites between multiple CAFO operations
 - (8) The Indiana Department of Natural Resources handle water usage concerns for CAFOs as stated in IC 14-25-4 "water rights law"
 - (9) The current County ordinances do promote through the point system operators who live near their CAFO operation

- (10) All sides need to be reviewed prior to making decisions regarding changes to the County's current ordinances
- (11) The residence setback requirements in the current County ordinances may not be adequate
- (12) Indiana Department of Environmental Management and the Indiana State Chemist regulate manure application and transport
- (13) The current County ordinances do promote traffic control through awarding points for adequate truck turnarounds off the County's roads
- (14) There are no requirements for the maintenance of the County's roads during construction and operation

D) *The following action points need to be considered to help the County reach its goals and aspirations regarding this topic:*

- (1) *Remember when reviewing the CAFO section of the zoning ordinance, do not stray away too far from the current rules***
- (2) *Continually review new technologies to promote using proven odor reduction techniques within the plan***
- (3) *Continually stay up-to-date on the Indiana Department of Environmental Management, Indiana State Chemists, and the United States Environmental Protection Agency's rules regarding ground water protection, surface water protection, and manure application***
- (4) *Review the need for minimal acreage requirements regarding CAFOs while keeping action point 1 in mind***
- (5) *Continually stay up-to-date on the Indiana Code rules regarding water rights***
- (6) *Review the need for strengthening the benefit for developing near the operator's place of residence requirement while keeping action point 1 in mind***
- (7) *Continually review information from all sides of the CAFO issue while making any decision regarding its requirements***
- (8) *Review increasing the residential setback regarding CAFOs while keeping action point 1 in mind***
- (9) *Review the need for requirements regarding wear and tear on community roads while keeping action point 1 in mind***

11-03 Housing Subdivisions: A housing subdivision is any residential development that would require a Major Subdivision approval as required by the County ordinances.

- A) The following areas within the County are affected by this topic: All property zoned A-R, S-1, R-1, R-2, R-3, M-1 and M-2 within Wells County
- B) The following question was asked to determine the County's goals and aspirations regarding this topic:
 - (1) Where should housing subdivisions be located?
- C) The following statements summarize the answers to the question and the County's current ordinances' requirements regarding this topic:
 - (1) The current ordinance supports residential subdivisions in all zones that residences are permitted in except A-1
 - (2) This plan would need to support the use of the S-1, A-R, and other residential zoning types to promote an area outside of the existing corporate limits of the County's City and Towns that can promote this type of development

- (3) The key in this type of development is to verify that the areas that are being zoned for residential subdivisions can easily gain access to the necessary public utilities
- (4) The County does have to use caution in this type of development because urban sprawl can cause older portions of towns to decay due to lack of residential interest
- (5) The only promoter of developing within the corporate limits of the County's City or Towns right now is the access to public sanitary sewer service. If this is to be a priority, the County needs to work on ordinances and plans that promote this form of development that revitalizes the County's City and Towns

D) *The following action points need to be considered to help the County reach its goals and aspirations regarding this topic:*

- (1) *Review the ordinances to verify that housing subdivisions are being promoted directly around the incorporated City and Towns where sanitary sewer service is readily accessible***
- (2) *Review the ordinances to verify that housing subdivisions are being promoted within the corporate limits of the incorporated City and Towns***

11-04 Consolidating Urban Residential Zoning Districts: Urban residential zoning districts are those designated for use within the City and Towns in the County. Consolidating them would allow single family (R-1), two family (R-2) and multi-family (R-3) all to be permitted in the same district.

A) The following areas within the County are affected by this topic: All property zoned R-1, R-2 and R-3 in Wells County

B) The following question was asked to determine the County's goals and aspirations regarding this topic:

- (1) Should the County promote or discourage a consolidated residential zoning district to promote modern mixed use residential development?

C) The following statements summarize the answers to the question and the County's current ordinances' requirements regarding this topic:

- (1) The County ordinances should not consolidate the urban residential zoning districts unless adequate research proves it to be beneficial

- (2) The County ordinances should be reviewed to create a more exclusive zoning for each type of residential use

D) *The following action points need to be considered to help the County reach its goals and aspirations regarding this topic:*

- (1) *Review the compatibility of residential land uses in the R-1, R-2 and R-3 zoning districts***

- (2) *Research the value of consolidating urban residential zoning districts***

11-05 Mixing Business and Residential Uses: Business uses include service businesses, retail businesses, office areas, restaurants and other similar uses. Residential uses include single family, two family, and multi-family residential uses. Mixing them would allow business and residential uses to exist on the same property.

A) The following areas within the County are affected by this topic: All property not zoned I-1, I-2, L-1 or C-1 within Wells County

B) The following question was asked to determine the County's goals and aspirations regarding this topic:

- (1) Should the County promote or discourage business and residential mixed developments?
 - C) The following statements summarize the answers to the question and the County's current ordinances' requirements regarding this topic:
 - (1) The current County ordinances do allow for some limited home occupations
 - (2) Some mixing of residential uses and business uses may only be compatible in urban or rural settings
 - (3) The mixing of residential uses and business uses can cause some objectionable effects on neighboring uses like noises, traffic, and other similar items
 - D) ***The following action points need to be considered to help the County reach its goals and aspirations regarding this topic:***
 - (1) ***Determine what types of business and residential uses that would be compatible with each other and work towards implementation***
- 11-06 Heavy Industrial Uses:** Heavy industrial uses include any industrial use that has some potentially objectionable activity that is noticeable outside of the building including outdoor storage of materials and products, noises, odors and other similar items.
- A) The following areas within the County are affected by this topic: All property zoned I-2 within Wells County
 - B) The following question was asked to determine the County's goals and aspirations regarding this topic:
 - (1) Where should the County promote I-2 zoning?
 - C) The following statements summarize the answers to the question and the County's current ordinances' requirements regarding this topic:
 - (1) The current County ordinance lacks clarification between what are heavy and light industrial uses
 - (2) Heavy industrial uses should be promoted within the County's industrial parks
 - (3) The proposed land use maps should depict where the County's industrial parks are located
 - (4) The specific placement of a heavy industrial use should only be in areas with access to highways or rail if necessary
 - (5) The county's current ordinance promotes heavy industrial uses in the I-2 zoning district
 - D) ***The following action points need to be considered to help the County reach its goals and aspirations regarding this topic:***
 - (1) ***Review ordinances and guidance tools to discourage I-2 zoning outside of existing industrial parks***
 - (2) ***Review whether some types of heavy industrial uses should require a special exception or overlay zoning***
- 11-07 Alternative Energy Developments:** Developments that generate energy in ways that do not deplete natural resources or harm the environment, especially by avoiding the uses of fossil fuels and nuclear power.
- A) The following areas within the County are affected by this topic: all areas within Wells County
 - B) The following question was asked to determine the County's goals and aspirations regarding this topic:
 - (1) Should the County promote or discourage alternative energy developments?

- C) The following statements summarize the answers to the question and the County's current ordinances' requirements regarding this topic:
 - (1) The County's current ordinances do promote the development of wind energy
 - (2) The County's ordinances should discourage alternative energy when its objectionable attributes cannot be adequately answered through regulations
 - (3) The County's current ordinances need to be expanded to include other types of alternative energy uses
 - (4) Alternative energy uses may require special exceptions or overlay zones
- D) ***The following action points need to be considered to help the County reach its goals and aspirations regarding this topic:***
 - (1) ***Review what types of alternative energy projects should require special exception or zoning overlay approval***
 - (2) ***Determine what levels of alternative energy projects should be promoted by the ordinances***
 - (3) ***Determine what objectionable attributes exist regarding alternative energy developments***

11-08 Wells County's Discouraged Land Uses: Some land uses should be discouraged in Wells County based on their negative attributes.

- A) The following areas within the County are affected by this topic: all areas within Wells County
- B) The following question was asked to determine the County's goals and aspirations regarding this topic:
 - (1) Are there any land uses that shouldn't be promoted in Wells County?
- C) The following statements summarize the answers to the question and County's current ordinances' requirements regarding this topic:
 - (1) Landfills, commercial scale wind turbines, nuclear and other electric generation facilities, and developments with objectionable sights, smells, or noises that could cause usage restrictions for neighboring properties should be discouraged
 - (2) The current County ordinances only allow landfills in the L-1 zone
 - (3) The concerns that the County should keep in mind in regards to landfills are property value preservation, visual issues, and odor
 - (4) Landfills need to be altered in the County ordinances to discourage the use or potentially excluded from being a permitted use
 - (5) Landfill based water quality and soil contamination issues are governed by the Indiana Department of Environmental Management (IDEM)
 - (6) The current County ordinances promote commercial scale wind turbines if they meet a comprehensive list of requirements
 - (7) The concerns that the County should keep in mind in regards to wind turbines are property value preservation, visual issues, noise, and shadow flicker
 - (8) The County should also review and verify that the specific development requirements for commercial scale wind turbines are adequate
 - (9) Commercial scale wind turbines could potentially be excluded from the permitted use table
 - (10) The County's current ordinances do not include requirements for nuclear generators or any other types of electric generation facilities other than wind generators

- (11) The concerns that the County should keep in mind in regards to nuclear power and other electric generation facilities are property value preservation, visual issues, health and water quality issues
- (12) Nuclear power and other electric generation facilities do fall under the supervision of other state and federal agencies
- (13) Nuclear power and other electric generation facilities could potentially be excluded from the permitted use table
- (14) Setbacks are the main tool in the County's current ordinances for dealing with objectionable attributes of certain uses
- (15) Other non-setback solutions should be considered to better protect the County as needed

D) *The following action points need to be considered to help the County reach its goals and aspirations regarding this topic:*

- (1) *Review the requirements for landfills to verify adequacy***
- (2) *Review the requirements for commercial scale wind development to verify adequacy***
- (3) *Review the requirements for all electric production facilities to verify adequacy***
- (4) *Determine what types of land uses may have objectionable attributes and verify whether or not the ordinance should prohibit such uses, or whether the ordinance requirements governing such uses are adequate, or should be amended***
- (5) *Add language into the ordinances stating that items not specifically defined in the ordinance are not permitted uses***
- (6) *Review the County's setbacks to verify that they successfully alleviate the objectionable attributes of these uses***
- (7) *Review possible non-setback related solutions that have been proven successful in alleviating the objectionable attributes***
- (8) *Review what types of approval processes are adequate for these uses (i.e. development plans, special exceptions, overlay zones...)***

11-09 Speed Up and Streamline Approval Processes: The Indiana Code provides avenues to potentially speed up and streamline approval processes for certain petitions. They include the use of the Plat Committee, hearing officer, hearing examiner and a committee of the commission in place of the Wells County Area Plan Commission and Board of Zoning Appeals.

- A) The following areas within the County are affected by this topic: all areas within Wells County
- B) The following question was asked to determine the County's goals and aspirations regarding this topic:
 - (1) Should the County utilize Indiana code options for quicker approval processes, hearing officer, hearing examiner and committee of the commission when considering petitions that go in front of the Plan Commission and Board of Zoning Appeals?
- C) The following statements summarize the answers to the question and the County's current ordinances' requirements regarding this topic:
 - (1) The current County ordinance only utilizes a faster approval process in regards to minor subdivisions, additions and combines through the plat committee

- (2) The concern in regards to utilizing any of the other approval options is reducing the time that the public can become apprised of the petitions
- (3) Another concern is that reducing the number of people who are reviewing the projects can create more unintended errors
- (4) In petitions that are contentious, the greater the review period everyone is apprised to, the proper result occurs more often
- (5) The first step to improve the processes in the County is to verify that its ordinances, paper work, and correspondences are as clear as possible as to what is required
- (6) The next step would be to enact an approval process through ordinances that would promote a quick, smooth, and fair approval process

D) *The following action points need to be considered to help the County reach its goals and aspirations regarding this topic:*

- (1) *The use of faster approval processes should not be implemented just because they are available***
- (2) *Verify what types of petitions warrant a corresponding level of approval to protect the best interests of the community***
- (3) *Create clear processes for petitioners and citizens to follow during an approval process***

11-10 Oil and Gas Exploration and Extraction: This is the exploration and extraction of hydrocarbon deposits beneath the earth's surface, such as oil and natural gas.

- A) The following areas within the County are affected by this topic: The southern portion of Wells County
- B) The following question was asked to determine the County's goals and aspirations regarding this topic:
 - (1) Should there be guidelines in place for oil and gas exploration and extraction in the County?
- C) The following statements summarize the answers to the question and the County's current ordinances' requirements regarding this topic:
 - (1) The County's current ordinances are mute on this topic
 - (2) The Department of Natural Resources currently regulates the exploration, drilling, and storage of oil and gas
 - (3) The County's role, if any in this development, would need to be carefully reviewed in regards to state and federal laws
- D) ***The following action points need to be considered to help the County reach its goals and aspirations regarding this topic:***
 - (1) *Continually stay up-to-date on the Indiana Department of Natural Resources requirements for oil and gas exploration and extraction***
 - (2) *Review the County's ordinances to verify whether or not requirements should exist regarding this use and in which zoning districts it should be permitted***

11-11 Community Involvement In Public Hearings: Community involvement in public hearings refers to actions that are taken by the Wells County Area Plan Commission, Board of Zoning Appeals, and governing bodies of the County's City and Towns to increase citizens' knowledge of the County's activities. Gaining greater public involvement in these items will help citizens better connect with the County.

- A) The following areas within the County are affected by this topic: All areas within Wells County

- B) The following question was asked to determine the County's goals and aspirations regarding this topic:
 - (1) Should the County do anything to improve its citizens' involvement in approval processes?
- C) The following statements summarize the answers to the question and the County's current ordinances' requirements regarding this topic:
 - (1) The County's current rules do promote the use of legal ads and signs to promote public involvement
 - (2) The County can implement the use of letters and signs to help increase community involvement
 - (3) Planning and zoning petitions are not permitted to be handled as majority rules cases
 - (4) No matter what petition is going in front of the Plan Commission, Board of Zoning Appeals or Plat Committee, there are specific rules that must be reviewed to approve or deny a petition
 - (5) Those rules can be amended if they are insufficient to protect the public's safety and welfare, as well as preserve property values
- D) ***The following action points need to be considered to help the County reach its goals and aspirations regarding this topic:***
 - (1) ***Public notice options beyond the requirements for IC 5-3-1 should be reviewed to verify that adequate public notice has been issued***
 - (2) ***Review County ordinances to verify that the processes and requirements are clear and concise as to be easy to follow and understand***

11-12 Plan Commission Rural Representation: The Plan Commission's rural representation refers to the representatives on the Commission that are appointed by the County and schools. The current representation has the County Surveyor, Purdue Extension Agent for Agriculture and two representatives for the County Commissioners.

- A) The following areas within the County are affected by this topic: All areas within Wells County
- B) The following question was asked to determine the County's goals and aspirations regarding this topic:
 - (1) Should the County review the Plan Commission's makeup to promote better rural representation?
- C) The following statements summarize the answers to the question and the County's current ordinances' requirements regarding this topic:
 - (1) The current Plan Commission's makeup has four representatives for the County
 - (2) The representatives are not specified by ordinance that they have to be from the unincorporated areas
 - (3) The Plan Commission's makeup can be changed back to the standard Indiana Code format that would require some members to be from unincorporated areas
 - (4) The County also may need to review whether or not the County needs to participate in the same Plan Commission as that of the incorporated City and Towns
 - (5) There may be other options as permitted through Indiana Code to gain this desired result
- D) ***The following action points need to be considered to help the County reach its goals and aspirations regarding this topic:***

- (1) *Review Indiana Code to see which viable options are available to assist in this process*
- (2) *Discuss alternative options with legislative bodies to see if the desired result is achievable*

11-13 Floodplain: Floodplain means the channel proper and the areas adjoining any wetland, lake, or watercourse which have been or hereafter may be covered by the regulatory flood. The floodplain includes both the floodway and the fringe districts.

- A) The following areas within the County are affected by this topic: Any area designated by the National Floodplain Insurance Rate Map as having a one percent or greater chance of flooding in a given year
- B) The following questions were asked to determine the County's goals and aspirations regarding this topic:
 - (1) Should a no structures rule in the one percent chance floodplain be promoted?
 - (2) Should trails and open space developments in the one percent chance floodplain be promoted?
 - (3) Should building structures in the one percent chance floodplain be discouraged or regulated?
 - (4) Should better quality maps of the one percent chance floodplain be promoted?
- C) The following statements summarize the answers to the question and the County's current ordinances' requirements regarding this topic:
 - (1) The County's ordinances currently allow development in a floodplain if the structures meet the requirements of the floodplain management article
 - (2) Do not ban County ordinance conforming development in the floodplain
 - (3) The County's ordinances do provide the Conservation (C-1) zoning district to preserve flood prone areas
 - (4) Trails and open spaces should be promoted in flood prone properties
 - (5) The County should strongly discourage new structures in the floodplain
 - (6) The County should promote, when funds are available and costs are reasonable, the improvement of the floodplain maps
- D) *The following action points need to be considered to help the County reach its goals and aspirations regarding this topic:*
 - (1) *Protect the County's residences from the effects of flood damages*
 - (2) *Find a balance between private land rights and necessary flood plain regulations*
 - (3) *Utilize flood prone areas for recreational uses that are not negatively impacted by flooding*
 - (4) *Start with the state and federal government's regulations to participate in the national flood insurance program*
 - (5) *Upgrade floodplain maps to make determinations easier at a local level and encourage more accurate mapping when feasible*
 - (6) *Strongly discourage development in the mapped floodplain*
 - (7) *Promote conservation and open spaces' uses such as parks and trails in flood prone areas*
 - (8) *Review regulations and zoning maps to verify that these policies are being promoted*

11-14 County Appeal: County appeal is the ability for it to attract and arouse interest of those moving to and residing within it.

- A) The following areas within the County are affected by this topic: All areas within Wells County
- B) The following questions were asked to determine the County's goals and aspirations regarding this topic:
 - (1) Should the County have rules and requirements for adequate property maintenance (yard, structural, and aesthetics) to promote an attractive area?
 - (2) Should the County through incentives promote the redevelopment of underutilized areas in its City and Towns instead of promoting potentially wasteful development in farm fields surrounding City and Towns?
 - (3) How can the County promote redevelopment and make it less regulated?
 - (4) Should the County promote community groups to remove old dilapidated structures?
 - (5) Should the County promote annual water testing in and around sources of pollution?
 - (6) How can the County reduce junk in the County?
 - (7) How can the County better promote growth without pollution?
 - (8) How can the County clean up the Wabash River and get the public to engage it as a recreational opportunity?
 - (9) How should the County protect natural recreational areas and lands?
 - (10) Should the County promote community service days?
 - (11) Considering the number of existing vacant homes, should the County be focusing on improving the homes' quality and placing them back on the market?
 - (12) What can the County do to help prevent issues like the pollution from failed septic systems in the McKinney Paxson ditch in the future?
- C) The following statements summarize the answers to the question and the County's current ordinances' requirements regarding this topic:
 - (1) The County's ordinances do have rules regarding home businesses and public health issues that focus on appeal
 - (2) Minimal rules for property maintenance should be considered
 - (3) The County should promote the redevelopment of underutilized properties
 - (4) The County should look at potentially reducing requirements for redevelopment properties
 - (5) The County should promote community groups to remove or clean up old dilapidated structures
 - (6) The County should promote annual water testing around suspected polluters
 - (7) The County should create minimal rules to control the accumulation of junk on properties
 - (8) The County should promote recycling programs to help reduce junk accumulation
 - (9) The County should be aware of pollution issues when reviewing projects
 - (10) The County should promote community groups to get involved in cleaning and utilizing the Wabash River
 - (11) The County should promote the preservation of key natural features
 - (12) The County should promote general community service days
 - (13) The County should not fund but should promote the fixing up of vacant houses

(14) The County should promote development that uses sound sanitary practices in areas with less than desirable soil types

D) *The following action points need to be considered to help the County reach its goals and aspirations regarding this topic:*

(1) Create guidelines for what it means to have a visually appealing County

(2) Increase private interest in the County's appeal

(3) Review the need for baseline rules for property maintenance

(4) Review the need for creating specific rules to assist in the redevelopment of properties

(5) Promote the creation of community clean-up groups

(6) Create water testing protocols for the County's rivers and streams

(7) Review the need to create baseline rules to deter junk accumulation

(8) Review the current County recycling opportunities to verify accessibility to its citizens

(9) The County should stay aware of the different pollution rules as set forth by the State of Indiana and the federal government

(10) Create programs to help clean up and utilize the Wabash River

(11) Protect existing and promote future conservation areas

(12) Promote community service projects

(13) The County should promote programs that help fix up and repurpose underutilized housing

11-15 County Government: County government is the governing of the citizens within the County and its City and Towns.

A) The following areas within the County are affected by this topic: All areas within Wells County

B) The following questions were asked to determine the County's goals and aspirations regarding this topic:

(1) How can the County make the zoning ordinance more user friendly?

(2) Is it time for the County to hire a building inspector?

(3) How can the County make government buildings more user friendly?

(4) What can the County keep government entities from intruding on private life?

C) The following statements summarize the answers to the questions and the County's current ordinances' requirements regarding this topic:

(1) The County should simplify the zoning ordinance to provide clear vision for the community

(2) The County should review the potential of adopting a building code and hiring an inspector

(3) The County should weigh the need for security and how its government buildings are accessed

D) *The following action points need to be considered to help the County reach its goals and aspirations regarding this topic:*

(1) Create clear approval processes for petitioners and citizens

(2) Review the potential of a building department

(3) Create a positive government atmosphere

(4) Promote simpler government

(5) Review the ease of access and level of security for government buildings

(6) Review community rules for ease of understanding by petitioners and the public

11-16 County Growth and Youth Involvement: County growth and youth involvement are tied to each other. To expand the County, it must get the participation of the youth in its decision making.

- A) The following areas within the County are affected by this topic: All areas within Wells County
- B) The following questions were asked to determine the County's goals and aspirations regarding this topic:
 - (1) How can the County promote entrepreneurship and start-up business?
 - (2) How can the County promote its youth to seek existing and create new business opportunities?
 - (3) What incentive should be used to attract business and industry?
 - (4) What types of industry should the County attract?
 - (5) How can the County better educate its workforce?
 - (6) Should the County focus on the reality of no significant new residential development since the population only changed by thirty-six residents from 2000 to 2010?
- C) The following statements summarize the answers to the questions and the County's current ordinances' requirements regarding this topic:
 - (1) The County should promote entrepreneurship
 - (2) The County should attempt to incubate start-up business
 - (3) The County should promote education programs to promote entrepreneurship, while making sure that it does not have unnecessary rules that stand in their way
 - (4) The County should focus on attracting locally grown industries
 - (5) The County should focus on making the residential areas places it can call home
- D) ***The following action points need to be considered to help the County reach its goals and aspirations regarding this topic:***
 - (1) ***The County should look into creating a business incubator program***
 - (2) ***Promote entrepreneurship and start-up businesses***
 - (3) ***Create an attractive business atmosphere***
 - (4) ***Review the County's rules to verify that they are not over regulating start-up businesses***
 - (5) ***Attract industries with interest in investing in the County***
 - (6) ***The County should promote vocational and trades training in its schools***
 - (7) ***Get the County's youth involved in its leadership and decision making***
 - (8) ***Promote reasonable community growth***
 - (9) ***Engage schools in community planning and government activities***
 - (10) ***Work on creating public awareness towards the County's assets***
 - (11) ***Identify obstacles that are stopping growth***
 - (12) ***Support business retention and expansion***

11-17 Downtown Revitalization: Downtown revitalization is to bring new life and purpose to the portions of the County's downtowns that are currently struggling.

- A) The following areas within the County are affected by this topic: The downtowns in the City and Towns within Wells County
- B) The following questions were asked to determine the County's goals and aspirations regarding this topic:
 - (1) What is the best use of Bluffton's and Ossian's downtowns?
 - (2) What should the County commit to funding in regards to downtown projects?

- C) The following statements summarize the answers to the question and the County's current ordinances' requirements regarding this topic:
- (1) The downtown needs to include a mix of service businesses, restaurants, and highlighted by entertainment options
 - (2) There is a need for some sort of rent assistance program in the downtown areas
 - (3) A business incubator that allows for start-up businesses to get on their feet would help allow the free market work
 - (4) Something needs to be done with burnt out and vacant buildings downtown
 - (5) The downtowns have parking regulation issues
 - (6) The downtowns have business accessibility issues
- D) ***The following action points need to be considered to help the County reach its goals and aspirations regarding this topic:***
- (1) ***Create a positive interest in the County's downtowns***
 - (2) ***Focus on transforming the County's downtowns into destinations***
 - (3) ***Do not stifle objective consistent private development ideas in the County's downtowns***
 - (4) ***Create a business incubator program***
 - (5) ***Review permitted land uses and regulations to verify that the County is not stifling potential objective conforming land uses***
 - (6) ***Work on finding and assisting with private development to help bring the youth into the County's downtowns***
 - (7) ***Create groups that work with current and potential landowners and occupants to help complete these objectives***
 - (8) ***Determine solutions for infrastructure and building limitations that are holding progress back***
 - (9) ***Create a plan to identify dilapidated structures and promoted there proper maintenance and full occupancy***
 - (10) ***Review parking restrictions***
 - (11) ***Review business accessibility to help promote a positive business atmosphere downtown***
 - (12) ***Investigate different ways to encourage property owners and tenants to invest and take pride in their properties.***

11-18 Structural Regulations: Structural regulations are the rules that must be met within the County's ordinances to build within the County.

- A) The following areas within the County are affected by this topic: All areas within Wells County
- B) The following questions were asked to determine the County's goals and aspirations regarding this topic:
- (1) Should the County reduce the setback requirement in certain zoning districts to promote denser, more productive development?
 - (2) Should the County's height requirement be set to cover all development so to remove the issue of commercial scale wind turbines?
 - (3) What regulations does the County need to reduce?
- C) The following statements summarize the answers to the question and the County's current ordinances' requirements regarding this topic:
- (1) The County should be looking at reducing setbacks when other green spaces are available nearby

- (2) Careful review is needed when making changes to setbacks
- (3) Consistent height requirements need to be set for all uses in a given zoning district
- (4) The County should take a minimalistic approach when writing rules in general
- D) ***The following action points need to be considered to help the County reach its goals and aspirations regarding this topic:***
 - (1) ***Create a height regulation for each zoning district that is the same for all development types in that district***
 - (2) ***Propose requiring a height variance procedure for any developments over two hundred feet***
 - (3) ***Review existing height requirements to verify whether they successfully allow standard development***
 - (4) ***Review setbacks in each zoning district to verify whether they successfully allow standard development, while promoting proper building spacing***
 - (5) ***Review uses that require additional setbacks for purposes of public health, safety, well-being, and the preservation of property values to verify that they have attained their goal***

CHAPTER 12: A STATEMENT OF POLICY FOR THE LAND USE DEVELOPMENT OF THE JURISDICTION:

This section is the culmination of results from the seventy-four respondents to the community questionnaires, the input of the steering committee, input from the affected City and Towns, and input from the Chamber of Commerce. These individuals cover a wide variety of backgrounds and interests equaling a successful snapshot of the community. Through these citizens' recommendations and opinions, the following guidance tools were created for land use development of the jurisdiction.

12-01 Maps: See Appendix

12-02 Overview of Zoning Principles

- A) The following zoning principles should be taken into account when the County is making land use decisions
- (1) The same zoning classification should cover an entire parcel
 - (2) Zoning classifications should be clear on what primary and secondary uses are permitted
 - (3) Items listed in the permitted use table are promoted by the ordinance unless the use requires a special exception or overlay zone to be permitted
 - (4) The County should pay special attention when adding and removing uses from a zoning district's permitted uses. These use changes can alter the character of the zoning district causing unintended consequences
 - (5) The County should review the lot size, setbacks, and land uses for each district to verify that they are meeting their intended goals
 - (6) Areas that need to be preserved should be zoned Conservation (C-1), therefore not providing developers with a false sense of development opportunity
 - (7) Urban residential should only be used in areas that have immediate access to a public sanitary sewer system
 - (8) Rural residential should only be used in areas that have a reasonable potential for obtaining access to a public sanitary system
 - (9) Heavy Industrial (I-2) and Landfill (L-1) require substantial land use and visual buffering from residential uses
 - (10) Light Industrial (I-1) and Business district may require land use or visual buffering depending on the site from residential uses

12-03 Overview of Zoning Districts

A) Industrial / Landfill

- (1) Light Industrial (I-1)
 - (a) Standard industrial uses
 - (b) Raw materials and finished products should be stored inside a structure
 - (c) All manufacturing processes should be completed inside a structure
 - (d) Allows some business uses
 - (e) Uses do not cause objectionable odors or sounds
- (2) Heavy Industrial (I-2)
 - (a) Heavy or more intrusive industrial uses
 - (b) Raw materials and finished products can be stored outside a structure
 - (c) Some manufacturing processes can be completed outside of a structure
 - (d) Uses can cause objectionable odors or sounds
- (3) Landfill (L-1)
 - (a) Landfill development under the Indian Department of Environmental Management's rules

B) Business

- (1) Central Business District (B-1)
 - (a) Service businesses
 - (b) Retail businesses
 - (c) Second floor residential
 - (d) Prototypical downtown business uses
- (2) Service Business (B-2)
 - (a) Service businesses
 - (b) Office park environments
- (3) General Business (B-3)
 - (a) All business uses
 - (b) Some light industrial uses

C) Urban Residential

- (1) Single Family Residential (R-1)
 - (a) Single family residential dwellings
 - (b) Large lot size residential development
- (2) Two Family Residential (R-2)
 - (a) Two family residential dwellings
 - (b) Single family residential dwellings
- (3) Multi-Family Residential (R-3)
 - (a) Multi-family residential development
 - (b) Two family residential dwellings
 - (c) Single family residential dwellings
 - (d) Small lot size residential development
- (4) Manufactured Home Community (M-1)
 - (a) Manufactured home developments with common lot ownership
- (5) Manufactured Home Subdivision (M-2)
 - (a) Manufactured home development with individual lot ownership

D) Rural Residential

- (1) Suburban Residential (S-1)
 - (a) Single family residential dwellings

- (b) Some rural permitted uses such as farming
- (c) Large lot estate style development near existing sanitary sewer systems
- (2) **Agricultural Residential (A-R)**
 - (a) Single family residential dwellings
 - (b) All rural activities except CAFO operations
 - (c) Large, rural lot size to accommodate barns, ponds, and other standard rural accessory structures located near existing public sanitary sewer systems
- E) **Agricultural Intensive (A-1)**
 - (1) All agricultural uses
 - (2) This zoning district is used in areas that cannot feasibly be served by a sanitary sewer service
 - (3) Residential development only on large lots that can handle private sanitary sewer treatment systems on site
- F) **Conservation (C-1)**
 - (1) Open spaces
 - (2) Flood prone areas
 - (3) Parks
 - (4) Drainage detention basins
 - (5) State and federal grounds
- G) **Planned Unit Development (PUD)**
 - (1) Allows for a custom zoning layer to allow site specific setback requirements and land use types
 - (2) This district is negotiated between the developer, the Plan Commission, and the local legislative body

12-04 Zoning classification compatibility should be taken into account when making land use decisions. This table shows the general compatibility of the County’s current zoning districts. These rules show optimal land use design, but due to the makeup of the County, they are not always obtainable. In those cases, screening and other forms of buffering may be needed.

Land Use	Compatible Land Uses	Non-Compatible Land Uses
Industrial / Landfill		
Light Industrial (I-1)	Industrial/ Landfill, Business and Agricultural	Urban and Rural Residential
Heavy Industrial (I-2)	Industrial / Landfill	Urban and Rural Residential, Agricultural and Business
Landfill (L-1)	Industrial/Landfill	Urban and Rural Residential, Agricultural and Business
Business		
Central Business District (B-1)	Light Industrial, Business, Urban and Rural Residential, Agricultural	Heavy Industrial and Landfill
Service Business (B-2)	Light Industrial, Business, Urban and Rural Residential, Agricultural	Heavy Industrial and Landfill
General Business (B-3)	Light Industrial, Business, Urban and Rural Residential, Agricultural	Heavy Industrial and Landfill
Urban Residential		
Single Family Residential (R-1)	Business, Urban and Rural Residential	Industrial/Landfill and Agricultural
Two-Family Residential (R-2)	Business, Urban and Rural Residential	Industrial/Landfill and Agricultural
Multi-Family Residential (R-3)	Business, Urban and Rural Residential	Industrial/Landfill and Agricultural
Manufactured Home Community (M-1)	Business, Urban and Rural Residential	Industrial/Landfill and Agricultural
Manufactured Home Subdivision (M-2)	Business, Urban and Rural Residential	Industrial/Landfill and Agricultural
Rural Residential		
Suburban Residential (S-1)	Business, Urban and Rural Residential and Agricultural	Industrial/ Landfill
Agricultural Residential (A-R)	Business, Urban and Rural Residential and Agricultural	Industrial/ Landfill
Agricultural Intensive (A-1)	Light Industrial, Business and Rural Residential	Heavy Industrial, Landfill, Urban Residential
Conservation (C-1)	All Zoning Districts	N/A
Planned Unit Development (PUD)	Depends on Incorporated Land Uses	Depends on Incorporated Land Uses

CHAPTER 13: A STATEMENT OF POLICY FOR THE DEVELOPMENT OF PUBLIC WAYS, PUBLIC PLACES, PUBLIC LANDS, PUBLIC STRUCTURES AND PUBLIC UTILITIES: This section is the culmination of results from the seventy-four respondents to the community questionnaires, the input of the steering committee, input from the affected City and Towns, and input from the Chamber of Commerce. These individuals cover a wide variety of backgrounds and interests equaling a successful snapshot of the community. Through these citizens' recommendations and opinions, the following guidance tools were created for the development of public ways, public places, public lands, public structures and public utilities.

13-01 Community Transportation

A) Transportation Project Maps **(See Appendix)**

- B) Create a multi-modal transportation plan that lists the County's needs and creates a plan of action
- (1) Begin to implement plans to correct the Americans with Disabilities Act issue with the County's existing sidewalks
 - (2) Continue the Bluffton Trail System to connect pedestrian destinations
 - (3) Review the feasibility of continuing the Wabash River Trail System to Markle and Vera Cruz
 - (4) Improve and widen SR 116 to provide for improved safety for trucks and buses that use this corridor
 - (5) Maintain the County's existing roadways, bridges, and culverts, and make improvements where warranted
 - (6) Promote private participation in right-of-way acquisition and road improvements when necessary
 - (7) Promote paving of gravel roads when traffic use and residential densities meet specific thresholds
 - (8) Review potentials for expanding the County's Wells on Wheels public transportation system
 - (9) Promote industrial rail access opportunities in the Bluffton and Ossian industrial parks
 - (10) Promote the completion of the Bluffton Industrial Park By-Pass.

13-02 Community Sanitary Sewer Service

- A) Sanitary Sewer Service Area Maps **(See Appendix)**
- B) Improve the County's sewer capacities in areas with a high potential for growth
 - C) Reduce the infiltration and inflow of storm water into the County's sanitary sewers to improve line and plant capacities
 - D) Promote private sanitary sewer system upgrades that reduce the amount of pollution entering the County's waterways
 - E) Promote the use of the Wells County Regional Sewer District to help determine the best route to treat the rural sewage issues within the County
 - F) Promote the separation of the County's sanitary sewer and storm water
 - G) Promote reasonably low utility costs

13-03 Community Water Service

- A) Improve water pressure and availability in areas with a high potential for growth
- B) Practice looping the County's water lines whenever feasible
- C) Promote reasonably low utility costs

13-04 Community Electric Service

- A) Promote the allowance for the development of small scale residential and business sized renewable energy projects including but not limited to solar and wind
- B) Promote the use of underground electric where practical for new developments
- C) Promote reasonably low utility costs

13-05 Community Storm Water Service

- A) Promote the improvement of the County's storm drainage facilities
- B) Promote the use of two-stage open ditches in the County
- C) Promote the separation of the County sanitary sewer and storm water systems
- D) Promote storm water detention/retention and ditch widening at new development sites
- E) Promote reasonably low utility costs
- F) Promote regional detention basins
- G) Review new technology options for storm water detention

13-06 Community Data Service

- A) Create a high speed data study showing where there are gaps in coverage within the County
- B) Promote government assistance for community-wide data related projects
- C) Promote the mindset that data is an important player in the economic development of the County

13-07 Community Recreation

- A) What the County has:
 - (1) Wells County (Unincorporated Areas Only): Ouabache State Park, Roush Lake Fish and Wildlife Area, Liberty Center Community Park, Wabash River, Salamonie River, Acres Inc Properties, Ossian Conservation Club, Northern Wells Middle School, Northern Wells High School, Southern Wells Elementary School, Southern Wells Junior/Senior High School, Five Points School, Timber Ridge Golf Course, Green Valley Golf Course and other private recreational opportunities
 - (2) Bluffton: Jefferson Park, Kehoe Park, Lions Park, Bluffton City Dog Park, River Greenway Trail Corridor, Rotary Park, Roush Park, Veterans Memorial Park, Wabash River Park, Washington Park, Pickett's Run Park, Lancaster Park, Bluffton City Gym, YMCA, Angel of Hope, 4-H Park, Whicker Field, Bluffton Elementary School, Bluffton Middle School, Bluffton High School, Lancaster Elementary School, Wabash River and other private recreation opportunities
 - (3) Ossian: Melching Park, Sandalwood Park, Maplewood Park and Tennis Courts, Archbold/Wilson Park, community baseball diamonds, Ossian Elementary School and other private recreation opportunities
 - (4) Zanesville: Zanesville Lions Community Park
 - (5) Uniondale: Veterans Park, two other unnamed parks and the Uniondale Baseball Diamond
 - (6) Vera Cruz: Town of Vera Cruz Park and Wabash River
 - (7) Poneto: Charles Oswalt Memorial Park and Jesse Coleman Memorial Park
- B) Policies
 - (1) Preserve and maintain the County's parks and recreational areas
 - (2) Create a county-wide promotional website for the County's parks and recreational areas

(3) Promote community service activities to help preserve and maintain the County's parks and recreational areas, including youth leadership

13-08 Community Structures

- A) Keep county government offices in downtown Bluffton if expansion is required
- B) Maintain the county courthouse and annex as long as fiscally possible
- C) Promote the use of downtown buildings for public/private business incubators
- D) Promote the use of existing buildings for public/private event centers

CHAPTER 14: REVIEW: To maintain this plan's relevancy throughout its ten year period, the Comprehensive Plan Steering Committee will meet annually to review the plan's successes and failures. At the time of the review, the committee will promote, if necessary, additional studies and amendments to the plan.

CHAPTER 15: APPENDIX: The appendix includes the following maps for the County

- 15-01 Transportation Project Maps
 - A) Wells County Interstate Access 4-Lane Highway Project Options
 - B) Bluffton Industrial By-Pass
 - C) Bluffton Trail System and Wabash River Trail System
 - D) Wells County Rail System Industrial Park Improvements
- 15-02 Sanitary Sewer Service Area Maps
 - A) Bluffton and Vera Cruz Sanitary Sewer System Service Area and Lines With Capacity Issues
 - B) Markle Sanitary Service Area
 - C) Uniondale Sanitary Service Area
 - D) Ossian and Northern Wells Schools Sewer System Service Area and Lines With Capacity Issues
 - E) Zanesville Sewer System Service Area
 - F) Poneto Sewer System Service Area
- 15-03 Proposed Land Use Maps
 - A) Incorporated Areas
 - (1) City of Bluffton
 - (a) Northwest and Murray
 - (b) Northeast
 - (c) West
 - (d) East
 - (e) Southwest
 - (f) Southeast
 - (2) Town of Ossian
 - (a) North
 - (b) South
 - (3) Town of Zanesville
 - (4) Town of Uniondale
 - (5) Town of Vera Cruz
 - (6) Town of Poneto
 - B) Unincorporated Areas
 - (1) Liberty Center
 - (2) Keystone
 - (3) Petroleum
 - (4) Reiffsburg
 - (5) Markle (Rural)
 - (6) Rockford
 - (7) Banner City
 - (8) Kingsland
 - (9) Tocsin
 - (10) Craigville