

Revised Comprehensive Plan

For

Newton County, Indiana

April 18, 2006

Table of Contents

Chapter 1, Introduction 1

Chapter 2, Process for Updating the Comprehensive Plan 3

Chapter 3, The Plan 5

 Part I Statement of Objectives for Future Development. 5

 Part II Statement of Policies for Land Use Development 6

 Part III Statement of Policies for Specific Types of Land Use Development . . .10
 In Newton County

 Part IV Statement of Policy for the Development of Public Ways, 15
 Public Places, Public Lands, Public Structures and Public Utilities

 Part V Recommended Changes to Zone Maps 17

Appendices

 A. Resolution of the Newton County Board of Commissioner’s No. 05-01-06 Approving Revised Comprehensive Plan

 B. Map of Newton County, Indiana

 C. Zoning map changes proposed by Comprehensive Plan

Chapter 1

Introduction

What is a Comprehensive Plan?

A Comprehensive Plan is a guide for the future. It outlines the vision of a community as outlined by its citizens, by setting forth clear goals, objectives, and policies for land use and development to steer the community toward that vision. The Comprehensive Plan is a kind of blueprint for achieving the vision.

The Comprehensive Plan is primarily a land use planning document. Therefore, it is first prepared and reviewed by the Advisory Plan Commission, with input from the various communities and constituencies in Newton County. The Plan is ultimately approved by the Board of Commissioners. It is intended to be used by the County's zoning authorities to guide future land use decisions in accordance with the Plan's stated policies.

The Plan is not a zoning ordinance. However, because it is approved by the County legislative body, it is an official policy statement. It should be given substantial weight in deliberations on decisions made by the Advisory Plan Commission and the Board of Zoning Appeals. The Plan should also advise legislative actions affecting land use, transportation, infrastructure and utilities, environmental conservation, economic development, and other issues affecting Newton County. However, because the Plan is not an ordinance, it may be used flexibly to achieve the overall vision for the County.

Why has the Plan been revised?

The last Comprehensive Plan for Newton County was completed in 1992. Since then, many of the planning assumptions and conditions related to the old plan have dramatically changed. Therefore, a revision rather than an update to the Plan is needed to reflect changed conditions. Because conditions will continue to change, the Plan should be reviewed and revised periodically, at least every five years.

What goes into a Comprehensive Plan?

Indiana law requires a Comprehensive Plan for every municipality and County that has a Plan Commission and a Zoning Ordinance. A Plan must contain, at a minimum, the following:

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.

Ind. Code 36-7-4-502.

Beyond the above three items, the permissible content of the Comprehensive Plan is very broad. In this revision, the Steering Committee elected to include "A Statement of Policies for Specific Types of Land Use Development in Newton County," and proposed maps showing, in the Committee's view, recommended zoning changes that would achieve the goals and objectives of the Plan.

Chapter 2

Process for Updating the Comprehensive Plan

Beginning in late 2003, the Advisory Plan Commission established a Steering Committee to review the existing Comprehensive Plan and to determine whether revisions should be made. In the Spring of 2004, the County hired Lawrence Vanore of Sommer Barnard P.C. and Daniel C. Blaney of BLANEY & WALTON to assist with Plan development.

Over the past two years, the Steering Committee has held numerous open meetings and has invited input from all communities in the County, and has sought the expertise of numerous experts on economic development and land use. Among those who have served on the Steering Committee at various times during the process are:

- Edward Watson – President, Newton County Plan Commission
- Glen “Butch” Cain – Newton County Building Commissioner
- Larry Holderly – Newton County Engineer
- Dan Ritter – Purdue University Extension Educator
- Ruth Ellen Hayworth – Newton County Sanitarian
- Chris Knochel – New County Surveyor
- Harry Hanford – Newton County Plan Commission Member
- John Morgin – Roselawn Businessman
- Tim Storey – Kentland Teacher
- Kent Ames – Roselawn Contractor
- Jim Pistello – Newton County Commissioner
- Nikki Hanger – Lake Township Trustee
- Matt Gibson – Newton County Commissioner
- Mike Schoonveld – Indiana DNR
- Jennifer Whaley – Newton County Economic Development Director
- Todd James – Morocco Building Commissioner
- Matthew Wiseman – Morocco Businessman
- Jeff Welsh – Goodland Farmer Businessman
- Charles Lehman, Mayor, Town of Kentland
- Mark Warne – Brook Businessman
- Joe Donohue – Mt. Ayer Businessman
- Chip O’Leary – The Nature Conservancy
- Stephanie Frischie – The Nature Conservancy

The Steering Committee acknowledges the many persons who contributed ideas and suggestions throughout the process, in addition to those listed above, who are too numerous to name.

The Committee met almost every month for two years to produce a working draft which could be presented to the public for comment. The Plan Commission held a formal public hearing on April 18, 2006, to solicit additional public input and to vote upon changes to reflect public comment. The Plan Commission then adopted a recommended Comprehensive Plan to present to the County Commissioners. The Commissioners approved the Plan by resolution on May 2, 2006.

Chapter 3
The Plan

PART I: A STATEMENT OF OBJECTIVES FOR FUTURE DEVELOPMENT

These are Newton County's land development policies set forth in their broadest terms. Here is a concise statement of the Comprehensive Plan's vision for Newton County.

1. Newton County wishes to encourage population growth through residential, commercial and industrial development that is compatible with existing land uses, and which does not outstrip the County's ability to provide necessary services. The key factor limiting population growth in some areas of the County is the limited number of local employment opportunities. In other areas, residential growth is occurring without growth in local employment, because new residents are commuting to jobs elsewhere. The County must therefore (1) attract additional employers, (2) provide a healthful and attractive environment to live and raise a family, and (3) tailor development to local community needs.

2. Newton County residents will benefit from increased local availability of goods and services in addition to new local employment opportunities. Such expansion cannot occur without a larger base of consumers for these goods and services, which can be provided partly through residential development, partly through tourist development, and partly through local and state government support. Local governments and agencies must promote Newton County as a good place to live, to visit, and to establish and grow a business. An expanding population base will likely occur naturally given current residential growth trends, especially in Lake and Lincoln Townships. This in turn will support other forms of economic growth and attract new businesses.

3. Newton County should attract additional businesses of all types that are compatible with surrounding land uses and community characteristics. The County provides significant opportunities for small businesses and large industrial ventures, as well as agriculture and conservation tourism. While fewer people are earning a living directly from farming, agriculture remains a major industry in the County and a major source of business revenue. The County therefore wishes to maintain its agricultural base and to attract additional agriculture-related industry and businesses, but in a manner consistent with the overall goals and objectives of the Comprehensive Plan. The County includes a sufficient variety of land types to maintain and grow agriculture while promoting other suitable types of development in suitable locations. Similarly, the County should take advantage of the significant acreage designated as state or private nature preserves, by promoting use by sportsmen and nature lovers, which in turn will encourage businesses servicing such tourism.

PART II: A STATEMENT OF POLICIES FOR LAND USE DEVELOPMENT

These policies discuss desirable types of land developments in Newton County, and indicate good locations within the county for each type. These policies do not exclude other types of development or other locations, but they are designed as a means of realizing the development objectives.

1. While Newton County's geographic location is a strength, its location presents challenges as well as opportunities. Agencies and officials responsible for planning must be instructed to monitor development in surrounding areas closely and ensure that measures are taken to minimize negative impacts as well as to take full advantage of positive developments. Whenever possible, Newton County officials should participate in regional planning organizations so that Newton County's interests are protected. Development along I-65 will continue, especially with the construction of the interchange at SR 14. New confined feeding operations have been constructed and proposed in neighboring counties near Newton County population centers. The County is likely to be affected by growth in Illinois, including a new Chicago regional airport. Newton County's nature resources are of great interest to preservationists. All of these developments present beneficial opportunities as well as challenging public policy concerns. The County should monitor each of these situations closely and implement land planning decisions and policies that maximize the benefits to all Newton County residents, consistent with the overall development objectives of the Comprehensive Plan.

2. Residential growth is critical to the success of all objectives set forth in this Comprehensive Plan. Residential growth patterns will differ in different regions of the County, and certain residential areas are likely to grow with or without central direction by County planning agencies due to influences from both outside and within the County. Residential growth policies must recognize regional trends while managing and guiding growth to ensure the consistent attainment of the County's overall development objectives.

a. The County has experienced significant recent residential growth in Lake and Lincoln Townships. Many of these residents work in the Chicago region and other communities to the north. This development reflects the attractiveness of Newton County as an economical and practical place to live and raise a family. On the other hand, relatively little commercial and industrial development has occurred in that region, meaning that jobs and consumer dollars have not always followed residential growth into the County. The commercial development that has occurred has become concentrated in certain areas, which has created traffic and safety issues, especially along State Road 10. The County should not discourage these trends, and should encourage natural trends toward residential development, but such growth should promote the objectives of this Plan. For example, residential growth will require the provision of services, which are more likely to be financed adequately if sound commercial development is also encouraged.

b. Residential growth will not be discouraged in any areas of the County but should be encouraged around existing municipalities and population centers. The County will plan for the provision of utilities and services accordingly, and will coordinate its planning processes with the municipalities' planning for these "fringe" areas. The County will encourage the establishment of conservancy districts to provide necessary utilities where they are lacking. Finally, the County will take advantage of opportunities for other forms of development (e.g., agriculture) but only in appropriate areas, as identified in Part III of the Plan.

3. It is the policy of Newton County to encourage the expansion and retention of existing businesses, including existing agri-businesses, through appropriate application and amendments of the Zoning Ordinance and zone maps, and the zealous pursuit of economic development incentives available at the State and local levels for significant business expansion.

One of Newton County's strengths is its existing employment base. Several industries in the County have significant payrolls. Most of these workers reside in Newton County. These employers, as well as other retail and service businesses, are vital to Newton County's long-term growth. The County should do all in its power to nurture and to assist existing businesses, such as maintaining a close relationship with economic development agencies and coordinators, and directing current County agents and employees to participate in economic development activities, both promotional and educational. Day to day zoning decisions should protect existing major employers to the greatest practical extent.

4. Commercial and industrial development efforts should be focused on attracting businesses with immediately expected employment up to 300 persons.

The purpose of this policy is to encourage job creation at a scale which can be absorbed by the County without dramatic and rapid changes in land use and the need for new infrastructure. Over time, growth will provide the revenues necessary for additional infrastructure expansion, but initially growth must be managed carefully. Current economic projections and resources for the County suggest that growth consistent with this policy can be absorbed for the next few years. The County will not discourage larger projects, but the vigorous pursuit of new commercial development should focus on projects the County can handle.

5. Commercial and industrial development efforts should be focused on attracting businesses which have a relatively high wage scale and which are consistent with the skills of the local work force.

Higher wages are necessary to meet the objectives of increased demand for locally provided goods and services and continued residential growth. The County is capable of attracting commerce and industry which utilize higher levels of education and technical skills. In turn, opportunities will be created for local residents who are underemployed, while new residents will be attracted to the County. In this regard, the County's economic development efforts must emphasize its strategic position near major population centers to the North and along I-65. The addition of the I-65/SR-14 interchange will increase access to and from the County and should be developed as an artery for commerce. Residential growth in Lake and Lincoln Townships will expand the potential local work force and attract new businesses. Zoning and planning decisions should support those efforts through appropriate zone map changes and ordinance changes.

6. The County should support and maintain existing farm-related activity, and should encourage the growth of existing and new agriculture-related activities. These policies should be implemented through appropriate implementation and revisions to the Zoning and Subdivision Control Ordinances and the zone maps. Additional ordinances that protect farms and ensure the compatibility of farming activities with other land uses (e.g., confined feeding and land application regulations, water management plans) should be considered and implemented as appropriate.

Continued farming activity will preserve the uncluttered landscape of Newton County, as well as a cherished heritage. Agriculture also utilizes the County's existing skills and resources. Nationally, the decline in the numbers of persons who earn their incomes directly from farming continues. Nevertheless, Newton County continues to be in an excellent position, both geographically and demographically, to benefit from other agricultural trends. Newton County is uniquely gifted in its soil and climate, so that its agricultural resources must be preserved and developed. Newton County's proximity to Indianapolis and Chicago, and its location along I-65, makes it an ideal source of produce and farm commodities. The County should therefore continue to designate and preserve areas of the County best suited to agriculture and agriculture-related industries of various types, through the zoning process.

7. The County, through its zoning and subdivision ordinances and the Comprehensive Plan, should explicitly recognize the different areas within the County that have developed in different ways. Through the establishment of special zones, the County can encourage different types of development

where such development is best suited. The County should examine, and where appropriate implement, special conservation tourism zones, historic districts, confined feeding operations and other special land uses to encourage those types of development in areas to which they are best suited. At the same time, land best suited for one use should not always be given over to another use—at least not before the economic and social impacts of the change are examined. Special exceptions and development plans are useful tools by which the Plan Commission and BZA can examine the potential impacts of proposed developments. When there is any question about the suitability of the soils, the opinion of qualified professionals should be obtained for consideration by the Plan Commission or BZA.

In recent years, the County has seen certain types of development concentrate in certain areas. For example, Lincoln and Lake Townships have experienced rapid residential growth, including a significant percentage of persons who work outside the County. New dairies have located in the east-central areas of the County and outside the County but on its borders. Because of the existence of two significant State Fish and Wildlife Areas in the western and north-western areas of the County, and because this area has historically harbored ecosystems of interest to naturalists, the area has become a focus for nature preserves and recreation. Other areas have maintained their historic agricultural and small town flavor. While no single form of development should necessarily shut out other land uses in a given area, these regional trends represent a strength that can be recognized in the planning process. Where large areas of the County have already been purchased and dedicated as nature preserves, to the exclusion of other potential uses, such development should be examined to determine the impacts upon both the tax and business revenue that can be generated by the affected lands, due to limited economic development, which in turn, affects the long-term development prospects of the entire county. On the other hand, to the extent conservation uses represent the highest and best use, and since existing preserves and State lands will not change, conservation zones should be established to encourage conservation tourism and related businesses. Similarly, the growth of the landfill in Jackson Township and the growth of the dairy in Colfax Township provide benefits to the entire County but also local challenges. Therefore, thoughtful amendments to the zone maps will reduce friction between competing types of land use, will encourage growth of compatible land uses, and will contribute to the harmony and prosperity of the County as a whole.

8. The County must recognize that new technologies and new national policy initiatives may have a local effect. In recent years, for example, the development of wireless phone technology led to a sudden need for cellular phone towers, which in turn created new land use challenges. In

the near future, there will be increasing efforts to develop alternative energy sources, such as bio-energy and wind power. The Plan Commission should work with the Cooperative Extension Service to identify such new trends and attempt to address them in the zoning code before they become serious land use issues. Appropriate locations and development standards for the generation of wind energy, in particular, should be addressed within the next few years.

PART III A STATEMENT OF POLICIES FOR SPECIFIC TYPES OF LAND USE DEVELOPMENT IN NEWTON COUNTY

These policies recommend specific ways to achieve the vision for Residential, Commercial, Industrial, and Recreational land.

1. **Residential Land.**

A. Newton County can support a variety of residential environments. Dense residential development should occur adjacent to or near established centers, including both incorporated municipalities and other developed areas. Types of housing in or near developed areas may include single-family units on small lots and multi-family units. Newton County must recognize that different areas of the County will develop differently, and should plan accordingly. Therefore, it is anticipated that the northern townships will continue to develop suburban-type residential subdivisions. The County zone maps must be examined and, if necessary, redrawn to encourage residential growth consistent with these land development policies. Requirements for residential subdivisions in agricultural zones should be updated to ensure that development occurs near necessary services and compatible land uses. Likewise, the Subdivision Control Ordinance should encourage infrastructure development to support residential growth. In particular, the County should encourage the provision of necessary utilities through the establishment of conservancy districts. Where necessary, impact fees in accordance with IC 36-7-4-1300 *et seq.* should be considered to defray the costs of providing services for new residential developments. In Lake and Lincoln Townships, residents should be encouraged to participate in long-range water and sewer planning to ensure that ongoing residential growth can be sustained, through the establishment of Conservancy Districts.

B. Residential subdivisions should not generally contain commercial uses. However, nearby commercial development that meets the needs of residential developments should be encouraged through appropriate changes to the zone maps. The County should encourage Planned Unit Developments through the zoning ordinance and must enforce the conditions and commitments applicable to both existing and new PUDs.

C. The County recognizes that manufactured houses are often affordable and desirable dwellings. Nevertheless, the County wishes to discourage the proliferation of traditional mobile homes (i.e., single-wide, flat-roofed metal structures, without permanent foundations), except in approved mobile home parks located in appropriate zones. The Zoning and Subdivision Ordinances should be reviewed and updated to clarify the requirements for and the distinctions between, manufactured, modular and mobile homes, and to designate appropriate areas for each type of development.

D. In agricultural zones, extremely low-density residential developments should be permitted. However, agriculture should be recognized and protected as the principal land use in these zones. High-density residential zones should

not be located near agricultural uses where those uses would be conflicting. Accordingly, the Zoning and Subdivision Control Ordinances should be reviewed for consistency with this policy.

E. In all zones, the suitability of the soil for development should be considered. Where necessary, opinions from qualified professionals should be obtained to support the project.

2. Commercial Land.

A. Newton County should continue to center commercial activity in established population and commercial centers, and to encourage a wider availability of goods and services. For example, the County should encourage further development of tourism businesses, including bed-and-breakfast inns, and retail and service businesses that cater to the tourist trade. The Zoning and Subdivision Ordinances should be reviewed, and if necessary revised, to reflect these policies.

B. Commercial development should be in planned centers near residential developments. Commercial development along major roadways is encouraged. The Zoning Ordinance and zone maps should be reviewed and revised if necessary to reflect this policy. Planned unit developments should be considered as a means of locating commercial development and jobs near residential centers.

C. Commercial growth near the I-65/SR-14 interchange must be anticipated and planned for. Desirable growth in this area includes commercial, industrial and agriculture.

3. Industrial Land.

A. The County's policy is to encourage industrial development to aid the economy, provide jobs, and increase the tax base. Because most industrial development requires sanitary sewers and public water, the County encourages industrial development in areas that can be served efficiently with utilities. Through the zone maps, areas which have desirable characteristics for industrial development should be identified for such use. Desirable characteristics include the following:

- i. Accessibility—high quality streets with sufficient pavement width and strength to support truck traffic; proximity and access to I-65 or U.S.41; proximity to rail service; proximity and access to a major airport.
- ii. Public utilities – sufficient public sanitary sewers exist or can be connected to, public water exists or nearby capacity exists that can be readily accessed.
- iii. Public services—fire and police protection with adequate equipment and response times exist.

- iv. **Compatibility with surrounding land uses—minimal adverse effects (i.e., traffic, noise, odors, pollution) on residential and other neighboring uses.**

B. Generally, the developer of an industrial use is responsible for demonstrating the desirability of the proposed use in accordance with the above characteristics, through the zoning and building permit processes. However, because the objectives of economic growth are so important, Newton County's policy is to assist industrial developers to identify desirable locations and to obtain necessary services to the greatest extent possible. The Planning Department should work with developers and local economic development agencies to further this policy.

C. Where services necessary to industrial development are lacking, the County must work with developers to implement necessary infrastructure, and must use all available economic development tools to accomplish these policies. Planned unit developments, development plans and impact fees are available tools which can be implemented through the zoning process, and should be considered by the Plan Commission and BZA in appropriate cases. The zoning and subdivision control ordinances should be reviewed, and revised as necessary, to support this policy.

4. Recreational Land.

A. Newton County's two State Fish and Wildlife areas provide excellent outdoor recreational opportunities for local residents. They also have significant potential for conservation tourism. The County continues to support development of a broad range of recreational resources. However, efforts to capitalize upon the existing areas as magnets for conservation tourism and related business should begin immediately.

B. The County should consider the need for neighborhood and regional parks. Several high-quality parks and recreational areas are available in established population centers. These offer golf, tennis, swimming, picnic facilities, etc. If residential development increases consistent with this Plan, however, additional park and recreational facilities will be necessary. The County should have a viable park board which is authorized to pursue the establishment of needed County parks and recreational facilities. It shall also be the County's policy to require private developers to consider and provide for neighborhood recreational needs in conjunction with residential development, principally through the Subdivision Ordinance.

C. Newton County is blessed with significant wildlife and natural resources that are not incorporated into parks or preserves. Private nature organizations have established preserves in Newton County and have shown an interest not only in establishing additional preserves, but in expanding habitat by incorporating existing farmland into preserves. Such activities would increase the County's natural assets, but may also reduce farm land acreage. While Newton County is not opposed in principle to setting aside land for the preservation of endangered species habitat, such activities should meet the following criteria: (a) consistency with the other objectives and policies of this

Plan pertaining to agriculture and agri-business, and (b) should not significantly reduce the County's tax base. Therefore, the County's policy is to require proposed nature preserves to demonstrate compatibility with surrounding land uses, taking into account the economic and cultural values of surrounding land, as well as issues relating to the creation of nuisances. In this regard, the policy of the County is to treat proposed nature preserves no differently than other proposed land uses from a zoning perspective. Nature preserve or conservation zones may be established, in order to recognize those areas especially suited to conservation uses, and other means of limiting potential inconsistencies with surrounding land uses (*e.g.*, special exceptions, development plans) should be examined by the Plan Commission. At the same time, conservation zones provide significant opportunities for development and tourism, in their own right, so that the County may determine that conservation tourism is often the best use and should therefore partner with public and private developers of nature preserves. The Zoning and Drainage Ordinances shall be the vehicles for implementation of these policies.

D. To preserve the County's historic sites and heritage, special historic districts may be established.

5. Agricultural Land.

A. The County's explicit policy is to preserve and protect agriculture and to expand agriculture as a means of stimulating economic and residential growth. Therefore, the County's economic development resources should be allocated to agricultural development as much as to commercial and industrial development.

B. Certain land uses may remove land from agricultural production. For example, the rapid expansion of nature preserves may have removed some acreage from production. On the other hand, the County recognizes that certain areas are more suitable to agriculture than others, while there is a place for residential, recreational, conservation and other uses within the larger community. To strike a proper balance between different and competing land uses, the zone maps should be redrawn to allocate land to its best uses. This will also serve the purpose of preserving the County's tax base for the future.

C. Certain kinds of agri-business differ from crop production but are nevertheless beneficial to the economic health of the County. The County should encourage uses such as large animal feeding operations, without creating excessively negative impacts on neighboring land uses or subjecting them to the pressures of encroaching residential development.

6. Community Appearance.

A. Newton County recognizes the importance of the community's appearance to the County's quality of life. In particular, the County's agricultural and natural areas are important and should be maintained if local commerce is to benefit from tourism. However, these uses should not exclude other beneficial forms of development.

Therefore, through the zoning process, the County should identify those areas where agricultural, recreational, or tourist uses should be paramount, and define zones accordingly.

B. Architecture, signs, open space and landscaping are all important visual elements in the community. The proliferation of unsightly signs and billboards should be avoided, but well designed tourist and business information signs are to be encouraged. The County's policy is to preserve sufficient open space to preserve the County's agricultural heritage and appearance, but in areas where uses compatible with open space are appropriate. The County should establish a sign ordinance in the zoning code to support this policy.

C. The I-65/SR-14 interchange is an area where tourist uses may well expand. The existing State Fish and Wildlife Areas and private nature preserves provide opportunities for conservation tourism. Generally, the preservation of natural landscapes and resources should serve the needs of the whole community and need not be a drain upon public resources. Therefore, conservation land uses should promote the overall development and revenue objectives of the Comprehensive Plan to the greatest extent practicable. The County should therefore work with groups such as the Department of Natural Resources and The Nature Conservancy to make the County's nature resources available to all. It is not the County's policy to use its statutory power of eminent domain to require small private nature preserves to be used for public purposes.

PART IV **A STATEMENT OF POLICY FOR THE DEVELOPMENT OF PUBLIC WAYS, PUBLIC PLACES, PUBLIC LANDS, PUBLIC STRUCTURES AND PUBLIC UTILITIES**

These policies concern the development of infrastructure and public works by the government of Newton County.

1. **Public Ways.** All communities must plan for the safe and efficient flow of traffic. Generally, Newton County's road system is in good condition and is adequate for current conditions.

However, certain street and traffic improvements may be necessary to encourage economic growth. Any land designated for commercial or industrial development needs to be provided with a suitable road network. Although the new I-65/SR-14 interchange will help, much of the County will still not have direct access to I-65. The County should continue to pursue improved access to the interstate highway system through efficient access roads.

Other development policies in this Comprehensive Plan encourage significant development along major highways. To the extent development is desirable along or near major highways frontage roads should be required to avoid large numbers of driveways opening directly onto high-traffic roads. When new development requires the extension of existing streets, the construction of new streets, and the control of multiple points of access to major roads, the Subdivision Control and Zoning Ordinances should require developers to make these improvements at their own expense.

This Plan specifically recommends the adoption of a formal Thoroughfare Plan by the Plan Commission to encourage sound development of public ways.

2. **Public Places and Public Lands.** Newton County recognizes its obligation to provide suitable public areas to serve its citizens. Public parks and open space are necessary for quality of life and to enhance community appearance. Currently, most requirements for public parks and open space are met by the municipalities. The unincorporated areas of the County are served by the two State Fish and Wildlife Areas. Although residential, commercial and industrial growth is anticipated and is to be encouraged, the Comprehensive Plan anticipates that the community will retain its basically open and rural appearance for many years to come. To the extent new developments create a need for additional public and recreational amenities, the Subdivision Control Ordinance should require developers to address these needs. In addition, the County should work with groups like The Nature Conservancy and the Department of Natural Resources, Division of Fish and Wildlife to ensure that set-aside lands are made available for the enjoyment of all.

3. **Public Structures.** The County finds that existing plans for public structures, as approved by local township boards and commissions, are adequate to the County's needs. Such plans are incorporated in this Plan by reference, and are listed in Appendix A.

4. **Public Utilities.** Newton County does not operate public water and sewer systems, and these facilities are not available in the unincorporated areas. While the County's priority is to encourage growth, it is the County's policy to encourage new development in areas that are or may be adequately served by utilities, especially where municipalities exercise extraterritorial zoning jurisdiction. Alternatively, developers may be required to provide water and sewer as necessary. The County should institute a process of developing long-term water and sewer plans for areas experiencing the most rapid growth, but the County should not be expected to pay for necessary improvements. Local communities must participate in the management of growth consistent with available infrastructure resources, but should also be encouraged to provide for water and sewer needs by establishing conservancy districts

V RECOMMENDED CHANGES TO ZONE MAPS:

The Comprehensive Plan specifically recommends that the Plan Commission consider changes to the zone maps, and make a recommendation to the Commissioners on appropriate zoning changes consistent with the policies and objectives of this Plan. The maps included as Appendix B constitute the Plan's recommended map amendments, and are hereby incorporated into this Plan in their entirety.

THE INCLUSION OF PROPOSED ZONING CHANGES IN THE COMPREHENSIVE PLAN DOES NOT CAUSE ZONING CHANGES TO TAKE EFFECT. THE MAPS IN THIS COMPREHENSIVE PLAN ARE RECOMMENDATIONS ONLY. A ZONING CHANGE CAN OCCUR ONLY AFTER PUBLIC NOTICE AND A PUBLIC HEARING WITH RESPECT TO A SPECIFIC PROPOSED CHANGE, IN ACCORDANCE WITH IC 13-7-600 et seq.

359609.1

APPENDIX A

**Resolution of the Newton County Board of Commissioner
No. 05-01-06 Approving Board Comprehensive Plan**

RESOLUTION OF THE NEWTON COUNTY BOARD OF COMMISSIONERS
NO. 05-01-06

WHEREAS, the Newton County Advisory Plan Commission has approved amendments to the Newton County Comprehensive Plan, pursuant to the requirements of Ind. Code § 36-7-4-500, et. seq., and

WHEREAS, the Newton County Advisory Plan Commission has certified said amendments to the Newton County Board of Commissioners, and

WHEREAS, the Newton County Advisory Plan Commission has considered said amendments at its April 18, 2006 meeting; NOW THEREFORE

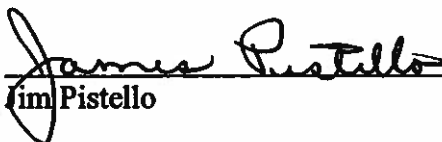
BE IT RESOLVED THAT the Newton County Board of Commissioners hereby approves said amendments to the Newton County Comprehensive Plan, such amendments to become effective as of the date of this resolution.

APPROVED this 1st day of May, 2006.

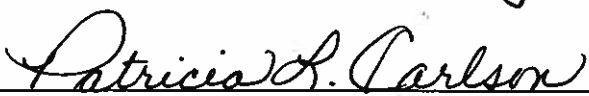
BOARD OF COUNTY COMMISSIONERS



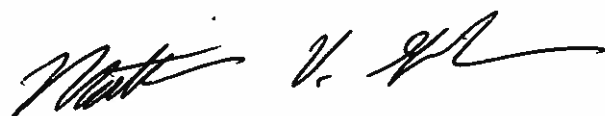
Russell Collins



Jim Pistello

Attest: 

Patricia Carlson, Auditor of Newton County, Indiana



APPENDIX B

Map of New County, Indiana

APPENDIX C

**Zoning Map Changes Proposed
By Comprehensive Plan**

Proposed Zoning

Newton Co.- Lincoln Township

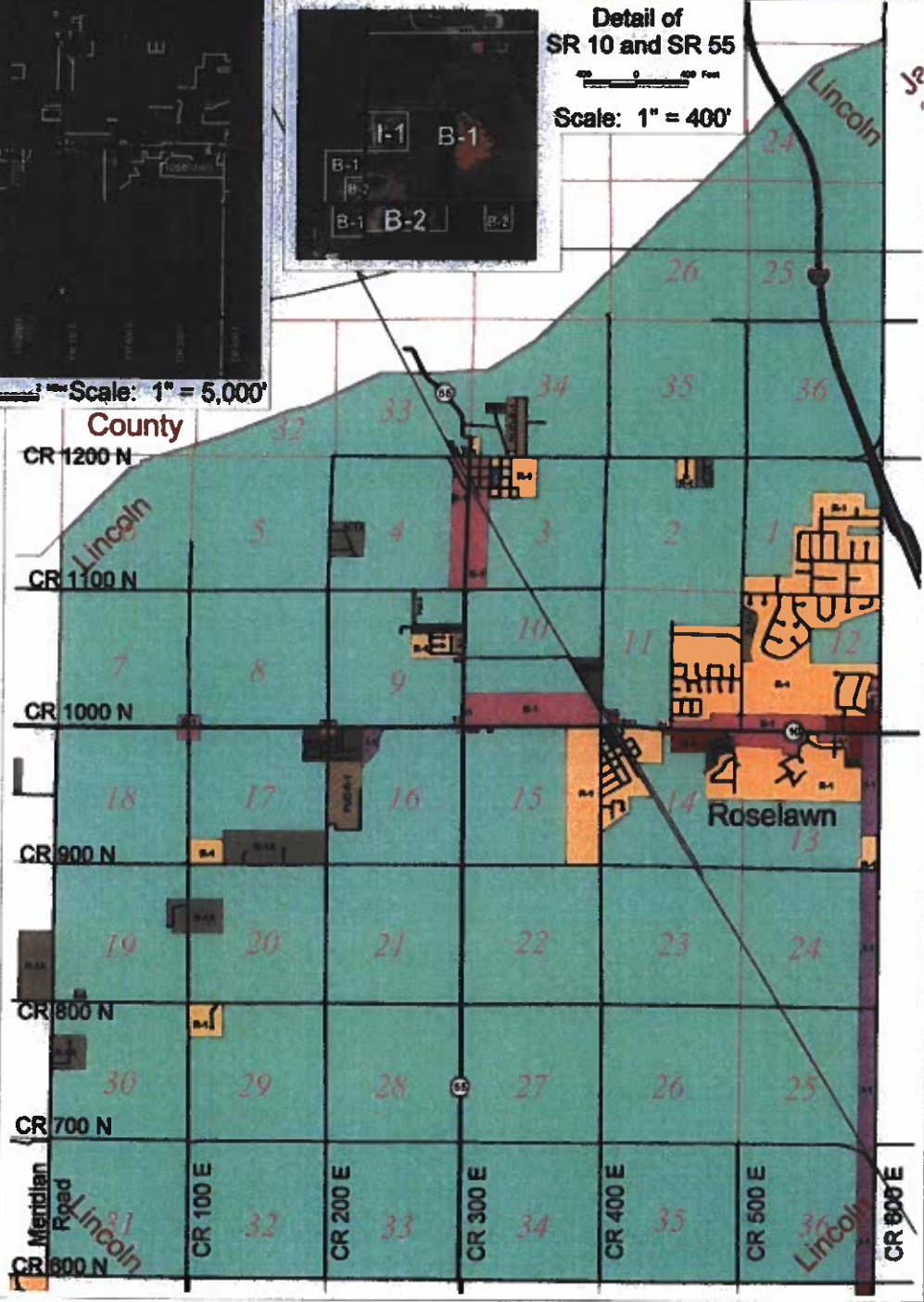


Scale: 1" = 5,000'



Detail of SR 10 and SR 55

Scale: 1" = 400'



1 0 1 2 3 Miles Scale: 1" = 2,000'



Legend:

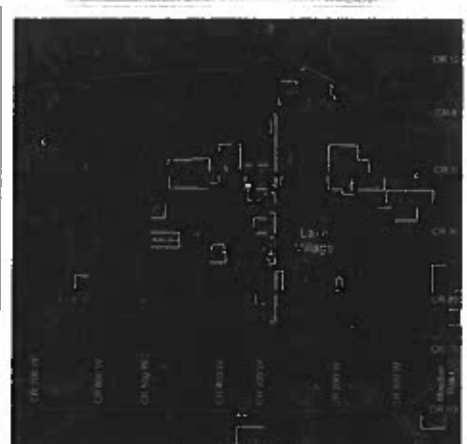
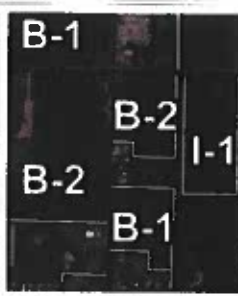
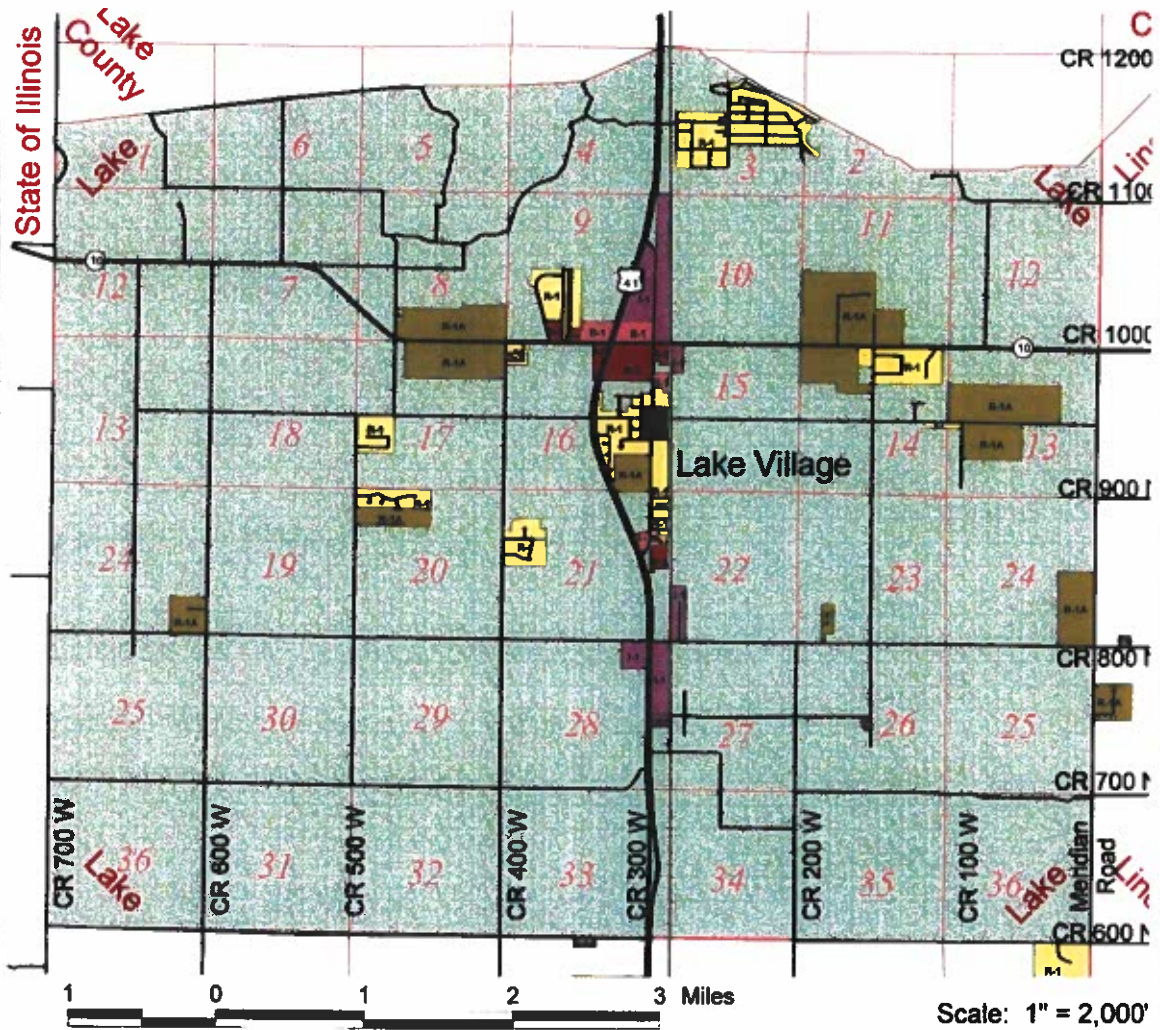
Zoning - A (Agriculture)	Zoning - Local Government District
Zoning - B-1 (Residential 1)	Zoning - MFD (Mixed Use)
Zoning - PUD-B (Planned Use Development, Business)	Zoning - R-1 (Residential 1)
Zoning - B-2 (Residential 2)	Zoning - PUD-B-1 (Planned Use Development, Residential 1)
Zoning - I-1 (Industrial 1)	Zoning - R-1A (Residential 1 with Linearlot)
Zoning - I-2 (Industrial 2)	Zoning - R-2 (Residential 2)
Zoning - Landfill	Zoning - R-2B (Residential 2 with Linearlot)

Road
 State Highway Road
 Railroad
 Township
 Corporation Limits



Proposed Zoning

Newton County - Lake Township



Detail of
 (Left) Sumava Resort
 (Mid) north Lake Village
 (Right) south end of Lake Village

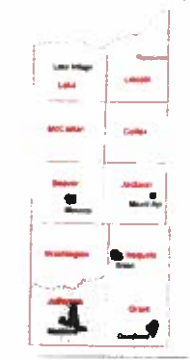
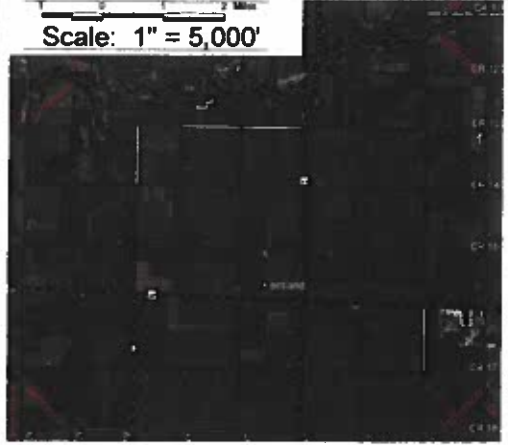
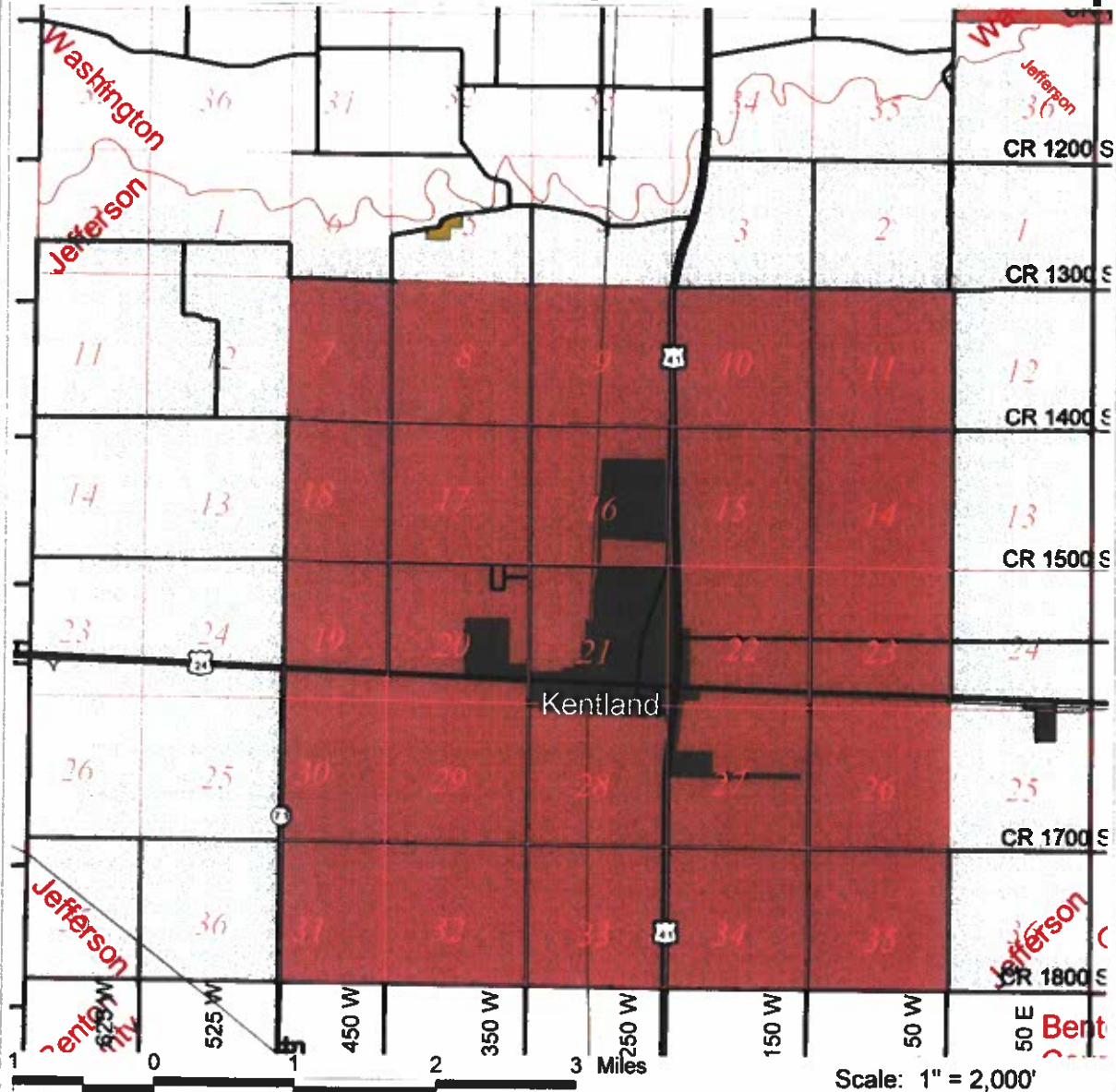


Legend:

	Zoning - A (Agriculture)		Zoning - Local Government District
	Zoning - B-1 (Business 1)		Zoning - MUD (Mixed Use)
	Zoning - PUD-B (Planned Use Development, Business)		Zoning - R-1 (Residential 1)
	Zoning - B-2 (Business 2)		Zoning - PUD-R-1 (Planned Unit Development Residential 1)
	Zoning - I-1 (Industrial 1)		Zoning - R-1A (Residential 1 with Lakeside)
	Zoning - I-2 (Industrial 2)		Zoning - R-2 (Residential 2)
	Zoning - Landfill		Zoning - R-2M (Residential Manufacturing Housing)



Proposed Zoning Newton County - Jefferson Township



Scale: 1" = 800'
 (Left) Northern residential area
 (Right) Gravel pit along US 24

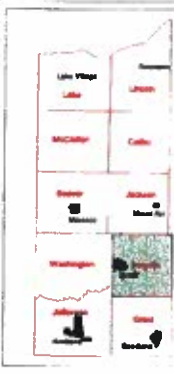
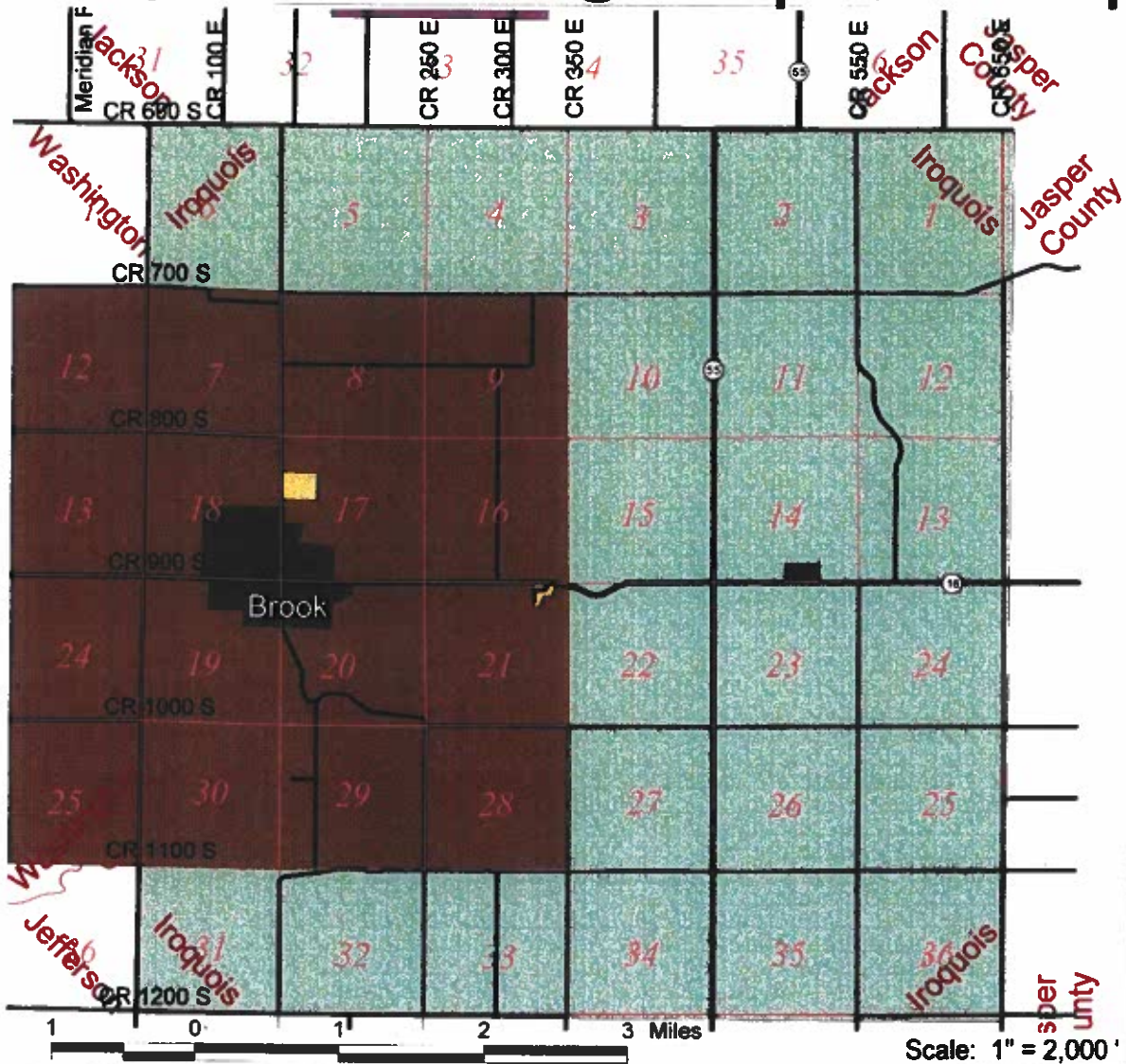


- Legend:**
- Woods
 - State Highways
 - Roads
 - Railroad
 - Townships
 - Corporation Limits
 - Zoning: A (Agriculture)
 - Zoning: B-1 (Business 1)
 - Zoning: PUD-B (Planned Use Development, Business)
 - Zoning: B-2 (Business 2)
 - Zoning: I-1 (Industrial 1)
 - Zoning: I-2 (Industrial 2)
 - Zoning: Landfill
 - Zoning: Local Government (District)
 - Zoning: MID (Mixed Use)
 - Zoning: R-1 (Residential 1)
 - Zoning: PUD-R-1 (Planned Unit Development, Residential 1)
 - Zoning: R-1A (Residential 1 with Livestock)
 - Zoning: R-2 (Residential 2)
 - Zoning: R-2M (Residential Manufactured Housing)



Proposed Zoning

Newton County - Iroquois Township



Scale: 1" = 800'

(Left) North of Brook
(Center) East of Brook
(Right) Along SR 16, east of SR 55



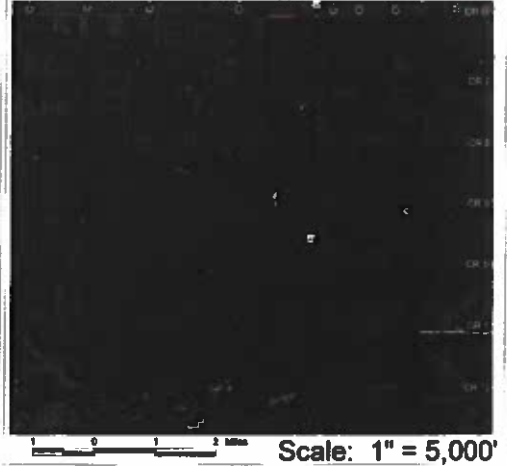
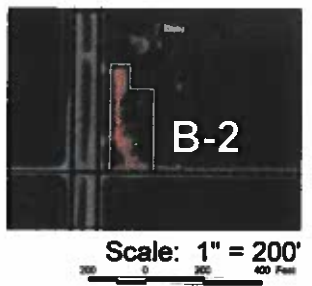
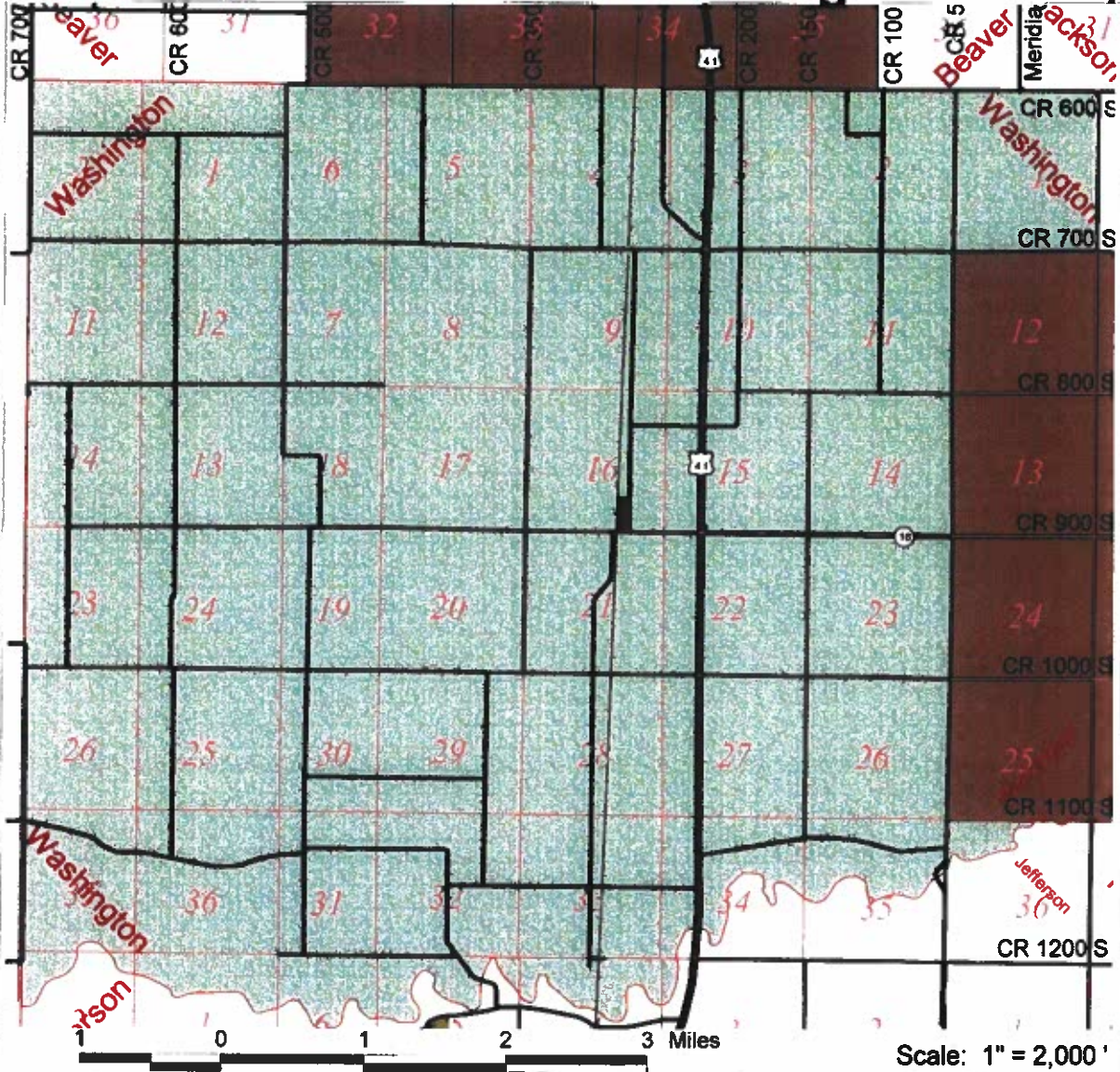
Scale: 1" = 5,000'

Legend:

- Zoning - A (Agriculture)
- Zoning - B-1 (Business 1)
- Zoning - PUD-S (Planned Use Development, Business)
- Zoning - B-2 (Business 2)
- Zoning - I-1 (Industrial 1)
- Zoning - I-2 (Industrial 2)
- Zoning - L (Light)
- Zoning - Local Governmental District
- Zoning - MCD (Mixed Use)
- Zoning - R-1 (Residential 1)
- Zoning - PUD-R-1 (Planned Unit Development Residential 1)
- Zoning - R-1A (Residential 1 with Livestock)
- Zoning - R-2 (Residential 2)
- Zoning - R-M (Residential Manufactured Housing)



Proposed Zoning Newton County - Washington Township



(Left) CR 275 W and CR 900 S
(Right) US 41 at SR 16



Legend:

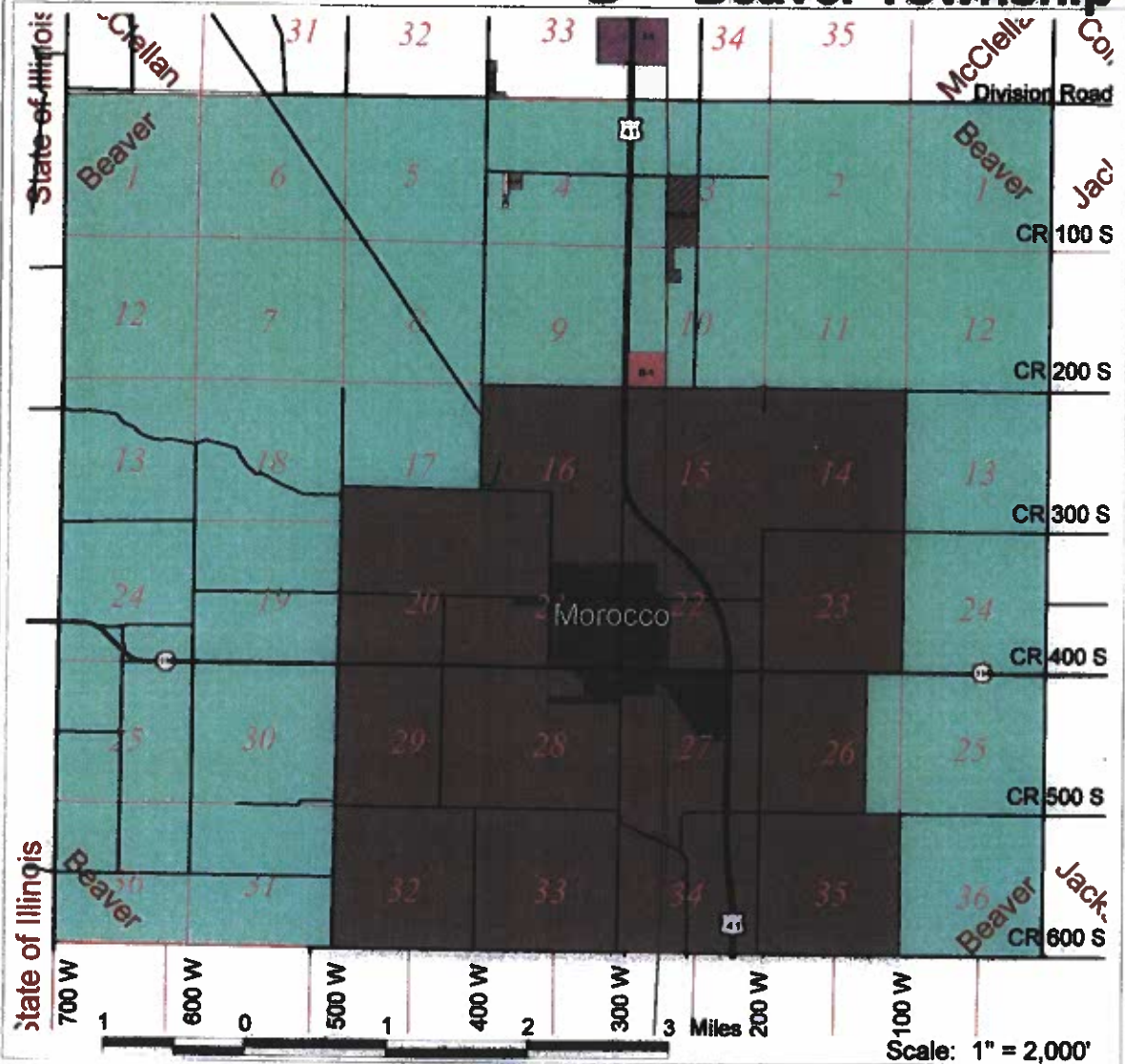
	Zoning - A (Agriculture)		Zoning - Local Governmental District
	Zoning - B-1 (Business 1)		Zoning - BOD (Board Use)
	Zoning - PUD-B (Planned Use Development, Business)		Zoning - R-1 (Residential 1)
	Zoning - B-2 (Business 2)		Zoning - PUD-R-1 (Planned Use Development, Residential 1)
	Zoning - L-1 (Industrial 1)		Zoning - R-1A (Residential 1 with Livestock)
	Zoning - L-2 (Industrial 2)		Zoning - R-2 (Residential 2)
	Zoning - Land Use		Zoning - R-2H (Residential Manufactured Housing)

State Highways
 Roads
 Railroad
 Township
 Corporation Limits



Proposed Zoning

Newton County - Beaver Township



Scale: 1" = 2,000'

Detail along US 41 north of Morocco



Scale: 1" = 1,500'



Scale: 1" = 5,000'



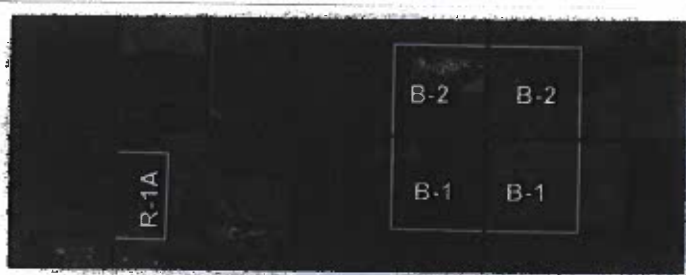
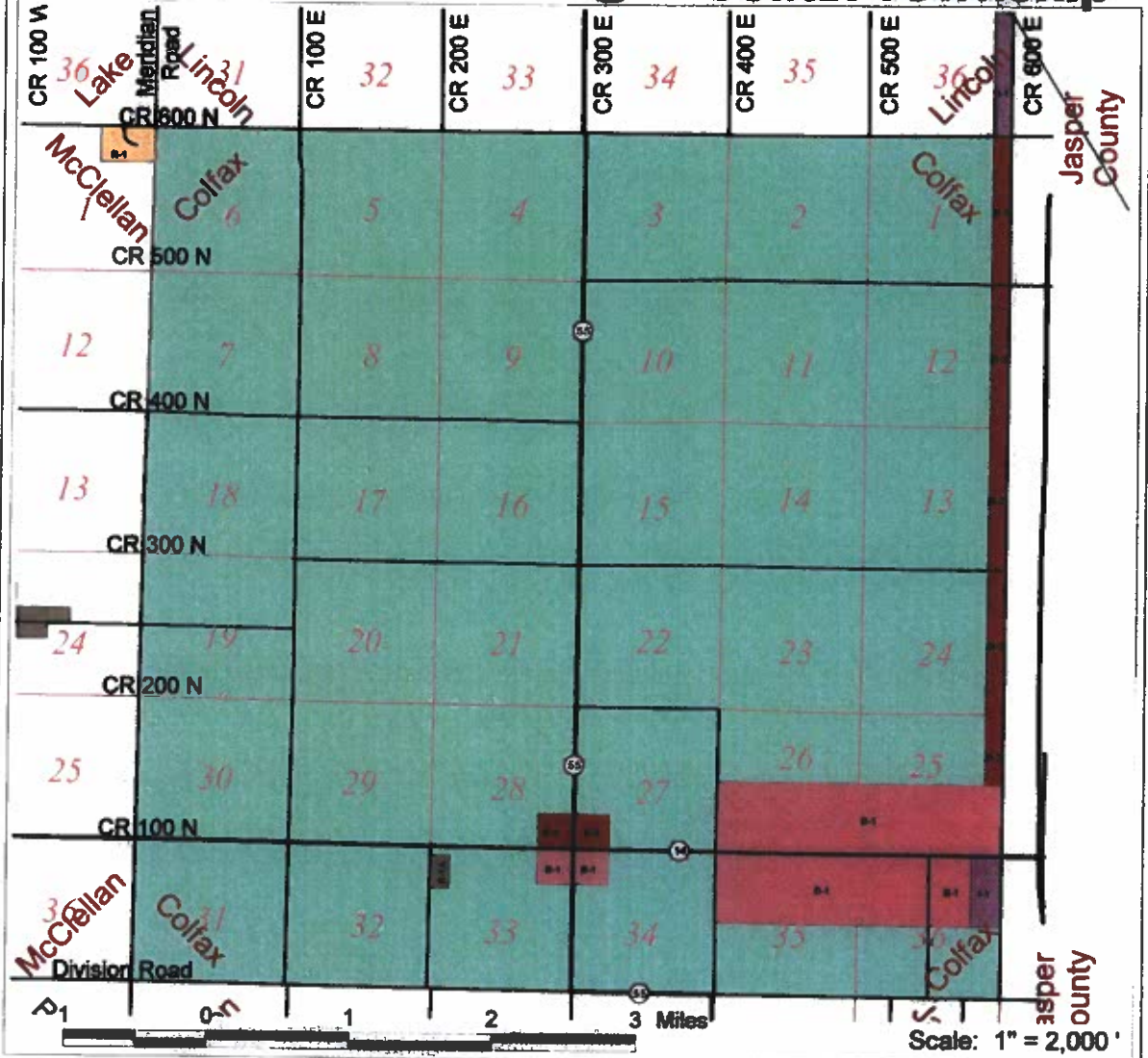
Legend:

- Zoning - A (Agriculture)
- Zoning - B-1 (Business 1)
- Zoning - PUD-B (Planned Unit Development, Business)
- Zoning - B-2 (Business 2)
- Zoning - I-1 (Industrial 1)
- Zoning - I-2 (Industrial 2)
- Zoning - Local Government District
- Zoning - MHD (Mixed Use)
- Zoning - R-1 (Residential 1)
- Zoning - PUD-R-1 (Planned Unit Development, Residential 1)
- Zoning - R-1A (Residential 1 with Limits)
- Zoning - R-2 (Residential 2)
- Zoning - R-2A (Residential 2 with Limits)
- Zoning - R-2B (Residential 2 with Limits)
- Zoning - Local Government District
- Zoning - MHD (Mixed Use)
- Zoning - R-1 (Residential 1)
- Zoning - PUD-R-1 (Planned Unit Development, Residential 1)
- Zoning - R-1A (Residential 1 with Limits)
- Zoning - R-2 (Residential 2)
- Zoning - R-2A (Residential 2 with Limits)
- Zoning - R-2B (Residential 2 with Limits)



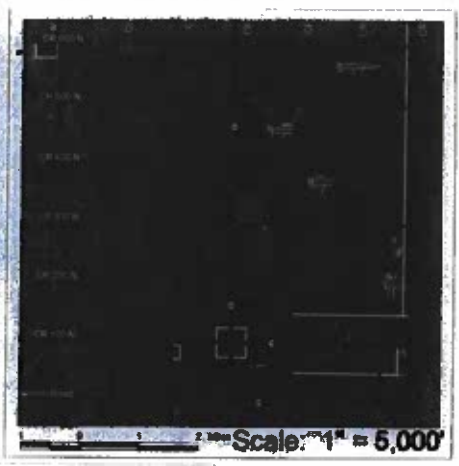
Proposed Zoning

Newton County - Colfax Township



Scale: 1" = 800'

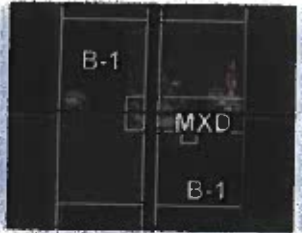
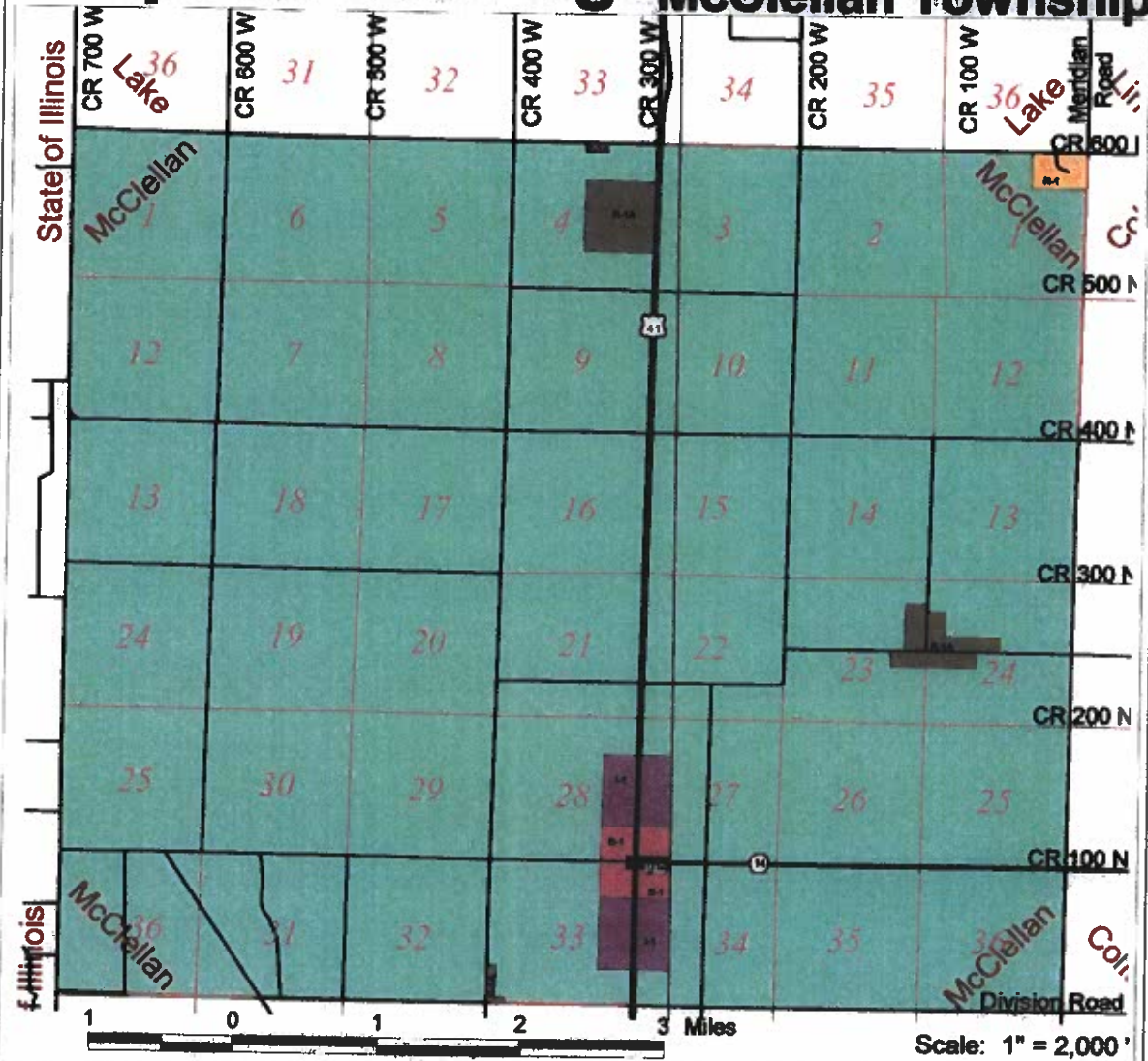
Detail of SR 55 at SR 14



- Legend:**
- Road
 - State Highway Road
 - Railroad
 - Township
 - Cooperation Line
 - Zoning - A (Agriculture)
 - Zoning - B-1 (Business 1)
 - Zoning - PUD-B (Planned Unit Development, Business)
 - Zoning - B-2 (Business 2)
 - Zoning - B-1 (Residential 1)
 - Zoning - B-2 (Residential 2)
 - Zoning - Limited
 - Zoning - Local Government District
 - Zoning - MCD (Mixed Use)
 - Zoning - R-1 (Residential 1)
 - Zoning - PUD-R-1 (Planned Unit Development, Residential 1)
 - Zoning - R-1A (Residential 1 with Livestock)
 - Zoning - R-2 (Residential 2)
 - Zoning - R-2M (Residential 2 Medium Density)



Proposed Zoning Newton County - McClellan Township



Scale: 1" = 800'
 Detail of
 (Left) CR 100 W and CR 250N
 (Right) US 41 at SR 14



- Legend:**
- Zoning - A (Agriculture)
 - Zoning - B-1 (Residential 1)
 - Zoning - PUD-B (Planned Unit Development, Business)
 - Zoning - B-2 (Residential 2)
 - Zoning - I-1 (Industrial 1)
 - Zoning - I-2 (Industrial 2)
 - Zoning - L (Light)
 - Zoning - LEED (Environmental District)
 - Zoning - MID (Mixed Use)
 - Zoning - R-1 (Residential 1)
 - Zoning - PUD-R-1 (Planned Unit Development, Residential 1)
 - Zoning - R-1A (Residential 1 with Limited)
 - Zoning - R-2 (Residential 2)
 - Zoning - R-2H (Residential Structured Housing)

