

# **GOALS AND POLICIES AN ELEMENT OF THE BARTHOLOMEW COUNTY COMPREHENSIVE PLAN**

## **SECTION I: DEVELOPMENT PATTERNS**

### **Goal 1: Preserve productive farmland and maintain the productive capacity for a strong county agricultural industry.**

- Policy 1-A: Develop a system for classifying levels of subdivisions and determining the amount and type of regulation appropriate to each level.
- Policy 1-B: When land is proposed for subdivision or rezoning, require at the applicant's expense, a technical impact study by a qualified person or firm. Require the Plan Commission and/or County Commissioners to consider the effect on adjoining and nearby agricultural land in making decisions. Impacts to be studied include but are not limited to drainage, crop and livestock operation procedures, and traffic.
- Policy 1-C: Require the Plan Commission and County Commissioners to consider the additional costs of providing public services for the land being considered for rezoning from agricultural use.
- Policy 1-D: Require appropriate buffers to allow the continued full use of adjoining farmland and to reduce conflicts between neighboring uses.
- Policy 1-E: Encourage adequate representation from the agricultural industry on the Plan Commission.
- Policy 1-F: Direct development away from more productive farmland and agricultural areas.
- Policy 1-G: Prevent subdivision development from interfering with ongoing agricultural operations.
- Policy 1-H: Use incentives to encourage development in areas where growth is desired.
- Policy 1-I: Encourage local government to install infrastructure to encourage development into areas designated for such growth.
- Policy 1-J: Require development to take place in a manner that allows for preservation and conservation of farmland, open land and significant natural features.
- Policy 1-K: Protect neighboring farmland from increased water runoff (both surface and subsurface), night lighting, sun-blocking interference, trespassing or anything else which might interfere with existing or potential farm operations.
- Policy 1-L: Ensure that the Plan Commission and County Commissioners consider the impact on agriculture when they make decisions on extending infrastructure or approving new development.
- Policy 1-M: Develop farmland protection tools acceptable to the community such as multiple agricultural zoning districts, exclusive agricultural zones, voluntary agricultural zones, agricultural protection areas, and neighborhood farm districts.
- Policy 1-N: Provide incentives to increase support for and participation in agricultural protection programs.
- Policy 1-O: Develop a classification system for agricultural land based upon its suitability for productive farming, and develop a growth policy that reflects these classifications.
- Policy 1-P: Encourage new or expanded development, both residential and non-residential, to be compact and to be served by public water, sewer and other needed infrastructure and services.
- Policy 1-Q: Promote development of businesses such as value-added agricultural industries that enhance agriculture and agribusiness while protecting the character and environmental quality of the county.
- Policy 1-R: Encourage the Plan Commission and County Commissioners to consider the needs of farmers and the impacts on agriculture in making decisions on locations of highways or other public facilities.

### **Goal 2: Protect open space such as woodlands, flood plains, and wetlands for environmental, recreational, scenic, and life-style benefits.**

- Policy 2-A: Encourage education of staff, Plan Commission members, elected officials, and the public regarding agriculture and production procedures, investment and economics.

- Policy 2-B: Ensure that development occurs in a manner that preserves farmland, wildlife habitat, woodland, and significant natural features.
- Policy 2-C: Protect from development unique areas of the county with special natural features, for open space, parks, and wildlife habitat, for the benefit of present and future generations, while avoiding competition with private property ownership.
- Policy 2-D: Develop incentives and other strategies to preserve or acquire unique and special lands for preservation and protection.
- Policy 2-E: Utilize information about soil and water resources to make wise land use decisions and to prevent damage to the environment.

**Goal 3: Maintain rural neighborhoods, establish appropriate new neighborhoods, and revitalize existing rural towns and villages.**

- Policy 3-A: Prevent continual strip development of land along county roads.
- Policy 3-B: Limit the number of land divisions from a single parent tract, unless the property is subdivided in a manner consistent with county growth policy (i.e., new neighborhood with internal streets and amenities, in a location that does not interfere with agriculture).
- Policy 3-C: Encourage new development to take place in and around existing cities, towns and villages.
- Policy 3-D: Encourage infill development and redevelopment in existing towns and villages.
- Policy 3-E: Encourage maintenance of rural buildings and grounds in such a way as to promote economic stability, health and safety. This maintenance includes but is not limited to discouraging the outdoor accumulation of inoperable or unlicensed vehicles, used appliances, furniture, and debris.
- Policy 3-F: Require proper construction methods and materials in accordance with the code. This policy is not to be construed as requiring building permits for agricultural buildings.
- Policy 3-GF: Encourage mixed housing types and prices in all geographic areas of the county; discourage concentrations of similar types and prices. This policy does not mean that houses of widely ranging price or type will be mixed in individual neighborhoods; it means that no broad geographic area of the county (i.e., southwest, northeast, etc.) will be characterized by a single type or price of housing.
- Policy 3-HG: Require appropriate buffer areas between different land uses.
- Policy 3-IH: Require new development to be in scale with its surroundings.
- Policy 3-JI: Allow mobile homes only in mobile home parks meeting county standards, or for a limited time, such as in the case of a person needing care.

**Goal 4: Create stable residential neighborhoods that are safe, healthy, socially satisfying and retain their economic value.**

- Policy 4-A: Prohibit development in areas where such development would jeopardize health or safety. These areas include but are not limited to floodways, areas with inadequate sewage disposal or water supply, areas with inadequate access, or land with known environmental problems.
- Policy 4-B: Ensure that street designs promote safety by requiring traffic calming measures, and where appropriate, alleys, curbs and access to land where future development may take place.
- Policy 4-C: Require pedestrian systems in new developments.
- Policy 4-D: Require pedestrian systems to be accessible to all to the maximum extent possible.
- Policy 4-E: Require all utilities to be placed underground in new subdivisions.
- Policy 4-F: Encourage neighborhood business areas that are compatible with their surroundings, properly buffered and appropriately located.
- Policy 4-G: Require that new neighborhoods have fire protection that meets county standards.
- Policy 4-H: Require adequate drainage systems in new subdivisions. These systems should ensure that storm water accumulation does not increase the possibility of disease, unsafe conditions, or property damage.
- Policy 4-I: Require inviting, safe, non-intrusive, street lighting in new developments.
- Policy 4-J: Require appropriately located school bus waiting areas in new developments.
- Policy 4-K: Require appropriate landscaping, particularly trees, on lots and in public areas.

- Policy 4-L: Require that new subdivisions have appropriate covenants and lot owner associations empowered to enforce community policies.
- Policy 4-M: Ensure that new subdivisions offer a sense of place, with at least two neighborhood open space entrance areas displaying attractive and well-maintained identification signs.
- Policy 4-N: Require subdividers to consider and plan for future needs created by the addition of new residences. These needs include but are not limited to sites for future neighborhood commercial centers, community centers, parks, and schools.

**Goal 5: Provide for institutional and other land uses that may be needed or desired in the community.**

- Policy 5-A: Establish criteria for location of recreational, public and institutional uses such as churches, schools, cemeteries, community centers, fire stations, campgrounds, and private recreational facilities in Bartholomew County. These criteria should take into account the potential impact of each use on traffic patterns, utilities, infrastructure, and the enjoyment of surrounding properties.
- Policy 5-B: Develop a review and approval process to evaluate these types of uses.

## **SECTION II: COMMUNITY RESOURCES AND ENVIRONMENT**

**Goal 6: Ensure wise and efficient use of limited and non-renewable resources including but not limited to capital and land.**

- Policy 6-A: Encourage revitalization of existing villages and small towns.
- Policy 6-B: Encourage creative adaptation of historical buildings to new uses.
- Policy 6-C: Encourage all Bartholomew County departments and agencies to evaluate and seek appropriate uses of the historical buildings under their control.
- Policy 6-D: Encourage vacant parcels to be used for projects such as parks or other amenities.
- Policy 6-E: Encourage growth that can utilize existing infrastructure.
- Policy 6-F: Encourage development in areas adjacent to already developed areas.
- Policy 6-G: Allow various types of housing such as accessory units.
- Policy 6-H: Encourage neighborhoods to contain a diverse socioeconomic mix.
- Policy 6-I: Encourage residential clustering and other development types that conserve open space and natural resources and reduce infrastructure costs.
- Policy 6-J: Require the Plan Commission and County Commissioners to consider the availability of schools, fire protection, security, roads, snow removal, sewage, water supply, drainage and other physical, economic, and social necessities.
- Policy 6-K: Ensure wise use of infrastructure dollars.
- Policy 6-L: Ensure that development takes place in an orderly fashion with the costs paid in a fair and equitable manner.
- Policy 6-M: Ensure that subdivisions are designed in a manner which preserves natural topography and other natural features, including, but not limited to trees, woodlands, wetlands, streams, ponds and drainage ways.
- Policy 6-N: Ensure that new development does not lower the level of service nor place an excessive burden on current residents.

**Goal 7: Maintain and enhance the quality of the water, air and land.**

- Policy 7-A: Ensure that floodway areas are protected from development.
- Policy 7-B: Avoid development in the floodway fringe.
- Policy 7-C: Ensure, to the extent possible, that new development does not cause deterioration in water quality or quantity for existing development.
- Policy 7-D: Require new large subdivisions to be served by public water and sewage or an equivalent system
- Policy 7-E: Develop a system to ensure that sewage disposal systems, including septic systems, are inspected and maintained.

- Policy 7-F: Control soil erosion from development and from agriculture.
- Policy 7-G: Require developers to prepare and implement effective erosion control plans.
- Policy 7-H: Meet or exceed federal and state air quality standards.
- Policy 7-IG: Meet or exceed federal and state water quality standards.
- Policy 7-JH: Require a geotechnical investigation and analysis of general soil conditions and, if problems are indicated, require a detailed analysis to ensure that soil conditions and topography are suitable for planned construction.
- Policy 7-KI: Require an environmental assessment before development plans are submitted for approval.
- Policy 7-LJ: Ensure that human and animal waste disposal is carried out in accordance with applicable environmental regulations.

**Goal 8: Prevent Drainage Problems.**

- Policy 8-A: Require an adequate drainage system whenever there is a land use change.
- Policy 8-B: Require applicants to pay for drainage studies performed by qualified professionals acceptable to the county.
- Policy 8-C: Adopt standards to minimize adverse drainage impacts, both downstream and upstream, from land use changes.
- Policy 8-D: Require all property owners benefitting from a subsurface drainage system to be responsible for their share of the maintenance of the existing subsurface drainage system, whether the system is on their property or others= property.
- Policy 8-E: Protect property from adverse effects of drainage changes on neighboring property, including agricultural property.
- Policy 8-F: Encourage the county and other responsible parties to excavate road and street side ditches to maintain a positive outlet.
- Policy 8-G: Prevent the filling of roadside and street side ditches by property owners.
- Policy 8-H: Minimize drainage impacts from road or bridge construction or reconstruction.
- Policy 8-I: Require all property owners to ensure that surface drainage ways under their control remain open.
- Policy 8-J: Require adequate detention/retention to minimize the impact of run off.
- Policy 8-K: Require properly engineered drainage systems for all new development, particularly on poorly drained soils.
- Policy 8-L: Encourage incorporated areas to require detention or retention of storm water in new development to lessen the impact on property outside the incorporated area=s jurisdiction.
- Policy 8-M: Require developers to install a storm water management system that will release water off the developed areas in a non-intrusive manner.
- Policy 8-N: Require developers to design systems to collect storm water runoff within their developments.
- Policy 8-O: Require developers to permit natural flow of off-site runoff to continue through or be retained in the proposed development, provided that the discharge to the development continues at no more than the pre-developed rate.
- Policy 8-P: Require subdividers to locate any known existing drain tiles affected by their developments and to take appropriate steps to protect these drainage systems.

**Goal 9: Improve Existing Drainage Problems.**

- Policy 9-A: Request that those who are unsuccessful in solving their drainage problems privately petition the County Drainage Board for assistance.
- Policy 9-B: Enforce adherence to the approved drainage design for developed property.
- Policy 9-C: Seek state and federal grants to improve and maintain waterways, rivers, streams, and drains.
- Policy 9-D: Wherever practical, replace existing drainage structures (bridges, culverts, field tile) having inadequate flow capacity located within the county road right-of-way.

**Goal 10: Reduce Flooding and Flood Damage.**

- Policy 10-A: Encourage building to take place outside the flood plain.
- Policy 10-B: Require detention or retention of runoff.

Policy 10-C: Prevent filling within the floodway.

Policy 10-D: Encourage reforestation, tree planting, and implementation of Best Management Practices (BMP) on existing woodlands.

**Goal 11: Reduce Soil Erosion.**

Policy 11-A: Require an erosion control plan for any land use change.

Policy 11-B: Promote conservation farming practices.

Policy 11-C: Encourage best practices for reducing soil erosion from development activities and from agriculture.

Policy 11-D: Require developers to prepare and implement effective erosion control plans.

**Goal 12: Improve Water Quality and Ensure an Ample Supply of Potable Water.**

Policy 12-A: Protect ground and surface water from contamination by chemicals, industrial waste, septic systems, animal waste, human waste, and sludge.

Policy 12-B: Encourage best practices for reducing soil erosion.

**Goal 13: Preserve and enhance the beauty of Bartholomew County**

Policy 13-A: Encourage proper maintenance of buildings and grounds, to promote economic stability, health, and safety. This maintenance includes but is not limited to discouraging the outdoor accumulation of inoperable or unlicensed vehicles, use appliances, furniture, and debris.

Policy 13-B: Require new businesses and industries to add landscaping around their building and parking lots to enhance their appearance, and encourage existing businesses and industries to do so.

Policy 13-C: Prohibit billboards on all highway corridors.

Policy 13-D: Develop an effective means of eliminating working with property owners to eliminate abandoned and/or dilapidated buildings, either through adapting the buildings to a new use or removing them.

Policy 13-E: Minimize disruption of the landscape from excavation and mining operations.

Policy 13-F: Require appropriate landscape buffer area around large industrial, excavation, or mining operations so that they do not significantly detract from the beauty of the surrounding area.

Policy 13-G: Encourage reclamation practices that will enable the land used for excavation or mining to be appropriately re-used.

### **SECTION III: TRANSPORTATION AND INFRASTRUCTURE**

**Goal 14: Ensure the safe disposal of sewage.**

Policy 14-A: Encourage the development of a county rural sewer system in areas where growth is desired.

Policy 14-B: Encourage the connection of existing package treatment plants into a larger treatment system.

Policy 14-C: Discourage the use of package treatment plants in the county, unless these systems are properly designed, have permanent operation and maintenance guarantees, and the systems are capable of later connection to a larger sanitary sewage system.

Policy 14-D: Discourage the use of septic systems and leach fields in the county.

Policy 14-E: Encourage development to take place where existing sewer systems are available.

**Goal 15: Ensure a safe, abundant supply of water.**

Policy 15-A: Encourage the development of rural water districts for domestic use and fire protection in the county. (See Policy 14-C) in areas where growth is desired.

Policy 15-B: Require that water systems serving new development and expansions have sufficient volume and pressure for fire protection.

Policy 15-C: Encourage development to take place where public and semi-public water systems are available.

**Goal 16: Ensure that new development has adequate utility services.**

Policy 16-A: Encourage development to take place where existing gas and electric utilities are available.

Policy 16-B: Encourage all utility companies to plan for future development needs by ensuring that lines are properly sized.

**Goal 17: Ensure the safe, efficient movement of traffic.**

Policy 17-A: Improve the county road system to the maximum extent possible to meet current standards.

Policy 17-B: Ensure that right-of-way widths are adequate to support transportation systems and all other utility infrastructure located within the right-of-way.

Policy 17-C: Ensure that subdividers participate in a fair and equitable manner in the cost of road improvements necessitated by new development.

Policy 17-D: Ensure that street patterns for new subdivisions are designed to provide suitable access to adjoining property.

## **SECTION IV: COMMERCE AND INDUSTRY**

**Goal 18: Promote economic growth in the county by encouraging the location and expansion of businesses and industries that are compatible with their surroundings and provided with adequate services.**

Policy 18-A: Require industrial centers and other similar uses to be built in areas with suitable transportation, utilities, water and sewage, and other needed infrastructure, or where there is an implementable plan to provide them.

Policy 18-B: Encourage industrial and commercial land uses to be consolidated in similar use areas.

Policy 18-C: Require measures to prevent flooding, pollution, and soil loss as a result of mineral extraction or other excavation.

Policy 18-D: Establish mechanisms to evaluate the short- and long-term effects of excavation and mining activities on the land.

Policy 18-E: Discourage scattered industrial and commercial land use.

Policy 18-F: Promote infill development in existing industrial areas, including brownfields redevelopment.

Policy 18-G: Encourage industry to use land with existing suitable roads or have a plan to provide suitable roads and bridges.

Policy 18-H: Encourage commercial and industrial operations to locate on land other than timberland, productive farmland, or land subject to flooding.

Policy 18-I: Encourage flexibility so that the county can respond to changing economic situations or needs.

Policy 18-J: Encourage lighting of parking areas and other spaces to promote safety and security, without adversely affecting neighboring properties, residential or farm land or traffic flow.

Policy 18-K: Reduce points of traffic conflict on public streets through driveway and intersection separation requirements.

Policy 18-L: Prevent any industries that noticeably deteriorate the air quality from locating in the county.

Policy 18-M: Encourage development of commercial and office centers, rather than strip development.

Policy 18-N: Encourage doctors, veterinarians, lawyers, and other professional buildings to be in clusters.

Policy 18-O: Encourage rural-related businesses of a scale appropriate to their surroundings, such as agriculture products and services stores, seasonal produce markets, hobby and craft stores, wineries, greenhouses, small engine repair. Where these types of businesses are of a suitable scale and in appropriate rural locations, encourage them as home-based businesses.

**Goal 19: Maintain and enhance the attractiveness of Bartholomew County by preventing sign clutter, oversized and garish signs while recognizing the need for local businesses to advertise their goods and services.**

Policy 19-A: Ensure that all businesses are treated equally with respect to signs.

Policy 19-B: Encourage signs large enough to be seen, at normal driving speeds, without detracting from the beauty of the surrounding area. Heights and sizes of signs should be related to driving conditions (i.e., width of road, speed of traffic)

Policy 19-C: Follow DOT and INDOT rules on sign setback distances.

- Policy 19-D: Encourage those signs that effectively communicate essential information to drivers; discourage proliferation of signs and signs that distract rather than inform.
- Policy 19-E: Allow only those off-site signs that are necessary to provide adequate directional information to drivers.

**Goal 20: Provide for wireless and other communication needs in the least intrusive way possible.**

- Policy 20-A: Develop a mechanism to ensure that the owners of new transmission towers provide maintenance for the life of the towers.
- Policy 20-B: Require that towers be removed when they are no longer in use or functioning.
- Policy 20-C: Establish a reporting system for tower owners to confirm the continued operation, need for, and proper maintenance of the tower.
- Policy 20-D: Establish a minimum separation distance from any houses, and ensure that new houses are not be constructed within a minimum distance of the tower.
- Policy 20-E: Encourage a landscape buffer zone around the perimeter fence area of the tower.
- Policy 20-F: Establish restrictions on the number of towers permitted within a specified geographic area to limit the density of towers.
- Policy 20-G: Require towers to be used for multiple transmitters / uses.

**Goal 21: Provide utility needs in the least intrusive way possible.**

- Policy 21-A: Encourage utility companies to run power transmission lines along property and section lines.
- Policy 21-B: Encourage utility companies to remove towers and poles when they are no longer in use or functioning.
- Policy 21-C: Encourage utility companies to route lines and locate substations in a manner to avoid residential areas, to the extent possible.
- Policy 21-D: Require a landscape buffer zone around substations.

**Goal 22: Provide suitable locations for junk or scrap yards, salvage yards, and other unsightly uses.**

- Policy 22-A: Require buffering to screen the view of unsightly uses.
- Policy 22-B: Establish standards to minimize the environmental impact of outdoor storage of materials such as junk or scrap.
- Policy 22-C: Establish minimum setback distances between unsightly uses and houses, schools, and other businesses.
- Policy 22-D: Establish a minimum setback distance from all roads for junk, scrap and salvage yards and other similar uses.
- Policy 22-E: Prohibit junk, scrap and salvage yards in flood plains.
- Policy 22-F: Establish minimum setback distances from streams, creeks, or rivers for junk, scrap and salvage yards.
- Policy 22-G: Encourage recycling and allow only properly operated and properly screened scrap, or salvage yards, and prevent the expansion of existing operations that do not meet county standards.
- Policy 22-H: Prohibit junk, scrap, or salvage yards over aquifers or in other water supply areas.

**Goal 23: Provide for the safe, efficient disposal of locally generated solid waste.**

- Policy 23-A: Prohibit private, for-profit, landfills from locating in Bartholomew County, and prohibit solid waste generated from outside the county from disposal in any county-owned or county-controlled landfill.
- Policy 23-B: Encourage proper siting and maintenance of a publicly owned or controlled solid waste disposal facility to meet the needs of local residents and businesses.
- Policy 23-C: Encourage the recycling of all items that can be recycled.

## **SECTION V: PROCEDURES**

**Goal 24: Ensure that the county=s plan and ordinances have the desired effect.**

- Policy 24-A: Develop a means of evaluating the impacts of the comprehensive plan.
- Policy 24-B: Review and revise the plan on a regular basis, at least every five years.
- Policy 24-C: Review the Bartholomew County ordinances yearly to determine their effectiveness in implementing the plan.

**Goal 25: Encourage intergovernmental cooperation.**

- Policy 25-A: Encourage regular communications between Bartholomew County officials and agencies and those of incorporated areas within the county.
- Policy 25-B: Encourage cooperative efforts with surrounding counties on matters of mutual concern, such as watershed protection, highway corridors, and the effects of land use decisions on neighboring properties.
- Policy 25-C: Encourage cooperation among departments and agencies within the county.
- Policy 25-D: Encourage cooperation between county and state agencies, such as the Indiana Department of Transportation, the Indiana Department of Natural Resources, and the Indiana Department of Environmental Management.
- Policy 25-E: Encourage cooperation between the county and the school corporations within the county.

**Goal 26: Encourage cooperation between the county and private enterprises.**

- Policy 26-A: Encourage communication with private utility companies affected by development.
- Policy 26-B: Encourage public-private partnerships to achieve community objectives.

**Goal 27: Encourage voluntary compliance with county policies and regulations.**

- Policy 27-A: Promote educational efforts that will increase understanding of the effects of land use decisions on the community as a whole.
- Policy 27-B: Whenever possible, use incentives rather than penalties to encourage compliance with county policies and regulations.