

Appendix A

1956 MASTER PLAN PROPOSED PROJECTS*

***Editor's note**—Printed herein is the Town of North Judson, Indiana, Master Plan Amendment, as adopted by the Town Council in February of 1998, which amended the original Master Plan, adopted in 1956 (dates shown as provided by the Town). Obvious misspellings and punctuation errors have been corrected without notation. For stylistic purposes, headings and catchlines have been made uniform and the same system of capitalization, citation to state statutes, and expression of numbers in text as appears in the Code of Ordinances has been used. Additions made for clarity are indicated by brackets.

APPENDIX A—1956 MASTER PLAN PROPOSED PROJECTS

Town of North Judson, Indiana

Master Plan Amendment

February 1998

SECTION ONE INTRODUCTION BACKGROUND AND HISTORY

In the summer of 1955 a special planning committee of the Chamber of Commerce, recommend to the Board of Town Trustees that a Plan Commission be formed and the Commission be charged with preparation of a Master Plan for future development of the Town of North Judson. This recommendation came after several years of study and identification of the need for a progressive look ahead for the community of North Judson. The Board of Town Trustees enacted an ordinance which established the Advisory Plan Commission in accordance with State of Indiana legislation.

The Advisory Plan Commission undertook a year-long study of the community and prepared the first long ranged vision of the community. This vision was documented in the form of two maps, a zoning map defining proposed future land uses within the corporate boundary of the Town and a thoroughfare plan defining major and minor streets and roads within the corporate boundary. In addition, the Master Plan contained seventeen specific projects necessary for the implementation of the vision for the future of the community.

The following is a list of specific projects which, if dealt with satisfactorily, will make the Town of North Judson, Indiana, an increasingly better, more beautiful, convenient, efficient, and attractive place to live.

1. A solution to the storm and sanitary sewer problem must be found as soon as possible to improve the health standard of the community.
2. A major thoroughfare plan should be established and made effective for the safety, convenience and welfare of the public by:
 - a. Proper placement of stop signs to establish a preferential street system.
 - b. Extension of Oakwood Street south from Main Street to Talmer Avenue across the Erie and Chesapeake and Ohio Railroads.
 - c. Improvement of McClellan Avenue as a major north and south thoroughfare on the west side of Town, including a crossing at the New York Central Railroad.
 - d. Extension of Arlington Avenue west across the Pennsylvania and Erie Railroads to McClellan Avenue.
 - e. Extension of Lane Street northwest across the New York Central Railroad to the proposed extension of Arlington Avenue.

NORTH JUDSON TOWN CODE

- f. Location of an east-west major thoroughfare one-half mile south of Talmer Avenue.
 - g. Requiring all future major thoroughfares to have no less than an 80 foot right-of-way.
 - h. Widening of Keller Avenue from Main Street to Central Avenue.
 - i. Widening of State Road 10 with adequate sidewalks.
3. A long range program of street improvements.
 4. Continuance of sidewalk and curb improvements.
 5. Street lights in specific areas should be improved.
 6. A workable house numbering system should be established.
 7. Adequate street signs should be installed.
 8. Recreational facilities should be continually improved by the establishment of neighborhood parks and playgrounds in each of the neighborhoods.
 9. School facilities should be continually improved to meet the needs of the growing population.
 10. Off-street parking should be provided by all commercial, industrial, public and semi-public and residential uses according to their needs.
 11. The rehabilitation of the central business district in ways to make it more attractive for and serviceable to shoppers should be programmed.
 12. Deterioration of property should be arrested wherever possible.
 13. Building and electrical codes should be established to protect the health, safety and welfare of the citizens.
 14. A realistic annexation program should be inaugurated to help the community grow in an orderly manner.
 15. Special efforts should be made to attract more industries to the North Judson Community.
 16. Codification of the Town ordinances should be considered.
 17. A concerted effort should be made to enforce subdivision control regulations and zoning.

The Advisory Plan Commission and the Board of Town Trustees adopted the master plan to serve as a decision making guide for future development of the Town of North Judson. The master plan was a far-ranging document, prepared with the input of a large number of Town residents, business owners and others with interest in the community. Since adoption, the master plan has been a guide for almost every decision concerning land use during the past 40 years.

NEED FOR COMPREHENSIVE REVIEW

APPENDIX A—1956 MASTER PLAN PROPOSED PROJECTS

Sound governmental administration and planning practice indicate a Town Plan should be revised on a periodic basis. Since the master plan was prepared more than 40 years ago, the Board of Town Trustees and Advisory Plan Commission determined it was timely to review the plan and make changes to update information and planning concepts for the future.

DATE OF ADOPTION

Pursuant to Indiana Comprehensive Planning law, it is the duty of the Advisory Plan Commission to present the plan to the general public. A public hearing was scheduled and held on January 12, 1998 for the purpose of obtaining public input. The Advisory Plan Commission, after consideration of this public input, adopted a motion recommending the adoption of the Master Plan Amendment by the Board of Town Trustees on **** **, 1998. An adoption resolution was approved by the Board of Town Trustees on **** **, 1998. The Master Plan Amendment was filed with the Starke County Recorder, on **** **, 1998.

ACKNOWLEDGMENTS

The Board of Trustees and the Advisory Plan Commission wish to gratefully acknowledge the support of the Starke County Development Foundation, in securing professional planning consulting services and printing this Master Plan Amendment.

SECTION TWO LAND USE PLANNING AND DATA ANALYSIS

BACKGROUND

The purpose of the master plan amendment for the Town of North Judson, Indiana is to set forth the strategy the Town will use to guide its future development. This will assist community leaders to provide for community needs, both present and future which are necessary to enhance the physical development and economy of the community. It will also be used to guide daily land use decisions made by the Board of Town Trustees and Board of Zoning Appeals, with guidance and recommendations provided by the Advisory Plan Commission.

LEGISLATIVE BASIS FOR PLANNING

The legislative authority for the Master Plan is found in IC 36-7-4-500, entitled Comprehensive Planning. This section of Indiana law specifies that certain mandatory contents are included into the Comprehensive Plan "for the promotion of public health, safety, morals, convenience, order, or the general welfare and for the sake of efficiency and economy in the process of development" (IC 36-7-4-501). According to the law (IC 36-7-4-502), a Comprehensive Plan must contain at least the following elements:

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

OBJECTIVES OF THE LAND USE ANALYSIS

NORTH JUDSON TOWN CODE

Since the Advisory Plan Commission wishes to influence the location of all future development to areas deemed most suitable for specific types of development, the following analysis of land uses and other physical matter is presented. The Advisory Plan Commission will continually update the plan and carry out planning functions in accordance with recommended land use policies set forth in this Plan and new development approval processes provided by Indiana law.

PLANNING AREA OF CONCERN

The planning area includes the incorporated area of the Town and the two-mile land area surrounding the incorporated area. This is a larger area than the planning area studied in 1955/6. For the purposes of this analysis, the planning period will be limited to the year 2020, however, a longer planning period may be addressed when deemed appropriate.

Because of the two-mile extraterritorial planning consideration, it will be necessary for the Town Advisory Plan Commission to coordinate planning and zoning actions with the Starke County Planning Commission to ensure quality development of land areas adjacent to the Town. Additionally, it is likely that much of the future development will occur in these adjacent land areas which will require the extension of municipally supplied utilities. Therefore, policies and agreements concerning annexation of land within these areas will be addressed in anticipation of development occurring. Such actions will ensure that an orderly and efficient pattern of development occurs, as required by the Indiana Comprehensive Planning Law. EXISTING LAND USE

On June 15, 1994, the consulting team conducted a field inventory of all observable land uses in the Town and immediately adjacent land area. This was accomplished by driving each street and recording the observed land use on a property parcel map of the Town. Use of land was recorded for single family, multifamily residential, commercial, industrial, recreational and public uses. Unfortunately, the 1956 Master Plan did not contain similar existing land use data with which a comparison could be made to determine the amount of land use which has changed during the past 40 years.

As shown in the table, the data indicates the amount of land by its current use plus the percentage distribution. Other than residential, the largest land use category is commercial.

The 1990 Census determined that the Town of North Judson has 0.9 miles of land area. This totals 560 acres of land of which 65.5 percent is developed or "in use" and 34.5 [percent] remains vacant for development. It is obvious from this information that future growth [of] North Judson, within the current corporate boundary will be constrained due to the lack of sufficient land area for development having access to municipal services.

Table 1—Existing Land Use

<i>Single-Family Residential</i>	<i>Multifamily Residential</i>	<i>Commercial</i>	<i>Industrial</i>	<i>Other</i>	<i>Vacant</i>
239.8 acres	4.1 acres	27.8 acres	18.9 acres	76.0 acres	193.5 acres

APPENDIX A—1956 MASTER PLAN PROPOSED PROJECTS

INFRASTRUCTURE ANALYSIS

One of the most critical issues in assessing new development potential or identification of the opportunities for redevelopment, are the availability, capacity and condition of municipally supplied infrastructures. The following sections, contain a belief summary of the municipal infrastructure of the Town of North Judson:

Water Treatment and Supply

The water system was originally installed in 1921 and has continuously been improved and upgraded to meet the growth of North Judson. The system is serviced by three wells which can supply sufficient water for the delivery of up to 2,000,000 gallons of water per day. Current peak usage amounts to only 400,000 gallons per day, leaving sufficient water capacity for additional growth. Additionally, the water is naturally *soft* and does not require expensive treatment to make the water more suitable for domestic use. The wells have been serviced within the past two years and should be sufficient for future needs of the Town and adjoining areas which could be developed in the near future.

The transmission system services almost all of the land area within the corporate limits of the Town and two major industrial areas outside the corporate limits. There are a few remaining areas within the corporate limit which needs to be serviced in the future by extension of the system. Capacities have been previously planned for these extensions. The most significant project will be to reinforce the flow capacity to the new industrial park (northwest of the corporate limits) with the installation of an eight-inch water main along Oakwood Street when the road and other corridor improvements are made in the near future. There are approximately 50 to 70 homes which are not connect[ed] to the water system. Because much of the system is fairly old, a program of valve and fire hydrant replacement has been started.

Wastewater Collection and Treatment

Like the water system, the sewer treatment system is rather new, being expanded in 1994 to a service capacity of 1,100,000 gallons per day. Normal operating flow is approximately 300,000 gallons per day although during the spring rainy season the peak flow will reach 900,000 gallons per day due to the older collection system servicing the central portion of the Town. There are approximately 50 to 70 homes which continue to use on-site waste disposal systems. Upon failure, by Indiana Code, these will be required to be connected to the municipal system.

Like many older towns, North Judson has combined storm and sanitary sewers servicing the older portion of the Town. Additionally, the topography of the central portion of the Town is lower than the surrounding water table. In the spring when rains saturate the ground and the water table rises, the infiltration into the system actually begins draining the water table. This, and the actual inflow of stormwater from the combined sewer, greatly increases the amount of wastewater which must be treated. Discussions are continuing to identify methods to decrease this inflow, although a sufficient amount of treatment capacity remains available for growth and new development.

NORTH JUDSON TOWN CODE

Municipal Drainage

North Judson rests almost on the dividing line between the Kankakee and Tippecanoe river basins. Almost all of the Town drainage is directed northwest to Pine Creek. Newer developed residential subdivisions have planned for adequate drainage to meet their needs.

North Judson has begun to install drainage systems when undertaking street improvement projects. Sheridan, Talmer and Lane Street[s] have had drainage installed in a portion of the street[s]. Additional drainage will be installed as other street improvements are completed.

Streets

North Judson has a considerable number of miles of streets and alleys to maintain. According to the original plat for the Town, some platted roads have not been constructed. Streets were platted having a 54-foot right-of-way except for Main Street which was platted with the traditional 66-foot right-of-way. There is no formal street or sidewalk construction, maintenance or a replacement program established by the Town Board of Trustees. Routinely, the Board of Trustees provides funding for such purposes as needs warrant.

Public Safety Services

Fire

North Judson is serviced by a volunteer Fire Department which maintains seven pieces of firefighting equipment. In late 1997, a replacement pumper truck will replace two outdated pieces of equipment with a more modern pumper resulting in a reduction in the number of pieces of equipment by one. The department is currently staffed by 25 parttime fire personnel. Presently, North Judson maintains an Insurance Services Office (ISO) rating of 7.

As the Town grows, additional demands will be placed on the Fire Department to maintain its readiness and the ISO rating. There are several items which must be considered as the population increases and more service territory is added. These include:

- Replacement of other older outdated equipment with modern firefighting equipment,
- Expansion of the fire hall for storage of equipment and vehicles plus provision of administrative office and training room space,
- Replacement of fire hydrants and other system improvements to service fire flows throughout the Town, as required by the ISO.

Police

North Judson is serviced by eight sworn police personnel of which two are fulltime personnel. Twenty-four hour patrol duties are conducted with two police vehicles which are replaced on a two-year cycle. Presently police administrative duties are housed in the Community Center. No physical training or conference room space is currently available for use by police personnel. Adequate office and other space have

APPENDIX A—1956 MASTER PLAN PROPOSED PROJECTS

been cited as a major hindrance to effective police administration and police personnel training. The single greatest need, for the future appears to be continual upgrading of computer facilities (both hardware and software) including the eventual provision of computers for each officer. It is expected, as North Judson increases in population and area, additional officers and equipment will be required to maintain the current level of services to all areas.

Municipal Buildings

Currently, all municipal services are provided from the Town Center, a complex of five buildings; the Town Hall/Police Station, Public Works/Town Administrative Office, Fire Station and Library. As North Judson grows, some thought will be required whether additional office space will be needed for various Town service providers.

Currently, the Board of Town Trustees meets in a small room located in the Town Hall. This space is somewhat small and limits the size of the audience which can be accommodated at Town meetings. Discussions are underway to consider another facility which can serve as a supplement or replacement Town Center and administration building.

Parks and Recreation Facilities

The Parks Commissioner administers the park's facilities throughout North Judson. Maintenance and new projects are governed by a five-year Parks and Recreation Plan adopted in 1995. This plan sets forth a number of projects including the construction of additional playground equipment and ball diamonds. Since adoption in 1995, the Board of Town Trustees has authorized funding for several of the top rated projects. Additional needs identified in the Plan include the development of a winter ice-skating rink and construction of a cover for the band shell at Norwayne Park, sponsorship of selected recreational services, and refurbishment of existing facilities at Town Park, and Norwayne Park. Other identified needs relate to location mapping of utilities and establishment of a continuous fundraising program.

North Judson—Wayne Township Library

A major asset of the community is the library which occupies an 8,800 square foot newly remodeled facility. The library has a collection of more than 20,000 books and other items for use by 4,700 persons residing in the Town and Township. Annually, the library circulates between 36,000 and 37,000 books and an additional 6,000 to 9,000 videos and other materials.

DEMOGRAPHIC ANALYSIS

Population Counts and Projections

The population of the Town of North Judson increased 375 people from 1,207 recorded in the 1980 Census to 1,582 recorded in the 1990 Census. Current population as estimated by Equifax Marketing Decision Systems Inc., is 1,971, an increase of 389 persons from the 1990 Census Count. The adjoining table, Table 2, contains information concerning historic population trends.

NORTH JUDSON TOWN CODE

Table 2—Population Trends and Estimates

Year	1980	1990	1998
Population Count	1,207	1,582	1,971

Source: US Census and Equifax

Because the future of the Town of North Judson will be directly influenced by development of land surrounding the current boundary, the land area within the two-mile jurisdictional area will be included in the forecast of future population. It is probable that most of this land area will be incorporated within the Town of North Judson within the term of this planning document.

Projections of future population trends have been prepared for the jurisdictional planning area by Equifax for the year 2002 and by Public Consulting Team for the year 2020. As the data reveals, the jurisdictional planning area contained 4,040 residents in 1990, which the Town of North Judson represented slightly more than 39 percent of this total. This population is expected to grow by 22 percent during the period between 1990 and 2002. Based on the current population estimate of 4,036 residents, the jurisdictional planning area is expected to grow by 909 persons which equates to a growth rate of more than 22 percent in the next four years. Assuming the growth rate of approximately five percent (the growth rate projected for the period of 1998 to 2002 by Equifax) continues to the year 2020, the population in the year 2020 would be projected to be 12,300 people.

Table 3
Population Projections Jurisdictional Planning Area

<i>Year</i>	<i>Count</i>
2020	12,300
2002	4,945
1998	4,036
1990	4,040

Source: Equifax

It is significant to note the importance of the jurisdictional land area and its potential for future residential development. The importance of this area is shown by the population data and existing land use inventory. This information documents that a substantial portion of the recent development has taken place within the jurisdictional area and that the projection for future development indicates that new growth will continue to favor the jurisdictional area, due to the limited supply of vacant land within the Town limits which can be developed for residential use.

Age of the Population

A major concern for the future is the number of residents and their age. The concern for future planning requires that adequate housing be provided for the expected population at price ranges which they can afford. An understanding of the ages of the current residents

APPENDIX A—1956 MASTER PLAN PROPOSED PROJECTS

will give an indication of the proportion of housing which will be needed in the future for younger families with children or families with grown children or elderly persons with special housing needs.

Table 4
Population by Age Group

<i>Age group</i>	<i>Percent Total</i>	<i>Age Group</i>	<i>Percent Total</i>
Under 5 years	7.15	30 to 34 years	7.45
5 to 9 years	8.33	35 to 39 years	7.06
10 to 14 years	7.77	40 to 49 years	12.66
15 to 17 years	5.63	50 to 59 years	11.78
18 to 20 years	4.57	60 to 64 years	3.43
21 to 24 years	3.94	65 to 69 years	3.14
25 to 29 years	6.95	70 and above	10.15

Median age - 33.8 years

Average age - 35.8 years

Source: Equifax

Table 4 presents data concerning the number of residents by age category in the jurisdictional planning area. As shown, this information indicates that a substantial proportion of the population is entering the retirement years, 16.7 percent. This is a similar proportion of the population as seen in many other small rural communities. This population group may need to have alternative housing choices provided within the community as their desire and ability to maintain the traditional single family home lessens.

Another large component of the population is the family age bracket of 20 to 40 years which represents more than 18 percent of the population. This is a substantial portion of the population and represents households with children and households which comprised the major consumers of goods and services provided by local merchants. Almost 50 percent of the population represents the age bracket beginning at 20 years and ending at 50 years. This information indicates that the age composition of the community is rather young comprising families which have children.

Household Income

Data in table 5 indicates the percentage of the 1,566 households living in the jurisdictional planning area by total annual household income. This information is important to gain an understanding of the amount of income a household can provide for housing.

NORTH JUDSON TOWN CODE

Table 5
1997 Held Income Data Jurisdictional Planning Area

<i>Income Group</i>	<i>Percent Total</i>	<i>Income Group</i>	<i>Percent Total</i>
Under \$5,000.00	4.72	\$35,000.00 to \$49,999.00	13.19
\$5,000.00 to \$14,999.00	21.72	\$50,000.00 to \$74,999.00	12.03
\$15,000.00 to \$24,999.00	22.05	\$75,000.00 to \$99,999.00	5.04
\$25,000.00 to \$34,999.00	17.69	\$100,000.00 and more	3.56

Average Household Income - \$40,852.00

Median Household Income - \$25,881.00

Per Capita Income - \$15,855.00

Source: Equifax

As shown by this data, the household incomes of the residents in the planning area average slightly more than \$40,000.00 each. The largest bracket of income is the range of \$15,000.00 to \$35,000.00 which represents slightly more than 40 percent of the households. The next largest bracket of income is the income of \$50,000.00 to \$75,000.00 which represents slightly more than 25 percent of the households and the income bracket of \$15,000.00 and under which represents slightly more than 26 percent of the households.

This information is important in that it shows the amount of annual income which households can use to support a home purchase or monthly rental payment for housing. Based on this information, [it] is evident that many of the households will need to consider a rental housing unit or other moderately priced housing choices. Planning for affordable housing choices, will need to be considered a Town planning policy.

Education Attainment

Residents of the jurisdictional planning area closely parallel the educational attainment of other rural communities in the State of Indiana. Of the residents 25 years and older in the planning area, more than 11 percent have a degree or other college education. More than 37 percent of the residents have graduated high school with an additional 10.1 percent gaining some college education. Of the remaining population 17.5 percent have not graduated the 9th grade and 24.5 percent have attended but not completed their high school education.

Employment Status

The resident labor force in the jurisdictional planning area consists of 53.7 percent of the population, a comparative amount to other Indiana rural communities. At the time of the Census, there was a 5.7 percent unemployment rate reported. Of the employees, 47.6 percent are male and 52.4 percent female. Current state estimates of unemployment range less than 4 percent.

Occupational Data

APPENDIX A—1956 MASTER PLAN PROPOSED PROJECTS

A summary of the employment positions held by residents of the jurisdictional planning area, includes 16.0 percent of the positions in managerial, executive or other professional positions, 18.7 percent in technical or sales and similar administrative positions, and 15.1 percent in service positions. Machine operators and other laborers account for the largest category of occupations where 30.0 percent of residents are employed. Precision craftsmen hold 15.1 percent of the available jobs. Farmers and other farm workers hold 7.2 percent of the available jobs.

Transportation to Work

Data concerning the means and the time of the journey to work trips is important to future planning as it indicates how people get to work and the approximate location of their place of employment. In the jurisdictional planning area, 69.4 percent of the employees drive their own vehicle to work. It is noteworthy to mention that 0.3 percent of the residents use some form of public transportation and 20.7 percent car pools. Almost 5 percent of the population walks to work and another 3.7 percent work at home. It requires 10 minutes or less for 36.9 percent of the workers to reach their place of employment indicating that a large amount of people work close to home. Another 34.4 percent of the workers travel 10 to 29 minutes to their place of employment. Those requiring more than 30 minutes to travel to work amount to 28.8 percent of the workforce. It can be assumed that almost 64 percent of the workers living in the jurisdictional planning area commute to other locations for their job, based on this information.

HOUSING DATA

Information recorded in the 1990 Census provides a brief overview of the housing stock in the jurisdictional planning area. According to the Census, there were 1,564 housing units in the jurisdictional planning area. Of this amount, 78.8 percent or 1,232 were single family housing units. Multiple family units amounted to 122 units of which 30 units were duplexes and the remaining 92 units in traditional multiunit building configurations. There were 16 mobile homes reported.

Of these buildings, 25.9 percent were built before 1939, 24.1 percent built between 1940 and 1959, 38.2 percent built between 1960 and 1979 and 10.1 percent built between 1980 and 1988. Only 1.1 percent of the housing units were built between 1989 and the date of the census, April 1990. The age of the housing stock should be of concern relative to future planning, since maintenance of homes built before 1939 is required to maintain the value and usability of the housing stock by potential new residents desiring to live in the community.

Since the 1990 Census data was taken the Town of North Judson has issued a number of building permits for new residential structures, as shown in Table 6.

NORTH JUDSON TOWN CODE

Table 6
NEW RESIDENTIAL STRUCTURES
Town of North Judson
1990-1997

<i>Year</i>	<i>Count</i>	<i>Year</i>	<i>Count</i>	<i>Year</i>	<i>Count</i>
1990	2	1993	3	1996	3
1991	1	1994	11	1997	4
1992	1	1995	3		

DEVELOPMENT GOALS AND OBJECTIVES

Below are listed specific development goals and objectives necessary to meet the requirements of the Indiana Comprehensive Planning law as referenced in Section Two.

STATEMENT OF DEVELOPMENT POLICIES

FOR THE FUTURE DEVELOPMENT

Land Use

CONTROL RESIDENTIAL DENSITY, AS WELL AS INDUSTRIAL AND COMMERCIAL LAND ALLOCATIONS IN LINE WITH INFRASTRUCTURE AND SERVICE FACILITY DEVELOPMENT.

POLICY: Maintain balance among residential, commercial, office, cultural, industrial and open space land allocations.

POLICY: Encourage a variety of uses within these land allocations.

POLICY: Provide land for industrial uses that are not intrusive on residential, commercial, and other areas.

POLICY: Encourage strict adherence to state and local environmental performance standards.

POLICY: Encourage steady improvement of the parks and recreation system.

Capital Improvements

ENCOURAGE NEW DEVELOPMENTS TO PAY FOR CAPITAL IMPROVEMENTS NECESSARY TO SERVE THE NEW DEVELOPMENT.

POLICY: Encourage that park and recreation facilities are developed in new subdivisions with the cost paid for by the developer.

POLICY: Encourage that all new developments within the jurisdiction of the Town are serviced by utilities paid by the developer.

APPENDIX A—1956 MASTER PLAN PROPOSED PROJECTS

Public Lands, Places and Structures

PROVIDE THE TOWN WITH FACILITIES THAT ARE SAFE, EFFICIENT, ACCESSIBLE, AND WELL LOCATED.

POLICY: Plan and purchase locations for future municipal facilities, as early as possible, to provide capacities for long-term need.

POLICY: All construction and development should proceed in accordance with all appropriate requirements of ADA and any other federal or state laws dealing with the disabled.

POLICY: Plan for the eventual expanded need for housing additional Town services including general office space, police service, fire services, and public works operations.

Public Places and Utilities

DEVELOP MUNICIPAL FACILITIES AND SERVICES THAT WILL ECONOMICALLY AND ADEQUATELY SERVICE EXISTING AND ANTICIPATED GROWTH.

POLICY: Eliminate or reduce flooding and install retention/detention pond areas where needed.

POLICY: Plan water, sewer and stormwater drainage facilities to provide sufficient capacities needed to accommodate long-term needs.

Transportation

PROVIDE A SAFE, EFFICIENT AND BALANCED TRANSPORTATION SYSTEM.

POLICY: Improve the system of thoroughfares to move people quickly, economically and conveniently.

POLICY: Plan for orderly development of Indiana Route 10, Talmer Avenue, encouraging the use of existing buildings, whenever possible and compatible with adjacent land uses, for commercial purposes.

POLICY: Create separate bike/walking paths, where needed and feasible, and create safe, wide shoulders on street pavement for bicycles when a separate bike path cannot be built.

POLICY: Support the improvement of the public transportation system for the region, linking the Town to other population centers.

POLICY: Improve the system of Town streets to encourage development of vacant land.

Housing

ENCOURAGE A VARIETY OF RESIDENTIAL DEVELOPMENTS TO PROVIDE A DIVERSE SELECTION OF RESIDENTIAL TYPES AND PRICE RANGES.

POLICY: Maintain predominantly low density single family neighborhoods.

NORTH JUDSON TOWN CODE

POLICY: Attract quality senior citizen housing.

POLICY: Encourage increased investment in home expansion and maintenance.

Appearance

ENHANCE THE APPEARANCE OF THE ACCESS POINTS TO THE TOWN, THE MAJOR THOROUGHFARES, AND THE CENTRAL BUSINESS DISTRICT.

POLICY: Improve the architectural facades of buildings on the thoroughfares leading to, and in the central business district.

POLICY: Landscape the thoroughfares and the central business district.

POLICY: Develop and implement a uniform street furniture design for the thoroughfares and central business district.

Economic Development

PROMOTE DIVERSIFIED ECONOMIC DEVELOPMENT IN ORDER TO ENCOURAGE BUSINESS INVESTMENT AND INCREASE EMPLOYMENT OPPORTUNITIES.

POLICY: Encourage growth of small and light industries and offices to diversify and strengthen the tax base and provide employment.

POLICY: Encourage steady growth of business and commercial activities in balance with anticipated needs of population growth.

POLICY: Maintain and develop the Central Business District.

Revitalization and Reuse of Downtown Buildings

ELIMINATE BLIGHTING INFLUENCES WHICH THREATEN COMMERCIAL VIABILITY OF THE DOWNTOWN.

POLICY: Discourage expansion of incompatible land uses.

POLICY: Encourage adaptive and creative reuse of buildings and land within the Town in a safe and viable manner.

POLICY: Revitalize the Central Business District (downtown) area where possible with passive open space, greenery, and recreational amenities.

POLICY: Revitalize the CBD and improve its aesthetic appearance.

POLICY: Enhance the front and rear building facades in the CBD area.

POLICY: Utilize capital improvements programming to carry out an orderly schedule of revitalization.

APPENDIX A—1956 MASTER PLAN PROPOSED PROJECTS

LAND USE PLAN ANALYSIS

Based on the understanding that the Town of North Judson will experience increased and a faster annualized pace of population growth than in the past decade due to the economic development efforts to create additional jobs in the community, the need for additional available "planned and zoned" land to accommodate new development is necessary during the planning period ending in the year 2020. To accommodate the plan, the current Town limits should be expanded during the term of the planning period.

The Advisory Plan Commission has made significant modifications to the current master (Future Land Use) plan for approval by the Board of Towns Trustees. This new plan limits the expansion of new (low density) residential, commercial and industrial development to areas immediately adjacent to the Town. The urban development pattern is anticipated to continue growing west. The plan provides for continuation of this commercial and residential development to grow outward in a corridor along Indiana Route 10 westward.

The Plan stresses the policy to first develop vacant parcels of land within the Town boundary rather than expand the pattern of development outward from Town supplied services. Additionally, the Plan encourages the location of new retail and other commercial development toward the Downtown and along Route 10.

A new land classification has also been designated on the Future Land Use Map, Rural Residential. These areas are currently agricultural lands which in the future will be converted into large sized home sites (minimum of one acre in size) and be serviced with on-site water and wastewater treatment systems.

In this designation, large sized home sites (minimum of one acre in size) will be allowed, possibly with approval of a lot-split or subdivision approval granted by the Plan Commission and Town Board using current policies and procedures. A majority of the land area designated Rural Residential is located in the two-mile jurisdictional area.

PLAN IMPLEMENTATION

In the 1956 Master Plan, 17 specific recommendations were made. These actions were determined to be necessary for the successful implementation of the plan. In a similar fashion, this Plan Amendment identifies 8 recommendations which the Advisory Plan Commission feels are necessary for the successful future of the Town of North Judson. These include several actions which were identified in the previous plan but not fully implemented and actions addressing new opportunities and problems facing the Town. These are:

- Planning and Zoning within the Two-mile Jurisdictional Area

Because a majority of future growth will locate outside of the current corporate boundary, it is the desire to control and regulate this development in a similar fashion as the remainder of the Town. It is recommended that the Town Board of Trustees request the County Commissioners to release planning and zoning jurisdiction of the

NORTH JUDSON TOWN CODE

two-mile jurisdictional area to the Town of North Judson. This area would then be governed by the North Judson Plan, zoning ordinance and building codes. Transfer of this responsibility is provided in Indiana planning law.

- Annexation and Municipal Services Policy within the Jurisdictional Area

In the future, developers of land within the jurisdictional area will request municipal utilities to serve future growth. It is recommended that a policy be established that as utilities are provided to properties within the jurisdictional area that the property be annexed into the Town.

- Storm Water Collection and Treatment System

It is recognized that the only potential hindrance to future development is the ability of the Town to collect and disburse stormwater run-off. The Plan Commission is concerned by the amount of stormwater which enters the sewer treatment system increasing its peak flow capacity and the potential for flooding in selected portions of the Town. Specifically, the Plan Commission is concerned that future development will create additional stormwater flows and that current capacity will be insufficient [to] handle the flow. It is recommended that all new developments be required to have a stormwater detention system to handle 120 percent of the stormwater created by the development and that the system not be allow[ed] to deliver off-of-the-site a volume of water greater than the flow in its current undeveloped state. Additionally, the Plan Commission recommends that a comprehensive study of stormwater system be completed and a multi-year schedule of improvements be considered.

- Senior Housing Accommodations

The data concerning age of residents indicates that North Judson's population will have a[n] increasing amount of elderly persons, most owning their own home. The Plan Commission recommends that alternative housing choices will be desired for those who no longer wish the responsibilities of maintaining a home. It is recommended that the Town seek a developer of senior housing to encourage the development of additional market rate and subsidized senior housing units.

- Affordable Housing Developments

The Plan Commission recognizes that a sizable number of families will need affordable housing, preferably single family owner occupied housing units, in the future. The Plan Commission recommends that the Town seek a developer of affordable housing and that developments which can accommodate owner occupied affordable manufactured and "stick-built" homes be designed for appropriate locations within the planning area.

- Housing Rehabilitation Program

A significant number of housing units have been built before 1939. These, and other housing units within the Town, are in need of rehabilitation and maintenance. The

APPENDIX A—1956 MASTER PLAN PROPOSED PROJECTS

Plan Commission recommends that a request for housing assistance in the form of a Housing Rehabilitation Loan to owners of single family homes be sought from the Indiana Housing Finance Authority.

- Expansion of Public Building Space

In the near future, administrative and other space needs for governmental operations will be required. Presently, almost every department needs additional room to carry-out its duties. The Plan Commission recommends that a space study to define the amount of building space needed by various departments be conducted. Based on this information, various sites and buildings can be evaluated and a strategy to provide additional building space determined by the Board of Town Trustees.

- Downtown Physical Improvements

The Plan Commission recommends that a study of the downtown be completed and include a study of the appearance of building and sidewalks. This study should also address improvements to the intersections of Route 10 to define the entryway to the downtown. A budget and capital improvements plan should also be prepared showing the cost and funding schedule for the suggested improvements.

- Industrial Park Development

The current industrial area east of the Town is recommended for expansion and development. The Plan Commission recommends the development of this area including the construction of a new entry road to the industrial area east of Oakwood Street. This will provide two entryways into the expanded industrial park. A schedule of infrastructure needs and should be prepared and a capital improvements budget established to install the required infrastructure in anticipation of industries seeking to locate in the North Judson.

- New Truck Route - North of the Town

A long range recommended project suggested by the Plan Commission is the construction of a new road immediately north of the Town on the abandoned New York Central Rail Line. This route would connect the current industrial properties on both ends of Town removing the need for trucks to travel through the center of Town. Additionally, the route is convenient to the center of Town and could easily be designed to serve as a new entry to the Downtown Business District. The Plan Commission recommends that contact be made with state and county officials to discuss this need and the process of acquiring the road right-of-way and funding for road construction.

