



**COLUMBIA CITY/WHITLEY COUNTY  
JOINT PLANNING & BUILDING DEPARTMENT**

**Whitley County Government Center  
220 W. Van Buren Street, Suite 204  
Columbia City, IN 46725**

260-248-3112 Fax: 260-248-3157 [wcplanning@whitleygov.com](mailto:wcplanning@whitleygov.com)

To: Plan Commission  
From: Nathan Bilger, Executive Director  
Re: Projects for 2019

November 14, 2018

To utilize the time we have together on the 20<sup>th</sup>, I have put an item on the agenda for discussing projects that could be done in 2019. As we've talked about several times over the past year, the Comprehensive Plan should be more regularly used to guide proactive projects rather than simply as a basis for reactions when developments are proposed. To that end, I've pulled some recommendations from the Comp Plan and organized them into potential project categories below.

**Residential development projects**

- Recommendation #1.1: Encourage growth in municipalities, adjacent to municipalities, near municipalities, or in areas served by public utilities.
- 1.3 Minimize land use conflicts by strengthening buffering requirements...
- 1.6 Protect rural character...from development that has a suburban or urban character...
- 2.7 Ensure accessibility for emergency services
- 2.12 Require linkages between adjacent developments
- 4.5 Modify the zoning code and subdivision control code to minimize land use conflicts with businesses and industries
- 4.8 Identify and prioritize means to improve quality of life...
- Modifications to correlate zoning code to land use classification recommendations, particularly for lake and suburban residential

**Transportation projects**

- 2.1 Develop a 3-year capital improvements plan (CIP)
- 2.3 Refer to the Transportation Plan Map when approving new developments
- 2.5 Use CIP to systematically make improvements to roadways
- 2.10, 5.6 Pedestrian network and trail development
- 2.11 Plan for additions to road network
- 4.4 Ensure infrastructure is available for business and industrial growth

**New regulations**

- 1.8 Strengthen and enforce "anti-funneling" regulations to prevent lake lots from being used by non-lakefront development
- 2.8 Revise the zoning code to include stricter standards for structures and vegetation within the vision clearance triangle
- 3.2 Develop and implement a county-wide stormwater management and erosion control ordinance
- 3.4 Modify the zoning code to regulate the use of alternative energy devices...
- 5.5 Create an address signage ordinance
- Develop ag tourism provisions, as suggested in the land use classification descriptions

**Miscellaneous items**

- 3.6 Monitor the list of impaired streams

Whitley County Government is an Equal Opportunity Employer and does not discriminate upon the basis of race, age, gender, religion, national origin, disability or any other characteristic protected by law. Whitley County will provide reasonable accommodations to qualified individuals with a disability.

- 3.8 Inventory environmental features that are unique, large in size, irreplaceable, or contain a rich diversity of species
- 3.10 Encourage and educate development about LEED certification
- 5.2 Coordinate inter-governmental meetings

I've already suggested the residential development category as a priority, but as the list shows there are many other things that could be done. We can go into detail on these ideas (and others) and prioritize their importance at the meeting; hopefully this list will help to expedite the conversation so that it will not take more than 30 minutes or so.

Thanks,