



# MONTGOMERY COUNTY COMPREHENSIVE PLAN

2024 UPDATE



# Table of Contents

ACKNOWLEDGMENTS	03
INTRODUCTION	06
EXECUTIVE SUMMARY	12
COMMUNITY PROFILE	19
2024 PLAN PRIORITIES	30
PREVIOUS PLANS & INDIANA INITIATIVES	54
COMMUNITY ENGAGEMENT	62
GEOGRAPHIC FOCUS	73
LAND USE	78
MAPS	89



# ACKNOWLEDGEMENTS

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Focus Groups



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# INTRODUCTION

Why Update the Comprehensive Plan  
Indiana Code Requirements  
Vision Statement  
History of Montgomery County



# Why Update the Comprehensive Plan for Montgomery County

Updating the comprehensive plan for a county is crucial for ensuring sustainable growth, resilience, and community well-being. This process allows us to adapt to evolving demographics, economic trends, and environmental challenges, ensuring that our development strategies align with current needs and future aspirations of Montgomery County.

By re-evaluating and adjusting our priorities, we can support responsible land use, support economic vitality, and enhance the overall quality of life for residents. An updated comprehensive plan serves as a roadmap for thoughtful, forward-thinking focus on development and growth, guiding Montgomery County towards a vibrant and resilient future.



# Introduction

**The 2023 update to the Montgomery County Comprehensive Plan is a guide for decision making that identifies and encourages a common vision for the county. The plan is based on strategies that support the overall wellbeing of the county, residential growth, and addressing economic pressures.**

**The comprehensive plan framework will be used as a policy guide to direct the decision-making process regarding development and growth management of Montgomery County.**

The primary purpose of a comprehensive plan is to articulate the broader vision of the community and establish guiding principles and policies for future growth and development.

Indiana Code states that a comprehensive plan should promote the public health, safety, morals, convenience, order, and the general welfare for the sake of efficiency and economy in the process of development. A comprehensive plan does not focus on the needs and desires of one property owner, business, or neighborhood. This Plan is intended to be broad in nature to provide community leaders with the flexibility to implement the community-wide vision, goals, and strategies while responding to changing community conditions that are likely to occur over the life of the Plan.

The State of Indiana has developed specific requirements and minimum content for a comprehensive plan (500 series of IC 33-7-4). The elements of a comprehensive plan, at a minimum, should include:

- A statement of objective for 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 spaces, public lands, public structure, and public utilities.

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## COMMUNITY VISION STATEMENT

The Vision Statement is an articulation of the values and aspirations of the Montgomery County, Indiana community. The goals and policies of the Montgomery County's Comprehensive Plan are designed to help the community achieve this broad vision.

The Vision for the Montgomery County was developed by the Comprehensive Plan Steering Committee, and is based on the input provided by Montgomery County citizens and stakeholders.



***Montgomery County will work to provide long-term sustainability by growing our population base to advance the productivity and overall well-being of our community, supporting economic opportunities and being responsible stewards of our rural character and agricultural assets. We will embrace new ideas and diverse opportunities that support the principles of targeted growth, resource management and economic diversity. We will actively work to build a vibrant future while always honoring the best and strongest parts of our heritage***





# **HISTORY**

## **MONTGOMERY COUNTY**

Understanding Montgomery County, Indiana's history is essential for crafting a comprehensive plan that genuinely reflects the community's character and addresses its unique needs. Historical insights into the county's growth, challenges, and successes inform decision-making, allowing planners to build upon past successes and address persistent issues. By acknowledging the cultural heritage and impact of historical policies, the comprehensive plan can be tailored to honor Montgomery County's identity, fostering a resilient and sustainable future.

# HISTORY OF MONTGOMERY COUNTY

Montgomery County has a strong and storied history. From its rich heritage in agriculture to its historical presence as an employment center in west central Indiana.

Established in late 1822 and named for American revolutionary war general Richard Montgomery, Montgomery County has and continues to serve as a gateway to great assets such as Sugar Creek, Shades State Park and Turkey Run State Park.

Home to many smaller communities, nearly half of the County's population is located in the City of Crawfordsville. Crawfordsville, incorporated as a town in 1834, is the county seat. The current courthouse is the third iteration of the county building and was built in 1876. In November 1832, Wabash College was founded in Crawfordsville as "The Wabash Teachers Seminary and Manual Labor College". Today, it is one of only three remaining all-male liberal arts colleges in the country and attracts students from around the world despite having a student body of only around 900 students. According to the county chamber of commerce, "Wabash has produced a vice president, governors, senators, CEO's of some of America's largest corporations, and Oscar-winning actors".

Montgomery County has been home to many noted individuals but perhaps none more notable than Lew Wallace. Wallace's impact on the culture and history of Montgomery County and the State of Indiana is significant as he served as a lawyer, Union Army general in the Civil War, politician and diplomat. He is probably most famous, however, for his literary work Ben-Hur: A Tale of the Christ which was written while living in Montgomery County in 1880. Today, the Lew Wallace Study and Museum located in the City of Crawfordsville provides educational, library records and programming efforts for all ages.

While agriculture has been an ongoing major employer in the county, one of the county's major industrial employers includes commercial printer RR Donnelley (Lakeside Books today) which began operations in Crawfordsville in 1922.

The local economy was expanded significantly when Nucor Steel broke ground on its first sheet steel mill and galvanizing line at its billion-dollar Crawfordsville facility in 1987. More recently, the City of Crawfordsville was awarded Stellar Community status from the Indiana Office of Community & Rural Affairs in 2015.



# EXECUTIVE SUMMARY

Comprehensive Plan Focus Areas

Plan Overview

Growth in Context

Potential Unintended Consequences

Community Identity and Challenges



# COMPREHENSIVE PLAN FOCUS AREAS



Within the Montgomery County 2024 Comprehensive Master Plan Update :

**OPPORTUNITIES TO CONNECT TO MONTGOMERY COUNTY'S ECONOMIC ASSETS** are identified in a way that more holistically supports the county's growth and development objectives. The comprehensive plan provides **LONG TERM GOALS AND A FRAMEWORK FOR THE FUTURE OF MONTGOMERY COUNTY** to guide the county's growth and development through two overarching themes:

- Guide the growth and development efforts of the County with a focus on industry attraction, businesses retention, housing, and talent attraction.
- Outline objectives for the County primarily for marketing and messaging, vision, and residential growth.

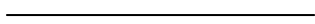
Five focus areas fall under these overriding themes. The focus areas are supported by actionable tactics that will direct county staff time and resources on implementation steps and alignment with potential funding resources.



# PLAN OVERVIEW

The following pages provide an overview of the pivotal components outlined in the entire document. This chapter delves into the significance of planning and the reasons communities should actively manage growth. Moreover, the executive summary underscores the role of a community's vision and values in shaping favorable outcomes and serves as a reminder that the implementation of plans is a continuous process.

01



## Desired Outcomes

Smart Growth, Economic Mobility,  
Rural Preservation, Improved  
Wellbeing, Community Resiliency

02



## Unintended Consequences

Competing Interests, Hidden Costs of  
Development, Stymied Growth,  
Negative Impact on Community

03



## Community Identity

Placemaking, Connectivity, Embrace  
Regional Strengths, Community-wide  
Marketing and Promotion Efforts

# Desired Outcomes

**Montgomery County, Indiana, envisions a forward-thinking master plan that prioritizes Smart Growth, Economic Mobility, Rural Preservation, Improved Wellbeing, and Community Resiliency as its key outcomes.**

The plan embraces Smart Growth principles to ensure sustainable development, focusing on efficient land use, development around existing infrastructure, transportation connectivity, and technological integration.

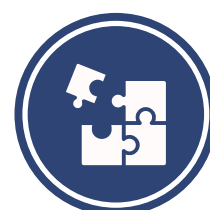
Economic Mobility takes center stage, with initiatives aimed at fostering growth and robust economy to enhance residents' opportunities for success.

Rural Preservation is emphasized, recognizing the importance of preserving Montgomery County's agricultural heritage and natural landscapes.

Improved community wellbeing is a core objective, promoting health, education, access to healthcare and recreation for a high quality of life.

Lastly, the plan highlights Community Resiliency, aiming to build a foundation that can withstand challenges and promote the county's overall stability.

Through this comprehensive planning approach, Montgomery County aims to position itself as a thriving, resilient community with a focus on economic prosperity, residential growth, and quality of life.

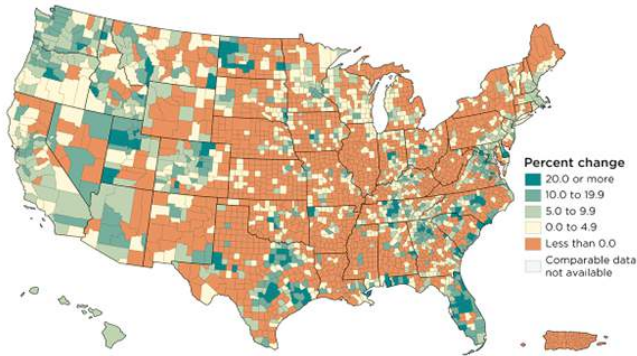


# GROWTH IN CONTEXT

FOR MONTGOMERY COUNTY



## ECONOMIC GROWTH AND POPULATION DECLINE



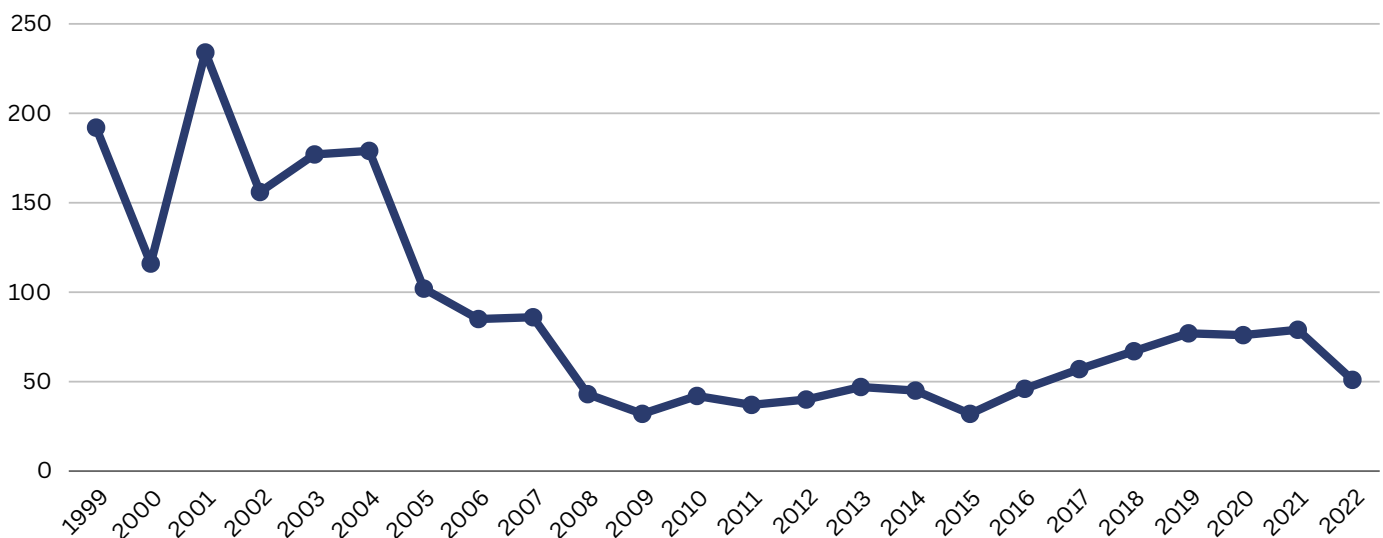
Percent Change in County Population 2010-2020. Source: U.S. Census Bureau

### POPULATION IN CONTEXT

In 2020, Montgomery County had the 39th largest population of all counties in the State of Indiana, with 37,936 residents. The county's population has grown in each Census from 1930 to 1990. However, population has fluctuated between 1990 and 2020. Recently, the county's population declined by approximately 200 people from the 2010 census and its rate of growth has slowed in recent decades and forecasts anticipate the population to decline by an estimated 1,500 residents by 2050.

### RESIDENTIAL DEMAND

Montgomery County is an attractive place to live with rural and estate residential housing types and limited density. In reviewing new residential construction permits, the graph below indicates an aging housing stock and limited availability of housing within Montgomery County to support residential growth.



Residential Building Permits: STATS Indiana, using U.S. Census Bureau data

*Area employers are facing a workforce shortage and anticipating adjusting skill needs based on automation in their industries. Based on Indiana IT-40 Returns for Tax Year 2020, there is approximately 25,402 people in Montgomery County's resident labor force. This implies an opportunity for both residential and economic growth to support local industry.*

Source: JobsEQ

# Potential Unintended Consequences

In the comprehensive master planning process undertaken for Montgomery County, potential unintended consequences of creating a set framework for future growth planning surfaced due to competing interests among stakeholders. Conflicts arose between proponents of pro-solar and renewable energy initiatives and those opposing industrial solar complex developments, reflecting a broader struggle between environmental sustainability and traditional land use practices. **The county safeguarding landowner rights and addressing concerns is a delicate balancing act, as competing visions for land use and development often create challenges for county officials in navigating the best course of action to benefit the citizens of the county and keep development costs within reason.**

*The county approved a text amendment which added a new article to the Zoning Ordinance (Article 13) on July 13, 2020 which permits solar facilities in the Agricultural overlay and Industrial Zoning Districts and establishes regulations and procedures for the issuing of permits for such facilities. The text amendment created a path to approval of solar facilities in agricultural areas, but it requires a rezone approval from agriculture to agricultural overlay so that the Board of Commissioners could carefully consider any such applications.*

**Montgomery County is constant and vigilant about addressing potential strains on services and infrastructure capacity due to growth.** Balancing the desire for progress with the need to maintain the community's well-being and functionality requires a nuanced approach. The master plan is crafted to address these competing interests and potential pitfalls, aiming to foster a sustainable and harmonious development trajectory for Montgomery County.



# Community Identity

At the heart of this evolution lies a commitment to preserving the essence of Montgomery County's identity, deeply rooted in the land and a heritage of agriculture. By embracing regional strengths, especially the preservation of agricultural traditions, and employing community-wide marketing and promotion efforts, Montgomery County is actively shaping its identity, presenting a narrative that encapsulates both its storied past and the promising trajectory towards a vibrant and interconnected future.

Through a carefully designed comprehensive master plan, the county has been weaving together elements that honor its rich heritage while concurrently steering itself towards a future defined by progress and innovation. Placemaking initiatives have tastefully blended historic charm with modern functionality, creating spaces that reflect the evolving identity of Montgomery County and the people's vision of their community.

As described in the subsequent pages, the focus of this comprehensive plan is to seek responsible and purposeful growth that enhances the quality of life, provides a dynamic mix of land uses, and preserves scenic beauty for Montgomery County residents.

## Challenges

Two of the largest issues identified during the planning process was how Montgomery County can maintain its existing community character amidst potential new development while promoting smart growth and best practices that promote land uses agreeable to the community's vision.

Aligning public perception with the economic impacts of land use patterns presents a crucial opportunity for Montgomery County's leadership and employees. Despite concerns voiced by some community stakeholders against new development, it is essential for the county to be intentional about growth to sustain and enhance public services. The challenge lies in balancing development with preserving Montgomery County's character. Strategic approaches include concentrating new development around existing commercial or residential nodes, preserving green space, and mandating developers to create or maintain greenspace areas. By engaging residents in the planning process and highlighting county needs and potential solutions, community leadership foster understanding and support for controlled growth while maintaining community identity.



# COMMUNITY PROFILE

County Data Profile  
Population Overview  
Housing Snapshot  
Healthcare Snapshot  
Quality of Life Overview  
Workforce Snapshot



# MONTGOMERY COUNTY COMMUNITY PROFILE

Creating a community profile is an essential step in the Montgomery County Indiana Comprehensive Plan Update for several reasons. A robust community profile provides an understanding of the current state of the county, offering valuable insights into various aspects and the dynamics that shape the community's character and needs. Here's why generating a community profile, encompassing demographic trends and statistics, housing and income data, as well as health and wellbeing indicators, is crucial:

## INFORMED DECISION MAKING:

A community profile acts as a foundational document that decision-makers can refer to when formulating policies and strategies. It ensures that decisions are rooted in a thorough understanding of the community's dynamics.

## TAILORING SOLUTIONS TO DEMOGRAPHIC TRENDS:

Demographic trends and statistics reveal vital information about the population's age distribution, diversity, and growth patterns. This data is instrumental in tailoring solutions that meet the specific needs of different demographic groups, ensuring inclusivity in planning efforts.

## HOUSING AND INCOME INSIGHTS:

Understanding housing and income data is pivotal for assessing the economic health of the community. It helps identify areas where affordable housing may be lacking, allowing for targeted interventions to address housing challenges and disparities in income levels.

## HEALTH AND WELLBEING PRIORITIES:

Data related to health and wellbeing provide insights into the overall quality of life in the county. This includes information on healthcare access, prevalence of chronic diseases, and other health indicators. Identifying health priorities enables the development of policies that support community wellness.

## ENGAGEMENT AND COLLABORATION:

Sharing the community profile with residents fosters transparency and encourages community engagement. It invites input from diverse perspectives, ensuring that the comprehensive plan is reflective of the community's collective vision and aspirations.

## RESOURCE ALLOCATION:

By analyzing the community profile, decision-makers can allocate resources more effectively. Whether it's investing in infrastructure, healthcare facilities, or social services, a comprehensive profile guides the prioritization of resources to areas that need them the most.

## ADAPTABILITY TO CHANGE:

A dynamic community profile helps the county adapt to changing circumstances. Whether it's responding to economic shifts, population growth, or health crises, having up-to-date data ensures that the comprehensive plan remains relevant and effective over time.

In summary, a well-crafted community profile is the bedrock of effective and inclusive planning. It provides a snapshot of the community's current reality, enabling informed decision-making and strategic planning that aligns with the needs and aspirations of Montgomery County, Indiana.

# POPULATION SNAPSHOT

POPULATION  
37,876

MEDIAN AGE  
41.8

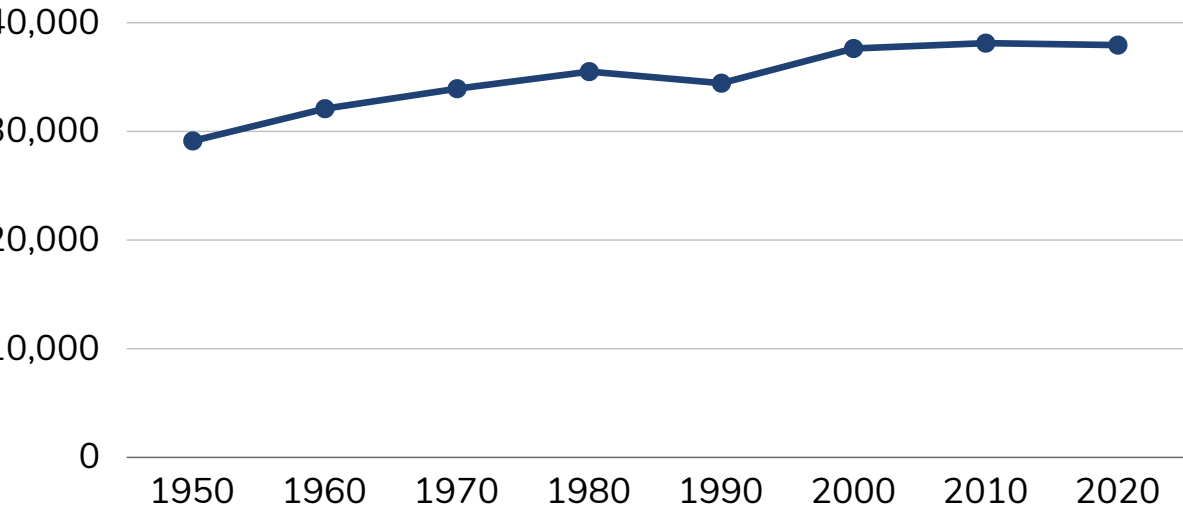
AVG HOUSEHOLD SIZE  
2.4

## POPULATION PROJECTION to 2030

	2010	2015	2020	2025	2030
Population Projections	38,124	38,167	38,342	38,445	38,340
Change Since 2010		43	218	321	216
% Change Since 2010		0.1%	0.6%	0.8%	0.6%

Source: US Census Bureau

## MONTGOMERY COUNTY POPULATION GROWTH 1950 - 2020



Source: US Census Bureau



# HOUSING SNAPSHOT



**\$62,248**  
Median Household  
Income



**\$166,418**  
Median Home  
Value

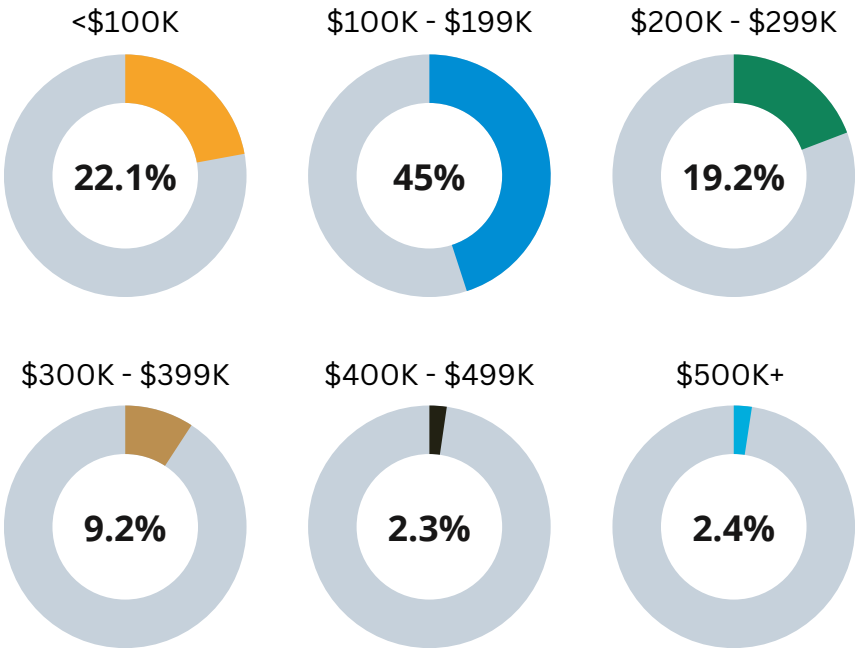


**\$155,300**  
Median Net Worth



**\$34,165**  
Per Capita Income

## Montgomery County Home Values 2023



Data from the Census Bureau ACS 5-year Estimate.

The median home value in Montgomery County, IN was \$166,418 in 2023, which is 53% more affordable than the national median value of \$308,943. Between 2021 and 2023 the median property value increased from \$136,800 to \$166,418, a 21.65% increase. The homeownership rate in Montgomery County, IN is 75.3%, which is slightly above the national average of 65.7%.

People in Montgomery County, IN have an average commute time of 22.4 minutes, and they drive alone to work. Car ownership in Montgomery County, IN is approximately the same as the national average, with an average of 2 cars per household.

As of 2023, Median household income in Montgomery County, IN is \$62,248. Approximately 21.3% percent of the county's population is burdened by housing costs, an increase of 1.6% since 2019. Burdened households are those who pay 30 percent or more of their household income on housing.

# HOUSEHOLD PROFILES

ESRI Business Analyst is a data platform for intelligence of geography, demographic, consumer lifestyle, and business data. **ESRI classifies residential neighborhoods into distinct household profiles based on demographic and socioeconomic characteristics.** It provides a detailed and comprehensive understanding of the population, allowing developers, leaders, and planners to make informed decisions related to community planning. These distinct market segments are characterized by shared traits, behaviors, and preferences. The segmentation is based on a wide range of factors, including income, age, education, family structure, housing, and lifestyle.

Planning efforts can be informed by these profiles through an understanding of the characteristics and needs of representative household groups in the county. Overall, these preferences can guide future development and land use patterns to address the diverse demands of the county's residents. Based on analysis of household profiles, key trends identified for Montgomery County's population include:

- An emphasis on preserving traditional values and close-knit community bonds.
- The rural economy of this market provides employment in the manufacturing, construction, utilities, healthcare, and agriculture industries.
- A large subset of residents that may be approaching retirement but have strong roots in their community.
- Strong support for local businesses and embrace community events.
- Desire to live in stable family-oriented neighborhoods that blend rural and small-town areas.
- Demand for amenities and services that cater to a mix of blue-collar and white-collar workers.

The most dominant household profiles in Montgomery County are illustrated in the table below. This table shows the percentage of households in Montgomery County that are associated with each household type and compares them to state and national averages. The five household types listed below characterize 85% of the households in Montgomery County.

Household Type	Montgomery County	Indiana	United States
Salt of the Earth	49.6%	13.4%	2.8%
Heartland Communities	17.9%	6.2%	2.2%
Midlife Constants	6.8%	3.5%	2.4%
Traditional Living	5.9%	8.6%	1.9%
Down the Road	5.6%	1.1%	1.2%

# PROFILE DESCRIPTIONS

## Salt of the Earth



Salt of the Earth residents are entrenched in their traditional, rural lifestyles. Citizens here are older, and many have grown children that have moved away, though they still cherish family time. Residents embrace the outdoors; they spend most of their free time preparing for their next fishing, boating, or camping trip. The majority has at least a high school diploma or some college education; many have expanded their skill set during their years of employment in the manufacturing and related industries.

## Heartland Communities



Well settled and close-knit, Heartland Communities residents are semirural and semiretired. These older householders are primarily homeowners, and many have paid off their mortgages. Their children have moved away, but they have no plans to leave their homes. They actively participate in outdoor activities and community events. Traditional and patriotic, these residents support their local businesses, always buy American, and favor domestic driving vacations over foreign plane trips.

## Midlife Constants



Midlife Constants residents are seniors, at or approaching retirement, with below-average labor force participation and below-average net worth. Although located in predominantly metropolitan areas, they live outside the central cities, in smaller communities. Their lifestyle is more country than urban. They are generous but not spendthrifts.

## Traditional Living



Residents in this segment live primarily in low-density neighborhoods. The households are a mix of married-couple families and singles. Many families encompass two generations who have lived and worked in the community; their children are likely to follow suit. Manufacturing, retail trade, and health-care sectors are the primary sources of employment for these residents. This is a younger market—juggling the responsibilities of living on their own, while retaining their youthful interests in style and fun.

## Down the Road



Down the Road is a mix of low-density, semirural neighborhoods in large metropolitan areas, with the rest primarily in the West and Midwest. Almost half of householders live in mobile homes; more than two-fifths live in single-family homes. These are young, family-oriented consumers who value their traditions. Workers are in service, retail trade, manufacturing, and construction industries, with higher proportions in agriculture and mining, compared to the US.

# HOUSING PREFERENCES

Within the realm of housing, household profiles are valuable for developers and policymakers alike. These profiles provide valuable insights into the distinct housing needs, preferences, and financial constraints of specific demographic groups. By gaining an understanding of the prevailing household profiles in a given area, stakeholders can customize housing development priorities to align with the unique characteristics of residents.

For instance, certain household profiles may signify a preference for urban living, while others may lean towards suburban or rural environments. Some segments may prioritize affordability in housing options, whereas others may gravitate towards more luxurious residences. Additionally, lifestyle inclinations, such as a commitment to sustainability or community engagement, can be deduced from Tapestry Segments, guiding the development of housing projects that resonate effectively with the local population.

The table below compares the dominant household profiles in Montgomery County by total number of households, and their tendency to own or rent. The three largest profiles indicate a distinct preference toward homeownership, whereas groups such as Traditional Living and Down the Road may be more inclined to rent. Generally, the county's existing housing stock aligns with the needs of existing household segments.

Tapestry Segment	2023 Households	% Own	% Rent
Salt of the Earth	7,582	83.1%	16.9%
Heartland Communities	2,735	69.4%	30.6%
Midlife Constants	1,033	72.2%	27.3%
Traditional Living	895	58.9%	41.1%
Down the Road	860	65.2%	34.8%

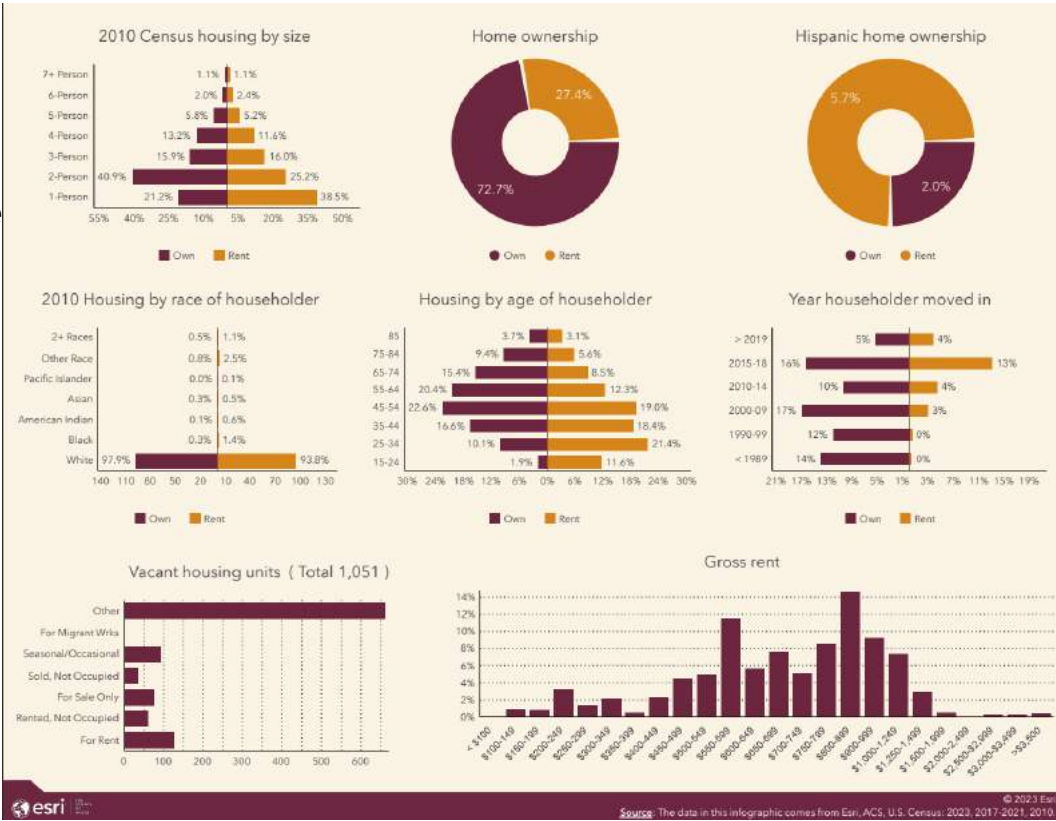
Source: ESRI

# HOUSING MARKET SNAPSHOT



Esri's Housing Affordability captures a single snapshot of affordability. The infographics demonstrates the range of household incomes, home values, and mortgage as percent of salaries of homeowners, as well as age of housing stock represented in Montgomery County.

Esri's Housing Market Characteristics also includes a demographic data infographic demonstrating the range of housing by household size, residents who own versus rent, Housing by Race of Householder based on U.S. Census data from 2020, Housing by age of Householder, and Year Householder moved in, all providing the community with a true snapshot of market representation in Montgomery County.



# HEALTHCARE SNAPSHOT

Source: ESRI

## Medicare Population 55+:

1,374 - Medicare Only  
2,370 - Direct-Purch & Medicare  
628 - Employer & Medicare  
434 - Medicare & Medicaid



## Health Care Expenditure

\$4,416 - Annual Health Insurance Expenditures  
\$2,180 - Medical Care



## Exercise (% of Adults):

43.8% - Exercise at home 2x a week  
8.5% - Exercise at club 2x a week



## Population:

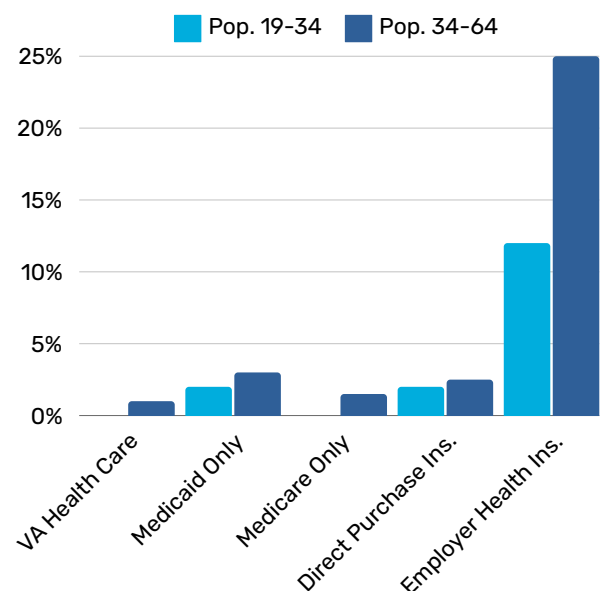
37,436 Civilian Noninstitutionalized Population (ACS)



Has One Type of Health Insurance	21.9%	16.0%	31.0%	4.0%
Population (ACS)	24.7%	19.4%	38.6%	17.3%
No Health Insurance	0.9%	2.6%	3.9%	0.0%
Population Age	19<	19-34	35-64	65+

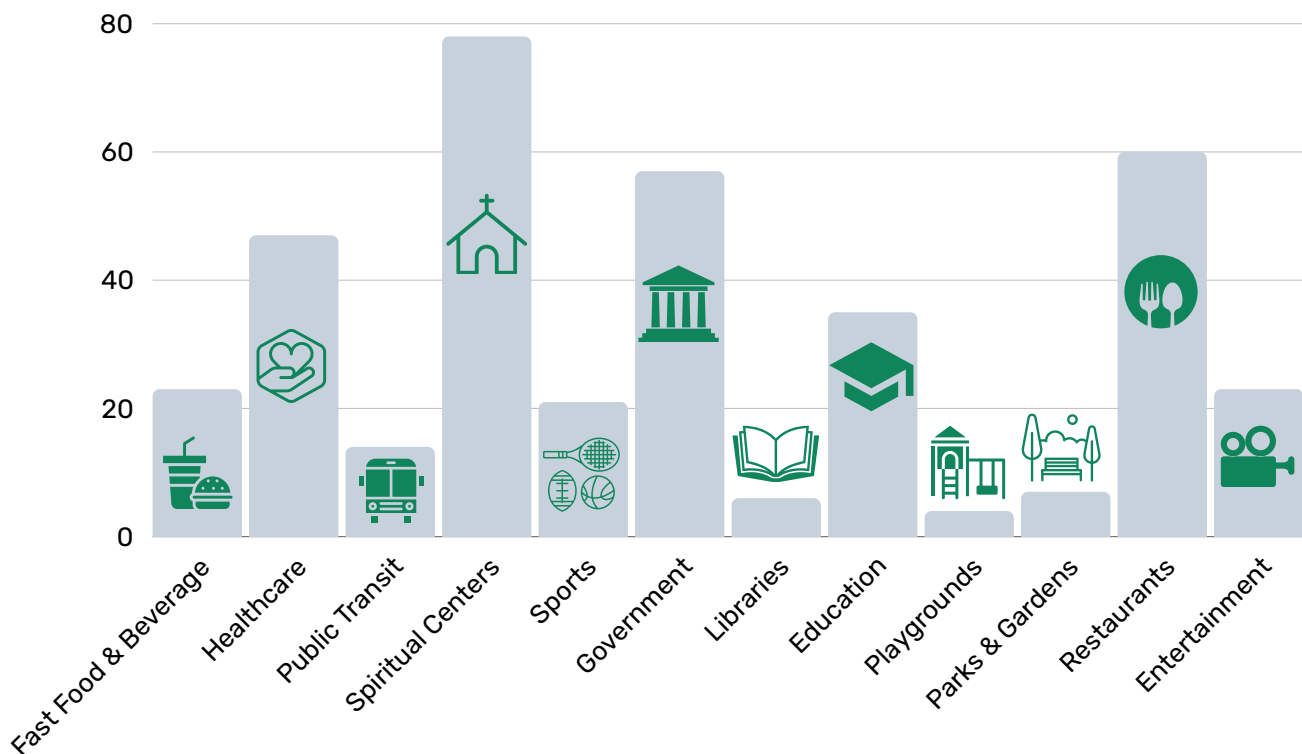
Source: ESRI

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,217.00
Medicare Payments	\$994.40
Physician Services	\$244.40
Dental Services	\$370.60
Eyecare Services	\$74.40
Lab Tests/X-Rays	\$78.20
Hospital Room & Hospital Service	\$241.50
Convalescent/Nursing Home Care	\$25.60



Source: ESRI

# Quality of Life Overview



Source: ESRI

The "What's in My Community" chart from ESRI provides a comprehensive glimpse into the quality of life in the county, highlighting key aspects of community amenities and services. Noteworthy strengths include high scores in spiritual centers (78), government services (57), and restaurants (60), indicating a rich spiritual infrastructure, accessible public services, and diverse dining options.

Challenges and potential areas for improvement are observed in categories such as playgrounds (4), libraries (6), and parks and gardens (7). These scores suggest opportunities to enhance recreational spaces for children, improve library accessibility, and potentially expand green spaces within the community.

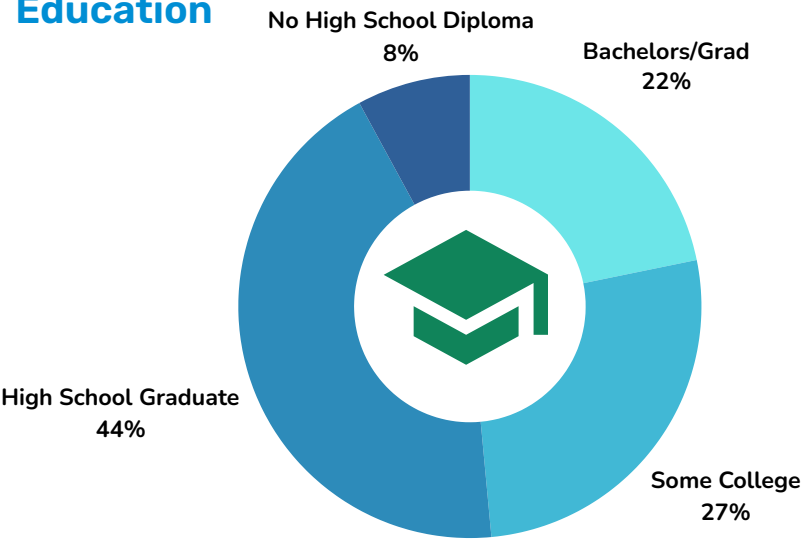
Healthcare (47) and education (35) receive moderate scores, reflecting satisfactory availability of healthcare services and educational resources, with potential for further development.

Overall, the quality of life in the county is positive, with a range of amenities contributing to residents' well-being. Addressing opportunities for improvement in recreational spaces, library accessibility, and green spaces could further enhance the overall living experience for residents in the county.

# WORKFORCE SNAPSHOT

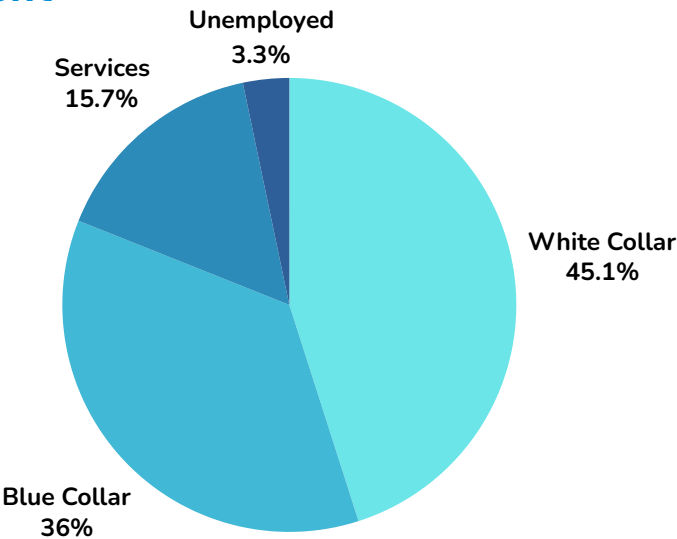
The county's employment landscape is diverse, with 46.6% employed in white-collar occupations, showcasing a significant presence of professionals and office workers. Blue-collar occupations constitute 37.2%, reflecting the importance of industrial and manual labor. Services occupations make up 16.2%, highlighting the significance of service-oriented industries. The low unemployment rate of 3.4% indicates a stable job market, underscoring a positive economic environment and ample opportunities for individuals across various occupational sectors within the county.

## Education



Source: ESRI

## Employment



## Business

Source: ESRI

1,387 Total Businesses  
18,048 Total Employees



## Income

\$62,248 Median Household Income  
\$34,165 Per Capita Income  
\$155,300 Median Net Worth





# 2024 PLAN PRIORITIES

Plan Priorities  
Guiding Principles  
Plan Goals



# PLAN PRIORITIES



## A balanced framework to guide the future.

Long-range planning is crucial for county governments as it provides a strategic framework to anticipate and address evolving socioeconomic, environmental, and infrastructural needs, ensuring effective resource allocation and sustainable development for the well-being of Montgomery County.



### GROWTH OPPORTUNITIES

Prioritizing population growth is instrumental for community vitality and resilience, as an expanding and diverse population fosters increased economic activity and is pivotal for attracting amenities and services to the county.

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### NATURAL RESOURCE PROTECTION

Incorporating strategies for the preservation of agricultural land and natural resources into long-range planning for a county safeguards the foundation of environmental resilience, and ensures the continued availability of essential resources for future generations.

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### COMMUNITY WELLBEING

Montgomery County is committed to robust healthcare services and preventative support, fostering a resilient and healthy population through accessible medical care, health education, and proactive measures that contribute to an enhanced quality of life

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### ECONOMIC PROSPERITY

Supporting the economic prosperity of a rural county involves implementing strategic initiatives that stimulate local industries, foster entrepreneurship, and enhance infrastructure, thereby cultivating an economic environment that uplifts the livelihoods of all residents.

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# GUIDING PRINCIPLES



The 2023 Montgomery County Comprehensive Plan is updated with renewed commitment to continue to encourage growth and develop policies that maintain the integrity of the county's key assets and regional advantages.

## Growth Opportunities

- Foster sustainable population growth for long-term stability
- Direct investments in critical infrastructure to support growth in strategic locations.
- Strategically plan development to foster growth in suitable locations and restrict it where less desired.

## Community Wellbeing

- Encourage open and civil discourse in public debates on critical county issues.
- Prioritize resident access to healthcare services, including mental health and substance abuse support, to enhance community wellbeing and resilience.

## Economic Prosperity

- Leverage key assets and regional advantages to create economic opportunities.
- Promote recreational activities and tourist attractions to attract visitor investments, fostering economic prosperity for the county and the region.
- Foster improved connections between education providers and employers to strengthen the workforce pipeline.

## Natural Resource Protection

- Prioritize policies that consider future viability alongside preservation efforts.
- Develop policies for rural landscape protection, ensuring open space, resource preservation, and farm support.

# PLAN GOALS



## **Facilitate economic development by identifying and activating strategic areas within the county.**

- Strategic areas currently identified through the Economic Development Vision
- Areas adjacent to current infrastructure and growth

## **Foster growth in the county's population and workforce to enhance its economic vitality.**

- Adopt efforts by the Montgomery County Community Development Corporation in regard to residential zoning and support for additional residential housing efforts
- Seek federal, state, and private sector funding sources to support quality of life investments and business, retention, and expansion strategies
- Implement initiatives aimed at attracting new businesses and industries to the county, thereby creating job opportunities for local residents and contributing to economic growth.

## **Formulate and implement land use management policies that discourage undesirable developments and promote sustainable land use practices.**

- Facilitate the necessary due diligence around renewable energy, and large scale industrial solar or wind projects
- Continue to review and evaluate land use strategy as change occurs

## **Safeguard and promote the preservation of critical natural resource assets within the county.**

- Measure growth and development against sustainability, factoring in the impact on ground water, greenspaces, and maintaining a lens on land preservation and the environment

## **Uphold and protect property values and rights through effective planning and regulatory measures.**

- Plan development for highest and best use, economic impact and measure against how the proposed development will benefit the community

# RESIDENTIAL GROWTH

## Prioritizing Residential Growth for Montgomery County: A Strategy for Family-Friendly Communities

Montgomery County recognizes the need to prioritize residential growth and to create an environment that attracts and accommodates families. The county aims to address the challenge of limited housing stock and products that align with young family budgets while also enhancing the overall quality of life. This comprehensive strategy includes collaborating with current landowners, focusing on strategic locations along corridors and near existing residential areas, and continuing investments in essential infrastructure such as water and sewer systems.

### **Housing Availability and Product Diversity:**

One of the primary goals is to increase the availability of housing options for the different demographic segments diverse wants and needs. Montgomery County recognizes that consumer preference is not the only factor influencing new residential construction. Zoning, local regulations, and land values also guide new construction. The county will work closely with developers to encourage the creation of housing units that will allow the county to attract talent to support industry and families to support the schools, ensuring a community where people want to live, work, and engage.

### **Infrastructure Investment:**

To support the anticipated growth, Montgomery County acknowledges the importance of investing in infrastructure, particularly in water and sewer systems. A robust and efficient infrastructure network is crucial for sustaining the increased demand from growing residential areas. The county will prioritize projects that enhance capacity, improve reliability, and encourage development around existing infrastructure capacity.

### **Strategic Land Use Planning:**

Collaborating with current landowners is integral to identifying suitable areas for residential growth. Montgomery County will engage in transparent discussions with landowners to ensure that new developments align with community needs, maintaining a balance between residential expansion and the preservation of green spaces, as well as serve in a complimentary way for retail and commercial development. Emphasis will be placed on developing corridors that connect different parts of the county and fostering a sense of community through well-designed residential areas.

# RESIDENTIAL GROWTH

Montgomery County's priority of residential growth aims to create vibrant, family-friendly communities. By addressing housing availability, promoting strategic discussions around attracting residents, investing in infrastructure, and working collaboratively with landowners and businesses, the county is poised to meet the needs of current and future residents. This multifaceted strategy not only prioritizes the well-being of current residents but also ensures sustainable growth and development for Montgomery County in the years to come.

## **Talent Attraction & Strategic Partnerships**

To attract residents, the county recognizes the need for additional amenities, such as restaurants and retail opportunities. Strategic partnerships with businesses and entrepreneurs will be fostered to encourage the establishment of these essential services. Furthermore, ongoing collaboration with schools and businesses will be prioritized to enhance educational offerings, attract more businesses, and create a holistic community environment that appeals to families



# NATURAL ASSETS

As a plan priority within the 2024 Montgomery County Comprehensive Plan, preserving greenspaces and safeguarding critical natural resource assets stands as a fundamental pillar for sustainable growth and development. This commitment underscores the county's dedication to maintaining a harmonious balance between urbanization and environmental conservation. By actively measuring growth and development against sustainability criteria, with a specific focus on the impact on groundwater and greenspaces, Montgomery County seeks to foster responsible land use practices. The plan emphasizes a vigilant lens on land preservation, recognizing the intrinsic value of the natural environment in enhancing the overall quality of life for residents and ensuring a legacy of natural beauty for generations to come.





# EDUCATIONAL ATTAINMENT



Considering educational attainment in comprehensive planning is integral to creating a sustainable and thriving community. It directly influences economic development, residential growth, and the overall well-being of the population. By investing in education options and aligning it with broader planning goals, Montgomery County government officials can lay the foundation for a prosperous and resilient future for all residents.

The education landscape in Montgomery County plays a pivotal role in shaping the future of its residents and contributing to the overall development of the community. This report focuses on assessing the strengths and challenges within the local school districts as highlighted in community focus groups and a plan priority, utilizing data from the state of Indiana's Graduation Pathways to Success report for a comprehensive understanding. Additionally, the report highlights the initiatives and adaptations made by the schools to align with modern educational needs, with a specific emphasis on work-based learning and curriculum adjustments.

## **Strengths:**

The graduation rates, college readiness metrics, and workforce preparation indicators in these reports reflect several strengths within the school districts. Positive aspects include high graduation rates, increased participation in advanced placement courses, and successful post-secondary transitions.

## **Challenges:**

While the strengths are notable, challenges persist. Dropout rates, lower proficiency levels in specific subjects, and gaps in college and career readiness metrics indicate areas that require focused attention and strategic interventions.

## **Work-Based Learning:**

Montgomery County schools are addressing students' evolving needs and workforce demands through proactive work-based learning initiatives. Collaborations with local businesses, internships, and apprenticeships are integral, enhancing practical skills and facilitating a seamless transition from education to employment. These curriculum adjustments aim to produce graduates who are academically proficient and well-prepared for contemporary workforce demands.

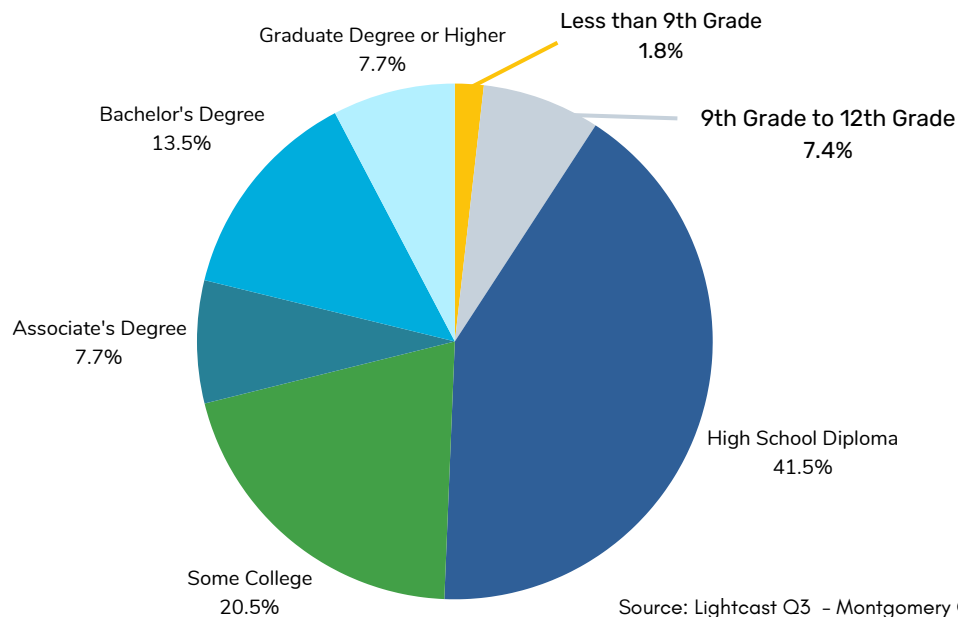


# EDUCATION SNAPSHOT



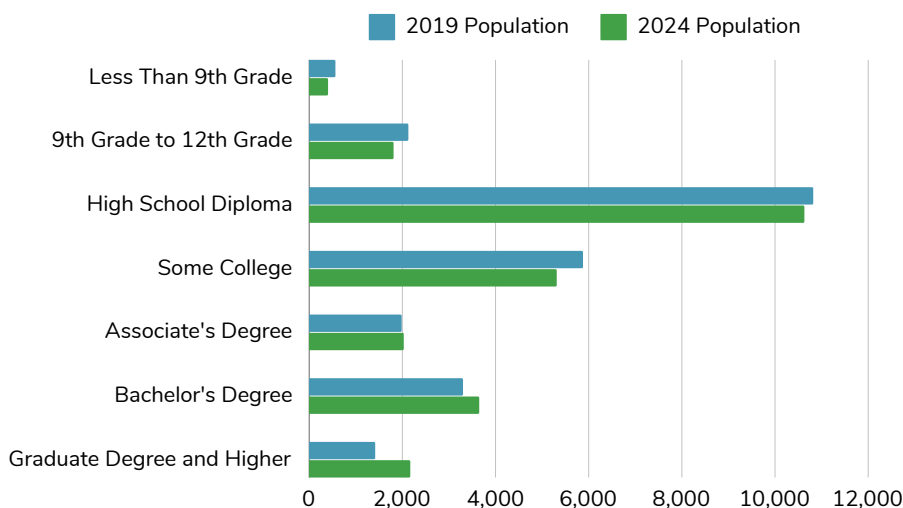
## Educational Attainment of Montgomery County:

Montgomery County, Indiana, reflects a commitment to educational attainment as a crucial driver of community development. With a diverse range of educational institutions, from K-12 schools to vocational training centers, the county strives to provide residents with opportunities for academic achievement. The collaboration between schools, businesses, and community organizations underscores Montgomery County's dedication to fostering a well-educated populace, equipped with the skills necessary to contribute meaningfully to the local workforce and beyond. 13.5% of Montgomery County, IN residents possess a Bachelor's Degree, and 7.7% hold an Associate's Degree.



Source: Lightcast Q3 - Montgomery County Economy Overview

## MONTGOMERY COUNTY EDUCATIONAL ATTAINMENT: 25 years and Older



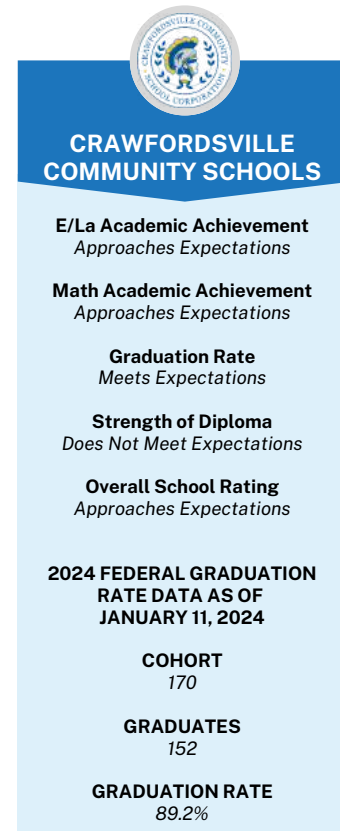
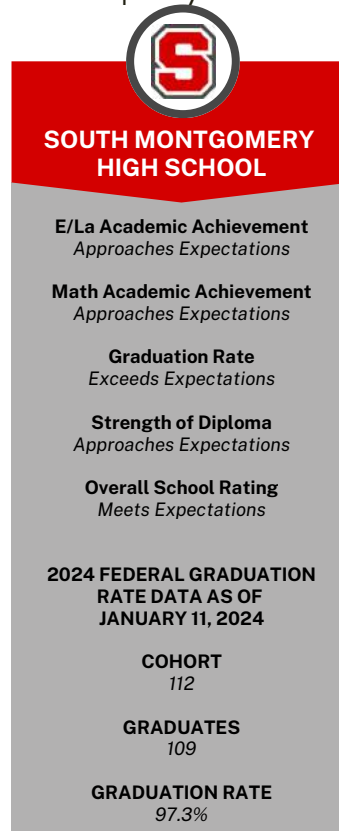
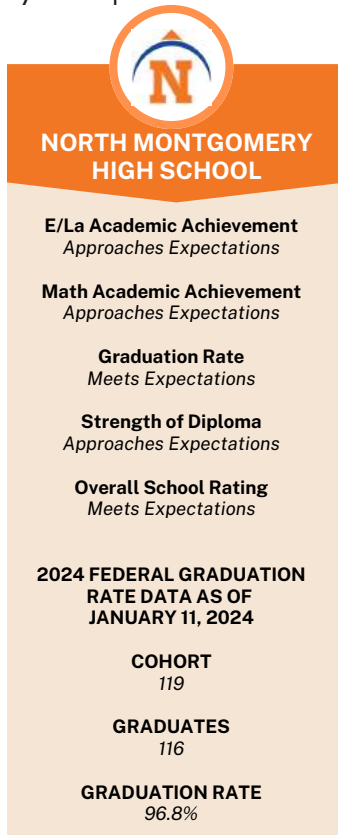
Source: Lightcast Q4 2023 data

Description: This chart compares the current educational attainment in Montgomery County, Indiana, from 2019 when the previous Montgomery County Comprehensive Master Plan was completed to 2024. Educational attainment data are based on Lightcast's demographic data and the American Community Survey. Educational attainment data cover only the population aged 25 years or more and indicate the highest level achieved.



# EDUCATION SNAPSHOT

Federal and State ratings for public schools are crucial for transparency and accountability, guiding both parents and policymakers in making informed decisions and allocating resources effectively to improve overall educational quality.



Source: Indiana Department of Education, Data Center & Reports: Graduation & College/Career Readiness - 2023 Federal Graduation Rate Data as of 1/11/2024

## INDIANA GRADUATES PREPARED TO SUCCEED - Understanding the Metrics

The analysis is based on the State of Indiana's Graduation Pathways to Success reports ([indianagps.doe.in.gov](http://indianagps.doe.in.gov)) for three public school districts in Montgomery County.

### Understanding the Metrics: Indiana Data

Utilizing the characteristics of a successful graduate as a guide, a set of performance indicators were defined to measure and then illustrate each characteristic. A draft set of indicators was released for public feedback in fall 2021 and approved by the Indiana State Board of Education in December 2021.

The approved indicators showcase students' performance across all grade levels and include metrics such as kindergarten readiness, the number of students who have mastered foundational reading skills by the end of third grade, 21st Century Scholars Enrollment, and graduation pathway completion.

Source: Indiana GPS Reports



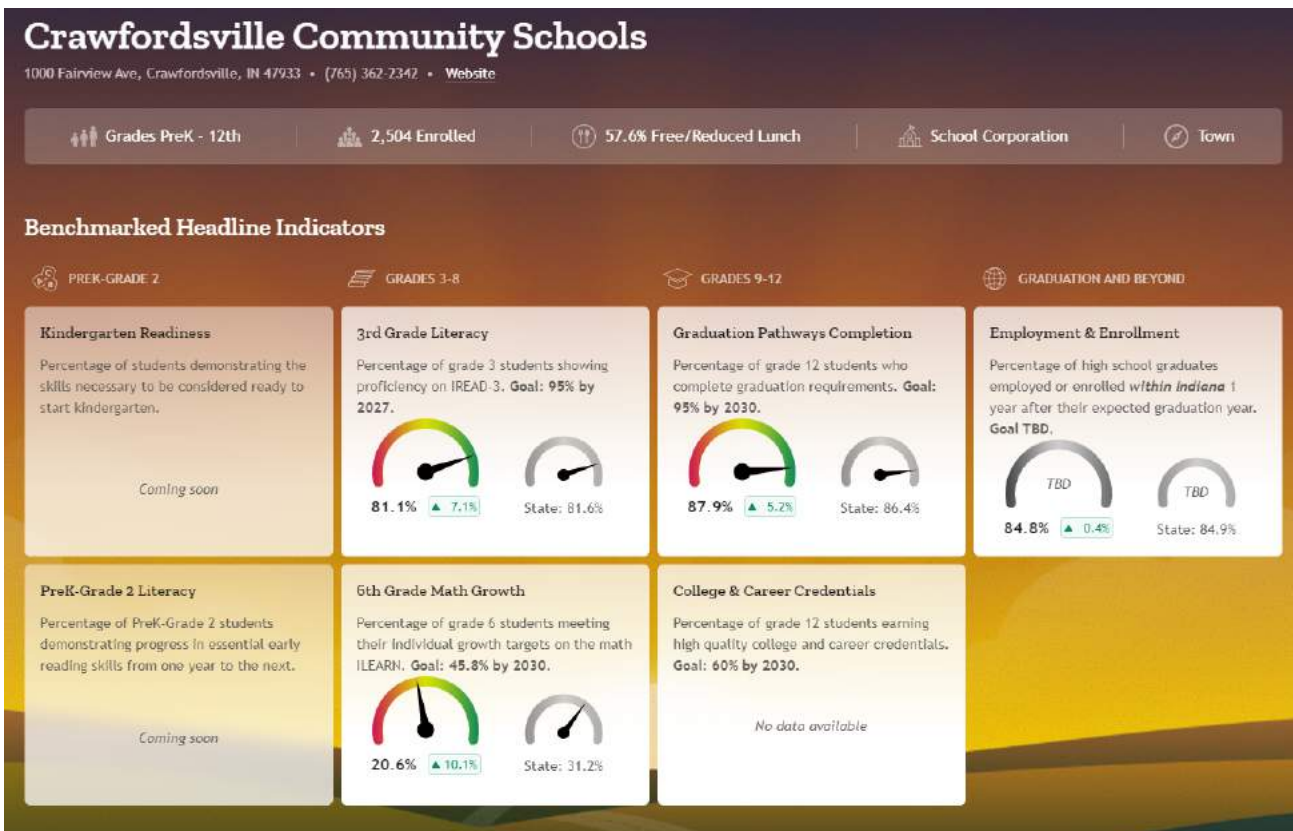
# EDUCATION SNAPSHOT

## INDIANA GRADUATES PREPARED TO SUCCEED ([IndianaGPS.doe.in.gov](http://IndianaGPS.doe.in.gov))

### Crawfordsville Community School Corporation:

Crawfordsville Community School Corporation centers on fostering the vision of equipping every student with a solid foundation for future success as responsible, productive global citizens. The mission and goals are encapsulated in supporting diverse paths to academic achievement, emphasizing character education and development, prudently managing fiscal resources, addressing obstacles to learning, and promoting active involvement of parents and the community as integral partners in the educational process.

**US News Best High School:** Recently named to US News Best High School list, Crawfordsville High School (CHS) ranked because of the percentage of 12th graders who have passed an Advanced Placement (AP) Exam, and College Curriculum Breadth, and the rate of seniors who passed multiple AP Exams. Crawfordsville High School offers 14 AP courses, in comparison, many high schools of similar sizes struggle to offer multiple AP courses. CHS succeeds due to the entire staff and schools providing exceptional opportunities to prepare students for excellence.



Source: Indiana GPS Reports



# EDUCATION SNAPSHOT

## INDIANA GRADUATES PREPARED TO SUCCEED (IndianaGPS.doe.in.gov)

### North Montgomery Community School Corporation:

North Montgomery provides rigorous and engaging learning experiences to prepare all students socially, emotionally and academically, for their future – Employment, Education, Enlistment. Parents choose North Montgomery Community School Corporation for their children. It is where students are at the center of decision-making, school personnel wants to work and grow, and families and the community value education. Our top priority is safety and security of all students and staff members. We are fiscally responsible so that highly effective learning occurs in and outside of the school.



Source: Indiana GPS Reports

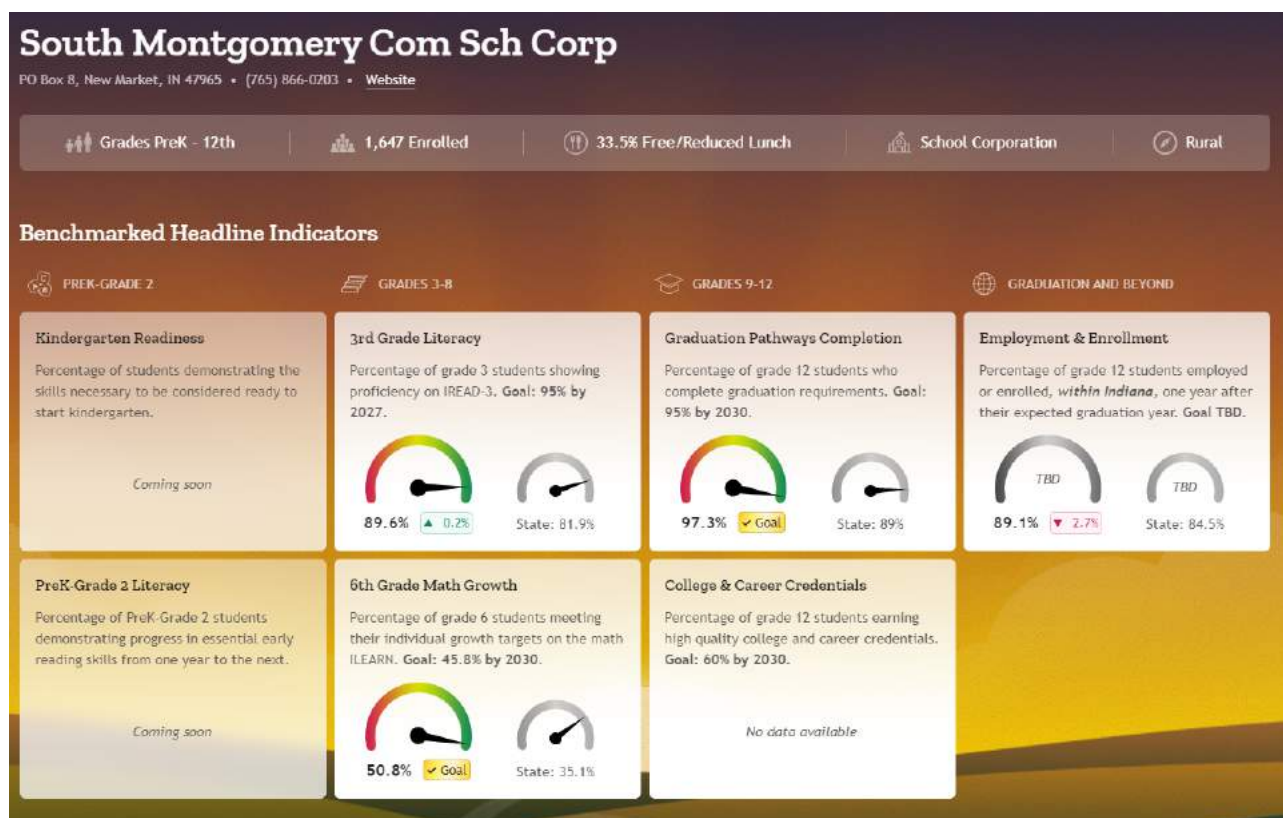
# EDUCATION SNAPSHOT

## INDIANA GRADUATES PREPARED TO SUCCEED (IndianaGPS.doe.in.gov)

### South Montgomery Community School Corporation:

Each and every Southmont School has one goal: readying students for what comes next. Whether that's preparing students for junior high, high school, college or entering the workforce, Southmont Schools strive to ensure each student has the ability, the education and the passion to succeed in the future.

We have created a thriving environment in all of our buildings for a well-rounded educational experience. Our passionate educators place great emphasis on individual student learning. Southmont Schools surrounds our students with ample opportunity to apply themselves in relevant and engaging activities, both in and out of the classroom.



Source: Indiana GPS Reports



# COMMUNITY WELLBEING



**Montgomery County's commitment to integrating health and wellness into its comprehensive planning, coupled with the impactful initiatives of the Montgomery County Wellness Coalition and the pioneering Mobile Integrated Health Program, reflects a proactive and community-centric approach to building a healthier and more resilient future.**

In addressing Montgomery County's community wellbeing, a pivotal challenge lies in ensuring equitable access to healthcare. Recognizing this, Montgomery County has an opportunity to proactively enhance its public health initiatives by adopting the Health First Indiana Initiative. This transformative statewide effort involves a substantial \$225 million investment over the next two years, with the aim of revolutionizing public health through collaboration at the state and local levels.



Facilitated by Senate Enrolled Act 4, recently passed by the 2023 Indiana General Assembly, the initiative empowers counties to identify and address the unique health needs of their communities. By opting into this funding, counties like Montgomery can implement evidence-based programs focused on prevention, spanning areas such as trauma and injury prevention, chronic disease management, maternal and child health, and more. The overarching goal is to ensure that every resident, or "Hoosier," has access to essential public health services, thereby fostering optimal health and well-being, which, in turn, forms the foundation for thriving communities—from schools to the broader economy.



# COMMUNITY WELLBEING



**MONTGOMERY COUNTY'S COMMITMENT TO INTEGRATE HEALTH AND WELLNESS INTO LONG-RANGE PLANNING IS EXEMPLIFIED THROUGH THE COLLABORATIVE EFFORTS OF THE MONTGOMERY COUNTY WELLNESS COALITION.**

This coalition, a synergistic alliance of county agencies, organizations, and dedicated individuals, is tirelessly focused on improving the overall health and well-being of the community. Aligned with its vision to enhance the quality of life through positive lifestyle changes, the coalition's mission is to raise awareness of local resources addressing lifestyle-related chronic illnesses and overall well-being.

<b>Athena Sport and Fitness</b>	<b>Montgomery County Health Department</b>	<b>Wabash College Global Health Initiative</b>
<b>Bottoroff Chiropractic</b>	<b>Montgomery County Youth Service Bureau</b>	<b>Montgomery County Boys &amp; Girls Club</b>
<b>Crawfordsville Parks &amp; Rec Department</b>	<b>Crawfordsville PRIDE</b>	<b>Montgomery County Free Clinic</b>
<b>Crawfordsville School Corporation</b>	<b>Montgomery County Purdue Extension</b>	<b>Crawfordsville Radio - Dave Peach</b>
<b>Franciscan St. Elizabeth Health - Crawfordsville</b>	<b>South Montgomery School Corporation</b>	<b>Journal Review</b>



# COMMUNITY WELLBEING



A significant aspect of Montgomery County's health initiatives is the investment in the **Mobile Integrated Health (MIH) Program**, led by the Crawfordsville Fire Department. Launched as a pilot in January 2017 with support from a grant from the Indiana State Department of Health, this program has gained national recognition for its innovative and holistic approach to healthcare delivery. By combining technology and collaboration with community and state healthcare partners, the MIH Program delivers on-site medical care throughout Montgomery County.

The MIH Program operates with a triple aim aligned with the Institute for Healthcare Improvement's goals – improving population health, enhancing patient experiences, and reducing or controlling the cost of care. **Its overarching goal is to create a continuum of care, fostering connections between patients, physicians, and community paramedics.** This program has become a model for healthcare throughout the United States, with Indiana officials frequently seeking its expertise to assist other communities in developing their own programs.

The MIH Program encompasses various divisions, such as Project Swaddle, Substance Use Disorder/QRT, Chronic Disease Management, and Vaccination/Immunization. Each division is strategically designed to address specific health challenges within the community, contributing to the overall well-being of residents.

Furthermore, the economic and societal value of the MIH Program is noteworthy. **By expanding the role of the fire department, the program reduces hospital readmissions, emergency department visits, and overall healthcare costs.** Importantly, these services are provided free of charge to patients. On a societal level, the MIH Program prioritizes preventive care, mental and physical wellness, education, and communal resource connectedness, thereby reducing adverse health outcomes and disparities.

The success of the MIH Program is made possible by the dedication and expertise of Crawfordsville's Firefighter Paramedics, who undergo extensive training and certification before integration. Partnering with key organizations such as the Indiana Department of Health, Franciscan Health, Purdue Health & Human Sciences Public Health Graduates Program, and others, the program is deeply embedded in the community, ensuring a comprehensive and collaborative approach to health and wellness.

# MONTGOMERY COUNTY 2024 GOALS

Montgomery County 2019 - 2023 Planning Efforts and Measurement Indicators were reviewed from the 2019 Comprehensive Plan.

The 2024 update to the Montgomery County Comprehensive Plan builds upon past planning efforts. To remain effective in establishing local land use and development policies and regulations, local policy and decision makers seek to continually ask the right questions, evaluate its courses of action, address potential negative impacts to the county, and eliminate approaches to planning, land use and development regulations that do not provide an overall positive benefit to the community’s wellbeing.

## COMMUNITY CHARACTER

2019 Goal	Action	2024 Goal
Make decisions based on the needs and desires expressed in the comprehensive plan	Regularly review the plan to ensure it is following community vision	Utilize the 2024 Comprehensive Plan as a guide for continued conversations with stakeholders for feedback and adaptability
Promote the county’s assets to the region and beyond	Develop clear message of community’s vision and define desired community identity/brand	Convene county partners for a comprehensive community marketing & PR plan with Tourism, Schools, other interested partners
Expand local quality of place assets to serve both existing and future residents of the county	Develop policies and programs to help expand local retail, dining and entertainment options for current and future generations	Enhance the county's quality of life by expanding local retail, dining/entertainment options for current and future residents through economic development initiatives

# MONTGOMERY COUNTY 2024 GOALS

## COMMUNITY CHARACTER (CONTINUED)

2019 Goal	Action	2024 Goal
Provide greater opportunities for educational collaboration within Montgomery County	Continue to work to enhance K-12 and higher education collaboration and programming with regard to STEM focus areas	Support County K-12 and higher education collaborative efforts to develop and expand opportunities in industries directly impacting the local economy
Work locally and regionally to take advantage of state and federal programming to combat the ongoing drug problems facing Montgomery County	Expand local recovery support services that are already in place through some local churches.	Facilitate grant funding opportunities and invest in prevention programs to provide comprehensive, strategic prevention framework to children, youth and adults in the local community
Support the future viability of smaller communities within the county by supporting local programming, asset management, development and redevelopment opportunities within the communities	Work with individual communities to update their community plans if they are out of date	Support local programming, asset management, and development or redevelopment for the future viability of smaller communities within the county
Enhance the key gateways into Montgomery County to create the desired first impression and help promote the overall county brand	Develop a set of preferred design criteria that establish the character and look for the main gateways to the county	Prioritize gateway areas into Montgomery County by adopting streetscape and design standards and partner with relevant partners for a unified overall branding strategy

# MONTGOMERY COUNTY 2024 GOALS

## COMMUNITY CHARACTER (CONTINUED)

2019 Goal	Action	2024 Goal
Develop programs and strategies to reduce poverty in Montgomery County	Develop/promote program resources to assist local unemployed and under-employed individuals in receiving training and certifications to advance their skills and advance the overall community workforce	Develop programs and strategies to reduce poverty in Montgomery County and convene a taskforce mentality towards addressing the issue through collaborative impact
Provide a newer and more diverse housing alternatives for existing and potential residents	Work with local and regional builders to build newer single-family detached homes in the county	Prioritize residential growth by integrating housing study data into a land use strategy to support residential potential in strategic areas
City of Crawfordsville Comprehensive Plan Goals: Create programs that enhance resident health, civic engagement, and cultural and ethnic diversity	Continue to support local and county programs that prioritize culture, arts, heritage, and community pride	Support local programs that prioritize culture, arts, heritage, and community pride across Montgomery County.

# MONTGOMERY COUNTY 2024 GOALS

## LAND USE

2019 Goal	Action	2024 Goal
Welcome and promote future development in appropriate areas of the county	Balance development patterns and character with available transportation and utility resources	Create an economic development strategy around commercial and residential growth and retention
Discourage the development of unwanted land uses in the county	Implement land use management practices to limit the undesirable development of the following uses in the county: <ul style="list-style-type: none"> <li>• Large Industrial wind/solar farms.</li> <li>• Large confined animal feeding operations (CAFOs).</li> <li>• Landfills</li> </ul>	
Encourage re-investment and improvement within existing cities and towns	Promote active reuse of existing buildings	Create and encourage investment through a streamlined regulatory process for reuse and redevelopment
Ensure future development decisions don't detract from our rural character and agricultural success	Identify and protect prime farm land	Ensure future development decisions don't detract from our rural character and agricultural success
City of Crawfordsville Comprehensive Plan Goals: emphasize connectivity, and balanced economic, social, and sustainability	Promote active reuse of existing buildings	Identify land throughout the county for development concentrated around thoroughfares such as I-74 and US 231

# MONTGOMERY COUNTY 2024 GOALS

## LAND USE (CONTINUED)

2019 Goal	Action	2024 Goal
Develop the appropriate tools necessary to implement the land use vision established as part of the Comprehensive Plan and ensure that these tools are respectful to both property rights as well as property value concerns	Develop an asset management plan to help guide future county investments.	Develop the appropriate tools necessary to implement the land use vision established as part of the Comprehensive Plan and ensure that these tools are respectful to both property rights as well as property value concerns
Actively support development opportunities to provide a diverse mix of newer, modern housing alternatives for Montgomery County	Initiate a countywide housing study to identify the market segments to target for future development opportunities	Create a Housing Taskforce to support a diverse housing stock matrix to support the county's residential growth strategy and priority
City of Crawfordsville Comprehensive Plan Goals: Creative placemaking focused on community gathering points, promoting wellbeing through trails, parks, and bike/pedestrian friendly streets	Prioritize preservation and conservation throughout the county, leverage recreational assets, and build a transportation system that supports active living	Prioritize residential growth by integrating housing study data into a land use strategy to support residential potential in strategic areas

# MONTGOMERY COUNTY 2024 GOALS

## ECONOMIC DEVELOPMENT

2019 Goal	Action	2024 Goal
Attract new residents and retain existing residents to support and grow the local workforce	Identify/target specific areas for residential development	Attract new residents and retain existing residents to support and grow the local workforce
Encourage diversity in business and industry throughout the county with new business attraction efforts	Actively recruit and attract primary employment prospects to locate within the county in desired locations that support good wages and job growth.	Focus business attraction strategy on industries inclusive and complimentary to existing industries, identify supply chain opportunities
Create new programs to encourage the development of new small business startups in Montgomery County	Develop entrepreneurial programs and recourses for ideation and early startups.	Create new programs to support startup opportunity's and growth for startups with partners like WorkOne Region 4, SBDC, SCORE Mentors, Montgomery Chamber, Fusion 54, etc
Create new programs to encourage the development of new small business startups in Montgomery County	Develop business accelerator programs to support small business development in Montgomery County	Create new programs to support small business growth and entrepreneurial opportunities with partners like WorkOne Region 4, SBDC, SCORE Mentors, Montgomery Chamber, Fusion 54, etc

# MONTGOMERY COUNTY 2024 GOALS

## ECONOMIC DEVELOPMENT

2019 Goal	Action	2024 Goal
Leverage existing assets to support growth of Montgomery County’s tourism activities	Assist the Montgomery County Visitors and Convention Bureau in maintaining their online inventory of tourism assets in Montgomery County and in promoting the list	Leverage existing assets to support growth of Montgomery County’s tourism activities and capture economic impact of tourism for county
Support the retention and expansion of existing businesses within the county	Engage an annual existing industry visitation program to ensure personal contact with each major local employer on an ongoing basis to better understand their needs, concerns, and future planning	Create a Business Retention and Expansion program and identify resources related to these efforts for Montgomery County businesses.

# MONTGOMERY COUNTY 2024 GOALS

## NATURAL RESOURCES

2019 Goal	Action	2024 Goal
Provide a stronger connection to our natural environment	Expand the network of waterway trails throughout the county	Develop a strategic plan dedicated to waterway trail expansion and preservation
Protect and enhance local water-based resources, such as floodplains, surface water, ground water, and wetlands	Establish watershed best management practices for future development	Protect and enhance local water-based resources with a community guide for developers for natural resource asset protection and preservation
Protect and enhance the County's land-based natural resources, such as wooded areas, riparian areas, prime farm ground and soils	Develop local policies to encourage development in specific areas that do not impact areas where the highest and best use of the property is agriculture	Greenspace preservation will be a priority throughout future development of the county, supported through a county development guide for natural resource asset protection

# MONTGOMERY COUNTY 2024 GOALS

## TRANSPORTATION AND UTILITIES

2019 Goal	Action	2024 Goal
Plan ahead for an efficient and effective roadway system	Complete the ongoing effort to create a countywide thoroughfare plan.	Plan ahead for an efficient and effective roadway system
Support the development of a more robust alternative transportation network throughout Montgomery County	Plan ahead to identify a future potential trail network that connects key destination assets within the county.	Support the development of a more robust alternative transportation network, with emphasis on trails, throughout Montgomery County
Coordinate with adjacent jurisdictions to identify opportunities for future transportation and expansion of utilities	Continue participation in ongoing regional planning and investment activities.	Identify opportunities for future transportation and expansion of utilities within regional collaboration
Provide utility infrastructure support and coordination of resources to support targeted growth	Identify and plan ahead for where utilities are located and where future expansion should be located.	Provide utility infrastructure support and coordination of resources to support targeted growth

# A LOOK AT THE MONTGOMERY COUNTY 2020 LOCAL ROAD SAFETY PLAN

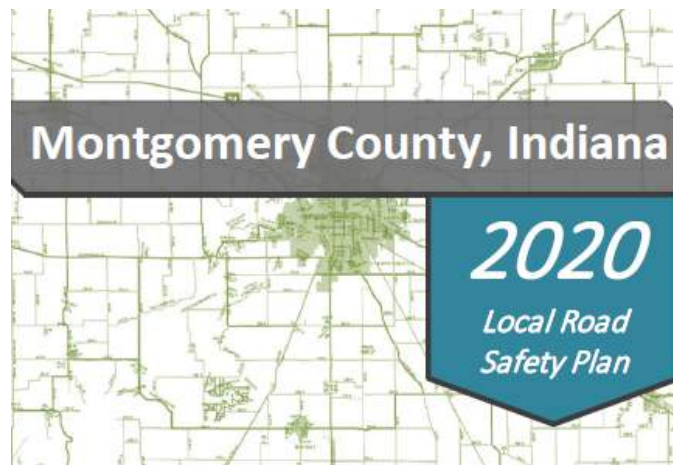
Montgomery County is committed to improving transportation safety to reduce the risk of death and serious injury that result from incidents on our transportation systems. The Local Road Safety Plan tells the story of transportation safety needs and strategies for our County. Implementation and funding of recommendations in the 2020 plan will improve transportation safety for the county, its people, and its visitors with a goal towards zero deaths.

## The intent of the 2020 plan was to:

- Increase awareness of road safety and risks
- Achieve a reduction in severe crashes
- Develop lasting partnerships for road safety
- Develop support for grant funding applications to address road safety
- Prioritize needed road safety investments.

## Multiple partners and stakeholders came together to provide input on the development the 2020 Local Road Safety Plan.

- Montgomery County Highway Department
- Montgomery County Commissioners
- Montgomery County GIS
- Montgomery County Emergency Management Agency
- Indiana Local Technical Assistance Program
- Federal Highway Administration
- City of Crawfordsville
- North Montgomery School Corporation
- Town of New Market



### EXISTING & PLANNED EFFORTS

Prior to the development of the Local Road Safety Plan, Montgomery County adopted the Montgomery County Thoroughfare Plan in September, 2019. The plan included analysis of key road networks throughout Montgomery County, with a focus on safely connecting all towns and cities in the county.

Additionally, the Montgomery County Highway Department has taken or is already planning several proactive steps to reduce crashes in the county through such efforts as:

#### Existing

- Adoption of Montgomery County Thoroughfare Plan
- Community Crossings Grant to improve CR 100 W from City of Crawfordsville limits to CR 1100 N
- Installation of thermoplastic lane marking on all new HMA paved roadway
- In 2021, replacing bridge #79 and removing existing s-curve on CR 100 W between CR 300 N and CR 400 N
- Purchase of berm and ditch cutting equipment to address ponding water on roadways
- Stone shoulders on CR 300 S from Ladoga Road to US 136
- Clearing right-of-way from heavy vegetation with knuckle boom mowers

#### Planned

- Collection of updated traffic count data and pavement markings information first focusing on roadways delineated on the thoroughfare plan
- Improve conditions along CR 625 E between US 32 and US 47
- Apply for Community Crossings grant to pave CR 400 W from SR 32 to US 136 and Camp Rotary Road/CR 300 S from SR 32 to SR 47
- Stabilize existing ¼ mile shoulder along CR 300 N west of CR 300 W
- Improvements on CR 600 S around Lake Holiday
- Implement a bridge maintenance program to clear, clean, and seal structures as well as removal of debris, salt, and sand under approach guardrails
- Implement bridge improvements based upon the 2020-2030 bridge preservation plan
- Develop a snow removal policy
- Install AVL devices on all highway department equipment/vehicles. Implement a tracking system through the Montgomery County GIS/Mapping Department.

### DATA SUMMARY

Data from the ARIES database was collected by INLTAP and combined with additional county data such as pavement rating, speed, road width and signage data. A total of 767 crashes were reported between 2014 and 2018. Table 1 below outlines the crash type and comparison to rural counties on average. Roadway departure crashes, making up 37 percent of total crashes are the most common crash, with dark roadways, wet roadways and animal crashes the next most common crash. Figure 1 illustrates the highest and lowest crash characteristics of roadway departure crashes within the County.



# PREVIOUS PLANS & INDIANA INITIATIVES

Previous Planning Efforts  
State of Indiana Initiatives



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# Montgomery County Foundational Plan Review

Incorporating previous plans into a county comprehensive planning document is essential for fostering continuity, coherence, and informed decision-making. Recognizing the groundwork laid in prior initiatives ensures that valuable insights, community aspirations, and established goals are seamlessly integrated, preventing duplication of efforts and promoting a holistic approach to development.

Additionally, acknowledging plans undertaken by municipalities and community partners within Montgomery County adds a collaborative dimension to the process, fostering a shared vision and enhancing regional coordination. This inclusive approach not only leverages the collective wisdom of diverse stakeholders but also contributes to the creation of a more robust and effective comprehensive plan that addresses the interconnected needs and aspirations of the entire community.

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# Montgomery County Local Road Safety Plan

In 2020, Montgomery County completed a Local Road and Safety Plan prompted by the reality that a National Highway Traffic Safety report in 2017 found that over 50 percent of fatalities occurred on rural roads, yet only 19 percent of Americans live in rural areas. Montgomery County is leading the state in this proactive approach to eliminating motor vehicle fatalities for residents, ensuring that the county is safer for residents and visitors.

The intent of the planning efforts was to:

- Increase awareness of road safety and risks
- Achieve a reduction in severe crashes
- Develop lasting partnerships for road safety
- Develop support for grant funding applications to address road safety
- Prioritize needed road safety improvements

This plan accomplished many of the goals that stakeholders involved in the process aspired to achieve, such as decreases in road fatalities, being awarded grant funding to support road safety efforts, and increasing partnerships across the county.

# STATE STRATEGIES

## ACKNOWLEDGING STATE OF INDIANA PRIORITIES

### ALIGNMENT WITH STATE COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY

Comprehensive Economic Development Strategies (CEDS) are US Economic Development Administration (EDA) planning efforts designed to utilize a regionally-owned planning process to build capacity and guide the economic prosperity and resiliency of an area or region.

Completion of a statewide CEDS for Indiana allows the state to compete for future funding from the U.S. Economic Development Administration.

CEDS is a planning effort to inform state priorities, Indiana is one of only a few states pursuing a statewide CEDS for Indiana.

## INDIANA CEDS: CREATING ECONOMIC RESILIENCE IN INDIANA

### HOUSING & CRITICAL INFRASTRUCTURE

#### COMMUNITY DEVELOPMENT & GROWTH

- Housing the residents of today and tomorrow
- Energy transition
- Infrastructure needed to sustain our economy and community



### ACCESS TO AMENITIES & SERVICES

#### MARKETING & MESSAGING

- Quality of life and place
- Sustaining safe, healthy, thriving communities

### ADAPTING & GROWING KEY INDUSTRIES

#### BUSINESS ATTRACTION

- Economic Diversification
- Continuing to invest in and grow target industries
- Adapting to digital transformations and automation

### ENTREPRENUERSHIP & INNOVATION

#### BUSINESS RETENTION & EXPANSION

- Growing the entrepreneurial ecosystem
- Creating the foundations for innovation to succeed
- Helping small businesses grow

### ACTIVATING & RETAINING TALENT

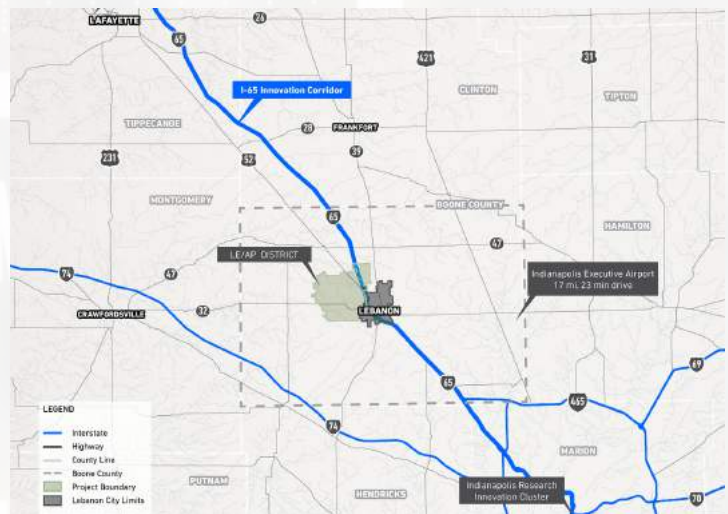
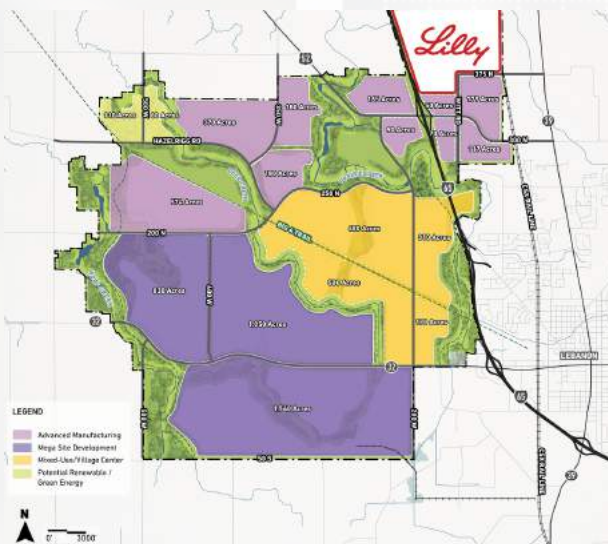
#### TALENT ATTRACTION & DEVELOPMENT

- Understanding and growing our workforce
- Reducing barriers to workforce participation

# A LOOK AT THE LEAP DISTRICT

## EXAMINING THE PROPOSED LEAP DISTRICT AND POTENTIAL EXTERNAL PRESSURES TO CONSIDER FOR MONTGOMERY COUNTY'S FUTURE

The proposed Lebanon Economic Advancement District (LEAP) in Boone County, Indiana, has potential for significant positive and negative impacts, particularly on Montgomery County. Key considerations include economic growth, an innovation hub, job creation, technological advancements, tourism, but also concerns about infrastructure strain, housing demand, and environmental impact. Long-range planning considerations involve comprehensive land use planning, balancing residential and commercial growth, strategic infrastructure investment, environmental conservation measures, and regional collaborative planning to minimize negative impacts.



Maps Courtesy of [iedc.in.gov/leap-lebanon](http://iedc.in.gov/leap-lebanon)

# EXAMINING THE PROPOSED LEAP DISTRICT AND POTENTIAL EXTERNAL PRESSURES TO CONSIDER FOR MONTGOMERY COUNTY'S FUTURE

Recommendations for Montgomery County in response to the LEAP district encompass adopting smart growth principles, investing in proactive infrastructure upgrades, encouraging green practices among companies, fostering community engagement, and leveraging unique features for tourism promotion. These measures aim to ensure sustainable development, accommodate growth seamlessly, minimize environmental impact, build community collaboration, and enhance the region's appeal for residents and visitors through strategic investments in quality of place amenities.

Collaboration with the Indiana Economic Development Corporation (IEDC): involve collaborative efforts with the Indiana Economic Development Corporation (IEDC), despite concerns about the land acquisition for the Lebanon project. Recognizing the IEDC's significant investment in the district's success, building a relationship with them is crucial. LEAP Lebanon's potential to house hundreds of companies and employ over 50,000 workers in innovative industries presents an opportunity for Montgomery County. Collaborative planning with the IEDC is essential to understand infrastructure and housing needs, ensuring the economic impact benefits neighboring counties like Montgomery.



Image Courtesy of [iedc.in.gov/leap-lebanon](http://iedc.in.gov/leap-lebanon)



# COMMUNITY ENGAGEMENT

Focus Groups & Interviews  
Community Workshop  
Community Survey Results



Montgomery County Comprehensive Plan 2024

# Focus Groups & Interviews

The planning process included an intensive focus group and interview process to better understand perspectives on Montgomery County, the local economy, quality of life, and economic development ecosystem. Focus groups are used to optimize input by outside stakeholders to inform the planning process and priorities of economic development efforts. Six groups of stakeholders representing local industry, agriculture/landowners, education, realtors/builders, small business, and local town/city government were invited to focus group meetings. Summary finding from each group included:

## **Focus Group Meeting Summary**

The following topics were covered during the focus group: local business climate, workforce, housing, and economic development priorities. Stakeholders included over 75 professionals, residents, and employers pertinent to Montgomery County's long-term growth. Responses related to each of these topics are described in the following subsections.

## **Workforce**

During the focus groups, business leaders and employers noted workforce shortages and described some challenges with keeping the focus local as more of their industry has a global workforce approach to filling open positions. Acuity has a presence in Mexico and as the industry automates and grows, the cost of labor and shortage of employees could push more jobs outside of Montgomery County. Employers felt that housing is the greatest challenge to attracting new

workforce in the county.

Manufacturers and industrial business managers and small business owners stated that they can engage with schools, but there may be opportunities to do so in a more effective way to introduce students to the opportunities in their own community. This could include more experiential opportunities for students to gain exposure to manufacturing based and local work opportunities. Companies participating in this focus group did note that they were able to engage local high school students, some Wabash students, and are working to engage the local education systems to employ interns. Industry partners indicated there is an increasing opportunity to engage with the local education system to support curriculum development that shows students the quality of life they can attain with a job in one of the local industries. Students and employees will continue to leave the county for dining and entertainment, and this makes it challenging to recruit and

# Focus Groups & Interviews

retain workforce. An overall lack of childcare options adds to the challenge in recruiting talent from outside of the county. Montgomery County is overall a safe community, a great place to raise a family, but without childcare and daycare opportunities for workers, employers are leaning into alternative solutions with more flexible hours and benefits to engage the county's prime working age group of 25 year olds – 45 year olds.

## Housing

Stakeholders described housing challenges as one of the greatest factors contributing to labor force shortages in Montgomery County. Focus group participants thought the development of more housing options such as condos or townhomes, could increase the number of attainable housing units in the county. This would allow entry level workforce to afford homeownership and provide a low-maintenance housing option for the aging population who want to remain in the county. Another suggestion is to rehab existing second floor spaces in downtown Crawfordsville to create studio and apartment living for younger workforce who might seek a pseudo-urban living environment.

Walkability in the downtown was mentioned as something that goes hand in hand with downtown livability.

Nearly all the focus group attendees indicated they would support more residential growth in areas where infrastructure exists or near population centers like Crawfordsville. Attendees also agreed housing for seniors, 55+ restricted housing stock is a need as more residents are staying in their homes longer which in turn limits housing market options for any new or returning residents. Realtors, education, and local business attendees mentioned the need for a whole life cycle of housing stock as a resident retention strategy along with adding to the ability to attract the next generation of residents.

The Ag industry indicated some of their workforce come to Montgomery County on Visas that require stable housing, this is challenging to find in the area and many of the employers are trying to solve the problem themselves by providing housing for several workers. Though many attendees do not want to provide subsidized housing, they would consider affordable housing options on a case-by-case basis. The overall

# Focus Groups & Interviews

goal would be to provide housing options for plant managers and CEOs who now live outside of the county. Without any more housing, Montgomery County will be unable to grow.

## **Economic Development Priorities and Business Climate**

One attendee made a statement that truly echoed throughout in regard to what the county should measure against in regard to economic development: “Does it build the community and create job opportunities.” Industry leaders and manufacturers were very supportive of the county’s advocacy on behalf of businesses. Participants of the small business community would like to see the county encourage partner organizations to support local business like a “buy local” campaign for business-to-business purchase. In general, business leaders would like to see the county in a position to support existing industry and see a need for investment in quality-of-life initiatives to help keep money in the county as people leave for dining and entertainment options. Though everyone supports the local schools, many stakeholders indicated they want to see Montgomery County schools on the level with Zionsville, Brownsburg, and Westfield as when people look for the best place to settle

down, the opportunities at the larger school districts creates an imbalance in population retention.

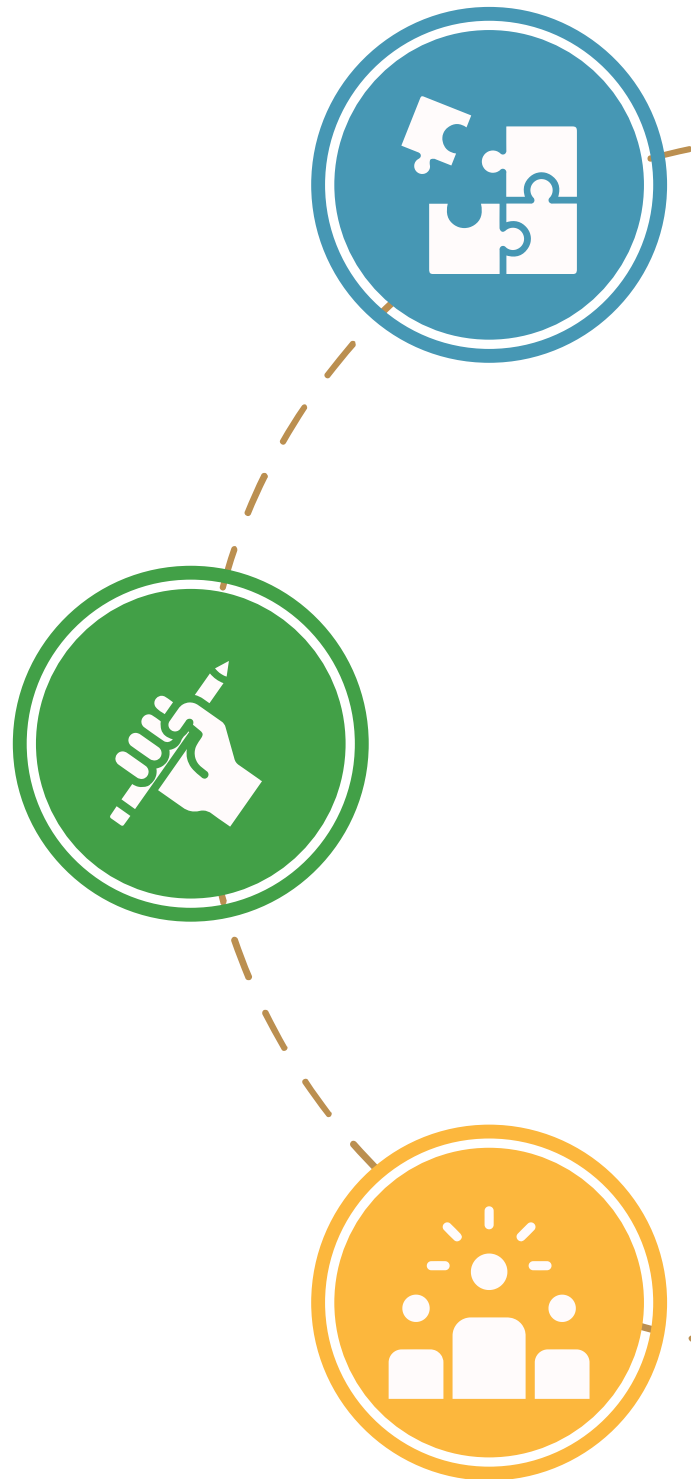
The private sector is growing in in the same direction to pursue common goals which could help amplify efforts to expand infrastructure and address other local challenges. In addition to business and population growth, focus group participants also provided insight on marketing efforts for the county. Telling the story of Montgomery County and having continuity of data to showcase the rural charm and good quality schools is a priority. Creating tabs on the County website with accurate data showcasing the schools and supporting organizations that are investing in quality of life (Main Street and the Chamber) to help push out the story of Montgomery County.

Meeting participants felt that Montgomery County has access to nearby recreation but lack of investment in local parks and trails was noted, many visitors come for the state parks, but optimizing visitors to spend their dollars in the county is challenged with lack of transportation (no Uber or Lyft or bus service), and restaurants are not open late to create any nighttime economy. It was suggested that the county and partner organizations could lead marketing efforts aimed at attracting

# Focus Groups & Interviews

new residents that are looking to start or raise a family due to the county's quality of life. It was suggested that this marketing campaign could be aimed towards local graduates who have left Montgomery County, or folks seeking quiet rural life but close to big city amenities. Attendees also shared other communities who invested in creating entertainment opportunities through support of the downtown area events enjoyed the activity and boost to the local economy.

Focus group attendees also support residential growth, talent attraction/retention strategies surrounding prime working age workers. Attendees noted there's not a lot to do in Montgomery County, supporting local activities, events, and investing in spaces that support young families to attract the 25 – 45-year-olds. Housing needs would include 3–4-bedroom homes and finding homes at a price point that makes cost of living attainable for this population group. Focusing on attracting or retaining this population demographic further emphasizes the need for childcare and daycare facilities. The investment by the Montgomery County Community Foundation is notable, and necessary, though only skims the surface of this statewide issue for workforce and talent attraction.



# Community Workshop



Montgomery County officials hosted a publicly noticed community meeting on November 14, 2023 for input into the Montgomery County Comprehensive Plan update. Over 40 residents and business owners attended, and they were provided with a printed summary of the community survey results.

Participants engaged in a mapping exercise around strategic growth areas related to land use for residential growth, commercial/industrial growth, and green space preservation. Participants also were provided Land Use Ideas and Scenarios for further refinement of the descriptions of each potential Public participation was deemed a vital component of the planning process to ensure residents' voices were heard, reflecting the community values.

The meeting discussed a marketing campaign targeting new residents, such as local graduates or those seeking a tranquil rural life close to big city amenities. Attendees shared experiences from other communities that invested in creating entertainment opportunities through downtown events, enjoying increased activity and a boost to the local economy.



# COMMUNITY ENGAGEMENT



## DIGITAL SURVEY: Feedback from County Residents & Stakeholders Incorporated in the Comprehensive Master Plan Update

A public survey opened to collect feedback from a broad range of county stakeholders. **The survey was open between October 13, 2023 and November 6, 2023 and collected over 880 responses.** Resident participation in the survey demonstrated a significant public interest in the planning process and outcomes within the comprehensive plan. The survey is an important element for county officials to understand community perceptions about Montgomery County's future, economic growth, quality of life, public services, and infrastructure priorities.

### MONTGOMERY COUNTY COMPREHENSIVE PLAN SURVEY TOPICS

#### GROWTH & DEVELOPMENT

Preservation of current agricultural character,  
Support of residential housing stock, Strategic support for workforce development initiatives, Attraction of large retailer and shopping amenities, Positive growth strategies with flexibility

#### ASSETS

Quality of local schools, quality of place/community character, local businesses, parks, open space, and recreation opportunities, public safety

#### CHALLENGES

Mental health, drug and alcohol addiction, Access to healthcare, local businesses and quality of local schools were also ranked as challenges



#### LAND USES

A list of undesirable land uses was provided in the survey, the majority of respondents indicated they either strongly agree or agree with the provided list which included industrial solar and wind farms, confined animal feeding operations, and landfills

#### COMMUNITY PRIORITIES

Balanced growth of residential and commercial development, Job creation – strengthening the workforce pipeline, Preservation and promotion of greenspace and farmland

#### QUALITY OF LIFE

A significant focus for respondents centered on quality of life and residential amenities including recreational opportunities, and health and wellness options

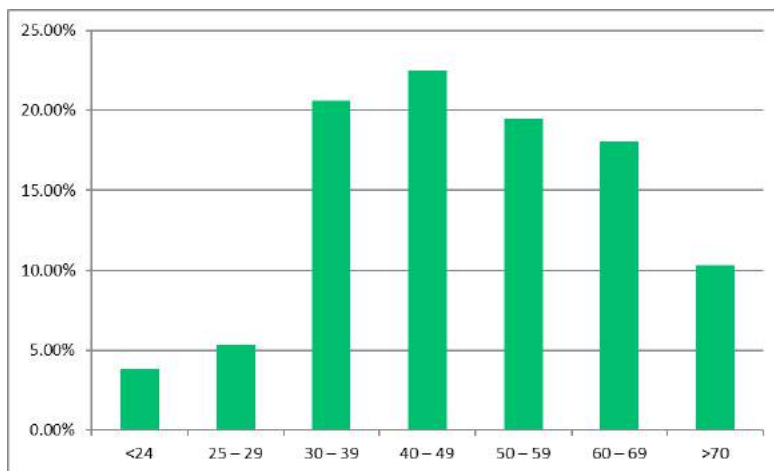
# SUMMARY: DIGITAL SURVEY

The vast majority of survey respondents were county residents as 97.1% indicated that they lived in Montgomery County and 72.56% indicated they work in Montgomery County. Most respondents were also under the age of 69 with residents age 40-49 making up the largest age cohort at 22.45% of responses. Most respondents have lived in the county for more than twenty years at 60.9% of respondents and newer residents were the next most represented in the survey as 12.1% of respondents have been residents for 1-5 years. After assessing the demographic make-up of respondents, the survey gathered information on the County's strongest assets and challenges, and feedback on potential growth scenarios and identified priorities.

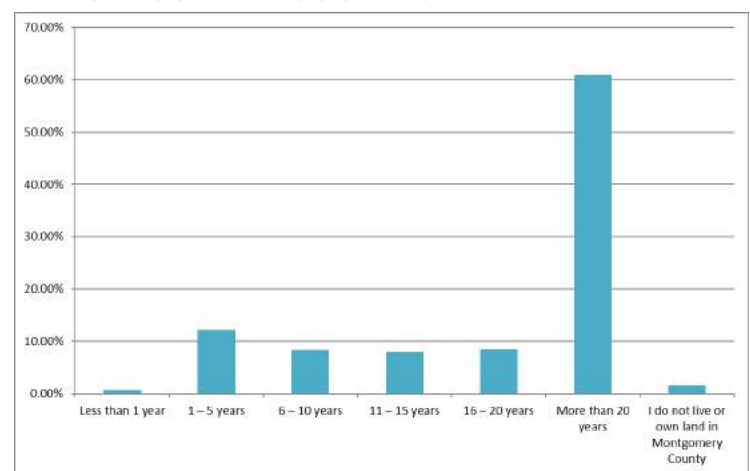
## MONTGOMERY COUNTY COMMUNITY SURVEY DEMOGRAPHIC SNAPSHOT

Understanding the Demographic makeup of respondents allows county officials to better refine strategic priorities and ascertain the characteristics of an audience as well as incorporate community engagement tactics to garner the most participation and input into the process, and ultimately, the plan.

WHAT IS YOUR AGE?



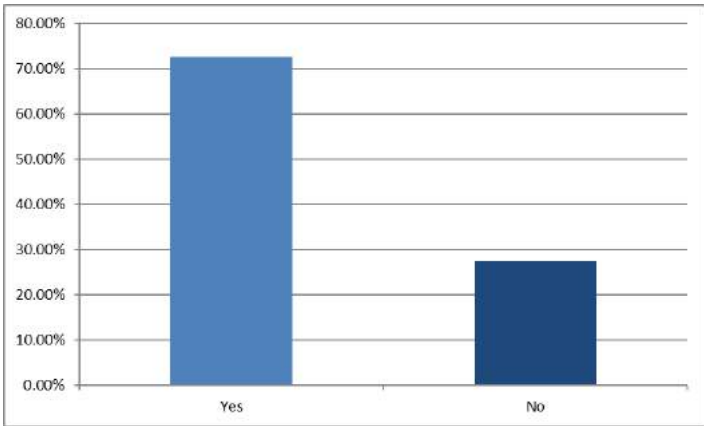
HOW LONG HAVE YOU LIVED OR OWNED LAND IN MONTGOMERY COUNTY?



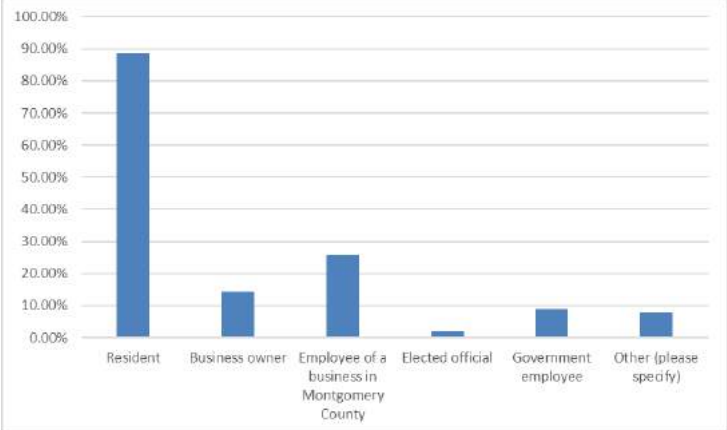
# SUMMARY: DIGITAL SURVEY

## DEMOGRAPHIC SNAPSHOT CONTINUED

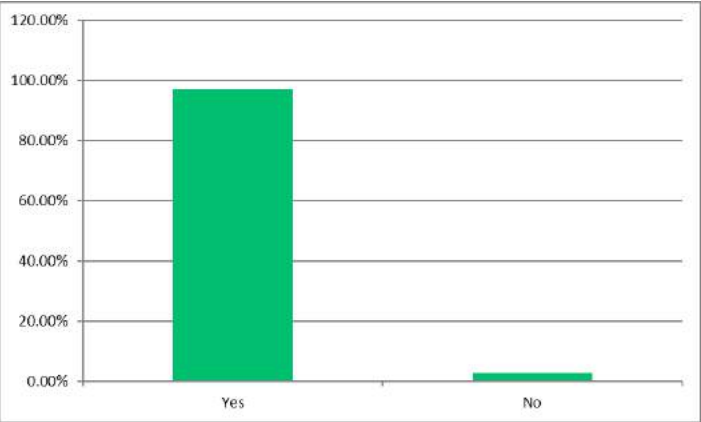
DO YOU WORK IN MONTGOMERY COUNTY?



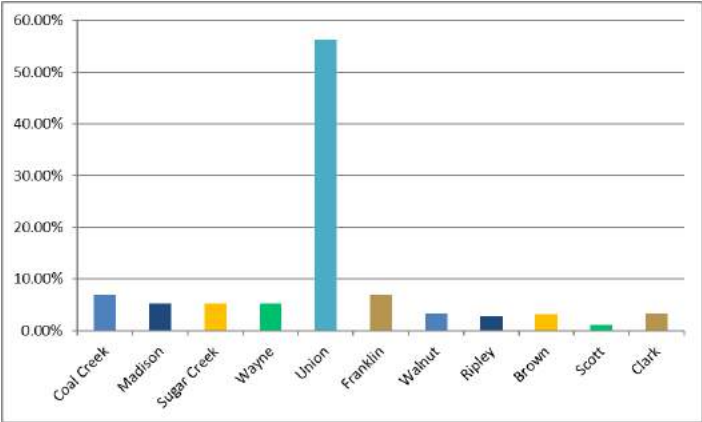
WHAT BEST DESCRIBES YOU?



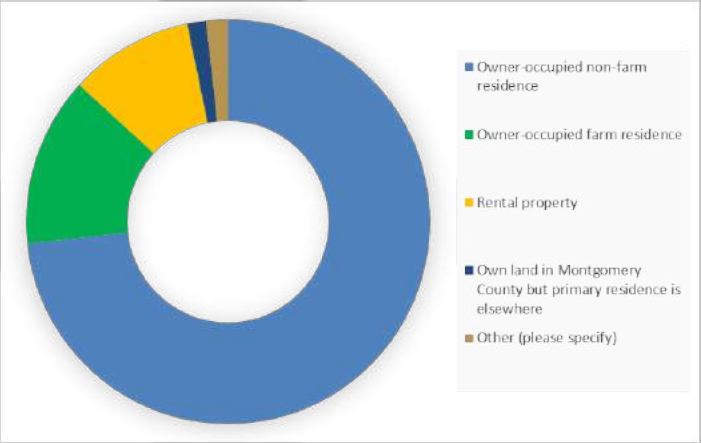
ARE YOU A RESIDENT OF MONTGOMERY COUNTY?



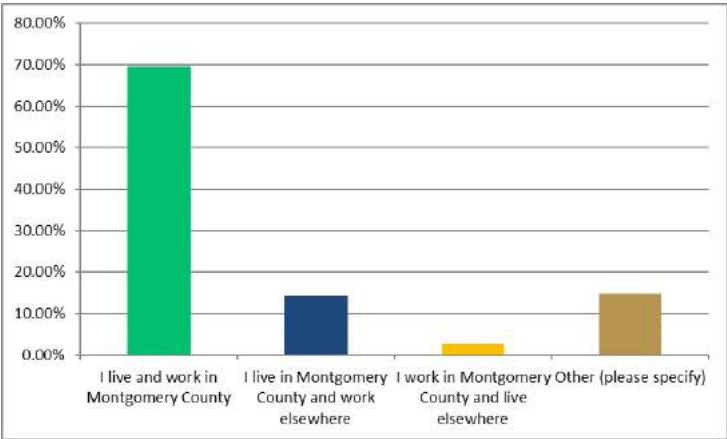
IF A RESIDENT, IN WHICH TOWNSHIP DO YOU LIVE?



WHAT BEST DESCRIBES YOUR PRIMARY PLACE OF RESIDENCE?



WHAT BEST DESCRIBES YOU?



# SUMMARY: DIGITAL SURVEY

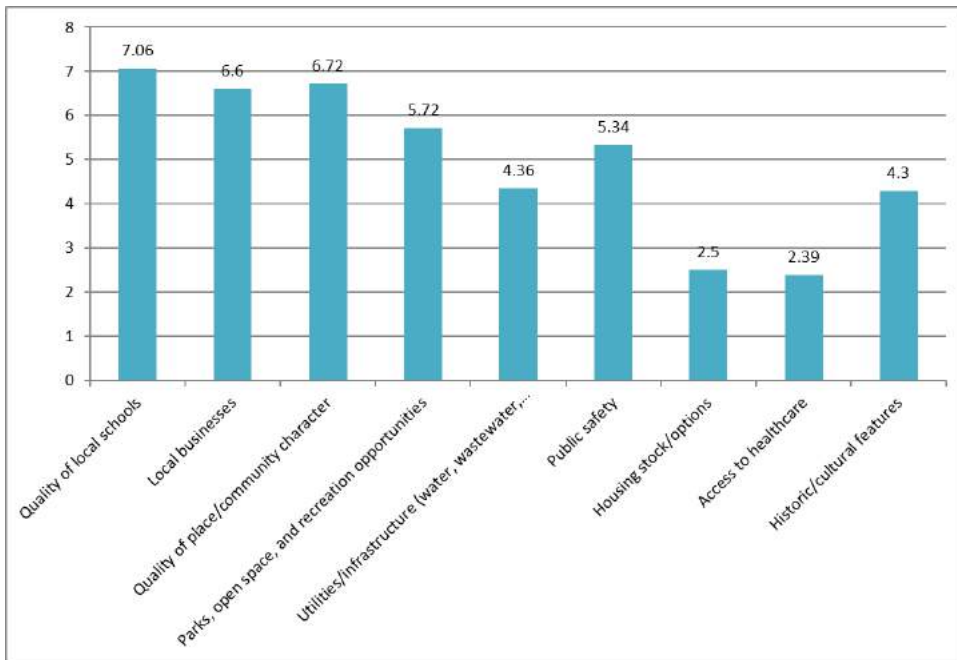
## MONTGOMERY COUNTY COMMUNITY SURVEY COMMUNITY ASSETS AND CHALLENGES

**RESPONDENTS WERE ASKED TO RANK AND IDENTIFY COMMUNITY ASSETS AND CHALLENGES IN ORDER TO FURTHER REFINE THE COUNTY'S STRATEGIC PRIORITIES FOR LAND USE, ZONING, AND FURTHER FOCUS ON COMMUNITY AND ECONOMIC DEVELOPMENT STRATEGIC PLANNING.**

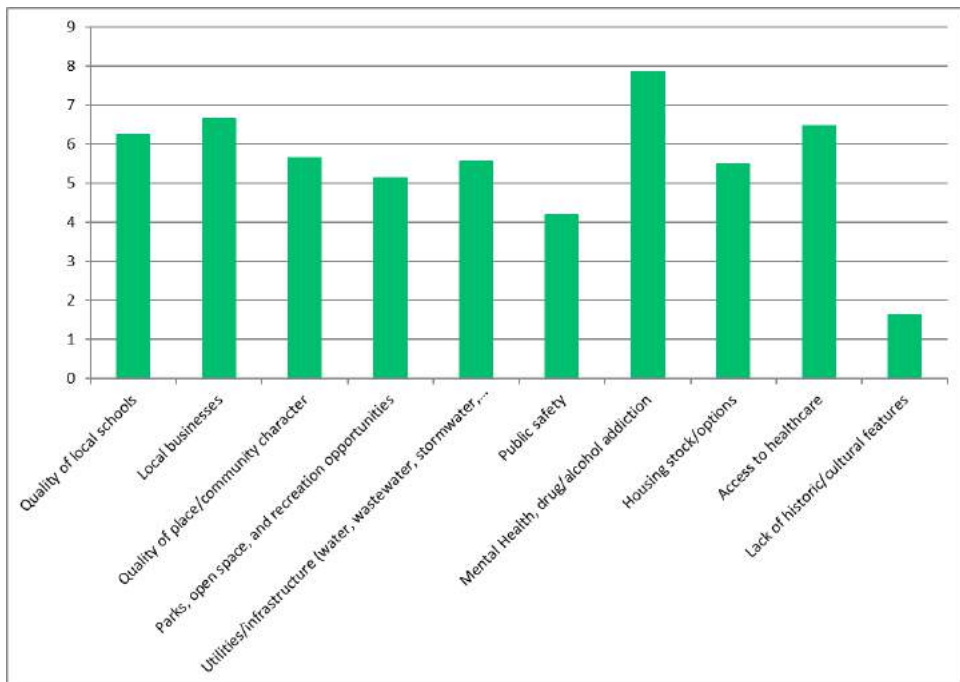
Participants were able to rank a list of county assets in order, the associated chart indicates the matrix of the selection by respondents. The survey showed respondents believe the county's top three assets are:

- Quality of local schools
- Quality of place/community character
- Local businesses

WHAT ARE MONTGOMERY COUNTY'S STRONGEST ASSETS



WHAT ARE MONTGOMERY COUNTY'S BIGGEST CHALLENGES



Respondent's also considered the county's biggest challenges in the same ranking system as the strongest assets. The list of challenges was created through input from the Comprehensive Planning Steering Committee and integrated current identified areas of focus to which the county is expending resources, staff time, or have found the need in which to partner in order to address.

Respondents were also asked open ended questions to which they offered perceptions related to growth and the strategic priorities of the county.

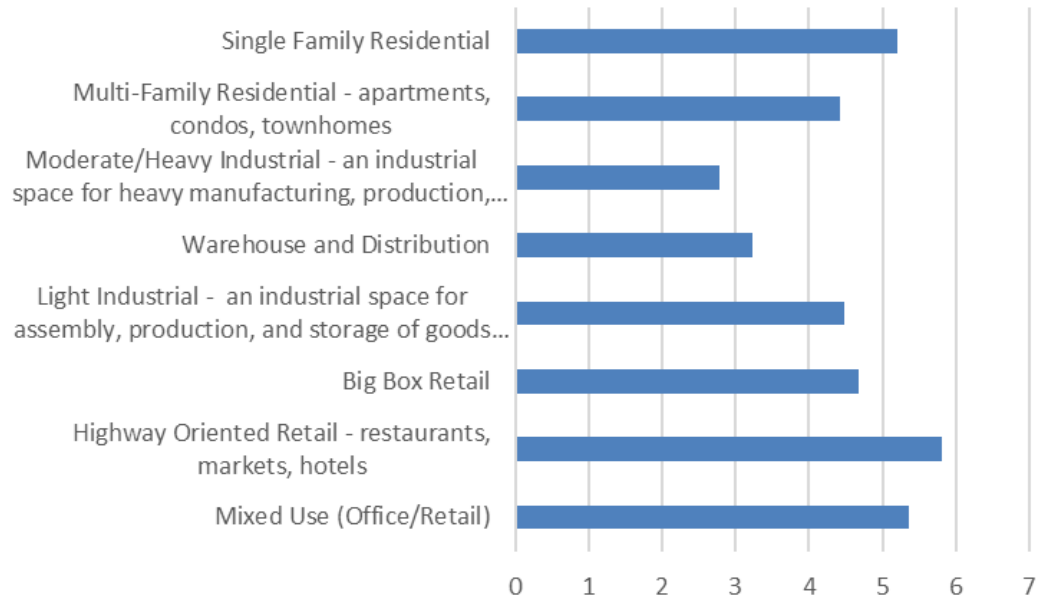
# SUMMARY: DIGITAL SURVEY

## MONTGOMERY COUNTY COMMUNITY SURVEY

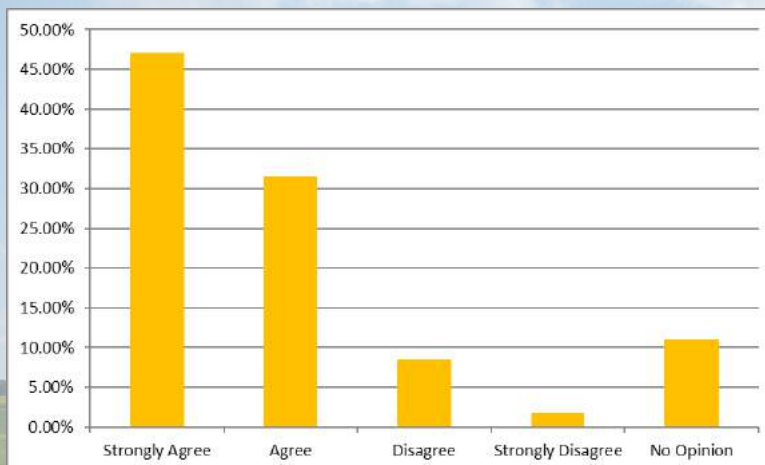
### LAND USE AND BALANCING GROWTH

Respondents were asked to rank a provided list of potential land uses in relation to what land uses should economic development and planning efforts focus on for Montgomery County. Participants were allowed to rank in order from most applicable to least their answers that applied. Coupled with open ended questions related to land uses and the type of product to attract to Montgomery County, Highway Oriented Retail - restaurants, groceries, markets, hotels rose to the top.

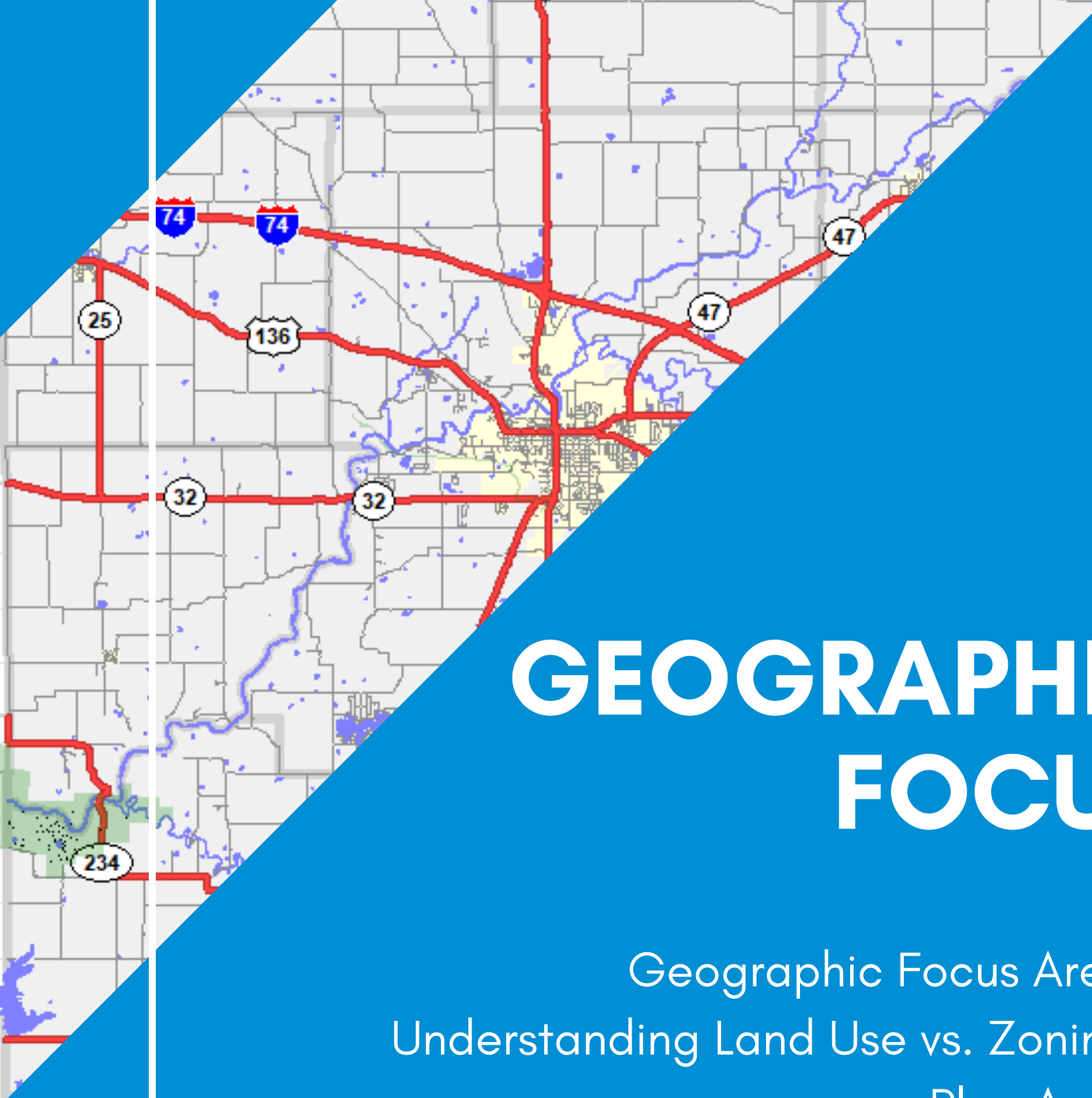
WHAT LAND USES SHOULD ECONOMIC DEVELOPMENT AND PLANNING EFFORTS FOCUS ON?



### PRESERVING EXISTING AGRICULTURAL LAND SHOULD BE A PLANNING PRIORITY



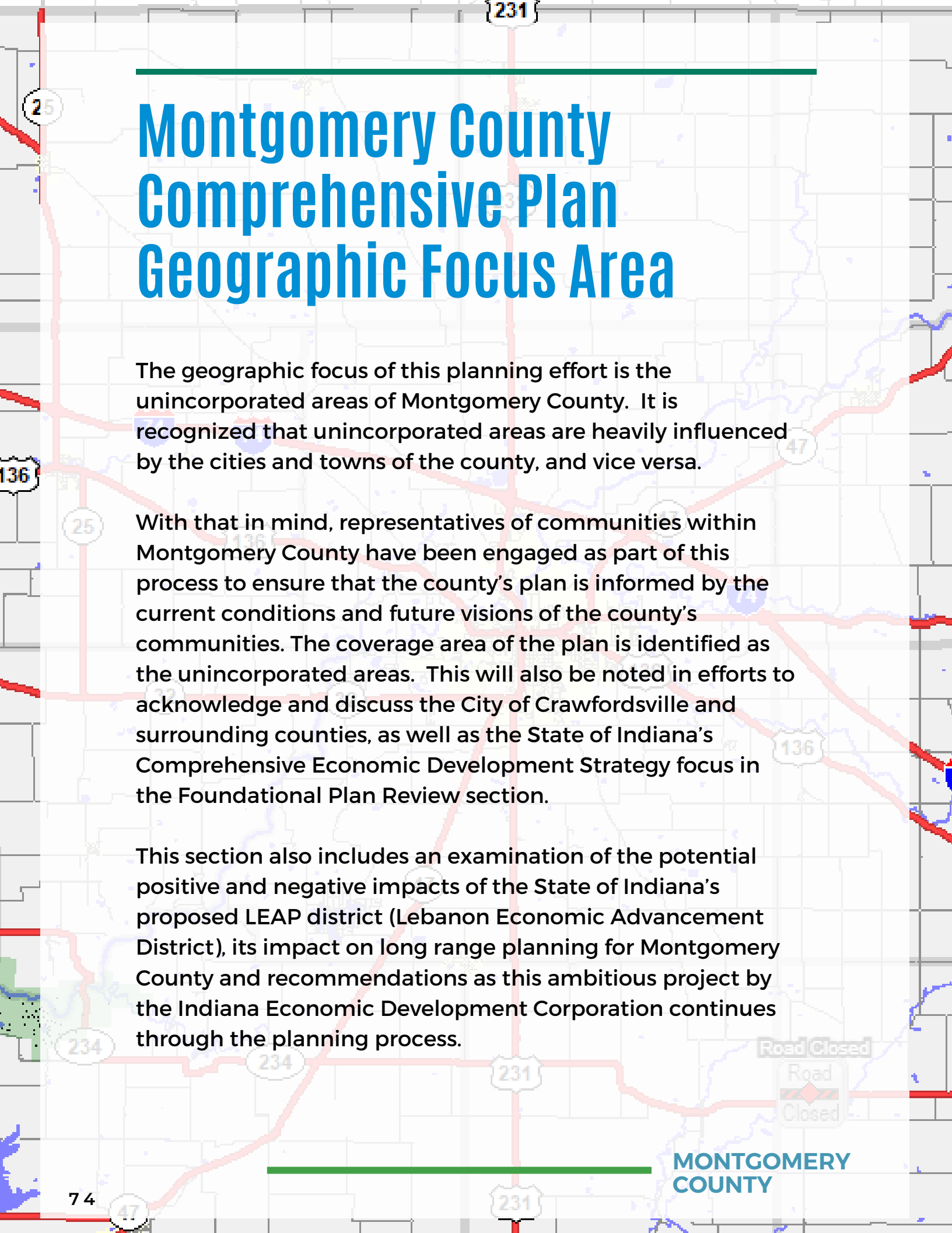
Respondents' answers are suggestive of a community striving for responsible growth. Residents wish to preserve their ag-based heritage, over 47% of respondents strongly agree that preserving agricultural land should be a planning priority for the county.



# GEOGRAPHIC FOCUS

Geographic Focus Area  
Understanding Land Use vs. Zoning  
Plan Area





# Montgomery County Comprehensive Plan Geographic Focus Area

The geographic focus of this planning effort is the unincorporated areas of Montgomery County. It is recognized that unincorporated areas are heavily influenced by the cities and towns of the county, and vice versa.

With that in mind, representatives of communities within Montgomery County have been engaged as part of this process to ensure that the county's plan is informed by the current conditions and future visions of the county's communities. The coverage area of the plan is identified as the unincorporated areas. This will also be noted in efforts to acknowledge and discuss the City of Crawfordsville and surrounding counties, as well as the State of Indiana's Comprehensive Economic Development Strategy focus in the Foundational Plan Review section.

This section also includes an examination of the potential positive and negative impacts of the State of Indiana's proposed LEAP district (Lebanon Economic Advancement District), its impact on long range planning for Montgomery County and recommendations as this ambitious project by the Indiana Economic Development Corporation continues through the planning process.

# UNDERSTANDING LAND USE VS. ZONING

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Land use and zoning are related concepts within the context of a comprehensive plan, but they refer to distinct aspects of urban or regional planning.

## LAND USE:

- **Definition:** Land use refers to the way land is utilized or developed based on its designated purpose. It encompasses a broad range of activities, including residential, commercial, industrial, recreational, and institutional uses.
- **Comprehensive Plan Role:** In a comprehensive plan, land use involves defining the types of activities and developments that are suitable for different areas within a jurisdiction. It lays out a vision for the spatial organization of the community, aiming to guide future growth and development in a sustainable and organized manner.
- **Flexibility:** Land use categories in a comprehensive plan may provide a level of flexibility, allowing for adjustments based on evolving needs and priorities. For example, an area designated for mixed-use development might include a combination of residential and commercial spaces.

# UNDERSTANDING LAND USE VS. ZONING

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## ZONING:

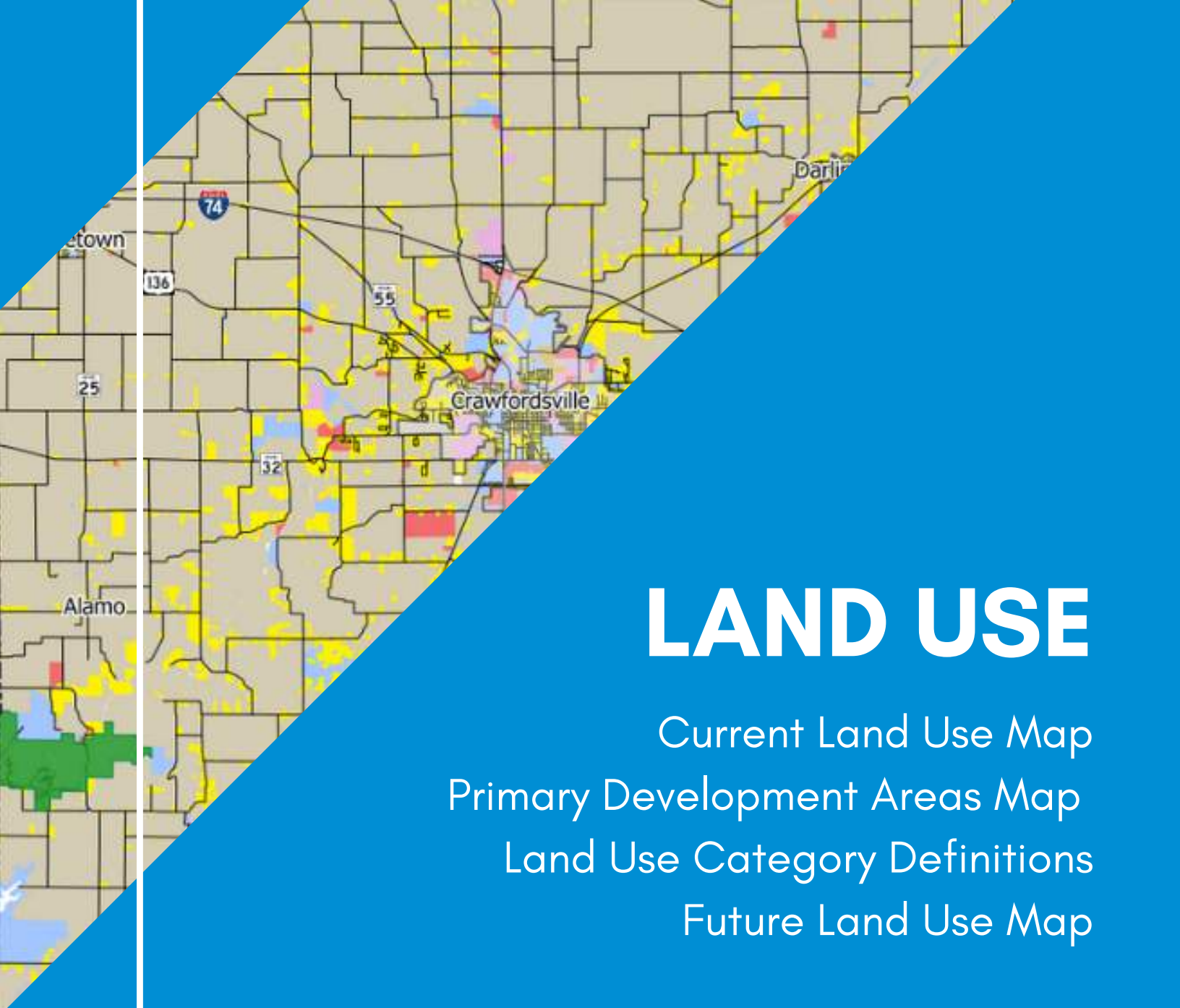
- **Definition:** Zoning is a set of regulations that govern how land can be used and developed within specific zones or districts. Zoning ordinances establish rules regarding building heights, density, setbacks, and permissible uses for each zone.
- **Comprehensive Plan Role:** Zoning regulations are often aligned with the goals and land use policies outlined in a comprehensive plan. The comprehensive plan serves as a guiding document that influences the creation or modification of zoning codes to ensure consistency with the community's long-term vision.
- **Legal Framework:** Zoning is a legal tool that provides a regulatory framework for the physical development of land. It is implemented through local ordinances and is enforced by local planning and zoning boards.

**In summary, while land use defines the intended purpose or activities for different areas, zoning provides the regulatory framework and legal mechanisms to control and enforce these uses.**

A comprehensive plan acts as a guiding document that influences both land use planning and the creation of zoning regulations to shape the future development of a community.

# MONTGOMERY COUNTY





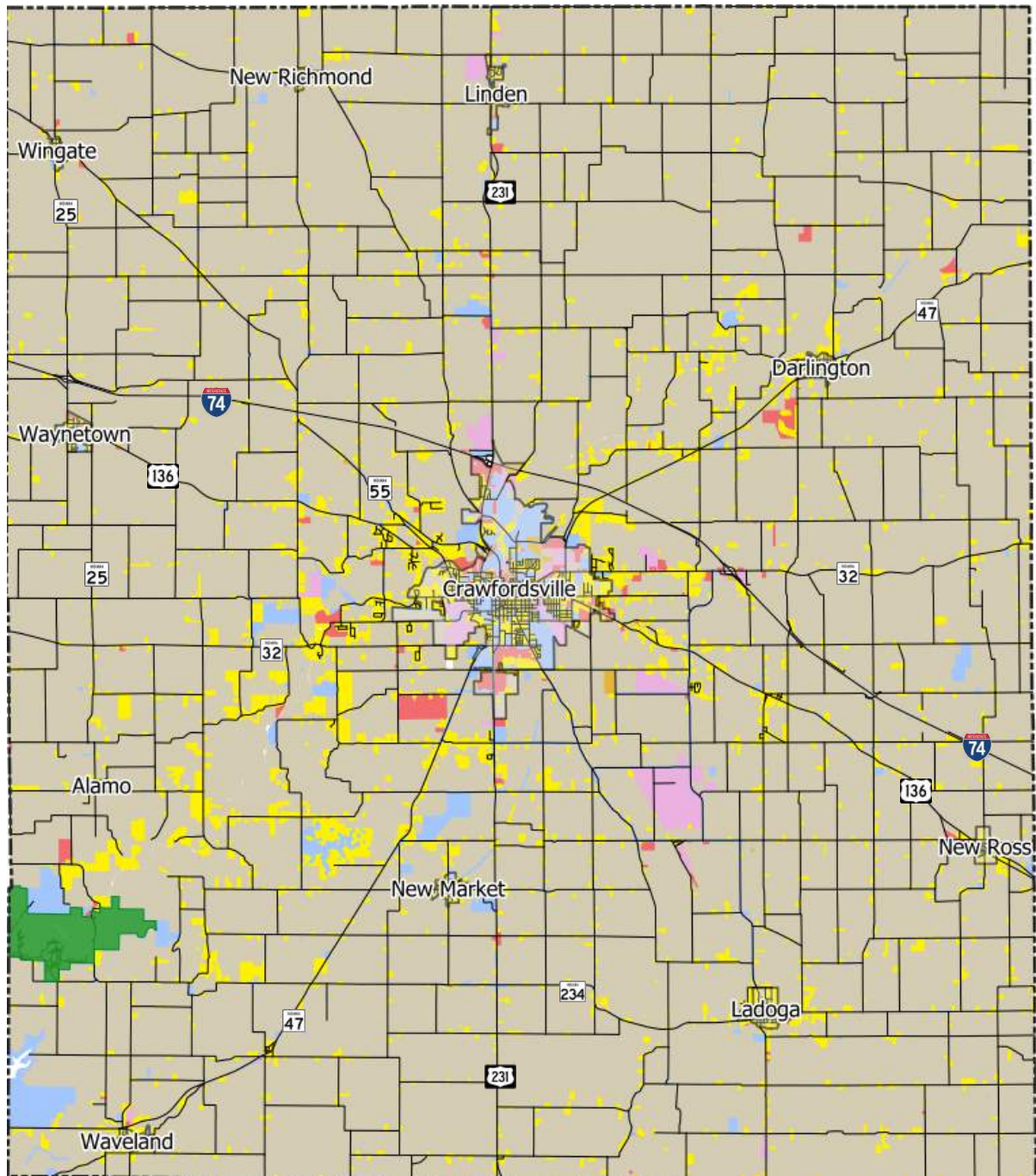
# LAND USE

Current Land Use Map  
Primary Development Areas Map  
Land Use Category Definitions  
Future Land Use Map



# Current Land Use

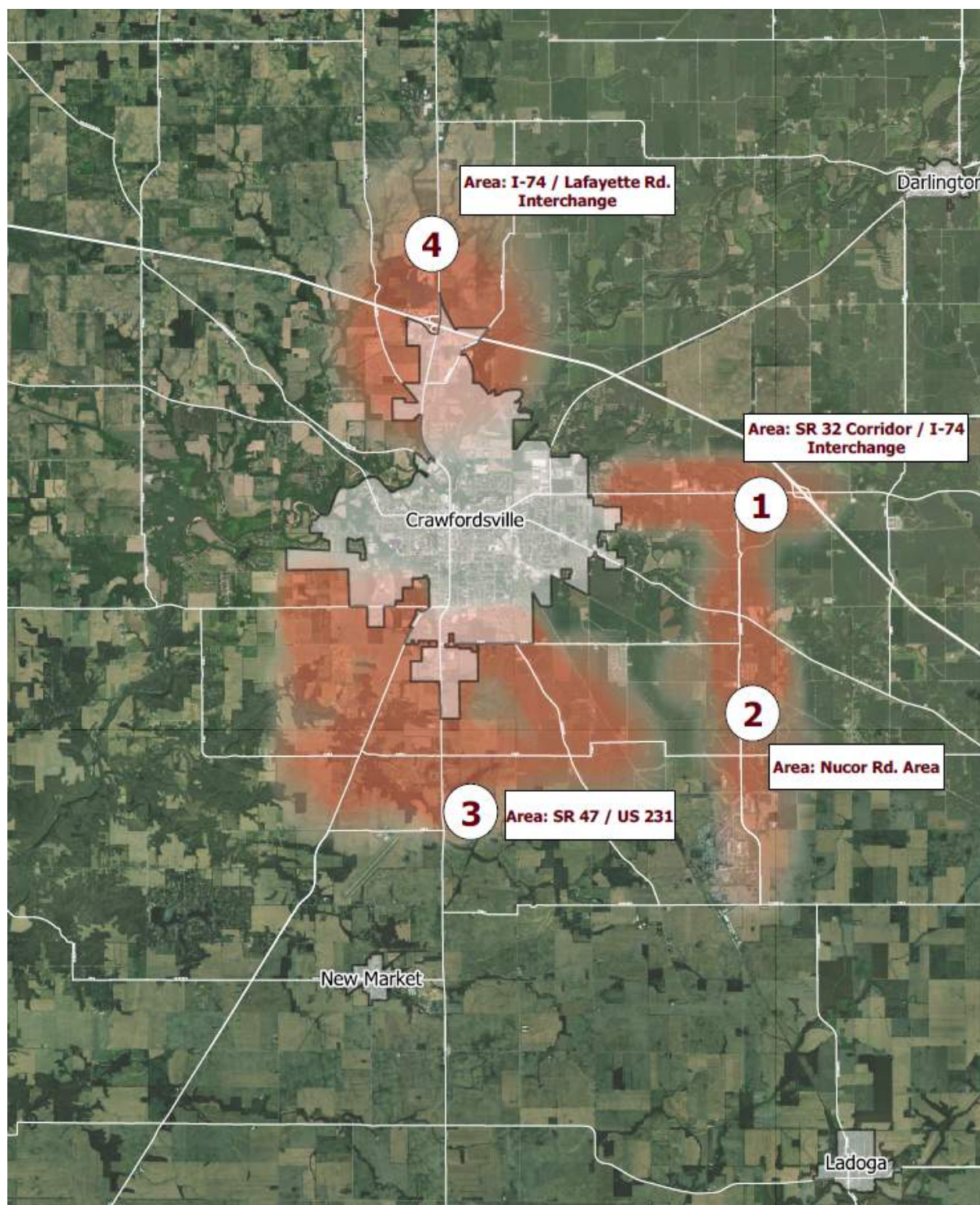
## MONTGOMERY COUNTY



### Legend

- |                   |             |             |
|-------------------|-------------|-------------|
| County Boundary   | Agriculture | Residential |
| City Limits       | Industrial  | Exempt      |
| Shades State Park | Commercial  | Utility     |

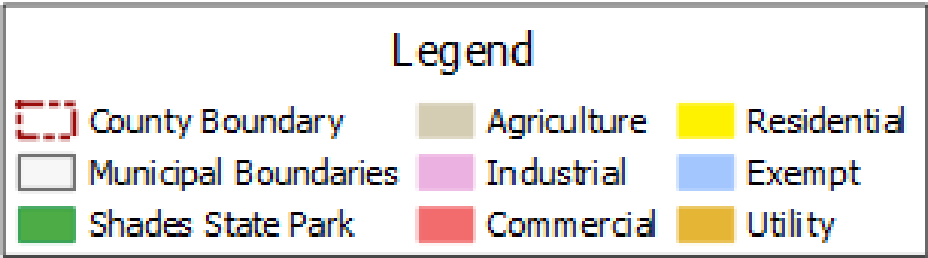
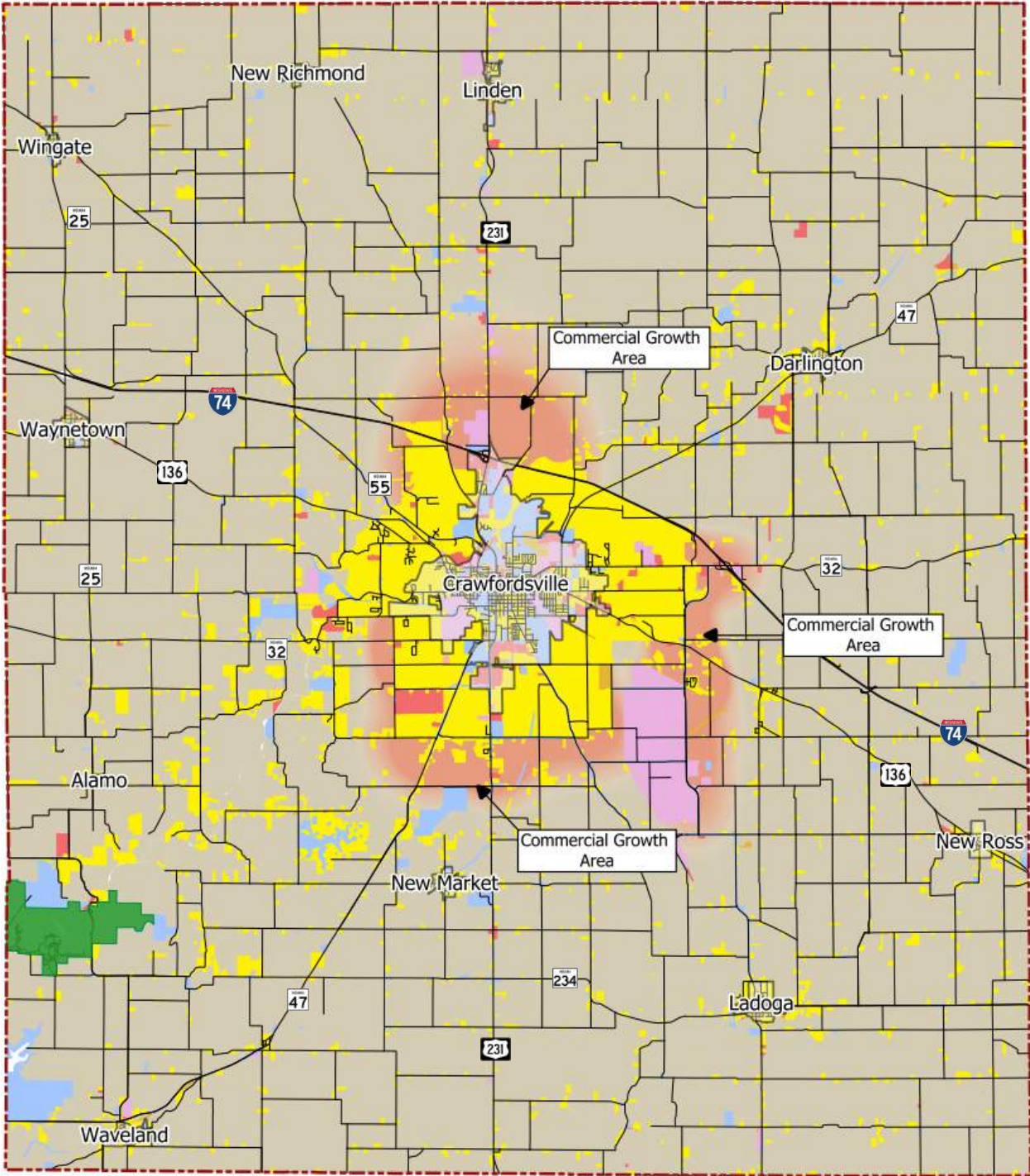
# Primary Development Areas



The comprehensive plan focuses on targeted development areas strategically situated around existing infrastructure and key corridors. By concentrating growth in these zones, the county aims to optimize land use, enhance connectivity, and foster a vibrant county. These areas serve as catalysts for economic development, attracting businesses and residents alike while promoting balanced growth opportunities.

# Potential Future Land Use

## MONTGOMERY COUNTY



# Potential Future Land Use

## Potential Future Land Use Map

The future land use map is a community's visual guide to future planning and is a complement to the written goals and policy objectives found within this Plan. The future land use map should bring together most, if not all, of the elements of the comprehensive plan and should serve as a representation of what the county wants to have happen in the future. The Montgomery County Plan Commission shall have the ability to analyze specific proposals and uses based on current market conditions and impact on adjacent properties while making future land use decisions.

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## Organization

The Future Land Use Map includes land use categories ranging from rural residential uses to mixed-use developments. The designations highlighted in the Future Land Use Map provide a view of future uses and intensities than the previous Future Land Use Maps and provides a more defined set of descriptions that include character elements such as development form, access, and amenities. These refined designations still provide for development flexibility, which will allow the proposed development pattern to respond to economic and market changes over time, but provides a more defined set of criteria that can be used by local leaders and staff when making decisions on future development scenarios.

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## Using the Map

The Future Land Use Plan is NOT a zoning map, which would otherwise address specific development requirements on individual parcels. Instead, the Future Land Use Plan should be referenced and used by the Montgomery County Officials and staff to guide land use decisions including all public and private development proposals.

### Mixed-Use Community Core

The Mixed-use Community Core is intended to serve as a commercial activity node with residential opportunities. This mixed-use typology will include a horizontal and/or vertical mix of uses ranging from attached single-family units to retail, dining, and office spaces. Pedestrian connectivity will be encouraged through compact, walkable development patterns with connected sidewalks (6-foot minimum).



### Corridor Commercial

Commercial Corridor uses are generally located along a high-volume roadway and are designed to be accessible primarily by automobile. This land use typology includes larger commercial structures such as retail strip centers, entertainment centers, and grocery stores that produce high vehicular traffic.



### Flex Industrial/ Business Park

Flex Industrial uses include an array of modern, low-impact industrial uses that include assembly and processing, warehousing, distribution, and wholesaling facilities. This land use typology can also include supporting or complementary commercial uses. Serving as an employment destination, Flex Industrial can have both large-scale isolated buildings with numerous employees as well as areas containing multiple businesses that support and serve one another.



### Mixed Residential Neighborhood

Mixed Residential Neighborhoods include several housing types including single-family detached units, single-family attached units, townhomes, condominiums, and/or senior living, that provide a range of home choices in the same neighborhood. This mixed approach accommodates residents at all stages of life. Institutional uses such as parks, schools, religious facilities, and community facilities are encouraged within the 'Mixed Residential Neighborhood' areas.



### Single-Family Residential Neighborhood

Single-family Neighborhoods include single-family detached units. Existing Single-family Neighborhoods have a mix of lot sizes and house sizes on the same block. Homes are oriented toward streets with rear yards larger than front yards. Institutional uses such as parks, schools, religious facilities, and community facilities are encouraged within the 'Single-family Residential Neighborhood' areas.



### Transitional Residential

Transitional Residential primarily consists of single-family detached residences, which are characterized by mid to large lot sizes, open spaces, and characteristics that preserve and/or enhance the natural environment. This Transitional Residential typology can be developed as traditional subdivisions or individual lots and occurs in predominantly rural areas.



### Rural and Estate Residential

Rural and Estate Residential uses include large lot residential estates or subdivisions. The Rural and Estate Residential typology allows for the development of low-density, detached single-family homes with lower urban services and amenities. Additionally, the Rural and Estate Residential typology can accommodate agriculture businesses, and/or agritourism businesses with an emphasis on preserving and enhancing the surrounding natural environment.



### Rural Community Connector

Rural Community Connectors include pedestrian pathways that can occur outside a corridor right-of-way and primarily consist of shared-use paths. Where Rural Community Connectors occur between developments, landscape berms, and additional vegetation should be used to screen development and enhance the visible character of the area.



### Suburban Community Connector

Suburban Community Connectors include road-adjacent pedestrian pathways ranging from sidewalks and/or shared-use paths. New developments should provide comfortable, pedestrian-oriented environments utilizing seating areas, shade, and lighting.



### Neighborhood Center

Neighborhood Center uses include public, semi-public, and private facilities intended to provide residential services and amenities including government, educational, cultural, and religious and both active and passive recreation. Facilities under this category can be both publicly and privately owned. Neighborhood Center amenities should be included within and adjacent to new development within this area to ensure residents have access to amenities such as parks, open spaces, schools, and government facilities.



### Community Center

Community Center uses include public facilities intended to provide residential services and amenities at a large scale. Facilities under this category should be publicly owned and open to the public for daily and seasonal use.



# Land Use and Development Categories

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## Corridor Commercial



Commercial Corridor uses are generally located along a high-volume roadway and are designed to be accessible primarily by automobile. This land use typology includes larger commercial structures such as retail strip centers, entertainment centers, and grocery stores that produce high vehicular traffic.

## Development Amenities and Characteristics

- High-quality building architecture, public spaces, and civic destinations promote social interaction and celebrate the town's history and identity.
- Because of its proximity to existing neighborhoods, commercial operations should be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development.
- Buildings should face the street with prominent entrances into the building. Any buildings on corner lots should be oriented to the corner and public street fronts.
- Future development should be encouraged to provide open space that provides preservation of large tree stands and helps manage stormwater runoff.
- Future development should provide pedestrian pathways ranging from sidewalks (5-foot minimum) and/or shared-use paths (10-foot minimum).
- Wide, highly visible crosswalks and sidewalk bulb-outs should be utilized to enhance pedestrian safety.

# Land Use and Development Categories

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## Mixed-Use Community Core



The Mixed-use Community Core is intended to serve as a commercial activity node with residential opportunities. This mixed-use typology will include a horizontal and/or vertical mix of uses ranging from attached single-family units to retail, dining, and office spaces.

Pedestrian connectivity will be encouraged through compact, walkable development patterns with connected sidewalks (6-foot minimum).

## Development Amenities and Characteristics

- High-quality building architecture, public spaces, and civic destinations promote social interaction and celebrate the town's history and identity.
- Any attached residential development including townhomes and/or condominiums should have increased setbacks for taller buildings, architectural designs that are consistent with the neighborhood, and appropriate transitions in density and scale.
- More intense uses should be located near the edge of developments with enhanced landscaping.
- Future development should be encouraged to preserve open space and accommodate public recreation and community facilities when appropriate.

# Land Use and Development Categories

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## Transitional Residential



Transitional Residential primarily consists of single-family detached residences, which are characterized by mid to large lot sizes, open spaces, and characteristics that preserve and/ or enhance the natural environment. This Transitional Residential typology can be developed as traditional subdivisions or individual lots.

### Development Amenities and Characteristics

- Future development should be encouraged to preserve open space and accommodate public recreation and community facilities when appropriate.
- Future development should provide pedestrian pathways ranging from sidewalks (5-foot minimum) and/or shared-use paths (10-foot minimum).
- Future development should provide more than one entry/exit point to enhance connectivity between adjacent neighborhoods.
- Parking is provided through private driveways and short-term on-street parking.

# Land Use and Development Categories

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## Rural and Estate Residential



Rural and Estate Residential uses include large lot residential estates or subdivisions. The Rural and Estate Residential typology allows for the development of low-density, detached single-family homes with lower urban services and amenities. Additionally, the Rural and Estate Residential typology can accommodate agriculture businesses, and/ or agritourism businesses with an emphasis on preserving and enhancing the surrounding natural environment.

### Development Amenities and Characteristics

- Within developments, existing natural features, such as rolling fields, pasture areas, and tree rows enhance the area and should be preserved.
- Due to the rural character of these areas, urban amenities such as curbs and gutters, internal sidewalks, multi-use pathways, and public utilities can be limited.
- If developed as a subdivision, future development should provide more than one entry/exit point to enhance connectivity between adjacent neighborhoods.
- If developed as a subdivision, future development should provide pedestrian pathways ranging from sidewalks (5-foot minimum) and/or shared-use paths (10-foot minimum).
- Parking is provided through private driveways and short-term on-street parking.

# Land Use and Development Categories

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## Neighborhood Center

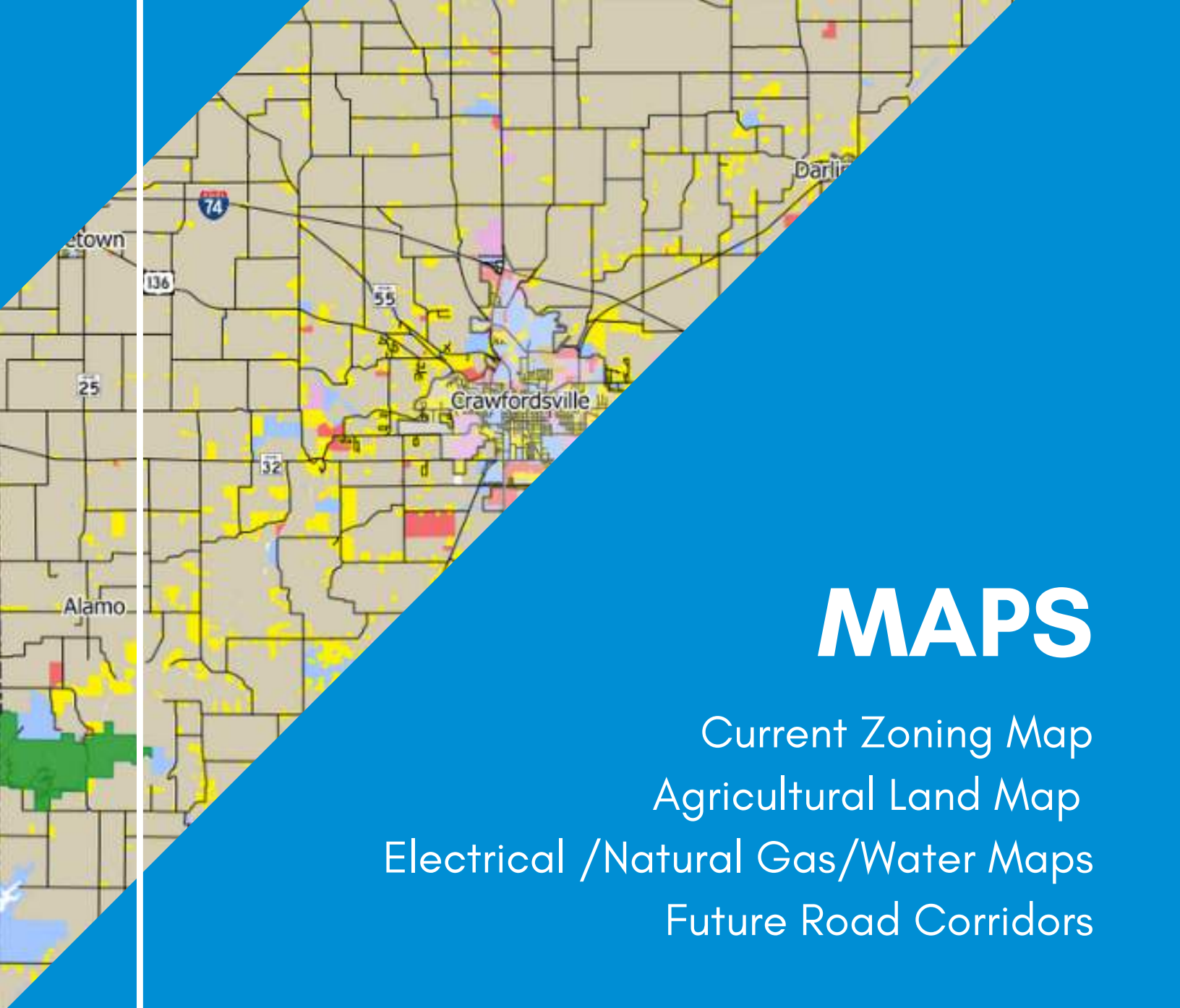


Neighborhood Center uses include public, semi-public, and private facilities intended to provide residential services and amenities including government, educational, cultural, and religious and both active and passive recreation. Facilities under this category can be both publicly and privately owned. Neighborhood center amenities should be included within and adjacent to new development within this area to ensure residents have access to amenities such as parks, open spaces, schools, and government facilities.

## Community Center



Community Center uses include public facilities intended to provide residential services and amenities at a large scale. Facilities under this category should be publicly owned and open to the public for daily and seasonal use.



# MAPS

Current Zoning Map  
Agricultural Land Map  
Electrical /Natural Gas/Water Maps  
Future Road Corridors



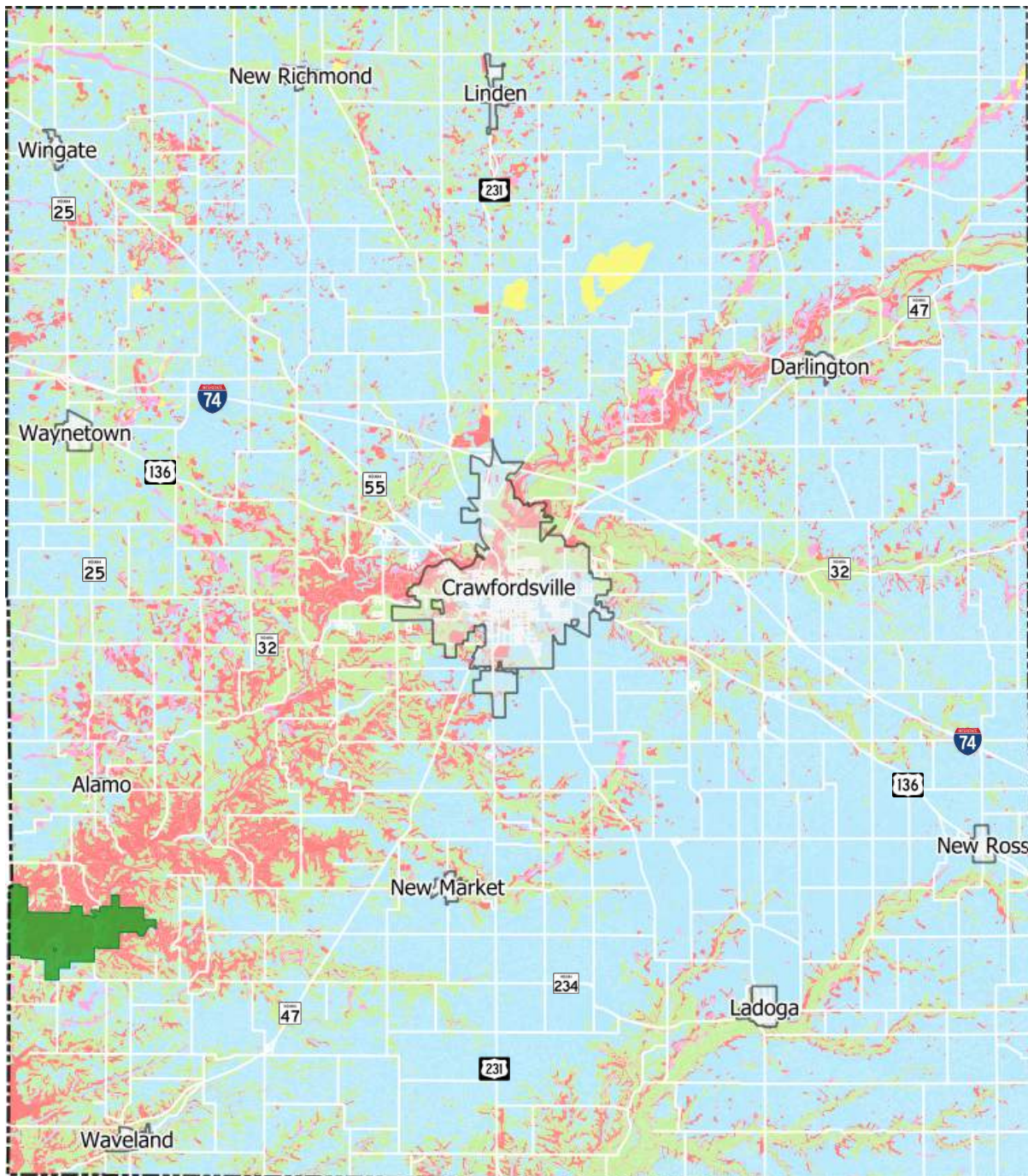
# Current Zoning Map

## MONTGOMERY COUNTY



# Agriculture Land

## MONTGOMERY COUNTY

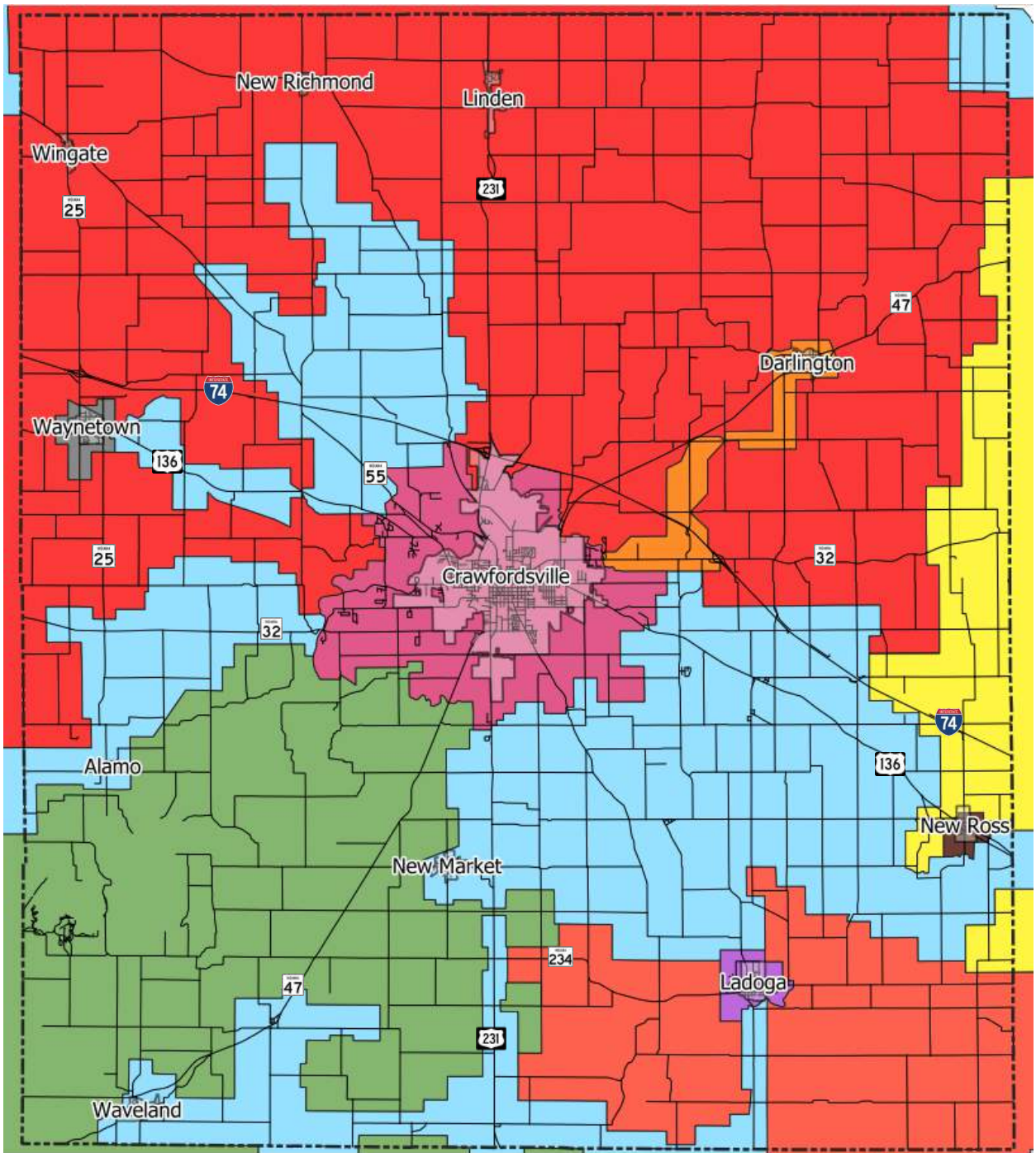


### Legend

- County Boundary
- Municipal Limits
- Shades State Park
- Farmland of statewide importance
- Prime farmland
- Prime farmland if drained
- Prime farmland if drained and protected
- Not prime farmland

# Electrical Service Areas

MONTGOMERY COUNTY

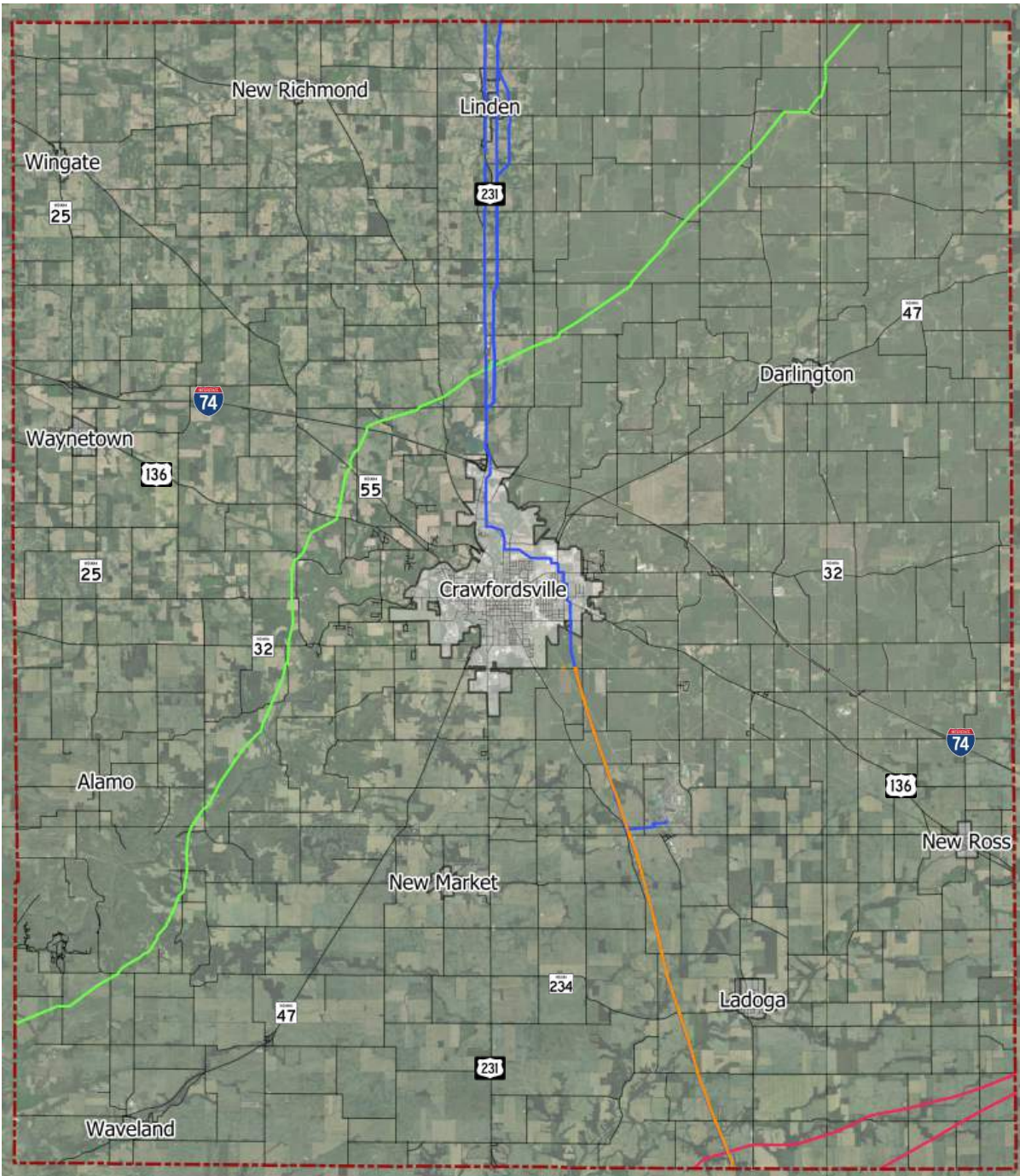


## Legend

- |                                       |                              |
|---------------------------------------|------------------------------|
| County Boundary                       | Hendricks Power Cooperative  |
| Municipal Boundaries                  | Ladoga Electric Utility      |
| Crawfordsville Electric Light & Power | New Ross Electric Department |
| Boone County REMC                     | Parke County REMC            |
| Darlington Light & Power              | Tipmont REMC                 |
| Duke Energy v2                        | Waynetown Electric Utility   |

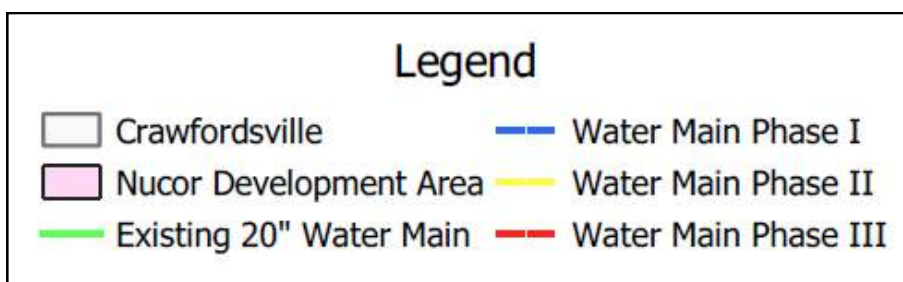
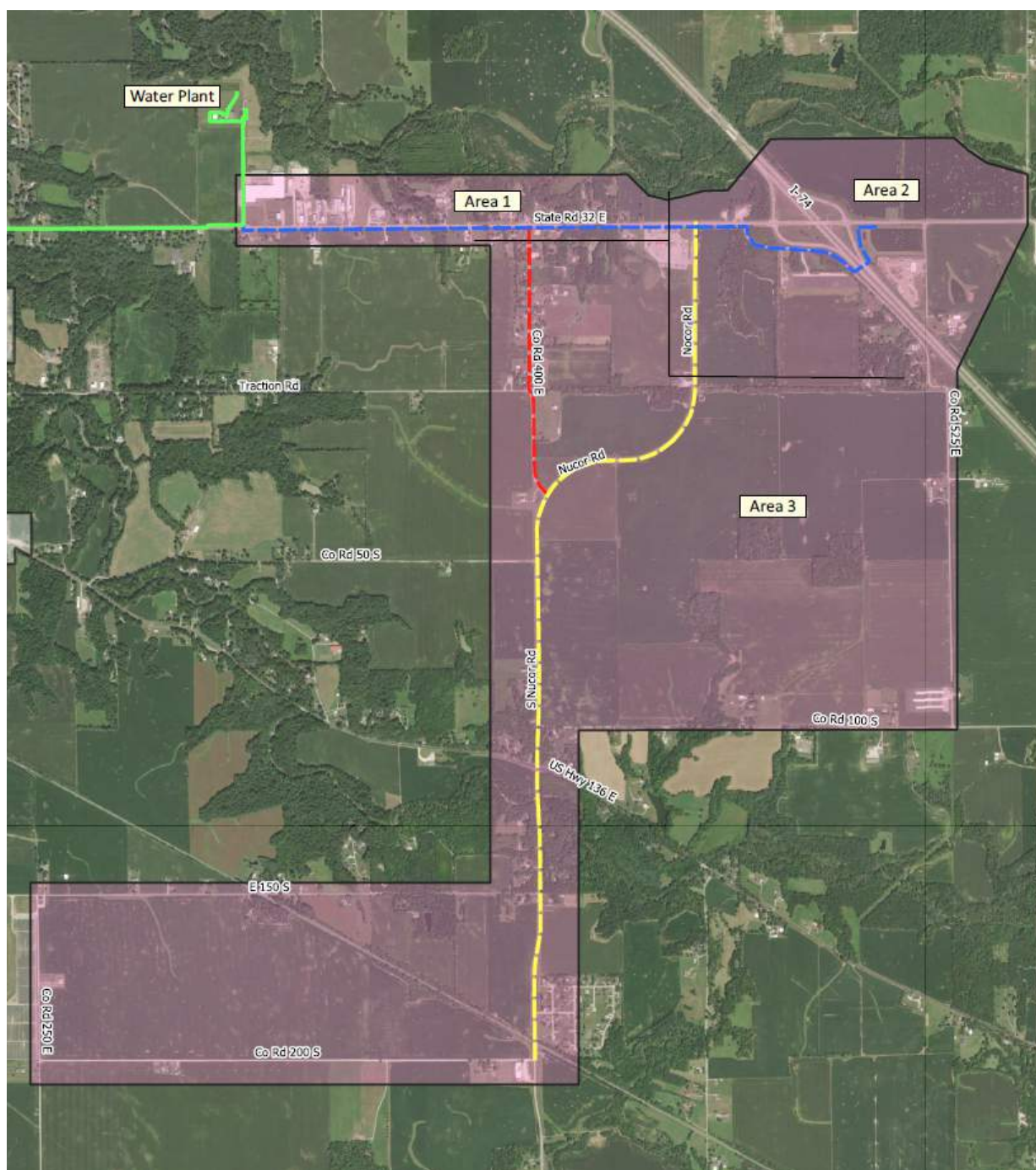
# Natural Gas Pipelines

MONTGOMERY COUNTY



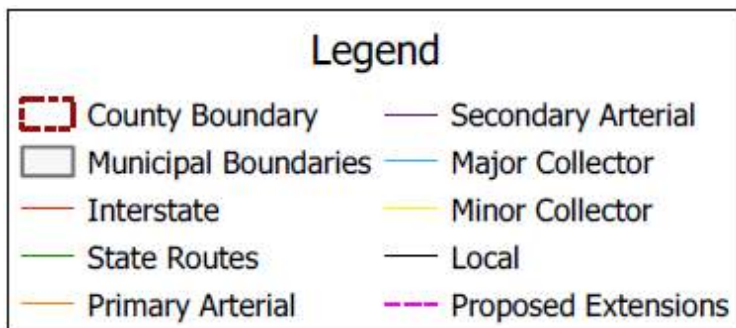
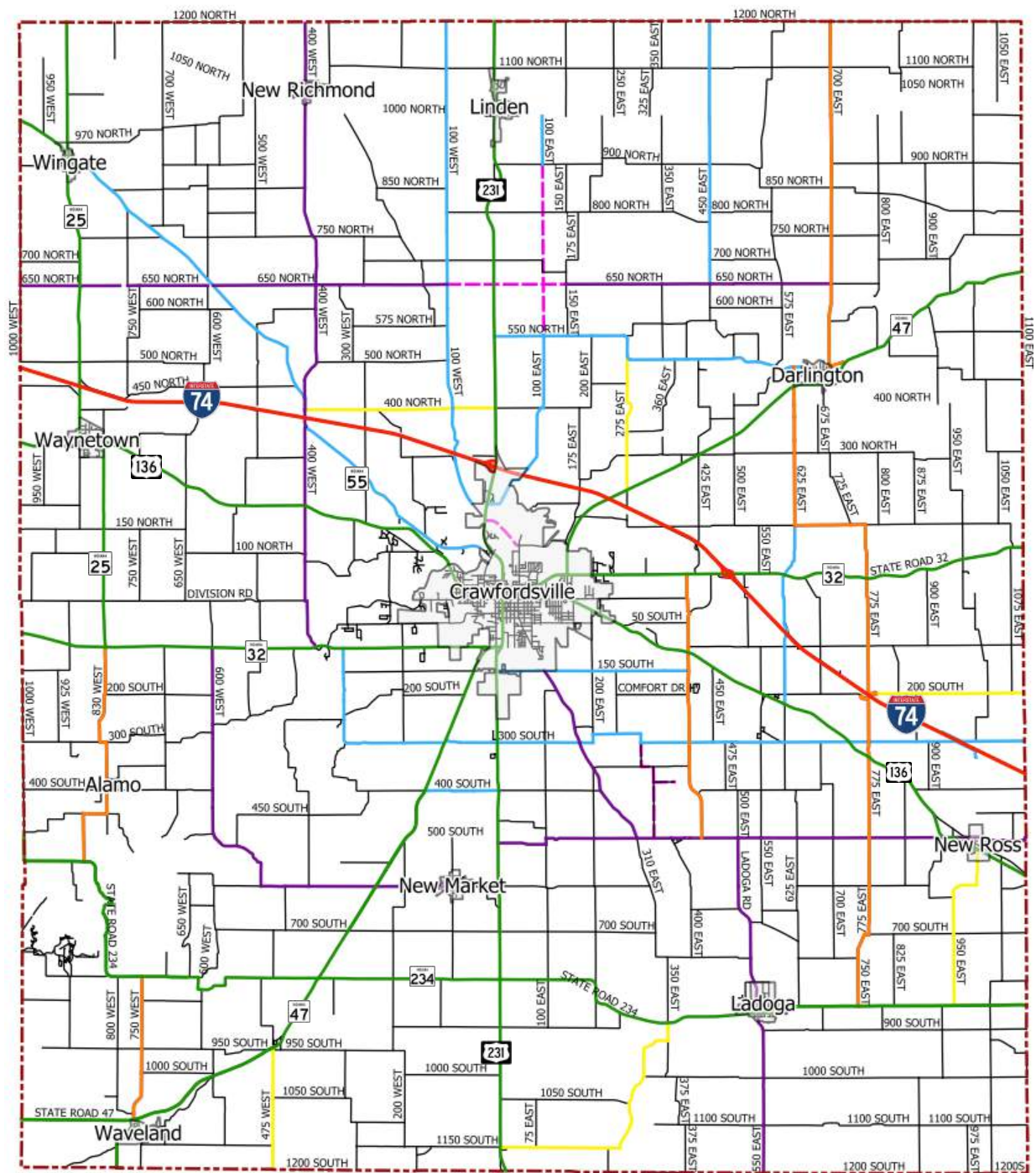
# Nucor Water Service Map

MONTGOMERY COUNTY



# Future Road Corridors

## MONTGOMERY COUNTY





## Montgomery County Comprehensive Plan 2024